



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 3a5a04de7cdb1d226a5a

Receipt Date : 16-Apr-2021 12:57:45 pm

Receipt Amount : 48000/-

Amount In Words : Forty Eight Thousands Rupees Only

Token Number : 20210000048594

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : CHANDRA DEV KUMAR YADAV (Vendee)

GRN Number : 2105558332



:- For Office Use :-

Deface of 2
दि 21
16.04.21



2021/ISR/1980/DR/1823

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 दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है। इस रसीद के साध्यम से पूर्व में किसी दस्तावेज की तैयारी नहीं की गई है।

Signature
16/04/2021

Chandra Dev Kumar Yadav
16/04/2021

10.0 FT. WIDE ROAD.
Portion of Plot no.

शुल्क
₹ 20,000

PS
Jugsalai

₹ 48,000

वपता नाल 364 प्रो
नाल 370 प्रतिवधुम
रिप्टो न न न न न न

16/4/22

28
16/4

जिला अवर निबन्धक

उपस्थापित दस्तावेज में लेख्यकारी / प्रिंसपल
जाति के ब्रह्म अंकित की गई है।
छोटानागपुर कारशकारी अधिनियम 1908
की धारा 48(B) के अन्तर्गत नहीं है।



16/4/22
Hera



रकम 21 के अधीन प्राया: भारतीय (अधिनियम
इंडियन स्टाम्प ऐक्ट), 1899 की अनुसूची
या 1क, स०... के अधीन
पावत् स्टाम-सहित (वा स्टाम्प-शुल्क
विमुख वा स्टाम्प-शुल्क अयोजित नहीं)।

न्यूनतम मूल्य सूची से
जाँचा एवं सही पाया।

16/4/2021
16/10/2021

SALE DEED

This DEED OF ABSOLUTE SALE executed at Jamshedpur on this
the 16th day of April, 2021

₹ 36,000 --
₹ 300
₹ 100

By
SAROJ SHARMA (UID : 3329 9269 9531 and PAN : FSGPS2880P),
wife of Mr. **Lalit Kumar Sharma**, daughter of **Murari Lal Sharma**,
by faith **Hindu**, by caste **Brahmin**, Indian National, by occupation
Housewife, R/o **Satyanarayan Mandir Road**, Near **Chowk Bazar**
Jugsalai, P.O and P.S. **Jugsalai**, Town **Jamshedpur**, District **East**
Singhbhum, hereinafter referred to as the **VENDOR / FIRST**
PARTY of the one part which expression shall include his
executors, administrators, legal representatives, successors etc. of
the One Part.

16/4/2021
दस्तावेज जाँचा

Savitri Sharma

16/11/2021

TO AND IN FAVOUR OF

CHANDRADEV KUMAR YADAV (UID : 3708 1251 3128 and PAN : AHLPY9308H), S/o Babu Ram Yadav, by faith Hindu, by caste Gwala (Yadav), Indian National, by occupation Business, R/o Bagbera Baroda Ghat Chowk, P.O. and P.S. Bagbera, Town Jamshedpur, District East Singhbhum, hereinafter called the PURCHASER / SECOND PARTY of the Other Part which expression wherever the context so requires shall mean and include his heirs, executors, administrators, legal representatives, successors etc. of the Other Part.

NATURE OF DEED

: SALE DEED

ACTUAL CONSIDERATION AMOUNT

: Rs. 12,00,000.00

(Rupees Twelve Lakhs) only.

WHEREAS the VENDOR had purchased All that piece and parcel of Homestead land measuring an area 1254 Sq.Ft. equivalent to 1 Katha and 15 ¼ Dhuls i.e. 2.87 Decimals, being in portion of Old Plot no. 1307/1951 under Old Khata no. 487, corresponding to portion of new plot no. 370 (a,b) under New Khata no. 364, situated in Mouza Jugsalai, in Kachari Mohallah Bastee, within P.S. Jugsalai, Survey ward no. 4, Municipal Ward no. 11, Thana no. 1161, in Town Jamshedpur, District East Singhbhum, District Sub Registry office at Jamshedpur, and morefully described in the Schedule

Savitri Sharma
16/4/2024

hereunder written, from its previous lawful owner namely Savitri Devi Sharma, represented through her duly constituted attorney namely Dr. Mukesh Kumar Sharma, by the virtue of a registered sale deed bearing deed no., 2018/JSR/5471/BK1/5127 dated 03-12-2018, registered at the District Sub Registry office at Jamshedpur.

AND WHEREAS after purchasing the aforesaid property the **VENDOR** mutated her name in the government records vide mutation case no. 1517 /R27 2020-21 and also has been paying the required ground rent for the same.

AND WHEREAS the **VENDOR** is the exclusive owner of the Schedule hereunder written land and has been enjoying all acts of ownership thereto, without any disturbance from any corner.

AND WHEREAS the **VENDOR** is the exclusive owner of the aforesaid property and has the absolute right to dispose of the same as in the manner the **VENDOR** wishes;

AND WHEREAS the **VENDOR** is in need of funds in order to meet her personal commitments and family expenses and has decided to sell the Schedule hereunder written property for a sum of Rs. 12,00,000.00 (Rupees Twelve Lakhs) only and the **PURCHASER** herein has also agreed to purchase the same for the said price.

E. G. S. Chavan
16/4/2021

NOW THIS INDENTURE OF SALE WITNESSETH AS UNDER:

THAT in consideration of a sum Rs. 12,00,000.00 (Rupees Twelve Lakhs) only received by the VENDOR and the receipt of the said entire consideration of Rs. 12,00,000.00 (Rupees Twelve Lakhs) only, the VENDOR doth hereby admit, acknowledge, acquit, release and discharge the PURCHASER from making further payment thereof and the VENDOR doth hereby sell, convey, transfer, and assigns unto and to the use of the PURCHASER, the property more fully described in the Schedule hereunder written together with the water ways, easements, advantages and appurtenances, and all estate, rights, title and interest of the VENDOR to and upon the said property TO HAVE AND TO HOLD the said property hereby conveyed unto the PURCHASER absolutely and forever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

1. That the property more fully described in the Schedule hereunder written shall be quietly and peacefully entered into and held and enjoyed by the PURCHASER without any interference, interruption, or disturbance from the VENDOR or any person claiming through or under him.
2. That the VENDOR has absolute right, title and full power to sell, convey and transfer unto the PURCHASER by way of absolute sale

Sarafsham
16/11/2024

being in portion of Old Plot no. 1307/1951 under Old Khata no. 487, corresponding to portion of new plot no. 370 (a,b) under New Khata no. 364, situated in Mouza Jugsalai, in Kachari Mohallah Bastee, within P.S. Jugsalai, Survey ward no. 4, Municipal Ward no. 11, Holding no. 0110000180000M0, Thana no. 1161, in Town Jamshedpur, District East Singhbhum, District Sub Registry office at Jamshedpur, which is bounded as follows :

North : Public Passage in Plot no. 363;

South : Portion of Plot no. 370;

East : Plot no. 373;

West : Gally (Alley) in plot no. 369.

Rent recorded in Volume no. 51, Page no. 3.

In witness where of the VENDOR and the PURCHASER have set their signatures on the day month and year first above written.

Witnesses:

1) LALIT KUMAR SHARMA
LATE MALI RAM SHARMA
CHOWK BAZAR NEAR SATVANARAYAN
MANDIR ROAD, JUGSALAI

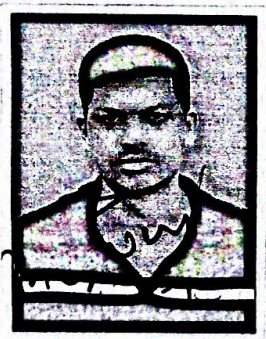
2) दीपक शाह (23 धी 2 शाह)
जुगसलाह जमशेदपुर

Sanjiv Kumar
12/11/2021

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

H. Anil Kumar
ADVOCATE

NAME OF THE PURCHASER
CHANDRADEV KUMAR YADAV



Chandra Dev Kumar



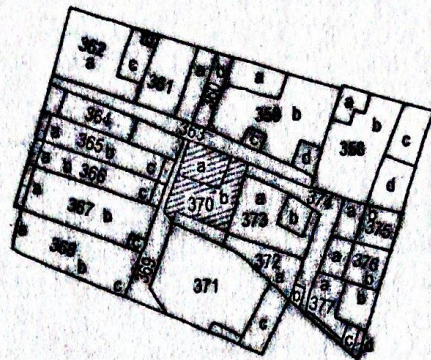
Signature and finger print of the purchaser.

Certified that the finger print of left hand of each person whose photograph is affixed in this document have been obtained by me or before me.

H. Anil Kumar
ADVOCATE

NAC JUGSALAI
WARD NO. - 4
SHEET NO. - 1
REV. THANA - GHATSILA
DIST. - SINGHBHUM (EAST)
SCALE - 1cm = 10 meter
YEAR - 1970 - 71

Singhbhum

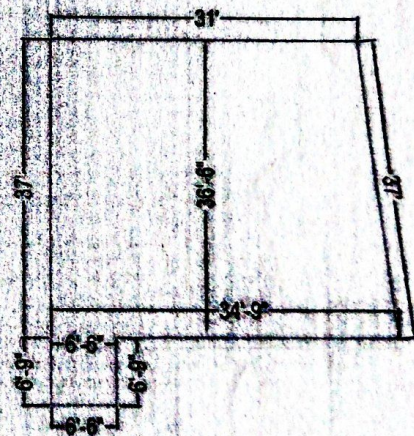



AREA SHOWN IN



KHATA NO	PLOT NO	AREA
364	370 a & b	1254 Sq. ft or (2.87 Dec)

NORTH - PUBLIC PASSAGE IN PLOT NO. 363
 SOUTH - PORTION OF PLOT NO. 370
 EAST - SURVEY PLOT NO. 373
 WEST - GALLY (ALLEY) IN PLOT NO. 369




Gour Shankar Roy
 Amin
 Reg. No. - 4450/2014