



सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH17858791913029R
Certificate Issued Date	: 17-Jun-2019 12:38 PM
Account Reference	: SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference	: SUBIN-JHJHSHCIL0123565764497353R
Purchased by	: SHIKHA SHARMA
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 13,70,000 (Thirteen Lakh Seventy Thousand only)
First Party	: NA
Second Party	: SHIKHA SHARMA
Stamp Duty Paid By	: SHIKHA SHARMA
Stamp Duty Amount(Rs.)	: 10 (Ten only)



.....Please write or type below this line.....

2019/JSR/2609/BK1/2403

Mundrika Sharma
21.6.19

2019/40558
21.06.19



SR 0002690218

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The user of checking the legitimacy is on the users of the certificate

ONE PART:
 administrators, legal representatives, nominees and assigns) of the
 to the context, mean and include his legal heirs, successors, executors,
 the **SELLER** (which expression shall unless, excluded by or repugnant
 Pushpa Bhawan, South Delhi, Delhi, Pin - 110062, hereinafter called
 Road, Opposite Tigari, Vayusenabad, Air Force Station, Tugalkabad,
 Bihar, Pin - 841241 and at present residing at C/o. SMQ 21/05, M B
 resident of Village Gopalpur, P.O. Pachruki, District Siwan, State of
 Vishwakarma, by occupation Service, Nationality Indian, permanent
 4779), son of Late Baij Nath Sharma, by faith Hindu, by Caste
MUNDRIKA SHARMA, (PAN - AYVPS4991H and UID No.4084 5477
 THIS DEED OF SALE IS MADE ON THIS THE 21st DAY OF
 JUNE, 2019 AT JAMSHEDPUR, BY:

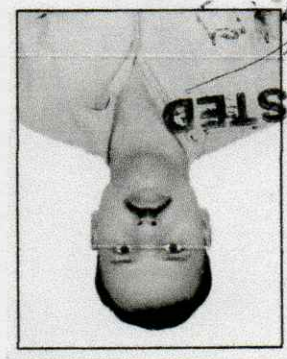
2 (21/06/19)
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 117-300
 page 1-20
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 21/6/19

SALE DEED

21/6/19

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 21/6/19

**MAHENDRA KUMAR
 ADVOCATE**



ATTESTED

Mundrika Sharma
 21.6.19



21/6/19
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21/6/19

Mundrika Sharma
21.6.19

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IN FAVOUR OF

MRS. SHIKHA SHARMA, (PAN – CMAPS4574B and UID No.8652 4081 0341), wife of Mr. Binod Sharma, daughter of Gopal Sharma and grand-daughter of Late Muni Lal Sharma, by faith Hindu, by Caste Lohar, by occupation Housewife, Nationality Indian, resident of Garabasa, Mathura Bagan, Near Hanuman Mandir, Golmuri, P.O. & P.S. Golmuri, Town Jamshedpur, District Singhbhum East, State of Jharkhand, Pin – 831003, hereinafter called the **PURCHASERS** (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.13,70,000/- (Rupees Thirteen lakhs seventy thousand) only.

WHEREAS, the Seller Mundrika Sharma, above referred, vide a registered Sale Deed, bearing Deed No.4119, Sl. No.5381, dated 16.08.2013, completion on the same date, recorded in Book-I, Volume No.197, pages from 395 to 428 of District Sub-Registry Office, Jamshedpur, purchased for valuable consideration amount; all that piece and parcel of raiyati homestead land, measuring an area **2.25 (Two point Two Five) Kathas i.e. 3.7125 Decimals**, being portion of Plot No.1439, recorded under Khata No.519 of Mouza Dimna, P.S. M.G.M., Survey Thana No.1643, within Ward No.9, MNAC, Town Jamshedpur, District East Singhbhum, more fully described in the Schedule herein below, from its lawful previous owners i) Sri Madan Mohan Das, ii) Sri Ram Krishna Das and iii) Sri Bijay Kumar Das, all sons of the recorded raiyat Amulya Chandra Das @ Amulya Kumar Das and since its

Mundrika Sharma
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purchase, the Seller has been in peaceful possession and enjoyment of the same as sole and absolute owner without any interruption from any other person or persons, by exercising all acts of ownership thereto;

AND WHEREAS, the Seller, in order to further ensure his right, title and interest over the aforesaid purchased land, has mutated the same in his own name from the office of the Superior landlord, the State of Jharkhand, through C.O., Jamshedpur, vide Mutation Case No.490/M/ 2016-17, Order dated 03.11.2016 and he is paying rent for the same and obtained rent receipt in his own name, entered in Volume No.34, Page No.57;

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 her proposed and offered to purchase the same on a consideration amount of **Rs.13,70,000/- (Rupees Thirteen lakhs seventy thousand) 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.13,70,000/- (Rupees Thirteen lakhs seventy thousand) only**;

NOW THIS DEED OF SALE WITNESSETH:

1) THAT, in pursuance of the above and in consideration of the aforesaid sum of **Rs.13,70,000/- (Rupees Thirteen lakhs seventy thousand) only**, details given in Mode of Payment, herein below mentioned, paid by the purchaser to the seller, the receipt of which sum the seller does hereby admits and acknowledge as full, final and highest consideration amount of

Mundrika Sharma
21.6.19

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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 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, his heirs or any other person/s claiming through him.
- 3) 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, 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, in respect of the scheduled property and shall pay the rent for the same in her own name.
- 5) THAT, the Purchaser shall also be at liberty to has or get her name registered in the Office of Mango Notified Area Committee and accordingly shall pay the Municipal/ Holding and/or any other charges/ taxes for the same, in her own name.

Mundriya Sharma
21.6.19

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- 6) 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 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.

SCHEDULE

(Description of the property hereby sold)

ALL THAT piece and parcel of raiyati Homestead land, measuring **2.25 (Two point Two Five) Kathas i.e. 3.7125 Decimals**, in side measurement Northern side – 54'ft., Southern side – 54'ft., Eastern side – 30'ft. and Western side – 30'ft., being portion of New Plot No.1439, recorded under New Khata No.519 of Mouza Dimna, Thana No.1643, Ward No.9, within **MNAC Holding No.0090002930000M0**, District Sub-Registry office and Town Jamshedpur, District Singhbhum East, State of Jharkhand;

Which is bounded as follows:

- ON THE NORTH: Sub-Plot No.4;
ON THE SOUTH: Sub-Plot Nos.1 and 2;
ON THE EAST : Sub-Plot No.5;
ON THE WEST : 15'ft. wide Road.

Annual rent payable to the Landlord, the State of Jharkhand, through the C.O., Jamshedpur.

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

The schedule above property is situated at other road.

Mundrika sharma
21.6.19
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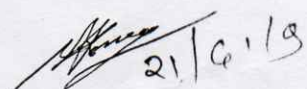
Mode of Payment

The Purchaser has paid the total consideration amount of **Rs.13,70,000/- only**, to the Seller, in the following manner :-

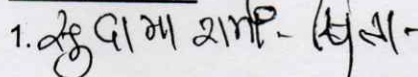
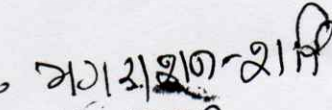
<u>Date</u>	<u>Mode</u>	<u>Amount</u> (in Rs.)
21.05.2018	Through NEFT	8,00,000/-
27.05.2018	Through NEFT	1,50,000/-
22.11.2018	Through NEFT	2,50,000/-
01.12.2018	Through NEFT	1,50,000/-
20.06.2019	By Cash	20,000/-
Total :		<u>13,70,000/- only</u>

IN WITNESS WHEREOF, the Seller has hereunto signed at Jamshedpur, on this Deed of Sale, on the day, month and year first above mentioned.

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



21/6/19
Advocate


WITNESSES:

1.  - पुत्र - 
गणेश/श्री मयूरी बगान पी. चोक, जामशेडपुर - जामशेडपुर
21/6/19

2. BINOD. SHARMA. / SON - LATE BINDESWARI SHARMA.
GARABASA MATHURA BAGAN. NEAR HANUMAN MANDIR
PO. GOOLMURS - JAMSHEDPUR JHARKHAND
PIN - 831004 21/6/19

Mundrika Sharma
21.6.19

Printed by:

Jsr. Court. 21/6/19

Drafted by:

Advocate 21/6/19

PHOTOGRAPH, SIGNATURE AND FINGER PRINTS
OF THE PURCHASER

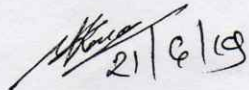


ATTESTED


21/6/19
MAHENDRA K
ADVOCATE

Shikha Sharma
21.6.19

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.


21/6/19
Advocate.



बिनोद शर्मा
Binod Sharma
जन्म तिथि/DOB: 29/08/1979
पुरुष / MALE
7169 8161 9761
मेरा आधार, मेरी पहचान


बिन्देश्वरी शर्मा
Binodheshwari Sharma
पता:
S/O बिनोद शर्मा, गाडाबाग
मथुरा बगान, समीप हनुमान मन्दिर,
बाक गोल्समुरी, जमशेदपुर, पूर्वी
सिंहभूम,
झारखण्ड - 831003
Address:
S/O Binodheshwari Sharma,
Garabass Mathura Bagan, Near
Hanuman Mandir, PO Golsuri,
Jamshehpur, Purbi Singhbhum,
Jharkhand - 831003
7169 8161 9761
  
help@uidai.gov.in www.uidai.gov.in

Mundrika Sharma

Shikha Sharma



भारत सरकार

झारखंड सरकार

राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र

CRSLP/18/126594 12/27/2019



जिला का नाम पूर्वी सिंहभूम अनुमंडल नाम धालभूम अंचल का नाम मानगो हल्का हल्का-2

इस्टेट का नाम झारखण्ड भाग वर्तमान(VOL) 104 पृष्ठ संख्या वर्तमान 74 थाना न. 16412

क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व थाना न	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है	खाता न. वर्तमान	पृष्ठ संख्या वर्तमान	कारोबार विस्तृत सूचना	खाना न. प्लॉट न. क्षेत्रफल	लगान	रजिस्टर 2 अद्यतन तिथि अभ्युक्ति
6594	578 /R27 2019 - 2020	वार्ड नं.-9 अ.क्षे.मानगो/ 16412	घाटशिला	(अंचलाधिकारी) 27/12/2019	By Sale Deed No. 2403 Dated 21/06/2019	519 34 57	519 1439 3.71 डिसमील	37	27/12/2019	(अंचलाधिकारी)		

क्रेता का नाम : (MRS. SHIKHA SHARMA पति-BINOD SHARMA, जाति-, पता-GARABASA, MATHURA BAGAN, NEAR HANUMAN MANDIR GOLMURI)

जमाबंदी रैयत का नाम : मुन्द्रिका शर्मा -पिता-स्व० बैज नाथ शर्मा

विक्रेता का नाम : MUNDRIKA SHARMA, पिता-LATE BALU NATH SHARMA, जाति-, पता-SMQ. 21/05, M B ROAD OPOSITE TIGARI VAYUSENABAD, AIR FORCE STATION TUGALKABAD, PUSHPA BHAWAN SOUTH DELHI



राजस्व कर्मचारी हल्का-2 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित। यह एक कंप्यूटर जनित प्रति है। यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है। इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

Approved By : KAMINI KAUSHAL LAKRA
अंचलाधिकारी मानगो

आयकर विभाग
INCOME TAX DEPARTMENT



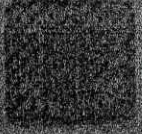
भारत सरकार
GOVT. OF INDIA

SHIKHA SHARMA

GOPAL SHARMA

07/10/1982
Permanent Account Number
CMAPS4574B

Shikha
Signature



10/11/2009

Mundrika. Sharma

Shikha Sharma



मानगो | वार्ड नं.-9 अ.क्षे.मानगो | 16412 | MRS. SHIKHA SHARMA

खाता संख्या 519	खेसरा संख्या 1439	रकबा (एकड़ में) 0 एकड़ 3.71 डिसमील 0 हेक्टर
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अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2019-2020)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	37.00					37.00
गुजारी (भावली)	9.25					9.25
सेस	18.50					18.50
सूद	18.50					18.50
मुतफरकात	7.40					7.40
मीजान	90.65					90.65

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2019-2020)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					37.00	
गुजारी (भावली)					9.25	
सेस					18.50	
सूद					18.50	
मुतफरकात					7.40	
मीजान अदायकारी					90.65	

(१) मीजान कुल (लफजों में) : Ninety Rupees and Sixty Five Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 90.65

तारीख अमला तहसील कुनिन्दा : 04-01-2020

खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।