



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH25096579270218S
Certificate Issued Date	: 08-Jan-2020 02:58 PM
Account Reference	: CSCACC (GV)/ jhcsceg07/ JH-ESVIJ0034/ JH-ES
Unique Doc. Reference	: SUBIN-JHJHCSECG0736027899429695S
Purchased by	: BABITA DEVI
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 15,00,000 (FifteenLakh only)
First Party	: BAIDYANATH SHARMA
Second Party	: BABITA DEVI
Stamp Duty Paid By	: BABITA DEVI
Stamp Duty Amount(Rs.)	: 10 (Ten only)



Please write or type below this line.....

2020/JSR/113/BK1/98

SALE DEED

Babita Devi
10/11/2020



THIS SALE DEED IS MADE ON THIS THE ~~10th~~ DAY OF
JANUARY, 2020 AT JAMSHEDPUR, BETWEEN

2.02.01/2020
10.01.2020

SR 000618²142

Statutory Alert:

- The authenticity of this Stamp Certificate should be verified at www.shclstamps.com. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate.

20,22,800

PS
Jugsalai

Shul
10

बिनासक। पापके 499 को 50
दिनांक 19/01/17 को लकडाल डेट है।

जन्मदिनांक 36 अक्टूबर
जन्म 70 सुनिवासी जिला

दिनांक
10/11/2020



ATTE

MAHENDRA KUMAR
ADVOCATE



जिला जबर
जन्मदिनांक 36 अक्टूबर / 1970
जन्म 70 सुनिवासी जिला
2 भाग का सहागी अधिनियम
को धारा 5(1) के अन्तर्गत नहीं है।

न्यूनतम मूल्यांकन सूची से
जोड़ा एक नली पाया।

10/11/2020

BAIDYANATH SHARMA, son of Late Nandlal Sharma , by faith Hindu, by Nationality Indian, by caste Lohar by occupation Business , resident of Naya Bazar, Bora Patti Road,Coal Dippo, Jugsalai, P.O. & P.S: Jugsalai,Town Jamshedpur, District Singhbhum East, hereinafter called the **VENDOR** (which expression unless repugnant to the context shall mean and include his legal heirs, successors, representatives and assigns) of the ONE PART; PAN NO.-AIMPS9833K & UID No 3542 6191 1107

IN FAVOUR OF

BABITA DEVI, Wife of Sri Baidyanath Sharma, by faith Hindu,by Nationality Indian, by occupation household affairs, by caste Lohar by occupation Business , resident of Naya Bazar, Bora Patti Road,Coal Dippo, Jugsalai, P.O. & P.S: Jugsalai,Town Jamshedpur, District Singhbhum East,, hereinafter called the **PURCHASER** (which expression unless repugnant to the context shall mean and include her legal heirs, successors, representatives and assigns) of the OTHER PART; PAN NO. ASMPD3253E & UID No 8468 0951 9988]

Keedyob
At 1-
Lkt 3-
P. 1-
10/11/2020

दस्तावेज जांच

3

10/11/2020

10/11/2020

WITNESSETH AS FOLLOWS

WHEREAS the Seller is the absolute owner of ALL THAT piece and parcel of land measuring area 2688 Sq. feet equivalent to 6.16 Decimals bearing P.S. Plot No 70, recorded in New Khata No 76, of Mouza Jugsalai, Ward No 2, Thana no 1161, Town Jamshedpur , District East Singhbhum, more fully described in the Schedule below and the Vendor is in peaceful possession over the same without any interruption from any corner;

AND WHEREAS, the Vendor has got the aforesaid land mutated in his name Vide Mutation Case No 1460 of 2015-2016 and is paying the Ground rent to the superior landlord, the State of Jharkhand, through C.O. Jamshedpur, and the Vendor has been allotted a New Holding No 0050000605000A2 with respect to the said property of Jugsalai Mouza.

AND WHEREAS, the Vendor is in urgent need of money therefore he expressed his desire to sell the aforesaid property more fully described in the Schedule below, on receipt of valuable consideration thereof;

AND WHEREAS, on coming to know about the aforesaid intention of the Vendor , the Purchaser approached the Vendor to purchase the aforesaid property morefully described in the Schedule below and offered to pay a sum of Rs 15,00,000/-[Rupees Fifteen Lakhs] only as consideration price thereof;

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10/11/2020

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. That in consideration of sum of Rs 15,00,000/- [Rupees Fifteen Lakhs] only paid by the Purchaser to the Vendor in cash on various payments, receipts whereof the Vendor hereby admits and acknowledges as full and final consideration amount, the Vendor hereby sells, transfers, assigns and conveys by way of absolute sale of a piece of parcel of land as morefully described in the Schedule below in favour of the Purchaser TO HAVE AND TO HOLD THE SAME as owner thereof with all right, title, interest, easement and appurtenances thereto which the Vendor had hereto before;
2. That the vendor has delivered peaceful vacant possession of the said property morefully described in the schedule below to the purchaser and hence forth the purchaser will enjoy and possess the same as owner thereof without any interference from the vendor or any other person or persons claiming through the vendor.
3. That the purchaser shall be entitled to get her name mutated with respect to the properties hereby transferred in the records of the Superior landlord, the State of Jharkhand through C.O. Jamshedpur and shall be entitled to pay, the necessary charges for the same in her name.
4. That the purchaser shall be entitled to construct her own building according to her convenience and to get the building plan approved from the concerned authorities and to take fresh electricity and water connections in her own name with respect to

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10/11/2020
R. K. Sharma

the properties hereby transferred in her name from Jharkhand State Electricity Board-or any other authority or authorities and shall be entitled to pay the necessary charges for the same in her own name.

5. That the vendor assures the purchaser that the properties hereby transferred is free from encumbrances, liens or charges of any kind whatsoever.

6. That the vendor undertakes that he will execute any further deed or deeds in favour of the purchaser if necessary in future at the cost of the purchaser or execute any other document or documents if necessary to perfect the right, title, interest and possession of the shop premises morefully described in the schedule below in favour of the purchaser.

7. That the Government Value of the said land is Rs 20,22,705/-

SCHEDULE

ALL THAT piece and parcel of land measuring area 2688 Sq. feet equivalent to 6.16 Decimals bearing P.S. Plot No 70, recorded in New Khata No 76, of Mouza Jugsalai, Ward No 2, Thana no 1161, Town Jamshedpur, District East Singhbhum with New Holding No 0050000605000A2 with Ward No 5 and bounded as follows:- *other Road*

10/11/2020
R. K. Sharma

North: Kishore Sharma,

South: Mangotia Construction,

East: Ice Factory,

West: Road.

IN WITNESS WHEREOF the Vendor has executed this Sale Deed by put his Signature and Left hand five finger impression on the day month and year mentioned above in presence of the

10/11/2020

Witnesses:

6

Signature of the Vendor

- 1. Satyender Kumar Sharma s/o Late Pavitra Sharma
Ad Naya Bazar Jugsalai Bazar Path Road Jugsalai
10/11/2020
- 2. Sanjay Kumar Agrahari s/o Late Jogenendra Agrahari
Ad - Naya Bazar Bazar Path Road Jugsalai
10/11/2020

Typed by me

10/11/2020

Typist, Jamshedpur Court

Drafted by me

10/11/2020
Advocate

Name of the purchaser
(BABITA DEVI)



Babita Devi
10/11/2020



ATTESTED

10/11/2020
MAHENDRA KUMAR
ADVOCATE

Signature and Finger prints of left hand of the purchaser

CERTIFICATE

Certified that the finger prints of left hand of each person, whose photographs are affixed in the document have been obtained by me.

10/11/2020
ADVOCATE



राजस्व निबंधन एवं भूमि सुधार विभाग

Home



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पंजी II विवरण

Go Back

विवरण

भाग वर्तमान	: 2	पृष्ठ संख्या	: 163
जिला का नाम	: पूर्वी सिंहभूम	अनुमंडल नाम	: धालभूम
अंचल का नाम	: जमशेदपुर	हलका का नाम	: हल्का-4
मौजा का नाम	: जुगसलाई वार्ड-2	होल्डिंग संख्या	: 76
थाना नाम	: घाटशिला	थाना नंबर	: 11612
तौजी संख्या	: 1	इस्टेट का नाम	: JHARKHAND
खाता का प्रकार	: रैयती		
रैयत का नाम	: कम सं.	रैयत का नाम	जाति निवासी
	1.	Baidyanath Sharma पिता - Nand Lal Sharma	अज्ञात Jugsalai

बकाया राशि का विवरण

कोई बकाया राशि नहीं है।

Baidyanath Sharma

विभागाध्यक्ष

राजस्व निबंधन एवं भूमि सुधार विभाग

जमशेदपुर



Document Registration Summary 1

Date :-10-Jan-2020

- Government/Market Value: ₹2022800/-
- Transaction Amount: ₹1500000 /-
- Paid Stamp Duty: ₹10 /-

On Date 10-01-2020 Presented at District SRO -
Jamshedpur
Signature of Presenter

District SRO - Jamshedpur

Receipt : 262733

Receipt Date : 10-01-2020

Presenter Name: -

PR	₹1
SP	₹900
LL	₹3
Stamp Duty	₹10

Total

₹914

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	1	10	-9	E-STAMP	BABITA DEVI	Certificate Number : IN-JH25096579270218S	10
PR	1	1	0	GRAS	BaidyaNathSharma	GRN Number : 2000112199 DEPT Transaction Id : 8d79e89918602758368b Transaction Type :	1



OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

Deed Endorsement

Token No :- 2020000002586

Deed Type	Sale Deed
Number of Pages	60
Fee Details	Stamp Duty :- Rs. 1, PR :- Rs. 1, SP :- Rs. 900, A1 :- Rs. 0, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.2022704/- , Transaction Amount :- Rs.1500000/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Jugsalai Location :- Other Road, Jugsalai Property Boundaries :- East: ICE FACTORY, West: ROAD, South: MANGOTIA CONSTRUCTION , North: KISHORE SHARMA Khata Number - 76Plot Number - 70Volume Number - 2Page Number - 163Holding Number - 0050000605000A2 Area Of Land :- 6.16 Decimal

Sh./Smt. BAIDYA NATH SHARMA s/o/d/o/w/o LATE NANDLAL SHARMA has presented the document for registration in this office today dated :- 10-Jan-2020 Day :- Friday Time :- 14:17:59 PM



BAIDYA NATH SHARMA(Individual)

Party Name	Document Type	Document Number
BAIDYA NATH SHARMA	PAN/UID	AIMPS9833K

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
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BAIDYA NATH SHARMA
Address1 - NAYA BAZAR
BORA PATTI ROAD COAL
DIPPO JUGSALAI
JAMSHEDPUR EAST
SINGHBHUM, Address2 -
, , , Jharkhand
PAN No.:
AIMPS9833K, Permission
Case No.-

Yes

Baidyanath
 Sharma
Address:- ,
 BORA PATTI
 ROAD COAL
 DIPPO, NAYA
 BAZAR
 JUGSALAI,
 PO-
 JUGSALAI,
 JAMSHEDPUR,
 , Purbi
 Singhbhum,
 831006, ,
 Jharkhand,
 India

SELLER
Age:50



Baidyanath Sharma

2

BABITA DEVI
Address1 - NAYA BAZAR
BORA PATTI ROAD COAL
DIPPO JUGSALAI
JAMSHEDPUR EAST
SINGHBHUM, Address2 -
, , , Jharkhand
PAN No.:
ASMPD3253E, Permission
Case No.-

Yes

Babita Devi
Address:- ,
 BORA PATTI
 ROAD, COAL
 DIPPO, NAYA
 BAZAR
 JUGSALAI,
 PO-
 JUGSALAI,
 JAMSHEDPUR,
 , Purbi
 Singhbhum,
 831006, ,
 Jharkhand,
 India

PURCHASER
Age:44



Babita Devi

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	SATYENDRA KUMAR SHARMA S/o-D/o PAVITRA SHARMA Address1 - NAYA BAZAR BORA PATTI ROAD COAL DIPPO JUGSALAI JAMSHEDPUR EAST SINGHBHUM, Address2 - , , , Jharkhand PAN No.:			

Witness:

I/We individually/Collectively recognize the Seller(S) and Buyer(s).

NO	Party Name and Address	Photo	Thumb	Signature
1	SANJAY AGRAHARI Address1 - BORA PATTI NAYA BAZAR JUGSALAI JAMSHEDPUR EAST SINGHBHUM, Address2 - ... Jharkhand			

Signature of Operator




Seal and Signature of Registering Officer



Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**BAIDYA NATH SHARMA**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**SATYENDRA KUMAR SHARMA**) Son/Daughter/Wife of (**PAVITRA SHARMA**) resident of (**NAYA BAZAR BORA PATTI ROAD COAL DIPPO JUGSALAI JAMSHEDPUR EAST SINGHBHUM**) and by occupation (**Business**).

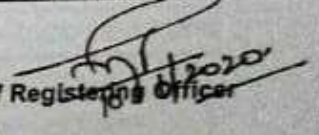


Signature of Registering Officer



Date:- 10-Jan-2020

Seal and Signature of Registering Officer





Pre Registration Docket

Date :- 09-01-2020 04:35 pm

Office Name :- District SRO - Jamshedpur
Token No:- 20200000002586

Appointment :- 10-Jan-2020 Time:- 10:55

Article	Sale Deed
Pre Registration Date	09-Jan-2020
No. Of Pages	30
Stamp Duty	1
Paid Stamp Duty	0
Total Fees	₹ 904.

Property Id: **277949**

Valuation No. : 366316 / 2020	:- 2019-2020	User Id : 3093	Date : 09-January-2020 16:43:PM
State : Jharkhand	District : EastSinghbhum		Tahsil : Jamshedpur
Land Type : Urban	Corporation : Jugsalai Municipality		Village/City : Jugsalai
Jugsalai - Other Road			
Khata Number - 76			
Plot Number - 70			
Volume Number - 2			
Page Number - 163			
Holding Number - 0050000605000A2			
Valuation Rule : Residential Land			
Usage : Non Agri => Residential Land => Residential Land			
Property Details			
1	Land area	6.16 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 6.16 x 328361=2022703.76	₹20,22,704/-
A	Total		₹20,22,704/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹20,22,800/-
Total Amount in Words : Twenty Lakhs Twenty Two Thousands Eight Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: ICE FACTORY, West: ROAD, South: MANGOTIA CONSTRUCTION, North: KISHORE SHARMA
Area	Land area : 6.16 Decimal

OK

Transaction Success! Please Note Your Transaction Id.

Name	BaldyaNathSharma
Token No	20200000002586
Amount	904
Transaction ID	8d79e89918602758368b
GRN	2000112199
CIN	10002162020011002121
Time	2020-01-10

B.N.Sharma

10/11/2020

Token No.: 2020000002586

CERTIFICATE

Office of the District SRO - Jamshedpur

This **Sale Deed** was presented before the registering officer on date **10-Jan-2020** by **BAIDYA NATH SHARMA, S/O, D/O, W/O LATE NANDLAL SHARMA** resident of NAYA BAZAR BORA PATTI ROAD COAL DIPPO JUGSALAI JAMSHEDPUR EAST SINGHBHUM ..

This deed was registered as Document No:- **2020/JSR/113/BK1/98** in Book No :- **BK1**.Volume No :- 18 from Page No :- 85 to 144 at, office of **District SRO - Jamshedpur**

Date:- **10-Jan-2020**

Registering Officer