



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 7271454532f93ca1c4d7

Receipt Date : 17-Nov-2020 12:27:10 pm

Receipt Amount : 300000/-

Amount In Words : Three Lakh Rupees Only

Token Number : 20200000082524

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : HARINDER KAUR ( Vendee )

GRN Number : 2002801872



08261114532f93ca1c4d7

-: For Office Use :-

Debate  
23/11/2020

नियम 21 के अधीन कृपा: भारतीय स्टाम्प अधिनियम  
(इंडियन स्टाम्प ऐक्ट, 1899) के अन्तर्गत  
1 या अधिक, 23 के अन्तर्गत  
दस्तावेजों पर स्टाम्प शुल्क का भुगतान करने के लिए  
ने विमुक्त या स्टांप शुल्क अर्पित नहीं।



निर्देशिकाधिकारी

2020/JSR/3413/3105

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 पुनः

में किसी प्रकार की सेवा नहीं ली गई है

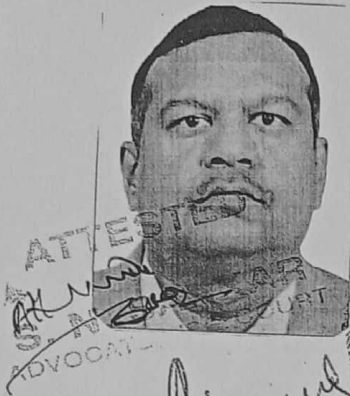
H/ram  
Original

2 Lacs  
₹ 2,00,000

PS  
Banswari

₹ 300,000

रवाता नं. 47, 326 8 नं. 16  
नं. 67, 37, 38 नं. 68  
के 23 नं. 16



*[Signature]*  
23/11/2020



न्यूनतम मूल्यकिस सूची  
जाँबा एंव सही पाया।

सिना अठ निबन्हाक

एक-डा. तस्ताज के नं. / पिसनत  
जाति के *[Signature]* को गर्ई है।  
डोसनामपु कास्तकी अधिनियम 1908  
की खरा 48(6) के अन्तर्गत नही है।

*[Signature]*  
23/11/2020

THIS DEED OF SALE is made on this, the 23rd day of  
November 2020 at Jamshedpur By:

*[Signature]*

₹ 225,000

₹ 800

₹ 300

*[Signature]*  
23/11/2020  
दस्तावेज जाँचा

**RAKESH SINHA** son of Sri Surendra Kumar Sinha, having  
PAN Card No. ARHPS2821B, ADHAR Card No. . 8649 7584  
8083 by faith Hindu by nationality Indian, by caste  
Kayesth by occupation Service, resident of Flat No. 3401,  
Vijaya's Heritage , Uliyan, Kadma, within P.S. Kadma,  
Town Jamshedpur , District East Singhbhum, Herein after  
called the " VENDOR" (which Expression unless excluded  
by or repugnant to the context, mean and includes his  
Legal Heirs, successors, and assigns etc)., of the ONE  
PART;

*Sumit*  
23/11/2020

IN FAVOUR OF

1. **HARINDER KAUR** wife of Mr. Sukhram Singh having PAN No. DHWPK2285R ADHAR Card No. 8517 9054 0815 by occupation house wife ,

2. **NAVJYOT SINGH ZANDU** son of Mr Sukhram Singh Having PAN Card No. AAZPZ9493R and ADHAR Card No. 3668 4730 3062 by occupation service ;

Both by faith Sikh, by caste Ramgaria, by Nationality Indian, both permanent resident of 754, New Sitaramdera, P.O. Agrico, P.S. Sitaramdera, Town Jamshedpur District

East Singhbhum, Jharkhand herein after called the "PURCHASERS" (which Expression unless excluded by or

repugnant to the context, mean and include their heirs successors, executors, administrators, Legal

Representatives, nominees, assigns etc). , of the OTHER PART;

Nature of Deed : Sale Deed

Consideration Amount : Rs. 75,00,000.00

*Shivam*  
23/11/2020

**WITNESSETH AS FOLLOWS:**

**WHEREAS** the seller is the sole, absolute, lawful and bonafide owner of a residential plot no. 23, having land area measuring 260.13 sq. Mtr., or 2800 square ft. i.e. South to North 80'ft deep X East to West 35'ft along the drive way in the portion of New Plot no: 67, corresponding to portion of R.S. Plot no. 4369, having land area 200 sq.ft, recorded under new Khata no. 47, corresponding to R.S. Khata No. 12, in portion of new Plot no. 37, corresponding to portion of R.S. Plot no. 4366, having land area 1200 sq. ft., recorded under new Khata no. 32, corresponding to R.S. Khata No. 9, in portion of Plot no. 38, corresponding to portion of R.S. Plot no. 4366, having land area 1000 sq.ft., recorded under new Khata No. 32, corresponding to R.S. Khata No. 9, and in portion of plot no. 68, corresponding to portion of R.S. Plot no. 4368, having land area 400 sq.ft., recorded under new Khata no. 8, corresponding to R.S. Khata No. 26, (Total land area 260.13 Sq.Mtr., or 2800 sq.ft) situated at Vijaya Gardens Baridih, in Mauza Moharda, Survey Ward No. 17, JNAC,

*[Handwritten Signature]*  
23/11/2020

Thana No. 1200, within P.S. Birsanagar, Town Jamshedpur District Sub Registry Office Jamshedpur District East Singhbhum, Jharkhand; more particularly described in the Schedule below;

**WHEREAS** Lands situated at Mouza Moharda, Thana No. 1200, in Survey Ward no. 17 JNAC under R.S. **Khata no.12** is recorded in the name of Dukhiya Gaur S/o Kanhaai Gaur in respect of piece and parcel of land measuring 5.05 decimal, within plot no. 4369, land situated at Mouza Moharda, East Singhbhum, Jamshedpur, Jharkhand, land in **Khata no. 9** is recorded in the name of Bado Narayan Gaur S/o Ishvar Narayan Gaur in respect of piece and parcel of land measuring 0.45 decimal within plot no. 4366, Mouza Moharda, East Singhbhum, Jamshedpur, Jharkhand, land in **Khata no. 26** is recorded in the name of Mochiram Gaur S/o Late Pandu Gaur in respect of piece and parcel of land measuring 0.91 decimal within plot no. 4368, Mouza Moharda, East Singhbhum, Jamshedpur, Jharkhand along

*Sudhir*  
23/11/2020

with other lands is purchased by M/s Vijaya Homes Pvt. Ltd. a Company Registered under The Indian Companies Act 1956, having its Registered Office at 2<sup>nd</sup> Floor, Gajraj Mansion, Diagonal Road, P.O. & P.S. Bistupur Town Jamshedpur, District East Singhbhum through various conveyance.

**AND WHEREAS** the vendor has purchased the aforesaid landed property mentioned in the schedule below from previous lawful bonafide owners namely M/S Vijaya Homes Private limited, represented by its Manager Accounts Mr. Sudhir Kumar Tiwary, by means of registered sale deed bearing registration No. 3771, ( Serial No. 4783), dated 21.07.2012, registered at District Sub Registry Office Jamshedpur and since purchase the vendor /seller has been in peaceful possession over the said landed property fully mentioned in the schedule below without any interruption from anybody by exercising all acts of ownership thereof with power to dispose of the same in the manner he likes best.

*Diwani*  
23/11/2020

**AND WHEREAS** after purchasing the land the Circle Officer Jamshedpur is realizing rent from the vendor with respect to the aforesaid land after Mutation vide mutation case No.\_95/R27/2020-2021 dated 26/06/2020.

**AND WHEREAS** now being in urgent need of money the vendor by virtue of an agreement has agreed to sell absolutely to the purchasers the said piece and parcel of residential plot described in the schedule annexed hereto, for the price of Rs. 75, 00,000.00 (Rupees Seventy Five Lakhs) only AND the said purchasers have agreed to purchase the said property free from all encumbrances ,

**NOW THIS DEED WITNESSES:**

1. That in pursuance of the said agreement and in consideration of said sum of Rs. 75,00,000.00 ( Rupees Seventy Five Lakhs) Only, paid by the purchasers to the seller described in the mode of

*Shiv*  
28/11/2020

payment mentioned in schedule B hereto which said sum the vendor hereby acknowledging as having received, he the said vendor does hereby convey, transfer and assign unto and the use of the purchasers, ALL THAT residential plot no. 23, situated at Vijaya Gardens, Mauja Moharda,, Ward No. 17 JNAC Thana No. 1200, P.S. Birsanagar, Town Jamshedpur District East Singhbhum State of Jharkhand more specifically described in the schedule hereunto, together with all 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 vendor, his successors or any other person or persons claiming under him together with all rights, title and possession which the vendor here before enjoyed in respect of the schedule below property.



*Shivam*  
23/11/2020

2. That the Vendor is completely divested off all his/its rights, title, interest in the schedule below property and henceforth the Vendor shall cease to have any manner of title to the said property and claim on the said property.

3. That from this day the purchasers shall enjoy and possess the said property as absolute owner thereof with full power to convey or dispose off or alienate the same as one Piece and Parcel to any person or persons or party. The Purchasers shall also be at liberty to have or get their names mutated in the Office of the Landlord through Circle Office Jamshedpur and accordingly shall pay the rent and/or other charges/taxes to the concerned authorities.

*Shivam*  
23/11/2020

4. That the Purchasers shall now and always have the right to use and enjoy along with other residential Plots/ Units the common passages, casements, roads, alleys, pavements, approaches and all other common amenities or particular facilities provided for the schedule below land in common with the purchasers of other residential Plots Units and will bear proportionate cost and expenses of maintenance and repairs of all amenities, facilities as are necessary or as may be necessary for beneficial enjoyment of the same by the Owners/ Dwellers/ Occupants of different Plots/Units within Vijaya Gardens, Baridih, Jamshedpur.
5. That from this day the purchaser shall be entitled to exclusively use and possess the said Residential Plot and to construct their house according to the building plan to be approved by JNAC and other authorities which is in that time being in force.

*Shivam*  
23/11/2020

6. THAT THE VENDOR HEREBY ASSURES THE PURCHASERS AND COVENANTS:

- a. That the vendor is the lawful owner of the schedule below land and is fully entitled to convey the same.
- b. that the vendor hereby agrees to save harmless and keep the purchasers free from and against all losses, damages and causes which may be sustained or incurred by reason of by any claim being made of any arrear due in respect of the schedule below property or any part thereof or due to any defect in the title of the Vendor.
- c. That the property hereby described in the schedule below is free from all encumbrances, liens or charges and attachments of any kind whatsoever.
- d. That the vendor further agrees and covenants with the purchasers to execute any further deeds of assurance or other documents, at the cost of

*Shivam*  
23/11/2020

the purchasers, as may be necessary to complete and make perfect the title of the purchaser, in respect of the said property described in the schedule below.

7. That the vendor has handed over all the relevant documents, and title deeds (Original) in connection with the schedule below property, to the purchaser.

9) That the schedule below property is situated on Branch Road of Mouza Moharda.

10) That the stamp duty has been paid on value of Rs.75,00,000.00

#### **SCHEDULE " A "**

The Residential Plot bearing No: 23, having land area 260.13 Sq. Mtr. or 2800 Sq. ft. i.e. South to North 80'ft. Deep X East to West 35'ft. along the Road, in Portion of New Plot No: 67, corresponding to Portion of R,S. Plot No: 4369, having land area 200 Sq. ft. recorded under New

Sumit  
23/11/2020

Khata No: 47, corresponding to R.S. Khata No: 12, in Portion of New Plot No: 37, corresponding to Portion of R.S. Plot No: 4366, having land area 1200 Sq. ft. recorded under New Khata No: 32, corresponding to R.S. Khata No: 9; in Portion of Plot No: 38 corresponding to Portion of R.S. Plot No: 4366 having land area 1000 Sq. ft. recorded under New Khata No: 32 corresponding to R.S. Khata No: 9 and in Portion of Plot No: 68, corresponding to Portion of R.S. Plot No: 4368 having land area 400 Sq. ft. recorded under New Khata No: 8 corresponding to R.S. Khata No: 26 (Total land area 260.13 Sq. Mtr. 2800 Sq. ft. ) situated at Vijaya Gardens, Baridih, in Mouza Moharda Survey Ward NO. 17 INAC, Thana No. 1200, within P. S. Birsanagar, Town Jamshedpur, Dist. Sub Registry Office at Jamshedpur, District East Singhbhum, which is bounded as follows:-

<u>Side</u>	<u>Boundary</u>
North:	Residential Plot No.38 (P)
South:	Driveway
East:	Residential Plot No.24
West:	Residential Plot No.22


*Shivam*  
23/11/2020

SCHEDULE "B"  
(Mode of payment)

Date	Mode of Payment	Name of the Bank	Amount Paid
14.11.2019	Cheque	HDFC Limited	Rs. 20,00,000.00
21.03.2020	Cheque	Punjab & Sind Bank	Rs. 8,00,000.00
15.06.2020	Cheque	Punjab & Sind Bank	Rs. 5,00,000.00
10.07.2020	Cheque	Punjab & Sind Bank	Rs. 5,00,000.00
16.10.2020	DD No. 319482 dated 16.10.2020	Punjab & Sind Bank Jamshedpur	Rs. 36,43,750.00
17.11.2020	TDS		Rs. 56,250.00
		Total	Rs. 75,00,000.00

*Shivam*


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

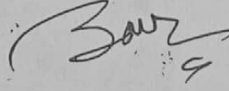
  
23/11/2020

WITNESSES:

- 1) Sukhran Singh  
SUKHRAM SINGH S/O GURMEJ SINGH  
754 NEW SITARAMDERA, PS SITARAMDERA  
JAMSHEDPUR, DIST EAST SINGHBHUM
  
- 2) Rajendra Kumar Khullar  
RAJENDRA KUMAR KHULLAR S/O R.L. KHULLAR  
B-10, ANIL SUR PATH, ULIYAN KADMA PS KADMA  
JAMSHEDPUR VENDOR/SELLER

Drafted, read over and explained the contents of this sale deed to the  
Executant/Vendor in Hindi who found and admitted the same to be  
true and correct.

  
Typed by:

  
ADVOCATE

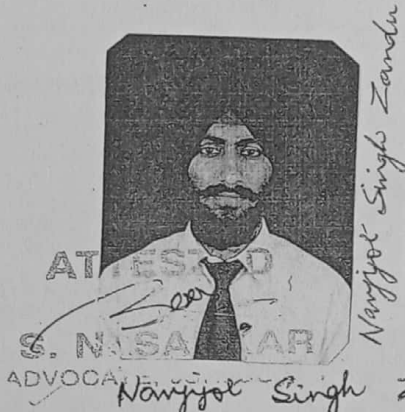
*[Signature]*  
23/11/2020

Name of the Purchasers



Harinder Kaur

1. Harinder Kaur



Navjot Singh Zandu

2. Navjot Singh Zandu



## Paymer Details

## Application Details

SAF No : SAF614377071120124033      Applicant Type : New Assessment

Property Type : Vacant Land      Ward No. : 1

Address : Vijaya Gardens, Moharda, Baridih, Jamsghedpur      Ownership Type : Individual

## Owner Details

Name	Guardian Name	Relation	Mobile No.	Aadhar No.	PAN No.	Email ID
RAKESH SINHA	Surendra Kumar Sinha	S/O	8825390252	864975848083	ARHPS2821B	

## Payment Details

SI No.	Transaction No.	Transaction Date	Transaction Mode	Total Amount	View
No Payment...					

Application Details

Print

N

नाम अधिसूचित क्षेत्र जमशेदपूर

वार्ड संख्या 17

चादर संख्या 1

राजस्व थाना घाटशिला

S

जिला सिंहभूम

पैमाना 1से0मी = 20 मी0 या प्रॉभि0- 1:2000 सन् 1970-71 ईस्वी

New Khata No	R.S Khata No	New Plot No	R.S Plot No	Area Sq ft	Area Decimals	which is bounded by:
47	12	67	4369	200	0.459	North- Residential Plot No-38(P)
32	9	37	4366	1200	2.754	South- Driveway
32	9	38	4366	1000	2.295	East- Residential Plot No-24
8	26	68	4368	400	0.918	West- Residential Plot No-22

कुलरकवा = 6.42 Decimals



प्रस्तावित भूमि को लाल रंग में दर्शाया गया है।