



सत्यमेव जयते

**INDIA NON JUDICIAL**  
**Government of Jharkhand**

**e-Stamp**

**Certificate No.** : IN-JH28477576656863S  
**Certificate Issued Date** : 08-Jun-2020 11:47 AM  
**Account Reference** : SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES  
**Unique Doc. Reference** : SUBIN-JHJHSHCIL0142276682591537S  
**Purchased by** : SURENDER SHARMA  
**Description of Document** : Article 23 Conveyance  
**Property Description** : SALE DEED  
**Consideration Price (Rs.)** : 15,00,000  
(FifteenLakh only)  
**First Party** : NA  
**Second Party** : SURENDER SHARMA  
**Stamp Duty Paid By** : SURENDER SHARMA  
**Stamp Duty Amount(Rs.)** : 60,000  
(Sixty Thousand only)



-----Please write or type below this line-----

2020/41657  
12-6-2020



Arun Kumar Acharya  
12/06/2020  
Ajit Kumar Acharya  
12/06/2020

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2020/JJR/1646/BK1/1490

**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.
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3. In case of any discrepancy please inform the Competent Authority.



Sub no  
15,00,000

Shul  
60,000



Attested  
Arun K. Acharyya  
Deed Writer  
Licence No. 152008  
Jamshedpur

Arun Kumar Acharyya  
12/06/2020



P.S  
Mango

Ajit Kumar Acharyya  
12/06/2020

02 खता नंवा 210 अ  
जांच नंवा 3862 जामशेदपुर  
दस्तावेज के हत नंवा 15  
12/6/2020

विषय 01 के अन्तर्गत जामशेदपुर जिल्ला अदालत  
(विषय नंवा 152008) की अदालती  
दस्तावेज नंवा 27 के अन्तर्गत  
से विद्युत या 152008 अन्तर्गत नंवा 1

निबन्धन-बदायित्वकारी

जिल्ला अदालत जामशेदपुर  
जामशेदपुर जिल्ला अदालत / विषय  
जामशेदपुर जिल्ला अदालत की नंवा 152008  
जामशेदपुर जिल्ला अदालत अन्तर्गत नंवा 152008  
के अन्तर्गत नंवा 27

न्यूनतम बिक्री के न मूली से  
जांचा एव सही गया।  
12/6/2020

SALE DEED

Kee chyaab  
A 1 15,00,000  
H.A 300  
P.S 100

THIS SALE DEED IS MADE ON THIS THE 12TH DAY OF JUNE 2020 AT JAMSHEDPUR; B Y :-

(1) ARUN KUMAR ACHARYYA (Aadhaar No.9606 1238 5405 ; & PAN- BRRPA7574C ;)

And

(2) AJIT KUMAR ACHARYYA (Aadhaar No.5988 6209 3675 ; & PAN- AVNPA3258Q ;)

दस्तावेज जांचा  
12/6/2020

both sons of Late Kalidas Acharyya, Both by faith Hindu, by Caste Brahmin, both by Occupation Business, by Nationality Indian, both resident of H.No.46, New Subhash Colony, Road No.2, Sanjay Path, Dimna Road, Mango, P.O. & P.S. Mango, Town Jamshedpur, District



Anil Kumar Acharya  
12/06/2020



Anil K. Singha  
Deed Writer  
Licence No.-15/2008  
Jamshedpur

Anil Kumar Acharya  
12/06/2020



3.

East Singhbhum, 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

**SRI SURENDER SHARMA** S/O Banarshi Sharma, by faith Hindu, by Caste Barhai, by Occupation Business, by Nationality Indian, resident of House No.34, Line No.1, Kashidih, Near Durga Puja Maidan, 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 his legal heirs, successors, administrators and representatives) of the **OTHER PART**;

Aadhaar No.6645 0833 0040 ;

PAN- FBLPS6174L ;

NATURE OF DEED : SALE DEED

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



Arun Kumar Ashwari  
12/10/2020  
Ajit Kumar Ashwari  
12/06/2020

4.

WHEREAS, the Sellers are the absolute and lawful owners of land measuring an area 2 kathas 10 dhurs or 04.13 Decimals i.e. 50'ft.x36'ft., situated in Mouza Mango, P.S. Mango, Thana No.1642, Ward No.10 MNAC, recorded under Khata No.210, being Plot No.3862, within town and District Sub-Registry office Jamshedpur, District East Singhbhum, morefully mentioned in the schedule below;

AND WHEREAS, the Sellers have jointly purchased the above land mentioned in the schedule below by means of registered Sale Deed, bearing Deed No.7906, (Sl.No.8942), dated 01.11.1991, registered at District Sub-Registry office Jamshedpur from its former owners (1) Aditya Gour (2) Bishu Gour, (3) Bhim Gour, (4) Arun Gour and (5) Bhonda Gour all sons of Late Amrit Gour, all of Mango, Jamshedpur and since then the Sellers came in possession of the schedule below land, thereafter the Sellers got their names 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.1325/2002-2003, vide order dt. 03.01.2003 and the Sellers have been in peaceful possession over the schedule below land without any interruption from any body by payment of rent for the said land to the landlord in their names and obtaining receipt for the same vide Rent Receipt Vol. No. 31 ; Page-36 in Register-II;

AND WHEREAS, now being in urgent need of money the Sellers have agreed with the Purchaser for absolute sale of the schedule below



Arjun Kumar Acharya  
12/06/2020  
Ajit Kumar Acharya  
12/06/2020

5.

land for a total consideration amount of **Rs.15,00,000/- (Rupees fifteen 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 aforesaid sum of **Rs.15,00,000/- (Rupees fifteen 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 his 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 he likes and the Purchaser shall be at liberty to get his 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 his own name.

Arjun Kumar Acharya  
2/06/2020  
Ajit Kumar Acharya  
12/06/2020

6.

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 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.

6. 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 2 kathas 10 dhurs or 04.13 Decimals i.e. 50'ft. x 36'ft.**, situated in **Mouza Mango**, P.S. Mango, Thana No.1642, Ward No.10 MNAC, recorded under **Khata No.210, being Plot No.3862**, within town and District Sub-Registry office Jamshedpur, District East Singhbhum.



Arjun Kumar Sharma  
12/06/2020  
Ajit Kumar Sharma  
12/06/2020

7.

**Which is bounded by:-**

North : B.D. Sharma ;  
South : Part of Plot No.3862 ;  
East : 15'ft. wide Rasta ;  
West : 5'ft. wide Alley ;

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.41.25 paise only payable to the landlord, the State of Jharkhand, through **C.O. Mango.**

The above land is situated within **Holding No. 0100003822000MO** of Ward No.10 Nagar Nigam, Mango.

**MODE OF PAYMENT**

The consideration amount of **Rs.15,00,000/- only** paid by the Purchaser to the Sellers in the following manner :-

Arjun Kumar Acharya  
12/06/2020  
Ajit Kumar Acharya  
12/06/2020

8.

<u>Sl. No.</u>	<u>Mode</u>	<u>Date</u>	<u>Drawn on</u>	<u>Amount (in Rs.)</u>
1.	Cheque No.054041	05.06.2020	Bank of India Bhalubasa Branch.	4,00,000/-
2.	Cheque No.054042	05.06.2020	-do-	4,00,000/-
3.	Through RTGS	-06.2020	-do-	3,50,000/-
4.	Through RTGS	-06.2020	-do-	3,50,000/-
			<b>Total:-</b>	<b><u>Rs.15,00,000/-</u></b>

(Rupees fifteen lakhs) only.

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 admit the same to be true and correct.

*Anil K. Singh*



Arjun Kumar Acharya  
12/06/2020  
Ajit Kumar Acharya  
12/06/2020

9.

WITNESSES:

1. शुभम शर्मा  
5/0- Banarsi Shazara, of 3A, Unit No. 1, Kashiakh-  
Near Durgapuja Maidan, P.O. & P.S. Satehli, Jsr

2. A- Acharya  
5/0 Arun Kumar Acharya, of New Subhas  
Colony, Rd- M-2, Seviyap Path, Durgapuja Rd. P.O. & P.S. Satehli, Jsr

Printed by :

Aril K. Singha

Jsr.Court.

Drafted by :-

Aril K. Singha

Deed writer, Jsr.court. 12/06/20

PURCHASER.



Attested

Aril K. Singha

Anil K. Singha

Deed Writer

Licence No. - 15/2006

Jamshedpur



शुभम शर्मा

Sign. of the Purchaser  
(SRI SURENDER SHARMA)

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

Aril K. Singha

ANIL KR. SINGHA

Deed Writer

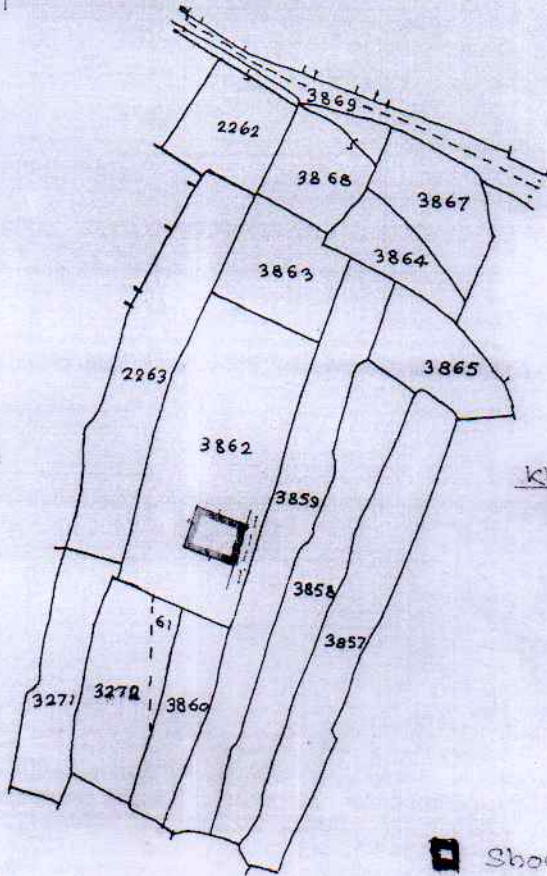
Licence No. - 15/2006

JAMSHEDPUR.

12/06/2020



नाम अधिसूचित क्षेत्र जमशौदपुर  
 वार्ड संख्या-10  
 चाकर संख्या-9 एवं 11  
 राजस्व थाना चाटशिला  
 जिला-सिद्धम  
 पैमाना-1 सेठ मी० = 20 मी०  
 सन्-1970-71 ईस्वी



Khata No.	Plot no.	Area
210	3862	36'-0" ft. x 50'-0" ft.
		= 1800.00 sq. ft.
		= 4.13 Decimals.

Boundary:- N:- B.D. Sharma.  
 S:- Position of Plot No. 3862.  
 E:- Road.  
 W:- 5'-0" ft. Alley.

■ Shows in 'red' colour.

Arun Kumar Acharya  
 Ajit Kumar Acharya

Traced by:  
 [Signature]

20/10/20

