



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : e5049eafb1c6ab165587

Receipt Date : 11-Aug-2023 12:06:31 pm

Receipt Amount : 312000/-

Amount In Words : Three Lakh Twelve Thousands Rupees Only

Token Number : 202300107953

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : MAA AMBEY CONSTRUCTION
Represented TAPAN BARUA (Vendeer)

GRN Number : 2318713834

Tapan Barua 11/8/2023
Prabhaten Sharma 11/8/2023



ATTESTED
25 APR 2024

HEMANT KUMAR
NOTARY Govt. of India
Civil Court, Jamshedpur
E. Singhbhum, Jharkhand



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Copy



2023/JSR/4576/BK1/4265

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 पुनः

को किसी प्रकार की सेवा नहीं ली गई है

Tapan Barua
11/8/2023

Self value
78,00,000/-

P.S.
Kadwa.

27th
312000/-



पार्वती शर्मा
11/8/2023



S. N SARKAR
ADVOCATE



Prabhakar
11/8/2023



पार्वती शर्मा
जोका के राडी पास।

11/8/2023

S. N SARKAR
ADVOCATE



Prabhakar Sharma
11/8/2023



ATTESTED
5 APR 2024

HEMANT KUMAR
NOTARY Govt. of India
Civil Court, Jamshedpur
Singhbhum, Jharkhand

S. N SARKAR
ADVOCATE

SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE 11th DAY OF AUGUST, 2023 AT JAMSHEDPUR, BY :-

- 1) MRS. PARVATI SHARMA (UID No. XXXX XXXX 2508 and PAN:- RNVPS9035N), Wife of Late Bisheshwar Sharma and
- 2) MR. PRAKASH SHARMA (UID No. XXXX XXXX 9588 and PAN:- BVKPS7607H), Son of Late Bisheshwar Sharma and
- 3) MR. PRABHAKAR SHARMA, (UID No. XXXX XXXX 2371 and PAN:- CJBPS5767E), Son of Late Bisheshwar Sharma, all by faith - Hindu, Nationality - Indian, all by Category General (Non C.N.T.), by

23
2,34,000 = 00
03 = 00
01 = 00

वसुदेवजी का

Handwritten notes at the top of the page, including names like 'Hemant Kumar' and dates like '11/8/2023'.

Occupation No.1 Household Affairs and No. 2 & 3 Business, residents of 55, Mandir Path, Near Mandir Path Park, Bhatia Basti, P.S. Kadma, Town Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the "VENDORS" (which terms or expression shall unless excluded by or repugnant to the context be deemed to include their heirs executors, administrators, legal representatives and assigns) of the One Part;

IN FAVOUR OF

M/S. MAA AMBEY CONSTRUCTION (PAN No.:- AAKFM4727A), a Partnership firm having its Office at Maa Durga Apartment, Phase VI, Main Road, Parsudih, P.S. Parsudih, Town Jamshedpur, District East Singhbhum, represented by its one of the partner namely MR. TAPAN BARUA (UID No. XXXX XXXX 2347), Son of Late M.L. Barua, by faith - Hindu, by Category - General (Non C.N.T.), by Occupation - Business, by Nationality - Indian, resident of Makdampur, P.O. Tata Nagar, P.S. Parsudih, Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the "PURCHASER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to include its heirs executors, administrators, legal representatives and assigns) of the Other Part;

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NATURE OF DEED

: SALE DEED.

CONSIDERATION MONEY

: Rs.78,00,000/- (Rupees seventy eight lakhs) only.



WHEREAS, the Vendor are the absolute, lawful and bonafide owners of all that piece and parcel of land measuring 3.87 Decimals i.e. 2 Kathas 6.92 Dhurs, together with house standing thereon, bearing in portion of R.S. Plot No. 1309, recorded under R.S. Khata No. corresponding to portion of New Plot No. 2419, recorded under New Contd...

विक्रय प्रति
11/8/2023
Bisheshwar
11/8/2023
Baleshwar Sharma
11/8/2023

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Khata No. 999, situated in Mouza BHATIA, Ward No. 2 J.N.A.C., P.S. Kadma, Thana No. 1159, within District East Singhbhum, District Sub Registry Office at Jamshedpur,

AND WHEREAS, one Panchiy Devi, wife of Bhanu Thakur, had purchased the total land measuring an area 3661 Sq.ft., recorded under Khata No.40 (Old), portion of Plot No. 1309 (Old), of Mouza Bhatia, P.S. Kadma, Thana No. 1159, from its previous owner namely Sujit Kumar Basu, by means of Registered Sale Deed, bearing Sale Deed No. 2106, Dated 05.03.1976, registered at Sub-Registry Office Jamshedpur and since purchased she came in physical possession over the same and hold and possessed the same as absolute owner thereof by constructing house etc. over the same hold and possessed the same without any interruption from any body till her life time. Be it noted that said portion of purchased land recorded under Khata No. 40, Plot No. 1309, curved out and converted in to New Khata No. 999, New Plot No. 2419 and same has been recorded in the name of Sujit Kumar Basu, which finally published in the year 1996;

AND WHEREAS, said Panchiy Devi died and her husband namely Bhanu Thakur also died leaving behind the Bisheshwar Sharma and Baleshwar Thakur, being their sons, legal heirs and successors and

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accordingly the Bisheshwar Sharma with his co-sharer brother namely Baleshwar Thakur have inherited said land measuring 3661 Sq.ft. with house along with other movable and immovable property

from their deceased mother and father and thereafter the said Bisheshwar Sharma and his co-sharer brother namely Baleshwar Thakur have amicable partitioned their inherited property and as per said partitioned the land measuring 3.87 Decimals i.e. 2 Kathas 6.92 Dhurs, together with house standing thereon morefully described in the schedule below has fallen exclusive share of the Bisheshwar Sharma and he hold and possessed the same as absolute owner thereof without any interruption from any body till his life time;



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पति अथवा
11/8/2023
Sharma
11/8/2023
Rohankumar Sharma
11/8/2023
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AND WHEREAS, the said Bisheswar Sharma, died leaving behind the present Vendor No.1, being his widow and Vendor No. 2 & 3, being his sons legal heirs and successors and accordingly the present Vendors have jointly inherited the schedule below property along with other movable and immovable property from deceased Bisheswar Sharma and also they got mutated their names in respect of said land morefully described in the schedule below in the Office of the Anchal Adhikary (C.O.) Jamshedpur by way of succession mutation vide Succession Mutation case No. **763/R27 of 2016-2017**, dated **02.01.2017** and paying rent etc. for the same by obtaining rent receipt from the said office and as such their names have noted in Vol. No. 50, Page No. 47, in the Registered -II of C.O. Jamshedpur and since inherited they hold and possesses the same as absolute owner thereof without any interruption from anybody and having every right to transfer the same in any manner whatsoever they like;

AND WHEREAS, now being in urgent need of money the Vendors have agreed with the Purchaser for ABSOLUTE SALE of aforesaid land with house property, fully mentioned in the schedule below for a total consideration amount of Rs. Rs.78,00,000/- (Rupees seventy eight lakhs) only and the Purchaser has also agreed to purchase the said land morefully described in schedule below at that price;

AND WHEREAS, the above named Vendors agreed to execute this Sale Deed in favour of the Purchaser with respect to the aforesaid land and pucca house standing thereon, morefully described in the Schedule below on the following terms and conditions:-

NOW THIS SALE DEED WITNESSETH AS FOLLOWS :-

That in consideration of the said sum of Rs.78,00,000/- (Rupees seventy eight lakhs) only paid by the Purchaser to the Vendors, the receipt of which is hereby admitted and acknowledged,

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ATTESTED
5 APR 2024

HEMANT KUMAR
NOTARY Govt. of India
Civil Court, Jamshedpur
E. Singhbhum, Jharkhand



विश्वजी शर्मा
11/8/2023
Rohini
11/8/2023
Rabindran Singh
11/8/2023

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as full and final payment in respect of sale of the said land and house property, fully mentioned in the Schedule below by the Vendors, the Vendors do hereby absolutely sell, convey, transfer the all that property mentioned in the Schedule below in favour of the Purchaser by this Sale Deed TO HAVE AND TO HOLD THE same unto the Purchaser or its/his/their heirs, successors without any interruption from the side of the Vendors or any person/s claiming under them together with all right, title, claim and interest which the Vendors here before enjoyed in respect of the property mentioned in the Schedule below.

2. That, the Vendors have given vacant possession in the aforesaid land and house in question hereby sold, fully described in the schedule below to the Purchaser and the Vendors or their heirs and successors will not be able to raise any claim in the said property hereby sold, fully described in schedule below in future for any reason whatsoever.

3. That, henceforth the Purchaser will also be entitled to mutate its name in respect of the said land hereby sold fully described in schedule below to the sherista of the said landlord State of Jharkhand through the C.O. Jamshedpur, shall pay rent for the same in its own name.

4. That from this day all the right, title, claim and interest of the Vendors in the property mentioned in the Schedule below shall cease to exist and will vest in the Purchaser and the Purchaser will become the absolute owner thereon from this day and the Purchaser will also be entitled to sell, gift, mortgage etc. or any kind of transfer the aforesaid property hereby sold, fully described in schedule below.

5. That the Vendors does hereby covenant with the Purchaser that they have not done or committed any act in any manner or thing by

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HEMANT KUMAR
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E. Singhbhum, Jharkhand



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विदात रत्ना
11/8/2023
Rabbar Singh
11/8/2023
Rabbar Singh
11/8/2023

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the reason whereof the property conveyed by this presents, have not been charged, mortgaged, hypothecated, gifted, sold, transferred or has not been encumbered in any manner whatsoever whether in title or in possession in respect of schedule below property

6. That the Vendors hereby declare that they have good and perfect title over the said land mentioned in the schedule below which they have not sold, charged or transferred the same in any way to any one else prior to this Sale Deed.

7. That the Vendors hereby agree to keep the Purchaser harmless and indemnified from all losses, expenses and costs incurred or suffered by the Purchaser arising out of any defect in title of the Vendor over the said property morefully described in the schedule below.

8. That the Vendors has further agreed to execute and register any further or other Deed of assurance or document at the cost of the Purchaser that may be required to more perfectly confirm the ownership and possession of the Purchaser in the schedule below property.

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HEMANT KUMAR
NOTARY Govt. of Jharkhand
Civil Court, Jamshedpur
E. Singhbhum, Jharkhand

9. That, from this day the Vendors shall has no claim, demand whatsoever in the Schedule below property at any time in future.

10. That the Vendors hereby declare that the Xerox copy of relevant (connecting) documents are attach herewith are true and genuine and which will treated as part of this document.

11. That the Vendor has delivered all the relevant documents (Xerox copies), in connection with the Schedule below property to the Purchaser.



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विक्रय प्रति
11/8/2023
Sharma
11/8/2023
Kashyap
11/8/2023

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SCHEDULE

(Description of land hereby sold)

ALL THAT piece and parcel of Homestead land measuring **3.87 Decimals i.e. 2 Kathas 6.92 Dhurs**, together with house standing thereon having its built-up area **1050 Sq.ft.**, being in portion of R.S. Plot No. 1309, recorded under R.S. Khata No. 40, corresponding to portion of New Plot No. 2419, recorded under New Khata No. 999, situated in Mouza **BHATIA**, Ward No. 2 J.N.A.C., P.S. Kadma, Thana No. 1159, within District East Singhbhum, District Sub Registry Office at Jamshedpur, which is bounded by:

North: Shatrudhan Thakur, Dinesh Thakur and Others;
South: Road;
East: Road;
West: Jagdish Prasad;

Its SAF:- SAF 772430100823072958

Annual Rent :- Rs. 39/- payable to the landlord, the state of Jharkhand, through the C.O. Jamshedpur;

Location of the land shown in the Sketch map in red colour annexed herewith which shall form part of this deed.

ATTESTED

25 APR 2024

HEMANT KUMAR
NOTARY Govt. of India
Civil Court, Jamshedpur
E. Singhbhum, Jharkhand

MEMO OF CONSIDERATION

The consideration money of Rs.78,00,000/- (Rupees seventy eight lakhs) only have been paid by the Purchaser to the Vendors vide several installments.

IN WITNESS WHEREOF, the Vendors are executing this sale deed on this the date, month year, mentioned above.

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11/8/2023
 11/8/2023
 11/8/2023
 11/8/2023

Read over and explained the contents of this deed to executants who admits the same to be true and correct.

WITNESSES :

1. KANU MAHAPATRA 310 Late Madhusudan Mahapatra
 Khasmahal P.S Parsudih Jamshepur Dist
 East Sagar
2. A Dur Gowda S/O Late Barda Raju
 HNo 68 Uiyau Mary Road Kadug Near Lakshmi Talai

TYPED BY PO & PS Kadug East Sagar

DRAFTED BY

JSR. COURT.

ADVOCATE J.S.R. COURT.

PURCHASER



Tapan Barua



Certified that the finger prints of the left hand of each person whose photographs are affixed in this document have been taken by me.



ATTESTED
 25 APR 2024
 HEMANT KUMAR
 NOTARY Govt. of India
 Civil Court, Jamshepur
 E, Singhbhum, Jharkhand

Advocate

