



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : f1f67b783d899d45e19a

Receipt Date : 25-Jan-2021 05:07:52 pm

Receipt Amount : 62400/-

Amount In Words : Sixty Two Thousands Four Hundred Rupees Only

Token Number : 20210000003428

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : INDERJEET KAUR ( Vendee )

GRN Number : 2104018430



:: For Office Use ::

Defaul  
करिया  
A024



2021/JSR/415/BK1/389

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 माध्यम से पूर्व जेनरेशन प्रकाश की सेवा नहीं ले गई है, Renu Barmanal

27/01/2021

Inderjeet Kaur

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1560,500

PS  
Jyoti

stano  
62400

27/1/2021



Renu Barnwal  
27/01/2021



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27/1/2021

नियम 24 के अन्तर्गत सदाचार-अभिनियम  
(राज्य स्तम्भ ऐन-1908) की अनुसूची  
1 या 1A, एन-29 के अधीन  
रजिस्ट्रार स्तम्भ-सहित (या स्तम्भ-शुल्क  
के बिना या स्तम्भ-शुल्क अयोग्य नहीं)।

जिला अंतर सिविल न्यायालय

संस्थापित ब्रिज में लेखकार / पंजीयत  
जमी के 207 अंश की गई है।  
छोटानापुर कास्तराती अधिनियम 1908  
की धारा 44(B) के अन्तर्गत नहीं है।

27/1/2021  
न्यूनतम मूल्यांकन सूची से  
जाँचा एवं सही पाया।

निबंधन-पदाधिकारी

SALE DEED

Rechya

Att 46800--  
LHR 3--  
Pgo 1--

This DEED OF ABSOLUTE SALE executed at Jamshedpur on this the  
27th day of JANUARY, 2021

By

RENU BARNWAL (UID : 4471 5579 9462 and PAN : ABCPB1526B),  
W/o Mr. Raj Kishore Barnwal, (D/o Jamuna Lal Barnwal), by faith  
Hindu, by caste Vaishya, Nationality Indian, by occupation Housewife,  
R/o Private House, Brinja Tower, Kumhar Para, Jugsalai, P.O. and P.S.  
Jugsalai, Town Jamshedpur, District East Singhbhum, State of  
Jharkhand, hereinafter referred to as the **VENDOR / SELLER** (which  
expression wherever the context so requires shall mean and include his  
heirs, executors, administrators, legal representatives, successors etc.) of  
the One Part.

दस्तावेज जाँचा  
27/1/2021



Remu Bazmoral  
27/01/2021

TO AND IN FAVOUR OF

**INDERJEET KAUR (UID : 9534 9988 3911 and PAN : ALPPK7506H)**  
Wife of Mr. Gurdeep Singh (D/o Gulbir Singh), by faith Sikh, by caste Bhatia, by occupation Housewife, R/o Ward No. 6, Gouri Shankar Road, Jugsalai, Town Jamshedpur, District East Singhbhum, State of Jharkhand, hereinafter referred to as the **PURCHASER / VENDEE** (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. 15,60,000.00 (Rupees Fifteen Lakhs Sixty Thousand) Only.

**WHEREAS** along with other lands, the **VENDOR** had purchased All that piece and parcel of land measuring more or less 2 Kathas 10 Dhurs bearing Municipal holding no. 67B (old), corresponding to H. No. 65 and H. No. 86/65 (New), Jugsalai Notified Area Committee, Thana no. 1161, Old Survey Plot No. 472, Corresponding to New Survey Plot No. 534 a, b, c, d and e under Khata no. 106, Mahato Para Road, Mouza Jugsalai, Survey Ward no. 02, Municipal Ward No. 04, P.S Jugsalai, Town Jamshedpur, District Singhbhum East and morefully described in the **Schedule** hereunder written by the virtue of a sale deed, bearing deed no. 5823 dated 13-11-2002, registered at the District Sub Registry office at Jamshedpur, from its previous lawful owners namely 1) Sri.

Renu Bhatnagar  
27/01/2021

Santosh Kumar Satpathy, 2) Sri. Bipin Bihari Satpathy and 3) Smt. Arati Pati.

AND WHEREAS after purchasing the **Schedule** hereunder written land and other land the **VENDOR** mutated her name in the government records vide mutation case no. 132/2004 and has been paying the upto date ground rent for the same.

AND WHEREAS the **VENDOR** is the lawful owner of the **Schedule** hereunder written land and has been exercising all acts of ownership thereto without any interruption or hindrances from any corner.

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 land for a sum of **Rs. 15,60,000.00** (Rupees Fifteen Lakhs Sixty Thousand) Only and the **PURCHASER** herein has also agreed to purchases the same for the said price.

**NOW THIS INDENTURE OF SALE WITNESSETH AS UNDER:**

THAT in consideration of a sum **Rs. 15,60,000.00** (Rupees Fifteen Lakhs Sixty Thousand) Only received by the **VENDOR** and the receipt of the said entire consideration of **Rs. 15,60,000.00** (Rupees Fifteen Lakhs Sixty Thousand) 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**,



Rene Bazemore  
27/01/2021

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 **PURCHASERS** absolutely and forever.

THE VENDOR DOETH 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 and that the **VENDOR** has not done anything or knowingly suffered anything whereby his right and power to sell and convey to the **PURCHASERS** the property hereby conveyed.
  
3. That the property is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, acquisition proceedings by Government or any kind whatsoever and should thereby and the **VENDOR** shall discharge the same from, and out of his own funds and keep the **PURCHASERS** indemnified.

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Renubarnival

27/01/2021

4. That the **VENDOR** hereby declares with the **PURCHASER** that the **VENDOR** has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the property more fully described in the **Schedule** hereunder written up to the date of execution of this sale deed and the **PURCHASER** shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the same shall be discharged by the **VENDOR**.

5. That the **VENDOR** has handed over the vacant possession of the property more fully described in the **Schedule** hereunder written to the **PURCHASER** and delivered the connected original title document in respect of the schedule hereunder mentioned property hereby conveyed on the date of execution of these presents.

6. That the **VENDOR** will at all times and at the cost of the **PURCHASER** execute, register or cause to be done, all such acts and deeds for perfecting the title to the **PURCHASER** in the property hereby sold and conveyed herein.

7. That the **VENDOR** do hereby covenants and assures that the **PURCHASER** is entitled to have mutation of her name in all public records, local body and also pay the required ground rent.

8. That the **VENDOR** declare that they are the lawful owner of the **Schedule** hereunder written land and that nobody else except the



Renu Barman  
27/01/2021

VENDOR have any title / claim or ownership etc., in the Schedule hereunder written property.

9. That from this day forth the PURCHASER shall be the sole owner of the Schedule hereunder written property and that the PURCHASER shall have every right to deal with the Schedule hereunder written property in the manner the PURCHASER deems fit and proper.

MEMO OF CONSIDERATION

<u>Mode</u>	:	<u>Amount</u>
By Cheque	:	Rs. 15,60,000.00

(Rupees Fifteen Lakhs Sixty Thousand) Only

SCHEDULE OF PROPERTY

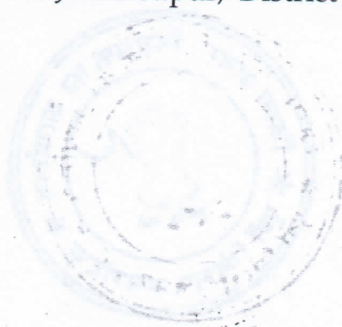
*(description of the property hereby transferred)*

All that piece and parcel of land measuring more or less 2 Kathas 10 Dhurs i.e. 4.13, bearing Municipal holding no. 67B (old), corresponding to H. No. 65 and H. No. 86/65 (New), Jugsalai Notified Area Committee, Thana no. 1161, Old Survey Plot No. 472, Corresponding to New Survey Plot No. 534 a, b, c, d and e under Khata no. 106, Mahato Para Road, Mouza Jugsalai, Survey Ward no. 02, Municipal Ward No. 04, P.O and P.S Jugsalai, Town Jamshedpur, District Singhbhum East and bounded as follows:

North : Plot no. 535;

South : Road;

East : Plot no. 530;



Remu Bazarwal

Remu Bazarwal  
27/01/2021


West : Plot no. 536.

Rent recorded in Volume no. 1, page no. 270.

HOLDING NO1- 0040000239000A2

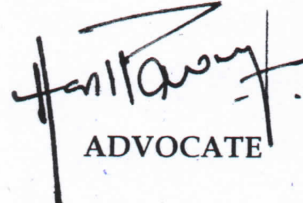
In witness where of the **VENDOR** and the **PURCHASER** have set their signatures on the day month and year first above written.

Witnesses:

- 1) Pritam Singh s/o Late Chain Singh R/o  
Ram Takrey Road Jugsalai JSR Punjab
- 2) RAJ KISHOR BARNWAL s/o Smt Jagdev Pd Barnwal  
R/o KUMAR PARA ROAD Jugsalai JSR-6  


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.



  
ADVOCATE



Renu Bevanzaal  
27/01/2021

NAME OF THE PURCHASER

INDERJEET KAUR



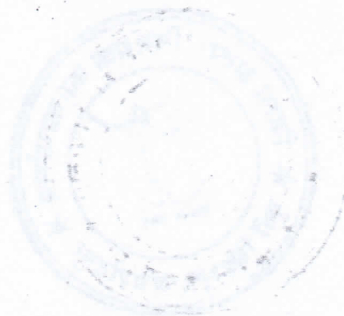
Inderjeet Kaur  
27/01/2021



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.

*Harit Grewal*  
ADVOCATE





# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : ea2cb358fea01bec401d

Receipt Date : 12-Dec-2020 11:31:26 am

Receipt Amount : 147000/-

Amount In Words : One Lakh Forty Seven Thousands Rupees Only

Token Number : 20200000108137

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : INDERJEET KAUR ( Vendee )

GRN Number : 2003188674



-: For Office Use :-

25  
Debate  
B. B. B. B.  
B. B. B. B.  
12/12/2020

नियम 21 के अन्तर्गत जमा किया गया - अधिनियम  
(इच्छित) स्थान के अनुसार अनुसूची  
1 का 151. 27 अधिनियम  
अनुसूची 22. अधिनियम - शुल्क  
ले विमुक्त या स्थान के अनुसार अधिनियम नहीं है



2020/JSR/3866/BK/3525

निबंधक - निबंधकारी

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 के माध्यम से मुद्रांक शुल्क की प्रमाणांतर की सेवा नहीं ले गई है

Renu Barwal  
10/12/2020

Indrajeet kaur



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रजनी देवी 64 की देवी  
535 एन.ए.ए.ए.ए.ए.  
ए.ए.ए.ए.ए.ए.ए.ए.  
12/12/20



Renu Barnwal  
12/12/2020



ABHIJIT SINGH  
ADVOCATE  
ENR. NO.-1452/02

न्यूनतम मूल्यांकन सूची से  
जाँचा एवं सही पाया।

जिला उत्तर निबन्धक  
अस्थापित विस्तार में लेख्यकारी / प्रिन्सपल  
जाति के... अंकित की गई है।  
छोटानागपुर काकावरी अधिनियम 1908  
की धारा 48(B) के अन्तर्गत नहीं है।

SALE DEED

This DEED OF ABSOLUTE SALE executed at Jamshedpur on this the  
12<sup>th</sup> day of DEC., 2020

By

RENU BARNWAL (UID : 4471 5579 9462 and PAN : ABCPB1526B),  
W/o Mr. Raj Kishore Barnwal, (D/o Jamuna Lal Barnwal), by faith  
Hindu, by caste Vaishya, Nationality Indian, by occupation Housewife,  
R/o Private House, Brinja Tower, Kumhar Para, Jugsalai, P.O. and P.S.  
Jugsalai, Town Jamshedpur, District East Singhbhum, State of  
Jharkhand, hereinafter referred to as the **VENDOR / SELLER** (which  
expression wherever the context so requires shall mean and include his  
heirs, executors, administrators, legal representatives, successors etc.) of  
the One Part.

सुबह  
110,100--  
हर 30  
प.स. 1--

दस्तावेज जाँचा  
12/12/20

Renu Barenwal  
12/12/2020

3

TO AND IN FAVOUR OF

**INDERJEET KAUR (UID : 9534 9988 3911 and PAN : ALPPK7506H)**  
Wife of Mr. Gurdeep Singh (D/o Gulbir Singh), by faith Sikh, by caste Bhatia, by occupation Housewife, R/o Ward No. 6, Gouri Shankar Road, Jugsalai, Town Jamshedpur, District East Singhbhum, State of Jharkhand, hereinafter referred to as the **PURCHASER / VENDEE** (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. 36,70,000.00** (Rupees Thirty Six Lakhs Seventy Thousand) Only.

**WHEREAS** along with other lands, the **VENDOR** had purchased **ALL THAT PIECE AND PARCEL OF LAND** measuring more or less 5 Kathas 3 Dhurs, i.e. **8.51 Decimals**, bearing Holding No. 55 (Old), recorded in Old Plot No. 375 under Old Khata No. 42, corresponding to New Survey Plot No. 535 a,b,c,d & e under Khata No. 64, at Mahato Para Road, Jugsalai, Survey Ward No. 2, Municipal Ward No. 4, P.O. & P.S. Jugsalai, Town Jamshedpur, District East Singhbhum, District Sub Registry office Jamshedpur, District East Singhbhum and morefully described in the **Schedule** hereunder written by the virtue of a sale deed, bearing deed no. 5823 dated 13-11-2002, registered at the District Sub Registry office at Jamshedpur, from its previous lawful owners



Renu Bawandee  
12/12/2020

namely 1) Sri. Santosh Kumar Satpathy, 2) Sri. Bipin Bihari Satpathy and 3) Smt. Arati Pati.

AND WHEREAS after purchasing the Schedule hereunder written land and other land the VENDOR mutated her name in the government records vide mutation case no. 132/2004 and has been paying the upto date ground rent for the same.

AND WHEREAS the VENDOR is the lawful owner of the Schedule hereunder written land and has been exercising all acts of ownership thereto without any interruption or hindrances from any corner.

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 land for a sum of Rs. 36,70,000.00 (Rupees Thirty Six Lakhs Seventy Thousand) Only and the PURCHASER herein has also agreed to purchases the same for the said price.

**NOW THIS INDENTURE OF SALE WITNESSETH AS UNDER:**

THAT in consideration of a sum Rs. 36,70,000.00 (Rupees Thirty Six Lakhs Seventy Thousand) Only received by the VENDOR and the receipt of the said entire consideration of Rs. 36,70,000.00 (Rupees Thirty Six Lakhs Seventy Thousand) 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

Rem Buzenwal  
12/12/2020

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 **PURCHASERS** absolutely and forever.

**THE VENDOR DOETH 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 and that the **VENDOR** has not done anything or knowingly suffered anything whereby his right and power to sell and convey to the **PURCHASERS** the property hereby conveyed.
3. That the property is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, acquisition proceedings by Government or any kind whatsoever and should thereby and the **VENDOR** shall discharge the same from and out of his own funds and keep the **PURCHASERS** indemnified.



Renu Baxmwal  
12/12/2022

4. That the **VENDOR** hereby declares with the **PURCHASER** that the **VENDOR** has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the property more fully described in the **Schedule** hereunder written up to the date of execution of this sale deed and the **PURCHASER** shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the same shall be discharged by the **VENDOR**.
5. That the **VENDOR** has handed over the vacant possession of the property more fully described in the **Schedule** hereunder written to the **PURCHASER** and delivered the connected original title document in respect of the schedule hereunder mentioned property hereby conveyed on the date of execution of these presents.
6. That the **VENDOR** will at all times and at the cost of the **PURCHASER** execute, register or cause to be done, all such acts and deeds for perfecting the title to the **PURCHASER** in the property hereby sold and conveyed herein.
7. That the **VENDOR** do hereby covenants and assures that the **PURCHASER** is entitled to have mutation of her name in all public records, local body and also pay the required ground rent.
8. That the **VENDOR** declare that they are the lawful owner of the **Schedule** hereunder written land and that nobody else except the

Renu Bawansal  
12/12/2020

VENDOR have any title / claim or ownership etc., in the Schedule hereunder written property.

9. That from this day forth the PURCHASER shall be the sole owner of the Schedule hereunder written property and that the PURCHASER shall have every right to deal with the Schedule hereunder written property in the manner the PURCHASER deems fit and proper.

**MEMO OF CONSIDERATION**

<u>Cheque no</u>	<u>Date</u>	<u>Bank</u>	<u>Amount</u>
000007	30-07-2020	Bank of Baroda	Rs. 21,00,000.00
000010	08-12-2020	Bank of Baroda	Rs. 15,70,000.00
			<b>Total : Rs. 36,70,000.00</b>
(Rupees Thirty Six Lakhs Seventy Thousand) Only			

**SCHEDULE OF PROPERTY**  
(description of the property hereby transferred)

ALL THAT PIECE AND PARCEL OF LAND measuring more or less 5 Kathas 3 Dhurs, i.e. 8.51 Decimals, bearing Holding No. 55 (Old), recorded in Old Plot No. 375 under Old Khata No. 42, corresponding to New Survey Plot No. 535 a,b,c,d & e under Khata No. 64, at Mahato Para Road, Jugsalai, Survey Ward No. 2, Municipal Ward No. 4, P.O. and P.S. Jugsalai, Town Jamshedpur, District Sub Registry office Jamshedpur, District East Singhbhum,



Renu Buznood  
12/12/2020

7

bounded as follows :

- North : Plot no. 542;  
South : Plot no. 536 and 534;  
East : Plot no. 530;  
West : Plot no. 538.

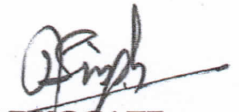
Rent recorded in Volume no. 1, page no. 270.

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

Witnesses:

- 1) राज किशोर वरनवाम शो श्री मंगेश यादव वरिष्ठ  
RD Jugalai Jamshedpur
- 2) Pritam Singh S/O Lt. Chain Singh  
R.T. Road Jugalai Jamshedpur P Singh

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.

  
ADVOCATE

Renu Bawarwal  
12/12/2020

NAME OF THE PURCHASER  
INDERJEET KAUR



Inderjeet Kaur  
12/12/2020



ATTESTED

ABHIJIT SINGH  
ADVOCATE

ENR. NO.-1452/02

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.

  
ADVOCATE