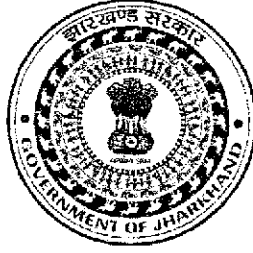


3426

3219



## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

**Receipt Number :** odb56d4f483cbf1766ae

**Receipt Date :** 03-Nov-2022 11:38:10 am

**Receipt Amount :** 60000/-

**Amount In Words :** Sixty Thousands Rupees Only

**Token Number :** 20220000129594

**Office Name :** SRO - Saraikela

**Document Type :** Sale Deed

**Payee Name :** RITWIK OJHA ( Vendee )

**GRN Number :** 2214135867



-: For Office Use :-



*[Handwritten Signature]*

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।

*Kallpan Pichay*  
03/11/22

Sale Value 15,00,000/- Stamp 60,000/- Adityapur

3/11

मुल्यांकन सूची से जाँच किया

31/11/22

दस्तावेज जाँच एवं सुनिश्चित

उपस्थापित दस्तावेज में लेख्यकारी की जाति... अंकित है। यह जाति C.N.T Act 1908 की धारा 461(B) के अन्तर्गत नहीं है।

31/11/22



Kalpana Dubey 31/11/22



Kalpana Dubey

दस्तावेज में वर्णित भूमि विवरण सूची से मेल

31/11/22 जाँचकर्ता

नियम-21 के अधीन ग्राहक.

भारतीय स्टाम्प अधिनियम

(इण्डियन स्टाम्प एक्ट-1899) की

अनुसूची-1 या 1 (के) के ...के

अधीन प्रयोज्य स्टाम्प से

स्टाम्प शुल्क से विमुक्त या

स्टाम्प शुल्क अपेक्षित नहीं.

**SALE DEED**

Nature of Deed : **Sale Deed**

Consideration Amount : **Rs. 15,00,000/-**

**(Rupees Fifteen Lac only).**

THIS SALE DEED IS MADE ON THIS THE 3<sup>rd</sup> DAY OF NOV 2022 AT SERAIKELLA; BY :-

Mrs Asha Tiwari, (PAN- ADPPT5883Q, UID- XXXX XXXX 3980) Wife of Mr. Kamakhya Tiwari, by faith-Hindu, by Caste-General Non C.N.T, Nationality-Indian, by Occupation-Business, resident of- 131 G/4A, Abubakarpur, Allahabad, U.P,211011, At present residing at-Q.No.-126, Road No.-9, Aditya Garden, P.O & P.S- Adityapur, District- Seraikella- Kharswan ,

21/11/22  
.....2022 निष्पन्न पदाधिकारी  
Fecharid  
45000.00  
3.00  
1.00  
45004.00  
31/11/22

Kalpna Dubey  
21/11/22

**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-184 dt. 24.09.2022** registered at Dist. Sub-Registry Office, Seraikella, hereinafter called the Vendor (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. : XXXX XXXX 1830, MOB NO. 9955373819.**

**IN FAVOUR OF**

RITWIK OJHA, S/O-Jawahar Lal Ojha, by faith- Hindu, by caste- General Non C.N.T, by occupation- Service, R/O- C/O Dashrath Ojha, Near Harun Nagar, Sector 2, Bajarangbali Colony, Phulwari, Patna, Bihar, hereinafter called the Purchaser (which expression shall unless it be repugnant to the context or meaning thereof shall deem to includes his respective heirs and permitted assigns).

UID- XXXX XXXX 9385; PAN- AALPO6363K

WHEREAS the vendor is absolute owner of schedule-A below property i.e. plot No. 1422, measuring Area-11.41 Decimal, under Khata No.8, Thana No. 131, Ward No. 22 Adityapur Municipal Corporation under Mouza-Asangi.

Kalpna Debroy  
3/11/22

WHEREAS the vendor purchased schedule-A below plot from its previous owner vide Registered Sale Deed No. 1048, dated 23.04.2018 which was executed and registered at D.S.R.O. Seraikella and thereafter got mutated her name in the office of superior landlord through C.O. Gamharia vide mutation Case No. 753/2022-2023, which is mentioned in Index-II in volume No. 19 of Page No. 2, which  **Holding No. is 0220000110000MO.**

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 (Khata No. 8, Plot No. 1422, measuring area-2.99 Decimals, 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. 15,00,000/- (Rupees Fifteen Lac only).**

Kolpana Dinkay  
3/11/22

[ 4 ]

**NOW THIS SALE DEED WITNESSETH AS FOLLOWS :-**

1. That, in consideration amount of **Rs. 15,00,000/-** (Rupees Fifteen 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 Durbey  
13/11/22

[ 5 ]

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-22,

Khata No.	Plot No.	Area	Boundary
8	1422	11.41 Decimals	N : Part Of Plot No. 1421 & 1422 S : Part Of Plot No. 1421 & 1422 E : Plot No. 1420 W: Plot No. 1993

Kalpana Dubey  
3/11/22

[6]

**SCHEDULE - 'B'**

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

ALL THAT residential plot which is portion of Plot No. 1422, Khata No. 8 mentioned in Schedule-A above land, measuring area 1300sq.ft./2.99 Dec. bounded as :

North : Portion plot no.1422

South : Portion plot no.1422

East : Portion plot no.1422

West : Portion plot no.1422

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

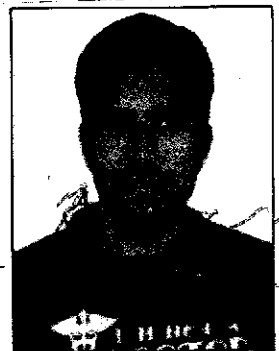
Annual rent Rs. 1/- is payable to the land-lord the state of Jharkhand through the C.O. at Gamharia.

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

**Witnesses :**

1. Kamal Kant Sharma.  
S/o:- Ram Ashray  
Road no-8, Adityapur-2
2. Bishnu Deo Giri  
D.N. Giri  
Raydih Rd no: 5 Adityapur-2

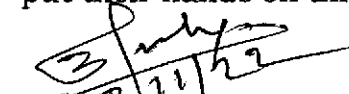
Kamal Kant Sharma

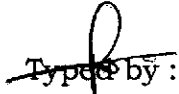


Kalpana Dubey  
3/11/22

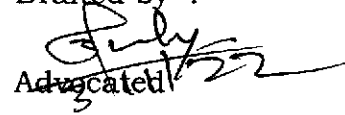
[7]

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 :

  
Advocate

In Registered General Power of Attorney Deed No. **IV-184 dt. 24.09.2022** registered at Dist. Sub-Registry Office, Seraikella.

Total Area in Plot No. 1422	Previous Sold Area	Today Sold Area	Rest Area
11.41 Decimals	0 Dec.	2.99 Decimals	8.42 Decimals

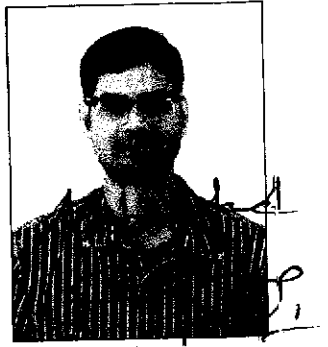
It is certified that Registered General Power of Attorney Deed No. **IV-184 dt. 24.09.2022** registered at Dist. Sub-Registry Office, Seraikella is still prevailing, the G.P.A. has not been revoked as yet. The principal of the G.P.A. is still alive.



Kalpna Dubey

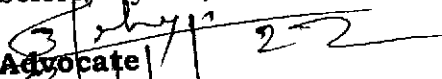


शुभक शर्मा



**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