

# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : e4a68d83416512462e2d

Receipt Date : 19-May-2022 11:19:57 am

Receipt Amount : 67500/-

Amount In Words : Sixty Seven Thousands Five Hundred Rupees Only

Token Number : 20220000060254

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

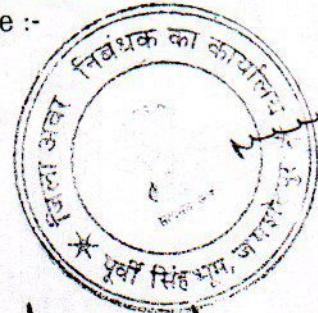
Payee Name : AHILYA SINGH ( Vendee )

GRN Number : 2211301989



:- For Office Use :-

*Defaced  
@am*



2022/JSR/2584/BK1/2412

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।

*इस रसीद को ग्राहक से  
इसके पहले किसी प्रकार की सेवा नहीं ली गई*

*आदि रक्षा सिंह*

*संजु देवी*



Attest

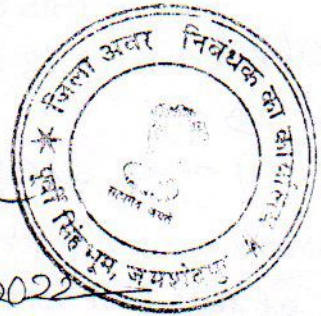
*[Handwritten signature]*

Deed Writer  
Licence No. 11/2008  
Jamshedpur

20/5/22



\* मेखला सावरी महेश सावरी  
 विदा राज सावरी सावरी  
 गदेरा का अवर निबंधक द्वारा प्रमाणित किया गया  
 सजा 20 के लखन सेक्टरों या प्लॉटों में से एक श्री  
 के प्राधिकार (अर्थात्) ने नं. 20/5/2022 107/1 का  
 प्रमाण) मे अवर निबंधन कार्यालय में स्थान पर निबंधन के लिए  
 किया



निबंधन-प्रदायिका का हस्ताक्षर  
20/5/2022



Handwritten notes: 10/05/22 and 20/05/22

3.

**IN FAVOUR OF**

**SMT. AHILYA SINGH** W/O Sri Shankar Singh by faith Hindu, by Caste General (Non CNT), by Occupation Housewife, Nationality Indian, resident of Hume Pipe, Chhaya Nagar, Behind Mango Bus Stand, P.O. Agrico, P.S. Sitaramdera, Town Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the **PURCHASER** (which expression shall unless repugnant to the context include her legal heirs, successors, administrators and representatives) of the **OTHER PART**;  
**Aadhaar No.xxxx xxxx 3594 ; & PAN- FNEPS3430L ;**

**NATURE OF DEED : SALE DEED**

**CONSIDERATION AMOUNT:- Rs.16,87,500/- (Rupees sixteen lakhs eighty seven thousand five hundred) only.**

WHEREAS, the Seller is the sole, absolute and lawful owner of land **measuring an area 2 kathas 5 dhurs or 1620 sq.ft. i.e. 3.72 Decimals**, situated in **Mouza Baliguma**, P.S. M.G.M. Dimna, Thana No.1150, M.N.A.C. Ward No.10 **Now 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;

102/1018  
20/05/22

4.

AND WHEREAS, the aforesaid land mentioned in the schedule below along with other land, recorded in the khatian finally published in the year 1980 survey settlement record in the name of the father of the Seller namely Babu Ram (now deceased) along with other co-tenants jointly in the said khatian ;

AND WHEREAS, the aforesaid recorded tenant **Babu Ram and Babulal Singh** both names are same and one person who was the father of the Seller ;

AND WHEREAS, after death of said recorded tenant Babu Ram the Seller being his daughter legal heir, successor came in possession of the schedule below land along with other land as her own share as the share left by her deceased father recorded tenant Baburam after amicable partition with the other co-sharers and the Seller has 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 she likes;

AND WHEREAS, now being in urgent need of money the Seller has agreed with the Purchaser for absolute sale of the schedule below land for a total consideration amount of **Rs.16,87,500/- (Rupees sixteen lakhs eighty seven thousand five hundred) only** and the Purchaser has agreed to purchase the same at that price;

10/2/19  
20/5/22

5.

**NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-**

1. That in consideration of the aforesaid sum of **Rs.16,87,500/-** (Rupees sixteen lakhs eighty seven thousand five hundred) only paid by the Purchaser to the Seller, through four cheques, vide Cheque Nos. (i) Cheque No.076436, (ii) Cheque No.076437, (iii) Cheque No.076438, (iv) Cheque No.076439, all cheques of Axis Bank, Jamshedpur and cash in different installments, 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 Seller, the Seller by these presents does 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 her heirs, successors without any interruption from the side of the Seller or any person/s claiming under the Seller.
2. That the Seller has 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 she likes and the Purchaser shall be at liberty to get her 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 her own name.
3. That from this day all the right, title, claim and interest of the Seller 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.

20/05/22

6.

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 Seller hereby declares that she has good and perfect title over the schedule below land which she has 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 Seller in the schedule below land shall be found, the Purchaser suffers any loss, then the Seller 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 5 dhurs or 1620 sq.ft. i.e. 3.72 Decimals**, situated in **Mouza Baliguma**, P.S. M.G.M. Mango, Thana No.1150, M.N.A.C. Ward No.10 **Now 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.

**Which is bounded by :-**

NORTH : Part of Plot No.1578 (c) ;  
SOUTH : Part of Plot No.1578 (c) ;  
EAST : Rasta ;  
WEST : Plot No.1577 ;

12/12/22

20/05/22

7.

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.16.50 paise per katha only 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.0100003919000MO of Ward No.10 Mango Nagar Nigam.

IN WITNESS WHEREOF the Seller is executing this sale deed at Jamshedpur on this the date mentioned above.

Read over and explained the contents of this sale deed to the Executant/Seller who admits the same to be true and correct.

Pril K. Singh

20/05/22

WITNESSES:

1. Shanker Singh

s/o - Bir Bahadur Singh  
of Chhaya Nagar, Humefipe, behind Mango Bus  
stand, P.S. Sitaramdera, Jamshedpur

2. राजीव राय  
s/o - Sitaram Saw - of H.no-345, Line NO-11,  
Humefipe, Chhaya Nagar, P.S. Sitaramdera  
Jamshedpur.



20/05/22  
20/05/22

8.

Printed by :

*[Signature]*

Drafted by :-

*Anil Kr. Singha*

Deed writer, Jsr court.

*20/05/22*

PURCHASER.



*[Signature]*  
Anil Kr. Singha  
Deed Writer  
Licence No. 15/2006  
Jamshedpur



*अहिल्या सिंह*  
Sign. of the Purchaser  
(SMT. AHILYA SINGH)

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 *20/05/22*  
Deed Writer  
Licence No. —15/2006  
JAMSHEDPUR

Token No.: 20220000060254


## CERTIFICATE

### Office of the District SRO - Jamshedpur

This Sale Deed was presented before the registering officer on date **20-May-2022** by **MANJU DEVI, S/O,**  
D/O, W/O **MADAN KUMAR SINGH** resident of H NO,9 B GURUDWARA SAKCHI PS-SAKCHI TOWN JAMSHEDPUR

This deed was registered as Document No:- **2022/JSR/2584/BK1/2412** in Book No :- **BK1**, Volume No :- **426**  
from Page No :- 257 to 320 at, office of **District SRO - Jamshedpur**

Date:- **20-May-2022**

  
Registering Officer