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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 594882047083068e99fe

Receipt Date : 28-Aug-2023 02:43:35 pm

Receipt Amount : 112520/-

Amount In Words : One Lakh Twelve Thousands Five Hundred
And Twenty Rupees Only

Token Number : 202300116488

Office Name : SRO - Saraikela

Document Type : Sale Deed

Payee Name : DEVENDRA KUMAR (Vendee)

GRN Number : 2318980442



:- For Office Use :-



30.08.2023

Devendra Kumar
30/08/23

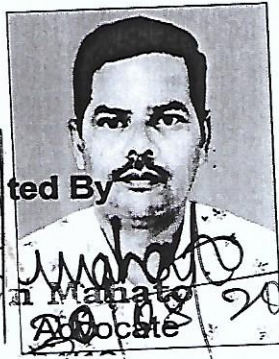
इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Devendra Kumar
30/8/23

30.08.2023

Agre value - 28,18,000/- Stamp 11250/- Adityapur

Shiv Kumar
30/08/23



ted By

Mahato
Advocate

Ram

2023

Shiv Kumar
30/08/23



मूल्यांकन सूची से [Signature]

इस्तावज जांच [Signature] पाया

नियम-21 क अधीन ग्राह्य
भारतीय स्टाम्प अधिनियम
(इण्डियन स्टाम्प एक्ट-1899) की
अनुसूची 1 या 1 (क) से 28 के
अधीन यथावत स्टाम्प

'SALE DEED'

This Deed of Sale is made on this the 30th day of Aug 2023, at

Seraikele-Kharsawan.
स्टाम्प शुल्क से विमुक्त या
स्टाम्प शुल्क अपेक्षित नहीं

BETWEEN

30/08/23 SRI SHIV KUMAR, S/o LATE MUSHAR YADAV, Aadhar No-6853 0844 9178,

PAN NO. AXVPK7866J by faith Hindu, by Category-General (Non-CNT), by occupation - Business by Nationality-Indian, Address - House No. 26/1-4, Road No. 12, Adityapur - 2, P.O. Adityapur, P.S.R. I. T., Distt-Saraikele Kharsawan, 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.

Submi-
मूल्यांकन

[Signature]

8 Shiv Kumar
1307 81 25

IN FAVOUR OF

SRI DEVENDRA KUMAR, S/o SRI DHARUV SHANKAR PRASAD, Aadhar No-9417 0117 2537, PAN NO.AUOPK9433D, by faith-Hindu, by Category-General(Non-CNT) by occupation-Business, by Nationality-Indian, resident of Plot No. 1443, Road No. 4, Adityapur-2, P.O. Adityapur, P.S. R.I.T., Distt-Seraikela-Kharsawan Jharkhand, hereinafter called the **PURCHASER/VENDEE** (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. **28,13,000/-** (Rupees Twenty eight lakhs thirteen thousand) only

WITNESSESTHAS FOLLOWS:-

Whereas, the vendor is absolute lawful owner of the S. I. H. S House No.228/2-2 at Adityapur, having a Pucca House measuring area 600 Sq.ft. along with land measuring area 1053 Sq. ft. i.e. (2.42 Decimals) situated at mouza Adityapur Housing Colony, Thana No.129, P.O. Adityapur, P.S.R.I.T, Ward No. 26, Holding No. 0260000788000A1 under the District-Sub-registry office at Seraikela, Jharkhand has been purchased by the Vendor by virtue of a registered Deed No. 3305, Serial No.3527, Book No-BK1 volume No. 534 pages from 241 to 300, dated 25/08/2023 registered at District Sub-Registrar office at Seraikela from Jharkhand State Housing Board of the one part through Sri Binay Manish R. Lakra, Manager Estate Jharkhand State Housing Board, Ranchi.

AND WHEREAS now with a view to purchasing some new property the Seller/ Vendor wants to sell his/her above described property (more fully described in the schedule below) and having come to learn the purchaser/Vendee approached to the Seller/Vendor and offered a consideration money of Rupees 17,00,000/- (Rupees Seventeen lakhs) only which has been accepted by the Seller/Vendor.

Shiv Kumar
20/11/25

AND WHEREAS, the purchaser after inspecting the house and all other documents related to the schedule below property and being satisfied with the legality of the property, and on being desirous of buying one residential House, more fully described in the schedule below, for full final and highest consideration amount of Rs.17,00,000/- (Rupees Seventeen lakhs) only and accordingly entered into one agreement, hence, to avoid all or any kind of future legal complication or legal disputes, both parties have 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. 17,00,000/- (Rupees Seventeen lakhs) only paid by the purchaser to the seller/vendor, details of which are 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/his 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/vendee 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 likes. 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.
- 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/vendee.

Shiv Kumar
23/01/23

- 4) That, the schedule below property hereby conveyed by this Sale Deed, is free from all encumbrances, Liens, or charges of any kind whatsoever. He/she has paid the Municipal Tax, Electrical charges, and all other taxes etc. to the concerned authorities. He/She further declares that there is no dues of any kind relating to the schedule below property, at all.
- 5) That neither the seller/vendor nor his legal heirs as successors will ever advance any claim against the schedule below property in an manner whatsoever. If it is ever claimed so it will be treated void in the eye of law.
- 6) 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 his/her legal heirs and successors.
- 7) That, the seller/vendor further may execute any deed of assurance if required in future in favour of the purchaser to more perfect the title of the purchaser for the said property.
- 8) That, the seller/vendor will deliver all original relevant document to the purchaser with respect to the schedule below property, and he/she also undertakes 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.
- 9) 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
22/01/23

SCHEDULE

S. I. H. S House No. 228/2-2, having a Pucca House measuring area 600 Sq.ft. along with land measuring area 1053 Sq. ft. i.e. (2.42 decimals) along with a situated at Mouza- Adityapur, Housing colony, Thana No. 129, P.O. Adityapur, P.S. R.I.T, ward No. 26 under the District-Sub-registry office at Seraikela, Jharkhand.

Holding No-0260000788000A1

Bounded As Follows:-

North : Road

South : Board's Land

East : S. I. H. S House No. 228/2-1

West : S. I. H. S House No. 228/2-3

Note: The Scheudled Property is Situated on Branch Road.

Mode of Payment

Amount

By Cheque/RTGS/Cash/Transfer

Rs. 17,00,000.00

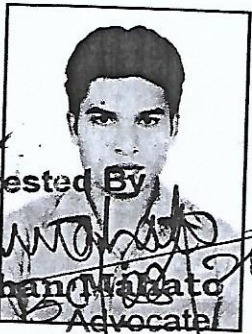
Smit Kumar
30/08/23

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

WITNESSES:-

1) ^{WJY} VIJAY KUMAR, S/O - SHATRUDHAN PRASAD
MIG-651, NEW HOUSING COLONY
ADITYAPUR

2) ^{Subrat} SUJEET KUMAR MAHATO, S/O !. DHIRENDRA NATH MAHATO
ASSANGI, INDL. AREA, ADITYAPUR



E.No. 104/12

^{Subrat}
30/08/2023

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

Ramdhani Mahato
30/08/2023.

Advocate

Shiv Kumar
30/8/23



Dendra Kumar
30-08-2023



(A)
30/08/2023

Signature of the Purchaser



Signature of the Identifier

(A)
30/08/2023

W/Y
30/08/2023

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.

Computer Typed by
Ashwani K. Mahato
30.8.2023

Ram dhan Mahato
EN: 134/12,
Advocate 30/08/2023.