



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 2c344d50631d4c2b2bf3

Receipt Date : 11-Dec-2020 11:24:22 am

Receipt Amount : 132000/-

Amount In Words : One Lakh Thirty Two Thousands Rupees Only

Token Number : 20200000108795

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : MONIKA MURARKA (Vendee)

GRN Number : 2003168862



Monika Murarka.

Defence
करविवेक
Amzi

-: For Office Use :-

विभाग 21 के अधीन प्रमाण: भारतीय स्टाम्प-अधिनियम
(संशुद्ध संस्करण 1969) की अनुसूची
1 वा. क्र., सं. 23... के तहत
बराबर का स्टाम्प-लालित (या स्टाम्प-मुल्क
से प्रमुक्त का स्टाम्प-मुल्क अधिनियम)।



2020/JSR/3840/BK1/3504

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।

इस रसीद का माध्यम से पूर्व में किसी प्रकार की सेवा ली गई है।

Amek Kumar Murka

Murka Murka

11/12/2020

Monika Murarka.

lx

33,00,000

P.S. Jugsalai

33,00,000



Ashok Kumar Mishra
11/12/2020



जवाब जवाब 184, को 356
जवाब जवाब 245 को 246
11/12/2020



Kaushal Agarwal
Advocate

11/12/2020



जिला अतर निरखाना

जिला अतर निरखाना
जिला अतर निरखाना
जिला अतर निरखाना

11/12/2020
न्यूनतम मूल्यंकित सूची से
जोचा एत सही पाया।

SALE DEED

Valued Rs. 33,00,000/-

Teachy

AM 99,000
Whe 5
Pgs 2

दस्तावेज जाचा
11/12/2020

THIS SALE DEED is made on this the 11th day of Dec 2020 at Jamshedpur: BY: 1) ASHOK KUMAR MISHRA.(UID No.5529 9482 3883, PAN: ABIPM6699L), 2) RAMESH KUMAR MISHRA (UID No.5167 1175 3029, PAN: ABLPM7064N) and 3) MUKESH MISHRA (UID No.9932 7807 4976, PAN: AHTPM9923G), all son of Late Yadubansh Mishra, Grandsons of Late Devki Nandan Mishra, all by faith Hindu, by Caste Brahmin, by Nationality Indian, by occupation No.1 and 3 Service and No.2 Business, No.1 and 2 resident of H.No.35, Naya Bazar Hatt, Jugsalai, P.O. & P.S. Jugsalai, Town Jamshedpur, District East Singhbhum, Jharkhand and No.3 resident of Flat No. 671, Pocket-D, Dilshad Garden, Jhilmil, East Delhi, Delhi-110095, hereinafter called "VENDORS" (which expression shall unless, excluded by or repugnant to the context mean and include their legal heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the One Part;

Monika Murarka.

Handwritten signature



Mukesh Mishra



Asst. Commr. Murarka
[Signature]

Mukesh Mishra

11/12/2020

:2:

IN FAVOUR OF

1) MONIKA MURARKA (UID No.7452 0564 3395, PAN: APSPM4192E), Wife of Sri Pankaj Murarka, Daughter of Sri Deoke Nandan Agarwal, Granddaughter of Late Shivchand Rai Agarwal and 2) PANKAJ MURARKA (UID No.2719 7767 4369, PAN: AJEPM9397H), son of Late Purushottam Das Murarka, Grandson of Late Narayan Das Murarka, both by faith Hindu, by Caste Baniya, by Nationality Indian, both by occupation Business, residents Flat No.103, J.R.Apartment, Marwari Para Road, Jugsalai, within P.S. and P.O. Jugsalai, Town Jamshedpur, District East State Jharkhand hereinafter called the "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;

WITNESETH AS FOLLOWS:-

Whereas the mother of the Vendors Lilawati Devi wife of Pt. Yaduvansh Mishra purchased land with house measuring 0.17 Decimal in New Plot No.245 under New Khata No.184, 0.62 Decimal in New Plot No.245 under New Khata No.184, and land measuring 1.03 Decimal in New Plot No.246 under New Khata No.356, corresponding to portion of Old Plot No.1259 under Old Khata No.207, total land measuring 1.82 Decimal, situated in Mouza Jugsalai, Survey Ward No: 4, Thana No.1161 within P. S.

Monika Murarka.

[Signature]

Asok Kumar Mishra



Mukesh Mishra

11/12/2020

: 3 :

Jugsalai, Jamshedpur from its previous owners. 1) Smt. Shyamlati Devi wife of Jagdish Prasad Agarwala and 2) Smt. Lalmani Devi wife of Omprakash Agarwala by virtue of Sale Deed No.10824, dated 18.09.1993, registered at Sub-registry Office Jamshedpur on payment of valuable consideration and she was in peaceful physical possession over the same; And

Whereas the aforesaid Lilawati Devi and her legally married husband both died leaving behind their sons namely the present Vendors as their legal heirs and successors and the present Vendors inherited and came in peaceful physical possession over the aforesaid land as the absolute owners thereof, without any interruption from any corner; And

Whereas the name of the present vendors have been mutated in the records of Circle Office Jamshedpur, vide Mutation Case Nos.1847/R27/2019-20, entered in Vol. No.50, Page No.81, 73/R27/2020-2021, entered in Vol. No.50, Page No.87 and Rent Fixation Case No. 101/2017-18 entered in Vol. No.2, Page No.166 and accordingly paying rent and obtain receipts thereof, in their own name; And

Whereas the Vendors being in urgent need of money for their personal emergent expenses as such they expressed their intention to sell aforesaid property fully described in the schedule below on a total consideration of Rs.33,00,000/- (Rupees Thirty Three Lakhs) only and the purchasers having come to know about the intention of the Vendors approached the vendors

Monika Murarka



: 4 :

Harsh Kumar Mishra

Nikhil

Mukesh Mishra

11/12/2020

and agreed to purchase the schedule below property on the said sale price;

Now this Sale Deed Witnesseth as follows:-

1) That in consideration of a sum of Rs.33,00,000/- (Rupees Thirty Three Lakhs) only paid by the purchasers to the Vendors as per the details given in the Mode of Payment written below the receipt of which sum the Vendors above-named hereby admit and acknowledge as full, final and the highest consideration amount against the sale of the property mentioned in the schedule below, the Vendors by these present do hereby sell, convey, transfer, deliver and assign all that property described in the schedule below, together with all their rights, title, interest, possession, easement, appurtenances thereto and full privileges and advantages TO HAVE AND TO HOLD the same without any interruption, hindrance or disturbances from or by the present Vendors and/or any other person or persons claiming under them.

2) That the Vendors have delivered the peaceful possession of the schedule below property to the purchasers, absolutely free from all encumbrances, liens or charges and attachments of any kind whatsoever.

3) That the Vendors are completely divested of all their rights, title, interest in the schedule below property and henceforth the Vendors shall cease to have any manner of title to the said property or claim on the said property.

Monika Murarka.

Dr.

Aswade Kumar Mishra,



Mukesh Mishra

11/12/2020

: 5 :

4) That from this day the purchasers shall use, enjoy and possess the said property according to their desire and requirement as absolute owners thereof with full power to convey or dispose off or alienate the same or any part thereof to any person or persons or party. The Purchasers shall also be at liberty to have or get their name mutated in the office of the Jugsalai Municipality and Circle Officer Jamshedpur and accordingly shall pay the annual rent, ground rent and/or other charges/taxes to the concerned authorities.

5) That the purchasers shall be entitled to take electricity and water connection for the schedule below property from the concerned authority and according to consumption shall pay the charges for the same to the concerned authority and for which the vendors will co-operate the purchasers.

6) THAT THE VENDORS HEREBY ASSURE THE PURCHASER AND COVENANT::

a) that the Vendors are the lawful owners of the aforesaid property and accordingly they have transferred the schedule below property in favour of the purchasers.

b) that no right of easements of any kind is available to any other person or persons in respect of use and enjoyment of the said property.

c) that from this day the purchasers shall have quiet and peaceful possession and enjoyment over the schedule below property.

Monika Munarka



: 6 :

Asvika Kumar Mishra



Mukesh Mishra

11/12/2020

- 7) That the Vendors have further agreed to execute and register, at the cost of the purchasers, any other deeds of assurance, if necessary, to more perfectly ensure the ownership and possession of the purchasers, over the schedule below property.
- 8) That the vendors have handed over all the relevant documents in connection with the schedule below property, to the purchasers.
- 9) That the schedule below property is situated on Branch Road.

"SCHEDULE"

All that Piece and Parcel of Homestead land measuring total area 1.82 Decimal, in which 800 Sq.ft. Dimension width 20'ft x depth 40'ft. pucca constructed area measuring 450 Sq. ft. consisting rooms, kitchen, latrine-bath, etc. situated at Mouza Jugsalai, Survey Ward No: 4, within Jugsalai Municipality, Holding No. 0090000144000A1, situated at Naya Bazar Hatt, Jussalai within P.S. Jugsalai, Town Jamshedpur District East Singhbhum District Sub-registry office at Jamshedpur. The Khata No., Plot No., Area and Boundary are as follows:-

Khata No. (New)	Plot No. (New)	Area
184	245	0.17 Decimal
184	245	0.62 Decimal
356	246	1.03 Decimal

Monika Murarka



Ashok Kumar Mishra
Mukesh Mishra
11/12/2020
:7:

Bounded by:-

North : Gopal Prasad Sahu;

South : Bal Mukund Goyal;

East : Passage;

West : Alley;

Annual rental of Rs. 2/- payable to the Circle Officer Jamshedpur.

MODE OF PAYMENT

1. Ashok Kumar Mishra	PNB - 295884	2,20,000.00
	PNB - 996141	6,80,000.00
	SBI - 691916	2,00,000.00
2. Ramesh Kumar Mishra	PNB - 295882	2,20,000.00
	PNB - 996142	6,80,000.00
	SBI - 691917	2,00,000.00
3. Mukesh Mishra	PNB - 295883	2,20,000.00
	PNB - 996143	6,80,000.00
	<u>SBI - 691918</u>	<u>2,00,000.00</u>
	<u>TOTAL</u>	<u>33,00,000.00</u>

Monika Murarka

for

:8:

Ashish Kumar Mishra

[Signature]

Mukesh Mishra
11/12/2020

IN WITNESSES WHEREOF the Vendors have signed this sale deed at Jamshedpur on the date aforementioned, in the presence of witnesses.

WITNESSES:

1) Ramesh Agrawal s/o Late B. L. Agrawal
196 Kasia in P.S. Sakchi S.S.R

2) Jiten Raju s/o Dukhu Raju
M.E. School Road Jagan J.S.R

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

Typed by:

[Signature]
Jsr. Court

[Signature]
Advocate
11/12/2020

Monika Murarka

[Signature]

Attestation Murarka

Pankaj Murarka

Murarka Murarka
11/12/2020

: 9 :

NAME OF THE PURCHASERS:-

MONIKA MURARKA



ATTESTED
Kaushal Agarwal
Advocate



Monika Murarka

PANKAJ MURARKA



ATTESTED
Kaushal Agarwal
Advocate



for (Pankaj Murarka)

Signature and finger print of left hand of the Purchasers above named.

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

Kaushal Agarwal
Advocate

11/12/2020

for

Monika Murarka.