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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 12c07d97932312efcae5

Receipt Date : 25-Nov-2021 12:00:00 pm

Receipt Amount : 91000/-

Amount In Words : Ninety One Thousands Rupees Only

Token Number : 20210000122335

Office Name : SRO - Saraikela

Document Type : Sale.Deed

Payee Name : RAHUL KUMAR SINHA AND PUJA
PRIYADARSHINI (Vendee)

GRN Number : 2108513462



-: For Office Use :-



[Signature]
25/11/21

Mahesh Jha
25/11/2021

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

Sale Value 22,75,000/- Stamp 91000/- Adityapur

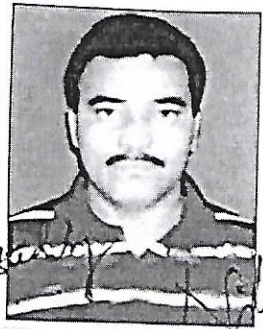
मुल्यांकन सूची से जांच किया
दस्तावेज जांच सहो पाया
25/11/2021

25/11

उपस्थापित दस्तावेज में हाथ्याकारी की जाति... अधिनियम है। यह जाति C.N.T Act 1908 की धारा 461(B) के अन्तर्गत नहीं है।
25/11/2021

दस्तावेज में दर्जित गृहि परिवर्धित सूची से जांच है
25/11/2021
जांचकर्ता

8



Mahesh Jha
25/11/2021



Adityapur

Mahesh Jha
25/11/2021

Sitaram Jha
25/11/2021

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नियम-21 के अधीन प्राइय भारतीय स्टाम्प अधिनियम (इंग्लिशियन स्टाम्प एक्ट-1899) की अनुसूची-1 या 1 (क) से... के अंतर्गत स्टाम्प सही है। इसके से विमुक्त या स्टाम्प शुल्क अपेक्षित नहीं।

SALE DEED

Govt. Valued at Rs. 22,75,000 /- Only.

This Deed of Sale made on this the 25th day of November 2021, here at Seraikella.

Between :-

MR. MAHESH JHA son of Late Sitaram Jha, by Faith - Hindu, by Caste - General (Non C.N.T.), by Occupation - Service, by Nationality - Indian, resident of Paramanu Nagar, Adityapur, P.O. & P.S. Adityapur, District - Seraikella-Kharsawan, State of Jharkhand, Presently residing at B-6/30, U.C.I.L. Colony, Narwaphar, Near State Bank of India City, P.O. Sundarnagar, P.S. Jadugora, 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**.

.....2021.....निबंधन पदाधिकारी

Fair

AD-68250
Salam 250
Kopy 894

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25/11/2021

In favour of

Maresh Jha.
25/11/20

- (1) MR. RAHUL KUMAR SINHA son of Mr. Anil Kumar Sinha ,
PAN - CEVPS4747D & UID No. - 2282 9128 3374 .
- (2) MRS. PUJA PRIYADARSHINI wife of Mr. Rahul Kumar Sinha ,
PAN - BTBPP7414C & UID No. - 2619 0027 7129 .

both by Faith - Hindu , by Caste - General (Non C.N.T.) , by Occupation - No.1 Service and No.2 Housewife , by Nationality - Indian , both resident of Government Polytechnic College Campus , Adityapur , P.O. & P.S. Adityapur , District - Seraikella-Kharsawan , State of Jharkhand , here-in-after called the “ PURCHASERS / VENDEES “ (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs , successors , legal representatives and permitted assigns) of the **OTHER PART** .

NATURE OF DEED :- ABSOLUTE SALE DEED .

CONSIDERATION AMOUNT :- Rs. 21,00,000 /- Only .

WHEREAS , the land morefully and particularly described in the schedule below situated at Mouza - Asangi , P.S. Adityapur , Thana No. 126 , A.M.C. Ward No. 4 (Old) 2 (New-According to Holding Tax Receipt) , Current New Ward No. 10 , under Old Khata No. 85 , being Old Plot Nos. 172 & 174 , corresponding to New Khata No. 116 , being New Plot Nos. 379 , 380 & 355 , Samiti Plot No. 17 , an area total measuring 1800 Sq.ft. i.e. 4.13 Decimals , has been purchased by the above named present Seller namely MR. MAHESH JHA son of Late Sitaram Jha from its previous owner PARAMANU GRIHA NIRMAN SAMITY LTD. , a Co-operative Society , registered under Bihar and Orissa Co-operative Society Act , vide its No. 19/Jam , Dated 07-11-1983, represented by its Secretary MR. ASHOK KUMAR SINGH son of Late Lakhan Prasad Singh namely , by virtue of a registered Sale Deed bearing No. 436 (Sl.No. 442) , dated 01-02-2006 , registered in the office of the District Sub-Registrar at Seraikella .

Maresh Jha
11/11/2021

AND WHEREAS , the aforesaid above named present Seller namely MR. MAHESH JHA son of Late Sitaram Jha has got his name mutated in the office of the landlord through the Circle Officer at Gamharia , vide its Mutation Case bearing No. 619/2006-2007 , order dated 12-10-2006 and paid rent thereof regularly till the financial year 2021-2022 , vide its Rent Receipt bearing No. 0558150956 , dated 05-04-2021 , which is earlier recorded in Register II , under the Volume No. 3 and Page No. 26 .

AND WHEREAS , the above named present SELLER/VENDOR namely MR. MAHESH JHA son of Late Sitaram Jha is the absolute , lawful and bonafide owner of the landed property morefully and particularly described in the schedule below since after purchased 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 what-so-ever .

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 - Asangi , P.S. Adityapur , Thana No. 126 , A.M.C. Ward No. 4 (Old) 2 (New - According to Holding Tax Receipt) , Current New Ward No. 10 , under Old Khata No. 85 , being Old Plot Nos. 172 & 174 , corresponding to New Khata No. 116 , being New Plot Nos. 379 , 380 & 355 , Samiti Plot No. 17, an area total measuring 1800 Sq.ft. i.e. 4.13 Decimals and the PURCHASERS/VENDEES agreed to purchase the aforesaid land morefully and particularly described in the schedule below , free from all encumbrances for a fixed consideration of **Rs. 21,00,000 /- (Rupees Twenty One Lakhs)** only .

Wahesh ghra.
asf/now

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 VENDEES absolutely and forever .
- B. That , the VENDOR hereby admit and acknowledge the receipt of the entire consideration amount of **Rs. 21,00,000 /- (Rupees Twenty One Lakhs)** only from the VENDEES 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 right , title and interest what-so-ever he has in the said property being used and enjoyed by the VENDEES as morefully described in the schedule below .
- D. That , the VENDOR has duly put the VENDEES in peaceful and physical possession over the land conveyed hereunder as described in the schedule below .
- E. That , henceforth the VENDEES have acquired a perfect indefeasible right, title and interest over the land/property as the sole , exclusive and rightful owners of the same .
- F. That , henceforth the VENDEES shall use and enjoy the landed property morefully and particularly described in the schedule below in any own manners and choice like a bonafide owners 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 .

Umesh Ghosh
25/11/2024

- H. That , henceforth the VENDEES shall now have 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 their own use .
- I. That , the VENDEES are entitled to get their names mutated in the office of the landlord and shall obtain rent receipt .
- J. 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 .

SCHEDULE

Mouza - Asangi , P.S. Adityapur , Thana No. 126 , A.M.C. Ward No. 4 (Old)
2 (New-According to Holding Tax Receipt) , Current New Ward No. 10 ,
District Sub-Registry Office at Seraikella , District - Seraikella-Kharsawan .
; Holding No. - 0020002748000M0 ;

<u>Khata No.</u>	<u>Plot No.</u>	<u>Kissim</u>	<u>Area</u>
85	172 (Part)	Homestead Land .	800 Sq.ft. i.e. 1.84 Decimals .
85	174 (Part)	Homestead Land .	1000 Sq.ft. i.e. 2.29 Decimals .

Both Plots Bounded by :-

North :- Samiti Plot No. 18 (Portion of Plot No. 172 & 174) .

South :- Road .

East :- Road .

West :- Samiti Plot No. 16 (Portion of Plot No. 172)

Mahesh Jha.
25/11/21

-7-

Annual Rent of Rs. 10.00 payable to the State of Jharkhand through C.O. Gamharia . A trace map is attached herewith .

Identifier / Witness. 1.

विमल कुमार सिंह

शुभे. राधा कुमारी सिंह
रोड नं. 24, ब्लाक नं. 2
कुमुदशंकरा, आदित्यपुर. 2
बिना - सरायकेला - 26 (सखी)

Witness. 2.

25/11/21

Shanki Kumar Sonot Lt Ramgopal Sherma.

Block No-315/211 Road No-25 Adityapur-2

25/11/21

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

Nishi
25/11/21
Deed Writer
L.No-25/11
Seraikella

Naresh Cha.
25/11/24

-7-

Annual Rent of Rs. 10.00 payable to the State of Jharkhand through C.O. Gambaria . A trace map is attached herewith .

Identifier / Witness. 1.

विमल कुमार सिंह

स्व. शंका कुमारी सिंह
रोड नं- 24, ब्लाक-2
कुमुदरांग, आदित्यपुर- 2
बिना - सराफकेवा - 20 (सरा)

Witness. 2.

25/11/24

Sherki kums Sanot Lat Romgopal Sherama.

Block No-315/2/11 Road No.25 Adityapur-2

25/11/24

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

Nishu
25/11/24
Deed Writer
D.No-05/17
Serai Kella

Mahesh gha
25/11/21

MEMO OF CONSIDERATION

<u>Cheque No.</u>	<u>Dated</u>	<u>Name of Bank</u>	<u>Amount</u>
319135	19-02-2021 .	S.B.I . , Adityapur .	Rs. 1,00,000 /-
901726	08-03-2021 .	S.B.I . , N.I.T. Adityapur .	Rs. 2,00,000 /-
901728	17-03-2021 .	S.B.I . , N.I.T. Adityapur .	Rs. 1,00,000 /-
901729	23-03-2021 .	S.B.I . , N.I.T. Adityapur .	Rs. 2,00,000 /-
319134	16-06-2021 .	S.B.I . , Adityapur .	Rs. 1,00,000 /-
078768	24-11-2021 .	ICICI Bank , Mumbai .	Rs. 13,95,094 /-
Cash	25-11-2021 .		Rs. <u>4,906 /-</u>
			<u>Rs. 21,00,000 /-</u>

(PHOTOGRAPH , SIGNATURE AND FINGER
PRINTS OF VENDEE / PURCHASER No. 1)



Attested by

25/11/21

(Rahul Kumar Sinha)

25/11/21

Wahesh Jha.
25/11/24

(PHOTOGRAPH, SIGNATURE AND FINGER PRINTS OF VENDEE / PURCHASER No. 2)



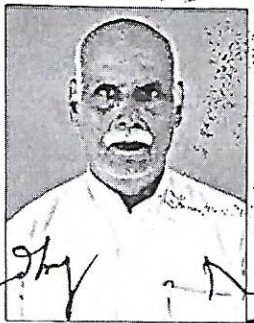
Attested

Niki
25/11/24



Puja Priyadarshini
25/11/24

(PHOTOGRAPH AND SIGNATURE OF IDENTIFIER)



Attested by

Niki
25/11/24

Dhanraj Kumar
25/11/24

Certified that the parties whose photographs are affixed herewith is attested by me and the finger prints of all the parties have taken by me .

25/11/24
Typed by

25/11/24
Advocate / Deed Writer
L.No.05/17
Seraikella.