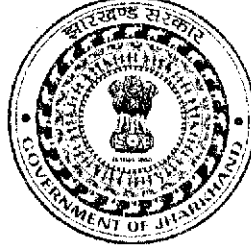


226

216



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 1bddd4530d555136c14c

Receipt Date : 27-Jan-2022 03:40:01 pm

Receipt Amount : 80000/-

Amount In Words : Eighty Thousands Rupees Only

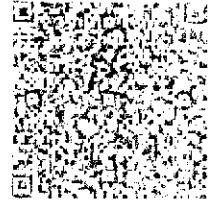
Token Number : 20210000134014

Office Name : SRO - Saraikela

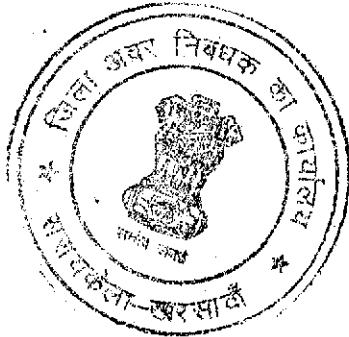
Document Type : Sale Deed

Payee Name : RAVI PRAKASH AND SUMITA PRAKASH (Vendee)

GRN Number : 2209542502



-: For Office Use :-



[Handwritten Signature]
28/1/22

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।

[Handwritten Signature]
28/1/22

Date Value 2000000/-

Stamp 80000/- Adityapur
मुल्यांकन सूची से जांच किया
28/1/2022



Kalpana Dubey

Kalpana Dubey

दस्तावेज जांच एवं मूलांकन
28/1/2022



दस्तावेज में दर्शाए गए भूमि
प्रतिबंधित सूची से 0987 है

सम्बन्धित दस्तावेज में हस्ताक्षर
की जाति... अंकित है। यह जाति
C.N.T Act 1905 की धारा 461(B) के
अन्तर्गत नहीं है।
28/1/2022

जाति...

SALE DEED

Nature of Deed : **Sale Deed**
Consideration Amount : **Rs. 20,00,000/-**
(Rupees Twenty Lac only).

28/1/2022

THIS SALE DEED IS MADE ON THIS THE 28th DAY OF
Jan 2022 AT SERAIKELLA; BY :-

नियम-21 के अधीन ग्राह्य
भारतीय स्टाम्प अधिनियम
(इण्डियन स्टाम्प एक्ट-1899) की
अनुसूची-1 या 1 (क) से...
अधीन यथावत स्टाम्प नहीं है या
स्टाम्प शुल्क से विमुक्त है।
स्टाम्प शुल्क अपेक्षित नहीं

M/s. Tiwary Sons Construction Pvt. Ltd., (PAN No. AACCT5039P) having its office at Plot No. FCP-8, Behind N.I.T. College, "FORTUNE CITY", Village-Asangi, P.O. Adityapur Industrial Area, P.S. R.I.T. Adityapur, District- Seraikella-Kharsawan, in the State of Jharkhand, Pin Code-832109, through its Director **MR. VIKASH TIWARY** (UID No. 8464 8088 5442, PAN : ADPPT5882R) son of Mr. Kamakhya Tiwari, by faith-Hindu, by Caste-General Non C.N.T, Nationality-Indian, by Occupation-Business, resident of Qtr. No. 111, Mangalam City, Tower-1, Tata Kandra Road, P.O. Gamharia, P.S. Adityapur, District-Seraikella-Kharsawan, **REPRESENTED** by its constituted **attorney** namely **Mrs. Kalpana Dubey** W/o Sri Hare Krishna Dubey by Caste : General Non C.N.T, By Occupation : Business, resident of Qr. No. 275/2/1, Road No. 8, Adityapur-2 P.S. : R.I.T. Dist.: Seraikella-Kharsawan, vide a General Power of Attorney Deed No. **IV-198 dt.13/12/2021** & **IV-186 dt.26/11/2021** registered at Dist. Sub-Registry Office, Seraikella, hereinafter called the Vendor

.....2022 निबंधन पदाधिकारी

Fee Paid
ACW-600000/-
Salam
Aray
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1-88
60006.88
28/1/2022

Kelpana Dindiy
28/1/22

(which expression unless repugnant to the context shall means and includes her legal heir, legal representative, successor & assignees) on the first part. **PAN NO. AMWPD2004M,**
AADHAR NO. : 2893 7781 1830, MOB NO. 9955373819.

IN FAVOUR OF

(1) Ravi Prakash , S/O-Krishna Mohan Prasad ,
Grand S/O- Late Hari Narayan Srivastava
UID-8228 1096 6686, PAN NO.: AHSP3163G

MOB.No. -9234678123

(2) Sumita Prakash w/o- Sri. Ravi Prakash ,D/O- Awadhesh
Sharan Srivastava, Grand D/O- Late Ishwar Prasad

UID -7973 2772 3520 PAN - GMYPP4898H

Both by faith-Hindu, by caste- General Non CNT, by
Occupation- Service, R/O- Bunglow No.10, Kaiser
Bunglow, Garua Road, Sonari, P.O & P.S- Kadma ,District- East
Singhbhum, Jharkhand, hereinafter called the purchasers
(which expression shall unless it be repugnant to the context or
meaning thereof shall deem to includes their respective heirs
and permitted assigns).

WHEREAS the vendor is absolute owner of schedule-A below
property i.e. plot No. 1093, measuring Area-25.42 Decimals,
under Khata No.- 187 and Plot No. 1422, measuring area-27
decimal, Under Khata No.-8 Thana No. 131, Ward No. 22
Adityapur Municipal Corporation under Mouza-Asangi.

Kalpana Dubey
28/11/22

WHEREAS the vendor purchased schedule-A beow plot from its previous owner vide Registered Sale Deed No.3509 dt.3/11/2021 & Sale Deed No.-3238 dt.9/10/2021 which was executed ~~by~~ and ~~by~~ registered ~~at~~ ~~xxx~~ D.S.R.O. Seraikella and thereafter got mutated his name in the office of superior landlord through C.O. Gamharia vide mutation Case No. 1678/2021-2022 & 1481/2021-2022 , which is mentioned in Index-II in volume No. 17 of Page No. 39 & 17, which **Holding No. is 0220001584000MO.**

AND WHEREAS, all the lands mentioned in the Schedule "A" below are under absolute possession of vendor who authorize its attorney to sale out to intending buyers.

AND WEHREAS knowing so in pursuance of agreement for sale the purchasers named above approached to vendor to purchase a portion of land described in the schedule "A" below Plot No.- 1422 ,Area- 2 decimal,under Khata No.-8 & Plot No. 1093, measuring area- 2.81Decimals ,under Khata No.-187 , under Thana No. 131, Ward No. 22, Adityapur Municipal Corporation) for their residential purpose, after examining all the relevant documents of the schedule "A" below property.

AND WHEREAS, on such approach made by the purchasers the vendor agreed to sell the land described in the Schedule "B" below, a portion of Schedule "A" land.

AND WHEREAS, the vendor agree to sell the land described in the schedule "B" below and purchasers agreed to purchase the same for a consideration of **Rs. 20,00,000/- (Rupees Twenty Lac only).**

Kolpana Dubey
28/1/22

NOW THIS SALE DEED WITNESSETH AS FOLLOWS :-

1. That, in consideration amount of **Rs. 20,00,000/- (Rupees Twenty Lac only)**, paid by the purchasers to the vendor, receipt of which is hereby admitted and acknowledged as full, final and highest consideration of the schedule "B" below property, and the vendor do hereby absolutely and for ever sell, convey, transfer and deliver the schedule "B" below property to the purchasers by this Sale Deed TO HAVE AND TO HOLD the same unto the purchasers their heirs, successors, together with all rights, title and interest.
2. That, the Vendor have delivered possession of the said property to the purchasers and from this day the purchasers will possess and enjoy the same as absolute owner in all possible ways with power to dispose of the same by way of sale, gift, mortgage or any other ways whatsoever in manner they likes and the purchasers shall be at liberty to have their name mutated in the office of the landlord the state of Jharkhand and pay rent and taxes for the same in their own name and obtain receipt thereof.
- 3 That from this day the vendor shall ceases to have any right, title and interest over the schedule below property and all the right, title and interest of the Vendor in the schedule below property hence forth completely vested unto the purchasers, the property hereby conveyed and transferred by this Sale Deed is free from all encumbrances, liens and charges of any kind whatsoever;

Kalpna Desai
28/1/22

4. That the vendor hereby declare that he has good and perfect title over the schedule below property and if for any defect of title or possession of the vendor in the schedule below property the purchasers suffers any loss then the Vendor will be liable to compensate the same to the purchasers or their heirs and successors;
5. That the vendor is further bound to execute any other deed of assurance that may be required in favour of the purchasers to perfect the title of the purchasers over the said schedule below property;
6. That by this Sale Deed provision of Section 22(a) of Indian Registration Act. has not been violated. Further declare that the property hereby sold is not comes under Government land, forest land etc.
7. That this Sale Deed shall be binding on all concerned including the heirs and successors of both the parties;

Schedule-A

All that piece and parcel of home stead land under mouza Asangi, Thana No. 131, Ward No. Old-15, New-22AMC

Khata No.	Plot No.	Area	Boundary
187	1093	25.42 dec.	N : Portion of plot No.1093 S : Road E : Milan Chadar 2 W: Plot No. 1096
8	1422	27 dec.	N:Vendor Niz S:Vendor Niz E:Plot No.1421 W:Plot No.1094

Kalyan - Dinday
28/1/22

SCHEDULE - 'B'

(Description of Residential Plot hereby sold to the purchaser which is part of the land mentioned in Schedule-'A')

ALL THAT is residential plot which is portion of Plot No. 1093, Area-2.81 Decimal under Khata No. 187 and Plot No. 1422, Area-2 Decimal, under Khata No.-8 mentioned in Schedule-A above land, total measuring area 2100sq.ft./4.81 Decimal bounded as :

Boundry of Plot No. 1422 (area-2 decimal)

North : Portion plot no. 1422
South : Portion plot no. 1422
East : Portion plot no. 1422
West : Portion plot no. 1093

Boundry of Plot No. 1093 (Area-2.81 Decimal)

North : Portion plot no. 1093
South : Portion plot no. 1093
East : Portion plot no. 1422
West : Portion plot no. 1093

Sketch map of property hereby sold is attached which is part of this deed.

Annual rent Rs. 1/- is payable to the land-lord the state of Jharkhand through the C.O. at Gamharia.

Kalpana Duley
28/1/22

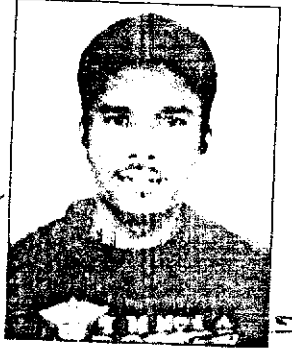
IN WITNESS WHEREOF, the vendor has executed this Deed, today at Seraikella, on the aforementioned day, month and year, in presence of witnesses;

Witnesses :

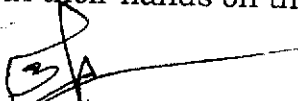
Kamal Kant Sharma.
S/o. Ram Ashray
1. Road no-8, Adityapur

2. BIRAN DEO GIRI
S/o D.N. GIRI
Rayditi Rajm...
Adityapur 2

Kamal Kant Sharma

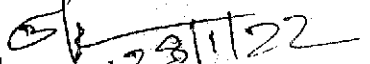


Read over and explained the contents of deeds to the parties to this deed in vernacular understanding the same both parties put their hands on this deed.


Advocate

Typed by :

Drafted by :


Advocated 28/1/22

In Registered General Power of Attorney Deed No. . IV-198
dt.13/12/2021 & . IV-186 dt.26/11/2021 registered at
Dist. Sub-Registry Office, Seraikella.

Total Area in Plot No. 1093	Previous Sold Area	Today Sold Area	Rest Area
25.42Decimals	19.24 Dec	2.81	3.37Decimals
Total area in plot no.1422-	Previous sold in plot	Decimals Today sold in	Rest Area in

Kalpana Dubey

27 dec.	no.1422- 19.32	plot no.1422- 2 Decimal	Plot No.1422- 5.68decimal
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It is certified that Registered General Power of Attorney Deed No. **IV-198 dt.13/12/2021 & IV -186 dt.26/11/2021** registered at Dist. Sub-Registry Office, Seraikella is still prevailing, the G.P.A. has not been revoked as yet. The principal of the G.P.A. is still alive.



Ravi Prakash



Sumitri Prakash



Certificate

Certified that the finger prints of left hand of each person whose photograph is affixed in the document have been obtained before by me;

Advocate

En.No. 1265/2000