



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 005d0ba57b95314f7196

Receipt Date : 04-Dec-2020 03:06:11 pm

Receipt Amount : 69100/-

Amount In Words : Sixty Nine Thousands One Hundred Rupees Only

Token Number : 20200000098138

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : VIVEK KUMAR CHOUDHARY (Vendee)

GRN Number : 2003043857



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-: For Office Use :-

*Defor
02 Dec
2020*

दिनांक 21 के अर्द्ध परमाणु प्रमाणित किया गया है।
(दिनांक 21 के अर्द्ध परमाणु प्रमाणित किया गया है।)
1 व 10, 23 के अर्द्ध परमाणु प्रमाणित किया गया है।
समाप्त प्रमाणित (दिनांक 21 के अर्द्ध परमाणु प्रमाणित किया गया है।)
के प्रमाणित या प्रमाणित अर्द्ध परमाणु प्रमाणित किया गया है।



2020/JSR/3720/BK1/3393

[Signature]
निबंधन-पदाधिकारी

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।

इसे 20/12/2020 को प्राप्त किया गया है।

V. Choudhary
05-12-2020

M.K. Singh
Mukul Singh
05-12-2020

V. Choudhary

ATTEST



ANIL DAS
ADVOCATE
CIVIL COURT, JAMSHEDPUR

Neelem Singh
05/12/20



A-K. Singh
05-12-2020

expression shall unless excluded by or repugnant to the context shall mean and include its/his/her/their legal heirs, successors, successors - in - interest, executors, legal representatives, administrators, nominees and assigns) of the **ONE PART**;

IN FAVOUR OF

VIVEK KUMAR CHOUDHARY, age 45 year, S/o Akshaibat Choudhary, Grandson of Late Dukhi Choudhary, by faith Hindu, by Caste **Bhumihar**, by Occupation Advocacy, by Natinality Indian, resident of Narayani Apartment, Mahato Para Road, Jugsalai, P.O. & P.S. Jugsalai, Town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin : 831006, hereinafter referred to as the **"PURCHASER"** (which expression shall unless excluded by or repugnant to the context shall mean and include her legal heirs, successors, executors, legal representatives, administrators, nominees and assigns) of the **OTHER PART, (PAN AEVPC1631E and UID NO. 9124 2421 2543)**

NATURE OF DEED:

SALE DEED

CONSIDERATION AMOUNT: **Rs. 14,00,000/-** (Rupees Fourteen Lakhs) Only.

AS PER GOVERNMENT VALUE :Rs. 17,27,200/-

Choudhary,

D. K. Singh
05-12-2020

Neelam Singh
05-12-2020

WHEREAS, all that raiyati land measuring 9246 Sq.ft, situated in Mouza Jugsalai, recorded under New Khata No. 95, New Plot No, 10 a to l, within P.S. Jugsalai, Thana No. 1161, stands recorded in the joint names of (1) Suraj Nath Singh, (2) Ramnath Singh (3) Parmanand Singh (4) Tilakdhari Singh, all sons of Late Gaya Prasad Singh, (5) Mahabir Singh (6) Shiv Prasad Singh, (7) Nand Kishore Singh, (8) Bindeshwar Singh and (9) Bishwanath Singh , all sons of Late Kali Charan Singh;

AND WHEREAS, except the aforesaid landowner namely Tilakdhari Singh, all other aforesaid recorded owners died i.e. Parmanand Singh died leaving behind his sons PAWAN SINGH and AMAN SINGH, being his legal heirs and successors and said Mahabir Singh died leaving behind his son VIJAY KUMAR SINGH, as his legal heir and successor and Shiv Prasad Singh also died leaving behind his son Gorakh Singh, as his legal heir and successor and the said Gorakh Singh also died leaving behind GEETA DEVI, being his widow, RAJESH SINGH, being his Son and NEELAM SINGH, being his daughter, as his legal heirs and successors and Biswanath Singh died leaving behind the RUPALI SINGH, being his widow as his legal heir and successor and said Suraj Nath Singh, Ramnath Singh, Nand Kishore Singh and Bindeshwar Singh, died unmarried, issueless and their respective shares have vested to the above named and present legal heirs and successors and TILAKDHARI SINGH and accordingly all the legal heirs and successors including TILAKDHARI SINGH, came in physical possession over the

Neelam Singh

A. K. Singh
05-12-2010

Neelam Singh
05-12-2010

aforesaid land and hold and possesses the same as absolute and lawful owners thereof;

AND WHEREAS, all the legal heirs delivered power of Attorney i.e. (a) VIJAY KUMAR SINGH, son of Late Mahabir Singh, Vide registered General Power of Attorney Deed No. IV-525, dated 02.05.2012, registered at District Sub-Registry Office, Jamshedpur, (b) SMT. RUPALI SINGH, W/o Late Biswanath Singh (Landowner), vide registered General Power of Attorney Deed No. IV-167, dated 23.06.2017, registered at District Sub-Registry Office, Jamshedpur, (c) PAWAN SINGH, AMAN SINGH both son of late Parmanand Singh & SRI TILAKDHARI SINGH, son of late Gaya Prasad Singh, Vide registered General Power of Attorney Deed No. IV-89, dated 08.03.2018, registered at District Sub-Registry Office, Jamshedpur, TO **SRI ATUL KUMAR SINGH**, son of Vijay Kumar Singh, and SMT. GEETA DEVI wife of Late Gorakh Singh & RAJESH SINGH son of Late Gorakh Singh both also delivered power of Attorney TO **Miss NEELAM SINGH**, daughter of late Gorakh Singh, vide registered General Power of Attorney Deed No. IV-214, dated 23.02.2015, registered at District Sub-Registry Office, Jamshedpur as their attorney and Atul Singh and all the land owner has formed a partnership firm (M/S Purnima Construction) and the said partnership firm has decided to sale rayati Vacant land measuring an area **2293 Sq. Ft.** Situated in Mouza Jugsalai, recorded under NewKhata No. 95, New Plot No, 10 i, j, k, l, within P.S. Jugsalai, Thana No. 1161, more fully

A. K. Singh

05-12-2020

Nulambingh

05-12-2020

described in the Schedule below, the said partnership firm advertised for outright sale of the same on ownership basis to the intending and prospective purchaser/s;

AND WHEREAS, the purchaser/vendee on hearing the same approached the sellers/vendors to purchase the schedule below property for valuable consideration money of **Rs. 14,00,000/-** (Rupees Fourteen Lakh) Only, which is the highest market price for the schedule below property on the following terms and conditions, which the sellers/vendors hereby accepted.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. That in pursuant of consideration amount of a sum of **Rs. 14,00,000/-** (Rupees Fourteen Lakhs) only paid by the Purchaser to the Sellers, the receipt of payment of which sum is hereby admitted and acknowledged by the Sellers, the Sellers do hereby transfer by way of Sale the scheduled below property, absolutely and forever in favour of the Purchaser, free from all encumbrances, charges and liens to have and to hold the same as absolute owner thereof. The Sellers has delivered the physical possession of the Schedule below property to the Purchaser today.

2. That from today the Sellers have ceased to have any rights, title, interest or possession over the schedule below property, which now vested in the Purchaser and from today the Purchaser has become the absolute owner of the entire scheduled below property.

F. P. Singh

05-12-2020

Neelam Singh

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3. That the Sellers does hereby covenant and declare for themselves, his/there, heirs, executors, representatives and assigns, that the Sellers has good title to convey in the scheduled below property, which the sellers hereby conveyed unto the Purchaser.

4. That it is hereby further declared that the scheduled below property transferred are free from all encumbrances, charges, claims or demands and the Sellers have not done anything whereby The scheduled below property may be subject to any attachment or lien of any Court or person whatsoever.

5. That the Purchaser shall be entitled to get his name mutated in respect of the scheduled below property in the records of the landlord through the Circle Officer Jamshedpur, East Singhbhum.

6. That the Sellers do hereby expressly state that if for any defect in title of the Sellers, the Purchaser is deprived of the whole or any part of the scheduled below property or it transpires that the scheduled below property, hereby sold, is not free from encumbrances, the sellers/vendors shall be bound to make good loss, if any sustained by the Purchaser/Vendee.

A. F. Singh
05-12-2020

Nelam Singh
05-12-2020

SCHEDULE

(Description of the Land hereby sold)

All that piece and parcel of raiyati homestead Vacant land Measuring an Area **2293 Square Feet** Equivalent to **5.26 Decimal**, Situated at Girls School Road, Jugsalai, in **Mouza--Jugsalai**, Thana No.1161, Survey Ward No. 4, Jugsalai Municipality Holding No. 0100000298000MO, Halka No. 04, Anchal Jamshedpur, Recorded Under **New Khata No. 95** and **New Plot No. 10 i, j, k, l**, Mentioned in Register II Volume 1, Page 95, within P.S. Jugsalai, Sub-Division Dhalbhum, under the District Sub Registry Office Jamshedpur, Town: Jamshedpur, District: East Singhbhum, State: Jharkhand, which is bounded as follows:

- North:** Common Path with KCS Complex,,
- South:** Plot No.11,
- East:** Road,
- West:** Alley,

The Property Situated at Other Road.

Annual Ground rent payable to the landlord, the State of Jharkhand through the C.O. Jamshedpur.

MEMO OF CONSIDERATION

The Purchaser has paid the total consideration amount of **Rs. 14,00,000/-** (Rupees Fourteen Lakhs) only To the Vendors by various Cheques/Cash in different dates.

rychondhey.

A. K. Singh

05-12-2020

Nellam Singh

05-12-2020

In Witness Whereof the Sellers/Vendors have executed and signed on this DEED on this the date, month and year first above mentioned at Jamshedpur in presence of the following witnesses.

Witnesses:-

Ajay K. Sinha 05-12-2020

1. **AJAY KUMAR SINHA**, Age 49 year,
Son of Chandradev Sinha, Resident of Dadi Bagan, Harharguttu,
Near Shiv Mandir, P.O. & P.S: Bagbera, Town Jamshedpur,
District: East Singhbhum, State: Jharkhand, Pin: 831002,
having Aadhar No. 3822 3709 5781.

Rakesh Kumar Sinha
05-12-2020

2. **RAKESH KUMAR SINHA**, Age 45 year,
Son of Vidya Bhushan Prasad, Resident of H. No. 476,
Kitadih West, L.B.S.M. College Road, Dadi Bagan Kitadih,
Bagbera, Town Jamshedpur, District: East Singhbhum,
Jharkhand, Pin: 831002, Having Aadhar No. 7364 0033 2380.

Drafted by:-

Anil Das 05-12-2020

ANIL DAS (ADVOCATE)
Enrolment No-3737/2005
Jharkhand State Bar Council, Ranchi.

Read over and explained the contents of this Sale Deed to both the Vendors/Sellers and the Vendee/Purchaser in Hindi, who found the same to be true and correct.

Anil Das 05-12-2020
ANIL DAS (ADVOCATE)
Enrolment No-3737/2005
Jharkhand State Bar Council, Ranchi

Choudhary

Vivek Singh
05-12-2020

05-12-2020

Neelam Singh
05-12-2020

05-12-2020

**PHOTOGRAPH, SIGNATURE AND FINGER PRINTS
OF THE PURCHASER VIVEK KUMAR CHOUDHARY.**



Vivek Choudhary
05-12-2020

ATTES



ANIL DAS
ADVOCATE
CIVIL COURT, JAMSHEDPUR

CERTIFICATE

Certify that the Signature and Finger Printers of Left hand of each Person, who's Photograph are affixed in the documents, have been obtained by me in my presence.

[Handwritten Signature]
05-12-2020

ANIL DAS (ADVOCATE)
Enrolment No-3737/2005
Jharkhand State Bar Council, Ranchi.

[Handwritten Signature]