



सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH16225225497778R  
Certificate Issued Date : 22-Apr-2019 04:29 PM  
Account Reference : SHCIL (FI)/jhshcil01/ BISTUPUR/ JH-ES  
Unique Doc. Reference : SUBIN-JHJHSHCIL0120953550611099R  
Purchased by : PRATIBHA SHARMA  
Description of Document : Article 23 Conveyance  
Property Description : SALE DEED  
Consideration Price (Rs.) : 42,29,166  
(Forty Two Lakh Twenty Nine Thousand One Hundred And Sixty Six only)  
First Party : NA  
Second Party : PRATIBHA SHARMA  
Stamp Duty Paid By : PRATIBHA SHARMA  
Stamp Duty Amount(Rs.) : 10  
(Ten only)



Please write or type below this line.

2019/JSR/1737/BK1/1603

2019/19492  
24.04.19



Lisha rani Sinha  
24.4.19

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Statutory Alert

1. The authenticity of this Stamp Certificate should be verified at [www.shoestamp.com](http://www.shoestamp.com). Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
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Sale 4229/166/1  
P.S. mango Road 19/1

24/4/19  
24/4/19

श्री उषा रानी सिन्हा  
पता 12/2 शैलपुत्री वास्तु विहार,  
ब. नगर, नजदीक पोस्ट ऑफिस रोड, मंगो, प.ओ. & प.स. मंगो, टाउन

Usha Rani Sinha



24/4/19  
24/4/19



Attested

**Manoj Kumar Singh**  
Advocate  
En. 3517/05

महोदय को यह ज्ञापित किया जाता है कि...

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**SALE DEED**

THIS DEED OF SALE IS MADE ON THIS THE 24th DAY OF 'APRIL' 2019 AT JAMSHEDPUR; BY:

**SMT. USHA RANI SINHA**, (PAN – DRCPS2517C and UID No.2920 3689 9264), wife of Hira Prasad Sinha and daughter of Gajanan Sahay, by faith Hindu, by Caste Kayastha, by occupation Housewife, Nationality Indian, at present residing at 12/2, Shailputri Vastu Vihar, B. Nagar, Near Post Office Road, Mango, P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin – 831012, hereinafter called the **SELLER** (which expression shall unless, excluded by or repugnant to the context, mean and include her heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **ONE PART**;

Handwritten notes and signatures on the left margin, including '4229/166/1' and '24/4/19'.

IN FAVOUR OF

SMT. PRATIBHA SHARMA, (PAN – IXVPS6827P and UID No.8779 2192 8440), wife of Shri Vikash Kumar Rai and daughter of Satendra Sharma, by faith Hindu, by Caste Bhumihaar, by occupation Housewife, Nationality Indian, resident of Nimbulal Bagan, Garabasa, Golmuri, P.O. & P.S. Golmuri, Town Jamshedpur, District East Singhbhum East, State of Jharkhand, Pin – 831003, hereinafter called 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 SALECONSIDERATION AMOUNT:

Rs.42,29,166/- (Rupees Forty two lakh's twenty nine thousand one hundred and sixty six) only.

WHEREAS, the Seller Smt. Usha Rani Sinha above referred, purchased that piece and parcel of riyati land, measuring an area 58'ft. X 42'ft. = 2430 Sq.ft. (Three Kathas and Seven and two-third Dhuls), being in Portion of Plot No.3772, recorded under Khata No 82 of Mouza Mango, P.S. Mango, Thana No.1642, Ward No.10, (Mango) JNAC, Town Jamshedpur, District Sub-Registry Office at Jamshedpur, Pergana Dhalbhum, District East Singhbhum, for valuable consideration amount, vide a registered Sale Deed, bearing Deed No.4335, dated 13.11.1996, registered at District Sub-Registry Office, Jamshedpur, from its recorded riyat Dushasan Gour, son of Late Makru Gour and since its purchase the seller above named has been in peaceful physical possession and occupation of the aforesaid land as sole, absolute and lawful owner of the same, without any let, hindrance or interruption from any other person or persons and exercising all acts of ownership thereto;



AND WHEREAS, the Seller in order to further ensure her right, title and interest over the aforesaid purchased landed property, has mutated the same, in her own name from the office of the Superior landlord, the State of Jharkhand, through C.O., Jamshedpur, vide Mutation Case No. 852/2005-06, dated 17.09.2005 and since she is paying rent for the aforesaid property and obtained rent receipt in her own name, entered in Volume No. 12, Page No. 16;

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 with house 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.42,29,166/- (Rupees Forty two lakhs twenty nine thousand one hundred and sixty six) 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.42,29,166/- (Rupees Forty two lakhs twenty nine thousand one hundred and sixty six) only;

**NOW THIS DEED OF SALE WITNESSETH:**

- 1) THAT, in pursuance of the above and in consideration of the aforesaid sum of Rs.42,29,166/- (Rupees Forty two lakhs twenty nine thousand one hundred and sixty six) 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 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

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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.
- 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., 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 charges/ taxes for the same, 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),

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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 an area 58'ft. X 42'ft. = 2436 Sq.ft. (Three Kathas and Seven and two-third Dhuls) or 5.587 Decimals, being in Portion of New Plot No.3772, recorded under New Khata No.82 of Mouza Mango, P.S. Mango, Thana No 1642, Ward No.10, MNAC, town Jamshedpur, District Sub-Registry Office at Jamshedpur, District East Singhbhum, Pergana Dhalbhum, State of Jharkhand, Mango Nagar Nigam Holding No. SAF41758311121712265.)

which is bounded as follows: -

NORTH: 12'ft. wide Road;

SOUTH: Plot No.3763;

EAST : 10'ft. wide Road;

WEST : Plot No 3768,

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.

### Mode of Payment

The Purchaser has paid the total consideration amount of Rs.42,29,166/- (Rupees Forty two lakhs twenty nine thousand one hundred and sixty six) only, to the Seller, in the following manner :-




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<u>Date</u>	<u>Mode</u>	<u>Amount (in Rs.)</u>
12.02.19	Vide Cheque No.213654 Drawn on SBI, Jsr.	12,00,000/-
13.02.19	Through RTGS	7,00,000/-
22.04.19	Through NEFT, HDFC Bank, Cheque No.000015, UTR No.N112190806808016	8,00,000/-
22.04.19	Through RTGS, SBI, Cheque No.213657, UTR No.SBINR52019042200153	10,00,000/-
23.04.19	Through RTGS, HDFC Bank, Cheque No.000016, UTR No.HDFCR52019042374923	5,00,000/-
23.04.19	By Cash	29,166/-
<b>Total :</b>		<b>42,29,166/- only</b>

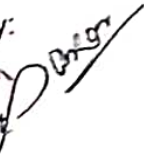
IN WITNESS WHEREOF, the Seller has hereunto signed at Jamshedpur, on this Deed of Sale, on the day, month and year first above mentioned.

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

  
Advocate

**WITNESSES:**

1. Suresh Kumar Rai s/o Abhiraj Rai  
20, Gazabasa, Gohmuri, Jamshedpur
2. श्री केशव शर्मा s/o श्री गणेश शर्मा सिंह, बालेश्वर सिंह  
पत्नी डिमना शर्मा माता श्री गणेश शर्मा सिंह

Printed by:  
Jsr. Court 

Drafted by:  
**Manoj Kumar Singh**  
Advocate

Isha Rani Singh.  
24.4.19



*Pratibha Sharma*



*Atte*

**10j Kumar Singh**  
Advocate  
En. 3517/05

(SMT. PRATIBHA SHARMA)

(PURCHASER)

Signature of Purchaser with  
Photograph and fingerprints.

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.

*[Signature]*  
Advocate

