

2019/JSR/899/BKA/822



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH14837419015369R
Certificate Issued Date : 26-Feb-2019 03:31 PM
Account Reference : SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference : SUBIN-JHJHSHCIL0119200613349175R
Purchased by : SE LF
Description of Document : Article 23 Conveyance
Property Description : SALE DEED
Consideration Price (Rs.) : 18,50,000
(Eighteen Lakh Fifty Thousand only)
First Party : NETRA MOHAN PRADHAN
Second Party : INDIRA GAUTAM
Stamp Duty Paid By : INDIRA GAUTAM
Stamp Duty Amount(Rs.) : 20
(Twenty only)



-----Please write or type below this line-----

2019/1328
27.02.19

Netra Mohan Pradhan
27/2/19

Indira Gautam
27/02/19

"SALE DEED"

Valued of Rs.18,50,000/-

THIS DEED OF SALE is made on this the 27th day of February 2019, at Jamshedpur By and between:-

0001268451

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.shcilstamp.com. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Concerned Authority.

Sale
1850,000/-

215
mango

2000/-

21/02/19
19.6.19



Kishore Kumar
Advocate
Civil Court, Jamshedpur

Abbedhor
27/02/19



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sel 300
den 1.10

27/2/19

Mupale
27/2/19

27/2/19
जवनी
27/2/19
232
3298
27/2/19

MR. CHANDRA GOUR, and MR. RANJIT GOUR, both sons of Late Pendha Gour, both by faith Hindus, by Nationality Indians, by Caste "GAWALA", both by occupation cultivation, both residents of Mango Gour Baste, Mango, within P.O. & P.S. Mango, Town Jamshedpur, District Singhbhum East, in the State of Jharkhand, represented through their constituted attorney **MR. NETRAMOHAN PRADHAN**, son of Shri Abadhut Pradhan, by faith Hindu, by Occupation Business, by Caste Gawala, by Nationality Indian, residing at Vill-Baliguma, P.O. & P.S. M.G.M. Medical College, Mango, Near NH 33, Town Jamshedpur, District Singhbhum East, Jharkhand vide Attorney Deed No. IV-500 dated 08/05/2015 registered at District Sub-Registry Office, at Jamshedpur hereinafter called the "VENDORS" (which expression shall unless repugnant to the context be deemed to include legal heirs, successors, administrators, nominees and assigns) **SELLERS** of the ONE PART;

Netramohan
27/02/15

"IN FAVOUR OF"

MRS. INDIRA GAUTAM wife of Shiv Lal Singh Gautam, daughter of Raj Bahadur Singh and Granddaughter of Ayodhya Singh, having PAN-BUKPG3706L, UID No- 6296 5716 0039, by faith Hindu, by caste "RAJPUT", by Occupation Housewife, by Nationality Indian, residing at Meera Mahal, Road No. 4, New Subhash Colony, Mango Dimna Road, Mango, within P.O. & P.S. Mango, Town Jamshedpur, District Singhbhum East, in the state of Jharkhand, hereinafter referred to the "VENDEE" (which expression shall unless repugnant to the context be deemed to include legal heirs, successors, administrators, nominees and assigns) **PURCHASER** of the **SECOND PART**;

WITNESSETH AS FOLLOWS:

WHEREAS the Vendors are absolute owner and possessor of piece and partial of homestead land in New Plot No. 3297, area measuring 0. 31.90 Hector and New Plot No. 3298, area measuring 0.11.20 Hector, under New Khata No.232, situated at Mango, MOUZA MANGO, Thana No. 1642, M.N.A.C. Ward No.10, within P.S. Mango, Town Jamshedpur, District Sub-Registry Office at Jamshedpur, District Singhbhum East, in the state of Jharkhand, nature of land Don-II, as per khatiyani:

AND WHEREAS the property mentioned in Schedule below which is belongs to Pendha Gour son of Jageshwar Gour, had died living behind his sons **MR. CHANDRA GOUR**, and **MR. RANJIT GOUR**, both sons of Late Pendha Gour, the present vendors are inherit the right, title and interest and possession over schedule below property;

AND WHEREAS the present vendors after came to the possession over the said landed property they appoint attorney Mr. Netramohan Pradhan son of Shri Abadhut Pradhan through Attorney Deed No. IV-500 dated 08/05/2015 registered at District Sub-Registry Office, at Jamshedpur but the attorney execute Sale Deed in favour of buyers only part of the Mr. Chandra Gour i.e. Plot No.3298 under Khata No. 232 at Mouza Mango, Jamshedpur.

AND WHEREAS the present Vendors assure to the Purchaser that the schedule below Property are free from all encumbrances, charges, mortgages, attachments, Court decrees, restrictive covenants, lispendance, acquisition and requisition proceedings, minor claims, maintenance claims and any other claims of

D. Prasad Rao
27/10/19

whatsoever nature and that there are no impediments under any of the provisions of any Act or Law and there is no prohibition for the Vendors to alienate the schedule property.

AND WHEREAS, being in urgent need of money for personal emergent the Vendors proposed to sale the property more fully described in the Schedule below for a total consideration amount of Rs.18,50,000/- (Rupees Eighteen Lac Fifty Thousand) only and the Vendee/Purchaser has agreed to purchase the same;

AND WHEREAS, as per the terms and conditions in the aforesaid, the Vendors agreed to execute Sale Deed in favour of the Vendee, for the aforesaid Schedule below property more fully described in the schedule below, on the following terms and conditions:-

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. That in pursuance of the promise of the Vendee to comply with the principal agreement and in consideration of a sum of Rs.18,50,000/- (Rupees Eighteen Lac Fifty Thousand) only paid for transfer of the Schedule below property area measuring 1080 sq.ft., i.e. 2.47 Decimal (approx) in New Plot No.3298, under New Khata No.232, situated at Mango, MOUZA MANGO, Thana No. 1642, M.N.A.C. Ward No.10, within P.S. Mango, Town Jamshedpur, District Sub-Registry Office at Jamshedpur, District Singhbhum East, in the state of Jharkhand, does hereby admit and acknowledge as full, final and the highest consideration amount against the sale of the schedule below property, the Vendors hereby convey, transfer, sell, and deliver all that property described in the schedule below, together with all rights, title, interest, possession, easements and appurtenances thereto, full privileges and advantages TO HAVE AND TO HOLD the same without any interruption, unreasonable hindrance or disturbance from or by the side of the Vendors or their/its successors-in-office or any other persons claiming under them, along with the rights, title, interest which the Vendors here before enjoyed in respect of the schedule below property.

2. That the Vendors are completely divested of all his rights, title, interest in the schedule below Property and henceforth the Vendors shall cease to have any manner of title to the said Schedule below property and claim on the said property.

Prabir
25/01/19

3. That from this day the Purchaser shall enjoy and possess the said property as absolute owner with full power to convey or dispose off or alienate the same or any part thereof to any person or persons. The purchaser shall also be at liberty to get her name mutated in the office of landlord the State of Jharkhand through concerning Circle Officer, and will pay ground rent and other taxes accordingly.
4. That the vendors already delivers the possession of the schedule below landed property to the purchaser.
5. That this sale shall be binding on all concerned including the legal heirs and successors of both the vendors and purchasers.

"SCHEDULE"

ALL THAT piece and parcel of homestead land measuring an area 1080 sq.ft., (North 43' South 40' East 26' and West 26') i.e. 2.47 Decimal approx, in portion of New Plot No. 3298, under New Khata No. 232, situated at Mango, MOUZA MANGO, Thana No. 1642, M.N.A.C. Ward No.10, within P.S. Mango, Town Jamshedpur, District Sub-Registry Office at Jamshedpur, District Singhbhum East, in the state of Jharkhand, map attached herewith mark in red color and which is bounded as follows;

North : - 11' Road;
South: - Portion of Plot No. 3298;
East : - Portion of Plot No. 3298;
West : - Road.

MEMO OF CONSIDERATION

<u>Mode of Payment through Cheque of UBI Jamshedpur Branch</u>	<u>Amount(Rs.)</u>
1. Cheque No. 660422 of dated 22.01.2019 for	Rs.05, 00,000/-
2. Cheque No. 660423 of dated 23.01.2019 for	Rs.05, 00,000/-
3. Cheque No. 660425 of dated 29.01.2019 for	Rs.05, 00,000/-
4. Cheque No. 660428 for	Rs.01, 00,000/-
5. Cheque No. 660429 for	Rs.02, 50,000/-
	Total Rs. 18,50,000/-

➤ Note: - That in the above mentioned land not covered U/S 46 (1) (b) CNT Act 1908, and situated at Branch Road.

[Handwritten Signature]
27/02/19

IN WITNESS WHEREOF the Vendors has signed this Sale Deed, today, at Jamshedpur, on the date aforementioned.

WITNESSES:-

1. Shri Lal Singh Gautam, s/o Sardar Singh Gautam; mango, is *[Handwritten Signature]*
27/02/19
2. Shakti Singh, s/o Late Ranvijay Singh - Bhalusasa. Shakti Singh
27/02/19

Drafted, read over and explained the contents of this Sale Deed to the Executant / Vendors in Hindi, who found and admitted the same to be true and correct and this Sale Deed has 1242 words.

Drafted and typed by

[Handwritten Signature]
27/02/19
Kishore Kumar
Advocate
Civil Court, Jamshedpur

Name & Photo of the Purchaser:-
MRS. INDIRA GAUTAM.



[Handwritten Signature]
Kishore Kumar
Advocate
Civil Court, Jamshedpur

[Handwritten Signature]
27/02/19

That the principal of lawer of Attorney vide deed No. 11-500 dated 27/02/19 are live and His power deed savant the date.

Certified that the fingerprint of left hand of each person whose photograph is affixed on the document has been obtained by me / before me.

[Handwritten Signature]
27/02/19
Kishore Kumar
Advocate
Civil Court, Jamshedpur


[Handwritten Signature]
27.2.19
[Handwritten Signature]
27/02/19


Sale Deed		
1	A1	55,500
2	LL	3
3	PR	1
4	SP	1,140
Total		56,644

Sr.No.	Exemption Detail	Amount
1	Female Exemption	
	Stamp Duty	73999
2	A1	55500

All the entries made, have been verified by me and are found same as the entries of the document presented.
 Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.


 Deed Writer / Advocate
 27/02/19


 Vendee / Claimant
 27/02/19


 Vendor / Executant
 27/02/19

Transaction Success! Please Note Your Transaction Id.



Name	CHANDRAGOUR
Token No	20190000001326
Amount	1144
Transaction ID	42bbe3b3be3ad8f6c6a4
GRN	1900552745
CIN	10002162019022703669
Time	2019-02-27

Handwritten signature



Pre Registration Docket

Date :- 27-02-2019 04:03 pm

Office Name :- District SRO - Jamshedpur

Token No:- 20190000001326

Appoinment :- 27-Feb-2019 Time:- 13:35

Article	Sale Deed
Pre Registration Date	27-Feb-2019
No. Of Pages	38
Stamp Duty	1
Paid Stamp Duty	0
Total Fees	₹ 1,144.

Property Id: 49156

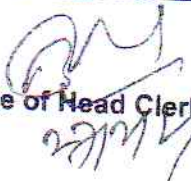
Valuation No. : 63518 / 2019	:- 2018-2019	User Id : 3025	Date : 27-February-2019 16:39:PM
State : Jharkhand	District : EastSinghbhum		Tahsil : Jamshedpur
Land Type : Urban	Corporation : Mango Nagar Nigam		Village/City : Mango
Mango - Other Road			
Khata Number - 232NEW			
Plot Number - 3298NEW			
Volume Number - 16			
Page Number - 13			
Holding Number - 0100001474000M0			
Valuation Rule : Residential Land			
Usage : Non Agri => Residential Land => Residential Land			
Property Details			
1	Land area	2.47 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2.47 x 307840=760364.8	₹7,60,365/-
A	Total		₹7,60,365/-
Note : Final Valuation Is Rounded to Next 100/-			
Total Valuation (A)			₹7,60,365/-
Total Amount in Words : Seven Lakh Sixty Thousands Three Hundred And Sixty Five Rupees Only.			

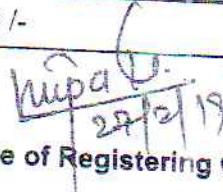
SP	1140	1140	0	GRAS	CHANDRAGOUR	GRN Number : 1900552745 DEPT Transaction Id : 42bbe3b3be3ad8f6c6a4 Transaction Type :	1140
Sub Total	1145	1164	-19				

Article : Sale Deed

Exemption Fee Rule	Fee Exemption
Female Exemption	55500 /-
Female Exemption	73999 /-


Signature of Operator


Signature of Head Clerk


Signature of Registering Officer