

सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

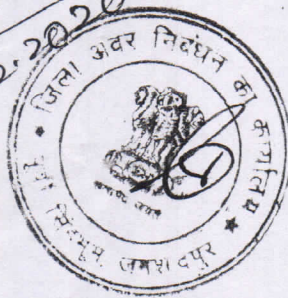
Certificate No. : IN-JH25905704490491S
 Certificate Issued Date : 29-Jan-2020 02:55 PM
 Account Reference : SHCIL (FI)/jhshcil01/ BISTUPUR/ JH-ES
 Unique Doc. Reference : SUBIN-JHJHSHCIL0137506031148630S
 Purchased by : MIRA VERMA
 Description of Document : Article 23 Conveyance
 Property Description : SALE DEED
 Consideration Price (Rs.) : 19,00,000
 (Nineteen Lakh only)
 First Party : NA
 Second Party : SMT MIRA VERMA
 Stamp Duty Paid By : SMT MIRA VERMA
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line

2020/19464 SR 1831/BK1/733

2020/19464
18.02.2020



1. Anuraj Singh
22/02/2020
2. Niranjay Kumar
22/02/2020
3. Bhoomika Meena
22/02/2020
4. Ranam Singh
22/02/2020

SR 0005553828

VOID VOID VOID VOID VOID VOID
VOID VOID VOID VOID VOID VOID

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at 'www.shcilstamp.com'. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Sat 110 of Moga 100



Arunjay K S Singh
22/02/2020



Bhuvan/W K Kumar Singh
Niranjay K S Singh
Rancom Singh
22/02/2020

32.8.2020
DISTRICT BAR ASSOCIATION
JAMSHEDPUR

22/02/2020
22/02/2020
22/02/2020
22/02/2020

नियम 21 के अन्तर्गत शाखा: शाखायक स्वयं-अभिनिवृत्त
(इतिहास स्वयं-अभिनिवृत्त), 1999 की अनुसूची
में एक, 20... के अन्तर्गत
वशावत् स्वयं-अभिनिवृत्त या स्वयं-अभिनिवृत्त
के विमुक्त या स्वयं-अभिनिवृत्त अपेक्षित नहीं।

निर्वाहक-प्रदायिका

जिला अवर जिलालयक

सम्बन्धित दस्तावेज में लेखक/पिता/पत्नी
काति क... अंकित नही है।
छोटानागपुर कास्तराजिगी अधिनियम 1908
के धारा 4(1) के अन्तर्गत नहीं है।

न्यूनतम मूल्यांकन सूची से
जाँचा एवं सही पाया।

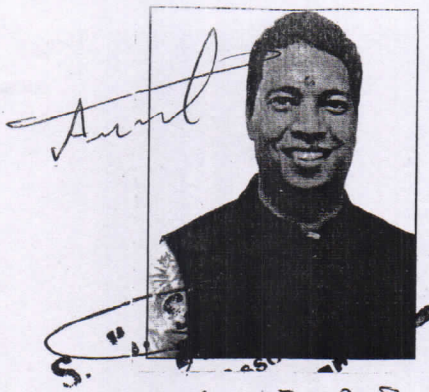
2.

SALE DEED

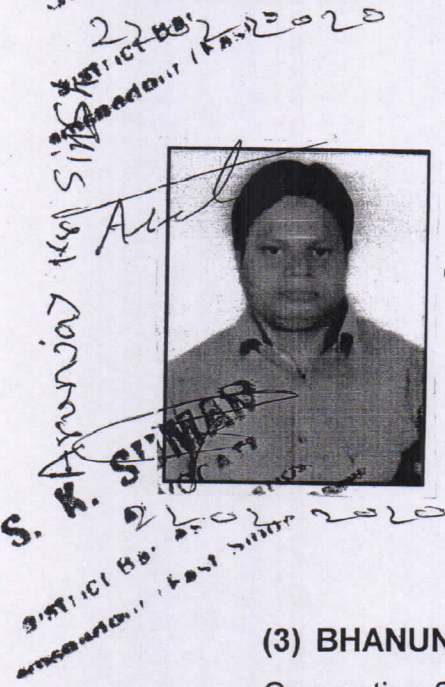
THIS SALE DEED IS MADE ON THIS THE 22ND DAY OF FEBRUARY
2020 AT JAMSHEDPUR; B Y :-

Fee charged
H
SR
20/02/2020
22/02/2020

- (1) ARUNJAY KUMAR SINGH S/O Late Radha Mohan Singh, by Occupation Business;
PAN-CQDPS3018K ; Aadhaar No.2333 6530 1894 ;
- (2) NIRANJAY KUMAR SINGH S/O Late Radha Mohan Singh, by Occupation Service;
PAN-BEPPS1182F ; Aadhaar No.5545 2290 6523 ;



Niranjan Kumar Singh
22/02/2020



Bhuvanraj Anurag Singh
22/02/2020



Punam Singh
22/02/2020

3.

(3) BHANUNJAY KUMAR SINGH S/O Late Radha Mohan Singh, by Occupation Service;
PAN-CEWPS7644G ; Aadhaar No.7853 7981 9336 ;

No.1 to 3 all resident of Flat No.741, Rajanigandha Bijaya Green Earth, Dimna Road, Mango, P.S. Ulidih (Mango), Town Jamshedpur, District East Singhbhum, State Jharkhand ;

(4) SMT, PUNAM SINGH W/O Late Akhilesh Kumar Singh and D/O Late Radha Mohan Singh, by Occupation Housewife;
PAN-LWDPS3691F ; Aadhaar No.6394 0781 2560 ;
Resident of H.No. 40, Harharguttu, P.S. Bagbera, P.O. Tatanagar, Jamshedpur, District East Singhbhum, presently residing at Flat No.741, Rajanigandha Bijaya Green Earth, Dimna Road, Mango, P.S. Ulidih (Mango), Town Jamshedpur, District East Singhbhum, State Jharkhand ;

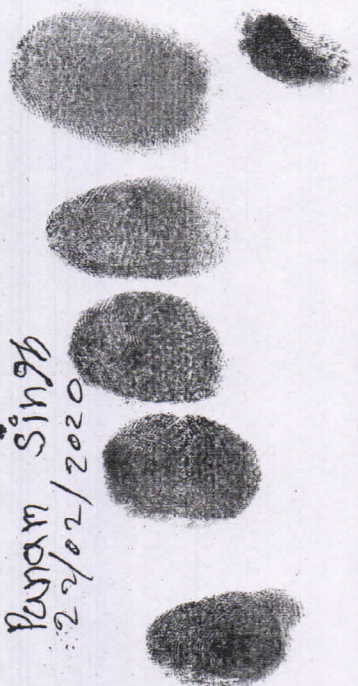
1 Aronjay K. Singh
22/02/2020
2 Niranjan K. Singh
22/02/2020

Bhomenjay K. Singh
22/02/2020



S. K. S. STATE
District East Singhbhum

Ranjan Singh
22/02/2020



all by faith Hindu, by Caste Rajput, by Nationality Indian, hereinafter called the **SELLERS** (which expression shall unless repugnant to the context include their legal heirs, successors, administrators and representatives) of the **ONE PART**;

IN FAVOUR OF

SMT. MIRA VERMA W/O Satyajit R. Verma, by faith Hindu, by Caste Sonar, by Occupation Housewife, by Nationality Indian, resident of 71A, Kamal Kunj, Gurunanak Nagar, Sakchi, P.O. & P.S. Sakchi, Town Jamshedpur, District East Singhbhum, State Jharkhand, hereinafter called the **PURCHASER** (which expression shall unless repugnant to the context include her legal heirs, successors, administrators and representatives) of the **OTHER PART**;

PAN- ADOPV1761E ;

Aadhaar No.7043 8580 3381 ;

NATURE OF DEED : SALE DEED

CONSIDERATION AMOUNT:- Rs.19,00,000/- (Rupees nineteen lakhs) only.

Amrjax kr Singh
22/02/2020

Niranjan Kr Singh
22/02/2020

Bhuvan Singh
22/02/2020

5. Ranam Singh
22/02/2020

WHEREAS, the Sellers are the absolute and lawful owners of land measuring an area **4.5 Decimals or 1980 sq.ft.**, situated in Mouza **Mango**, P.S. Mango, Thana No.1642, Ward No.10 MNAC (Mango Nagar Nigam), recorded under **New Khata No.129, New Plot No.3916**, within town and District Sub-Registry office Jamshedpur, District East Singhbhum morefully mentioned in the schedule below;

AND WHEREAS, the mother of the Sellers namely Giriza Devi W/o Radha Mohan Singh had purchased the above land mentioned in the schedule below by means of registered **Sale Deed, bearing Deed No.5713, dated 20.11.2001** registered at District Sub-Registry office Jamshedpur from its former owner Anita Jakotia W/o Sitaram Jakotia of Ram Krishna Colony, Mango, Jamshedpur and since then the mother of the Sellers namely Giriza Devi came in possession of the schedule below land, thereafter said Giriza Devi got her name mutated in respect of the schedule below land in the records of the landlord the State of Jharkhand through **C.O. Jamshedpur vide Mutation Case No.667/R27/2017-18, vide order dated 07.11.2017** and she had been in peaceful possession over the schedule below land without any interruption from any body till her life time and the rent for the said land has been paying regularly to the landlord in name of said mother of the

Arvinder K/S Singh
22/02/2020
Niranjan Jyoti K/S Singh
22/02/2020

Bhawanpreet Kaur Singh
22/02/2020

6. Ranam Singh
22/02/2020

Sellers Giriza Devi and obtaining receipt for the same vide **Rent Receipt Vol. No. 56 ; Page- 95 ;**

AND WHEREAS, later on said Giriza Devi died and upon her death the entire landed property mentioned in the schedule below left by said Giriza Devi had developed and vested upon the present Sellers being her sons & daughters respectively all legal heirs, successors by way of inheritance and the Sellers came in joint possession of the schedule below land and they have been in peaceful possession over the schedule below land without any interruption from any body with power to dispose of the same in any manner they like ;

Be it noted that the father of the Seller i.e. husband of said Giriza Devi namely Radha Mohan Singh also died leaving behind the present Sellers, there are no any other legal heirs, successors or co-sharers except the above named Sellers in respect of the schedule below land ;

AND WHEREAS, now being in urgent need of money the Sellers have agreed with the Purchaser for absolute sale of the schedule below land for a total consideration amount of **Rs.19,00,000/- (Rupees nineteen lakhs) only** and the Purchaser has agree to purchase the same at that price;

Arunjay Krs Singh
22/02/2020
Niranjan Kt Singh
22/02/2020

Bhuvanraj Kuyar Singh
22/02/2020

7. Punam Singh
22/02/2020

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. That in consideration of the aforesaid sum of **Rs.19,00,000/- (Rupees nineteen lakhs) only**, paid by the Purchaser to the Sellers the receipt of which is hereby admitted and acknowledged as full and final payment in respect of sale of the land mentioned in the schedule below by the Sellers, the Sellers by these presents do hereby absolutely and forever sell, convey and transfer the all that land mentioned in the schedule below in favour of the Purchaser by this Sale Deed TO HAVE AND TO HOLD the same unto the Purchaser her heirs, successors without any interruption from the side of the Sellers or any person/s claiming under the Sellers.

2. That the Sellers have delivered possession of the schedule below land 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 of the same in any manner she likes and the Purchaser shall be at liberty to get her name mutated in respect of the schedule below land in the records of the landlord the State of Jharkhand through **C.O. Mango** and shall pay rent for the same in her own name.

3. That from this day all the right, title, claim and interest of the Sellers in the schedule below land will cease to exist and will vest in the

Anuraj K Singh
22/02/2020
Niranjan K Singh
22/02/2020

Bhuvan Singh
22/02/2020

8. Punam Singh
22/02/2020

Purchaser and the Purchaser will become the sole and absolute owner thereof from this day.

4. That the land mentioned in the schedule below hereby sold by this sale deed is free from all encumbrances, charges and liens.

5. That the Sellers hereby declares that they have good and perfect title over the schedule below land which they have not sold, charged or transferred the same in any way to any one else prior to this Deed.

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

SCHEDULE

(Description of the land hereby sold)

ALL THAT piece and parcel of homestead vacant land measuring an area measuring an area 4.5 Decimals or 1980 sq.ft. i.e. 2 kathas 15 dhurs, situated in Mouza **Mango**, P.S. Mango, Thana No.1642, Ward No.10 MNAC (Mango Nagar Nigam), recorded under New Khata

Arundaj K S Singh
22/02/2020

Niranjan K R Singh
22/02/2020

Bhikuresh Kumar Singh
22/02/2020

9. Ranam Singh
22/02/2020

No.129, New Plot No.3916, within town and District Sub-Registry office Jamshedpur, District East Singhbhum.

Which is bounded by:-

North :- Putul Devi W/o Ganesh Kumar Gupta;

South :- Plot No.3912 ;

East :- House of Subhash Paul;

West :- Road ;

The location of the land shown in Red colour in the sketch map annexed herewith which shall form part of this deed.

The above land is situated on the Other Road.

Annual Rent: Rs.45/- only payable to the landlord, the State of Jharkhand, through C.O. Mango.

The above land is situated within Holding No.0100003945000MO of Ward No.10 Mango Nagar Nigam.

Arunjay K Singh
22/02/2020
Niranjan K Singh
22/02/2020

Bhuvanesh Kumar Singh
22/02/2020

Ranjan Singh
22/02/2020

10.

MODE OF PAYMENT

<u>Sl.No.</u>	<u>Cheque No.</u>	<u>Date</u>	<u>Drawn on</u>	<u>Amount (in Rs.)</u>
1.	449966		S.B.I. Kashidih Branch, Jsr	6,00,000/-
2.	449967		-do-	50,000/-
3.	449968		-do-	1,00,000/-
4.	449969		-do-	5,75,000/-
5.	449970		-do-	5,75,000/-
			Total:-	Rs.19,00,000/-

(Rupees nineteen lakhs) only

1. Arunjay Kr Singh
22/02/2020

2. Niranjan Kr Singh
22/02/2020

3. Bhawanji Prasad Singh
22/02/2020

4. Panam Singh
22/02/2020

11.

IN WITNESS WHEREOF the Sellers are executing this sale deed at Jamshedpur on this the date mentioned above.

Read over and explained the contents of this sale deed to the Sellers who admits the same to be true and correct.

WITNESSES:

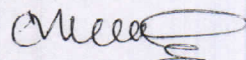
1. Miriam Singh

W/o Late Radhakrishnan Singh &
20th fl. of Sushil Singh
at 4, Hill view Colony, Range, Jamshedpur

2. Satya A. Venk

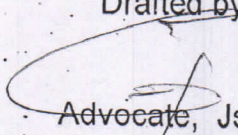
3/0 Late Ranjit Prasad Singh
71, A, Kamal Kunj, Gurunagar Nagar
Sakchi, Jamshedpur

Printed by :



Jsr.Court.

Drafted by :-


Advocate, Jsr.court.

S. K. SURIAN

ADVOCATE

District Bar Association

Jamshedpur (East Singh)

1. Arunjay K Singh
22/02/2020


2. Nitant Jyoti K Singh
22/02/2020

3. Bhawinder Singh
22/02/2020

4. Panam Singh
22/02/2020

PURCHASER.

At



S. K. SUMAN
22/02/2020
DISTRICT BAR ASSOCIATION
FEROZPUR



Mira Verma
Sign. of the Purchaser.
(SMT. MIRA VERMA)

Certified that the fingers print of left hand of each person whose photograph is affixed in the document have been obtained by me.

22/02/2020
S. K. SUMAN
ADVOCATE
DISTRICT BAR ASSOCIATION
FEROZPUR



AFFIDAVIT

I, **SMT. MIRA VERMA** W/O Satyajit R. Verma, by faith Hindu, by Occupation Housewife, by Nationality Indian, resident of 71A, Kamal Kunj, Gurunanak Nagar, Sakchi, P.O. & P.S. Sakchi, Town Jamshedpur, District East Singhbhum, State Jharkhand, do hereby solemnly affirm and declare as follows:-

1. That, I am the Purchaser of the landed property under this sale deed.
2. That, previously I have not taken any benefits regarding registration of sale deed by the Notification of State Govt. Vide Notification Ref.No.499 for stamp duty & vide its No.500 for registration fees both dated 19.06.2017.
3. That, I intend to get the sale deed registered in my name in the registering authority at Jamshedpur in first time in respect of the aforesaid property as per the Notification of State Govt. Jharkhand.
4. That, I swear this affidavit to declare the above facts and produce the same before the Registration office Jamshedpur.

Identified by
Sri. *[Signature]*
Advocate, Jsr.

[Signature]
Notary Public,
Jsr.Court.

CHANCHAL SARKAR
NOTARY PUBLIC
JAMSHEDPUR EAST SINGHBHUM
(GOVT. OF JHARKHAND) INDIA

Verification

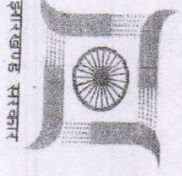
The statements made above are true to the best of my knowledge, belief and information and I sign this affidavit today at Jamshedpur.

Mira Verma

Deponent.

Known to me.

[Signature]
Advocate.



झारखण्ड सरकार

झारखण्ड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

February 15, 2020

भागा वर्तमान	56	पृष्ठ संख्या	95
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम
मौजा का नाम	वार्ड नं.-10 अ.क्षे.मानगो	होल्डिंग संख्या	129
		अचल का नाम	तौजी संख्या
		मानगो	हलका का नाम
		थाना नामवर	हल्का-3
			इस्टेट का नाम
			JHARKHAND
			खाता का प्रकार

GIRIZA DEVI, पति-RADHA MOHAN SINGH

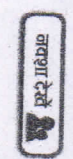
खाता नम्बर	प्लॉट संख्या	रकबा		परिवर्तन के लिए प्राधिकार	लगाव	सेस
		0 से 4.5 डि 0 हे	4.5 डि 0 हे			
129	3916	0 से 4.5 डि 0 हे	0 से 4.5 डि 0 हे	नामान्तरण मुकदमा संख्या 667/2017 - 2018	45	0
		कुल परिमाण				

List Of Mutation Cases on the above transaction in Register-II Mutation Cases Not Found !!

List Of Case Status Details

तारीख	प्रति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
11-16-2017	1510860963	2017-2018	2017-2018	45	0	11.25	11.25	0	22.5	22.5	22.5	0	0
01-21-2020	03220065903	2018-2019	2019-2020	45	11.25	11.25	11.25	22.5	22.5	22.5	22.5	9	9

यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है





झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र

Duplicate-copy: CRSLP18021920

11/7/2017



जिला का नाम	पूर्व सिंहभूम	अनुमंडल नाम	धालभूम	अचल का नाम	जमशेदपुर	हल्का	हल्का-9
इस्टेट का नाम	झारखण्ड	भाग	56	पृष्ठ संख्या वर्तमान	95	थाना नं.	16411
क्रमिक संख्या	कैस नं.	मौजा का नाम/ राजस्व थाना नं.	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है	कारोबार विस्तृत सूचना	रजिस्टर 2
1920	667 /R27 2017 - 2018	वाई नं.-10 अक्षे.मानगो/ 16411	07/11/2017	By Sale Registration Dated 20/11/2001	खाता नं. 129 भाग नं. 30 पृष्ठ संख्या 90 वर्तमान	खाता नं. 129 प्लॉट नं. 3916 क्षेत्रफल 4.5 डिसमील	अचल तिथि अमच्युक्ति
केला का नाम :	(GIRIZA DEVIPATI-RADHA MOHAN SINGH, जाति- अजात, पता-Mango)	जमाबंदी रैयत का नाम :	जनार्दन सिंह -पिता-रामप्रीत सिंह	विक्रेता का नाम :	SMT. ANITA, DEVI JAKOTIA, पति-SITARAM JAKOTIA, जाति-अजात, पता-AT-RAM KRISHNA COLONY, NEAR PAYAL CINEMA HALL, MANGO, JAMSHEDPUR		
<p>राजस्व कर्मचारी हल्का-9 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।</p> <p>Signature valid Digitally signed by MAHESHWAR MAHTO अंचलाधिकारी जमशेदपुर</p>							

Arumjay Kr. Singh