



M.M. Mandal
Advocate
Mob.-9431149838

25,00,000

Rs
mangal

Star
1,00,000

Deo Prakash Singh
15.01.21



M.M. Mandal
Advocate
Mob.-9431149838

Nilu
15.1.21



02 रस्ता नंबर 373 म
वांग नंबर 1061 श्रीविलास
सिन्हा के घर को
15/1/2021

न्यूनतम मूल्यांकन सूची से
जांचा एवं गड़ी पाया।
15/1/2021

विभाग 24 के अधीन गणना: पारसीय स्टाफ-अधिकारिक
(रजिस्ट्रार स्टाफ ऐक्ट), 1899 की अनुसूची
1 का एक, सं... 23... के अधीन
बेगमन स्टाफ-सहित (या स्टाफ-गुल्फ
के प्रमुख या स्टाफ-गुल्फ अधीन नहीं)।

जिला जमात निबन्धांक
जम्शेदपुर में लक्ष्मी / सिन्हा
जानि है... श्रीविलास
जम्शेदपुर कारखाने अधिनियम 1908
की धारा 2 के अन्तर्गत नहीं है।
15/1/2021

निबन्धन-पदाधिकारी

SALE DEED

Keechya

AM 75,000 = 0
LRA 3 = 0
PFA 1 = 0

15/1/2021
दस्तावेज जांचा

THIS DEED OF SALE IS MADE ON THIS THE 15th DAY OF
'JANUARY' 2021 AT JAMSHEDPUR; BY:

- 1) MR. DEO PRAKASH SINGH, (PAN - BMXPS8301N and UID No.6169 7437 2981), son of Sri Ram Kripal Singh, by occupation - Service and
- 2) MRS. NILU, (PAN - AHVPN0355P and UID No.2597 6359 2231), wife of Mr. Deo Prakash Singh, by occupation Housewife,



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Advocate
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Deo Prakash Singh
15.1.21



देव प्रकाश सिंह पिता - राम कृपाल सिंह
पत्नी - सुशीला देवी
15/01/2021 के जमीन लेखपत्रों या दखतदारों में से एक की
अवधि (अस्की) है ने ता० 20 10/1/21
जयशंकर अवर निबंधन कार्यालय में स्थित 44 निबंधन कार्यालय

निबंधन-पुस्तकालय की हस्ताक्षर
15/01/2021



Deo Prakash Singh
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Both by faith Hindu, by Caste Bhumihar, Nationality Indian, both are at present residing at Qtr. No.35, TJ-2, Katjuri Road, Old Baridih, P.S. Sidhgora, Town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin - 831017, hereinafter called the SELLERS (which expression shall unless, excluded by or repugnant to the context, mean and include their legal heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **ONE PART;**

IN FAVOUR OF

SMT. TUNI KUMARI, (PAN - ERAPK4622P and UID No.8378 8597 0217), wife of Shri Bittu Kumar, by faith Hindu, by Caste Bhumihar Brahmin, by occupation Housewife, Nationality Indian, permanent resident of Village + P.O. Khanavan, P.S. Narhat, District Nawada, State of Bihar, Pin - 805122, 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 SALE

CONSIDERATION AMOUNT:

Rs.25,00,000/- (Rupees Twenty five lakhs) only.

WHEREAS, the Seller No.1 Mr. Deo Prakash Singh, above referred, vide a registered Sale Deed, bearing Deed No.2557, dated 31.03.2010, registered at District Sub-Registry office, Jamshedpur, purchased for valuable consideration amount, all that piece and parcel of raiyati homestead land, measuring an area 40'ft. X 70'ft. = 2800 Sq.ft. i.e. 6.42 Decimals, in Portion of Present Survey Plot No.1061, recorded under Present Survey Khata No.375, corresponding to C.S. Plot No.192 of Mouza Pardih, P.S. Mango, Thana No.1642, Survey Ward No.9,

Deo Prakash Singh
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MNAC, District Sub-Registry Office and Town Jamshedpur, District East Singhbhum, Pargana Dhalbhum, from its previous lawful owner Sri Kumar Gaurav, son of Vyas Kumar and thereafter, the aforesaid landed property has been recorded and mutated in his own name, from the office of the Superior landlord, the State, through the C.O., Jamshedpur, vide Mutation Case No.186/2010-11, Order dated 10.05.2010 and since she is paying rent for the same and obtained rent receipt in his own name, entered in Volume No.35 and Page No.45;

AND WHEREAS, similarly, the Seller No.1 Mr. Deo Prakash Singh and Seller No.2 Mrs. Nilu, above referred, vide a registered Sale Deed, bearing Deed No.5140, dated 14.11.2015, registered at District Sub-Registry office, Jamshedpur, jointly purchased for valuable consideration amount, all that piece and parcel of raiyati homestead land, measuring an area 10'ft. X 70'ft. = 700 Sq.ft. i.e. 1.60 Decimals, in Portion of New Plot No.1061, recorded under New Khata No.375 of Mouza Pardih, P.S. Mango, Thana No.1642, Survey Ward No.9, MNAC, District Sub-Registry Office and Town Jamshedpur, District East Singhbhum, Pargana Dhalbhum, from its previous lawful owners i) Mr. Manoj Singh, son of Late M. P. Singh and ii) Mrs. Pratibha Singh, wife of Mr. Manoj Singh and thereafter the aforesaid landed property has been recorded and mutated in their joint names, from the office of the Superior landlord, the State, through the C.O., Jamshedpur, vide Mutation Case No.1616/ 2015-16, Order dated 18.02.2016 and since they are paying rent for the same and obtained rent receipt in their joint names, entered in Volume No.35 and Page No.40;

AND WHEREAS, since the purchase of the aforesaid respective property, the Sellers above named have been in peaceful physical possession and occupation over their aforesaid respective purchased property, without any let, hindrance or interruption from any other person or persons and are the absolute, lawful and bonafide owners thereof, by exercising all acts of ownership thereto;

Deo Prakash Singh

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AND WHEREAS, the Sellers, being in urgent need of money, voluntarily expressed their intent of selling the Schedule below property and having come to know the intention of the Sellers, the Purchaser hereof has approached to the Sellers and after inspected the land 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.25,00,000/- (Rupees Twenty five lakhs) only**;

AND WHEREAS, on the aforesaid approach made by the Purchaser, the Sellers have agreed to sell their said property, more fully described in the Schedule below, by this Sale Deed, on a total consideration amount of **Rs.25,00,000/- (Rupees Twenty five lakhs) only**;

NOW THIS DEED OF SALE WITNESSETH:

- 1) THAT, in pursuance of the above and in consideration of the aforesaid sum of **Rs.25,00,000/- (Rupees Twenty five lakhs) only**, paid by the purchaser to the sellers, by Cheque/ Cash, the receipt of which sum the sellers do hereby admit and acknowledge as full, final and highest consideration amount of the schedule below land and do hereby sale, convey, transfer and deliver the same, together with all its right, title, interest and possession, privileges and advantages the sellers here before enjoyed over the scheduled property **UNTO AND TO THE USE** of the purchaser, absolutely and forever.
- 2) THAT, from today, the sellers have 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 sellers, their heirs or any other person/s claiming through them.

Deep Prakash Singh

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- 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 sellers have 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 sellers over the schedule below land the purchaser suffers any loss due to dispossession from the same or part thereof then the sellers 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 Superior landlord, the State of Jharkhand, through the C.O., Mango, 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/ Mango Nagar Nigam or any other concerned authority and accordingly shall pay the Municipal/ Holding and/or charges/ taxes for the same, in her own name.
- 6) THAT, the sellers hereby also assure the purchaser that they shall, at the cost of the person (s) requiring the same, execute any other document(s), 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 sellers have handed over all relevant documents in respect of the schedule below property to the purchaser.

SCHEDULE

(Description of the property hereby sold)

In the District East Singhbhum, District Sub-Registry Office and Town Jamshedpur, Anchal/ Block at Mango, Jamshedpur, Pargana Dhalbhum, State of Jharkhand, the raiyati land, situated in **Mouza PARDIH**, P.S. Mango,

Deo Prakash Singh

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Thana No.1642, Survey Ward No.9, MNAC, recorded under Khata No., Plot No., Area and Boundary herein below mentioned:-

New Khata No.	New Plot No.	Area
375	1061	1600 Sq.ft. (from Deed No. 2557, dt.31.03.2010)
375	1061	400 Sq.ft. (from Deed No.5140, dt.14.11.2015)

Total Area : 1600 Sq.ft. + 400 Sq.ft. = 2000 Sq.ft. i.e. 4.58 Decimals of raiyati Homestead land.

which is bounded by:

North: Road;
South: Bittu Kumar;
East : Portion of Plot No.1061;
West : Road.

Annual rent payable to the Landlord, the State of Jharkhand, through the C.O., Mango, Jamshedpur.

- 1) Mango Nagar Nigam Holding No.0090001828000M0 and
- 2) Mango Nagar Nigam Holding No.0090001827000M0.

The schedule above property is situated at other road.

The land aforementioned is shown in RED COLOUR in the map enclosed herewith, which will be treated as a part of this Sale Deed.

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

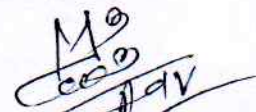
Deo Prakash Singh

Nilu

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Read over and explained the contents of this Deed to the Sellers and they have admitted all the contents to be true and correct.


Advocate

M. M MANDAL
Advocate
Court Jsr.

WITNESSES:

1. Anirudha Ram s/o Sita Ram
Sankesai Rd. No. 1
Near Durgai Mandir
Dhanna Road Mangga
Jamshedpur - 831012

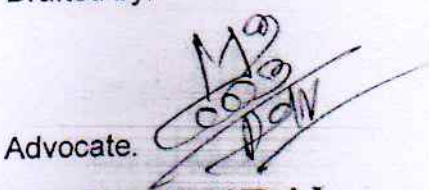
2. Dinesh Kumar Singh.
s/o: Shankar Prasad Singh.
(Baridih, Jsr).

Printed by:



Jsr. Court.

Drafted by:

Advocate. 

M. M MANDAL
Advocate
Court Jsr.