



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH27813961533696S
Certificate Issued Date : 17-Mar-2020 10:44 AM
Account Reference : SHCIL (FI)/jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference : SUBIN-JHJHSHCIL0141056343759463S
Purchased by : SHIKHA GIRI
Description of Document : Article 23 Conveyance
Property Description : SALE DEED
Consideration Price (Rs.) : 18,75,000
(Eighteen Lakh Seventy Five Thousand only)
First Party : NA
Second Party : SHIKHA GIRI
Stamp Duty Paid By : SHIKHA GIRI
Stamp Duty Amount(Rs.) : 10
(Ten only)



Please write or type below this line

31
17/03/2020
2020/35320



Salepati kum

17.03.2020

2020/JSR/11480/BK1/1340
0002202252

₹ 18,75,000

PS mayo

Shri 10

अनुप/अनु, सापक 199 एड 200
दिनांक 19/03/2020 के अन्तर्गत
हस्ताक्षर 17/03/2020



Satyawati Kumari



Smt. Satyawati Kumari

अनुप/अनु 29/03/2020
जहाँ मपम प्रतिकूल रूप से
में दर्द गले में 17/03/2020

विशेष 24 के अन्तर्गत सापक-अनुप/अनु
(अनुप/अनु 1999) को अनुप/अनु
के अन्तर्गत सापक-अनुप/अनु
के अन्तर्गत सापक-अनुप/अनु
के अन्तर्गत सापक-अनुप/अनु

जिला अन्तर्गत निवन्धक
अनुप/अनु 1999 को अनुप/अनु
के अन्तर्गत सापक-अनुप/अनु
के अन्तर्गत सापक-अनुप/अनु

न्यूनतम मूल्य/किने सूची से
जाँचा एवं सही पाया।

निवन्धन-अनुप/अनु

SALE DEED

Handwritten signatures and notes on the left side of the deed.

THIS DEED OF SALE IS MADE ON THIS THE 17th DAY OF MARCH, 2020 AT JAMSHEDPUR;

BY AND BETWEEN:

SMT. SATYAWATI KUMARI, (PAN - AFSPK3566L and UID No.3180 2802 2197), wife of Shri Rajendra Prasad Singh, by faith Hindu, by Caste Barhari, by occupation Retired, Nationality Indian, resident of Flat No.24, Block-D, 3rd floor, Neelkanth Residency, Jojobera, Town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin - 831016, hereinafter referred to as the SELLER (which expression shall unless excluded by or repugnant to the context, mean and include her legal heirs and successors,

3
Satyawati Kumari
17-03-2020

IN FAVOUR OF

SMT. SHIKHA GIRI, (PAN – BDXPG4548L and UID No.8986 5450 3621), wife of Shri Samir Kumar Giri, by faith Hindu, by Caste Ekadas Tili, by occupation Housewife, Nationality Indian, resident of Teachers Colony, Mango, P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin – 831012, 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 DEED:

SALE DEED

CONSIDERATION AMOUNT: Rs.18,75,000/- (Rupees Eighteen lakhs seventy five thousand) only.

WHEREAS, the Smt. Satyawati Kumari above referred, vide a registered Sale Deed, bearing Deed No.758, dated 27.02.1998, registered at District Sub-Registry Office, Jamshedpur, purchased for a valuable consideration, all that piece and parcel of raiyati land, measuring an area **0-1½-0 (One and Half) Kathas**, being in Portion of Plot No.4471, recorded under Khata No.291 of Mouza Mango, P.S. Mango, Thana No.1642, Ward No.9, MNAC, District Sub-Registry office and town Jamshedpur, District East Singhbhum, from its previous lawful owner Rama Shankar Choudhury, son of Sri N. C. Choudhury and since its purchase the seller has been in peaceful possession and occupation over the same without any let, hindrance or disturbances from any corner and is the sole, absolute, lawful and bonafide owner thereof by exercising all acts of ownership thereto;

AND WHEREAS, the Seller in order to further ensure her right, title and interest over the aforesaid purchased property has mutated the same in her own name

Satyawati Kuma
17.03.2012

the Superior landlord, the State, through the Anchal Adhikari (Circle Officer), Jamshedpur and since she is paying rent for the aforesaid property and obtained rent receipt in her own name, entered in Volume No.17, Page No.20;

AND WHEREAS, the Seller, being in urgent need of money, voluntarily expressed her intent of selling the Schedule below property and having come to know the intention of the Seller, the Purchaser hereof has approached to her and after inspected the land at site, all title documents, Sale Deed, Mutation Certificate, Rent Receipt and relevant papers etc. and having fully satisfied to her proposed and offered to purchase the same on a total consideration amount of **Rs.18,75,000/- (Rupees Eighten lakhs seventy five thousand) only**;

AND WHEREAS, on the aforesaid approach made by the Purchaser the Seller has agreed to sell her said property more fully described in the Schedule below, by this Sale Deed, on a total consideration amount of **Rs.18,75,000/- (Rupees Eighten lakhs seventy five thousand) only**.

NOW THIS DEED OF SALE WITNESSETH:

- 1) THAT, in pursuance of the above and in consideration of the aforesaid sum of **Rs.18,75,000/- (Rupees Eighten lakhs seventy five thousand) only**, through RTGS, vide Cheque No.265691, 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 property 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

Satyajit Kumar
17-03-2022

day shall possess and enjoy the schedule below property 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.

- 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 scheduled property, if 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 renovate and/ or construct any 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 of Jharkhand, 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 or any other concern 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.
- 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 schedule below property to further ensure the right, title and interest of the purchaser over the same.

Satyawati Kundi
17-03-2020

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 an area 0-1½-0 (One and Half) Kathas i.e. 2.48 Decimals, more or less, being in Portion of New Plot No.4471, recorded under New Khata No.291 of Mouza MANGO, P.S. Mango, Thana No.1642, Ward No.9, MNAC, District Sub-Registry Office and Town Jamshedpur, Anchal/ Block at Mango, Jamshedpur, District East Singhbhum, State of Jharkhand, having Mango Nagar Nigam Holding No.0010014514000A3;

which is bounded by:

North : Hemanta;
South : Rasta;
East : Hemanta;
West : R. N. Singh.

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

The schedule above property is situated at other road.

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

WITNESSES:

1. SOURAV GIRI S/O: SAHIL KR GIRI, Teachers Colony Dima Road Mango Jamshedpur. 831012
Nedukumar Shan
2. NEELESH KUMAR SHARMA S/O RAJENDRA
... ADT NEAR DOON

Salyubati Kuni
17-05-2022

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.

Advocate
17-3-2022

Printed by:

Jsr. Court.

NAME OF THE PURCHASER :

SMT. SHIKHA GIRI



Shikha Giri



Shikha Giri

Signature and left hand fingerprints of the Purchaser.

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
17-3-2022


 भारत सरकार
 GOVERNMENT OF INDIA



 शिखा गिरी
 Shikha Giri
 जन्म वर्ष: 1968
 महिला Female



8988 5450 3621

आधार - आम आदमी का अधिकार

Shikha Giri


 भारतीय विशिष्ट पहचान प्राधिकरण
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

नाम: W/O: समीर कुमार गिरी, टीपारी कॉलोनी पी.ओ.मंगो, बाहर दरी, मंगो, पूर्वी सिंहभूम, झारखण्ड, 831012

Address: W/O: Samir Kumar Giri, TEACHERS COLONY PO. MANGO, Bahar Dori, Mango, East Singhbhum, Jharkhand, 831012

Aadhaar - Aam Aadmi ka Adhikar



संस्कृत संकेत

Date :-17-Mar-2020

Document Registration Summary 1

- Government/Market Value: ₹839800/-
- Transaction Amount: ₹1875000 /-
- Paid Stamp Duty: ₹10 /-

Receipt : 312089

Receipt Date : 17-03-2020

On Date 17-03-2020 Presented at District SRO -
Jamshedpur

Signature of Presenter

Satyawati Kumari

District SRO - Jamshedpur

Presenter Name: -

PR	₹1
SP	₹1020
LL	₹3
Stamp Duty	₹10

Total ₹1034

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	1	10	-9	E-STAMP	SHIKHA GIRI	Certificate Number : IN-JH27813961533696S	10
PR	1	1	0	GRAS	SatyawatiKumari	GRN Number : 2000806167 DEPT Transaction Id : f2aaa4e2991213be35fd Transaction Type :	1
SP	1020	1020	0	GRAS	SatyawatiKumari	GRN Number : 2000806167 DEPT Transaction Id : f2aaa4e2991213be35fd Transaction Type :	1020

LL	3	3	0	GRAS	SatyawatiKumari	GRN Number : 2000806167 DEPT Transaction Id : f2aaa4e2991213be35fd Transaction Type :	3
Sub Total	1025	1034	-9				

Article : Sale Deed Number of Pages : 68

Exemption Fee Rule	Fee Exemption
Female Exemption	74999 /-
Female Exemption	56250 /-

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer



झारखण्ड सरकार

OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

Deed Endorsement

Token No :- 20200000035320

Deed Type	Sale Deed
Number of Pages	68
Fee Details	Stamp Duty :- Rs. 1, PR :- Rs. 1, SP :- Rs. 1020, A1 :- Rs. 0, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.839788/- ,Transaction Amount :- Rs.1875000/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Mango Location :- Other Road, Mango Property Boundaries :- East: HEMANTA, West: R N SINGH, South: RASTA, North: HEMANTA Khata Number - 291Plot Number - 4471Volume Number - 17Page Number - 20Holding Number - 0010014514000A3 Area Of Land :- 2.48 Decimal

Sh./Smt.SATYAWATI KUMARI s/o/d/o/w/o RAJENDRA PRASAD SINGH has presented the document for registration in this office today dated :- 17-Mar-2020 Day :- Tuesday Time :- 13:59:27 PM



SATYAWATI KUMARI(Individual)

Party Name	Document Type	Document Number
SATYAWATI KUMARI	PAN/UID	AFSPK3566L

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
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1 SATYAWATI KUMARI
 Address1 - FLAT NO 24
 BLOCK D 3RD FLOOR
 NEELKANTH RESIDENCY
 JOJOBERA TELCO
 JAMSHEDPUR, Address2 -
 , , , Jharkhand
 PAN No.:
 AFSPK3566L, Permission
 Case No.-

Yes Satyawati
 Kumari
 Address:-
 F.No 24
 Block D 3rd
 Floor,
 Neelkanth
 Residency,
 , , Jojobera,
 , East
 Singhbhum,
 831016, ,
 Jharkhand,
 India

SELLER
 Age:74



Satyawati Kumari

2 SHIKHA GIRI
 Address1 - TEACHERS
 COLONY, MANGO, P.O.
 AND P.S. MANGO,
 JAMSHEDPUR, EAST
 SINGHBHUM, Address2 -
 , , , Jharkhand
 PAN No.:
 BDXP4548L, Permission
 Case No.-

Yes Shikha Giri
 Address:- ,
 TEACHERS
 COLONY,
 PO-
 MANGO,
 Bahar Dari,
 , East
 Singhbhum,
 831012, ,
 Jharkhand,
 India

PURCHASER
 Age:52



Shikha Giri

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	SOURAV GIRI S/o-D/o SAMIR KUMAR GIRI Address1 - TEACHERS COLONY, MANGO, P.O. AND P.S. MANGO, JAMSHEDPUR, EAST SINGHBHUM, Address2 - , , , Jharkhand PAN No.:			

Witness:

I/We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	NEELES KUMAR SHARMA Address1 - C-3 NATRAJ APARTMENT NEAR DOON PUBLIC SCHOOL KUSUM VIHAR DHANBAD, Address2 - , , , Jharkhand			

Signature of Operator



Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (SATYAWATI KUMARI), has/have admitted the execution before me. He/ She/ They has / have been identified by (SOURAV GIRI) Son/Daughter/Wife of (SAMIR KUMAR GIRI) resident of (TEACHERS COLONY, MANGO, P.O. AND P.S. MANGO, JAMSHEDPUR, EAST SINGHBHUM) and by occupation (Service).



Signature of Registering Officer

Seal and Signature of Registering Officer

Date:- 17-Mar-2020



संस्कृत संकेत

Pre Registration Docket

Date :- 17-03-2020 11:43 am

Office Name :- District SRO - Jamshedpur
Token No:- 20200000035320

Appoinment :- 17-Mar-2020 Time:- 13:55

Article	Sale Deed
Pre Registration Date	16-Mar-2020
No. Of Pages	34
Stamp Duty	1
Paid Stamp Duty	0
Total Fees	₹ 1,024.

Property Id: 328279

Valuation No. : 432554 / 2020	:- 2019-2020	User Id : 3093	Date : 17-March-2020 11:05:AM
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Urban	Corporation : Mango Nagar Nigam	Village/City : Mango	
Mango - Other Road			
Khata Number - 291			
Plot Number - 4471			
Volume Number - 17			
Page Number - 20			
Holding Number - 0010014514000A3			

Valuation Rule : Residential Land

Usage : Non Agri => Residential Land => Residential Land

Property Details

1	Land area	2.48 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2.48 x 338624=839787.52	₹8,39,788/-
A	Total		₹8,39,788/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹8,39,800/-

Total Amount in Words : Eight Lakh Thirty Nine Thousands Eight Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: HEMANTA, West: R N SINGH, South: RASTA, North: HEMANTA
Area	Land-area : 2.48 Decimal

Other Description of the Property	Pin Code - 831012
Government/Market Value	839787.52
Transaction Amount	1875000

SELLER	-Mrs. SATYAWATI KUMARI, Address - FLAT NO 24 BLOCK D 3RD FLOOR NEELKANTH RESIDENCY JOJOBERA TELCO JAMSHEDPUR- Father/Husband Name RAJENDRA PRASAD SINGH , PAN No.- *****566L, Permission Case No.- , Aadhaar No. *****2197
PURCHASER	-Mrs. SHIKHA GIRI, Address - TEACHERS COLONY, MANGO, P.O. AND P.S. MANGO, JAMSHEDPUR, EAST SINGHBHUM- Father/Husband Name SAMIR KUMAR GIRI , PAN No.- *****548L, Permission Case No.- , Aadhaar No. *****3621

Witness Information	Mr. NEELESH KUMAR SHARMA , Address - C-3 NATRAJ APARTMENT NEAR DOON PUBLIC SCHOOL KUSUM VIHAR DHANBAD-, Father/Husband Name-RAJENDRA PRASAD SINGH
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Identifier Details	Mr. SOURAV GIRI , Address - TEACHERS COLONY, MANGO, P.O. AND P.S. MANGO, JAMSHEDPUR, EAST SINGHBHUM-, Father/Husband Name-SAMIR KUMAR GIRI
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Property Id:328279		
Fee Rule:Sale Deed		
1	Stamp Duty	75,000

1	SP	1,020
Total		1,020

Property Id:328279		
Fee Rule:Sale Deed		
1	PR	1
2	LL	3
3	A1	56,250
Total		56,254

Sr.No. Exemption Detail Amount

Female Exemption

1	A1	56250
2	Stamp Duty	74999

All the entries made, have been verified by me and are found same as the entries of the document presented.

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail 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.

10.12.2018

Deed Writer / Advocate

Shikha Gini
Vendee / Claimant

Jatpatali Kumar

Vendor / Executant

Token No.: 20200000035320

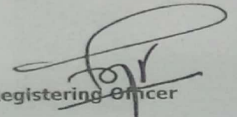
CERTIFICATE

Office of the District SRO - Jamshedpur

This **Sale Deed** was presented before the registering officer on date **17-Mar-2020** by **SATYAWATI KUMARI**, S/O, D/O, W/O **RAJENDRA PRASAD SINGH** resident of FLAT NO 24 BLOCK D 3RD FLOOR NEELKANTH RESIDENCY JOJOBERA TELCO JAMSHEDPUR ..

This deed was registered as Document No:- **2020/JSR/1480/BK1/1340** in Book No :- **BK1**, Volume No :- 270 from Page No :- 511 to 578 at, office of **District SRO - Jamshedpur**

Date:- 17-Mar-2020


Registering Officer



अंचल अधिकारी का कार्यालय
मानगो ,पूर्वी सिंहभूम
प्राप्ति रसीद

नामांतरण मुकदमा संख्या : 4 R27/ 2020 - 2021 /मानगो (BY SALE)

आवेदक का नाम	अभिभावक का नाम	पता
SHIKHA GIRI	SAMIR KUMAR GIRI	TEACHERS COLONY MANGO, JAMSHEDPUR

से नामांतरण हेतु आवेदन (संख्या - 7026) प्राप्त किया गया ।

क्रेता का विवरण

क्रेता का नाम	अभिभावक का नाम	पता
SHIKHA GIRI	SAMIR KUMAR GIRI	TEACHERS COLONY MANGO, JAMSHEDPUR

प्रस्तुत दस्तावेज का विवरण

दस्तावेज प्रकार	दस्तावेज संख्या	दस्तावेज तिथि	राशि
Registration Deed	1340	17/03/2020	1875000

विक्रेता का विवरण

विक्रेता का नाम	अभिभावक का नाम	पता
SATYAWATI KUMARI	RAJENDRA PRASAD SINGH	FLAT NO-24, BLOCK-D, 3RD FLOOR, NEELKANTH RESIDENCY, JOJOBERA, JAMSHEDPUR

म्युटेशन हेतु भूमि का विवरण

मौजा: वार्ड नं.-9 अ.क्षे.मानगो थाना : 16412

आवेदन की तिथि	खाता नम्बर	प्लॉट संख्या	रकबा
4/24/2020 11:54:52 AM	291	4471	0 एकड़, 2.48 डिसमील, 0 हेक्टर

हस्ताक्षर
(प्राधिकृत अधिकारी)