

3236

2880



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : d7aa1fea29b40c383009

Receipt Date : 05-Jun-2021 01:03:31 pm

Receipt Amount : 140000/-

Amount In Words : One Lakh Forty Thousands Rupees Only

Token Number : 20210000050836

Office Name : SRO - Ranchi

Document Type : Sale Deed

Payee Name : Rebati Raman (Vendeo)

GRN Number : 2105858158



:- For Office Use :-

शुद्धी कर 1000/- (1000/-)
46(11) 20000
23 -
07/06/2021

Rebati
07/06/2021

07/06/2021

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

R. Roy

सम्पत्ति का मूल्य
35,00,000/-

स्टाम्प...1,40,000/-...रुपये

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7/16

हस्ताक्षर
07/06/21
R. Coom -

मार्ग दर्शिका पंजी से मिलान किया
नमीन का दर/डी०.....22222/-
रक्का मकान का दर/वर्ग फीट.....
पक्का मकान का दर/वर्ग फीट.....
प्लॉट का दर/वर्ग फीट.....
07/06/21



THIS DEED OF SALE IS MADE AT RANCHI ON THIS 7th JUNE 2021

BETWEEN

RASILA KOTHARI, wife of LATE AJIT KOTHARI, (PAN - AHRPK7704P AND AADHAR NO. 796671389531 Mobile No. 9431114888) daughter of Manhar Somlal Chokshi, Grand daughter of Somlal Chokshi by faith Hindu, by caste- Marwari Vaishya by occupation- Business resident of 24-J, Tagore Hill Road, Morabadi P.S- Bariatu, District- Ranchi, State- Jharkhand, Indian Citizen, (hereinafter called the vendor/seller) of the FIRST PART.

गेर मजसुदा प्रसिद्धित सूचि से
खाता...6.....प्लॉट...88
का निम्नलिखित वर्ग पाया

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अशुभिन पनभन
शु दर्शनी ए
7/16

प्राप्त पशुपालन की भूमि घोडाला
एवं खाशमहल लीज/के-सूची में
वर्णित प्लॉट दर्ज नही है

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07/06/2021



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Attested.
By
Shalita
Adh
Rajesh Ripe
Advocate

Rajesh
07/06/2021



Little
Finger



Ring
Finger



Middle
Finger



Four
Finger



Thumb

07/06/2021

Rasila Kothari

M.S. Chokri

Bariatu Ranchi

Business

07/06/2021



A. B. Singh

AND

REBATI RAMAN son of **SRI KAILASH PRASAD AGARWAL**, Grandson of **LATE NATHO RAM AGARWAL** (PAN AFEPR7706K & AADHAR No.- 874294428762 Mobile No.- 9304346808) by faith- Hindu, by caste- Agarwal Baniya, by occupation- Business, resident of - 406 PANCHWATI GARDEN BARIATU ROAD RANCHI 834009, District- Ranchi-834009, State- Jharkhand, Indian Citizen (hereinafter called vendee/purchaser) of the SECOND PART.

Rebati
07/06/2021

The expression **VENDOR/SELLER** and **VENDEE/PURCHASER** shall unless excluded by or repugnant to subject or context be deemed to mean and include their respective legal heirs, successors, executors, administrators, legal representatives and assigns.

WHEREAS the vendor is the absolute owner and in possession over the land of R.S Khata No.- 6, Plot No.- 88, Area 1 Acre 43.5 decimal situated at Village

Rbco

Malar, Thana No.- 112, P.S Itki, District- Ranchi more fully described in schedule below.

AND WHEREAS in the Revisional Survey Record of Right of Khata No. 6, Plot No. 88, Area 2.14 Acres situated at Village Malar, Thana No.- 112, P.S- Bero, now Itki, District- Ranchi was recorded in the name of Kolha Kumhar and Bigu Kumhar both sons of Bhowa Kumhar as Kaimi.

AND WHEREAS Kolha Kumhar died issueless as such entire interest of said Khata devolved upon Bigu Kumhar who died leaving behind his widow Khudni Kumharin and son Balu Kumhar and after the death of Bigu Kumhar the said Khudni Kumharin and Balu Kumhar jointly inherited the said land and came in possession thereof.

AND WHEREAS Khudni Kumharin and Balu Kumhar had sold the land of R,S Khata No- 6, Plot No. 88/B, Area 1.00 Acres out of the total area 2.14 Acres situated at Village Malar, Thana No. 112, P.S- Bero now Itki , District- Ranchi to Satendra Nath Sarkar son of Bhupendra Nath Sarkar by virtue of Registered Sale Deed No- 4180 dated 17.04.1967 which was registered before District Sub Registrar office Ranchi and entered in Book No- 1, Vol. No-36, Page No- 589 to 591 for the year 1967 and put him peaceful possession thereof.

AND WHEREAS after purchase of the said land Satendra Nath Sarkar mutated his name in the office of State of Bihar now Jharkhand through Bero Anchal Ranchi and after due enquiry and Rent fixation Case No- 27/1967, fair rent was assessed and fixed and the same was paid to the State.

AND WHEREAS the said Satendra Nath Sarkar sold his purchased land of R.S Khata No- 6, Plot No- 88, Area 1.00 Acres situated at Village Malar, Thana No- 112, P.S- Bero, District Ranchi to Dr Mohammad Muslim by virtue of sale deed No-

Plotter
07/06/2021

Plotter

6689 dated 24.04.1974 which was registered at District Sub- Registrar office Ranchi and entered in Book no- 1, Vol No- 81, Page No- 442 to 445 for the years 1974 and put him in peaceful possession thereof and after purchased the said land Dr. Mohammad Muslim mutated his name in the concerned Anchal Office, Bero Ranchi and accordingly paid revenue Rent to the State.

AND WHEREAS Khudni Kumharin died and Balu Kumar also died leaving behind his wife Bhukli Kumharin and one son Jaggu Kumhar as only legal heirs and successors who jointly inherited the said land and came in peaceful possession thereof.

AND WHEREAS Bhukli Kumharin and Jaggu Kumhar sold the land of R.S Khat No- 6, Plot No- 88, Sub Plot No- 88A, Area 13.5 decimals and 30 decimals total area 43.5 decimals situated at Village Malar, Thana No- 112, P.S Bero District Ranchi to Smt Manju Devi wife of Sri Jaynath Sahu by virtue of two registered sale deed being Deed No- 3475 and 3476 dated 30.01.2001 and put her in peaceful possession thereof.

AND WHEREAS Smt Manju Devi after purchased the said land mutated her name in the office of State of Jharkhand through Bero Anchal Ranchi under Mutation Case No- 210R 27/2001-2002 and accordingly paid revenue rent to the State.

AND WHEREAS the said Smt Manju Devi sold her purchased land measuring and area 43.5 decimals to Bibi Azra Parween Jahidi wife of Dr Shakil Ahmad and Bibi Rijwana Tarannum wife of Wasim Ahmad by virtue of Registered Sale Deed No- 2455 of 2002 and put them in peaceful possession thereof.

AND WHEREAS after purchase of said land, Bibi Azra Parween Jahidi and Bibi Rijwana Tarannum mutated their names in the office of State of Jharkhand through Bero Anchal Ranchi and accordingly paid revenue rent to the State.

AND WHEREAS the said Bibi Azra Parween Jahidi wife of Dr Shakil Ahmad and Bibi Rijwana Tarannum wife of Wasim Ahmad sold their purchased land measuring an area of 43.5 decimals to Ajit Kothari by virtue of a Registered Sale Deed No- 13130 SI No- 14531 dated 14.10.2004 which was Registered before District Sub Registrar office Ranchi and entered in Book No- 1, Vol No- 301, Page No- 359 to 372 for the years 2004 and after purchase of the said land Ajit Kothari came in peaceful possession thereof.

AND WHEREAS the said Mohamad Muslim died leaving behind his legal heirs and successors his wife namely Mossomat Jaitunnisa, four sons namely Shamim Ahmad, Dr Shakil Ahmad, Aquil Ahmad and Wasim Ahmad and three daughters namely Shama Akhtar, Shaheen Akhtar and Nikhat Parween and they have jointly inherited the above land measuring an area of 1.00 acres and came in peaceful possession over the same.

AND WHEREAS the said Mossomat Jaitunnisa wife of Late Dr Mohamad Muslim, Shamim Ahmad, Dr Shakil Ahmad, Aquil Ahmad and Wasim Ahmad all sons of Late Dr Mohamad Muslim, Shama Akhtar wife of Taheed Ahmad and Wasim and daughter of Late Dr Mohamad Muslim and Nikhat Parween daughter of Late Dr Mohamad Muslim sold the land of R.S Khata No- 6, Plot No. 88, Sub Plot No- 88/B Area 1.00 Acres situated at Village Malar, Thana No- 112, P.S Bero, District Ranchi to Ajit Kothari by virtue of Registered Sale Deed No- 13129 SI No- 14530 dated 14.10.2004 which was registered before District Sub Registrar office Ranchi and entered in Book No- 1, Vol No- 301, Page No- 341 to 358 for the year 2004 and put him into peaceful possession thereof.

AND WHEREAS after purchase of said land measuring 1 Acre 43 5 decimal by two sale deed Ajit Kothari came in absolute possession over the aforesaid land and

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got his name mutated in the office of State of Jharkhand through Bero Anchal Ranchi under Mutation Case No- 447R 27/2004-2005 entered in Vol No- 1, Page No- 172 Receipt No-0617197928 dated 12.08.2020 and accordingly paid revenue rent to the State before circle officer Bero now Itki. Thus Ajit Kothari became the absolute owner with the absolute rights, title and possession over the aforesaid land till he was alive.

AND WHEREAS Ajit Kothari in his life time agreed to sale his aforesaid land and the vendee Rebati Raman agreed to purchase an area of 71.75 Decimals of land out of the total area of 1 Acre 43.5 Decimals of land and after negotiation between Ajit Kothari and the vendee the value of the land fixed for a sum of Rs 35,00,000/- (Rupees Thirty Five Lakhs) only and Ajit Kothari found the said price reasonable and prevailing in the locality was ready to sell the land and the vendee also found the said price reasonable and prevailing in the locality and agreed to purchase and Ajit Kothari in his life time executed an agreement in favour of the vendee on 05.04.2021.

Rebati
07/06/2021

AND WHEREAS since Ajit Kothari had received almost entire amount during his lifetime, and the Purchaser has deposited the balance amount also, Rasila Kothari being his wife and successor is executing the present sale deed in order to complete the transfer of aforesaid land situated at Village Malar, P.S Itki Thana No. 112, District Ranchi bearing R.S Khata No-6 Plot No-88, initiated by her husband.

AND WHEREAS the vendor covenant that the aforesaid property is in her absolute and subsisting right, title and interest and the same is free from all encumbrances, debt, lien, charge and attachment and have in her good right, full power and that she has absolute power that she has absolute authority and right to transfer the whole or part of the schedule property and to deal with the same in any

R. K.

manner after discharge of said liabilities and further the schedule property is not acquired by the State of Jharkhand as well as Central Govt. for any purpose.

AND WHEREAS Vendor agreed to sale the land of R.S Khata No- 6, Plot No- 88, area of 71.75 decimals situated at Village Malar, P.S Itki Thana No- 112, District Ranchi more fully described in the schedule below for a consideration of Rs 35,00,000/- (Rupees Thirty Five Lakhs) Only to the purchaser in pursuance to the agreement dated 05.04.2021.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS: -

1) That in pursuance of the said agreement and consideration of the sum of Rs 35,00,000/- (Rupees Thirty Five Lakhs) Only which has been paid by the vendee in the manner herein below given in memo of consideration the receipt of which the consideration amounting Rs 35,00,000/- (Rupees Thirty Five Lakhs) Only the vendor doth hereby admit and acknowledges and forever acquits releases and discharges the vendee from the same and every part thereof.

2) That the vendor in lieu of such full payment of consideration hereby thus presents transfers, sells, assigns absolutely and forever to the said vendee all that piece and parcel of land more fully and particularly described in the schedule given herein below and shown in the red wash in the map forming part of this deed having Raity right in perpetuity together with ways, path any manner of right privileges appendences and appurtenance whatsoever belonging and any wise appertaining to the land and every part thereof or which with the same now or at any time was held used occupied or enjoyed or reputed deemed taken or held as parcel or appertment thereto and all rights of easement appertaining thereto title, interest, demand and claims whatsoever the land being transferred to the use of the vendee absolutely and forever.

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3) That the vendor doth hereby covenants with the vendee that the vendor did never create any encumbrances on the said land hereby conveyed.

4) That the vendor had permanent heritable and transferable Raity right in possession of it and full power and the vendor has sole and absolute right to convey assign sell and transfer and assure the said land and every part thereto in the manner aforesaid.

5) That the vendee has been put in possession over the said land and vendee shall peacefully hold use possess and enjoy the same as his own property without any hindrance, interruption, claim or demand by or from the vendor or from any other person or persons whatsoever claiming from under or through the vendor and the vendor shall do all such other and further acts and things as may be necessary for further and more perfectly assuring the title and peaceful possession of the said property conveyed and transfer unto the said vendee so far as the vendor had her right title and interest in land so conveyed.

6) That the vendor shall indemnify the vendee against all losses, damages, expenses, claims and liabilities whatsoever if any which the vendee may sustain, pay, incur or be put to by reason of or any encumbrances created by the vendor on the properties being conveyed under this document.

7) That the vendee shall have every right to get his name mutated in the office of Circle Office Itki and to pay the rent in his name in respect of the above said land so being conveyed under this document.

8) That the vendee shall enter into and exercise of ownership over the said land under these by constructing structure buildings, sinkage, wells, or planting trees or by doing any act or deeds which may be necessary and convenient for better enjoyment of the property hereby demised.

Platan
07/06/2021

Platan

9) That the vendee shall remain in the possession of the said land as owner thereof and shall have absolute right and perfect title to grant, transfer, sell, mortgage or to may any case or otherwise encumber or alienate the said land and portion thereof according to his choice.

10) That the vendor does hereby also covenant with the vendee that there is no impediment whether legal or otherwise to convey the properties subjects to these presents.

11) That the vendor covenant with the purchaser that the vendor shall at the request of the vendee do or execute all such acts deeds which may be necessary for the further and more perfectly ensuring the said land and every part thereof.

SCHEDULE OF LAND

All that piece and parcel of land of R.S Khata No- 6, Plot No- 88, Sub Plot No- 88A (Part) & 88 B (Part) Area 71.75 Decimals out of total area 1 Acre 43.5 decimal situated in village Malar, Thana No- 112, P.S Bero now Itki, District Ranchi, Jharkhand shown in the map in Red wash attached herewith having permanent heritable and transferable right within the jurisdiction of District Registrar and District Sub Registrar Ranchi and butted and bounded as follows:

NORTH : Ranchi Gumla Road, Ranchi
SOUTH : Ram Ekka Land House
EAST : Plot no- 93
WEST : Part of Plot No-88 (Sub plot No.88 A (Part) & 88 B (Part))

Rent payable to the State through Circle Officer Itki Rs. 2.45/- (Rupees Two and Forty Five Paise Only)

R. K. S.
07/06/2021

16

MEMO OF CONSIDERATION

SL No.	Dated	Cheque/DD/RTGS	Bank	Amount
1.	16.04.2021	RTGS	Esaf Small Finance Bank	5,00,000/-
2.	16.04.2021	RTGS	HDFC Bank Ranchi	5,00,000/-
3.	17.04.2021	RTGS	Esaf Small Finance Bank	5,00,000/-
4.	17.04.2021	RTGS	Esaf Small Finance Bank	5,00,000/-
5.	17.04.2021	RTGS	HDFC Bank Ranchi	5,00,000/-
6.	13.05.2021	RTGS	Esaf Small Finance Bank	5,00,000/-
7.	13.05.2021	RTGS	Esaf Small Finance Bank	5,00,000/-

TOTAL Rs.				35,00,000/-

(Rupees Thirty Five Lakhs) Only

[Signature]
07/06/2021

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CERTIFICATE

It is certified that the land mentioned in the schedule does not come under the Government land. The aforesaid land has not been acquired by any government for C.C.L, B.C.C.L, H.E.C, or E.C.L. It is further certified that the said land is not Schedule Tribe Land or Forest Land and free from ceiling and do not fall under the land of Math, Mandir, Girja, Masjid, Gurudwara, Hargari, Sarna or Panhai.

IN WITNESS WHEREOF the VENDOR and VENDEE have put their signatures to thee presents at Ranchi on the date, month and year first above written.

WITNESS

[Signature]

1. SHRUTI MAHESHWARI
w/o SACHIN MAHESHWARI
401, TENESSEE TOWER
THE FOREST, SECTOR-92
NOIDA

07/06/2021

2. *[Signature]*
S/O RAM RATAN MISHRA

Plot No 302, Panchwati
RANCHI,

07/06/2021

Rasile Kothari

(Vendor)

[Signature]

07/06/2021



Little
Finger



Ring
Finger



Middle
Finger



Fourth
Finger

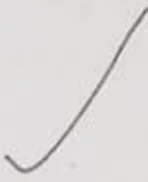


Thumb

[Handwritten mark]

R. Mahto
07/06/2021

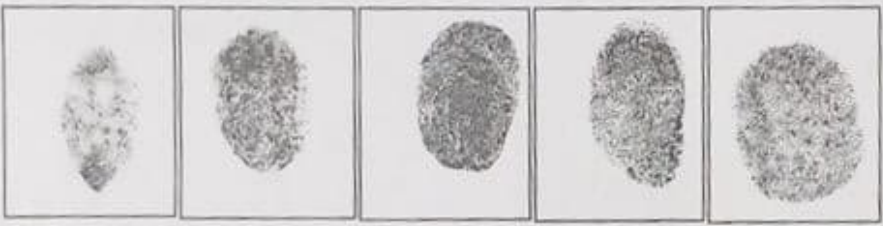
Signature of the Purchaser



Attested
R. Mahto
Adv.
07-06-2021



Ripeshwar Mahto
Advocate



Little Finger Ring Finger Middle Finger Four Finger Thumb

THIS IS ALSO CERTIFIED THAT finger prints of the left hand of this VENDOR OR PURCHASER ,whose photograph is affixed in the document has been obtained by my or before me

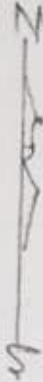
Ripeshwar Mahto
Adv.
7/6/2021

TYPED BY RAJIV KUMAR

Ripeshwar Mahto
Adv.
DRAFT BY Advocate h.No. 1335

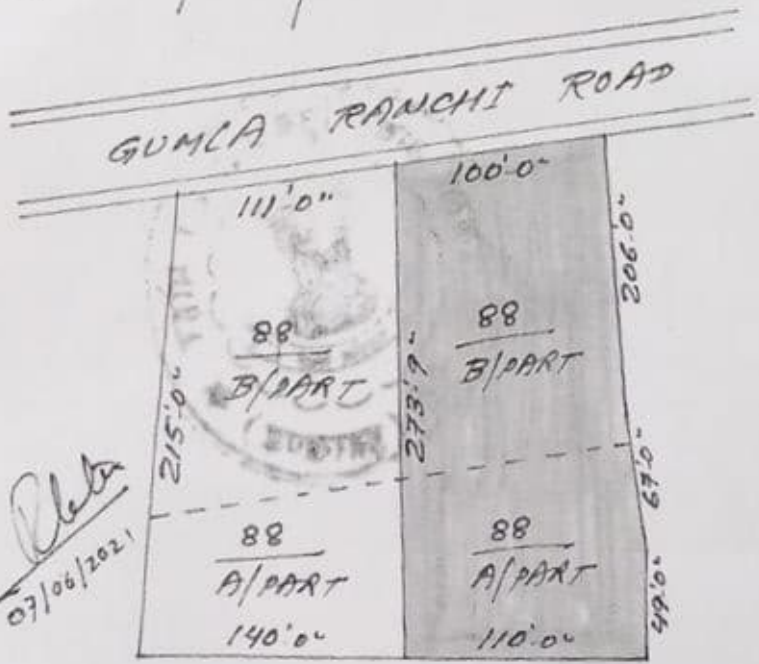
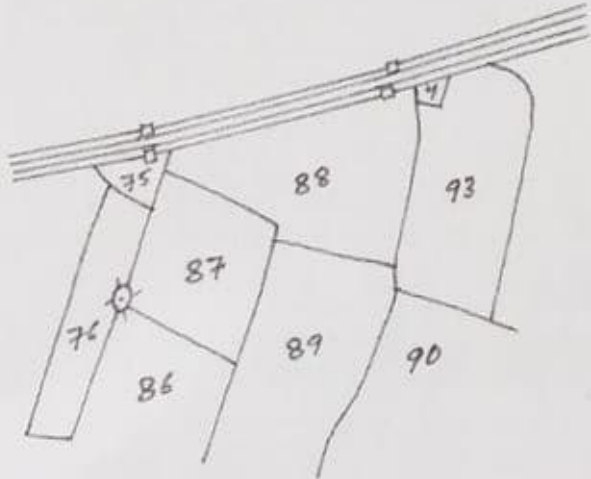
Ripeshwar Mahto

R. Mahto



VILLAGE - MALAR
THANA NO - 112
THANA ITKI DIST - RANCHI
R.S. PLOT NO - 88
SUB PLOT NO - 88/A/PART & 88/B/PART
SHOWN IN RED WASH

AREA
A - 982
0 - 71.75



R.k.

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मोजा मय

धाना वो धाना नम्बर

V

फरद मलकी / फरद रेयती Page No. : 80

नाम रेयत मय बलिदयत जमाबन्दी Vol. No. : 2

वो सकुनत नम्बर। Receipt No. : 0978613147

इल्की | मलार | 112 | Rebatl Raman

खाता संख्या	सेसरा संख्या	रकबा (एकड़ में)
6	88	0 एकड़ 71.75 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावती	तफसील हिसाब लगान भावती
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बाबत	सालाना	बकाया				हाल (2021-2022)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल गुजारी (नकदी)	80.00					80.00
सेस (भावती)	20.00					20.00
सूद	40.00					40.00
मृतफरकात	40.00					40.00
मीजान	16.00					16.00
	196.00					196.00

तफसील अदायकारी

अदायकारी बाबत	सालाना	बकाया				मौतालवा हाल (2021-2022)	फाजिल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल गुजारी (नकदी)	80.00					80.00	
सेस (भावती)	20.00					20.00	
सूद	40.00					40.00	
मृतफरकात	40.00					40.00	
मीजान अदायकारी	16.00					16.00	
	196.00					196.00	

(१) मीजान कुल (तफजों में) : One Hundred Ninety Six Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 196.00

तारीख अमला तहसील कुनिन्दा : 28-07-2021

खास महल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान।



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र



जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	इटकी	हल्का	हल्का-03	
इस्टेट का नाम	झारखण्ड	भाग	2	पृष्ठ संख्या वर्तमान	80	धाना नं.	112	
क्रमिक संख्या	केस नं.	मौजा का नाम/ राजस्व धाना नं.	धाना का नाम	स्थीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है खाता भाग वर्तमान	पृष्ठ संख्या वर्तमान	
2513	46 /R27 2021 - 2022	मलार/ 112	इटकी	28.07/2021	By Sale Registration DIBB/RAN GMB/IB 6/7/2021	खाता नं. प्लॉट नं. क्षेत्रफल	80	
						कारोबार विस्तृत सूचना	रजिस्टर 2 अनुसूची तिथि अनुसूची	
						6 88 71.75 डिसमील		
केता का नाम :	(Rebati Raman----Kailash Prasad Agarwal, जति----, पत्नी-406 Panchwati Garden Bariatu Road Ranchi)	जमाबंदी रैयत का नाम :	अजीत कोठारी-पिता-स्व. सुरेन्द्र सिंह कोठारी					विक्रेता का नाम :
राजस्व कर्मचारी हल्का-03 को आवश्यक कार्यवाही एवं सुजनार्थ हस्तान्तरित। यह एक कंप्यूटर जनित प्रति है यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।								
						<p>Signature valid</p> <p><i>Digitally signed by</i></p> <p>Rashmi Lakra</p> <p>अंचलाधिकारी इटकी</p>		

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