

Sat 12.01.2020. More 19

भारतीय न्यायिक

भारत

TEN RUPEES



Rs. 10

NON JUDICIAL

2020 | JSR | 378 | BK1 06AA 213741

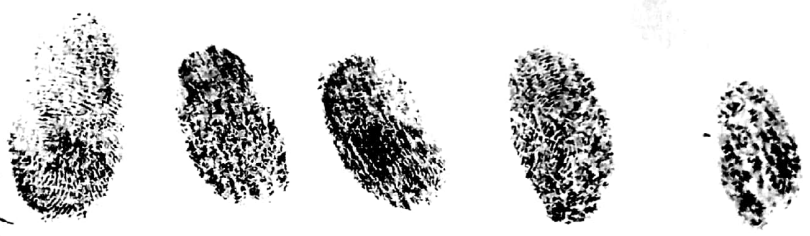


ATTESTED

S.C. Mahato
Deed writer L.C.No-15/06
Jamshedpur Court

2020/5837
31.01.2020

Rina Devi
31/01/2020



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जहाँ जहाँ जहाँ जहाँ जहाँ
में कहीं नहीं है

विधायक 21 अर्थात् भारतीय न्याय-अभिनियम
(संविधान संख्या 1899) की अनुसूची
1 या 15, तः 23 के अधीन
बचत-संयोजन (या स्टाम्प-मुक्त
से विमुक्त या स्टाम्प-मुक्त अर्थात् नहीं)।

जिला अवर निबन्धक

अस्थायित दस्तावेज में लेखकारी / प्रिंटर
जाति को... अज्ञात की गई है।
छोटा नागपुर काश्तकारी अभिनियम 1908
के द्वारा 44(4) के अन्तर्गत नहीं है।

न्यूनतम मूल्यांकन सूची से
जोड़ा एवं सही पाया।

निबन्धन-पदाधिकारी
31/01/2020

31/01/2020

Fees charged
4 502
3 502
1 502
21/1/2020
499 300
31/01/2020

SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE 31ST DAY
JANUARY, 2020 AT JAMSHEDPUR; BY:

Rina Devi
3/10/2018

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RINA DEVI, (PAN – CIZPD9741E and Aadhar No.8089 1447 3213), wife of Shri Ran Vijay Singh, by faith Hindu, by Caste Rajput, by occupation Housewife, by Nationality Indian, resident of Road No.1, Kalika Nagar, Dimna Road, P.S. Ulidih (Mango), Town Jamshedpur, District Singhbhum East, State of Jharkhand, Pin – 831012, hereinafter referred to as the **SELLER** (which expression shall unless excluded by or repugnant to the context, mean and include her legal heirs, successors, legal representatives, executors, administrators, nominees and assigns) of the **ONE PART**);

IN FAVOUR OF

SMT. ARCHANA CHAUDHARY, (PAN – BODPC5114H and Aadhar No.4037 2586 2531), wife of Shri Murari Kumar Chaudhary, by faith Hindu, by Caste Kurmi, by occupation Housewife, by Nationality Indian, resident of Road No.5, Shankosai, Dimna Road, Mango, Near J. P. School, P.O. M.G.M., P.S. Ulidih (Mango), Town Jamshedpur, District Singhbhum East, State of Jharkhand, Pin – 831018, 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**.

NATURE OF THE DEED: **DEED OF SALE**

CONSIDERATION AMOUNT: Rs.12,00,000/- (Rupees Twelve lakhs) only.

WHEREAS, the Seller named above, purchased all that raiyati Homestead land, measuring an area 0-2-0 (two) Kathas equivalent to 3.30 Decimilas, being Portion of New Plot No.4018, recorded under New Khata No.318, situated in Mouza Mango, P.S. Mango, Thana No.1642, within MNAC (JNAC), Survey Ward No.10, Town Jamshedpur, District Sub-Registry Office at Jamshedpur, District

2/1/2014
3/1/2014

East Singhbhum, more fully described in the Schedule below, for valuable consideration amount, from its previous lawful owner Nirmal Gour, son of Late Abhinya Gour, being one of grandson of recorded raiyat Late Dalu Gour, as their surviving legal heir and successor, vide a registered Deed of Sale, bearing Deed No.1912, dated 30.04.2012, which was subsequently rectified for its wrong recital vide Deed of Rectification No.1529, dated 29.03.2014, both deeds registered at District Sub-Registry office, Jamshedpur, District East Singhbhum and since purchase, the Seller is in peaceful possession and enjoyment of the same without any interruption, let or hindrance from any other person or persons and exercising all acts of ownership thereto;

AND WHEREAS, the Seller in order to further perfect her right, title and interest over the purchased schedule below land, has mutated the same, in her own name, vide Mutation Case No.778/ 2014-15, from the Office of the Circle Officer and since the Seller is paying rent in her own name for the Schedule below land to superior Landlord, The State of Jharkhand, which has entered in Register-II, Page No.93, Volume No.28;

AND WHEREAS, the Seller owing to her other commitments, being in urgent need of money, decided and subsequently agreed with the Purchaser for **ABSOLUTE AND OUTRIGHT SALE** of the Schedule below land, for a total consideration amount of **Rs.12,00,000/- (Rupees Twelve lakhs) only**;

NOW THIS DEED OF SALE WITNESSETH:

- 1) **THAT**, in pursuance of the above and in consideration of the aforesaid sum of **Rs.12,00,000/- (Rupees Twelve lakhs) only**, paid by the purchaser to the seller, details given in Mode of Payment, herein below mentioned, the receipt of which sum the seller does hereby admits and acknowledges as full, final and highest consideration amount of the schedule below property and does hereby sale, convey, transfer and deliver the same, together with all its right,

RINU DEVI
3/16/2020

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title, interest and possession, privileges and advantages the seller here before enjoyed over the scheduled property 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 property 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, her heirs or any other person/s claiming through her.

THAT, the schedule below property 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 if 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, the Purchaser shall or may construct house and/ or other structures, whatsoever she likes, over the schedule below plot of land or part thereof at her absolute discretion and take electricity, water connection from the concerned authority in her own name.
- 5) THAT, henceforth the purchaser shall be at liberty to mutate her name in the Office of the landlord, the State, through the C.O., Mango, Jamshedpur and the Purchaser shall also be at liberty to has or get her name registered in the Office of Mango Notified Area Committee/ Mango Nagar Nigam and/ or any concerned authority and accordingly shall pay the Municipal/ Holding and/or ground rent, other charges/ taxes etc. in respect of the scheduled property, in her own name.

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- 6) THAT, the seller hereby also assures the purchaser that she shall, at the cost of the person (s) requiring the same, execute any other document(s), if so required, in respect of the scheduled property 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 property to the purchaser.
- 8) THAT, The schedule below property is situated at other road.

SCHEDULE

(Description of the property hereby Sold)

ALL THAT piece and parcel of raiyati homestead land, measuring an area 0-2-0 (two) Kathas equivalent to 3.30 Decimilas, being Portion of New Plot No.4018, recorded under New Khata No.318, situated in Mouza MANGO, P.S. Mango, Thana No.1642, within MNAC (JNAC), having Mango Nagar Nigam Holding No.0100002239000M0, Survey Ward No.10, Town Jamshedpur, District Sub-Registry Office at Jamshedpur, District East Singhbhum, Pargana Dhalbhum, State of Jharkhand, which is in feet dimension and bounded as follows:

<u>Side</u>	<u>Size</u>	<u>Boundary</u>
EAST :	36'ft.	Part of Plot No.4018;
WEST :	36'ft.	Nitu Devi (Plot No.4018);
NORTH :	40'ft.	Part of Plot No.4018;
SOUTH :	40'ft.	10'ft. wide Road.

Annual ground rent Rs.80.85 paisa only, payable to the landlord, the State of Jharkhand, through the C.O., Mango, Jamshedpur.

The schedule above property is situated at other road.

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

MODE OF PAYMENT

The purchaser has paid the aforesaid total consideration amount of Rs.12,00,000/- (Rupees Twelve lakhs) only, to the seller, in the following manner:-

<u>Dated</u>	<u>Mode</u>	<u>Amount (in Rs.)</u>
19.10.2019	vide Cheque No.417230 Drawn on PNB, Mango, Jar.	1,00,000/-
20.10.2019	Online A/c. to A/c. Transfer to the Seller.	1,00,000/-
20.01.2020	vide Cheque No.417233 Drawn on PNB, Mango, Jar.	1,00,000/-
23.01.2020	vide Banker's Cheque No.316164 issued from SBI, Retail Assets CPC, Jar.	9,00,000/-

Total : 12,00,000/- only.

IN WITNESS WHEREOF the Seller has hereunto signed at Jamshedpur on the day, month and year first above mentioned, in presence of

WITNESSES:

1. Ramkrishna Singh s/o V. Singh.
R/o Ramkrishna, Kalinganagar, Dhanu Road,
Jamshedpur. 21/01/2020
2. Vikash Kumar s/o Raj Bishnu Sharma.
Block no-64/11, Cross Rd no-2, Bajbaria colony,
Jamshedpur. 21/01/2020

Drafted, Read over and explained the contents of this Deed to the Seller and she has admitted all the contents to be true and correct.

Sushma Mahato
21/01/2020
S.C. Mahato
Deputy writer L.C No 13/06
Jamshedpur Court

Rinu Devi
31/01/2020

Printed by:

Jsr. Court 

NAME OF THE PURCHASER :

SMT. ARCHANA CHAUDHARY



ATTESTED



S. Mishra
Deed writer L.C.No-13/06
Jamsheedpur Court

Archana Chaudhary
31/01/2020

Signature and left hand fingerprints of the Purchaser.

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

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S.
S.C
Deed w
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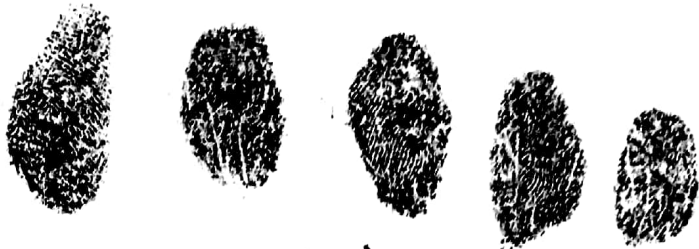
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Govt. Stamp Vendor
Jamshedpur Court



ATTESTED
S.C. Mahato
Deed writer L.C.No-13/06
Jamshedpur Court



Rima Devi
31/01/2020

श्रीमती देवी ... 20/11/2020
श्रीमती देवी ... 20/11/2020
... के अतीत लेखनीय ...
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... निबंधन का ...



निबंधन-पदाधिकारी ...
31/11/2020