



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH31681347855291S
Certificate Issued Date : 26-Aug-2020 05:20 PM
Account Reference : GOVACC (GV)/ jhsrogv07/ SERAIKELA/ JH-SK
Unique Doc. Reference : SUBIN-JHJHSROGV0747834381404102S
Purchased by : OMPRAKASH MANDVIPANDEY
Description of Document : Article 23 Conveyance
Property Description : SALE DEED
Consideration Price (Rs.) : 20,00,000
(Twenty Lakh only)
First Party : PREMLATA PRASAD AND ANOTHER
Second Party : OM PRAKASH AND MANDVI PANDEY
Stamp Duty Paid By : OM PRAKASH AND MANDVI PANDEY
Stamp Duty Amount(Rs.) : 80,000
(Eighty Thousand only)



-----Please write or type below this line-----



Premlata Prasad
28/08/2020

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Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority

Sale Value 20,00,000/- Stamp 80,000/- Hyderabad



Premlata Prasad
28/8/2020

मुल्यांकन सूची म 2 जांच कायदा
28/8/2020

दस्तावेज जांच एच 28/8/2020

WITNESSED BY
KAUSHAL AGARWAL
ADVOCATE



उपस्थापित दस्तावेज में लेख्यकारी की जाति...
C.N.T Act 1908 की धारा 461(B) के अन्तर्गत नहीं है।
28/8/2020

दस्तावेज में वर्णित भूमि प्रतिबंधित सूची से है
28/8/2020
जांचकर्ता

नियम-21 क अधीन ग्राह्य भारतीय स्टाम्प अधिनियम (इण्डियन स्टाम्प एक्ट-1899) की अनुसूची-1 या 1 (क) के अधीन प्रभावत स्टाम्प या स्टाम्प शुल्क अपेक्षित नहीं।

SALE DEED

Valued Rs. 20,00,000/-

Fee Paid
AG - 60000/-
250
AG - 094
60003.44

28/8/2020

THIS SALE DEED is made on this the 28th day of August, 2020 at Saraikella, BY: SMT. PREMLATA PRASAD (Aadhaar No. 8143 7472 3748, PAN No. BDDPP4888E) wife of Late Raj Kishore Prasad, Daughter of Satrughan Prasad, Grand father's name: Late Rajdhari Prasad, R/o H. No. 11497, Babudih Near JMM Office, Bhuiyadih, Jamshedpur, Agrico, P.S Agrico Dist. East Singhbhum Jharkhand, by faith Hindu, By Cast Kayasth, By Occupation House wife, by Nationality -Indian, 2) SMT ANURADHA PRASAD (Aadhaar no. 2485 2582 5008, PAN No. CZDPP0543D) wife of Sri Brij Kishore Prasad, daughter of Lallu Prasad, Grand father's name: Late Badri Nath Prasad, Represented Through her Attorney Smt Premlata Prasad w/o Sri Raj Kishore Prasad, by faith Hindu, By Cast Kayasth,

Remita Prasad.
28/8/2020

by Nationality -Indian, by occupation- House Wife, Resident of Konda Bhatta, Babudih, Near JMM Office, Jamshedpur, P.S Agrico, Dist. East Singhbhum Jharkhand, Present residing at XN-31, Road No. 22, Sidhgora, P.O Agrico Jamshedpur, vide General Power Of Attorney No. IV 65 dated 17.07.2020 executed before the District Sub Registrar Seraikella, hereinafter called the **VENDORS** (Which expression shall unless, excluded by or repugnant to the context mean and include his/their/its heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **ONE PART**

IN FAVOUR OF

1. **Mr. Om Prakash, S/o Sri Awdhesh Kumar Pandey, Grand father's name Sri Braj Bhushan Pandey, and No. 2) Mandvi Pandey @ Mandvi Ramesh Pandey w/o Mr. Om Prakash, daughter of Sri Ramesh Pandey, Grand father's name- Late Shyam Kishore Pandey, both by faith Hindu, by cast Brahmin, by Nationality Indian, by occupation- No. 1- service, No. 2. Advocate, R/o Both residing at M- 63/1, Telco Colony, Near Sunday Market, Birsa Main Gate, Jamshedpur, East Singhbhum, Jharkhand, PIN Code- 831004, hereinafter called the **VENDEES/ PURCHASERS** (which expressions shall unless repugnant to the contexts, mean and include their legal heirs, successors, assigns, representatives, attorneys, agents, etc.) of the other part; No. 1. **PAN No. AJSP1217D, and UID NO. 587498201827 and No.2 . Pan No. APUPP8929E, And UID No. 586187245891****

NATURE OF DEED: SALE DEED

Remita Prasad.
28/8/2020

by Nationality -Indian, by occupation- House Wife, Resident of Konda Bhatta, Babudih, Near JMM Office, Jamshedpur, P.S Agrico, Dist. East Singhbhum Jharkhand, Present residing at XN-31, Road No. 22, Sidhgora, P.O Agrico Jamshedpur, vide General Power Of Attorney No. IV 65 dated 17.07.2020 executed before the District Sub Registrar Seraikella, hereinafter called the **VENDORS** (Which expression shall unless, excluded by or repugnant to the context mean and include his/their/its heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **ONE PART**

IN FAVOUR OF

1. **Mr. Om Prakash, S/o Sri Awdhesh Kumar Pandey, Grand father's name Sri Braj Bhushan Pandey, and No. 2) Mandvi Pandey @ Mandvi Ramesh Pandey w/o Mr. Om Prakash, daughter of Sri Ramesh Pandey, Grand father's name- Late Shyam Kishore Pandey, both by faith Hindu, by cast Brahmin, by Nationality Indian, by occupation- No. 1- service, No. 2. Advocate, R/o Both residing at M- 63/1, Telco Colony, Near Sunday Market, Birsa Main Gate, Jamshedpur, East Singhbhum, Jharkhand, PIN Code- 831004, hereinafter called the **VENDEES/ PURCHASERS** (which expressions shall unless repugnant to the contexts, mean and include their legal heirs, successors, assigns, representatives, attorneys, agents, etc.) of the other part; No. 1. **PAN No. AJSP1217D, and UID NO. 587498201827 and No.2 . Pan No. APUPP8929E, And UID No. 586187245891****

NATURE OF DEED: SALE DEED

from data based.
28/08/2020

Whereas the sellers are the sole absolute and lawful owners of all that land fully mentioned in the schedule below.

And Whereas the schedule below land with other land recorded in the final Khatiyon in the name of Chandra Mohan Das and others in Old Khata No.15, vide survey settlement operation held and record of the right has been finally published in the year 1964, now the recorded tenant were/are in peaceful physical possession over the same, without any interruption from any corner whatsoever.

And Whereas Lalit Das, Sri Kalipada Das, Sri Sudhansu Das, Sri Anand Das and Sri Balram Das jointly sold the landed property measuring an area of 4.40 Decimals under Old Khata No.15 being in portion of Old Plot No.130, corresponding to New Khata No.98, being in New Plot No. 2175 situated in Mouza Jamalpur, Thana No.63, N.A.C. Adityapur, Survey Ward No.03 (Old), New Ward No.02, P.S. Adityapur, in favor of Mrs. Premlata Prasad w/o Sri Raj Kishore Prasad, And-2. Anuradha Prasad W/o Sri Brij Kishore Prasad by virtue of registered sale deed no. 1034 dated 07.03.2007, registered at Dist. Sub-Registry Office Seraikela and since after Purchase they mutated their name in the Office of Circle Officer Gamharia, vide Mutation Case No. 2424/R27 2019-20 with paying rent regularly recorded in Vol. no. 15, page no. 61 mentioned in the register II. And since then the present sellers have been in peaceful physical possession of the said land without any interruption from anybody.

And Whereas, now being in urgent need of money the sellers have agreed with the purchasers for absolute sale of the land measuring 1920 sq.ft i.e. 4.40 (Four Point Four Zero Decimals)

From late based
28/08/2020

being Plot No. 2175 (New), 130(P)Old , under Khata no. 98(New), 15(Old), within mouza Jamalpur, Thana No.63, ward no.-3(Old), 2 (New), ANAC Adityapur, Dist. Sub Registry Office Seraikella - Kharsawan, Jharkhand more fully mentioned in the schedule below for a total consideration amount of Rs. 20,00,000/- (Rupees Twenty Lakhs) only and the purchasers have agreed to purchase the same at that price.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

1) That in pursuance of the promise of the purchasers to comply with the above Agreement and in consideration of a sum of Rs.20,00,000/- (Rupees Twenty Lakhs) only paid by the Purchasers to the Vendors/Sellers, the receipt of which sum the vendors do hereby admit and acknowledge as full, final and the highest consideration amount against the sale of the property mentioned in the schedule below, the Vendors by these presents do hereby sell, convey, transfer deliver and assign all that property described in the schedule below, together with the rights, title interest, possession, easements and appurtenances thereto, full advantages and privileges TO HAVE AND TO HOLD the same without any interruption unreasonable hindrance or disturbances from or by the present Vendors their successors or any other person or persons claiming under them, together with all rights, title, interest and possession, which the Vendors heretofore enjoyed in respect of the schedule below property.

2) That the Vendors are completely divested of all their right, title interest in the schedule below property and henceforth the Vendors shall cease to have any manner of title to the said property and claim on the said property.

Prerogative handed
28/08/2020

- 3) That the sellers have delivered possession of the schedule below land to the purchasers and from this day the purchasers will possess and enjoy the same as absolute owners in all possible ways with power to Dispose off the same in any manner they like and the purchasers shall be entitled to get the aforesaid property morefully described in Schedule below mutated in their name in the records of superior Landlord and pay rent cess etc. thereof in their own name to the concerned authorities through C.O Gamharia.
- 4) That from this day all the right, claim, and interest of the sellers in the schedule below land will cease to exist and will vest in the purchasers and the purchasers will become the sole and absolute owners therefore from this day.
- 5) That the land hereby conveyed by this Sale Deed is free from all encumbrances charges and lines.
- 6) That the sellers hereby declare that they have good and perfect title over the schedule below land which they have not sold, charged or transferred the same in any way to anyone else prior to this Sale Deed.
- 7) That if for any defect of title or possession of the sellers in the schedule below land, the purchasers suffer any loss, then the sellers will be liable to compensate the same.
- 8) That the sellers have handed over all the relevant documents in connection with the schedule below property to the Purchasers.
- 10) That the Sellers declare that the scheduled land is free from Anabad Jharkhand Sarkar, Anabad Sarba Sadharan Puja Sthal,

from lata house
25/08/2020

Sairat Ban Bhumi Land Ceiling Act, Mandir, Masjid and the Sellers are not belong to SC, ST, OBC i.e. free from C.N.T. Act and the Vendor do not violate the Section 46(i) Proviso Act. 'a & b' of C.N.T. Act, 1908 and there is no violation of the Section 22(A) of Indian Registration Act.

11) That the schedule below property is situated on Branch Road.

SCHEDULE

(DESCRIPTION OF THE LAND HEREBY SOLD)

All that piece and parcel of Homestead land measuring an area of 1920 sq.ft. 4.40 Decimal in Plot No. 130(P) Old) corresponding to Plot No. 2175 (New), recorded under Khata no. 15 (Old) corresponding to Khata No. 98(New), within -mouza Jamalpur, Thana No-63, P.S. Adityapur, Survey Ward no.-3(Old) & Ward No. 2 (New), Holding No. 0020002792000M0, Adityapur Municipal Corporation, Dist. Sub Registry Office, Seraikella -Kharsawan, Jharkhand, which is bounded by:-

NORTH:- Plot No.127(P)

SOUTH:- Plot no. 130 (P)

EAST:- Plot no. 130(P)

WEST:- Rasta 20"ft

Annual Rent payable to the landlord the State Of Jharkhand through C.O Gamharia.

from lata house

Drafted
28/08/2020

IN WITNESS WHEREOF THE VENDOR has signed this Sale Deed today at Seraikela on the date, month and year mentioned above.

WITNESSES:

- 1) Kartik Chandre Bere s/o. Chir charan Bere
Main Road Gramhari, Chowk, Shippur Gramhari
Seraikella.
- 2) Ramnobre Thakur
s/o Raman
H.N. 196 Kabi Mandir Road Kharanjahar, Teleg, JBR


Drafted read over and explained the content of this Sale Deed to the Executants/Sellers who found and admitted the same to be true and correct.

ms
Typed by :

(Signature)
Advocate

Note:- In the Page No 7, schedule portion - South side the "plot no-130(0) has been written by my pen

(Signature)
ms

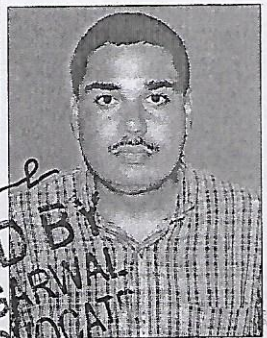


KAUSHAL AGARWAL
ADVOCATE
Kartik Chandre Bere
28/8/20

Praveen G. Basao
28/08/2020

NAME OF THE PURCHASERS:

1). MR. OM PRAKASH



Kaushal Aggarwal
ATTESTED BY
KAUSHAL AGGARWAL
ADVOCATE



Om Prakash
2). MRS. MANDVI PANDEY @ MANDVI RAMESH PANDEY



Kaushal Aggarwal
ATTESTED BY
KAUSHAL AGGARWAL
ADVOCATE



Mandvi Pandey

Signed and finger of left hand of the purchasers abovenamed.

Certified that the finger prints of left hand of each person, whose photographs are affixed in the documents, have been obtained by me.

Kaushal Aggarwal
Advocate
D-12/824/08

Jamshedpur
28/08/2020

Mode Of Payment

Sl.no	Description Payment	AmountRs.
1	Cheque No. 977521, dated 03.08.2020, of PNB, Kharangajhar Branch, Jamshedpur, by A/C no. 6636000100036838	1,00,000/-
2	Cheque No. 523280, dated 12.08.2020 of IDBI, Telco Branch, Jamshedpur, by A/C no. 11453129450	4,00,000/-
3	D.D vide no. -----316799	1500000/-
	TOTAL	2000000/-

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Samalpur. No. 62

१००-०५
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