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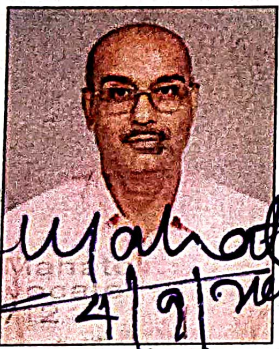
Stk Value 29,50,000/- Stamp 5/- Adityapur

2853

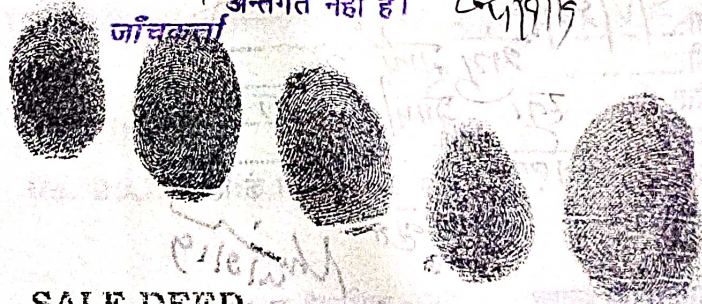


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5/11

आ. (1999) का. का. 3 (वि. वि. नं.) सं. 499 19 510 12.19.6.2019 के आदेशों के आदेशों में निरंकुश (य/अ) निरंकुश (य/अ) द्वारा
 झारखण्ड JHARKHAND मुल्याकन सूची सं. 03AA 779437
 दस्तावेज जांच. पाया



दस्तावेज में वर्णित व्यक्ति उपस्थापित दस्तावेज में लेख्यकारी प्रविधित सूची से की जाति अंकित है। यह जाति N.T Act 1908 की धारा 461(B) के अन्तर्गत नहीं है।



Attested
 Ramdhan
 E. No- 13

R. N. Jha
 4/9/2019

Srihar
 4/9/2019

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

SALE DEED
 Property Value Rs. 29,50,000
 (Rupees Twenty Nine Lakh Fifty Thousand only)
 THIS SALE DEED is made on the 4th day of Sept. 2019 at
 Seraikella, BY :-

Shambhu Nath Jha
 4/9/2019
 Mr. Shambhu Nath Jha S/O Late. Gopi Nath Jha by faith
 Hindu, by Caste Brahmin, by Nationality Indian, by Occupation
 Retired, resident of House No. 2 Syndicate Colony Area, Lake view
 Road, Uliyan, Kadma, Town- Jamshedpur, Dist- East
 Singhbhum, State- Jharkhand

Fee paid
 0/-
 250
 094
 354
 4/9/2019

Srjks
4/19/2019

:: 2 ::

hereinafter called the First Party/Seller/ VENDOR (Which expression shall unless repugnant to the context, mean and include his/their legal heirs, successors, legal representatives, nominees & assigns) of the ONE PART, PAN No.- ACSPJ5328C, Aadhar No.- 6417 4885 9253

IN FAVOUR OF

Mrs. ARUNA DEVI, W/O Shri Rajo Chaudhary , D/O Shri Kailash Chaudhary and Grand D/O Late. Darogi Chaudhary by faith : Hindu, by caste : Pasi, by Nationality : Indian, by Occupation : Housewife, at present resident of House No-2, Post- Telco, Jamshedpur, Birshanagar, Chotta Gobindpur, Telco , East Singhbhum Jharkhand- 834001. Hereinafter called the PURCHASER (which expression shall unless repugnant to the context mean and include her heirs, successors, legal representatives, nominees and assigns) of the **OTHER PART** ; PAN NO. CNSPD0964P, Aadhaar NO. 3510 2755 3489

Nature of Deed : **Sale Deed**
Consideration Amount : **Rs. 29,50,000/-**

WITNESSES AS FOLLOWS :

WHEREAS the, vendor is the absolute and lawful owner of a landed property situated at Mouza, Asangi, total land measuring area 2840 sft ie 6.51 decimal in Thana No. 131, ANAC Ward No. 15 (0)/22(N) P.S. Adityapur (R.I.T) under old Khata No. 206, Old Plot No. 1373, corresponding new Khata No. 237, New Plot No. 360 and Dist. Sub-Registry Office Seraikela-Kharsawan, more fully Described in the schedule below which land the

Srjkg
4/9/2019

:- 3 :-

Vendor has Purchase from its previous owner shri Kamakhya Tiwari S/o Late. capt. D.N. Tiwari, vide a GPA No. IV-9 dated 19/03/2008, registered at D.S.R.O Ghatsila, at Present Vendor of Shri Sambhu Nath Jha , S/o Late. Gopi Nath Jha, by means of Registered sale deed No. 5124/5095/2009 dated on 02/12/2009 Registered at Sub-Registry Office Seraikela, more fully described in the schedule below land have been in peaceful physical possession without any let of hindrance from any corner without over the same ,and their after the Vendor got the same mutated in his name vide Mutation case No. 1870 R 27/2018-2019 & C.O. Gamahria, the above schedule land mentioned in Registered -II being a Volume-12 page No. 37, Receipt No.-0512189874 and also Holding No. mention as 0220001129000MO.

AND WHEREAS, the recorded Khatiyani Raiyat/tenant Mahadev Shah S/o Late. Govind Ram Shah, recorded Operation in 1961.

AND WHEREAS the vender is enjoining possession over the said land more fully described in the schedule below without any interference from any corner.

And whereas in urgent need of money, the vendor has agreed with the vendee for absolute sale of said landed property, for a total consideration of Rs. 29,50,000 (Rupees Twenty Nine lakh fifty thousand only).

Singh
4/9/2019

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NOW THIS SALE DEED WITNESSETH AS FOLLOWS :

- 1) That in pursuance of aforesaid agreement and in consideration of the sum of Rs. 29,50,000/- (Rupees Twenty Nine lakh fifty thousand) paid by the Purchaser to the vendor, details of which is shown is hereby admitted and acknowledged, as full and final and highest consideration amount against the sale of the schedule below property and the vendors do hereby absolutely and forever sell, convey, transfer and deliver all that schedule below property in favor of the Purchaser/ Vendee by this Sale Deed to HAVE AND TO HOLD, the same unto the Purchaser & her heirs & successors without any interruption from any persons claiming under her together with all rights, title and interest of the said property.
- 2) That Vendors have delivered the peaceful possession of the schedule below property to the Purchaser, and from this day, the Purchaser/Vendee will possess and enjoy the same as absolute owner in all possible ways with power to dispose off the same by way of sale, gift, mortgage or any other ways whatsoever in manner she likes and the purchaser/ vendee shall be at liberty to have her name mutated in the Office of the Landlord the State of Jharkhand and pay rent and taxes for the same in her own name and obtain receipt thereof.
- 3) That the above schedule land is free from Anabad Jharkhand Sarkar, Anabad Serba SadharnPuja Sthal, Ban Bhumi and not belongs to ST, SC, OBC CNT Act. The seller does not violate the under section 46(1) provijo Act (a) Q.B of CNT Act, 1908 and there is no violation of the sec. 22(A) of Indian Registration Act.

Singh
4/19/2019

-: 5 :-

- 4) That the Vendors hereby declare that they have good and perfect title over the said schedule below property and if any defect of title or possession of the vendors in the schedule below property, the purchaser / Vendee suffers any loss then the vendors will be liable to compensate the same to the purchaser / vendee or her heirs and successors.
- 5) That the vendors are further bound to execute any other deed of assurance that may be required in favor of the purchaser/ Vendee to perfect the title of the purchaser /vendee over the said schedule below property.
- 6) That the vendors have delivered all relevant documents to the purchaser in respect of the schedule below property.
- 7) That the schedule below land is situated on Branch Road.
- 8) That this sale deed binding on all concerned including the heirs and successors of both the parties.

Singh
4/9/2019

:: 6 ::

SCHEDULE

(The Schedule description of Purchaser)

All that Piece and Parcel of Raiyati Residencial Land, Mouza : Asangi, A.N.A.C ward No. 15 (0)/22 (N) P.S. Adityapur (R.I.T), Thana No. 131, Sub Plot No.-P-315 Dist. Sub-Registry Office at Seraikela, Dist.- Seraikela-Kharsawan State - Jharkhand.

Khata No.	Plot No.	Kisim	Measuring Area	Decimile
206 (Old)	1373(Old)	DON-I	2840 sq.ft.	6.51 dec.
237(New)	360(New)	(Home Stead Land)		

Bounded by

North : plot no. P-314,

South : 30 ft. wide proposed Road

East : 20 ft. wide proposed Road

West : plot no. P-248 & P-249 (S Plot No-1135)

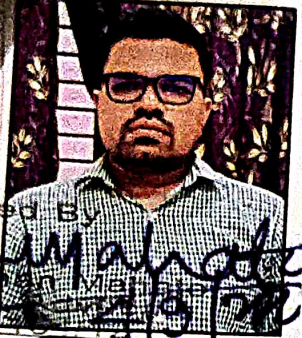
Annual rent Rs. 3/- payable to the superior landlord, the state of Jharkhand through the C.O. Gamharia.

IN WITNESS WHEREOF the Vendors have executed this sale Deed today at Seraikella on the date aforementioned.

Singh
4/9/2019

Singh
4/9/2019

Witnesses



1. Ramdhan Matato
Resident
E. No. 5/108/2019

Ramdhan Matato
4/09/2019

A
Ananddeep Choudhary
S/o Rajo Choudhary
House No. 7, Anam Nagar,
Road no. 2, P.O: Telco,
East Singhbhum

2.

राजो चौधरी

S/o Lakkhan Choudhary
A/o - House No. 7, Anam Nagar,
Road No. 2, P.O: Telco,
Dist: East Singhbhum.

Draft, read over and explained the contents of this Sale Deed at Seraikella and executants have admitted the same to be true and correct.

Ramdhan Matato
4/9/2019.

Drafted by Advocate

Singh
4/9/2019

:- 8 :-

NAME OF THE PURCHASER

MRS. ARUNA DEVI



Att. ted B

Room

E. No- 134/14

अरुणा देवी
4/09/2019



Certificate :

Certificate that the finger prints of left hand of each person whose photographs is affixed in the documents have been obtained before/ by me.

Ram dhan Mahato.
CEN No- 134/12
4/9/2019.
Advocate

SANGI (NAC WARD NO - O-15, N-22)

Smt. ARUNA DEVI

A - SERAIKELA

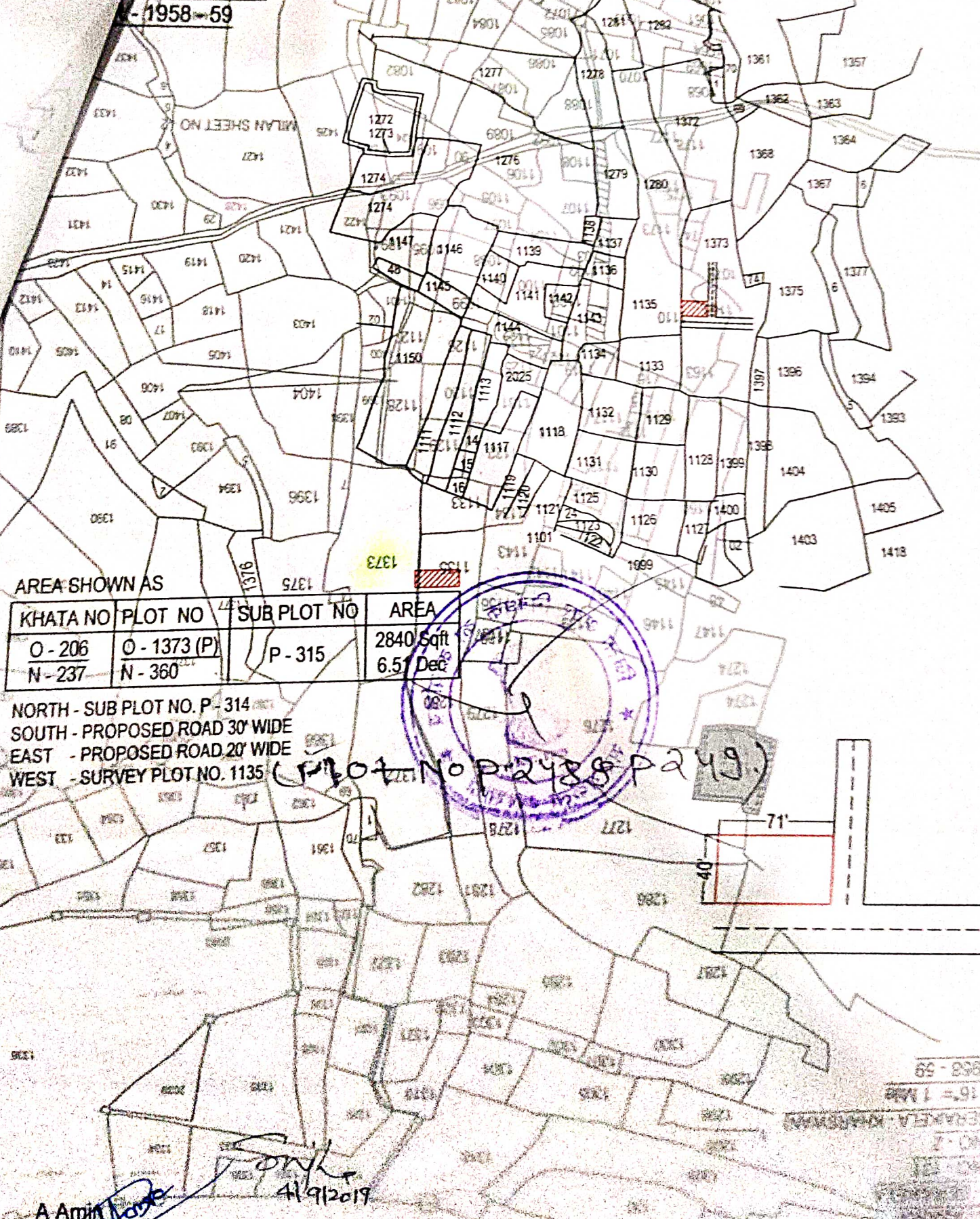
O - 131

O - 2

SERAIKELA - KHARSWAN

1" = 16" = 1 Mile

- 1958 - 59



AREA SHOWN AS

KHATA NO	PLOT NO	SUB PLOT NO	AREA
O - 206	O - 1373 (P)	P - 315	2840 Sqft
N - 237	N - 360		6.51 Dec

NORTH - SUB PLOT NO. P - 314
 SOUTH - PROPOSED ROAD 30' WIDE
 EAST - PROPOSED ROAD 20' WIDE
 WEST - SURVEY PLOT NO. 1135

(Plot No P-2488 P-249)

A Amin
 Reg.no. - 7840208

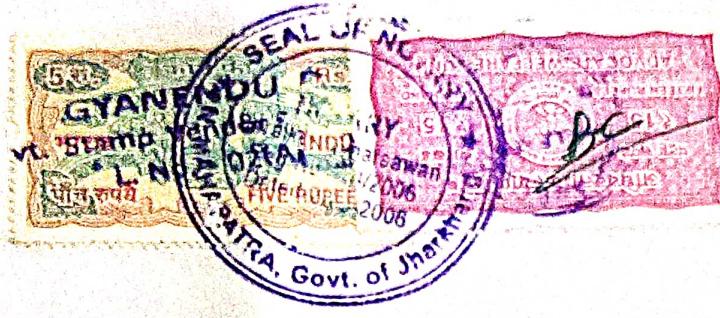
19/12/2019

AR - 1958 - 59
 SCALE - 1" = 1 Mile
 ST. SERAIKELA - KHARSWAN

Emph
19/12/19



MOUZA - ASANGI
THANA - SERAIKELA
THANA NO - 131
SHEET NO - 2
DIST. - (SERAIKELA - KHARSWAN)
SCALE - 16" = 1 Mile
YEAR - 1958 - 59



समक्ष / नोटरी पब्लिक सरायकेला

शपथ पत्र

१९ अगस्त १९४०/१९
०४.९.१९

हम/मैं, अरुणा देवी, पिता श्री राजो चौधरी, पता- क्वा नं० ०२, पो० टेल्को, जमशेदपुर, बिरसानगर, छोटा गोबिन्दपुर, जमशेदपुर (पूर्वी सिंहभूम) झारखण्ड का निवासी हूँ।

मैं शपथ पूर्वक घोषणा करती हूँ कि -

1. यह जमीन मौजा आसंगी में स्थित है। जिसका खाता सं०-२०६, प्लॉट सं०-१३७३, वार्ड नं० पुराना- १५, नया -२२, थाना नं०-१३१, जिसका कुल रकवा ६.५१ डिसीमल है।
2. यह जमीन का मैं शम्भुनाथ झा से खरीद रही हूँ।
3. इस जमीन पर किसी तरह का कोई विवाद नहीं है।
4. यह कि इस जमीन को मैं अपनी इच्छा से खरीद रही हूँ।

यह कि इसमें किसी प्रकार की विवाद होती है तो हम स्वयं जिम्मेवार रहेंगे।

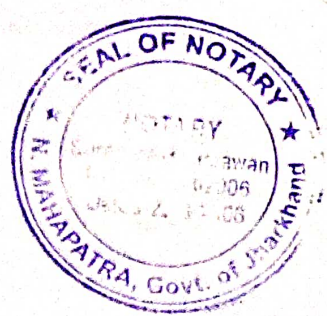
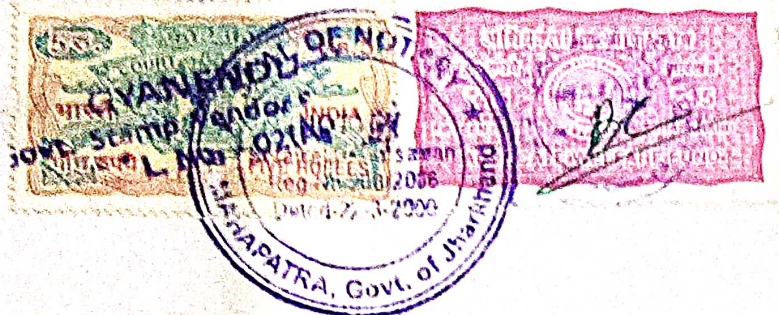
सत्यापन

उपरोक्त बिन्दुओं में कही गयी सारी बातें सही हैं तथा मैं ने अपना हस्ताक्षर दिया।

I We
Who is identified by
Sri Adv., Seraikela
time at Seraikela AM/PM
Solemnly affirmed before me

Aruna Devi
R. Mahapatra
N. MAHAPATRA
NOTARY PUBLIC
Seraikela-Kharsawan
04/9/19

अरुणा देवी
शपथकर्ता
शपथकर्ता मेरे सामने
हस्ताक्षर किये
अधिवक्ता सरायकेला



समक्ष

नोटरी पब्लिक, सरायकेला

शपथ पत्र

SP-M/1939/19
Date 04.9.19

मैं, अरूणा देवी, पति - श्री राजो चौधरी, निवासी - हाउस नं० 2, पो० - टेलको, जमशेदपुर, बिरसा नगर, छोटा गोबिन्दपुर, जिला - पूर्वी सिंहभुम, झारखण्ड का निवासी हूँ।

शपथ पूर्वक घोषणा करती हूँ कि :-

- 1 यह कि मैं अधिसूचना सं०-499 एवं 500 दिनांक 19.06.2017 के तहत महिलाओं के लिए दिये गये छूट का लाभ उठाना चाहती हूँ।
- 2 यह कि मैं शपथ पूर्वक घोषणा करती हूँ कि पूर्व में (प्रस्तुत दस्तावेज के अलावे) मेरे द्वारा उपर लिखित अधिसूचना का लाभ नहीं उठाया गया है।
- 3 यह कि मौजा - आंसगी, थाना - आर आई टी आदित्यपुर, थाना न० - 131, वार्ड न० 15 पुराना, 22 नया,

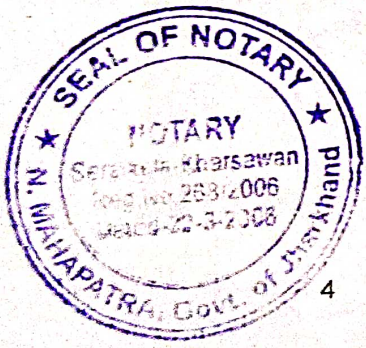
खाता नं०	प्लोट नं०	रकबा
206	1373	6.51 डी० यानि 2840 वर्ग फीट

1.00 रूपया टोकन पर रजिस्ट्री हेतु दस्तावेज पेश कर रही हूँ।

- 4 यह कि मैं यह भी घोषणा करती हूँ कि भविष्य में इस दस्तावेज के अलावे उपर लिखित अधिसूचनाओं का लाभ नहीं उठाऊँगी करने से मैं स्वयं दण्ड की भागी रहूँगी।

सत्यापन

उपरोक्त विन्दुओं पर कही गई कथन मेरे जानकारी मे सही हैं तथा अपना हस्ताक्षर इस शपथ पर किये।



I We Aruna Devi
 Who is Identified by R. S. Mahesh
 Sri Adv., Seraikela
 time 4.9.19 at Seraikela AM/PM
 Solemnly affirmed before me

N. Mahapatra
 N. MAHAPATRA
 NOTARY PUBLIC
 Seraikela-Kharsawan
 04/9/19

अरूणा देवी
 शपथकर्ता
 मेरे सामने अपना
 हस्ताक्षर किये।
Aruna Devi
 अधिसूचना सरायकेला