



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : ab5be9a15e65b4c37077

Receipt Date : 14-Jul-2021 06:02:02 pm

Receipt Amount : 66000/-

Amount In Words : Sixty Six Thousands Rupees Only

Token Number : 20210000067449

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : RAJIV KUMAR RANJAN (Vendee)

GRN Number : 2106442150



-: For Office Use :-



2021/SSR/3020/BK/2823

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।

इसके पहली किश्त प्रकाशकी सेवा नहीं ली गई।

RK Ranjan.

Jamshedpur

Subro
16,50,000

RS
MGM

5720
66,000



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

Himanshu Arvind
23/07/21
Signed by Himanshu Arvind, on
behalf of Seller No 1 to 6, being their
constituted Attorney



खाली टालर 103 आदि
जो 1578 खरीदारों द्वारा
मे हर्ष जरी है

विधम 21 के अधीन गाढ़ा: भारतीय स्टाम्प-अधिनियम
(इतिहास स्टाम्प ऐक्ट), 1929 की अनुसूची
1 बा 1क, सं. 23... के अधीन
बधावतु स्टाम्प-बोर्ड (या स्टाम्प-बुल्लट
के विपुल वा स्टाम्प-बुल्लट, अर्पित नहीं)।

जिला अवर निलयक

काल्पविक्रित दस्तावेज में लेखकारी / लिखपाल
जाति में... की गई है।
उद्घाटनपुर कायदाकारी अधिनियम 1908
की धारा 2, 3(क) के अन्तर्गत नहीं है।

न्यूनतम मूल्यांकन सूची
जो चा एवं सही पाया।

निबन्धन-उदाधिकारी

SALE DEED

THIS SALE DEED IS MADE ON THIS THE 23RD DAY OF JULY
2021 AT JAMSHEDPUR; B Y :-

- (1) MAHAWATI DEVI W/O Late Baburam @ Baburam Chandra @ Babulal Singh ; by Occupation Housewife ;
PAN-AGOPD8938J ;
 - (2) NARESH SINGH ; by Occupation Service ;
PAN-AVFPS0309E ;
 - (3) SUMAN KUMAR SINGH ; by Occupation Service ;
PAN-AVFPS0320K ;
- No.2 & 3 both sons of Late Baburam @ Baburam Chandra @ Babulal Singh ;

Fee chyst

211 49500 = 0
Vikar 300
P/S 100

23/7/2021
दस्तावेज जाँचा



ATTESTED

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

Handwritten signature
23/07/21



हिमांशु अरविन्द पिता: राजेंद्र प्रसाद
 माता: सीतारामदेवी आना: सीतारामदेवी
 तारीख: 23/07/2021 के जमीन लेखपत्रों या दफ्तारों में से एक से
 के क्रमांक (अर्थात्) है वे ता. 20 10/11 के पृष्ठ (व
 जमशदपुर जखर निबंध कार्यालय में (स्थान पर) लिखन के लिए

निश्चयन-पंजीयकारी का इलाका
23/07/2021



3.

Himanshu Arwind
23/07/21

(4) **MAMTA DEVI** W/O Late Manoj Kumar Singh and Daughter in-law of Late Baburam @ Baburam Chandra @ Babulal Singh ;
by Occupation Housewife ;
PAN-DKOPD6049F ;

(5) **MANJU DEVI** W/O Madan Kumar Singh and Daughter of Late Baburam @ Baburam Chandra @ Babulal Singh ;
by Occupation Housewife ;
PAN-AZXPD1486H ;

(6) **SANGEETA SINGH** W/O Sunil Kumar Singh and Daughter of Late Baburam @ Baburam Chandra @ Babulal Singh ;
by Occupation Housewife ;
Aadhaar No.3677 0822 1139 ;

All by faith Hindu, all by Caste Rajput, Nationality Indian, No.1 to 4 resident of H. No.9B, Gurudwara Basti, Near Shiv Mandir, B-Zone, Sakchi, P.O. & P.S. Sakchi, Town Jamshedpur, District East Singhbhum, Jharkhand ; No.5 resident of Panchayat Valmikinagar, Bhaisalotan, District West Champaran, State Bihar, Pin- 845107 and No.6 resident of Ararua Khurd, Harihar Ganj, Palamu, District Palamu, Pin-822131, State Jharkhand, **represented through their duly constituted Attorney- HIMANSHU ARWIND (Aadhaar No.85970229 5897; & PAN-AJAPA6133D)** S/O Mr. Rajendra Prasad, by Hindu, by Caste Yadav (Gowala), by Occupation Business, Nationality Indian, resident of H.No.21, Bagan Area, New Layout, Sitaramdera, P.S. Sitaramdera, Town Jamshedpur, District East Singhbhum, Jharkhand,

Himanchal Singh
23/08/21

4.

vide registered **General Power of Attorney No.2020/JSR/846/BK4/98**, dated **22.02.2020** registered at District Sub-Registry office Jamshedpur, hereinafter called the **SELLERS** (which expression shall unless repugnant to the context include **their** legal heirs, successors, administrators and representatives) of the **ONE PART**;

*The above General Power of Attorney has not been revoked and the Principals are alive.

IN FAVOUR OF

RAJIV KUMAR RANJAN S/O Indradeo Yadav by faith Hindu, by Caste Yadav, by Occupation Business, Nationality Indian resident of resident Shankarpur, Munger, Bihar, presently residing at C/o T.K. Singh, 11F Block, Sidhgora Bagan, Near Cross Road No.8, P.S. Sidhgora, Town Jamshedpur, District East Singhbhum, 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.5044 6104 8180 ; & PAN-BEAPR1438E ;

NATURE OF DEED : SALE DEED

CONSIDERATION AMOUNT:- Rs.16,50,000/- (Rupees sixteen lakhs fifty thousand) only.

12/10/2021
Himanshu Prasad

5.

WHEREAS, the Sellers are the absolute and lawful owners of land measuring an area **4.95 Decimals or 3 kathas**, situated in Mouza **Baliguma**, P.S. M.G.M. Mango, Thana No.1150, Ward No.10 Mango Nagar Nigam, recorded under **Khata No.463, Portion of Plot No.1578(c)**, within town and District Sub-Registry office Jamshedpur, District East Singhbhum, morefully mentioned in the schedule below;

AND WHEREAS, the aforesaid land mentioned in the schedule below along with other land, recorded in the khatian finally published in the last survey settlement record in the names of Shankar Prasad and Babu Ram both sons of Gyan Chandra jointly in the said khatian ;

AND WHEREAS, after death of said recorded tenant Baburam the entire share of landed property left by said deceased recorded tenant Baburam has devolved and vested upon the Seller No.1 being his widow, Seller No. 2 & 3 being his sons, Seller No.5, 6 being his daughters and Seller No.4 being his daughter in-law (son's wife) all legal heirs, successors , the Sellers came in joint possession of the same by way of inheritance and the Sellers have been in peaceful possession over the schedule below land along with other land without any interruption from any body with power to dispose of the same in any manner they like;

6. Himanshu Kumar

23/07/21

AND WHEREAS, now being in urgent need of money the Sellers have agreed with the Purchaser for absolute sale of the schedule below land for a total consideration amount of **Rs.16,50,000/- (Rupees sixteen lakhs fifty thousand) 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.16,50,000/- (Rupees sixteen lakhs fifty thousand) 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 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 and the Sellers are executing this sale deed through their attorney named above.

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 owners 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 name.

Himanshu
23/07/21

7.

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 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 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 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 4.95 Decimals or 3 kathas**, situated in Mouza **Baliguma**, P.S. M.G.M. Mango, Thana No.1150, Ward No.10 Mango Nagar Nigam, recorded under **Khata No.463, Portion of Plot No.1578(c)**, within town and District Sub-Registry office Jamshedpur, District East Singhbhum.

8. *Himanshu Singh*
23/07/21

Which is bounded by :-

- NORTH : Part of Plot No.1578(c) ;
SOUTH : Part of Plot No.1578(c) ;
EAST : Rasta ;
WEST : Plot No.1576 ;

The above land situated on the Other Road.

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. 10/- per decimal payable to the landlord, the State of Jharkhand, through **C.O. Mango.**

Rent Receipt Vol. No. 23; Page- 67 ;

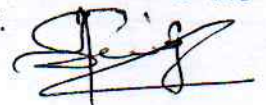
The above land is situated within **Holding No.0100000052000A6** of Ward No.10 Mango Nagar Nigam.

MODE OF PAYMENT

<u>Sl. No.</u>	<u>Mode</u>	<u>Date</u>	<u>Bank's Name</u>	<u>Amount (in Rs.)</u>
1.	D.D. No.652325	08.07.2021	UCO Bank Sonari.	10,80,000/-
2.	Amount transferred		Corporation Bank, Transportnagar, Mango.	5,70,000/-
Total :-				<u>Rs.16,50,000/-</u>

IN WITNESS WHEREOF the Sellers are executing this sale deed at Jamshedpur through their attorney named above on this 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.



9.

Himanshu Arora

23/07/21

WITNESSES:

1. Sourav Dutta.

S/o Chayan Dutta of Ram Krishna Colony, Mungo

2. Indradev Patayadav. JS. R

S/o - Late Thakur Prasad Yadav,
of Shankarpur Mungo, Bihar.

Printed by :

[Signature]

Drafted by :-

Anil Kr. Singha
Deed writer, Jsr.court.
23/07/21

PURCHASER.



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



Rk Ranjan.

Sign of the Purchaser
(RAJIV KUMAR RANJAN)

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

Anil Kr. Singha
ANIL KR. SINGHA
Deed Writer
Licence No. - 15/2006
23/07/21

Token No.: 20210000067449

CERTIFICATE

Office of the District SRO - Jamshedpur

This **Sale Deed** was presented before the registering officer on date **23-Jul-2021** by **HIMANSHU ARWIND**, S/O, D/O, W/O **RAJENDRA PRASAD** resident of H NO.21 BAGAN AREA NEW LAYOUT SITARAMDERA JAMSHEDPUR .,

This deed was registered as Document No:- **2021/JSR/3020/BK1/2823** in Book No :- **BK1**, Volume No :- 548 from Page No :- 1 to 134 at, office of **District SRO - Jamshedpur**

Date:- **23-Jul-2021**

Registering Officer