



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : ae93f078d5f955cad982

Receipt Date : 13-Jun-2022 10:08:43 pm

Receipt Amount : 66000/-

Amount In Words : Sixty Six Thousands Rupees Only

Token Number : 20210000067479

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : MANISH KUMAR AND SUNNY KUMAR (Vendee )

GRN Number : 2211664211



Deceived  
&

:: For Office Use ::



2022/JSR/2967/BK1/2764

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।

Manish Kumar Sunny Kumar

16,50,000

105  
Mango

66000



Deepak Kumar Bagt  
Buncat

Himanshu Mishra  
3-6-2022

खारिज नाल 463 जिला नाल  
1578 सुनील कुमार (पुत्र) के  
द्वारा जमा है  
14/6/2022

विधम 21 के अधीन प्राया: भारतीय स्टाम्प-अधिनियम  
(इंडियन स्टाम्प ऐक्ट, 1909) की अनुसूची  
1 या 1क, सेक्शन 23 के अधीन  
बधायत स्टाम्प-अधिनियम (या स्टाम्प-एक्ट)  
के विमुख या स्टाम्प-मुक्त वर्गीकृत नहीं।

जिला अवर निलम्बक  
हस्ताक्षरित दस्तावेज में लक्षणों / प्रमाण  
जाति के 24710-24 के तहत की गई हैं।  
छोटानागपुर शासनात्मक अधिनियम 1909  
की धारा 48(8) के अन्तर्गत नहीं है।

न्यूनतम मूल्यांकन सूची से  
जाँचा एंव सही पाया।  
14/6/2022

निर्वाहक-पदाधिकारी

**SALE DEED**

Deed

THIS DEED OF SALE IS MADE ON THIS THE 3<sup>rd</sup> DAY OF  
'JUNE' 2022 AT JAMSHEDPUR;

49,500-  
2 30  
No 1-

**BY AND BETWEEN**

14/6/2022  
दस्तावेज जाँचा

- 1) MAHAWATI DEVI, (PAN - AGOPD8988J and UID No.XXXX XXXX 7949),  
Wife of Late Baburam @ Baburam Chandra @ Babulal Singh,  
by occupation Housewife,
- 2) NARESH SINGH, (PAN - AVFPS0309E and UID No.XXXX XXXX 8396),
- 3) SUMAN KUMAR SINGH, (PAN - AVFPS0320K and UID No.XXXX XXXX 7310),  
Both sons of Late Baburam @ Baburam Chandra @ Babulal Singh, by occupation Service;





Neeraj Kumar Bagty  
Advocate

*Neeraj Kumar Bagty*

14/6/2022

हिमांशु अरविन्द पिता- राजेन्द्र प्रसाद  
 मिला अर्ध श्रीताम डेरा थाना- श्रीताम डेरा  
 तदर्थ या अर्ध निवेदन दिनांक 14/6/2022  
 संख्या 1044  
 जमशेदपुर

निबंधन-वेदाधिकारी का हस्ताक्षर

14/6/22



Himanshu Arwind  
3.6.2022

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- 4) **MAMTA DEVI, (PAN - DKOPD6049F and UID No.XXXX XXXX 1165),**  
Wife of Late Manoj Kumar Singh and daughter-in-law of Baburam @ Baburam Chandra @ Babulal Singh, by occupation Housewife,
- 5) **MANJU DEVI, (PAN - AZXPD1486H and UID No.XXXX XXXX 0487),**  
Wife of Madan Kumar Singh and daughter of Baburam @ Baburam Chandra @ Babulal Singh, by occupation Housewife and
- 6) **SANGEETA SINGH, (UID No.XXXX XXXX 1139),**  
Wife of Sunil Kumar Singh and daughter of Baburam @ Baburam Chandra @ Babulal Singh, by occupation Housewife

All by faith Hindu, by Caste General, by Nationality Indian, No.1 to 4 are resident of H. No.9 B, Gurudwara Basti, Near Shiv Mandir, B Zone, Sakchi, P.O. & P.S. Sakchi, Town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin - 831001, No.5 resident of Panchayat Valmikinagar, Bhaisalotan, District West Champaran, Valmiki Nagar, State of Bihar, Pin - 845107 and No.6 resident of Ararua Khurd, Harihar Ganj, Palamu, District Palamu, State of Jharkhand, Pin - 822131, all are represented through their duly constituted and lawful attorney **HIMANSHU ARWIND, (PAN - AJAPA6133D and UID No.XXXX XXXX 5897)**, son of Mr. Rajendra Prasad, by faith Hindu, by Caste General, by occupation Business, by Nationality Indian, resident of H. No.21, Bagan Area, New Layout, Sitaramdera, P.S. Sitaramdera, Town Jamshedpur, District East Singhbhum, State of Jharkhand, vide registered General Power of Attorney, bearing Document No.2020/JSR/846/BK4/98, in Book No.BK4, Volume No.14, from page No.77 to 160, registered at District SRO, Jamshedpur, hereinafter referred to as the **SELLERS** (which expression shall unless, excluded by or repugnant to the context, mean and include their respective heirs,



*Himanshu Arvind*  
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successors, executors, administrators, legal representatives, nominees and assigns) of the **ONE PART**;

**IN FAVOUR OF**

- 1) **MANISH KUMAR, (PAN – HRGPK5934R and UID No.XXXX XXXX 5679) and**
- 2) **SUNNY KUMAR, (PAN – GIEPK2526R and UID No.XXXX XXXX 5679);**

Both sons of Arvind Choudhary;

Both by faith Hindu, by Caste General, by occupation Business, by Nationality Indian, No.1 resident of Qtr. No.25, Bhalubasa, Brij Bihari Bagan Area, P.O. Agrico, P.S. Sitaramdera, Town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin – 831009 and No.2 resident of New Layout, Sitaramdera, P.O. Agrico, P.S. Sitaramdera, Town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin – 831009, hereinafter called the **PURCHASERS** (which expression shall unless, excluded by or repugnant to the context, mean and include their respective legal heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **OTHER PART**.

**NATURE OF THE DEED:**

**DEED OF SALE**

**CONSIDERATION AMOUNT:**

**Rs.16,50,000/- (Rupees Sixteen lakhs fifty thousand) only.**

**WHEREAS**, in the Survey Khatiyani of the last Survey Settlement Operation, records of which was finally published in the year, 1980, the entire landed property under Khata No.463, in Plot No.1578 a, b, c, measuring an area

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**0.83.60 Hectares, situated in Mouza Baliguma, P.S. Mango, Thana No.1150, Ward No.10, MNAC, Jamshedpur, has been recorded in the joint names of Shankar Prasad and Baburam, both sons of Gyan Chandra, in equal share and they had been in peaceful possession and occupation over their respective share of property, without any interruption from any corner and rent for the said land paid to the landlord, the State, through the C.O., Jamshedpur and obtained rent receipt in their joint names, entered in Volume No.23 and Page No.67;**

**AND WHEREAS, after the death of said recorded tenant Baburam, his share of properties in the aforesaid Khatiyani vested and devolved upon the above named Sellers, being his widow, sons, daughter-in-law and daughters, respectively, as his surviving legal heirs and successors and since then the Sellers have been in joint peaceful possession and occupation over the said inherited property, without any let, hindrance or disturbances from any corner or concern and as such the sellers are the absolute and lawful owners thereof by exercising all acts of ownership thereto;**

**AND WHEREAS, the Sellers, being in urgent need of money, voluntarily expressed their intent of selling a piece and parcel of raiyati Homestead land, measuring an area 4.95 Decimals or 3 (three) Kathas i.e. 2160 Sq.ft., being in Portion of New Plot No.1578 c, recorded under New Khata No.463, situated in Mouza Baliguma, P.S. Mango, Thana No.1150, Ward No.10, Mango Nagar Nigam, District Sub-Registry Office and Town Jamshedpur, District East Singhbhum, State of Jharkhand, more fully described in the Schedule below and having come to know the intention of the Sellers, the Purchasers hereof have approached to the Sellers and after inspected the land at site, all title documents and relevant papers etc. and having fully satisfied to them proposed and offered to purchase the same on**



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a consideration amount of **Rs.16,50,000/- (Rupees Sixteen lakhs fifty thousand) only;**

**AND WHEREAS**, on the aforesaid approach made by the Purchasers, 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.16,50,000/- (Rupees Sixteen lakhs fifty thousand) only;**

**NOW THIS DEED OF SALE WITNESSETH:**

1) THAT, in pursuance of the above and in consideration of the aforesaid sum of **Rs.16,50,000/- (Rupees Sixteen lakhs fifty thousand) only**, paid by the purchasers to the sellers, by **Cheque/ Bank Transfer/ Cash**, in different dates, 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 Schedule below land **UNTO AND TO THE USE** of the purchasers, absolutely and forever.

2) THAT, from today, the sellers have also delivered the physical possession of the Schedule below property in favour of the purchasers and the purchasers from this day shall possess and enjoy the same as its absolute owners in every possible manner with power to dispose of the same in any manner they like, without any let or hindrance of the sellers, their heirs or any other person/s claiming through them.

3) THAT, the Schedule below property hereby sold and transferred in favour of the purchasers, is free from all encumbrances, liens or charges and

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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 purchasers suffer 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 purchasers.

4) THAT, the Purchasers shall or may construct residential house and/ or other structures, whatsoever they like, over the schedule below plot of land or part thereof at their absolute discretion and take electricity, water connection from the concerned authority in their joint names.

5) THAT, henceforth the purchasers shall be at liberty to mutate their names in the Office of the landlord, the State of Jharkhand, through the C.O., Mango, Jamshedpur and the Purchasers shall also be at liberty to have or get their names 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 ground rent, other charges/ taxes etc. in respect of the scheduled property, in their joint names.

6) THAT, the Sellers hereby also assure the Purchasers 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 schedule below landed property to further ensure the right, title and interest of the purchasers over the same.

7) THAT the Sellers have handed over all relevant documents in respect of the schedule below property to the Purchasers.



*Himanshu Barua*  
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**SCHEDULE**

(Description of the landed property hereby sold)

ALL THAT piece and parcel of raiyati Homestead land, measuring an area 4.95 Decimals or 3 (three) Kathas i.e. 2160 Sq.ft., being in Portion of New Plot No.1578 c, recorded under New Khata No.463, situated in Mouza Baliguma, P.S. Mango, Thana No.1150, Ward No.10, Mango Nagar Nigam Holding No.0100000052000A6, District Sub-Registry Office and Town Jamshedpur, District East Singhbhum, State of Jharkhand.

Which is bounded as follows:

ON THE NORTH: Pradeep Barua;  
ON THE SOUTH: Rajeev Kumar Ranjan;  
ON THE EAST : Road;  
ON THE WEST : Plot No.1576.

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

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

The schedule above property is situated at other road.

IN WITNESS WHEREOF, the Sellers have hereunto set their respective hands at Jamshedpur, on this Sale Deed, through their Attorney, on the day, month and year first above mentioned.

Himanshu  
3.6.2022  
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Read over and explained the contents of this Deed to the Executant and he has admitted all the contents to be true and correct.

Advocate

**WITNESSES:**

1. *[Handwritten signature]*  
1. *[Handwritten text in Hindi]*

2. *[Handwritten text in Hindi]*

Printed by:

Jsr. Court.

Drafted by:

*[Handwritten signature]*  
Advocate, Jsr. Court.



*Himanshu Kumar*  
3.6.2022

**PHOTOGRAPH, SIGNATURE AND FINGER PRINTS**  
**OF THE PURCHASERS**



*Neeraj Kumar*



**Neeraj Kumar Bagt**  
Advocate



*Neeraj Kumar*



**Neeraj Kumar Bagt**  
Advocate

Certified that the fingerprints of the left hand of each person, whose photograph is affixed in the document, have been obtained by me or before me.

*[Signature]*  
Advocate.

Token No.: 20210000067479

## CERTIFICATE

### Office of the District SRO - Jamshedpur

This Sale Deed was presented before the registering officer on date 14-Jun-2022 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:- 2022/JSR/2967/BK1/2764 in Book No :- BK1, Volume No :- 494 from Page No :- 413 to 546 at, office of District SRO - Jamshedpur

Date:- 14-Jun-2022

  
Registering Officer