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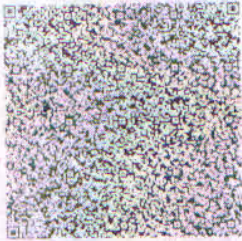


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH10765514181725Q
Certificate Issued Date : 24-Jul-2018 04:43 PM
Account Reference : SHCIL (FI)/ Jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference : SUBIN-JHJHSHCIL0114764946799909Q
Purchased by : SHANTI DEVI
Description of Document : Article 23 Conveyance
Property Description : SALE DEED
Consideration Price (Rs.) : 14,00,000
(Fourteen Lakh only)
First Party : RAJENDRA PRASAD
Second Party : SHANTI DEVI
Stamp Duty Paid By : SHANTI DEVI
Stamp Duty Amount(Rs.) : 10
(Ten only)



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329



Rajendra Prasad
8/8/18

TO 0003837404



Rajendra Prasad
8/8/18

IN FAVOUR OF

SMT. SHANTI DEVI, wife of **Suraj Deo Prasad**, by faith **Hindu**, by Caste **Kanu** (Halwai), by occupation **Housewife**, by Nationality **Indian**, resident of **Daiguttu**, Road No.1, Near **Hans Niwas**, P.O. **Azadnagar**, P.S. **Mango**, Town **Jamshedpur**, District **Singhbhum East**, State of **Jharkhand**, hereinafter referred to as the **PURCHASER** (which expression shall unless, excluded by or repugnant to the context, mean and include her legal heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **OTHER PART**, (PAN – **CPKPD2498L** and **UID No.9189 5323 0389**).

NATURE OF DEED:

SALE DEED

CONSIDERATION AMOUNT: **Rs.14,00,000/- (Rupees Fourteen lakhs) only.**

WHEREAS, in the Survey Khatiyan of the last Survey Settlement Operation, records of which was finally published in the year, 1980, the entire landed property under **Khata No.401**, in **Plot No.1576** along with other Plots of **Mouza Baliguma**, **Thana No.1150**, **Jamshedpur**, has been recorded in the **Ram Prasad Singh**, son of **Dal Chandra Singh** and he had been in peaceful physical possession over the same without any interruption from any corner and rent for the said land paid to the landlord, the State, through the **C.O., Jamshedpur** and obtained rent receipt in his own name, entered in **Volume No.10, Page No.23**;

AND WHEREAS, after the death of said recorded tenant **Ram Prasad Singh** (the deceased father of the seller above named), his aforesaid property vested and devolved upon the Seller **Shri Rajendra Prasad**, being his only son, surviving legal heir and successor, who thus became the sole and absolute owner of the said inherited property and has been in peaceful physical possession and occupation over the same, without any let, hindrance or disturbances from any corner and as such the seller is the absolute, lawful and bonafide owner of the same, by exercising all acts of ownership thereto;

Rajendra Prasad
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AND WHEREAS, the Seller, being in urgent need of money, voluntarily expressed his intent of selling the Schedule below property and having come to know the intention of the Seller, the Purchaser hereof has approached to him and after inspected the land at site, all title documents and relevant papers etc. and having fully satisfied to him proposed and offered to purchase the same on a consideration amount of **Rs.14,00,000/- (Rupees Fourteen lakhs) only;**

AND WHEREAS, on the aforesaid approach made by the Purchaser, the Seller has agreed to sell his said property, more fully described in the Schedule below, by this Sale Deed, on a total consideration amount of **Rs.14,00,000/- (Rupees Fourteen lakhs) only;**

NOW THIS DEED OF SALE WITNESSETH:

- 1) THAT, in pursuance of the above and in consideration of the aforesaid sum of **Rs.14,00,000/- (Rupees Fourteen lakhs) only, through RTGS from State Bank of India,** paid by the purchaser to the seller, the receipt of which sum the seller does hereby admits and acknowledges as full, final and highest consideration amount of the schedule below land and does hereby sale, convey, transfer and deliver the same, together with all its right, title, interest and possession, privileges and advantages the seller here before enjoyed over the schedule below land **UNTO AND TO THE USE** of the purchaser, absolutely and forever.
- 2) THAT, from today, the seller has also delivered the physical possession of the schedule below land etc. in favour of the purchaser and the purchaser from this day shall possess and enjoy the schedule below land as its absolute owner in every possible manner with power to dispose of the same in any manner she likes, without any let or hindrance of the seller, his heirs or any other person/s claiming through him.

Regard to purchase
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- 3) THAT, the schedule below land hereby sold and transferred in favour of the purchaser, is free from all encumbrances, liens or charges and prior to this transfer the seller has not sold or otherwise alienated the same or part thereof to any other person(s) and for any defect of title or possession of the seller over the schedule below land the purchaser suffers any loss due to dispossession from the same or part thereof then the seller shall remain liable to compensate all such losses sustained to the purchaser.
- 4) THAT, henceforth the purchaser shall be at liberty to mutate her name in the Office of the landlord, in respect of the schedule below land and shall pay the rent for the same in her own name.
- 5) THAT, the seller hereby also assures the purchaser that he shall, at the cost of the person (s) requiring the same, execute any other document(s), if so required, in respect of the schedule below land to further ensure the right, title and interest of the purchaser over the same.
- 7) THAT, the seller has handed over all relevant documents in respect of the schedule below landed property to the purchaser.

SCHEDULE

(Description of the property hereby conveyed)

ALL THAT piece and parcel of raiyati land, presently in homestead nature, measuring an area 1870 Sq.ft. or 4.288 Decimals, being in Portion of New Survey Plot No.1576, recorded under New Survey Khata No.401, situated in Mouza BALIGUMA, P.S. M.G.M. Medical College, Thana No.1150, Survey Ward No.10, MNAC, bearing Holding No.0010010013000A1, Circle office and Town Jamshedpur, District Sub-Registry Office at Jamshedpur, District Singhbhum East, Pargana Dhalbhum, State of Jharkhand;

Rajendra Prasad

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which is bounded by:

- North : Krishna Bhardwaj and Plot No.1576;
South : Seller's Nij and Plot No.1576;
East : Mahavati Devi and Plot No.1578;
West : P.C.C. Road.

Annual ground rent, cess etc. payable to the superior landlord, the State of Jharkhand, through the C.O., Jamshedpur.

The Schedule above property is situated at Branch Road.

The land aforementioned is shown in GREEN COLOUR in the map enclosed herewith, which will be treated as a part of this Sale Deed.

IN WITNESS WHEREOF, the seller has hereunto set his hand on this deed of sale, on the day, month and year first above written.

Read over and explained the contents of this Deed to the Seller and he has admitted the same to be true and correct.


Advocate 8/8/18

WITNESSES:

1. Ajay Kumar
S/o - Sri Rajendra Prasad
Baliguma Bagan Area, Mango,
Jamshedpur - 831018

2. Gouram Garna
S/o. Rangit Garna
Sankasa, Road No-5,
Mango, Jor.

7 R. Rajanatha Prasad
8/8/18

Printed by:



Jsr. Court.

Drafted by:



Advocate

PHOTOGRAPH, SIGNATURE AND FINGER PRINTS
OF THE PURCHASER



ATTESTED

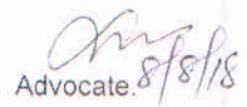
SHAKTI PADA MAHATO
ADVOCATE
CIVIL COURT, JAMSHEDPUR

8/8/18

Left
Finger



Certified that the fingerprints of the left hand of each person, whose photograph is affixed in the document, have been obtained by me or before me.



Advocate. 8/8/18



निबंधन विभाग, झारखंड

Jamshedpur

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 29

Token Date/Time: 08/08/2018 12:32:27.

Document Type	Sale Deed	Presenter	RAJENDRA PRASAD
Presenter Name & Address	Baluguma Bagan Agea, P.O. & P.S. M.G.M. Medical College, Town Jamshedpur, East Singhbhum	Date of Entry	08/08/2018
Stampable Doc. Value	1400000	DOE	Total Pages 56
Document/Transaction Value	1400000	Stamp Value 10	Book 1
Special Type		Serial /Deed No. /	CNO/PNO
Remarks / Other Details		Old Serial No. /	
Property Details:		App. ID 239054	e-Stamp Cert. No. IN-JH10765514181725Q

Anchal	Th. No.	Wrd/Hlk	Mauza	Kh. No.	Plot No.	Regl Vol	Regl Pno	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No.	ULB	Category	Area	Min. Value
JAMSHEDPUR	1150	10	BALIGUMA	401 New	1576 New	10	23		Krishna Bhardwaj And Plot No. 1576	Seller'S Nij And Plot No. 1576	Mahavali Devi And Plot No. 1578	P. C. C. Road	0010010013000A1		U_RES	4.28 Decimal	1168482.8

Other Property Details:

Party Details:

Party Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	Mobile	Aadhar	Pres.Address	Perm. Address
VENDOR	Rajendra Prasad	Late Ram Prasad singh	Business	स्वयं	कोइरी	Male	DLJPP7845H	xxxxxxxxx26	xxxxxxxxx4690	Baluguma Bagan Agea, P.O. & P.S. M.G.M. Medical College, Town Jamshedpur, East Singhbhum	Do
VENDEE	Shanti Devi	W/O Suraj Deo Prasad	House Wife	कोई संबंध नहीं है	कानू	Female	CPKPD2498L	xxxxxxxxx26	xxxxxxxxx0389	Daiguttu, Road No. 1, Near Hans Niwas, P.O. Azadnagar, P.S. Mango, Jamshedpur, East Singhbhum	Do
Identifier	Ajay Kumar	Rajendra Prasad	Business	कोई संबंध नहीं है		Male		xxxxxxxxx26	xxxxxxxxx1281	Baluguma Bagan Agea, P.O. & P.S. M.G.M. Medical College, Town Jamshedpur, East Singhbhum	Do
Witness 1	Ajay Kumar	Rajendra Prasad	Business	कोई संबंध नहीं है		Male		xxxxxxxxx26	xxxxxxxxx1281	Baluguma Bagan Agea, P.O. & P.S. M.G.M. Medical College, Town Jamshedpur, East Singhbhum	Do
Witness 2	Goutam Goral	Ranjit Goral	Business	कोई संबंध नहीं है		Male		xxxxxxxxx	xxxxxxxxx	Sankosal Mango, Jamshedpur	Do

Fee Details:

SN.	Fee Name	Net Amount
1	SP	840.00
2	PR	0.94
3	LL	2.50
4	A1	0.00
	Total	843.44

Rajendra Prasad
शांति देवी

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same. And the information provided by me are true to itself. Information provided by me are true to itself. The details of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

Signature's of Executant & Claimant

उपर्युक्तियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

दस्तावेज लेखक का हस्ताक्षर

प्रस्तुतकर्ता का हस्ताक्षर डाटा इंटि ऑफिसर का हस्ताक्षर

निबंधन पूर्व सारांश में इपुट फार्म के अनुरूप डाटा इंटि की गई है।

उपर्युक्त राजेंद्र प्रसाद ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी पहचान अनुरूप कुमार पितर राजेंद्र प्रसाद

निवासी जमशेदपुर पेशा कानू ने की।

निबंधन पर्यवेक्षक का हस्ताक्षर