

3712 K. Ravioti Sale Dhanbad Value-262000/- + 10500/- 3100



06AA 489186

33 ✓

274

विशाल सिंह
कास्टव
जा
का
बाराह
पञ्चम

46
23
25/4/13

Mukesh Kumar Singh
25-04-13

तपस्विनी कर्मा जमीन का मुक्त मंग दक्षिण राज के अनुसार निर्धारित न्यूनतम मुल्य से कम नहीं है



अग्रल अधिकारी... से प्राप्त सूची के अनुसार दस्तावेज में वर्णित मीजा... नम्बर... के खाता नं... नायब खाते से बाहर है/सूची बद्ध नहीं है।

DEED OF SALE

THIS DEED OF ABSOLUTE SALE is made on this the 25th day of APRIL Two Thousand Thirteen BY & BETWEEN SRI MUKESH KUMAR SINGH, son of Sri Prahlad Singh, by faith Hindu, by caste Rajput, by occupation Service, resident of Jitpur Overman Coloney, Nunudih, P.O. Jitpur, P.S. Jorapokhar, District Dhanbad, hereinafter called and referred to as the V E N D O R (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assignees) of the ONE PART:

Fee Paid
 Afil 7860/-
 Sahi 2800
 Pfee 0294
 7863 = 44

AND IN FAVOUR OF

1. SRI PARMANAND SINGH, son of Late Shivnandan Singh
2. SMT. JAYASREE SARKAR, wife of Sri Parmanand Singh by faith Hindu, by caste Rajput, by occupation Service

25/4

धनबाद कोषागार से निगंत

कोषागार पदाधिकारी
धनबाद

Stamp No.-14
Issued to
At PS
Through
Non-Judicial/Court Fee Stamps
of Rs. 10000 = (10000 x 1)

Accountant/Stamp Clerk
District Treasury, Dhanba

DAMPKAR

010-66

010-11

2950

25/4/13

10-1

..... का अवर निबंधक

को कार्यालय धनबाद में अवर निबंधक

द्वारा प्रमाणित किया गया है कि अवर निबंधक

..... अवर निबंधक

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25/4/13



Mukesh Kumar Singh
25-04-13





झारखण्ड JHARKHAND

A 694598

*Mukesh Kumar Singh
25.06.19*

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resident of Santinagar(W.Road), Post-Burpur, District Burdwan Thana Hirapur, West Bengal-713325, at present residing at H/o Anup Singh, B.M. Agarwala Colony, Dhansar, P.S. Dhansar, District Dhanbad, Jharkhand, hereinafter jointly called and referred to as the PURCHASERS (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, successors, administrators, legal representatives and assignees) of the OTHER PARTY:

WHEREAS the land which is morefully described in the schedule below purchased by the vendor by virtue of registered sale deed being No. 1732 dated 27.2.2007 from Smt. Shanti Devi, wife of Late Maheshwar Prasad of Kusumvihar P.S. Saraidhela, District Dhanbad, through her attorney Sri Om Prakash Pandey, son of Late Suneshwar Pandey of Babudih, Bishunpur, Dhanbad, registered at Dhanbad registry office, and since the date of purchase, vendor is in peaceful and undisturbed possession thereof, and paying rent for the under Thoka No. 2612.

Residence
200
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AND WHEREAS the vendor while thus in peaceful and undisturbed possession thereof became desirous of selling the said land which is morefully described in the schedule below unto a willing purchaser to meet his financial requirements.

AND WHEREAS the purchasers knowing the intention of the vendor have agreed to purchase the said land and offered to pay a sum of Rs.2,62,000/-(Rupees two lacs sixtytwo thousand)only,as the highest consideration thereof which the vendor have accepted.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. That in consideration of the sum of Rs.2,62,000/- (Rupees two lacs sixtytwo thousand)only,have been paid by the purchasers to the vendor (the receipt whereof the vendor doth hereby admit and acknowledge)for the sale of the said land which is morefully described in the schedule below and in consideration of the terms, conditions and covenants hereinafter contained,the vendor doth hereby absolutely and indefeasibly grant,sell,convey,transfer and assign unto the purchasers by way of ABSOLUTE SALE all his entier right,title,interest and possession etc.together with all claims,demands,liberties, benefits,easements etc.belonging to or appertaining to free from all encumbrances whatsoever TO HAVE AND TO HOLD the same to and unto the use of the purchasers peacefully and quietly for all times to come subject to the payment of rent that to the Landlord the State of Jharkhand, having full right and authority to transfer the same by sale,gift,mortgage or otherwise as the purchasers likes.

2. That the vendor doth hereby covenant with the purchasers that he is the true and lawful owner of the land and is in sole and exclusive possession over the said land and he has not in

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any way or manner transferred or encumbered the said land or any part or portion thereof and should therefore in future if it transpires that the vendor is not the true and lawful owner of the land or have other sharer or co-sharer or that the vendor have no right and authority to transfer the said land and if by any other reasons thereof the purchasers are put to any loss the vendor doth hereby undertake to compensate the purchaser in every respect thereof.

3. That the purchasers shall hereafter pay the proportionate annual rent and cess 50 paise to the Landlord the State of Jharkhand or any other amount that may be assessed for the said land hereby sold to the purchasers by virtue of this sale deed.

4. That the vendor doth hereby further covenant with the purchasers to do or to execute all such acts, deeds and things as may be required reasonably for better assuring to the purchasers to in and over the vendor's land and the vendor shall render all possible aid and assistance to the purchasers in the matter of mutation etc.

That the property conveyed by this deed, is not prohibited by Govt. i.e. does not come under Govt. land, Govt. settled land, Bhudan land, Forest land and Adhivasi land and does not come under Govt. acquired land and the vendor and purchasers satisfied with the contents of this deed.

IN WITNESS WHEREOF the vendor have set and subscribed his respective hand out of his own freewill and choice on this the day, month and year first above written.

SCHEDULE

All that piece and parcel of RAIYATI LAND situated in MOUZA: PANDARPALLA, under P.S. Dhanbad, chowki sadar registry office and District Dhanbad.

MOUZA: PANDARPALLA, Mouza No. 4

KHATA NO. 54 (FIFTYFOUR)

PLOT NO. 470, Measuring an area 2 kathas or to say 3.30 decimals of residential land under sub road is hereby sold by this sale deed.

Project Name - Sai Enclave
Builder/Promoter/Developer

Date: / /
Page No: / /
Peacock®

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As per plan attached herewith and shown in colour red which is butted and bounded by:-

- NORTH: Part of Plot No.470.
- SOUTH: Sri Anish Kumar Singk.
- EAST: Plot No.465.
- WEST: Rasta.



Parmanand Singh
25-04-13



Jayaree Sarkar.
25-04-13



WITNESSES:

1. Rinky Singh
S/o. Late Mahendra Singh
B.M. Agarwal colony Shastri
Subo, 828106
25-04-13
2. Jitender Ko. Singh
S/o. Lalit Ko. Singh
Shangan Dhanbul.
25-04-13

Certified that the finger prints of the left hand of the vendor and purchasers whose photographs affixed in the document have been duly obtained before me, prepared the document as per details supplied by the parties.

Signature

25.4.13

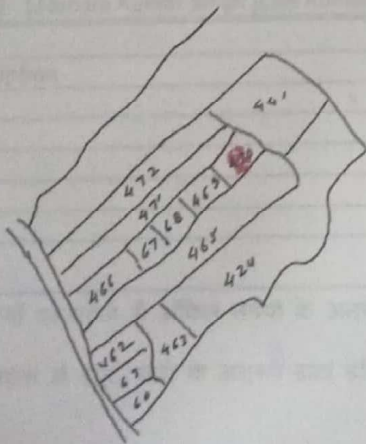
P. No. 1623/13
Licence No.

Sri Mukesh Kumar Singh s/o Sri Prahlad Singh of Jitpur Overman Colony P.S. Sorapokhan dist. Dhanbad

Purchaser 1. Sri Sarmanand Singh s/o late Shivnandan Singh
2 Smt Jayasree Sarkar w/o Sri Sarmanand Singh of Shanti Nagar. N. Road P.S. Hirapur dist. Burdwan W.B.
At present H/o Anup Singh B.M. Agarwal Colony, Dhansar dist. Dhanbad

Schedule Mourar-Bandarpatla No: 4 Khata No: 54
Plot No: 470 Area & Katha 01 to say 3.30 Dec.

Boundary: North: Part of plot No. 470
South: Anish Kumar Singh
East: Plot No. 465
West: Rasta



Mukesh Kumar Singh

