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sale
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भारतीय गैर न्यायिक

बीस रुपये

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भारत

Rs.20

TWENTY
RUPEES

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

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झारखण्ड JHARKHAND

श्री विष्णु प्रसाद शर्मा 4951950
फिलिक 1976/17 के अन्तर्गत 05AA 480852

743



Manoj Kumar Singh

Advocate

Nand Kishore Mishra



जिला अवर निबन्धाक
लखनऊ जिला अवर निबन्धाक
जिला अवर निबन्धाक

विभाग 21 के अधीन भारतीय स्टाम्प-अभिनियम (इंडियन स्टाम्प ऐक्ट), 1899 की अनुसूची 1 या 1क, से 20... के अधीन यथागत स्टाम-सहित (या) स्टाम्प-रुलक में विमुक्त या विरताम्प-रुलक अंगिकृत नहीं।

एष्यशपित नुसतयेज में लखनऊरी / पिसपल जाति के... अंकित की गई है। जौंचा एंग सही पांग। छोटानागपुर कारतकारी अभिनियम 1903 की धारा 48(8) के अन्तर्गत नहीं है।

Supate
निबन्धन-पव... 18

SALÉ DEED

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THIS SALE DEED is made on this the _____ day of _____ May 2018 at Jamshedpur ;

BY

231518

Smt. Urmila Rani Khan, wife of Bibhuti Bhushan Khan, by faith Hindu, by caste Brahmin, by occupation housewife, by nationality Indian, resident of Tank Road, Mango, P.O. and P.S.Mango, Town Jamshedpur, District East Singhbhum, State Jharkhand, duly represented by her constituted attorney Shri Nand Kishore Mishra, son of Late Ram Krishna Mishra, by faith Hindu, by caste Brahmin, by occupation business, by nationality Indian, resident of H.No.E-177, A-Block, Sonari, P.O.& P.S.Sonari, Town Jamshedpur, District East Singhbhum, State Jharkhand, vide registered General Power of Attorney bearing Deed No.IV-783 dated 04.07.2014, registered at District Sub-Registry Office at Jamshedpur; Aadhar No. of Urmila Rani Khan : 6639 1671 1870 Aadhar No. of Nand Kishore Mishra : 3330 9644 4276, hereinafter called the VENDOR (which expression unless repugnant to the context shall mean and include her legal heirs, successors, representatives and assigns) of the ONE PART ;

~~Part of the Deed~~

IN FAVOUR OF

Smt. Usha Devi, wife of Anil Kumar Singh, by faith Hindu, by caste Rajput, by occupation housewife, by nationality Indian, resident of Ward No.9, Baliya Tole Maghi, Near Middle School, Balia, Siwan, Bihar-841506, hereinafter called the PURCHASER (which expression unless repugnant to the

Nandkishore Mishra

-3-

context shall mean and include her legal heirs, successors, representatives and assigns) of the OTHER PART ;

Aadhar No. of Usha Devi : 3513 1680 2930.

NATURE OF DEED: SALE DEED

CONSIDERATION AMOUNT : Rs.9,30,000/- (Rupees nine lakh thirty thousand only)

WITNESSETH AS FOLLOWS :

Whereas the vendor is the lawful, bonafide and recorded owner of raiyati land measuring 0.25.30 hectares situated in Mouza Pardih, recorded under Khata No.49, Plot No.710, within P.S.Mango, Thana No.1641, Ward No.9 M.N.A.C., Town Janshedpur, District East Singhbhum, as per the final survey settlement khatian published in the year 1973 and she has been enjoying peaceful physical possession and is exercising all acts of ownership thereto without any interference from any corner ;

And whereas the vendor expressed her desire to sell the aforesaid land in part for valuable consideration thereof and on coming to know about the same, the purchaser approached the vendor to purchase a part of aforesaid land and on such approach of the purchaser, the vendor has sold a part of the aforesaid land measuring 1111 sq.ft. i.e. 2.55 decimals, morefully described in the schedule below to the purchaser on receipt of valuable consideration of Rs.9,30,000/-(Rupees

Nand Kishore Mishra

-4-

nine lakh thirty thousand) only and has delivered physical possession of the same to the purchaser ;

And whereas in order to confirm the ownership of the purchaser over the said land, fully described in the schedule below, the vendor has agreed to execute this registered sale deed in favour of the purchaser.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS :

1. That in consideration of a sum of Rs.9,30,000/- (Rupees nine lakh thirty thousand) only, paid by the purchaser to the vendor as per the details given in the Mode of Payment hereunder, receipt whereof the vendor does hereby admit and acknowledge as full and final consideration amount, the vendor does hereby transfer and convey by way of absolute sale all that part of raiyati homestead land measuring 1111 sq.ft. i.e. 2.55 decimals in Mouza Pardi, morefully described in the schedule below, in favour of the purchaser TO HAVE AND TO HOLD the same as absolute owner thereof.

2. That the vendor does hereby declare that she has delivered physical possession of the said land, morefully described in the schedule below, to the purchaser and hence onward, the purchaser will enjoy and possess the same as absolute owner thereof without any interference or claim from the vendor or from any other person or persons claiming through the vendor.

Nand Kishore Mishra

3. That the vendor does hereby declare that the land hereby sold is free from all encumbrances, liens and charges.
4. That from today the vendor shall cease to have any right, title, interest or possession over the schedule below land and the same will vest in the purchaser.
5. That the purchaser will be entitled to get the said land, fully described in the schedule below, mutated in her name in the records of superior landlord and to pay the rent, cess etc. thereof through the C.O., Janshedpur in her own name.
6. That the vendor does hereby assure the purchaser that she has got perfect title over the land hereby sold and that if any defect is found therein in future and the purchaser is put to any loss, then the vendor will be bound to indemnify the purchaser for such loss.
7. That the vendor does hereby agree and undertake to execute and register any more or further deed of conveyance with respect to said land, in favour of the purchaser, at the cost of the purchaser, if so required in future to confirm and perfect the right, title, interest and possession of the purchaser over the said land.

Schedule

All that piece and parcel of raiyati homestead land measuring

Nand Kishore Mishra

1111 sq.ft. i.e. 2.55 decimals, situated in Mouza Pardi, Ward No.9 M.N.A.C., Holding No./SAF No.SAF458196080318052844 being part of Plot No.710, recorded under/Khata No.49, P.S. Mango, Thana No.1641, in town Jamshedpur, District East Singhbhum, within District Sub-Registry Office at Jamshedpur, New Holding No.0090002658000A2 and the land is bounded by :

- North : Portion of Plot No.718
- South : Portion of Plot No.710
- East : Road (Branch)
- West : Portion of Plot No.710

Annual rent Rs.3/- payable to the superior landlord, the State of Jharkhand through the C.O., Jamshedpur.

Note : The land hereby sold is shown in red colour in the trace map annexed herewith which forms part of this sale deed.

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Mode of Payment

1) By cash on 06.12.2017	Rs. 20,000/-
2) By cheque No.314568 of S.B.I., Burmamines dated 10.01.2018	Rs. 4,00,000/-
3) By cash on 02.02.2018	Rs. 36,000/-
4) By cheque No.314574 of S.B.I., Burmamines dated 21.05.2018	Rs. 4,74,000/-
	Rs. 9,30,000/-

Nand Kishore Mishra

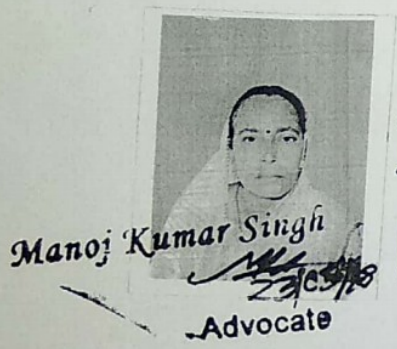
Nand Kishore Mishra

IN WITNESS WHEREOF the vendor has executed and signed this sale deed in presence of witnesses today at Jamshedpur.

Witnesses :

1. Ravi Kumar Singh s/o Satyanarayan Singh
Garabasa Cine no-3 Golmuri Jamshedpur
2. S.N. Singh. Father's name Late Surot Singh
LA 79 Mona Road Burdwan BR

(Name of the Purchaser)
Smt. Usha Devi



to
be
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Certificate : The left hand finger prints of the persons, whose photographs are affixed in this sale deed have been obtained by me or before me.

Typed by :

Jamshedpur Court

Drafted by :

23/05/18
Advocate, Jamshedpur

M.O.A.C. JAMSHEDPUR

Ward No. 9

Sheet No. 4


Thana - Mango

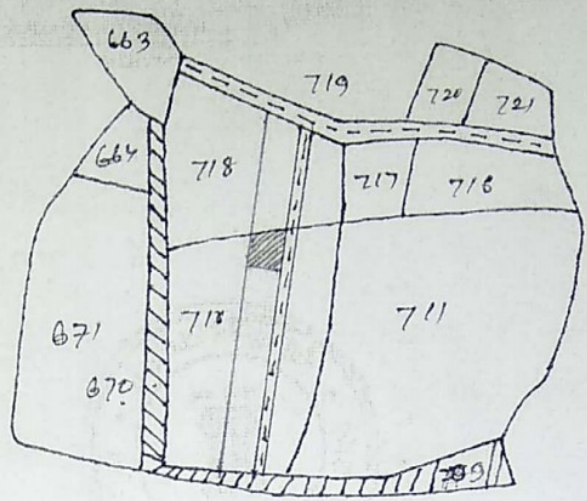
Thana No - 1641

Khata No -

Plot No - 710

Area - 1111² ft²

Land Mark an - 



Side of:- North - 35'-1" South - 32'-9"
 East - 38'-7" West - 29'-3"

Bounded by:- North - plot No - 718
 South - portion of plot No - 710
 East - Road
 West - portion of plot No - 710.

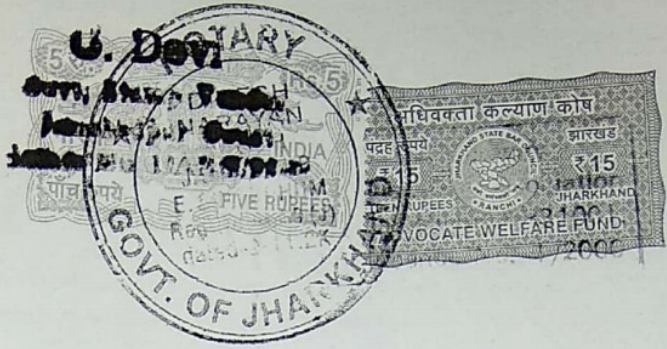
Naval Khaton misha

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[Signature]

[Signature]
 S. N. Singh
 Surveyor
 B. C. Mahato
 (Mango, JSR.)
 Regd. No. 91535/2011

DBA/AF/JSR/4/AS-8358



AFFIDAVIT

I, Usha Devi, wife of Anil Kumar Singh, resident of Ward No.9, Baliya Tole Maghi, Near Middle School, Balia, Siwan, Bihar, do hereby solemnly affirm and declare as follows :

1. That I am an Indian citizen by birth.
2. That I am the purchaser of raiyati homestead land measuring 1238 sq.ft. i.e. 2.84 decimals, in Mouza Pardih, under Khata No.49, Plot No.710(P), P.S.Mango, Thana No.1641, Ward No.9 M.N.A.C. Jamshedpur, District East Singhbhum.
3. That I have so far not availed the benefit of registration of sale deed under the notification No.499 and 500 dt. ~~25.6.2017~~^{19.6.2017} of the Govt. of Jharkhand for registration of deed with exemption of stamp duty and registration fee and this is first and last time I am availing this facility of Govt. of Jharkhand.
4. That I swear this affidavit to confirm above facts as true and correct.

Verification

The statements made above are true to the best of my knowledge, belief and information.

Identified by :
Sri *[Signature]*
Advocate, Jamshedpur

[Signature]
Deponent

Signed in my presence

[Signature]
Dinesh Narayan Singh
NOTARY
District Court
JAMSHEDPUR

[Signature]
21/05/18
Advocate



NOTARY
District Court
JAMSHEDPUR