



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 6bfddbb8c1224549ed2d

Receipt Date : 06-Aug-2021 10:46:47 am

Receipt Amount : 100000/-

Amount In Words : One Lakh Rupees Only

Token Number : 20210000077134

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

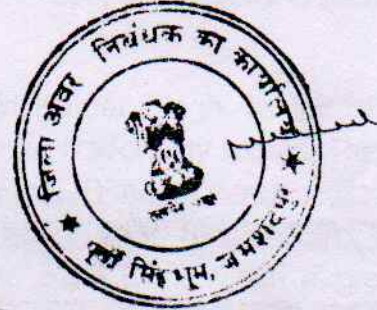
Payee Name : AKANKSHA PANDEY (Vendee)

GRN Number : 2106839145



:- For Office Use :-

before
J-12
Date



2021/ISR/3602/BK1/3372

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 दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

इस रसीद को माध्यम से पूरे में किसी प्रकार की डीजान होनी नहीं

Akanksha

S. J. Ch.

Singh

8-11-20
25,00,000

PS
Mang

Stamp
1,00,000



Anil Dhiver
Advocate

Shikha
6/8/21



रकता नंवा 311 ला
नंवा 1483 प्रतिवादा
दस्तावेज में दर्ज है
6/8/21

न्यूनतम पंजीकृत सूची से
जाँचा एवं सही पाया।

नियम 21 के अधीन प्रस्ताव: कानूनीय दाय-अधिनियम
(निर्दिष्ट कानूनी ऐक्ट), 1908 की अनुसूची
1 का भाग, बंधन... के अधीन
व्यक्तिगत स्वामित्व-सहित (या हस्ताभ-पुस्तक
के सिद्ध का दाय-पुस्तक प्रेषित नहीं)।

जिला अवर निबन्धक
अस्थापित दस्तावेज * लेखाकारी / प्रिंसिपल
जाति के... अंतिम की गई है।
कोटावागपुर कार्याकारी अधिनियम 1908
में 2977 भाग (8) के अन्तर्गत नहीं है।

निबन्धन-प्रदायिका

SALE DEED

Freehold

M) 75,000/-
h) 300
R) 100

THIS SALE DEED IS MADE ON THE 6TH DAY OF AUGUST, 2021 AT JAMSHEDPUR, BY:-

MRS. SHIKHA SINGH, Wife of Mr. Manjit Kumar Singh, by faith Hindu, by caste Rajput, by occupation House wife, Nationality Indian, Resident of R/1-22, Madhuri Palace, Repeat Colony, Dimna Chowk, PS. MGM Medical College, Town Jamshedpur, District East Singhbhum, in the State of Jharkhand, hereinafter called the **SELLER** (which expression shall unless by or repugnant to the context to the subject shall mean and meaning thereof deemed to be the aforesaid Seller and also includes her legal heirs, successors, legal representatives, administrators, executors and assigns) of the one part.

दस्तावेज जाँचा



Singh
6/8/21

Singh

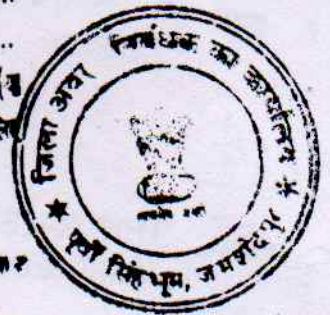
अ. धिवर

Anil Dhiver
Advocate

• शिखा सिंह पुति • मतजीत ज्योत सिंह
 • डिमना चर्कि थाना • शुभंजी २५०
 ०६/०८/२०२१ के अर्शन लेखदारी या अनेदारी में से एक श्री
 के प्रोपकरी (अदमी) है ने ता० २० १०/८/२०२१
 जयपुर निबधन कार्यलय मे (स्थान पर) निबधन के लिए

निबधन-पर्याधिकारी का हस्ताक्षर

06/08/2021



Sikhar Singh
12/8/17

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IN FAVOUR OF

MRS. AKANKSHA PANDEY, Wife of Mr. A. K Pandey, by faith Hindu, by caste Bhumihaar Brahmin, by occupation House wife, Nationality Indian, Resident of Holding No.A1, Sanjay Path, Dimna Road, Mango, PS. Ulidih (Mango), Town Jamshedpur, District East Singhbhum, in the State of Jharkhand, hereinafter called the **PURCHASER** (which expression shall unless by or repugnant to the context to the subject shall mean and meaning thereof deemed to be the aforesaid Purchaser and also includes her legal heirs, successors, legal representatives, administrators, executors and assigns) of the other part.

PAN- CPSPP3017H & UID No. 9910 7882 7360 ;

Nature of Deed: Sale Deed.

Consideration Amount: Rs.25,00,000/- (Rupees Twenty Five Lakhs) only.

WHEREAS the Seller is sole, absolute and lawful owner of the landed property mentioned in the schedule below (i.e. Present Survey Khata No.311, being Present Survey Plot No.1483, land measuring 2120 sq. ft. i.e. 4.86 Decimals within Survey Ward No.9 MNAC (Now Mango Nagar Nigam) situated in Mouza Dimna, P.S. Mango, Thana No.1643, within District East Singhbhum, District Sub Registry Office at Jamshedpur).

Silchu Singh
4/8/21

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AND WHEREAS, present seller purchased the Schedule below property by virtue of registered Sale Deed, bearing Deed No.2019/JSR/5427/BK1/4950 dated 12.12.2019 registered at District Sub Registry Office Jamshedpur from its former lawful owner Mrs. Vibha Pandey, Wife of Mr. Rajan Kumar Pandey of Holding No.255/5, Line No.9, Bhalubasa, PO. Agrico, PS. Sitaramdera, Town Jamshedpur, District East Singhbhum, for a valuable consideration amount.

AND WHEREAS, the present Seller since after purchasing the schedule below land bearing Deed No. 2019/JSR/5427/BK1/4950 dated 12.12.2019 and she got mutata in her name vide Mutation Case No.42/R/27/2021-22, order passed on 14.06.2021 from the Anchal Adhikari Mango Jamshedpur and paying rent in her own name till date, Volume No.107, Page No.6 and has been in peaceful possession over the same without any interruption from anybody.

AND WHEREAS, now the Seller being in urgent need of money voluntarily expressed she intents of selling her schedule below landed property and Purchaser agreed to purchase the same for a total consideration amount of Rs.25,00,000/- (Rupees Twenty Five Lakhs) only.

NOW THIS SALE DEED WITNESSETH AS UNDER

1. That the Purchaser paid entire amount of Rs.25,00,000/- (Rupees Twenty Five Lakhs) only in different installments through NEFT and cheque, details mentioned in Memo of Consideration as hereunder to the Seller as full and final consideration amount for the schedule below landed property, the receipt of which is hereby admitted and acknowledged.

Shri. Char Singh
6/10/21
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2. That the Seller after having receipt the entire consideration amount has delivered physical possession of the schedule below landed property to the Purchaser.
3. That the Seller has ceased her all right, title, claim, and interest in the schedule below landed property and the same has vested unto the above named Purchaser and she will hold, possess and enjoy the same as absolute owner forever quite freely and peacefully without any let or hindrance from the side of the Seller.
4. That the Seller hereby declares that the schedule below landed property is free from all encumbrances, liens and charges and is marketable.
5. That if any defect transpires in the title and possession of the Seller with respect to the schedule below landed property and the Purchaser is either dispossessed, in that event the Seller will be civilly or criminally liable to compensate losses sustained by the Purchaser.
6. That the Purchaser will get the schedule below landed property mutated in her name in the office of the C.O. Mango and all rent will be paid by her in place of the Seller.

SCHEDULE

(Description of the land hereby sold)

All that piece and parcel of Raiyati Homestead Vacant land Measuring an Area 2120 sq. ft. i.e. 4.86 Decimals being in Portion of Plot No.1483 recorded under Khata No.311 situated in Mouza DIMNA within Survey Ward No.9 MNAC (Now Mango Nagar Nigam), P.S. Mango, Thana No.1643, within District East Singhbhum, District Sub Registry Office at Jamshedpur, Holding No.--0090009344000 M0 , of

Sulchan Singh
6/8/21
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Mango Nagar Nigam Jamshedpur, and which is bounded by:-

North : Manoj Singh,
South : P. N. Sharma,
East : 18 ft. wide Road,
West : 6 ft. Alley.

Annual Rent : Rs.7/- only per decimal payable to the landlord the state of Jharkhand through C.O. Mango.

Rent Receipt Vol. No.107, Page No.6.

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

MODE OF PAYMENT

Entire consideration amount of Rs.25,00,000/- (Rupees Twenty Five Lakhs) only. has been paid by the Purchaser to the Seller in the following manner:-

1. Rs.1,01,000/- only through NEFT dated 17.07.2021,
2. Rs.10,00,000/- only vide Cheque No.660261 dated 28 07.2021, drawn on Indian Post Mango Branch,
3. Rs.13,99,000/- only for finance ICICI Bank Dimna Chowk, Mango, Jamshedpur.

Sri. Ch. Singh
6/8/22

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In witness whereof the Seller has set her hand on the date first written above at Jamshedpur.

Witnesses :-

1. Ashwinandan Pandey
Sri Ram Pandey B. 3D Swarnbhumi sansayath
Dimna Road, mango, J.S.R

2. ~~Shyamji K. K...~~ (ASHWANI KR. TIWARI)
S/O- Ravi Shankar Tiwari

Printed by

Jsr. Court.

Churudev garden
Flat no -104, Himgiri
Sharma lane, Udiya
101/ma road, mango

Drafted by

Advocate, Jsr. Court.

PURCHASER



Anil Dhiver
Advocate



Akanksha

Certified that the fingers print of the left hand of each person whose Photographs are affixed in this deed have signed before me or taken by me.

Anil Dhiver
Advocate