

# Government of Jharkhand

## Online Payment of Stamp Duty

Receipt Number : f757fde0a2d33e93c859

Receipt Date : 27-Jul-2020 11:02:38 am

Receipt Amount : 28040/-

Amount In Words : Twenty Eight Thousands Forty Rupees Only

Token Number : 20200000057983

Document Type : Sale Deed

Payee Name : SUSHILA DEVI ( Vendee )

GRN Number : 2001514260

2020/JSR/2033/BK1/1836

2020-57983  
27.07.2020

इस रसीद के माध्यम से किसी प्रकार की सेवा नहीं ली गई है।

शुभचन राउत

27/7/2020

Defale किया

*[Signature]*

27.7.20



शुभचन राउत  
27/7/2020

27/7/2020

subro  
701000

PS  
Mango

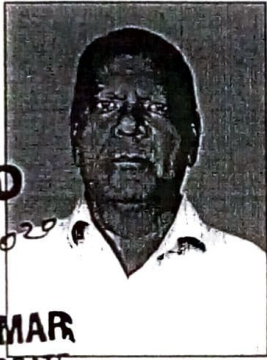
stand  
28040

gour  
27/7/2020



ATTESTED

*Mango*  
27/7/20  
**MAHENDRA KUMAR**  
ADVOCATE



ATTESTED

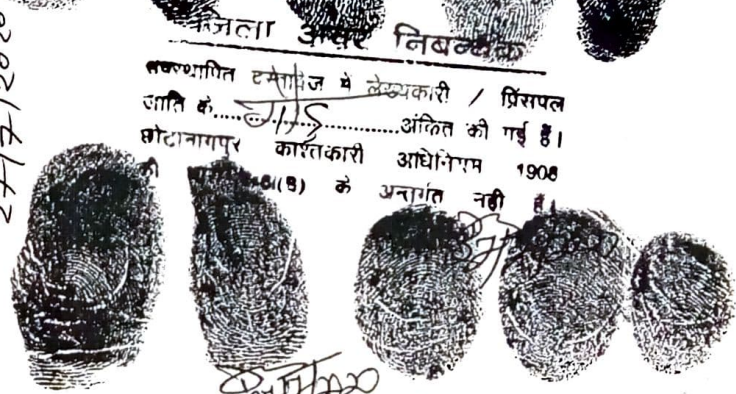
*Mango*  
27/7/20  
**MAHENDRA KUMAR**  
ADVOCATE

gour  
27/7/2020

Harsh  
27/7/2020

महेश्वर नगर 294  
जिला नगर 3195  
जिला के दफ्तर में

27/7/2020



2 न्यूनतम मूल्यांकन सूची से  
जाँचा एत सही पाया।

THIS SALE DEED IS MADE ON THIS THE 27..TH DAY OF  
JULY , 2020 AT JAMSHEDPUR. BY

पंजीन नम्बर: पंजीन नम्बर-  
पंजीन नम्बर 1999 की अनुसूची  
23 के अधिन  
पंजीन नम्बर-शुद्ध  
पंजीन नम्बर नहीं

[1] SHATRUGHAN GOUR

[Pan No CHEPG6104N & UID No 8695 5851 1740 ],

[2] BHARAT GOPE @ BHARAT GOUR

[Pan No AGGPG8870N & UID No 4038 2548 7391]

both are Son's of Late Benu Gour, & both are Grand  
Son's of Late Baikunth Gour , both are resident of H.  
No 22, Post office Road, Near Radha Krishan Mandir, Gour  
Basti, Mango, P.O. & P.S: Mango, Town :- Jamshedpur,  
District :- Singhbhum[East], Jharkhand,

[3] JAGDISH GOUR

[Pan No ARPPG4100M & UID No 5718 7427 9259],

[4] PRADIP GOUR

[Pan No ADQPG9682D & UID No 3749 2747 1376],

Realized  
41, 21030  
Ld. 300  
P.S. 100

27/7/2020

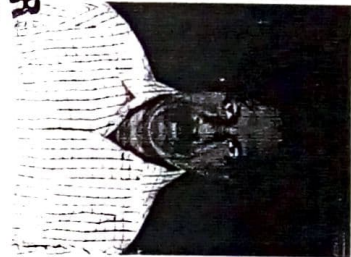




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27/7/20

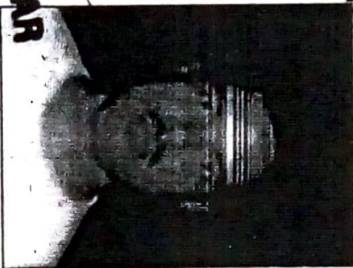
MAHENDRA KUMAR  
ADVOCATE



ATTESTED

27/7/20

MAHENDRA KUMAR  
ADVOCATE



27/7/2020  
Joginder Kumar



27/7/2020  
Joginder Kumar



27/7/2020  
Sushila Devi  
S/O Late Basant Singh

Both are Son's of Late Luthi Gour & Grand Son's of Late Baikunth Gour ,both are resident of H. No 23, Post office Road, Near Radha Krishan Mandir, Gour Basti, Mango, P.O. & P.S: Mango, Town :- Jamsheppur, District :- Singhbhum[East], Jharkhand, all are by Caste Gour, Hereinafter called the VENDOR'S /SELLER'S (which expression unless repugnant to the context shall mean and include their legal heirs, successors, assigns and representatives) of the ONE PART.

**IN FAVOUR OF**

**SUSHILA DEVI** , Wife of Late Vindhyachal Singh and Daughter of Late Basant Singh and Grand Daughter of Late Lakshman Singh, by faith Hindu, by nationality Indian, by occupation Service , by Caste Koiri [Kushwaha], resident of H. No 15/D, Nehru Colony, Kashidih, Near Shiv Durga Mandir, P.O & P.S: Sakchi, Town Jamsheppur, District : Singhbhum[East], Jharkhand , hereinafter called the VENDEE / PURCHASER (which expression unless repugnant to the context shall mean and include his legal heirs, successors, assigns and representatives) of the OTHER PART. [UID No 9298 8612 6284 & Pan No APTPD8213L ]

5/11/2022  
27/7/2022

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Jagdeep Gour

Roadside Gour

27/7/2022

Nature of Deed :- SALE DEED

Consideration Money :- Rs 7,00,000/- [Rupees Seven Lakhs ] only

Government value of the said property is Rs 7,01,000 /-

In this Deed of Transfer by Sale , the following expression shall unless repugnant to the context shall have the meaning assigned thereto.

**WITNESSES AS FOLLOWS :-**

**WHEREAS**, all that piece and parcel of homestead land measuring an area of 00-01-05[One Kathas and Five dhurs] or 2.07 decimals or 904 Sq.ft being portion of New Plot No 3195[portion], under New Khata No 294 , in Mouza Mango ,Thana No 1642, Ward No 10, Anchal Mango ,Pargana Dhalbhum, District Singhbhum East , District Sub-Registry office at Jamshedpur which is absolute inherited landed property of the present Vendors/Sellers with their Joint Possession and same has got mutated by way of Succession Mutation Case No 1000/R27/2019-2020 order dated 28.05.2020 from their recorded tenant namely Luthi Gour and Benu Gour, both are sons of Late Baikuntha Gour [since deceased] and after the said Succession Mutation as aforesaid, the present Vendors are paying the Ground rent for the same to the Superior Landlord, the State of Jharkhand through by Anchal Adhikari, Mango Anchal recorded under Register-II Vol No 104 and Pages No 1 and since then , the present Vendors are peaceful physical possession over the same without any interruption from any corner .

**AND WHEREAS**, the present Vendors have intended to sell the Schedule below land area to the Purchaser and the present Vendee / Purchaser has agreed to



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27/7/2020

purchase the Schedule below land area from the present Vendors on payment valuable consideration amount as fixed by the present Vendors,i.e Rs 7,00,000/-[Rupees Seven Lakhs] only and the Purchaser has agreed to purchase the same land as morefully described in the Schedule below at that sale value under the following terms and conditions :-

**NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-**

1. That in consideration of the said sum of Rs 7,00,000/- [Rupees Seven Lakhs ] only paid by the Purchaser to the Vendors by way of various payment by cash and cheque , which the receipt whereof the said sum the Vendors /Sellers do hereby admit & acknowledge as full and final payment against the sale of the schedule below land area and the Vendors on receipt of the entire consideration amount do hereby absolutely and forever sell, convey, transfer and deliver the all that land area more fully mentioned in the schedule below in favour of the Purchaser by this deed of sale TO HAVE AND TO HOLD the same unto the Purchaser ,her heirs, successors without any interruption from the side of the Vendors or any person/s claiming under the sellers together with all right, title, claim whatsoever which the Vendors here before enjoyed in respect of the Schedule below property.

2. That the Vendors have delivered peaceful physical possession of the schedule below Land area to the Purchaser and from this day the Purchaser will possess and enjoy the same as absolute owner in all possible ways

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प्रो. गु.  
27/7/2020

with power to dispose of the same in any manner she likes and the Purchaser shall be at liberty to get her name mutated in the records of the Landlord, the State of Jharkhand through C.O., Mango Anchal , Singhbhum East or any other concerning authority and shall pay ground rent with respect to the land and other charges thereof in her own name.

3. That from this day all the right, title, claim and interest of the Vendors in the Schedule below land area will cease and will vest in the Purchaser and the Purchaser will become the sole and absolute owner thereof from this day.

4. That the Purchaser shall now and always have the right to enjoy and use the said Land area for her own residential purposes and the Purchaser shall be entitled to installed new electricity and water connection and will bear costs and expenses of thereof.

6. That the Land area hereby conveyed by this deed of sale is free from all encumbrances , charges and liens and free from attachment whatsoever.

7. That the Vendors hereby declares that they have good and perfect title over the schedule below property which they have not sold, charged or transferred the same in any way to any one else prior to this deed.

8. That if for any defect of title or possession of the Sellers in the schedule below property, the Purchaser suffers any loss, then the Sellers will be liable to compensate for the same.







श्री. जयशंकर  
27/7/20

जयशंकर  
प्रो. जयशंकर

27/7/2020

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Typed & Drafted by

*श्री. जयशंकर*  
27/7/2020

Advocate, Jamsheedpur Civil Court

**MODE OF PAYMENT**

Amount	Cheque	Date	Bank
1,75,000/-	833516	24.07.2020	SBI, Golmuri, Jsr
1,75,000/-	833517	24.07.2020	SBI, Golmuri, Jsr
1,75,000/-	833518	24.07.2020	SBI, Golmuri, Jsr
1,75,000/-	833519	24.07.2020	SBI, Golmuri, Jsr



**MAHENDRA KUMAR**  
ADVOCATE

Thumb	First	Midd	Ring	Little
	finger	finger	finger	finger

*श्री. जयशंकर*

27/7/2020

Signature of the **SUSHILA DEVI** [Purchaser]

**CERTIFICATE**

Certified that the finger prints of left hand of person, whose photographs are affixed in the document have been obtained by me.

*श्री. जयशंकर*  
27/7/2020  
ADVOCATE

v/ksh/la

• 338624 + 2-07 de: 750951-68

~~27/7/2020~~

27/7/2020









सत्यमेव जयते



सत्यमेव जयते

भारतीय विज्ञान संस्थान  
भारत सरकार

Unique Identification Authority of India  
Government of India

नमो भारत / Enrollment No 1124/10049/04447

To,  
शुशिला देवी

Sushila Devi  
W/O Vindhyachal Singh

H. NO- 15/ D

Narvu Colony , Kashidih

Near- Shiv Durga Mandir Po- Sakchi

Jamshedpur

Purbi Singhbhum

Jharkhand 831001

9939566027

Ref: 419 / 11C / 315386 / 316535 / P



UE165343020IN



आपका अधार क्रमांक / Your Aadhaar No. :

**9298 8612 6284**

अधार — आम आदमी का अधिकार



भारत सरकार  
GOVERNMENT OF INDIA

शुशिला देवी  
Sushila Devi

जन्म वर्ष / Year of Birth : 1977

महिला / Female



9298 8612 6284

अधार — आम आदमी का अधिकार