



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : b4d0dbe62954a167ce29

Receipt Date : 08-Feb-2022 11:42:59 am

Receipt Amount : 360000/-

Amount In Words : Three Lakh Sixty Thousands Rupees Only

Token Number : 20220000014959

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : JITESH PARWAL (Vendee)

GRN Number : 2209725112



Deface on 2
19/2/21

:- For Office Use :-



2022 | JSR | 600 | BKJ | 562

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट करे अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

ईस रसीद पर प्रामाणिक प्रयोग के लिये सिर्फ प्रामाणिक ही प्रयोग करनी चाहिए।

हरमा सोनी
Rajendra Saha

P. S. M. Saha

Duty free

Synder Saha

Ashwini

Rajendra Saha

Thika Poud
Subin Deb Roy

99,00,000

PS
Sujata

369000

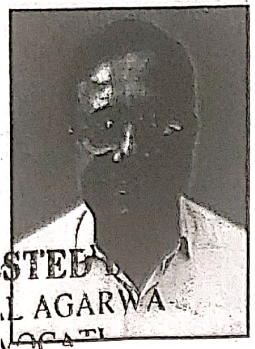
TESTED
MUSHAL
ADVOCATE



Sarla Sethi
8/2/2022



ATTESTED
MUSHAL AGARWA
ADVOCATE



Rajan Sethi
8/2/2022



राजान सैथी 280 लक्ष काका
984 प्रतिशत काका के अर्ध
लक्ष का
8/2/2022

49
2/2

8/2/2022
न्यूनतम मूल्यानुसार सूची से
जाँचा एवं सही पाया।

Sarla Sethi
8/2/2022
Rajan Sethi
8/2/2022
Prem Sethi
8/2/2022
280 लक्ष काका
8/2/2022
Rajni Sethi
8/2/2022
Sunita Sethi
8/2/2022
Rajan Sethi
8/2/2022

विभाग 21 के अधीन प्रमाणित किया गया है कि उपरोक्त व्यक्ति/व्यक्तियों
(इंडियन स्टाम्प) का प्रमाणित किया गया है कि वे
1 या अधिक अश्वीन
धनदाता हैं। (यदि कोई भी व्यक्ति/व्यक्तियों
से विमुक्त या अन्यथा मुक्त नहीं)।

जिला अवर जिलाधिकारी
अपस्थिति में / प्रिंसिपल
जति के 6/1 को गई है।
छोटानगपुर काश्तकारी अधिनियम 1908
की धारा 45(8) के अन्तर्गत नहीं है।

Ke Chyab

निबंधन-पदाधिकारी

SALE DEED

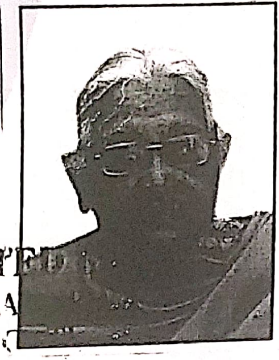
Consideration: Rs. 90,00,000/-

Rs. 2,70,000/-
H.R. 300
P.R. 100

THIS SALE DEED is made on this the 8th day of February, 2022 at Jamshedpur: BY: 1) SARLA SETHI (PAN: OWCP53691R) wife of Late Sudarshan Sethi, 2) RAJAN SETHI (PAN: AEJPS0387M), son of Late Sudarshan Sethi, 3) PREM SETHI (PAN: IPAPS7105R) wife of

8/2/2022
जाँचा

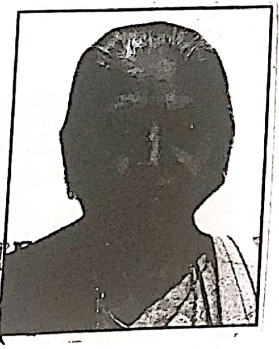
ATTESTED
KUSHAL A
ADVOC



Prern Sethi
8/2/2022



ATTESTED
KUSHAL A
ADVOC



Prity Devi Sethi
8/2/2022



242 mt. Sethi
8/2/2022

Rajon Sethi
8/2/2022

Prern Sethi
8/2/2022

Prity Devi
8/2/2022

Neeraj
8/2/2022

Sunita Sethi
8/2/2022

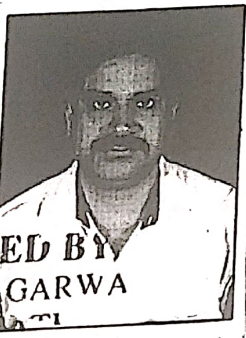
Rajiv Sethi
8/2/2022

: 2 :

Late Kailash Chandra Sethi, 4) SNEH LATA SETHI (PAN:GBTPS4680C), wife of Late Satish Chandra Sethi, 5) PRITY DEVI (PAN: CSFPD0111A) daughter of Late Surendra Sethi, 6) NEERAJ SETHI (PAN: BCXPS0156D), son of Late Subhash Chandra Sethi, 7) SUNITA SETHI (PAN: AYEPS8233P), wife of Late Bijay Kumar Sethi and



Beity Jee
8/2/2022



Beity Jee
8/2/2022
(Winy Sethi)



TESTIFIED BY
RUSHAL AGARWA
ADVOCATE

TESTIFIED BY
RUSHAL AGARWA
ADVOCATE

21201201
8/2/2022
Rajesh Sethi
8/2/2022
Ram Sethi
8/2/2022
Rajesh Sethi
8/2/2022
Beity Jee W
8/2/2022
Beity Jee
8/2/2022
Sunita Sethi
8/2/2022
Rajesh Sethi
8/2/2022

:3:

8) RAJESH SETHI @ PAPPU (PAN: OYEPS1248J) son of Late Ram Nath Sethi, all by faith Hindu, by Caste Chhatri, by Nationality Indian, by occupation No.1,3,4,5, and 7 Household affairs and No.2, 6 and 8 Business, all presently residing at Goushala Nala Road, Opp. Jain Mandir, Jugsalai, P.O. & P.S. Jugsalai, Town Jamshedpur, District East Singhbhum, State- Jharkhand,

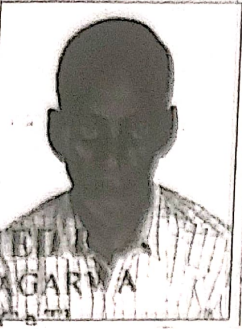
TESTED
KAUSHAL ADV



Sumita Sethi
8/2/2022



TESTED
KAUSHAL AGARWA
ADV



Prem Sethi
8/2/2022



Sumita Sethi
8/2/2022

Prem Sethi
8/2/2022

Sumita Sethi
8/2/2022

Sumita Sethi
8/2/2022

: 4 :

hereinafter called the "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;

242 (11/21/67)
8/2/2022

Ram Sethi
8/2/2022

Pran Sethi
8/2/2022

2-07E (11/21/67)
8/2/2022

Bulky Sethi
8/2/2022

Arun Sethi
8/2/2022

Syanta Sethi
8/2/2022

Rajesh Sethi
8/2/2022

: 5 :

IN FAVOUR OF

1) JITESH PARWAL (PAN: BZAPP0649A) son of Vinod Kumar Parwal and 2) SUSHILA DEVI PARWAL (PAN: AFPPP3840K) wife of Vinod Kumar Parwal, both by faith Hindu, by nationality Indian, by occupation Business, residents of Moni Baba Complex, Girls School Road, Jugsalai within P.O. & P.S. Jugsalai, Town Jamshedpur, District East Singhbhum, 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 Sudarshan Kumar Sethi jointly with his minor brothers namely 1) Kailash Chandra Sethi, 2) Satish Chandra Sethi, 3) Surendra Kumar Sethi, 4) Om Prakash Sethi, 5) Subhash Chandra Sethi, 6) Bijay Kumar Sethi and 7) Pappu Sethi all son of Late Ram Nath Sethi, purchased land measuring 57'ft.-9" x 25'ft. i.e. 1318.75 Sq.ft. in Plot No.1574, in R.S. Khata No.16 of Mouza Jugsalai, being Municipal Holding No.129, Kutchari Mohalla, Jugsalai, P.S. Jugsalai, Thana No. 1161, Jamshedpur from its previous owners 1) Gaya Prasad Singh, 2) Mahabir Singh, Sheo Prasad Singh, Bindheswari Prasad Singh, Nandkishore Singh and Biswanath Singh all son of Kalicharan Singh, by virtue of Sale Deed No. 3934, dated 16.06.1957 registered at Jamshedpur Sub-registry Office, on payment of valuable consideration and came in peaceful possession over the said land;

27/2/2022
8/2/2022

8/2/2022

8/2/2022

8/2/2022

8/2/2022

8/2/2022

8/2/2022

8/2/2022

: 7 :

physical possession over the same without any interruption from any corner;

And whereas the Vendors being in urgent need of money jointly expressed their intention to sell away their respective share of the property fully described in the schedule below on a total consideration of Rs.90,00,000/- (Rupees Ninety Lakhs) only and the Purchasers having come to know about the intention of the Vendors approached the Vendors and agreed to purchase the schedule below property on the said sale price, on the following terms and conditions as stated below:

Now this Sale Deed Witnesseth as follows:-

- 1) That in consideration of a sum of Rs.90,00,000/- (Rupees Ninety Lakhs) only paid by the purchasers to the Vendors, 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 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

Handwritten signatures and dates at the top of the page:
- [Signature] 8/2/2022
- Rupa Saha 8/2/2022
- Pradyumn Saha 8/2/2022
- [Signature] 8/2/2022
- [Signature] 8/2/2022
- [Signature] 8/2/2022
- [Signature] 8/2/2022
- [Signature] 8/2/2022
- [Signature] 8/2/2022

: 8 :

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.

4) 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 cooperate the purchasers.

5) THAT THE VENDORS HEREBY ASSURE THE PURCHASERS AND COVENANT:

a) that the Vendors are the lawful owners of the schedule below 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.

6) 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.

7) 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 an area of 57'ft.-9" x 25'ft. i.e. 1318.75 Sq.ft. in which 2000 sq.ft. built up area consisting of rooms, kitchen latrine-bathroom, under Present Survey Khata No. 380, in portion of Present Survey Plot No. 984, a,b,c,d, situated at Mouza Jugsalai, Thana No. 1161, Ward No.4, SAF NO-SAF687968101221032431, Ward No. 12, Municipal Holding No.129

21/2/2022
 Raja Sethi
 8/2/2022
 Pre m Sethi
 8/2/2022
 2022 मिति २९/१
 8/2/2022
 Buty Sethi
 8/2/2022
 21/2/2022
 8/2/2022
 Soneta Sethi
 8/2/2022
 Rajesh Sethi
 8/2/2022

: 9 :

Kutchari Mohalla, within P.S. Jugsalai, Jamshedpur, District East Singhbhum, which is bounded as follows:-

- North : Passage
- South : Gousala Nala Road
- East : Sardar Joth Singh Bhatia
- West : Daulat Ram Sethi

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

MODE OF PAYMENT

<u>Cheque/D.D.No.</u>	<u>Date</u>	<u>Amount(Rs)</u>	<u>Bank</u>
164881	04.12.2021	1,25,000/-	UBI
164883	06.12.2021	1,25,000/-	BOB
415594	13.01.2022	10,00,000/-	Kotak Mahindra Bank
415595	13.01.2022	10,00,000/-	Kotak Mahindra Bank
415596	13.01.2022	10,00,000/-	Kotak Mahindra Bank
415597	13.01.2022	4,99,882/-	Kotak Mahindra Bank
415599	13.01.2022	10,00,000/-	Kotak Mahindra Bank
812101	13.01.2022	10,00,000/-	Kotak Mahindra Bank
812102	13.01.2022	10,00,000/-	Kotak Mahindra Bank
511362	07.02.2022	2,00,000/-	ICICI BANK
511363	07.02.2022	2,00,000/-	ICICI BANK
511364	07.02.2022	1,75,000/-	ICICI BANK
511365	07.02.2022	75,000/-	ICICI BANK
511366	07.02.2022	2,00,000/-	ICICI BANK
511367	07.02.2022	2,00,000/-	ICICI BANK
511368	07.02.2022	2,00,000/-	ICICI BANK
CASH	08.02.2022	118/-	
573270	08.02.2022	10,00,000/-	Kotak Mahindra Bank

21/2/2022

Total Rs. 90,00,000/- Including TDS

212 9/1 2022
 8/2/2022
 Ramesh Sethi
 8/2/2022
 Green Sakchi
 8/2/2022
 2-NECICI 248
 8/2/2022
 Binit Jini
 8/2/2022
 Nery
 8/2/2022
 Sunil Sethi
 8/2/2022
 Rajesh Sethi
 8/2/2022


: 10 :

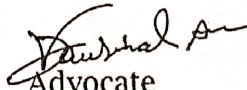
IN WITNESSES WHEREOF the Vendors have signed this sale deed at Jamshedpur on the date aforementioned, in the presence of witnesses.

WITNESSES:

- 1) OMPRAKASH AGIWAL s/o Babulal Agrawal.
4B | - Bidisha. - Lokmath Complex.
Station Road Jugsakhi - Jamshedpur
- 2) Ramesh Agrawal s/o Late B. K. Agrawal
196 Kasidih R. S. Sakchi 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:
 Jsr. Court


 Advocate
 8/2/2022

21/01/2022
 8/2/2022
 Ram Akh
 8/2/2022
 From Sethi
 8/2/2022
 201 E 1011 21/02
 8/2/2022
 Binity Jhari
 8/2/2022
 Narsing
 8/2/2022
 Syntasethi
 8/2/2022
 Rajesh Sethi
 8/2/2022

: 11 :

NAME OF THE PURCHASERS:-

JITESH PARWAL



KAUSHAL AG
 ADVOCATE



Jitesh Parwal

SUSHILA DEVI PARWAL



KAUSHAL AG
 ADVOCATE



Sushila Devi Parwal

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.

Advocate
 8/2/2022