



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH23497887221033R
Certificate Issued Date	: 20-Nov-2019 10:47 AM
Account Reference	: SHCIL (FI) jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference	: SUBIN-JHJHSHCIL0133229049324462R
Purchased by	: ARCHANA KUMARI
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 21,00,000 (Twenty One Lakh only)
First Party	: REKHA SINGH
Second Party	: ARCHANA KUMARI
Stamp Duty Paid By	: ARCHANA KUMARI
Stamp Duty Amount(Rs.)	: 10 (Ten only)



Please write or type below this line

2019/JSK/S330/BK/4867

2019-103744
4/12/19



Rekha Singh
4/12/19

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21,00,000

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श्रीमती रेखा सिंघा का पता 4996-500
रस्ता 19/6/17 का कठमा
मुद्रा 2019



Rekha Singh



न्यूनतम मुल्यंकित मूकी से
जोता एवं तही पता।
जिला अवर निकायत
4/12/19

जिला अवर निकायत
जिला अवर निकायत
जिला अवर निकायत

4/12/19

SALE DEED

This Sale Deed is made on this the 4th day of Dec, 2019, at Jamshedpur.

BY AND BETWEEN

Mrs. REKHA SINGH, wife of Mr. Abinash Singh, By Faith Hindu, By Caste Rajput, By Occupation Business, By Nationality Indian, Resident of 27, Kalimati Road, Sakchi, P.O. & P.S. Sakchi, Town Jamshedpur, District East Singhbhum, State Jharkhand. Hereinafter called the VENDOR / SELLER (which expression shall unless excluded by and / or repugnant to the context must mean and include her legal heirs, successors, administrators, executors, legal representatives, nominees, and assigns) of the One Part. (Pan No AVNPS45031.) UIDAI No 5210 4280 1346

Rekha Singh
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4/12/19

दस्तावेजों में



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Rokha Singh

IN FAVOUR OF

Mrs. ARCHANA KUMARI, wife of Mr. Raghvendra Prasad Singh, by Faith Hindi, by Caste Bhumiho, by Nationality Indian, by Occupation Housewife Resident of Qtr No 15/L2, Anand Road, Sikeli, P.O. & P.N. Sikeli, Town Jamshedpur, Pin 831001, District East Singhbhum, and State Jharkhand (hereinafter called the VENUEE / PURCHASER (which expression shall unless excluded by and / or repugnance to the context most mean and include her legal heirs, successors, administrators, legal representatives, executors, nominees, and assigns) of the Other Part. (UIDAI No 5618 8029 883) (Pan No CXIPB49K5F)

NATURE OF DEED

CONSIDERATION AMOUNT
(Rupees Twenty One Lacs) only

SALE DEED

Rs. 21,00,000/-

WITNESSETH AS FOLLOWS:

WHEREAS, all that piece and parcel of rural homestead land measuring an area 4.95 Decimals, being in Portion of New Plot No 1311, recorded under New Khata No 153, situated in Mouza Dimau, Thana No 1643, within Ward No 9 (M.N.A.C.), Block and P.S. Murgu, Town Jamshedpur, District East Singhbhum, has been purchased, by the Venuee i.e. Rokha Singh, by virtue of registered Sale Deed No 3941, Serial No 4700, Dt. 18.05.2011, registered at the District Sub Registry Office, Jamshedpur, and after purchasing the same, the Vendor has also got her name mutated in the records of the Circle Officer, Murgu, vide Mutation Case No 246 / B 27 / 2019 - 20, and from then onwards the Venuee is in peaceful physical possession over the same without any interruption from any person or persons, hereby exercising all her right, title and interest over the same, being its lawful, absolute and bonafide owner:

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Richa Singh

AND WHEREAS, the Vendor being in urgent need of money to meet her financial and family expenses she has decided to sell the schedule below property for full, final and highest consideration amount of Rs. 21,00,000/- (Rupees Twenty One Lacs) only, to which the Purchaser agreed to purchase the same, and paid the entire consideration amount, hence, to avoid any or all kind of misunderstandings, legal disputes, and complications, the parties have decided to enter into this Sale Deed, on the following terms and conditions.

NOW THIS DEED OF SALE IS WITNESETH AS FOLLOWS:

1. That, in pursuance of mutual agreement between the parties the Purchaser has paid an amount of Rs. 21,00,000/- (Rupees Twenty One Lacs) only, is paid by the Purchaser to the Vendor, details is shown in memo of consideration, hereinafter, the receipt of which does hereby admitted and acknowledged as full, final, and highest consideration amount by the Vendor, and the Vendor does hereby absolutely and forever sell, convey, transfer, and deliver all that property, more fully described in the schedule below in favour of the Purchaser by this Sale Deed, TO HAVE AND TO HOLD the same, unto the Purchaser, along with her legal heirs and successors without any interruption from the side of the Vendor and her legal heirs and successors or any other persons or party claiming on her behalf together with all the common services, amenities, facilities, and advantages, etc., which the Vendor, here before enjoyed over the schedule below property.
2. That, the Vendor delivered peaceful physical possession of the schedule below property to the Purchaser, and from this day the Purchaser will possess and enjoy the same as absolute owner in all possible ways, with power to dispose the same, by way of sale, gift, mortgage or any other ways whatsoever in any manner she like, and she also has the right to get mutated her name in the records of the State Government.

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Rekha Singh

3. That, from today the Vendor shall cease to have any right, title, and interest over the schedule below property, and all the right, title, and interest will now be completely vested unto the Purchaser.
4. That, the schedule below property hereby conveyed by this Sale Deed, is free from all encumbrances, liens, or charges of any kind whatsoever and after executing this sale deed and giving possession of the schedule below property, the Vendor will never make any claim over the same along with her legal heirs and successors.
5. That, the Vendor hereby declares that she has good and perfect title over the schedule below property, and if for any defect of title or possession of the Vendor in the schedule below property, the Purchaser suffer any loss, then the Vendor will be held liable to compensate the said loss to the Purchaser or to her legal heirs and successors.
6. That, the Vendor further may execute any deed of assurance if required in future in favour of the Purchaser to perfect the title of the Purchaser for the said property.
7. That, the Vendor will deliver all original relevant documents to the Purchaser with respect to the schedule below property, and she also undertakes that she has not sold, transferred, or mortgaged the schedule below property in any bank or company or to any other person or party, and the same is free from any such mortgage or liability.
8. That, the Purchaser is entitled to obtain mutation of the schedule below property in her name in the record of the State Government (register II) through Circle Officer at Mango, and accordingly shall pay rent or any other charges for the same, and obtain receipts thereof in her name.
9. That the terms and conditions of this Sale Deed, will be binding on both the parties i.e. the Vendor and the Purchaser which shall mean and include their respective legal heirs and successors. Jamshedpur Court alone has jurisdiction in any or all matters arising out of this Sale Deed.

Rakha Singh

SCHEDULE

All that piece and parcel, of raiyati homestead land measuring an area 0-3-0 Kathas i.e. 4.95 Decimals, being in Portion of New Plot No 1311, recorded under New Khata No 353, Situated in Mouza DIMNA, within Ward No 9 (M.N.A.C.), Thana No. 1643, Block & P.S. Mango, under the District Sub Registry Office and Town Jamshedpur, Pargana Dhalbhum, District East Singhbhum, and State Jharkhand.

<u>SIDE</u>	<u>MEASUREMENT</u>	<u>BOUNDARY</u>
North :	36'ft	5'ft wide Alley
South :	36'ft	12'ft wide Rasta
East :	58.5'ft	Arun Kumar & Sunita Devi
West :	61.5'ft	Part of Plot No 1311 (Gopal Prasad & Shyam Prasad)

The annual rent of Rs. 10/- only is payable to the landlord i.e. the State of Jharkhand, through Circle Officer, Mango.

The above land is more clearly shown in the sketch map attach herewith which also forms part of this Sale Deed.

MEMO OF CONSIDERATION

Mode of Payment

Amount (Rs.)

By Cheque/cash.

Rs. 21,00,000/-

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Riteha Singh

In witness whereof the Vendor has hereunto set and subscribed her hand on this Sale Deed, today at Jamshedpur, on the date aforementioned.

Read over and explained the contents of this Sale Deed to the parties by me, who found it to be true and correct: A. Kuluf.

WITNESSES:

1. Suresh Kumar Singh 50 Late Ramesh Singh
 SN-14/15 Road No-11 Adityapur-2 JSR-831013
 Dist. Sivasakhekharsara 1.
2. Chaita Shikha Devi Late Ramesh Singh 135/A Mongoo
 Jamshedpur.

Drafted & Printed by: A. Kuluf.
 Old Court Campus, Jamshedpur.

PURCHASER



अर्चना कुमारी



Certificate:

It is certified that the finger prints of left hand of each person whose photograph is affixed in the present document have been obtained before/by me. A. Kuluf.

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AVIJIT MANDAL
 Enrollment No.-14/2010
 (Advocate Jsr. Court)

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