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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 498852ef4b9ff5aeb579

Receipt Date : 04-Aug-2022 11:46:51 am

Receipt Amount : 87000/-

Amount In Words : Eighty Seven Thousands Rupees Only

Token Number : 20220000095802

Office Name : SRO - Saraikela

Document Type : Sale Deed

Payee Name : PANKAJ KUMAR AKSHAY (Vendee)

GRN Number : 2212562496



-: For Office Use :-



[Handwritten Signature]

[Handwritten Signature]
04/08/2022

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 दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

State Value 21,75,000/- Stamp 87000/- Aditya

मुद्रांकन सूचा म 6/8/2022

दस्तावेज जीव एवं म 6/8/2022

उपस्थापित दस्तावेज म सरकारो की जाति लम्प्य ऑफिस है। यह जमते C.N.T Act 1908 की 461(B) के अन्तर्गत नहीं है।

6/8/2022

दस्तावेज म निर्धारित भागि प्रतिबंधित सूची से 912

6/8/2022



04/08/2022

04/08/2022



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SALE DEED

Valued at Rs. 21,75,000 /- Only.

This Deed of Sale made on this the 04th day of August 2022 , here at Seraikella .
Between :-

MR. ROHIT, CHAUDHARY son of Late A.N. Chaudhary , by Faith - Hindu , Category - General not affected with C.N.T. Act 1908 , by Occupation - Business , by Nationality - Indian , resident of Duplex No.- 06 , Aastha Hi-Tech City , Near Ankur Apartment , Sonari , P.S. Sonari , Town Jamshedpur , District - East Singhbhum , State of Jharkhand , here-in-after called the " **SELLER / VENDOR** " (which expression shall unless excluded by or repugnant to context be deemed to mean and include his successors or successors-in-interest , nominees and/or assigns) of the **ONE PART** .

PAN - AMRPC2737P & UID No. - XXXX XXXX 9680 .

यम-21 क अधीन माहय
रातीय स्टाम्प अधिनियम
विद्यमान स्टाम्प एक्ट-1999) की
सूची-1 या 1 (क) के
अनुसार यथा
यथा शर्तक से विमुक्त है।
यथा शर्तक से विमुक्त नहीं।
2022 विकलांग - अधिकारी
6525110
300
100
6525400
6/8/2022

Binod Lal Karn
04/08/2022

In favour of

MR. PANKAJ KUMAR AKSHAY son of Mr. Binod Lal Karn , by Faith - Hindu , Category - General not affected with C.N.T. Act 1908 , by Occupation - Business , by Nationality - Indian , resident of Road No. 10 B , Jagannathpur , P.O. & P.S. Gamharia , District - Seraikella-Kharsawan , State of Jharkhand , here-in-after called the " PURCHASER / VENDEE " (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs , successors , legal representatives and permitted assigns) of the OTHER PART .

PAN - AMRPA7849L & UID No. = XXXX XXXX 2326 .

NATURE OF DEED :- ABSOLUTE SALE DEED .

CONSIDERATION AMOUNT :- Rs. 21,75,000 /- Only .

WHEREAS , the land morefully and particularly described in the schedule below situated at Mouza - Jamalpur , P.S. Adityapur , Thana No. 63 , A.M.C. Ward No. 3 (Old) 2 (New) , under Khata No. 53 , being Plot No. 102 , along with some other plots has been recorded in the name of the recorded tenant namely Harendra Nath Chaudhary son of Purusottam Chaudhary , by Caste - Kumhar , during the Revision Survey Settlement Operation of 1961 finally published as per the records of the State Government and rent been paid thereof regularly in his name till the financial year 2022-2023 , vide its Rent Receipt bearing No. 0941768027 , dated 25-04-2022 , which is earlier recorded in Register II , under the Volume No. 1 and Page No. 53

Rohit Chaudhary
04/08/2022

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AND WHEREAS , the aforesaid above named recorded tenant namely Harendra Nath Chaudhary son of Purusottam Chaudhary , died leaving behind his two sons namely Amrendra Nath Chaudhary and Nalini Chaudhary as his legal heirs and successors , out of whom one of the brother namely Nalini Chaudhary died issueless without leaving any legal heirs and successors , hence his half share also vested to and devolved upon his another blood brother namely Amrendra Nath Chaudhary .

AND WHEREAS , the aforesaid above named Amrendra Nath Chaudhary son of Late Harendra Nath Chaudhary also died leaving behind his two sons namely Rohit Chaudhary (i.e. the present Seller) and Kanchan Chaudhary as his legal heirs and successors for the entire estate , out of whom the aforesaid Kanchan Chaudhary has already given a No Objection Certificate through Affidavit enclosed herewith in favour of the present Seller/Vendor as well as his blood brother namely Rohit Chaudhary son of Late A.N. Chaudhary @ Amrendra Nath Chaudhary to sell out the schedule below described property on his behalf .

AND WHEREAS , the present SELLER/VENDOR namely MR. ROHIT CHAUDHARY son of Late A.N. Chaudhary @ Amrendra Nath Chaudhary is the absolute , lawful and bonafide owner of the landed property morefully and particularly described in the schedule below since the death of his father and grandfather by exercising all the acts and then after he has been in exclusive peaceful and physical possession over the same without any let , hindrance or interruption from any corner whatsoever .

Ministry
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AND WHEREAS , the said SELLER/VENDOR being in urgent need of money and for some other legal necessities offered to sell the land described in the schedule hereunder written situated at Mouza - Jamalpur , P.S. Adityapur , Thana No. 63 , A.M.C. Ward No. 3 (Old) 2 (New) , under Khata No. 53 , being Plot No. 102 (Part) , an area measuring 2850 Sq.ft. i.e. 6.50 Decimals out of the total area and the PURCHASER/VENDEE agreed to purchase the aforesaid land morefully and particularly described in the schedule below , free from all encumbrances for a fixed consideration of Rs. 21,75,000 /- (Rupees Twenty One Lakhs Seventy Five Thousands) only .

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS :-

- A. That , in pursuance of receipt of the consideration amount aforesaid , the VENDOR has sold and transferred all that piece and parcel of land described in the schedule below to the VENDEE absolutely and forever .
- B. That , the VENDOR hereby admit and acknowledge the receipt of the entire consideration amount of Rs. 21,75,000 /- (Rupees Twenty One Lakhs Seventy Five Thousands) only from the VENDEE with regard to the said piece and parcel of land as morefully and particularly described in the schedule below .
- C. That , the VENDOR has sold and transferred all the rights , title and interest what-so-ever he has in the said property being used and enjoyed by the VENDEE as morefully described in the schedule below .
- D. That , the VENDOR has duly put the VENDEE in peaceful and physical possession over the land conveyed hereunder as described in the schedule below .

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- E. That , henceforth the VENDEE has acquired a perfect indefeasible right , title and interest over the land/property as the sole , exclusive and rightful owner of the same .
- F. That , henceforth the VENDEE shall use and enjoy the landed property morefully described in the schedule below in any own manners and choice like a bonafide owner of the same without any interruption or disturbance from any corner what-so-ever .
- G. That , henceforth neither the VENDOR nor any body through or on behalf of the VENDOR shall be entitled to put any kind of claim over the landed property in question and if any body does so , the same shall be untenable and illegal under any provisions of law .
- H. That , henceforth the VENDEE shall now has all the right to sell , mortgage or lease out the landed property to any person/persons or any financial institutions over the landed property conveyed hereunder as described in the schedule below for his own use .
- I. That , the VENDEE is entitled to get his name mutated in the office of the landlord and shall obtain rent receipt .
- J. That , if the VENDEE sustain any loss or damage and deprive due to defect title of the VENDOR in respect of the said immovable property , the VENDOR shall be liable to the VENDEE for such loss together with all litigation expenses that may incur by the VENDEE to perfect the title in the demised immovable property .
- K. That , the land morefully described in the schedule below is free from Sarba Sadharan , Puja Sthal , Sairat , Kabrasthan , Anabad Jharkhand Sarkar (Govt. Land) etc. and also not comes under the provisions of C.N.T. Act 46 proviso 'a' & 'b' and not violating the provisions of Indian Registration Act 22 "A" of 1908 .

04/08/22
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SCHEDULE

Mouza - Jamalpur , P.S. Adityapur , Thana No. 63 , A.M.C. Ward No. 3 (Old) 2 (New) , District Sub-Registry Office at Seraikella , District - Seraikella-Kharsawan . ; Holding No. - 0030001390000M0 ;

<u>Khata No.</u>	<u>Plot No.</u>	<u>Kissim</u>	<u>Area</u>
53	102 (Part)	Homestead Land .	2850 Sq.ft. i.e. <u>6.50 Decimals .</u>

Bounded by :-

- North :- Road .
- South :- Plot No. 101 .
- East :- Portion of Plot No. 102 .
- West :- Road .

Annual Rent of Rs. 13.00 payable to the State of Jharkhand through C.O. Gamharia. A trace map is attached herewith ,

Identifier / Witness. 1.

SHASHI KANT PASWAN S/O SHASHI PASWAN
Ald. JAMALPUR P.S. Adityapur

Witness. 2.

Ganesh Kumar Singh S/O Bhajiraha Paswan
Ald. Satwani Jamalpur

Read over and explained the contents to the executant who after admitting the contents is to be true and correct , put his hand in my presence .

[Signature]
04/08/22
Deed Writer
T. No. 25/22

