

3179

2968



Sai Prangan
Duplex NO D5
25x48

Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 7f020a7260a48efb25e7

Receipt Date : 02-Jun-2023 12:58:33 pm

Receipt Amount : 60000/-

Amount In Words : Sixty Thousands Rupees Only

Token Number : 202300071400

Office Name : SRO - Saraikela

Document Type : Sale Deed

Payee Name : SHYAMAL KUMAR PRAMANIK (Vendee)

GRN Number : 2317520631



-: For Office Use :-



S. K. Pramanik

S. K. Pramanik
21/6/23

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।

S. K. Pramanik
02/06/2023

S. K. Pramanik
02/06/2023



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 9963828ea38382ae3545

Receipt Date : 29-Jun-2023 05:24:35 pm

Receipt Amount : 6000/-

Amount In Words : Six Thousand Rupees Only

Token Number : 202300071400

Office Name : SRO - Saraikela

Document Type : Sale Deed

Payee Name : SHYAMAL KUMAR PRAMANIK (Vendee)

GRN Number : 2317993407



:- For Office Use :-



S. K. Pramanik

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।

[Signature]

[Signature]

Sale Value 16,50,000/- Stamp 66,000/- Adhyapur
मुल्याकन सुचा स निचि 16,50,000/-

दस्तावेज जाच. (16,50,000/-)

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

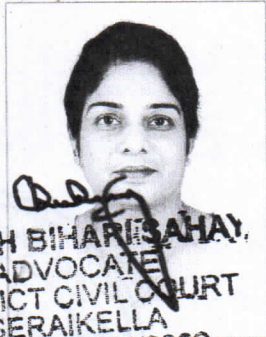
दस्तावेज म वणित भूमि
प्रतिबंधित सूची से



RAJESH BIHARI SAHAY
DISTRICT CIVIL COURT
SERAIKELLA
ENR. NO. - 51/2023

[Signature]
10/06/2023

नियम-21 के अधीन ग्राह्य
भारतीय स्टाम्प अधिनियम
इण्डियन स्टाम्प एक्ट-1899) की
प्रनुसूची-1 या 1 (क) स0.0/.....के
अधीन यथावत स्टाम्प नदिय या
स्टाम्प शुल्क से विमुक्त या
स्टाम्प शुल्क अपेक्षित नहीं



RAJESH BIHARI SAHAY,
ADVOCATE
DISTRICT CIVIL COURT
SERAIKELLA
ENR. NO. - 51/2023

[Signature]
02/06/2023

21/6/23
निबंधन पदाधिकारी

Fee - 4950/-
Stamp 300
Process 100

[Signature]

SALE - DEED

GOVT. VALUE - RS. 16,50,000/-

Valued at Rs 15,00,000/- (Rupees: Fifteen Lakhs) Only

This Sale Deed is made on this the 02nd day of June 2023.

S. K. Prasad

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02/06/2023
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02/06/2023

(1)MR. AKASH CHAWLA (aged about 48 years) having PAN : ACMPC6811D & UID NO. 3497 8227 7817, Son of MR. YASHPAL CHAWLA and Grand Son of LATE KRISHNAN LAL CHAWLA, by Occupation – Business, and **(2) MRS. POOJA CHAWLA**, aged about 47 years) having PAN : ADJPC4381Q & UID NO. 4945 4612 2773, Wife of MR. AKASH CHAWLA, Daughter of LATE SWATANTER ARORA and Grand Daughter of LATE ASCHARYA LAL ARORA, by Occupation – Business Both by Faith - Hindu, by Nationality - Indian, by Category -General (Non CNT), Resident at H. No. SG/2, Surobina Apartment, Holding No. 86, M. Road, Post & P.S – Bistupur, in Town – Jamshedpur, District – East Singhbhum, State of Jharkhand, hereinafter jointly called the Sellerss (Vendors) (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, successor, executors, nominees, legal representatives and assignees) of the ONE PART.

IN FAVOUR OF

MR. SHYAMAL KUMAR PRAMANIK (aged about 66 years) having PAN: ABEPP4187A & UID NO.: 6495 9765 3469, Son of MR. SHIB KRISHNA PRAMANIK and Grand Son of LATE FATIK CHANDRA PRAMANIK, by Occupation - Retired, by Faith - Hindu, by Nationality – Indian, by Category -General (Non CNT), resident at 219, Main Ranchi Road, Ward No. 01, Anumandal Hospital, Chakradharpur, District – West Singhbhum, in the State of Jharkhand, PIN – 833102, hereinafter called the Purchaser (Vendee)

S. K. Pramanik

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02/06/2023
Pooja Chawla
02/06/2023

(Which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, nominees, legal representatives and assignees) of the OTHER PART,

WHEREAS, the aforesaid Sellers **(1) MR. AKASH CHAWLA** and **(2) MRS. POOJA CHAWLA** peacefully jointly possess the landed property situated at Mouza - ASANGI, Thana No. 131, P.S - ADITYAPUR, Anchal GAMHARIA, Survey Ward No. 15, now Adityapur Municipal Council Ward No. 22, recorded under Khata No.8, being Plot No.1422 (P), measuring an area 3.45 Decimals, more fully described in the schedule below, which very lands still recorded in the name of present Sellers namely **(1) MR. AKASH CHAWLA** and **(2) MRS. POOJA CHAWLA**, who after jointly purchasing the aforesaid land from M/S. Tiwari Sons Construction Pvt. Ltd., represented by its Director MR. VIKASH TIWARY, Son of MR. KAMAKHYA TIWARI, duly represented through its registered Attorney namely MRS. KALPANA DUBEY, Wife of MR. HARE KRISHNA DUBEY, by means of registered Sale Deed No. 3768 (Sl. No. 4025), dated 15.12.2022, got mutating the same land in his name vide Mutation Case No. 2161/R27 2022-2023, dated 08.02.2023 and thereafter peacefully possess the land without and let, interference or objection from any corner whatsoever, which entered into registered II, Vol. No. 19, Page No. 67, in the records of concerning C.O, Gamharia, and since then the Sellers are in peaceful physical possession over the lands without any interruption, impediment, obstruction or objection from any corner whatsoever and is paying regular rent to the superior landlord i.e. the State of Jharkhand through C.O, Gamharia.

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any interruption, impediment, obstruction or objection from any corner whatsoever and is paying regular rent to the superior landlord i.e. the State of Jharkhand through C.O, Gamharia.

AND WHEREAS, previous Sellers M/S. Tiwari Sons Construction Pvt. Ltd. was purchased the aforesaid property from its previous recorded owner, vide registered Sale Deed vide No. 1046, dated 23.04.2018 registered at District - Sub - Registry Office at Seraikella, who subsequently got mutated the same lands in his name vide Mutation Case No. 752 /2022-2023, entered with Register II, Vol. No. 19, Page No. 1, in the records of Anchal Officer (C.O) Gamharia.

AND WHEREAS, the schedule below lands was recorded in raiyati rights in the name of ATAL GOUR, Son of LUTU GOUR, in the R.S survey settlement operation held sometime in the year 1963.

AND WHEREAS, the Sellers who has been in exclusive possession of the schedule below lands and exercising all acts of ownership thereto, as its lawful owner in the eye of law without any interruption, hindrance, obstruction, objection or impediment from any corner and on payment of due proportionate ground rent, other taxes etc. along with others to the superior landlord.

S. K. Pramanik

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AND WHEREAS, being in need of money the above Sellers wanted to sell out the schedule below lands to any intending purchaser/s for an optimum available market price.

AND WHEREAS, having heard about this the instant purchaser offered to purchase the schedule below lands, which is more fully described in schedule below appended to it for a total consideration amount of Rs. 15,00,000/- (Rupees: Fifteen Lakhs) Only.

AND WHEREAS, the Sellers has agreed to the said proposal of the purchaser, And in tune the purchaser has paid full and final cost of the land amounting to Rs. 15,00,000/- (Rupees: Fifteen Lakhs) Only to the Sellers to which the Sellers admit, acknowledge the receipt in favour of the purchaser to sell out the schedule below land in favour of purchaser.

AND WHEREAS, the Sellers agreed to execute a sale deed and convey and transfer the schedule below land in favour of the Purchaser for her forever use and enjoy on the following terms and conditions.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS: -

1. THAT, the Sellers being in receipt of total consideration price of Rs. 15,00,000/- (Rupees: Fifteen Lakhs) Only as per manner as stated in memo of consideration, do hereby transfer and convey the schedule below land in favour of its intending purchaser with all of the subsisting legal right, title,

S. K. Prasad

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interest and possession of the land in question which shall henceforth be hold, occupies and enjoyed by the purchaser forever and absolutely, without any hindrance from any side whatsoever, being its absolute and perfect lawful owner.

2. THAT, in token of acceptance of this deed of sale, the Sellers has delivered actual peaceful physical possession of the schedule below land to the Purchaser and the Purchaser shall be entitled to enjoy and possess the said land hereby transferred by this sale deed in her own right as absolute owner thereof.

3. THAT, on and from this day all right, title, interest and possession of the Sellers in respect of the said land have vested absolutely unto the Purchaser and the Purchaser shall hold, use and enjoy the same as absolute owner thereof without any interruption or impediment by and from any corner.

4. THAT, it is further declared and undertaken by the Sellers that the schedule below land is free hold land, free from any/all encumbrances, lien, charges, pledge and/or mortgage of any nature and the Sellers has perfect legal right, title, interest and possession, which is being conveyed to their instant purchaser, In the event any defect in the said land is detected in any manner of nature hereinafter, the same shall be made good and perfect by the Sellers at their own cost and consequences and the Sellers further undertake and declare that the schedule below land is free from Anabad

S. K. Prasad

02/06/2023
02/06/2023

Jharkhand Sarkar, Anabad Sarb Sadharan Puja Sthal, Kairat Ban Bhumi, Land Ceiling Act., Mandir, Maszid and the Sellers doesn't belongs from S.T, S.C, O.B.C and the same land is free from C.N.T Act and there is no violation of Sec. 22 (a) of Indian Registration Act.

5. THAT, further more owing to defect in title of Sellers, over the schedule below land, if the purchaser incurs any loss the same shall also be made good and/or compensated by the Sellers, by all means whatsoever.

6. THAT, the Sellers accordingly do hereby declare and undertake that she bind herself to execute and/or register any further deed/(s) of conveyances/assurance or like natured documents or indenture if so required in future to perfect the right, title, interest and possession of the purchaser over the schedule below land, and both the parties also declared that in future that they shall not closed or disturb the common place and general road.

7. THAT, now being the owner of schedule below land the purchaser shall be fully entitled to get her name mutated with respect of land in question from the Govt. Offices and in case of any difficulty, the Sellers being herself to do all that may be required in accordance to the prevailing rules and regulations. And the purchaser being owner shall pay the land revenue, levy, cess or any other statutory imposition/s, levied or to be levied hereinafter, to the state of Jharkhand, for all time to come henceforth.

S. K. Prasad

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8. THAT, the Purchaser will pay proportionate ground rent, municipal charges directly to the appropriate authority.

9. THAT, the Sellers hereby declares that prior to execution of this deed, have not sold or conveyed or delivered the schedule below mentioned land or part thereof to any other party or person and the same is free from all encumbrances, charges and liens.

10. THAT, the parties including their respective heirs, shall be bound by the terms and conditions of this Sale Deed.

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

Annual Rent - Rs. 1.00/- Only Payable to state of Jharkhand through C.O. Gamharia.

SCHEDULE

District: SERAIKELLA KHARSAWAN, District-Sub-Registry Office at SERAIKELLA, Mouza - ASANGI, Thana No. 131, P.S - ADITYAPUR, Anchal GAMHARIA, Survey Ward No. 15, now Adityapur Municipal Council Ward No. 22, recorded under Khata No.'s Plot No.'s as Follows: -

S. K. Prasad

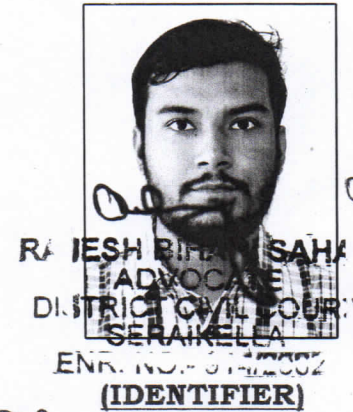
02/06/2023
02/06/2023

KHATA NO.	PLOT NO.	AREA IN DEC.	BOUNDARY
8	1422	3.45 DEC. or 1500 SQ. FT.	NORTH : PORTION OF PLOT NO. 1422 SOUTH : PORTION OF PLOT NO. 1422 EAST : PORTION OF PLOT NO. 1422 WEST : PORTION OF PLOT NO. 1422

Total Khata – One (1), Total Plot – One (1), and Total Area = 3.45 Decimals or 1500 Sq. ft.

In Witnesses whereof the Sellers has executed this deed on the day, month and year before mentioned.

- (1) Sourajit Pramanik
Son of - Shyamal Kr. Pramanik
Vill & Po - Tunturi, Baghmundi,
Dist - Purulia, WB, Pin-723212
- (2) Lalpal Singh
S/o. Late - Urojan Singh
Rd No - 15, Pawahar nagar, mango JSR

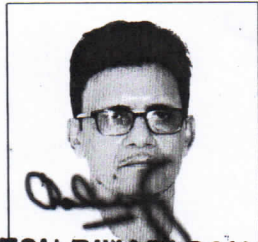


Read over and explained to the Sellers the contents of this deed who admitted the same is correct, signed in my presence.

S. K. Pramanik

Advocate
RAJESH BIHARI SAHAY
ADVOCATE
DISTRICT CIVIL COURT
SERAIKELLA
ENR. NO. - 914/2002

Serikal
02/06/2023
02/06/2023



RAJESH BIHARI SAHA
ADVOCATE
DISTRICT CIVIL COURT
SERAIKELLA
ENR. NO. - 914/2002



S. K. Pramanik 02/06/2023

(SHYAMAL KUMAR PRAMANIK / PURCHASER)

Certified that the Sellers and the Purchasers whose attested photographs have been affixed on the deed have signed and put their respective finger impression on the deed in my presence.

S. K. Pramanik 02/06/2023
Advocate.
RAJESH BIHARI SAHA
ADVOCATE
DISTRICT CIVIL COURT
SERAIKELLA
ENR. NO. - 914/2002

S. K. Pramanik