

Safaraha  
22,95,400/-

Ps  
Kadma,

Starb  
91816/-

Place: Jamshedpur, Jharkhand  
Certified that the left hand five fingers  
photo of the executant, whose photo  
graph is affixed in the document have  
seen obtained by me and before me  
10/3/23  
Advocate

to  
be  
3



उमा देवी  
1013123

खाता नम्बर 49  
प्लॉट नम्बर 2434  
द्वय प्रतिबन्धित सूची में दर्ज नहीं है।

चतुर्थांश सूची से  
जांचा एवं सही पाया।

Kaly  
10/3/2023

Kaly  
10/3/2023

विधायक 74 के अधीन प्रायः भारतीय स्वाम्य-अभिनियम  
(संशोधन स्वाम्य ऐक्ट), 1899 की अनुसूची  
1 या 1क, स. 23, ... के अधीन  
यथावत् स्वाम्य-सहित (या स्वाम्य-शुल्क  
विमुक्त या स्वाम्य-शुल्क अपेक्षित नहीं)।

काद-1

जिम्मा अन्वय विनाकारक  
एकमात्र स्वाम्य में संयुक्त / विधायक  
काहे के... अधिक की गई है।  
जामशेदपुर कार्यालय अधिनियम 1909  
की धारा 48(2) के अन्तर्गत नहीं है।

SALE DEED

Kaly  
10/3/2023

THIS DEED OF SALE IS MADE ON THIS THE 10th DAY OF MARCH 2023 AT JAMSHEDPUR,

BY: -

UMA DEVI (UID): XXXX XXXX 1736, Wife of J.K. Singh; aged 72 years, by faith - Hindu, by caste - General, by occupation- Homemaker, by Nationality - Indian, resident of 46/C, Line No. 3, Bhatiya Basti, Mandir Path, Kadma, Jamshedpur, East Singhbhum, Jharkhand - 831005, hereinafter called the "VENDOR" (which terms or expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, administrators, legal representatives and assigns) of the ONE PART;

PAN: IMHPD3125A

[Handwritten signature]





**IN FAVOR OF**

**SRI BINAY KUMAR SINGH**, S/o J.K. Singh, aged 53 years, by faith – Hindu, by caste – General, by occupation- Service, by Nationality – Indian, resident of KF2/58, Kadma, Jamshedpur, East Singhbhum, 831005, hereinafter called the “VENDEE” (which terms or expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, legal representatives and assigns) of the OTHER PART; PAN: AREPS9713K

**NATURE OF TRANSFER** : BY WAY OF SALE  
**CONSIDERATION MONEY** : Rs. 22,95,400/-

WHEREAS, the Vendor is sole, absolute, lawful and bonafide owner of 1482 sq.ft. i.e., 3.40 decimals of land, total measuring area 38' X 39'ft = 1482 sq.ft., recorded under Old Khata No. 22, Old Pot No. 1298, New Khata No. 49, New Plot No. 2434 of Mouza – Bhatia, Survey Thana No. 1159, in Halka No. VI, P.S. Kadma, District – East Singhbhum, Jharkhand more fully described in schedule below which has been acquired by the vendor by Raiyati ditch land and since then she is in peaceful possession over the same without any interruptions from anybody.

AND WHEREAS, the aforesaid land along with other landed property has been recorded in the present survey settlement operation of 1964 in the name of ASHWANI KUMHAR and accordingly survey Khatian was prepared in his name, which finally published in the year 1964 and he held and possessed the same as full owner thereof till his life time;

AND WHEREAS, Binodbala, wife of Jaladbaran Choudhary and Sarat Choudhary, son of Sambhu Nath Choudhary executed a deed of sale in favor of Uma Devi (vendor), wife of Jamuna Kishore Singh with regard to the schedule below property vide Sale Deed of dated 02<sup>nd</sup> June, 1999 at Jamshedpur and since then the vendor is in peaceful possession over the same.





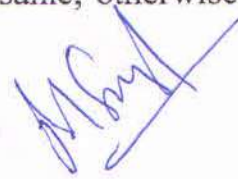
11/11/2001

AND WHEREAS, Uma Devi being the present vendor has got her name mutated for the schedule below property vide mutation case no. 476/2000-21 dated 20/01/2001.

AND WHEREAS, the vendor being in urgent need of money approached the purchaser for sale of schedule below property and the purchaser agreed to purchase the said property from the vendor.

NOW THIS DEED OF SALE WITNESSTH:

1. That, in pursuance to the said agreement and in consideration money of Rs. 22,95,400/- (Rupees Twenty Two Lakhs Ninety-Five Thousand Four Hundred) only paid by the Vendee to the Vendor, the receipt of which the Vendor hereby acknowledge, she conveys her aforesaid property fully described in schedule below by this Deed to the Vendee. The Vendee to hold and possess the same as full owner thereof in its own right as it likes, thinks fit and proper and also will be entitled to sell, gift, mortgage, etc. or any kind of transfer of the aforesaid property hereby sold, more fully described in schedule below. The Vendor including her heirs and successors are ceased to have any right, title, interest or possession over the schedule below property and same is vested upon the Vendee.
2. That the vendor acknowledges that she has received the full consideration amount by the purchaser against the sale of portion of land fully described in the schedule below.
3. That, henceforth the Vendee will pay the annual rent as mentioned in the schedule below for the aforesaid property hereby sold to the Landlord State of Jharkhand and he will also be entitled to mutate his name in respect of the said property hereby sold, fully described in schedule below before the Sherista of landlord State of Jharkhand and if any consent is required for the same from the side of Vendor, in that event the Vendor will be bound to give the same, otherwise it will be done according to law.



102  
11/13

4. That, the Vendor has not sold, gifted, mortgaged, transferred or encumbered the aforesaid property hereby sold, fully described in schedule below to anybody else previously. Neither has she entered into any agreement for the same with anybody else previously, except the present Vendee of this Deed. If it is so found in future, it will be null and void. The aforesaid property is free from all kinds of encumbrances. Be it noted that if due to defect of title or for any action of the Vendor, the Vendee is to be deprived from the aforesaid property in question hereby sold, fully described in schedule below, in that event the Vendor will be bound to compensate the Vendee for all his loss and damages.

**SCHEDULE**

(Description of property hereby transferred)

In the District Singhbhum East, Pargana – Dhalbhum, District Sub Registry Office – Jamshedpur, all that piece and parcel of raiyati ditch land in Mouza – Bhatia, recorded under Old Khata No. 22, Old Plot No. 1298, New Khata No. 49, New Plot No. 2434, measuring area 38' X 39' ft = 1482 sq.ft., i.e. 3.40 decimal within P.S. Kadma, Thana No. 1159, Halka – VI, Dist. East Singhbhum and is bounded by:

Khata	Plot	Area (Sq.Ft.)	Vol.	Page
49	2434	1482	3	57

Total Measuring Area= 1482 Sq.ft. i.e. 3.40 decimal

Khata	Plot	North	South	East	West
49	2434	Smt. Punam Devi	Seller Nij	10'ft Alley	Smt. Sujata Ghosh

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



70  
3  
118

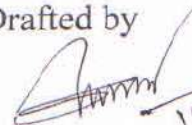
IN WITNESS WHEREOF the vendor has hereunto set and subscribes her hands on this sale Deed, after reading and satisfying with all the contents of this Sale Deed, today at Jamshedpur, on the date aforementioned.

WITNESSES *Abhilash*

1. Abhilash Kumar Singh, son of Binay Kumar Singh, resident of KF2/58, Kadma, Jamshedpur, East Singhbhum, 831005.
2. *Rita Singh*  
Rita Singh, wife of Binay Kumar Singh, resident of KF2/58, Kadma, Jamshedpur, East Singhbhum, 831005.

Read over and explained the contents of this Deed of Sale to the Sellers who admitted it to be true and correct.

Printed through Computer


Drafted by  
  
 Advocate, Jsr. Kumar  
 Sushir Kumar  
 E. No 3503 / 97

PURCHASER

[BINAY KUMAR SINGH]



*Binay*  
 It is certified that the finger prints of left hand of each persons whose photograph is affixed in the document have been obtained before/by me.

  
 Advocate  
 Sushir Kumar  
 Advocate  
 E. No 3503 / 97


Token No.: 202300030091

## CERTIFICATE

### Office of the District SRO - Jamshedpur

This **Sale Deed** was presented before the registering officer on date **10-Mar-2023** by **UMA DEVI**, S/O, D/O, W/O **J K SINGH** resident of 46/C LINE NO.3 BHATIYA BASTI MANDIR PATH KADMA TOWN JAMSHEDPUR ..  
This deed was registered as Document No:- **2023/JSR/1315/BK1/1231** in Book No :- **BK1**, Volume No :- 208 from Page No :- 281 to 348 at, office of **District SRO - Jamshedpur**

Date:- 10-Mar-2023

  
Registering Officer





## Document Registration Summary 1

Date :-10-Mar-2023

- Government/Market Value: ₹2295400/-
- Transaction Amount: ₹2295400 /-
- Paid Stamp Duty: ₹91816 /-

On Date 10-03-2023 Presented at District SRO -  
Jamshedpur  
Signature of Presenter *उग्रा देवी*

District SRO - Jamshedpur

Receipt : 794431

Receipt Date : 10-03-2023

Presenter Name: -

PR ₹1  
SP ₹1020  
LL ₹3  
A1 ₹68862  
Stamp Duty ₹91816

**Total** ₹161702

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	91816	91816	0	GRAS	BinayKumarSingh	<ul style="list-style-type: none"><li>• GRN Number : 2316127510</li><li>• DEPT Transaction Id : 3eb2b0ba3b8e9cd60d14</li><li>• Transaction Type :</li></ul>	91816
PR	1	1	0	GRAS	BinayKumarSingh	<ul style="list-style-type: none"><li>• GRN Number : 2316127760</li><li>• DEPT Transaction Id : 509f88009d8745c5497c</li><li>• Transaction Type :</li></ul>	1
SP	1020	1020	0	GRAS	BinayKumarSingh	<ul style="list-style-type: none"><li>• GRN Number : 2316127760</li><li>• DEPT Transaction Id : 509f88009d8745c5497c</li><li>• Transaction Type :</li></ul>	1020
A1	68862	68862	0	GRAS	BinayKumarSingh	<ul style="list-style-type: none"><li>• GRN Number : 2316127760</li><li>• DEPT Transaction Id : 509f88009d8745c5497c</li><li>• Transaction Type :</li></ul>	68862
LL	3	3	0	GRAS	BinayKumarSingh	<ul style="list-style-type: none"><li>• GRN Number : 2316127760</li><li>• DEPT Transaction Id : 509f88009d8745c5497c</li><li>• Transaction Type :</li></ul>	3



Sub Total	161702	161702	0				
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Article : Sale Deed Number of Pages : 68

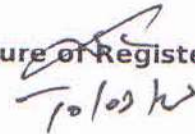
Signature of Operator



Signature of Head Clerk



Signature of Registering Officer







OFFICE OF THE SUB REGISTRAR  
Office Name :- District SRO - Jamshedpur  
District Name :- EastSinghbhum  
State Name :- Jharkhand

## Deed Endorsement

Token No :- 202300030091

Deed Type	Sale Deed
Number of Pages	68
Fee Details	Stamp Duty :- Rs. 91816, PR :- Rs. 1, SP :- Rs. 1020, A1 :- Rs. 68862, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.2295364/- ,Transaction Amount :- Rs.2295400/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Bhatia Location :- Other Road, Bhatia Property Boundaries :- East: 10 FT ALLEY, West: SMT SUJATA GHOSH, South: SELLER NIJ, North: SMT PUNAM DEVI Volume Number - 3Page Number - 57Khata Number - 49Plot Number - 2434SAF Number - SAF747113060323041558 Area Of Land :- 3.40 Decimal

Sh./Smt.UMA DEVI s/o/d/o/w/o J K SINGH has presented the document for registration in this office

today dated :- 10-Mar-2023 Day :- Friday Time :- 13:47:38 PM



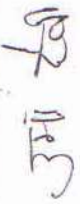



उमा देवी





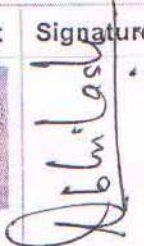
UMA DEVI(Individual)

Party Name	Document Type	Document Number
UMA DEVI	PAN/UID	IMHPD3125A

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
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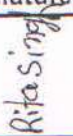
1	<b>UMA DEVI</b> Address1 - 46/C LINE NO.3 BHATIYA BASTI MANDIR PATH KADMA TOWN JAMSHEDPUR, Address2 - ,,, Jharkhand PAN No.: IMHPD3125A,Permission Case No.-	Yes	Uma Devi Address:- 46/ C , LINE NO -3, , BHATIYA BASTI , MANDIR PATH KADMA, JAMSHEDPUR, Kadma, , East Singhbhum, 831005, , Jharkhand, India	SELLER Age:72			
2	<b>BINAY KUMAR SINGH</b> Address1 - KF2/58 KADMA PS-KADMA TOWN JAMSHEDPUR, Address2 - ,,, Jharkhand PAN No.: AREPS9713K,Permission Case No.-	Yes	Binay Kumar Singh Address:- kf2/58, , , , Kadma, , East Singhbhum, 831005, , Jharkhand, India	PURCHASER Age:53			

**Identification:**

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>ABHILASH KUMAR SINGH</b> S/o-D/o <b>BINAJY KUMAR SINGH</b> Address1 - KF 2/58 KADMA TOWN JAMSHEDPUR, Address2 - ,,, Jharkhand PAN No.:			

**Witness:**

I/We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>RITA SINGH</b> Address1 - KF 2/58 KADMA TOWN JAMSHEDPUR, Address2 - ,,, Jharkhand			

Signature of Operator



Seal and Signature of Registering Officer

  
10/10/20



Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( **UMA DEVI**), has/have admitted the execution before me. He/ She/ They has / have been identified by ( **ABHILASH KUMAR SINGH**) Son/Daughter/Wife of ( **BINAJY KUMAR SINGH**) resident of ( **KF 2/58 KADMA TOWN JAMSHEDPUR**) and by occupation ( **Service**).



  
Signature of Registering Officer

Date:- 10-Mar-2023

  
Seal and Signature of Registering Officer

१०-३/२३

