



Sale 1,00,000/- Rs 17/1/18 100/-



ATTESTED

ANIL KR. SINGHA  
Deed Writer,  
Licence No. 15/2006

17.01.2018  
Sri Suresh Singh

न्यूनतम मुल्यांकन सूची से जाँचा एवं सही पाया।

जबल जबल नाला  
जबल जबल पण्डे नाला  
जबल जबल नाला

जिला अवर लिबररियर

जामशेदपुर में लेख्यकारी / प्रिन्सिपल  
जामशेदपुर जिला की गई है।  
जामशेदपुर जिला अदालत 1933  
की धारा 49(B) के अन्तर्गत नहीं है।

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SALE DEED

अधिकतम 1998  
17/1/18  
जामशेदपुर

1. 21 के अधीन जामशेदपुर जिला अदालत-जामशेदपुर  
जामशेदपुर (खण्ड), 1839 को अनुसूची  
का क्र. 22... के अधीन  
जामशेदपुर जिला अदालत-जामशेदपुर  
विषय में जामशेदपुर जिला अदालत (नहीं)।

मिपानि  
निर्वाहक-जामशेदपुर

THIS SALE DEED IS MADE ON THIS THE 17TH,  
DAY OF JANUARY, 2018 AT JAMSHEDPUR; BY :-

SRI SURESH SINGH S/O Late Shankar Prasad, @  
Shankar Singh, by Caste Rajput, by Occupation  
Business, Nationality Indian, resident of  
H.No. B9, Gurudwara Basti, Sakchi, P.O. &  
P.S. Sakchi, Town Jamshedpur, District East  
Singhbhum, Jharkhand, hereinafter called the  
SELLER (which expression shall unless repugnant  
to the context include his legal heirs, successors,  
executors, administrators and representatives) of  
the ONE PART ; ( PAN - FRAPS 4160K) ;

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Am. 00-00  
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p. 94

17/1/18

IN FAVOUR OF

SMT. PUNAM DEVI W/O Sri Ajay Kumar Singh, by  
faith Hindu, by Caste Yadav, by Occupation  
Housewife, Nationality Indian, resident of  
Qr.No.02, Sakchi Thana Campus, Near Shiv Mandir,  
P.O. & P.S. Sakchi, Town Jamshedpur, District





29/12/2018  
8/12/10/14/1

sons of Gyan Chandra in the said khatian;

AND WHEREAS, the aforesaid recorded tenant Shankar Prasad died leaving behind him, his four sons namely Ganesh Singh, Mahesh Singh and Mukesh Singh and Suresh Singh (the Seller hereof) ;

AND WHEREAS, upon the death of said recorded tenant, the Seller and his aforesaid brothers being the sons legal heirs, successors of deceased recorded tenant Shankar Prasad inherited the schedule below land along with other land and house property as their own shares as the shares left by his deceased recorded tenant Shankar Prasad and the Seller and his aforesaid three brothers namely Ganesh Singh, Mahesh Singh and Mukesh Singh came in joint possession over the said land and house property and thereafter the Seller and his aforesaid three brothers have amicably partitioned their joint land and house property so inherited by them after the death of said deceased recorded tenant Shankar Prasad among themselves and the land mentioned in the schedule below has fallen in the exclusive share of the present Seller and the Seller has been in peaceful possession over the same without any interruption from any body with power to dispose of the same in any manner he likes ;

8/2/2018  
22/6/18  
2/9/18

AND WHEREAS, now being in urgent need of money the Seller has agreed with the Purchaser for absolute sale of the land measuring an area 2 kathas fully described in the schedule below for a total consideration amount of Rs.11,00,000/- (Rupees eleven lakhs) only and the Purchaser has agreed to purchase the same at that price ;

NOW THIS SALE DEED WITNESSETH AS FOLLOWS :

1. That, in consideration of the said sum of Rs.11,00,000/- (Rupees eleven lakhs) only paid by the Purchaser to the Seller, the receipt of which is hereby admitted and acknowledged as full and final payment in respect of sale of the schedule below land by the Seller, the Seller does hereby absolutely and forever sell, convey and transfer the all that land 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 Seller or any person/s claiming under him.

2. That, the Seller has 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

2429/578  
12.01.2018

mutated in respect of the schedule below land in the records of the landlord the State of Jharkhand through C.O. Janshedpur 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 Seller in the schedule below land will cease to exist and will vest in the 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 deed of sale is free from all encumbrances, charges and liens.

5. That, the Seller hereby declares that he has good and perfect title over the schedule below land which he has not sold, charged or transferred the same in any way to any one else prior to this sale deed.

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

7. That the Seller has or shall have no claim, demand whatsoever in the schedule below land at any time in future.

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SCHEDULE

( Description of the land hereby sold )

ALL THAT piece and parcel of homestead vacant land measuring an area 2 kathas or 03.30 decimals, situated in Mouza BALIGUMA, P.S. M.G.M. Mango, Thana No.1150, within M.N.A.C. Ward No.10, recorded under New Khata No.463, portion of New Plot No.1578 (c), within town and District Sub-Registry office Jamshedpur, District East Singhbhum, which is bounded by :-

- North : Seller's Nij ;  
South : Part of Plot No.1578(c);  
East : Plot No.1579 ;  
West : 10'ft. wide Rasta ;

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

Annual Rent Rs.16.50 paise per katha payable to the Landlord the State of Jharkhand through C.O. Jamshedpur. Register-II, Rent Receipt Vol.No.1, Page No.46 ;  
The above property within Holding No.010000052000A6;

MODE OF PAYMENT

The consideration amount of Rs.11,00,000/- only paid by the Purchaser to the Seller in the following manner :-



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22/10/16

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1) Cash paid in the month July 2016 in different installments.	Rs. 1,00,000/-
2) Cash paid in the month August 2016 in different installments.	Rs. 1,50,000/-
3) Cash paid in the month Oct. 2016 in different installments.	Rs. 2,00,000/-
4) Cash paid in the month Jan. 2017 in different installments.	Rs. 1,50,000/-
5) Cash paid in the month April 2017 in different installments.	Rs. 1,00,000/-
6) Cheque No. 375470, dt.	Rs. 2,00,000/-
7) Cheque No. 375471, dt.	Rs. 2,00,000/-
both cheques drawn on S. B. I.	-----

Total :- Rs. 11,00,000/-  
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(Rupees eleven lakhs) only.

812/10/18  
12/01/2018

IN WITNESS WHEREOF the Seller is executing  
this sale deed at Jamsheedpur on the date mentioned  
above.

Read over and explained the contents of this  
sale deed to the Executant who admits the same to be  
true and correct. *Avil K. Singh - of Jamsheedpur*  
12/01/2018

WITNESSES:

1. *Sofal Singh. s/o Late. Srimambujan Singh*  
*at B.H. Area. Road No. 7, P. No 197*  
*Kadma Jamsheedpur*

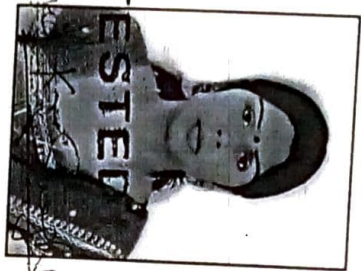
2. *Prakash Suman*  
*Sri P.N. Suman*  
*Subhwas colony Dimma road mungo*

Typed by :  
*Meo S*  
Jsr.court.

Drafted by :  
*Avil K. Singh*  
Deed writer, Jsr.court.  
12/01/2018

ಶ್ರೀಮತಿ ಪುನಮ್ ದೇವಿ  
18/01/2018

P U R C H A S E R.



**ANIL KR. SINGHA**  
Deed Writer,  
Licence No. 15/2006



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SIGN. OF PURCHASER  
( SMT. PUNAM DEVI )

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

*Anil Kr Singha*  
**ANIL KR. SINGHA**  
Deed Writer  
Licence No. 15/2006  
JALANDEPUR.  
18/01/2018

गावा-अधिकृतित वीज जागवदपुर

वार्ड संख्या-10

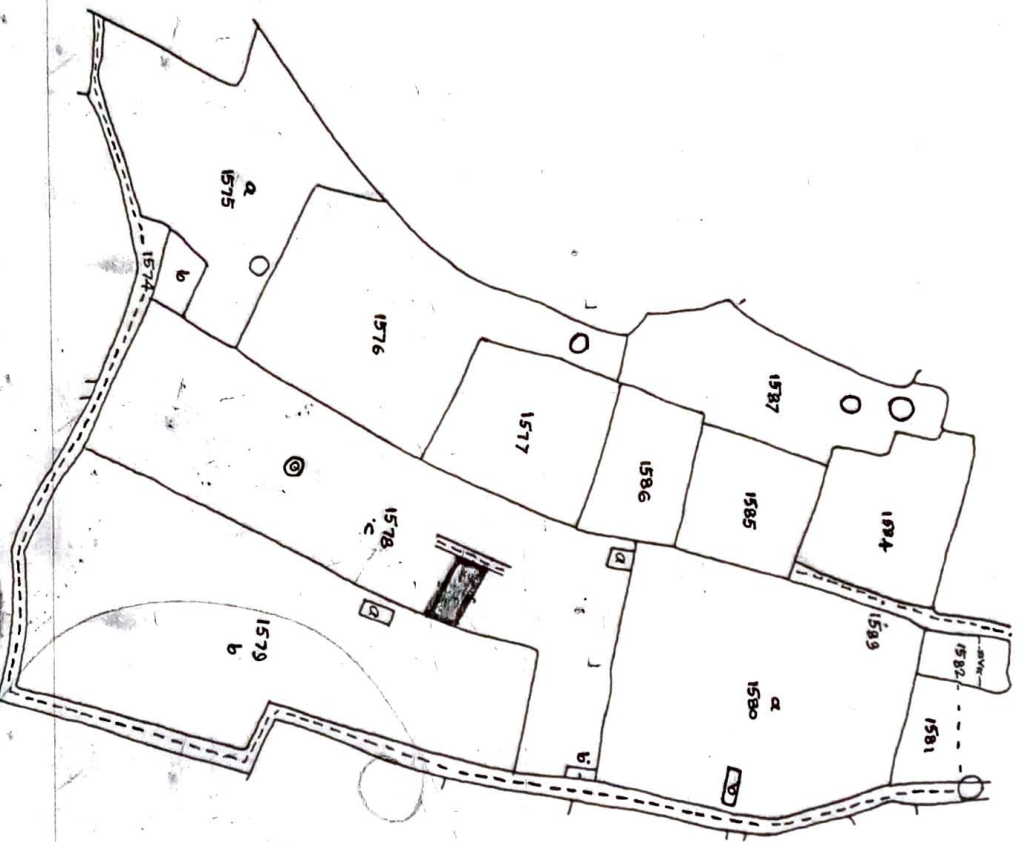
चादर संख्या-7

राजस्व धाना- खादशिला ।

खिणा-खिंडास

पैसाका- 1 रो० मी० = 20 मी० ।

सन- 1970-71 संख्या ।



खाना नं० - 1578c - 2 कडा

संख्या - 2.30

मि/मि/मि/

गावा संज संख्या नामा ।



चादर संख्या-

खाना नं०-1578c कडा खुलिना देका

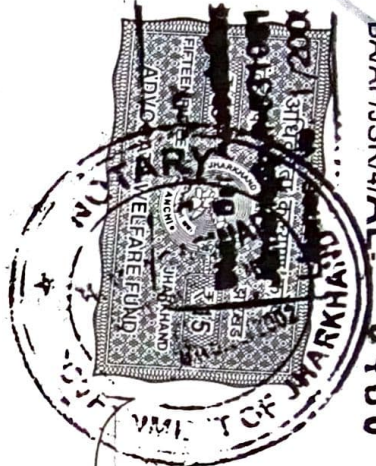
खाना नं०-1579

संख्या 10:10-1579

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Handwritten signature and initials.

BA/AFJSR/4/AL- 5486



**AFFIDAVIT**

I SMT PUNAM DEVI w/o Sri Ajay Kumar Singh

By faith Hindu by Nationality Indian, resident of PO-NO.02, Sakeli

Thana Campus, Near Shiv Mandir, P.O. & P.S. Sakeli

District East Singhbhum, Jharkhand, do hereby solemnly affirm and declare as follows:-

1. That I am the Purchaser/s of the property i.e land/house/flat, situated at Muzza - Badi Gurma.

P.S. M. G.M. Munge, Jamshehpur, under this sale deed.  
District East Singhbhum

2. That previously I have not taken any benefits regarding registration of sale deed by the notification of state of Jharkhand, vide its Notification Ref.No.499 for stamp duty and 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 Jamshehpur in first time in respect of the aforesaid property as per notification of the State Govt.Jharkhand

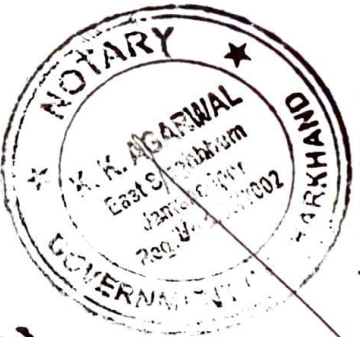
4. That I swear this affidavit to declare the above facts and to produce the same before the Registration office.

Identified by  
Sri B.C. Malak  
Advocate, Jamshehpur

Verification  
The statements made above true to the best of my/our knowledge belief and information and I/we sing on 17/11/18 at Jamshehpur

गता देवि

Deponent  
Known to me



Notary Public,  
Jamshehpur

17/11/18  
Rishab K. Agarwal  
NOTARY PUBLIC  
East Singhbhum  
Jamshehpur

Malak  
17/11/18  
Advocate



Home | Property Details | S.M. S. No. | Pay Property Tax | Record Property | View Basic Details | View Payment Details | View Property Details | Ward Wise Property

## Property Details

Back

## Basic Details

Ward No	: 10	Holding No	: 0100000052000A6
Address	: Boliguma bagar aeriya new suman datta school	Entry Type	: New Assessment
Memo No	: 262575021217120454	Order Date	: 02-12-2017
Old Holding No.	:	Property Type	: Super Structure
Village/Mauja	: MANGO	Khata No.	: 463
Plot No.	: 1578	Total Area(in Decimal)	: 1

## Owner Details

Sl. No	Owner Name	R/W Guardian	Guardian's Name	Contact No.
1	MAHESH SINGH	S/O	LATE SHANKAR PRASAD SINGH	xxxxxx4044

## Floor Details

Floor No	Use Type	Occupancy Type	Construction Type	Built Up Area (in Sq. Ft)	Carpet Area (in Sq. Ft)	Date of Completion (mm-yyyy)
Ground Floor	Residential	Self-Occupied	ACC	225	158	02-2006

## Tax Details

Sl No.	ARV	Effect From	Holding Tax	Water Tax	Conservancy/Latrine Tax	Education Cess	Health Cess	Lighting Tax	Quarterly Tax
1	2686	1/2016-2017	13.00	0.00	0.00	0.00	0.00	0.00	13.00

## Quarterly Payment Details

#	Year	Quarter	Demand Amt.	Paid Amt.	Payment Status
1	2016-2017	1	13.00	13.00	Done
2	2017-2018	1	13.00	13.00	Done
3	2016-2017	2	13.00	13.00	Done
4	2017-2018	2	13.00	13.00	Done
5	2016-2017	3	13.00	13.00	Done
6	2017-2018	3	13.00	13.00	Done
7	2016-2017	4	13.00	13.00	Done

27/2/17

MANGO NAC

2017-2018

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13.00

13.00

Done

Payment Details

Sl No.	Transaction No	Payment Mode	Date	From Quater	From Year	Upto Quater	Upto Year	Penalty	Demand Amount	Total Amount	View
1	TRAN303066131017012319	Cash	13-10-2017	1	2016-2017	4	2017-2018	0.00	104.00	104.00	View

[View Demand Details](#) [View Property Details](#)

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