



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : d513f5cb9a813a4ea13e

Receipt Date : 03-Mar-2021 11:43:46 am

Receipt Amount : 60000/-

Amount In Words : Sixty Thousands Rupees Only

Token Number : 20210000028566

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : BIJETA VISHWAKARMA AND BRIJESH VISHWAKARMA (Vendee)

GRN Number : 2104760713



-: For Office Use :-

Debaee
2021/28566
03.03.21

2021/28566
03.03.21



2021/JSR/1131/BK1/1041

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

इस रसीद के साक्ष्य के लिए मैं 'शुद्ध सेवा नहीं ली जा रही'

श्रीना रानी

शुद्ध सेवा

Brijesh Vishwakarma

Brijesh Vishwakarma Bijeta Vishwa

Sale Rs
15,00,000

PS
Monyo

Stamp
60,000



Deepal Kumari Dagh
Educator

Stamp 10/-
3.3.2021



40
3/3



Deepal Kumari Dagh
Educator

Stamp 10/-
3.2.2021

3/3/2021
न्यूनतम मूल्यांकन सूची से
जाँचा एवं सही पाया।

बकाया कागज 31
232
कॉन्ट्रोलर ऑफिस
दर नये है।
3/3/2021

जिला अवर निबन्धक

सप्लायमेंट दस्तावेज में लेखाकारी / प्रिंसपल
जाति के 9/13/21 अंकित की गई हैं।
सोदानागपुर कारशाकारी अधिनियम 1908
की धारा 48A(B) के अन्तर्गत नहीं है।

नियम 21 के अधीन प्राणा: भारतीय स्टाम्प-अधिनियम
(इंडियन स्टाम्प ऐक्ट), 1899 की अनुसूची
1 या 1क, स.प. 2.3 के अधीन
पश्चात् स्टाम्प-सहित (या स्टाम्प-रुत्क
में विपुल डा स्टाम्प-रुत्क उपेक्षित नहीं)।

SALE DEED

निबन्धक
3/3/2021

THIS SALE DEED IS MADE ON THIS THE 3rd DAY OF MARCH
2021 AT JAMSHEDPUR; B Y :-

Feechob

AM 45,000 →
WR 3 →
PS 1 →

(1) RINA RANI W/O Rajendra Singh, by Occupation Business ;
Aadhaar No.3257 6879 0463 ;
PAN- AVFPR9487A ;

3/3/2021
दस्तावेज जाँचा

(2) RAJENDRA SINGH S/O Santram Singh, by Occupation Business ;
Aadhaar No.8454 0807 4684 ;
PAN-AIHPS1886M ;

Self Attested
Bijeta Vishwakam
Brijesh Vishwakam

21/07/11
21/05/11
3.3.2011

3.

Both by faith Hindu, by Caste Paul, both resident of Kedar Bagan, Sankosai, Mango, P.O. M.G.M., P.S. Mango (Ulidih), Town Jamshedpur, District East Singhbhum, State Jharkhand, 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

(1) **BIJETA VISHWAKARMA** W/O Brijesh Vishwakarma, by Occupation Housewife ;

Aadhaar No.7555 7549 7771 ;

PAN- CBFPV9693E ;

(2) **BRIJESH VISHWAKARMA** S/O Ram Chandra Vishwakarma, by Occupation Service ;

Aadhaar No.4502 4235 9351 ;

PAN- ADAPV4530D ;

Both by faith Hindu, by Caste Lohar (Vishwakarma), Nationality Indian, both resident of Flat No.SA-305, Supervisor Flat, Sakchi, P.O. Sakchi, Town Jamshedpur, District East Singhbhum, State Jharkhand, hereinafter called the **PURCHASERS** (which expression shall unless

*Bijeta Vishwakarma
Brijesh Vishwakarma*

श्री २१०९
श्री २१०९
२.३.२०२४

4.

repugnant to the context include their legal heirs, successors, administrators and representatives) of the **OTHER PART**;

NATURE OF DEED : SALE DEED

CONSIDERATION AMOUNT:- Rs.15,00,000/- (Rupees fifteen lakhs) only.

WHEREAS, the Sellers are the absolute and lawful owners of all that piece and parcel of land measuring an area 45'X56'ft. = 2520 sq.ft. or 5.78 Decimals i.e. 3 kathas 10 dhurs situated in Mouza Mango, P.S. Mango, Thana No.1642, Ward No.10 MNAC (now Mango Nagar Nigam), recorded under New Khata No.311, Portion of New Plot No.232, within Town and District Sub-Registry office Jamshedpur, District East Singhbhum, more particularly mentioned in the schedule below ;

*Bijeta Vishwakarma
Bijeta Vishwakarma*

AND WHEREAS, the Sellers have jointly purchased the aforesaid land mentioned in the schedule below by means of registered Sale Deed, bearing Deed No. 4889, dt.19.10.2015, registered at Dist. Sub-Registry office Jamshedpur from its former owners (1) Binod Kumar S/O Late Laxmi Narayan and (2) Om Prakash Singh S/O Late Shiv Nath Singh, both of Hill View Colony, P.S. M.G.M. and since then the Sellers came in possession of the said land, thereafter they got their names mutated in respect of the said land in the records of the landlord through C.O.Jamshedpur vide Mutation Case

2017/10/17
21/07/2017
3.3.2021

5.

No.505/R27/2017-2018, vide order dated 13.07.2017 and the Sellers have been in peaceful possession over the schedule below land without any interruption from any body and rent for the said land has been paying regularly to the landlord in their names and obtaining receipt for the same ;

AND WHEREAS, being in urgent need of money the Sellers have jointly agreed with the Purchasers for absolute sale of the schedule below land for a total consideration amount of **Rs.15,00,000/- (Rupees fifteen lakhs) only** and the Purchasers have agreed to purchase the same at the aforesaid price ;

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. That in consideration of the aforesaid sum of **Rs.15,00,000/- (Rupees fifteen lakhs) only** paid by the Purchasers to the Sellers through cheque/bank transfer, 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 Purchasers their 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 physical possession of the schedule below land to the Purchaser and from this day the Purchaser

*By the Sellers
Bijay Ashwari*

11.10.17
21.10.17
B.S. 2017

6.

will possess and enjoy the same as absolute owner in all possible ways with power to dispose of the same in any manner they like and the Purchasers shall be at liberty to get their names 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 and other charges for the same in their names.

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 Purchasers and the Purchasers will become the absolute owners thereof.

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 declare 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.

6. That if for any defect of title or possession of the Sellers in the schedule below land shall be found, the Purchasers suffer 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 land **measuring an area 45'X36'ft. = 1620 sq.ft. or 3.71 Decimals i.e. 2.25 kathas**, situated in

Bijeta Mishra
Bijeta Mishra

10/11/10
B. B. Singh
B. B. Singh

7.

Mouza Mango, P.S. Mango, Thana No.1642, Ward No.10 MNAC (now Mango Nagar Nigam), recorded under New Khata No.311, Portion of New Plot No.232, within District Sub-Registry office Jamshedpur, District East Singhbhum.

Which is bounded by:-

Dimension

North : Road ;	N: 45'ft.
South : Rest Portion of Plot No.232 ;	S: 45'ft.
East : Rest Portion of Plot No.232 ;	E: 36'ft.
West : Road ;	W: 36'ft.

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 Branch Road.

Annual Rent: Rs.37/- only payable to the landlord, the State of Jharkhand, through C.O. Mango.

Rent Receipt Vol. No. 56 ; Page- 52 ;

The above land is situated within **Holding No.0010000038000MO** of Ward No.10 Mango (NAC), Mango Nagar Nigam.

*Bijetaulichakarmg
Brijan Mishra*

21/03/2021

21/03/2021
2.9.2021

8.

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 Executants/Sellers who admits the same to be true and correct.

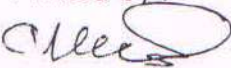
3.3.2021
Advocate.

WITNESSES:

1. Arup Halder
ARUP KUMAR HALDER
LATE - JAGAN NATH HALDER
PATEL PATH, OLD CHECK POST
DIMNA ROAD, HANCO - 12

2. सुरेन्द्र सिंह
सुरेन्द्र सिंह कुलकर्णी नं. 2 विमान मार्ग
आरपी जमशेदपुर

Bijeta Vishwakarma
Bijeta Vishwakarma

Printed by :

Jsr. Court.

Drafted by :-

Advocate, Jsr. court.

2011/11/11

20/05/2021
3.3.2021

9.

PURCHASERS.

1.



Bijeta Vishwakarma



Aspal Kumar Dagi
Advocate

Sign. of the Purchaser

(BIJETA VISHWAKARMA)

2.



Brijesh Vishwakarma



Aspal Kumar Dagi
Advocate

Sign. of the Purchaser

(BRIJESH VISHWAKARMA)

Bijeta Vishwakarma
Brijesh Vishwakarma

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

3-3-2021
Advocate.

10/11/21

20/5/21
Brijesh

10.

MODE OF PAYMENT

10/11/21
Brijesh

<u>Sl.No.</u>	<u>Cheque No.</u>	<u>Date</u>	<u>Drawn on</u>	<u>Amount (in Rs.)</u>
1.	000003	24.2.2021	UCO Bank	7,50,000/-
2.	000004	24.2.2021	" "	7,50,000/-
Total:-				<u>Rs.15,00,000/-</u>

Bijeshwarkam.
Brijesh Ushwarkam