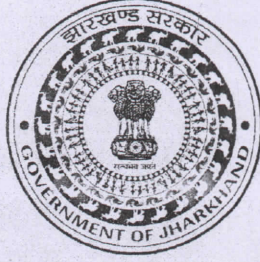


202

180



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 9b3d642134aa483bc080

Receipt Date : 23-Jan-2023 09:13:10 pm

Receipt Amount : 68000/-

Amount In Words : Sixty Eight Thousands Rupees Only

Token Number : 202300008333

Office Name : SRO - Saraikela

Document Type : Sale Deed

Payee Name : ARVIND KUMAR AND PRITI KUMARI (Vendee)

GRN Number : 2315401206



:- For Office Use :-



Reena Rani

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।

Reena Rani

24.01.2023.

Arvind Kumar Priti Kumari



Attested By

Ramdhani

23,

E.No.134/12

Reena Rami

24.01.2023,

दिनांक 24.01.2023
 श्री. रीना रमी
 पता श्री. पत्नी श्री. अशोक कुमार
 स्थान. दिल्ली कली धारा, दिल्ली
 प्रेषा. मेरा निवेदन के लिए
 इस्तावेज पेश किया



रपस्थापक का हस्ताक्षर नक्षत्र पदाधिकारी का हस्ताक्षर

Handwritten signature of Arvind Kumar

Arvind Kumar

Reena Rami

Reena Rani
24.01.2023.

Arvind Kumar

Baiti Kumari

:- 3 :-

2. **MRS. BIMALA KAUR** (AGED ABOUT 52 YEARS), (**PAN** No.-EBEPK5919K and **AADHAAR** No.-XXXX XXXX 0456), (**Mobile** No.-9204333695), Wife of Late Balbant Singh and Daughter of Late Aman Singh and Grand Daughter of Late Hari Pado Dutta, by Faith-Sikh, Category-General (Non-C.N.T.), Nationality-Indian, by Occupation-Business, resident of Purani Basti Road, Jugsalai, Jamshedpur, P.O. and P.S.-Jugsalai, District-East Singhbhum, in the State of Jharkhand, Pin Code-831006, represented through their nominate constituted attorney and appointed **MRS. REENA RANI** (AGED ABOUT 33 YEARS), (**PAN** No.-BQMPR5790M and **AADHAAR** No.-XXXX XXXX 4803), (**Mobile** No.-8340314592), Wife of Mr. Gitendu Kumar Gautam, Daughter of Mr. Arjun Prasad Yadav and Grand Daughter of Mr. Adhik Lal Yadav, by Faith-Hindu, Category-General (Non-C.N.T.), Nationality-Indian, by Occupation-Business, resident of Quarter No.-M I G-3/7, Housing Colony, Dindli Basti, Adityapur-1, Adityapur, P.O. and P.S.-Adityapur, District-Seraikella-Kharsawan, in the State of Jharkhand, Pin Code-831013, vide **GENERAL POWER OF ATTORNEY NO.-180**, (Sl. No.-**3011**, Book No.-**BK4**, Volume No.-**24**, Page No.-**1** to **56**), Dated-**23.09.2022**. registered at District Sub-Registry Office at Seraikella, Jharkhand, here-in-after called the **FIRST PARTY/VENDORS/SELLERS** (which expression shall unless, excluded by or repugnant to the context, mean and include their heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **ONE PART.**

IN FAVOUR OF

1. **MR. ARVIND KUMAR** (AGED ABOUT 45 YEARS),

Contd..4..

Reena Rani
24.01.2023.

Arvind Kumar

Priti Kumari

-: 4 :-

(PAN No.-BCPPK6773C and AADHAAR No.-XXXX XXXX 6272), (Mobile No.-9771444042), Son of Late Bhubneshwar Prasad Chourasia and Grand Son of Late Sito Chourasia and **2. MRS. PRITI KUMARI** (AGED ABOUT-32 YEARS), (PAN No.-EWYPK0231B and AADHAAR No.-XXXX XXXX 6357), (Mobile No.-8051515539), Wife of Mr. Arvind Kumar, Daughter of Mr. Pravin Kumar Chaurasiya and Grand Daughter of Late Mohan Mondal, both by Faith-Hindu, Category-General (Non-C.N.T.), Nationality-Indian, by Occupation-No.-1.-Service and No.-2.-House Wife, both resident of Salouna, Salouna Bakhri, B. Bazar, Bakhri Begusarai, Bihar-848201, both at present residing at Road No.-4, Near Adharsila Tower, Adityapur-2, P.O.-Adityapur, P.S.-R.I.T., District-Seraikela-Kharsawan, in the State of Jharkhand, Pin Code-831013, here-in-after called the **SECOND PARTY/VENDEES/PURCHASERS** (which expression shall unless, excluded by or repugnant to the context, mean and include their heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **OTHER PART.**

NATURE OF DEED:-Deed of transfer by way of Sale.

CONSIDERATION AMOUNT:- Rs.17,00,000/- (Rupees:-Seventeen lakhs) only.

WHEREAS, the VENDORS are the sole, absolute, lawful and bonafide owners of all that land measuring an area-2.66 Decimals i.e. 1160 sq. ft., recorded under Khata No.-1, Portion of Plot No.-505, of Mouza-KULUPTANGA, Thana-Adityapur, Thana No.-130, within A.N.A.C. Old Ward No.-17, Corresponding to A.M.C. New Ward No.-32, District-Seraikella-Kharsawan, morefully described in schedule below:

Contd..5..

Reena Rani
24.01.2023,

Arvind Kumar
Binita Kumari

-: 5 :-

AND WHEREAS, that the Khata No.-1, of Mouza-KULUPTANGA, Thana-Adityapur, Thana No.-130, has been recorded in the name of "**AMAR SINGH**" (now deceased, father name of present VENDOR No.-1. and father in law name of present VENDOR No.-2.), **SON OF KARTER SINGH**" in the survey Khatian which was finally published in the year of 1961 and he hold and possessed the same as absolute owner thereof without any interruption from anybody till his life time and Rent has been realized in Volume No.-1, Page No.-1, mentioned in Register-II, Rent Receipt No.-**0621556883**:

AND WHEREAS, the said recorded raiyat namely "**AMAR SINGH**" died leaving behind the Mr. Kalwant Singh (self name of present VENDOR No.-1.) and Balbant Singh (now deceased, husband name of present VENDOR No.-2.), being his sons, legal heirs and successors and accordingly the Mr. Kalwant Singh and Balbant Singh came in physical possession over share of their deceased father namely "**AMAR SINGH**" and hold and possesses the same as absolute owners thereof without any interruption from any body and having every right to transfer the same in any manner whatsoever they likes:

AND WHEREAS, the said "**BALBANT SINGH**", died leaving behind the Mrs. Bimala Kaur (present VENDOR No.-2.), being his widow, legal heirs and successors and accordingly the present VENDOR No.-2. came in physical possession over share of her deceased husband namely "**BALBANT SINGH**" and hold and possesses the same as absolute owner thereof without any interruption from any body and having every right to transfer the same in any manner whatsoever she like:

Contd..6..

Reena Rami
24.01.2023,

Arvind kumar

Biti kumari

-: 6 :-

AND WHEREAS, now being in urgent need of money the VENDORS have agreed with the VENDEES for ABSOLUTE SALE of the said landed property measuring an area-2.66 Decimals i.e. 1160 sq. ft., fully mentioned in the schedule below through their above named attorney for a total consideration amount of Rs.17,00,000/- (Rupees:- Seventeen lakhs) only and the VENDEES have also agreed to purchase the same at that price:

:NOW THIS SALE DEED WITNESSETH AS UNDER:

1. THAT, in pursuance of the above agreement and in consideration amount Rs.17,00,000/- (Rupees:-Seventeen lakhs) only, paid through vide Cheque, D.D. and Cash, by the VENDEES to the VENDORS, the receipt where of the said sum here by acknowledges as full and final and highest consideration amount having received against absolute and out right sale of the said immovable property more particularly described in the schedule here under written to the VENDEES, the VENDORS by these presents does hereby sale, convey, transfer, deliver and assign unto the VENDEES all that immovable property more fully described in the schedule here under written together all right, title, interest, privileges, advantages, TO HAVE AND TO HOLD the same without any interruption or disturbance from or by the VENDORS, their heirs and/or any person or persons claiming under or in trust of them, with all right, title, interest and possession hereto which the VENDORS here before enjoyed in respect of the said property.

2. THAT, the VENDORS are completely divested of

Contd..7..

Reena Rami
24.01.2023.

Avind kumar
Baiti kumari

-: 7 :-

all their interest and right in the schedule property and shall cease to have any right or title in the property hereby sold to the VENDEES by these presents.

3. **THAT**, the VENDORS on receipt of full and final highest consideration amount of Rs.17,00,000/- (Rupees:-Seventeen lakhs) only, paid through vide Cheque, D.D. and Cash, from the VENDEES have delivered possession of the schedule property in favour of the VENDEES and all relevant papers and documents of the said property to them.

4. **THAT**, the VENDEES out of their own funds or through any financial sources shall or may construct any further structures, buildings and renovate the same or part thereof and will enjoy and possess the same or part thereof with full powers of sale, convey, transfer, deliver, mortgage or otherwise alienate the same or part thereof to any part or in any manner they likes.

5. **THAT**, the VENDEES shall be at liberty to get their names mutated in the superior landlord through the office of C.O. at GAMHARIA, and shall pay the ground rent and other taxes in their own names in respect of the said property.

THAT THE VENDORS HEREBY ASSURES THE VENDEES AND COVENANTS.

1. **THAT**, the VENDORS are the lawful owners of the said property and there is no other co-owner or co-sharers or co-partner if the said property, except them.

Contd..8..

Reena Rani
24.01.2023.

Arvind Kumar
Binita Kumari

-: 8 :-

2. THAT, prior to execution of this sale deed, the VENDORS has not sold conveyed or delivers or transferred or mortgaged the said property of part thereof to any other party and it is free from all encumbrances, charges and liens.

3. THAT, the VENDORS hereby assures the VENDEES to execute any further papers and documents, at the cost of the VENDORS as may be required in future for recording and mutating VENDEES names in the records of the superior landlord and or concerned office or authority and for its peaceful possession forever.

4. THAT, the VENDORS hereby assures the VENDEES that schedule land is not fall under the SEC. 46 (1-B) OF THE C.N.T. ACT, 1908. And the schedule property is not belongs to ST, SC or BC (the list of caste which is annexed into CNT Act. 1908). And there is no violation of the SECTION 22 (A) OF INDIAN REGISTRATION ACT 1908.

5. THAT, the VENDORS hereby assures the VENDEES that land hereby sold to the VENDEES is free from land ceiling Act. The land is not belongs to Temple, Mosque, Church, Gurudwara, Sarna, Masna, Hargadi, Graveyard, School or College. And the land is not belongs to Bhuihari, Panhai, Khutkati or Khas Mahal.

6. THAT, in case the VENDEES sustain any losses or damage and/or deprive from the schedule property due to defect title of the VENDORS over the schedule mentioned property, in that event the VENDORS will be liable to compensate the VENDEES for such losses and damages.

Contd..9..

Arvind kumar
Baiti kumari

Reena Ram
24.01.2023.

-: 9 :-

7. **THAT**, the G.P.A. NO.-IV-180, Dated-23.09.2022. Khata No.-1, Plot No.-505, Total Area-104 Decimals, Previous Sold-8.3 Decimals, Balance in Area-95.7 Decimals, Today Sale-2.66 Decimals, Balance in Area-93.04 Decimals.

8. **THAT**, the Principles are Still Alive. G.P.A. No.-IV-180, Dated-23.09.2022. District Sub Registry Office at Seraikella, has been not revoked.

SCHEDULE

District-Seraikella-Kharsawan, District sub registry office at Seraikella, Mouza-KULUPTANGA, Thana-Adityapur, Thana No.-130, within A.N.A.C. Old Ward No.-17, Corresponding to A.M.C. New Ward No.-32, Holding No.-0320001617000M0, under Khata No.-1, Portion of Plot No.-505, Kisim-Homestead Land, measuring an area-2.66 Decimals i.e. 1160 sq. ft.

Bounded as:-

North-Road 25 Feet.

South-Boundary.

East-Sellers Nij.

West-Sellers Nij.

MEMO OF CONSIDERATION

The consideration sale value of the said Schedule property is fixed at Rs.17,00,000/- (Rupees:-Seventeen lakhs) only, already has been paid by the "VENDEES" to the "VENDORS" in the manner stated here under:

Contd..10..

Reena Rani
24.01.2023.

Arvind kumar
Bibi Kumari

-: 10 :-

Sl. No.	Cash/Cheque/D.D.	Date	Amount
1.	Cash	13.11.2022.	11,000.00
2.	Cash	13.11.2022.	18,000.00
3.	Cheq. No.-941190	13.11.2022.	1,00,000.00
4.	Cheq. No.-941193	21.01.2023.	2,96,000.00
5.	D.D. No.-458044	23.01.2023.	12,75,000.00
TOTAL-			17,00,000.00

Tracing Map is attached, and form part of this Sale Deed wherein Shattered part is sold area.

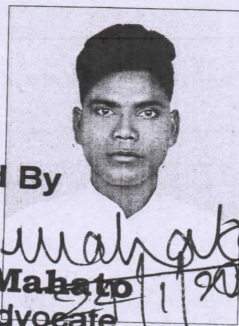
Govt. Land Value (U-Res. @ Rs.4,29,583/- Per Decimals)-Area-2.66 Decimals=Rs.11,42,690.78.

Annual Rent:-Rs.7.00 payable to the state through circle officer, Gamharia.

Read over and explained the contents of this SALE DEED to the executants who admit the same to be true and correct.

WITNESSES:-

1.



Attested By

Ramdhan Mahato
Advocate

Arvind Kumar
24.01.2023.

Ramdhan Mahato
24/1/2023.
Jitender Musam S/o
Akl Musam At. Dornjuzi
P.O Sindri, P.S. Sesaikhetra
24.01.2023.

E.No.15412

PHOTO & SIGNATURE OF IDENTIFIER AS WELL AS WITNESS NO.-1.

Contd..11..

Reena Rani
24.01.2023.

Arvind Kumar
Binita Kumari

:- 11 :-

2. Namik Mahato
S/o Lakshman Mahato
Bisban
24.01.2023.

Ramadhan Mahato
24/1/2023,
DRAFTED BY:

COMPUTER TYPED BY:

[Signature]

24.01.2023,

PURCHASERS

Attester

Ramadhan

E.No.13



Arvind Kumar
24.01.2023.



Attester By

Ramadhan

E.No.134/12



Binita Kumari
24.01.2023.



Read over and explained the contents of this sale deed to the POWER HOLDER who after admitting the contents to be correct put his signature on behalf of the VENDORS in presence of the witnesses. Certified that the persons whose photographs are affixed on this sale deed have put their hands in my presence, and the impression of fingers of their respective left hand have been taken by me.

ADVOCATE:

Ramadhan Mahato
E.No.-134/12.
24/1/2023.