



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 30f5912b57e12129013c

Receipt Date : 24-Dec-2021 12:05:02 pm

Receipt Amount : 120000/-

Amount In Words : One Lakh Twenty Thousands Rupees Only

Token Number : 20210000137123

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : RAHUL PRAKASH DAS (Vendee)

GRN Number : 2109016217



-: For Office Use :-

*Delivered
to
D. Das*



2021/JSR/6349/BK1/5908

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 के माध्यम से पुर्व में किसी प्रकार की सेवा नहीं ली गई है,

Nishant Kumar

Rahul

Sakshat
30,00,000

PS
Mango

Amount
120,000

24/12



Deepak Kumar Bagt
Advocate

24.12.2021

Nishant Kumar
24/12/2021



वकात नंबर 433 हात नंबर
3930 वकील नेशनल इन्फो
दर नंबर 5
24/12/2021

विभाग 21 के अधीन गणना: भारतीय स्टाम्प-अधिकारिक
(इंस्ट्रुमेंट स्टाम्प ऐक्ट), 1929 की अनुसूची
1 के अंतर्गत, रकम... 24... के अधीन
प्रमाणित करार-सही (या स्टाम्प-मुक्त
के बिना या स्टाम्प-मुक्त अधिकृत नहीं)।

24/12/2021
बनकर मूल्यांकन सूची से
जाँच एवं सही पाया?

विभाग उत्तर विभाग
कानूनमिति दस्तावेज नं... विभाग
जाति नं... 407107...
जामशेदपुर जिल्ला... 108
के अधीन (या) के अंतर्गत नहीं है।

निर्देशन-पदाधिकारी

SALE DEED

Trudysb

24/1 90,000-
hrh 3-
pko 1-0

24/12/2021
हरिनाथ जौचा

THIS DEED OF SALE IS MADE ON THIS THE 24th DAY OF
DECEMBER, 2021 AT JAMSHEDPUR;

BY AND BETWEEN:

SHRI NISHANT KUMAR, (PAN – CFSPK.7628M and UID No.9181
3005 8315), son of late Prakash Kumar Jha, by faith Hindu, by Caste
General, by occupation Service, Nationality Indian, resident of House
No.34, Sarvoday Path, Dimna Road, Mango, P.O. & P.S. Mango,
Town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin
– 831012, hereinafter referred to as the **SELLER** (which expression
shall unless excluded by or repugnant to the context, mean and
include his legal heirs and successors, legal representatives,
executors, administrators, nominees and assigns) of the **ONE PART**;

24.12.2021



Deepak Kumar Bagty
Advocate

Nishant Kumar
24/12/2021



विशाल कुमार पिता - स्व. प्रकाश कुमार सा
 विपतारत धारा - मानगौ
 24/12/2021 के अंश लेख में दर्ज है।
 1054 के अंश में
 जमशेदपुर

(Signature)
 निवेदन-सहायकार की हस्ताक्षर
 24/12/2021



Nishant Kumar
24/12/2021

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IN FAVOUR OF

SHRI RAHUL PRAKASH DAS, (PAN – CAWPD4932Q and UID No.2818 8437 1000), son of Bimal Kumar Das, by faith Hindu, by Caste General, by occupation Service, Nationality Indian, resident of Belarahi, Ward No.14, Jhanjharpur, Madhubani, State of Bihar, Pin – 847404, hereinafter referred to as the PURCHASER (which expression shall unless, excluded by or repugnant to the context, mean and include his legal heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the OTHER PART.

NATURE OF DEED:

SALE DEED

CONSIDERATION AMOUNT: Rs.30,00,000/- (Rupees Thirty lakhs) only.

WHEREAS, the deceased mother of the Seller above named namely Smt. Renu Devi, during her lifetime, vide a registered Sale Deed, bearing Deed No.3001, Sl. No.3374, dated 24.04.1985, registered at Sub-Registry Office, Jamshedpur, purchased for valuable consideration amount, all that piece and parcel of raiyati land, measuring an area 0-01-15 dhurs (one katha fifteen dhurs), being in Plot No.3930, recorded under Khata No.433 of Mouza MANGO, P.S. Mango, Thana No.1642, Ward No.10, JNAC (at present Mango Nagar Nigam), Town Jamshedpur, District Sub-Registry Office at Chaibasa, Sub-Registry Office at Jamshedpur, District Singhbhum, from its previous lawful owner Luthi Gour, son of Late Baikuntha Gour and since its purchase aforesaid Smt. Renu Devi had been in peaceful physical possession and occupation of the same without any interruption from any

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person or persons and thereafter constructed house and structures over the aforesaid plot of land and exercising all, acts of ownership thereto, till her death;

AND WHEREAS, aforesaid Smt. Renu Devi in order to further ensure her right, title and interest over the aforesaid purchased property, had mutated the same, in her own name, vide **Mutation Case No.357/ R27/ 2021-2022, Order dated 03.09.2021**, from the office of the Superior landlord, the State, through the Circle Officer, Mango, Jamshedpur and since rent is paying rent for the aforesaid property and obtained rent receipt in her own name, entered in **Volume No.105, Page No.89**;

AND WHEREAS, after the death of said Renu Devi, as well as her husband Prakash Kumar Jha, the aforesaid property vested and devolved upon the above named Seller Nishant Kumar above referred, being their only son, surviving legal heir and successor and since then the Seller has been in peaceful physical possession and occupation over the said inherited property, without any let, hindrance or disturbances from any corner and is the sole, absolute and lawful owner thereof, by exercising all acts of ownership thereto;

AND WHEREAS, the Seller, being in urgent need of money, voluntarily expressed his intent of selling the Schedule below property and having come to know the intention of the Seller, the Purchaser hereof has approached to the Seller and after inspected the land with house at site, all title documents, Sale Deed, Mutation Certificate, Rent Receipt and relevant papers etc. and having fully satisfied to him proposed and offered to purchase the same on a total consideration amount of **Rs.30,00,000/- (Rupees Thirty lakhs) only**;

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AND WHEREAS, on the aforesaid approach made by the Purchaser the Seller has agreed to sell his said property more fully described in the Schedule below on a total consideration amount of **Rs.30,00,000/- (Rupees Thirty lakhs) only**;

NOW THIS DEED OF SALE WITNESSETH:

- 1) THAT, in pursuance of the above and in consideration of the aforesaid sum of **Rs.30,00,000/- (Rupees Thirty lakhs) only**, paid by the purchaser to the seller, by Cheque/ Bank Transfer/ Cash, in different dates, the receipt of which sum the seller does hereby admits and acknowledge as full, final and highest consideration amount of the schedule below land and does hereby sale, convey, transfer and deliver the same, together with all its right, title, interest and possession, privileges and advantages the seller here before enjoyed over the scheduled property UNTO AND TO THE USE of the purchaser, absolutely and forever.
- 2) THAT, from today, the seller has 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 property as its absolute owner in every possible manner with power to dispose of the same in any manner he likes, without any let or hindrance of the seller, his heirs or any other person/s claiming through him.
- 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 seller has 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 seller over the scheduled property, if the purchaser suffers any loss due to dispossession from the same or part thereof then

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the seller shall remain liable to compensate all such losses sustained to the purchaser.

- 4) THAT, the Purchaser shall or may re-construct the existing residential house and/ or construct other structures, whatsoever he likes, over the schedule below land or part thereof at his absolute discretion and take electricity, water connection from the concerned authority in his own name.
- 5) THAT, henceforth the purchaser shall be at liberty to mutate his name in the Office of the landlord, the State, through the C.O., Mango, Jamshedpur and the Purchaser shall also be at liberty to has or get his 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 ground rent, other charges/ taxes etc. in respect of the scheduled property, in his own name.
- 6) THAT, the seller hereby also assures the purchaser that he 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 property to further ensure the right, title and interest of the purchaser over the same.
- 7) THAT the seller has handed over all relevant documents in respect of the schedule below property to the purchaser.

SCHEDULE

(Description of the property hereby Sold)

ALL THAT piece and parcel of raiyati homestead land, measuring an area **0-01-15 dhurs (one katha fifteen dhurs) i.e. 1260 Sq.ft. or 2.893 Decimals**, together with pucca house and structures whatsoever standing

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thereon, measuring built up area 400 Sq.ft., being in New Plot No.3930, recorded under New Khata No.433, situated in Mouza MANGO, P.S. Mango, Thana No.1642, Ward No.10, Mango Nagar Nigam, District Sub-Registry Office and Town Jamshedpur, District East Singhbhum, Pargana Dhalbhum, State of Jharkhand;

which is bounded by:

- North : Plot No.3930 (P)/ Nij;
- South : Proposed Road
- East : Plot No.3930 (P)/ Sinha Jee;
- West : Plot No.3926/ Chaudhary Jee.

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

Mango Nagar Nigam Holding No.0100000530000A1.

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 Seller has hereunto signed at Jamshedpur on the day, month and year first above mentioned, in presence of

WITNESSES:

1. Krishna Kumar s/o Sachidanand Sharma
Mango Gurudwara Road P.S. K
2. AMAR NATH S/O BADDYANATH LAL DAS
24/12/2021, H.No 43 JARVODYANATH, SANDBAY
PATH, MANGO, DEHNA ROAD
JAMSHEDPUR

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Drafted, Read over and explained the contents of this Deed to the Seller and he has admitted all the contents to be true and correct.

24.12.2021
Advocate

Printed by:

Jsr. Court. 

NAME OF THE PURCHASER :
SHRI RAHUL PRAKASH DAS



24/12/2021
Neevak Kumar Bagt
Advocate


Rahul Prakash Das



Signature and left hand fingerprints of the Purchaser.

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.

24.12.2021
Advocate

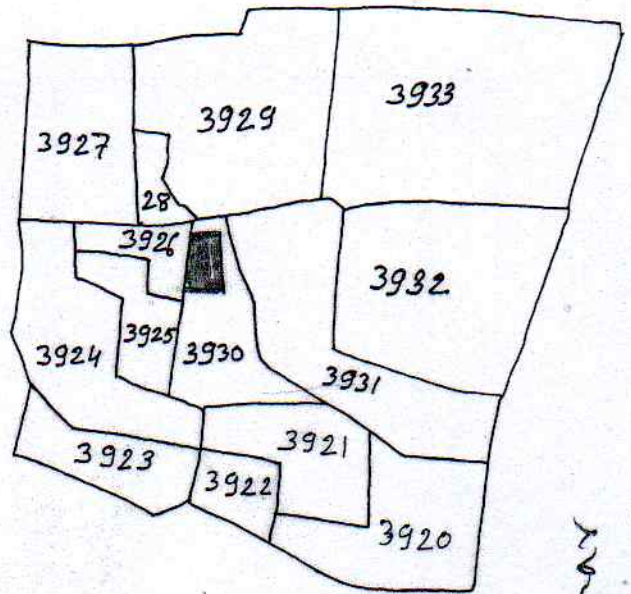


[Signature]
24/12/2021

012/Prava
3267 + 400 Sy = 1306800-2
372486 + 289 d. = 1076484-54

2383284-54

JAMSHEDPUR NOTIFIED AREA
 WARD No-10 SHEET No. 11
 REV-THANA - GHATSHILA
 DISTRICT:- SINGHBHUM
 SCALE:- 1C.M.= 20M./1:2000
 YEAR 1970-71 A-D



Handmark



- Proposed Road -

Nishant Kumar

Khatra No	Plot No	Area more/less in		Dimension	Boundary
		Sqft	Decimal		
433	3930(P)	1260	2.893	As sketch Reference deed No 3001/24/04/85	North - Plot No 3930 (P)/N South - Proposed Road East - Plot No 3930 (Part) Sinha jee West - Plot No 3926/chaud jee

Traced by
 H.N. Roy (Amin)
 J&R 08/06/2021



Token No.: 20210000137123

CERTIFICATE

Office of the District SRO - Jamshedpur

This Sale Deed was presented before the registering officer on date 24-Dec-2021 by NISHANT KUMAR, S/O, D/O, W/O LATE PRAKASH KUMAR JHA resident of H NO.34 SARVODHAY PATH DIMNA ROAD MANGO TOWN JAMSHEDPUR ..

This deed was registered as Document No:- 2021/JSR/6349/BK1/5908 in Book No :- BK1, Volume No :- 1163 from Page No :- 121 to 186 at, office of District SRO - Jamshedpur

Date:- 24-Dec-2021


Registering Officer

Nishant Kumar

