



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 8fe91d41f3f4a4107df7

Receipt Date : 19-Aug-2021 11:07:27 am

Receipt Amount : 36000/-

Amount In Words : Thirty Six Thousands Rupees Only

Token Number : 20210000086851

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : BINOD KUMAR (Vendee)

GRN Number : 2107066025

Binod Kumar



:- For Office Use :-

Deface
19.08.21



2021/JSR/3918/BK1/3651

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 माध्यम से पूर्व में

मिली सकार को सौंप रही है।
Binod Kumar
19/8/2021

Salvo
9,00,000

Rs
mango

Stam
36000

बकाता जवाब 219 लाट बाला
3956, 3957 बुकिंग्स रिचो न
दई नई ई

3
11/11



Pradhan
19/8/2021



कम 21 के अधीन प्राणा: भारतीय स्टाम्प-अधिनियम
प्रकरण स्टाम्प ऐक्ट), 1899 की अनुसूची
या 1क, स०..... के अधीन
मानतु स्टाम-सहित (वा स्टाम्प-शुल्क
विपुल या स्टाम्प-शुल्क अपेक्षित नहीं)।

निर्वाह-पदाधिकारी

जिला अवर लिबररी

उपस्थापित दस्तावेज में बंधनकारी / पंजपल
जाति के 19/1/17/... अंकित की गई है।
छोटानगपुर कारतकारी अधिनियम 1998
की धारा 20(8) के अन्तर्गत रही है।

19/8/2021
न्यूनतम मूल्यांकन सूची से

19/8/2021

Fee chyeft

SALE DEED

This Sale Deed is made on this the 19th day of Aug, 2021, at Jamshedpur.

BY AND BETWEEN

1. AJAY KUMAR;
2. ANIL KUMAR PRADHAN,
Both Sons of Late Nimai Gour, Alias Bhuban Mohan Gour.
3. ARUN KUMAR, son of Late Bhuban Gour,
4. BASUMATI DEVI, wife of Late Pitabas Pradhan,
5. BASANT KUMAR PRADHAN,
6. SACHINDRA PRADHAN,
7. BHASKAR PRADHAN,
8. RAVINDRA PRADHAN,

All Sons of Late Pitabas Pradhan,

M/ 27000--
HR 300
P/O 100

दस्तावेज जांचा
19/8/2021

Pradhan

Binod Kumar

Pradhan

19/8/2021

All By Faith Hindu, By Caste Gwala, By Occupation Business, By Nationality Indian, Resident of Sundernagar, P.O. Tatanagar, P.S. Sundernagar, Town Jamshedpur, District East Singhbhum, State Jharkhand, represented by their lawful constituted attorney: NETRA MOHAN PRADHAN, son of Mr. Avadhut Pradhan, By Faith Hindu, By Caste Gwala, By Nationality Indian, By Occupation Business, Resident of Duplex No. 02, Vastu Vihar, Baliguma, N.H. 33, P.S. M.G.M., Town Jamshedpur, District East Singhbhum, State Jharkhand, by virtue of registered General Power of Attorney Deed No IV 191, Serial No 3123, Dt: 26.07.2021, registered at the District Sub Registry Office, Jamshedpur (The Principals are alive and living on the day of execution of this Sale Deed and the power of attorney is not revoked till today). Hereinafter called the "VENDOR/S / SELLER/S" (which expression shall unless excluded by and / or repugnant to the context must mean and include their legal heirs, successors, legal representatives, administrators, executors, nominees, and assigns) of the ONE PART.

IN FAVOUR OF

Mr. BINOD KUMAR, son of Mr. Rajendra Pandit, By Faith Hindu, By Nationality Indian, By Occupation Business, Resident of Flat No.402 Shyamali Anand Vihar Near Kedia Petrol Pump Main Road Gamharia Seraikela Kharsawan, State Jharkhand, Pin 831011. Hereinafter called the VENDEE / PURCHASER (which expression shall unless excluded by and / or repugnant to the context must mean and include his legal heirs, successors, administrators, legal representatives, executors, nominees, and assigns) of the OTHER PART. UIDAI No 9194 3168 6721, Pan No.ALLPK6184F

Binod Kumar

Ombracharya

NATURE OF DEED
CONSIDERATION AMOUNT
(Rupees Nine Lakhs) only

SALE DEED
Rs. 9,00,000/-

WITNESSETH AS FOLLOWS:

WHEREAS, the schedule below land along with other lands stands recorded in the name of Bhuvan Gour & Others in the khatian as per the last survey settlement records and after their demise the same is inherited by the Principal/s and they have also got their names mutated in the records of the Circle Officer, Jamshedpur, on the basis of succession mutation vide Mutation Case No 1240 / 2015 - 16, and from then onwards the Principal/s were in peaceful physical possession over the same, without any interruption from any person or corner, thereby exercising all their right, title and interest over the same, being its lawful, absolute and bonafide owner/s, and they are also paying the rent regularly to the State Government through C.O. Jamshedpur, and the last rent is paid vide Receipt No 0685543379 (Volume No 27 being in Page No 21), Holding No. 0100001771000M0

AND WHEREAS, the Vendors being in urgent need of money to meet their respective financial expenses, so, they have jointly decided to sell part of the above property more clearly mentioned in the schedule below through their attorney for full, final and highest consideration amount of Rs. 9,00,000/- (Rupees Nine Lakhs) only, to which the Purchaser agreed and offered to pay the said amount to the Vendor/s, hence, to avoid all or any kind of legal disputes, and legal complication, the parties have decided to enter into this Sale Deed, on the following terms and conditions.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

B. K. Kumar

Bhadracharya
19/18/2021

1. THAT, in pursuance of an agreement and paid consideration amount of Rs. 9,00,000/- (Rupees Nine Lakhs) only is paid by the Purchaser to the Vendor/s, the receipt is hereby admitted and acknowledged, as full and final consideration amount against the sale of the schedule below property, and Vendor/s does hereby absolutely and forever sell, convey, transfer, and deliver all that schedule below property, in favour of the Purchaser by this sale deed TO HAVE AND TO HOLD, the same unto the Purchaser, along with his legal heirs and successors without any interruption from any person claiming under them with all their right, title, and interest of the said property.
2. THAT, the Vendor/s have delivered peaceful physical possession of the schedule below property to the Purchaser, and from today the Purchaser will possess and enjoy the same as absolute owner in all possible ways with power to dispose of the same by way of sale, gift, mortgage, or any other ways whatsoever in manner he like, and the Purchaser is at liberty to get his name mutated in the records of the State of Jharkhand, through Circle Officer, Mango, and pay rent, and taxes for the same in his name and obtain receipt thereof.
3. THAT, from this day the Vendor/s shall ceases to have any right, title, and interest over the schedule below property, and all the right, title, and interest of the Vendor/s in the schedule below property will be completely vested unto the Purchaser. The schedule below property hereby conveyed by this sale deed is free from all encumbrances, liens, or charges of any kind whatsoever.
4. THAT, the Vendor/s hereby declares that they have good and perfect title over the said schedule below property and if for any defect of title or possession of the Vendor/s in the schedule below property the Purchaser suffers any loss then the Vendor/s will be liable to compensate the same to the Purchaser or his legal heirs and successors.

Bhadracharya

Purchaser

5. THAT, the Vendor/s is further bound to execute any other deed of assurance that may be required in favour of the Purchaser to perfect the title of the Purchaser over the said schedule below property. It is also declared by the Vendor/s that till today i.e. the date of execution of this Sale Deed, if there is any kind of liability or outstanding dues left or charges pending then it must be cleared by the Vendor/s only.
6. THAT, the Vendor/s has delivered original relevant documents related to the schedule below property to the Purchaser, and after the execution of this Sale Deed, the Vendor/s does not hold any right, title or interest along with their legal heirs to claim back the schedule below property.
7. THAT, this Sale Deed shall be binding on all concerned including the legal heirs and successors of both the parties, and still if any dispute arise in future out of this Sale Deed, then it must be resolved within the jurisdiction of the Courts of Jamshedpur.

SCHEDULE

In the District East Singhbhum, Situated in Mouza Mango, Thana No 1642, Ward No 10 (M.N.A.C.) P.O. & P.S. Mango, Sub – Division Dhalbhum, under the District Sub Registry Office, Block and Town Jamshedpur, State Jharkhand, all that piece and parcel of raiyati homestead land, recorded under:

| <u>Khata No</u> | <u>Plot No</u> | <u>Area</u> | <u>Boundary</u> |
|-----------------|----------------|-------------|---|
| 319 | 3957 | 724 Sq.ft. | North : Vacant Land |
| 319 | 3956 | 241 Sq.ft. | South : Part PlotNo.3956 & Bouandary East : 16fit Wide Road West : Nij Boundary |

Total area measuring 965 Sq.ft. i.e. 2.215 Decimals

Purchaser

Buyer/Kumar

Bhadrachari
19/10/2016

The annual rent is payable to the State of Jharkhand through Circle Officer, Mango.

MEMO OF CONSIDERATION

| <u>Mode of Payment</u> | <u>Amount (Rs)</u> |
|---|--------------------|
| By Cheque/s (Rupees Nine Lakhs) only | Rs. 9,00,000/- |

In witness whereof the Vendor/s has hereunto set and subscribed their hands on this Sale Deed through their attorney, today at Jamshedpur, on the date aforementioned.

Read over and explained the contents of this Sale Deed to the parties by me, who found it to be true and correct: A. K. Singh.


WITNESSES:

1. भारतीय प्रदाता पति - वैद्य मोहन कुमार
जामशेदपुर
2. Ansuman Das 816 A.K. Das K/O Anand Vihar
Mango
Jamshedpur

Drafted & Printed by: A. K. Singh
Old Court Campus, Jamshedpur.

PURCHASER



Bhadrachari
A. K. Singh


Certificate:

It is certified that the finger prints of left hand of each persons whose photograph is affixed in the document have been obtained before/by me.

Bhadrachari

A. K. Singh
No.-19/2016
ate (sr. Court)