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## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

**Receipt Number :** 59ecdd43780c96b83160

**Receipt Date :** 26-Mar-2022 02:52:07 pm

**Receipt Amount :** 127360/-

**Amount in Words :** One Lakh Twenty Seven Thousands Three Hundred And Sixty Rupees Only

**Token Number :** 20220000038545

**Office Name :** SRO - Saraikela

**Document Type :** Sale Deed

**Payee Name :** SHAMBHU NATH SINGH ( Vendee )

**GRN Number :** 2210515754



--: For Office Use :-



*[Handwritten Signature]*  
30/3/22

शुका सिंह  
30/3/2022

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।

Sale Value 31,84,000/- Stamp 127,360/- Adityapur

मुल्यांकन सुची से जाँच किया 30/3/22

दस्तावेज जाँच एवं सही किया 30/3/22



शंकर सिंह  
30/3/2022

10  
30/3

नियम-21 के अधीन ग्राहक  
भारतीय स्टाम्प अधिनियम  
(इण्डियन स्टाम्प एक्ट-1899) की  
अनुसूची-1 या 1 (क) से 2.5.....के  
अधीन यथागत स्टाम्प चिह्न या  
स्टाम्प शुल्क से विमुक्त या  
स्टाम्प शुल्क अप्रैलित नहीं

30/3/22

**'SALE DEED'**

This Deed of Sale is made on this the ...30th... day of ...march... 2022, at Seraikela-Kharsawan.

**BETWEEN**

**SRI SHANKAR SINGH, S/o LATE RAM PADARATHNATH SINGH, Aadhar No-5700 9900 2094, PAN NO. GTTPS4628Q, by faith Hindu, by caste-General (Non-CNT), by occupation Business, by Nationality-Indian, resident of S.I.H.S House No-1/2-2 at Adityapur, P.O.Adityapur, P.S.Adityapur, Distt-Seraikela-Kharswan, Jharkhand, hereinafter called the **VENDOR/SELLER** (which expression shall mean and include his legal heirs, legal successors, successors-in-office, executors, administrators legal representatives, attorneys and assigns) of the ONE PART.**

Feedback  
95520111  
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95523114  
30/3/22

Signature  
30/3/2022

**IN FAVOUR OF**

**SRI SHAMBHU NATH SINGH, S/o LATE KEDAR NATH SINGH**, Aadhar No-8869 8783 6956, PAN ~~NO.AEIPS7508F~~, by faith-Hindu, by Caste-General (Non-CNT) by occupation-Business, by Nationality-Indian, resident of M.I.G. House No.M/23 (Old), Aghour Kuti, Adityapur, P.O. Adityapur, P.S. Adityapur, Distt-Seraikela-Kharsawan Jharkhand, hereinafter called the **PURCHASER** (which expression shall mean and include his/her/their legal heirs, successors, successors-in-office, executors, administrators legal representative, attorneys and assigns) of the OTHER PART.

GOVERNMENT VALUE - Rs. **31,84,000/-** only

WITNESSESTHAS FOLLOWS:-

Whereas, the vendor is absolute lawful owner of the S. I. H. S House No.1/2-2 at Adityapur, Pucca House measuring area 600 Sq.ft. Along with land measuring area 1053 Sq. ft. i.e. (2.42 Decimals) suited at mouza Adityapur Housing Colony, Thana No.129,P.O.Adityapur,P.S.Adityapur,Ward No. 17,Holding No. 0160001153000A1 under the District-Sub-registry office at Seraikela-Kharswan, Jharkhand has been purchased by the Vendor by virtue of registered Deed No. 523, Serial No.545, Book No-1 volume No. 87 pages from 231 to 346, dated 25/02/2022 registered at District Sub-Registrar office at Seraikela-Kharswan from Jharkhand State Housing Board of the one part through Sri George Kumar Manager Estate Jharkhand State Housing Board.

AND WHEREAS now with a view to purchase some new property the First Party/ Seller want to sell his/her above describe property (more fully described in the schedule below) and having come to learn the Second Party/purchaser approached First Party/Seller and offered a consideration money of Rupees 31,84,000.00 only which has been accepted by the First Party.

ग्लोबल प्रॉपर्टी  
30/3/2022

AND WHEREAS, the purchaser after inspecting the house and all other documents related to the schedule below property and was satisfied with the legality of the property, and on being desirous of buying one residential Flat/House, more fully described in the schedule below, for full final and highest consideration amount of Rs. 31,84,000.00 (Rupees Thirty one lakhs eighty four thousand) only and accordingly entered into one agreement, hence, to avoid all or any kind of future legal complication or legal disputes, both the parties has decided to enter into this sale deed on the following terms and conditions.

**NOW THIS DEED OF SALE INCLUDING ALL ITS TERMS HEREBY AGREED BY THE PARTIES AS FOLLOWS:-**

- 1) That, in pursuance of the aforesaid agreement and in consideration of Rs. 31,84,000.00 (Rupees Thirty one lakhs eighty four thousand) only paid by the purchaser to the seller/vendor, details of which is shown in memo of consideration, hereinafter mentioned receipt of which is hereby admitted and acknowledged as full, final & highest consideration of the schedule below property, and the seller/vendor does hereby absolutely and forever sell, convey, transfer and deliver the schedule below property in favour of the purchaser by this deed of sale. TO HAVE AND TO HOLD, the same unto the purchaser alongwith her legal heirs, and successors without any interruption from the side of the seller or any other person claiming under him together with all common services, amenities, advantages & privileges etc.
- 2) That, the seller/vendor has delivered physical possession of the schedule below property to the purchaser and from this day the purchaser will possess and enjoy the same as absolute owner in all possible ways with power to dispose of the same, by transferring right, title interest and possession of the schedule below property by way of sales, Gift, mortgage or any other ways whatsoever in any manner he like. And he also has right to get mutated his name in the records of the State Government i.e. the State of Jharkhand through Circle officer.

Signature  
30/3/2022

- 3) That, from today the seller/vendor shall cease to have any right, title and interest over the schedule below property and all right, title and interest will now be completely vested into the purchaser.
- 4) That, the schedule below property hereby conveyed by this Sale Deed, is free from all encumbrances, Liens, or charges of any kind whatsoever and after executing this sale deed and giving possession of the schedule below property, the seller will never make any claim over the same along with his legal heirs and successors.
- 5) That, the seller/vendor hereby declares that he/she has good and perfect title over the schedule below property, and if for any defect of title or possession of the seller in the schedule below property, the purchaser suffers any loss. Then the seller will be held liable to compensate the said loss to the purchaser or to their legal heirs and successors.
- 6) That, the seller/vendor further may execute any deed of assurance if required in future in favour of the purchaser to perfect the title of the purchaser for the said property.
- 7) That, the seller/vendor will deliver all original relevant document to the purchaser with respect to the schedule below property, and he/she also undertake that she/he has not sold, transferred, or mortgaged the schedule below property in any Bank or company or to any other person or party, and the same is free from any such mortgage or liability.
- 8) That, the terms and the conditions of this sale deed will be binding on both the parties i.e the seller/vendor and the purchaser which shall mean and include their respective legal heirs and successors, Seraikela Court alone has Jurisdiction in any or all matters arising out of this sale deed.

Signature  
30/3/2022

### SCHEDULE

S. I. H. S House No. 1/2-2, pucca house measuring area-600 Sq.ft., Along with land measuring area 1053 Sq.ft. (2.42 decimals) situated at Mouza-Adityapur, Housing Colony, Thana No. 129, P.O. Adityapur, P.S. Adityapur, ward No. 17 under the District-Sub-registry office at Seraikela-Kharsawan, Jharkhand.

Holding No-0160001153000A1

#### Bounded As Follows:-

- North : 25' - 0" Wide Road
- South : Board's Land
- East : S. I. H. S House No. 1/2-1
- West : S. I. H. S House No. 1/2-3

Note: The above SCHEDULED Property is Situated on Branch Road.

#### Mode of Payment

#### Amount

By Cheque/RTGS/Cash/Transfer

Rs. 31,84,000.00

30/3/2022

In witnesses whereof the Seller/Vendor has hereunto set and subscribes his hand on this sale deed, after reading and satisfying with all the contents of this sale deed, today at Seraikela, on this the date aforementioned.

WITNESSES:-

1) Bijesh Kumar Singh s/o late:- P. N. Singh  
Road No:- 15, Block No:- 59/2/2 Adityapur-1 30/3/22

2) Debesh Kumar Singh s/o late P. N. Singh  
Road No - 15, Block No - 59/2/2, Adityapur-1 30/3/22

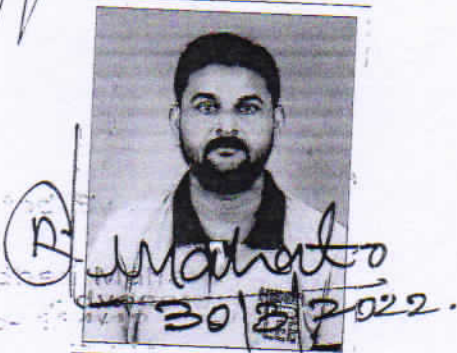
Drafted, readover and explained the contents of this sale deed to the Seller/Vendor and he admitted the same to be true and correct.

Laxmidhan Mahanta  
30/3/2022  
Advocate



Signature of the Purchaser

*[Handwritten signature]*  
30/3/2022



Signature of the Identifier

*[Handwritten signature]*  
30/3/2022



Certified that the fingers print of the left hand of each person, whose photograph is affixed in the document have been obtained by me or before me.

*[Handwritten signature]*  
Computer Typed by 30-03-2022

*[Handwritten signature]*  
Ramesh Mahato,  
EN:- 134/12,  
Advocate 30/3/2022



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## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

**Receipt Number :** 43eb9ae39fc5913d2a97

**Receipt Date :** 26-Mar-2022 02:44:33 pm

**Receipt Amount :** 127360/-

**Amount In Words :** One Lakh Twenty Seven Thousands Three Hundred And Sixty Rupees Only

**Token Number :** 20220000038567

**Office Name :** SRO - Saraikela

**Document Type :** Sale Deed

**Payee Name :** SHAMBHU NATH SINGH ( Vendee )

**GRN Number :** 2210515552



-: For Office Use :-



*[Handwritten Signature]*  
30/3/22

*Rajiv Ranjan Singh*  
30/3/2022

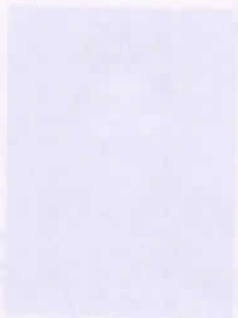
इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Sale Value 31,84,000/- Stamp 127360/- Adityapur

मुल्यांकन सूची सं. जाँच किया 30/3/22

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दस्तावेज जाँच एवं जाँच किया 30/3/22



Rajeev Ranjan Singh  
30/3/2022

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

30/3/22

.....2022 विबिधान पदाधिकारी

**'SALE DEED'**

This Deed of Sale is made on this the 30th day of March 2022, at Seraikela-Kharsawan.

**BETWEEN**

SRI RAJEEV RANJAN SINGH, S/o SRI VIJAY SINGH, Aadhar No-5807 9166 6665, PAN NO. DXLPS2493L, by faith Hindu, by caste-General (Non-GNT), by occupation Business, by Nationality-Indian, resident of S.I.H.S House No-1/2-1 at Adityapur, P.O.Adityapur, P.S.Adityapur, Distt-Seraikela-Kharswan, Jharkhand, hereinafter called the **SELLER/VENDOR** (which expression shall mean and include his legal heirs, legal successors, successors-in-office, executors, administrators legal representatives, attorneys and assigns) of the ONE PART.

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95523144

30/3/22

Rajen Ranjan Singh  
30/3/2022

**IN FAVOUR OF**

**SRI SHAMBHU NATH SINGH, S/o LATE KEDAR NATH SINGH**, Aadhar No-8869 8783 6956, PAN NO.AEIPS7508F, by faith-Hindu, by Caste-General (Non-CNT) by occupation-Business, by Nationality-Indian, resident of M.I.G. House No.M/23 (Old), Aghour Kuti, Adityapur, P.O. Adityapur, P.S. Adityapur, Distt-Seraikela-Kharsawan Jharkhand, hereinafter called the **PURCHASER** (which expression shall mean and include his/her/their legal heirs, successors, successors-in-office, executors, administrators legal representative, attorneys and assigns) of the OTHER PART.

GOVERNMENT VALUE - Rs. **31,84,000/-** only

WITNESSESTHAS FOLLOWS:-

Whereas, the vendor is absolute lawful owner of the S. I. H. S House No.1/2-1 at Adityapur, Pucca House measuring area 600 Sq.ft. Along with land measuring area 1053 Sq. ft. i.e. (2.42 Decimals) suited at mouza Adityapur Housing Colony, Thana No.129,P.O.Adityapur,P.S.Adityapur,Ward No. 17,Holding No. 0160001114000A1 under the District-Sub-registry office at Seraikela-Kharswan, Jharkhand has been purchased by the Vendor by virtue of registered Deed No. 524, Serial No.546, Book No-1 volume No. 87 pages from 347 to 462, dated 25/02/2022 registered at District Sub-Registrar office at Seraikela-Kharswan from Jharkhand State Housing Board of the one part through Sri George Kumar Manager Estate Jharkhand State Housing Board.

AND WHEREAS now with a view to purchase some new property the First Party/Seller want to sell his/her above describe property (more fully described in the schedule below) and having come to learn the Second Party/purchaser approached First Party/Seller and offered a consideration money of Rupees 31,84,000.00 only which has been accepted by the First Party.

Rajesh Prakash Singh  
30/3/2022

AND WHEREAS, the purchaser after inspecting the house and all other documents related to the schedule below property and was satisfied with the legality of the property, and on being desirous of buying one residential Flat/House, more fully described in the schedule below, for full final and highest consideration amount of Rs. 31,84,000.00 (Rupees Thirty one lakhs eighty four thousand) only and accordingly entered into one agreement, hence, to avoid all or any kind of future legal complication or legal disputes, both the parties has decided to enter into this sale deed on the following terms and conditions.

**NOW THIS DEED OF SALE INCLUDING ALL ITS TERMS HEREBY AGREED BY THE PARTIES AS FOLLOWS:-**

- 1) That, in pursuance of the aforesaid agreement and in consideration of Rs. 31,84,000.00 (Rupees Thirty one lakhs eighty four thousand) only paid by the purchaser to the seller/vendor, details of which is shown in memo of consideration, hereinafter mentioned receipt of which is hereby admitted and acknowledged as full, final & highest consideration of the schedule below property, and the seller/vendor does hereby absolutely and forever sell, convey, transfer and deliver the schedule below property in favour of the purchaser by this deed of sale. TO HAVE AND TO HOLD, the same unto the purchaser alongwith her legal heirs, and successors without any interruption from the side of the seller or any other person claiming under him together with all common services, amenities, advantages & privileges etc.
- 2) That, the seller/vendor has delivered physical possession of the schedule below property to the purchaser and from this day the purchaser will possess and enjoy the same as absolute owner in all possible ways with power to dispose of the same, by transferring right, title interest and possession of the schedule below property by way of sales, Gift, mortgage or any other ways whatsoever in any manner he like. And he also has right to get mutated his name in the records of the State Government i.e. the State of Jharkhand through Circle officer.

Rajon Rawtan Singh  
30/03/22

- 3) That, from today the seller/vendor shall cease to have any right, title and interest over the schedule below property and all right, title and interest will now be completely vested into the purchaser.
- 4) That, the schedule below property hereby conveyed by this Sale Deed, is free from all encumbrances, Liens, or charges of any kind whatsoever and after executing this sale deed and giving possession of the schedule below property, the seller will never make any claim over the same along with his legal heirs and successors.
- 5) That, the seller/vendor hereby declares that he/she has good and perfect title over the schedule below property, and if for any defect of title or possession of the seller in the schedule below property, the purchaser suffers any loss. Then the seller will be held liable to compensate the said loss to the purchaser or to their legal heirs and successors.
- 6) That, the seller/vendor further may execute any deed of assurance if required in future in favour of the purchaser to perfect the title of the purchaser for the said property.
- 7) That, the seller/vendor will deliver all original relevant document to the purchaser with respect to the schedule below property, and he/she also undertake that she/he has not sold, transferred, or mortgaged the schedule below property in any Bank or company or to any other person or party, and the same is free from any such mortgage or liability.
- 8) That, the terms and the conditions of this sale deed will be binding on both the parties i.e the seller/vendor and the purchaser which shall mean and include their respective legal heirs and successors, Seraikela Court alone has Jurisdiction in any or all matters arising out of this sale deed.

Rajon Ranjan Singh  
30/2/2022

**SCHEDULE**

S. I. H. S House No. 1/2-1, pucca house measuring area-600 Sq.ft., Along with land measuring area 1053 Sq.ft. (2.42 decimals) situated at Mouza-Adityapur, Housing colony, Thana No. 129, P.O. Adityapur, P.S. Adityapur, ward No. 17 under the District-Sub-registry office at Seraikela-Kharsawan, Jharkhand.

Holding No-**0160001114000A1**

**Bounded As Follows:-**

North : 25' - 0" Wide Road  
South : Board's Land  
East : Board's Land  
West : S. I. H. S House No. 1/2-2

**Note: The above SCHEDULED Property is Situated on Branch Road.**

**Mode of Payment**

**Amount**

By Cheque/RTGS/Cash/Transfer

Rs. 31,84,000.00



Rajon Pradhan Singh

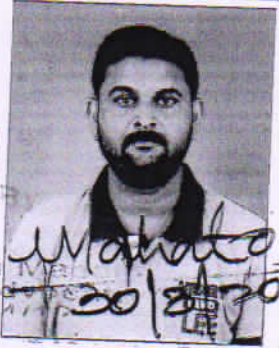
30/3/2022



(R)

Signature of the Purchaser

*[Handwritten signature]*  
30/3/2022



(R)

Signature of the Identifier

*[Handwritten signature]*  
30/3/2022

Certified that the fingers print of the left hand of each person, whose photograph is affixed in the document have been obtained by me or before me.

*[Handwritten signature]*  
Rajon Pradhan Singh  
30/3/2022  
Advocate

Rakesh Pradhan  
30-03-2022  
Computer Typed by