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तपस्वील वर्णित जमीन पर मांग बहिष्का पंजी  
 के अनुसार विधायित न्यूनतम मूल्य से कम नहीं है



Arishta Kamal Singh  
 5/5/09

**SALE DEED**

THIS DEED OF ABSOLUTE SALE is made on this the 5th day of May, 2009 (Two thousand Nine), By AND BETWEEN : SRI ABHISHEK KUMAR SINGH S/O Late Ram Chandra Singh by faith Hindu by caste Rajput by occupation business, Resident of Shastri Nagar, Dhobatand, Dhanbad, P.S - Bank More, Dist - Dhanbad, hereinafter called and referred to as the VENDOR (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 ONE PART

Kamal Kumar Singh



Avishek Kumar Singh  
5/5/09.

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AND

SRI KAMAL KUMAR SINGH S/O Late Laxmi Shankar Singh, by faith Hindu, by caste Rajput, by occupation business, resident of MIG - B/67, Housing Colony, Dhanbad, P.S. & Dist. - Dhanbad, hereinafter called and referred to as the PURCHASER : (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 assigns) of the OTHER PART :

Kamal Kumar Singh



झारखण्ड JHARKHAND

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Ayishok Kumar Singh  
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WHEREAS SRI BIKAL MANDAL S/O Late Jugal Mandal purchased 20 (Twenty) decimals of land of Plot No. 1867 from JHULU MAHATO S/o late Jethu Mahato vide Sale Deed no. 7368 and 7369 dated 11.06.1982 registered at Dhanbad Sub Registry Office, Dhanbad and also vide Thoka No. 385 & 386, C.O., Govindpur, Dhanbad

WHEREAS SMT. URMILA DEVI W/O Late Rai Ram Nand Prasad purchased 8 (Eight) decimals of land of Plot No. 1867 from Mohan Mahato S/o Late Budhu Mahato & others vide Sale Deed no. 4917 dated 13.05.1981 registered at Dhanbad Sub Registry Office, Dhanbad and also vide Thoka No. 223 C.O., Govindpur, Dhanbad

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AND WHEREAS SRI RAM CHANDRA SINGH S/O Sarju Singh purchased 20 (Twenty) decimals of land of Plot No. 1867 for valuable consideration from SRI BIKAL MANDAL S/O Late Jugal Mandal vide Sale Deed no. 10690 dated 24.05.1990 registered at Calcutta Assurance Office, Calcutta.

AND WHEREAS SRI RAM CHANDRA SINGH S/O Sarju Singh purchased 8 (Eight) decimals of land of Plot No. 1867 for valuable consideration from SMT URMILA DEVI W/O Late Rai Ram Nand Prasad vide Sale Deed no. 10691 dated 24.05.1990 registered at Calcutta Assurance Office, Calcutta.

Kamal Kumar Singh



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AND WHEREAS SRI RAM CHANDRA SINGH S/O Sarju Singh purchased 9 (Nine) decimals of land of Plot No. 1867 for valuable consideration from (1) SRI MOHAN MAHATO (2) SRI MATUK DHARI MAHATO both S/O Late Budhu Mahato vide Sale Deed no. 10692 dated 24.05.1990 registered at Calcutta Assurance Office, Calcutta.

AND WHEREAS the vendor being in urgent need of money to meet his personal expenses expressed his desire to sell the land with very dilapidated house which is described in the schedule below and whereas the purchaser has agreed to purchase the same and offered to pay a sum of Rs. 3,98,000/- (Rupees Three Lac Ninety Eight Thousand ) only, which is a fair and reasonable market price on the terms and conditions agreed between the parties.

Kamal Kumar Singh



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A Vishal Kumar Singh  
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**NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:-**

That in consideration of the sum of Rs. 3,98,000/- (Rupees Three Lac Ninety Eight Thousand ) only paid by the Purchaser to the Vendor (the receipts where of the Vendor doth hereby admits and acknowledges ) for the sale of the said land with very dilapidated house which is described in the schedule below and in consideration of the terms and conditions and covenants hereinafter contained, the vendor doth hereby absolutely and indefeasibly grant, sells, conveys, transfers and assigns unto the purchaser by way of ABSOLUTE SALE all his right, title, interest and possession etc. together with all claims demands, liberties, benefits easements etc. belonging to the appertaining to free from all encumbrances whatsoever, TO HAVE AND TO HOLD the same to and unto the use of the purchaser peacefully and quietly for all times to come subject to the

Kamal Kumar Singh



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A. Vishal Kumar Singh  
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payment of rent that to the Landlord the State of Jharkhand, having full right and authority to transfer the same by sale of gift, mortgage by making houses etc. thereon either by living thereon or by letting out the same to any person or persons or otherwise as the purchaser likes.

That the vendor doth hereby covenant with the purchaser that the vendor is the true and lawful owners of the land and they are exclusive possession other the said land and they have not in any were of 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 owners of the land or has other

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sharer or co-sharer or that the vendor has no right and authority to transfer the said land and if by other reasons thereof the purchaser is put to any loss the vendor shall hereby unconditionally and irrevocably undertake to compensate the purchaser in every respect thereof.

That the purchaser shall hereafter pay the proportionate annual rent and cess Rs. 2/- to the Landlord the State of Jharkhand or any other amount that may be assessed for the said land hereby sold to the purchaser by virtue of this deed.

Kamal Kumar Singh



भारतीय गैर न्यायिक

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TEN  
RUPEES

Rs.10

INDIA

INDIA NON JUDICIAL

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Ayishet Kumar Singh  
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That the vendor doth hereby further covenant with the purchaser to do or to execute all such acts, deeds and things as may be required reasonably for better assuring to the purchaser to in and over the vendor's land and the vendor shall render all possible aid and assistance to the purchaser in getting the purchaser's name mutated in the sherista of the landlords of the State of Jharkhand.. The Vendors are executing this Sale deed today.

IN WITNESS WHEREOF the vendors have set and subscribed their hands on this the day, month and year first above written.

Kamal Kumar Singh

Ayishet Kumar Singh.  
5/5/09.

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AND WHEREAS After the death of Ram Chandra Singh, his son Sri Abhishek Kumar Singh being his heirs, successors, administrators and legal representative sold 37 decimal of land with very dilapidated house by this sale deed.

SCHEDULE

All that piece and parcel of Rayati land situated in Mouza: Kurmidih , P.S. - Govindpur at present Barwadda , Chowki Sadar Sub Registry Office Dhanbad, Dist. - Dhanbad, Mouza - KURMIDIH, Mouza No. 87, Khata No. 08 (Eight), Plot No. 1867 of 65 (Sixty Five) decimals of land out of which 37 (Thirty Seven) decimals land with one very dilapidated house is here by sold by this sale deed. Plinth Area - 100 sq.ft., No facility of electric and water supply. Construction year - 1991 . As per plan annexed and shown in colour Red. Butted and bounded as follows :-

NORTH :- Rasta  
SOUTH :- Plot No. 1868  
EAST :- Rasta  
WEST :- Part of this Plot

Kamal Kumar Singh

Avishek Kumar Singh.  
5/5/09.

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**MEMO OF CONSIDERATION:-**

Cost of Land	:-	Rs. 3,48,000/-
Cost of dilapidated house	:-	<u>Rs. 50,000/-</u>
Total Value	:-	Rs. 3,98,000/-

(Rupees Three Lac Ninety Eight Thousand Only)

Purchaser paid to the Vendor at the rate of Rs.9,400/- (Rupees Nine Thousand Four hundred) per decimal.

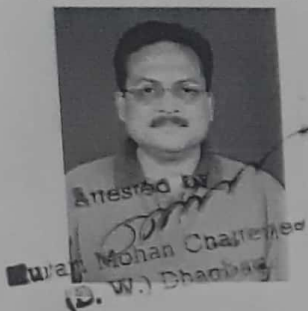
Vendor has Received Rs 3,98,000/- (Rupees Three Lac Ninety Eight Thousand)

Only in different date by way of cash, cheque and Demand draft .

Avishek Kumar Singh.  
Signature of the vendor  
5/5/09.

Kamal Kumar Singh

Avishal Kumar Singh  
5/5/09.



Kamal Kumar Singh  
5/5/09.



Drafted by me, typed in my office, read over and explained the contents of this Deed to the executant and claimant

Murali Mohan Chatterjee  
5/5/09

Certified that the finger prints of the left hand of the vendors and purchasers whose photographs affixed in the document have been duly obtained before me.

M.M.

Chatterjee 5/5/09

Signature

*[Handwritten signature]*  
5/5/09

WITNESSES:

Licence No.

2/84

Deed Writer, Dhanbad.

1. प्रकाश 2/21 दल पिता कलु गौर  
डाउखिंडा हलौनी  
धनबाद  
5/5/09.
2. देव रानी देवी सिंह  
पति स्व. रामचन्द्र सिंह  
शालीनगर धोनाडांड  
5/5/09

शारदा गौर  
पिता स्व. दुर्जन गौर  
बाबुडीह  
5/5/09.

Kamal Kumar Singh

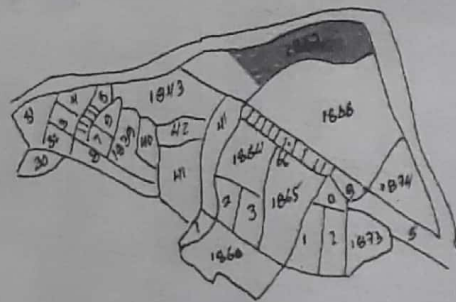
SRI. MBHISHEK KUMAR S/O LATE RAM CHANDRA SINGH OF SHASTRI NAGAR DHANBAD P.S: BANK MORE DIST: DHANBAD

PURCHASER: SRI. KAMAL KUMAR SINGH S/O LATE LAXMI SHANKAR SINGH OF MIG-B/67, HOUSING COLONY DHANBAD P.S AND DIST: DHANBAD

SCHEDULE : MOUZA: KURMIDIH NO: 87 KHATA NO:  
PLOT NO: 1867 AREA: 37 DECIMAL  
PLINTH AREA 100 SQ. FT

BOUNDARY : NORTH: RASTA  
SOUTH: PLOT NO: 1868  
EAST: RASTA  
WEST: PART OF THIS PLOT

SHOWN IN RED



Axishell Kumar Singh  
(2/10/09)  
5/5/09.

Kamal Kumar Singh



निबंधन विभाग, झारखंड  
धनबाद  
जांच पर्चा-सह घोषणा पत्र (नियम 114)

Token No: 67

Token Date/Time: 05/05/2009 14:14:02

Document Type	Sale Deed	Presenter	Avishek Kumar Singh		
Presenter Name & Address	Shastri Nagar Dhowatand, Ps.- Bank More, Dhanbad				
Date of Entry	05/05/2009	DOE		Total Pages	30
Document Value	398000	Stamp Value	15930	Book	1
Special Type		Serial No.	0	CNO/PNO	

Remarks / Other Details

Property Details:

Anchal	Th.No.	Wrd/HIK	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area
GOVINDPUR	87	0	KURMIDIH	8	1867			TAANRD	37 Decimal

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
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Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Avishek Kumar Singh	Late Ram Chandra Singh	Business	Other		Shastri Nagar Dhowatand, Ps.- Bank More, Dhanbad
2	VENDEE	Kamal Kumar Singh	Late Laxmi Shankar Singh	Business	Other		Mig B/67, Housing Colony, Dhanbad
3	Identifier	Sharan Gope	Late Mukteshwar Gope	Business	Other		Babudih, P.S & Dist- Dhanbad
4	Witness1	Sharan Gope	Late Mukteshwar Gope	Business	Other		Babudih, P.S & Dist- Dhanbad
5	Witness2	Prakash Yadav	Kailu Gope	Business	Other		Housing Colony, Dhanbad

Fee Details:

SN	Description	Amount
1	LL	2.50
2	P	0.94
3	A1	3,980.00
4	SP	450.00
Total		4,433.44

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंप्ट फार्म के अनुरूप डाटा इंद्रि की गई है।

*Avishek Kumar Singh*

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंद्रि अप्रैटरी का हस्ताक्षर

उपर्युक्त ..... *अभिषेक कुमार सिंह* ..... ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी

पहचान

निवासी

*शारण गोप*  
*बाबुडीह*

पिता

*स्व० मुक्तेश्वर गोप*  
*बाबुडीह*

ने की।

निबंधन पदाधिकरी का हस्ताक्षर

*Kamal Kumar Singh*



निबंधन विभाग, झारखंड  
धनबाद

Token No.67 Token Date: 05/05/2009 14:14:02  
Serial/Deed No./Year :5011/4694/2009  
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	<b>Avishek Kumar Singh</b> Father/Husband Name:Late Ram Chandra Singh (VENDOR) Shastri Nagar Dhowatand, Ps.- Bank More, Dhanbad		
2	<b>Kamal Kumar Singh</b> Father/Husband Name:Late Laxmi Shankar Singh (VENDEE) Mig B/67, Housing Colony , Dhanbad		
3	<b>Sharan Gope</b> Father/Husband Name:Late Mukteshwar Gope (Identifier) Babudih, P.S & Dist- Dhanbad		
4	<b>Sharan Gope</b> Father/Husband Name:Late Mukteshwar Gope (Witness1) Babudih, P.S & Dist- Dhanbad		
5	<b>Prakash Yadav</b> Father/Husband Name:Kailu Gope (Witness2) Housing Colony , Dhanbad		

Book No. I  
Volume 134  
Page 429 To 458  
Deed No 5011/4694  
Year 2009  
Date 05/05/2009 16:29:11

District Sub Registrar

Signature of Operator

Kamal Kumar Singh