

3301

3102



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 2c89c4a49f680c344f8f

Receipt Date : 18-Oct-2022 01:56:24 pm

Receipt Amount : 100000/-

Amount In Words : One Lakh Rupees Only

Token Number : 20220000123289

Office Name : SRO - Saraikela

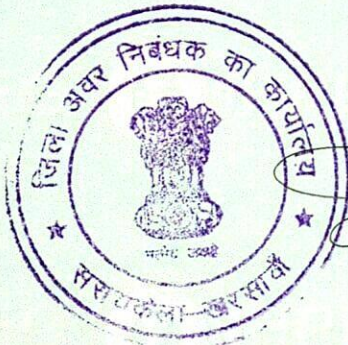
Document Type : Sale Deed

Payee Name : NILMANI SHARAN (Vendee)

GRN Number : 2213968569



--: For Office Use :-



[Handwritten Signature]

[Handwritten Signature]
19/10/2022

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।

State Value 25,00,000/- Stamp 1,00,000/- Adityapur

मुल्यांकन सूचा से जाँच किया

19/10/2022

दस्तावेज जाँच एके मही पाय

19/10/2022

दस्तावेज में वर्णित भूमि विविध सूची से

19/10/2022

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

19/10/2022

Ritesh Kr. Shukla



Ritesh Kr. Shukla 19/10/2022



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

DEED OF TRANSFER BY SALE

THIS DEED OF TRANSFER BY SALE IS MADE ON THIS THE 19th DAY OF OCT 2022 HERE AT SERAIKELLA;

BY

RITESH KUMAR SHUKLA (UID : xxxx xxxx 4363 and PAN : ANYPS5842B), S/o. Shri Jitendra Kumar Shukla, by faith Hindu, by Category General, by occupation Business, Indian National, Resident of M.I.G.-64, Adityapur-2, P.S. RIT, District Seraikella Kharsawan, hereinafter called the

"VENDOR / TRANSFERER" (which expression shall unless repugnant to



Handwritten signature: Ritesh K. Shinde



Handwritten signature: Ritesh K. Shinde

Handwritten signature: Ritesh K. Shinde

19/10/2022

9/10/2022
 नाम: श्री. रितेश कुमार शुभे
 पिता श्री. जयसुंदर कुमार शुभे
 स्थान: आंध्रप्रदेश
 पेशा: आंध्रप्रदेश के निबंधन के लिए
 दस्तावेज पेश किए गए



नपस्थाक का हस्ताक्षर पदार्थ पदाधिकारी का हस्ताक्षर

Handwritten signature: Ritesh K. Shinde

Handwritten signature and date: 19/10/2022

the context include his/their heirs, successors, successors-in-office, legal representatives, administrators and assigns) of the ONE PART.

TO AND IN FAVOUR OF

NILMANI SHARAN (UID : xxxx xxxx 1175 and PAN : BPUPS5831R), S/o Sunil Bihari Sharan alias Sunil Sharan, by faith Hindu, by caste General, by occupation Service, by nationality Indian, R/o. MIG 209, Adityapur 2, P.S. RIT, District Seraikella Kharsawan, hereinafter called the "PURCHASER/ TRANSFEREE" (which expression shall unless repugnant to the context includes his heirs, successors, legal representatives, administrators and assigns) of the OTHER PART.

NATURE OF DEED : DEED OF TRANSFER BY SALE

CONSIDERATION AMOUNT : Rs. 25,00,000.00 (Rupees Twenty Five Lakhs) only.

WHEREAS the Vendor had purchased land measuring an area 2183 Sq.Ft. i.e. 5.01 Decimals, recorded under Old khata no. 181 and 179, being Old plot nos. 1624 (P), 1622 (P) and 1623 (P), in Mouza Asangi, Thana no. 131, P.S. RIT, District Seraikella Kharsawan and morefully described in the Schedule hereunder written, from its previous lawful owners by the virtue of a registered sale deed bearing deed no. 2401 dated 23-05-2007, registered at the District Sub Registry office at Seraikella.

Handwritten signature and date: 19/10/2022

AND WHEREAS after purchasing the Schedule hereunder written land the Vendor mutated his name in the government records vide mutation case no. 290/2007-08 and the same is also recorded in the volume no. 3, page no. 48, in the register II of the Anchal Adhikari, Gamharia.

AND WHEREAS the Vendor is the lawful owner of the Schedule hereunder written land and has been enjoying all acts of ownership thereto without any interruptions from any corner.

AND WHEREAS the Vendor is desirous for disposing of the Schedule hereunder land and the Vendors have agreed to sell and dispose of the said land to the Purchaser for a total consideration amount of Rs. 25,00,000.00 (Rupees Twenty Five Lakhs) only.

NOW THIS DEED OF SALE WITNESSETH:-

1. That in pursuance of the above agreement and in consideration amount of Rs. 25,00,000.00 (Rupees Twenty Five Lakhs) only paid by the Purchaser to the Vendors, a stated hereunder shown in the column of MEMO OF CONSIDERATION, the receipt whereof the said sum do hereby acknowledge by them as full and final consideration amount, having been received against the sale and outright dispose of the Schedule hereunder written land, the vendors by these presents sale, convey, transfer, deliver an assigns unto the purchaser ALL THAT said land together with all its advantages, privileges, benefits, unto the purchaser TO HAVE AND TO HOLD the same by the purchaser without any interference or disturbance or impediment by and

Handwritten notes and signature: "Vr. V. Venkatesh" and "10/10/2022" written vertically, with a signature below.

from the vendors their heirs, attorneys and / or persons claiming through them.

2. That the Vendor, on receipt of full consideration amount from the Purchaser, hereby delivers free and peaceful vacant possession of the Schedule hereunder written plot to the purchaser.

3. That the Purchaser will be at liberty to get its name mutated in respect of the Schedule hereunder written land in the records of the superior landlord through the office of Learned C. O. at Gamaria, District Seraikella Kharsawan and will pay the ground rent and other taxes, cess, other outgoings etc. with respect to the Schedule hereunder written land to the superior landlord in his own name.

4. That the Vendor is completely divested of all his right, title, interest, in the schedule below property and shall cease to have any right, title or interest over the said land hereby sold to the Purchaser by these presents and/ or whatsoever building or structures to be erected thereon.

5. That the Vendor hereby declares and covenants :-

a) they are the bonafide owners with respect to the said land and there is no other co-owners or co-sharers or co-claimant in the land except the vendors hereof.

b) Prior to execution of this Deed of Transfer the Vendors, jointly or severally, have/has not sold or conveyed or transferred or alienated the Schedule hereunder written property or part thereof to any party, person or concern and same is free from all encumbrance's charges, liens.

c) The Vendor hereby assures the Purchaser to execute any further paper, no objection in favour of the purchaser at his (i.e. purchaser) cost that may be

Handwritten signature and date: 19/10/2022

necessary or deem to be required for mutating the Schedule hereunder written land in his name in the records of superior landlord.

6. That the Purchaser hereby declares and covenants: -

- i) Henceforth the Purchaser shall be the Owner of the schedule hereunder written land and will hold enjoy and possess the said land at their discretion or risk and/ or any manner he/they like/s.
- ii) The Purchaser shall construct house as per sanctioned plan of appropriate authority. It should be noted here that the internal structures and construction may be varied from one house to other, but the front elevation and or the outlook of all houses shall remain same.
- iii) All the residents including the builder shall or may form a Society and/ or Owner's Association for proper maintenance of the complex.
- iv) All passages, roads, alleys, side path, gardens, park or open areas of the complex shall remain open for free movement and common enjoyment of all intending buyers and occupants.
- v) The Purchaser shall pay the regular ground rent, other taxes, maintenance etc. in respect of the Schedule hereunder written land to the concerned authorities through Owner's Association/ Society.
- vi) The Purchaser and other occupants or Buyers of the complex shall manage and maintain the proposed road, alleys, drains, sewerage, boundary wall etc. on its completion.
- vii) That the principle is alive and has still not revoked the aforesaid General power of Attorney. That the aforesaid land does not fall under the purview of Section 46 of the C.N.T Act and also does not violate the principles laid down u/s 22 'A' of the Registration Act.

Handwritten signature and date: 19/10/2022

SCHEDULE

(description of the property hereby transferred)

In District Seraikella Kharsawan, District Sub Registry office at Seraikella, Mouza Asangi, P.S. RIT, PO: Adityapur, Thana No. 131, recorded under old ward No. 14, corresponding to new ward No. 22, ANAC,

Khata no.	Plot no.	Area
181 (old)	1624 (P) (old)	750 Sq.Ft. i.e. 1.72
39 (New)	411 (new)	Dec.
179 (old)	1622 (P) (old)	499 Sq.Ft. i.e. 1.15
40 (New)	409 (new)	Dec.
179 (old)	1623 (P) (old)	934 Sq.Ft. i.e. 2.14
40 (New)	407 & 408 (P) (new)	Dec.
	TOTAL	2183 Sq.Ft. i.e. 5.01 DECIMALS

Which is bounded as follows :

- North : Portion of plot no. 1622 and 1624
- South : 20' Wide Road;
- East : Portion of plot no. 1623 and 1618
- West : 20' Wide Road.

Annual ground rent payable to the Government of Jharkhand, through the office of the C.O. Gamharia.

19/10/2022
Bibhuti K. Rajhans

MEMO OF CONSIDERATION

Cheque / RTGS	Date	Bank	Amount
UTR No.- 207920477407	20.03.2022	Citi Bank	2,00,000.00
UTR No.- 208012014736	21.03.2022	Kotak Mahindra Bank	5,00,000.00
UTR No.- KKBKH22080780688	21.03.2022	Kotak Mahindra Bank	1,00,000.00
UTR No.- 208021512153	21.03.2022	Citi Bank	2,00,000.00
Chq No.- 079401	30.09.2022	ICICI Bank	15,00,000.00
		TOTAL	Rs. 25,00,000.00

IN WITNESS WHEREOF the Vendor has hereunto set his hand today at Seraikella on this the day, month and year first above written.

Witnesses:

- 1) Bibhuti KUMAR Rajhans S/o Nilam Rajhans.
R/o ICHHAPUR Guwalapara Aditaypur - 2 Rd.
Seraikela
- 2) Balajee Rao S/o G. Nageshwar Rao R/o H. No 21 Contractor's Area
Bistapur Jamshedpur

Drafted, read over and explained the contents of this sale deed to Executants / Vendors. Who found and admitted the same to be true and correct.



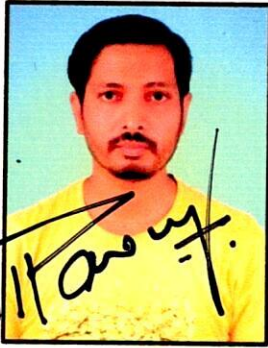
Bibhuti Rajhans
19/10/2022

H. Anil Kumar
Advocate

Rishabh Verma
19/10/2022

NAME OF THE PURCHASER

NILMANI SHARAN



Nilmani
19/10/2022



Harit Arora
Nilmani

Signature and finger print of left hand of the purchaser.

Certified that the finger print of left hand of each person whose photograph is affixed in this documents have been obtained by me or before me.

Harit Arora
ADVOCATE
E. No. 724/09