



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : fbf2f3546d8fa6865076

Receipt Date : 11-Dec-2021 02:04:00 pm

Receipt Amount : 44000/-

Amount In Words : Forty Four Thousands only

Token Number : 20210000132901

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : SIMA DEVI (Vendeo)

GRN Number : 2108789614

-: For Office Use :-

*Defence
Gandhi
11/12/21*



2021/JSR/6056/BK9/563

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण के रूप में किया जा सकता है। इस रसीद का प्रयोग कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान का प्रमाण के रूप में प्रयोग मुद्रांक अधिनियम, 1889 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

दुसरे दस्तावेज के माध्यम से नहीं है

जिला न्यायालय के क्षेत्र में ही की जायेगी

11/12/2021

श्रीमा देवी

11,00,000

PS may

44000



Nand Kishore Mishra



खुशाला नगर 49 नंबर का
710 वर्ग फुट का प्लॉट
दरवाजा नंबर 12

जिला अलग निबन्धक

10
R
11/12

विभाग 21 के अधीन प्रस्ताव: भारतीय स्वामित्व-व्यक्तिगत
(अधिनियम स्वामित्व ऐक्ट), 1950 की अनुसूची
1 या 2, स. 2 के अधीन
अवकाश स्वामित्व-व्यक्ति (वा स्वामित्व-शुल्क
में विमुक्त या स्वामित्व-शुल्क

प्रस्तावित प्रस्ताव में लेखक / वित्तपत्र
जाति के... अज्ञात है।
घाटानागपुर केसकारी अधिनियम 1908
की धारा 48(B) के अन्तर्गत नहीं है।

सूचना मूल्यांकन सूची में
जांचा एवं सही पाया।

SALE DEED

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33000
300
100

दस्तावेज जांचा

This Sale Deed is made on this the 11th day of Dec, 2021, at Jamshedpur.

BY AND BETWEEN

Smt. URMILA RANI KHAN, wife of Late Biñhuti Bhushan Khan, By Faith Hindu, By Nationality Indian, By Occupation Household Worker, Resident of House No 6, Mango Tank Road, Near Dimna Road, P.O. & P.S. Manges Town Jamshedpur, Pin 831012, District East Singhbhum, and State Jharkhand represented by her lawful constituted attorney: Mr. NAND KISHORE MISHRA, Late Ram Krishna Mishra, By Faith Hindu, By Caste General, By Nationality Indian, By Occupation Business, Resident of H No E - 177, A Block, Sonari, P.O. & P.S. Sonari, Town Jamshedpur, Pin 831011, District East Singhbhum, and State Jharkhand, on the strength of registered General Power of Attorney Deed No. 1783, Serial No. 3799, Book IV, Volume No 36, Pages from 391 to 412, dated 04.07.2014, registered at District Sub Registry Office, Jamshedpur (The Principal is 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 / SELLER (whose expression shall unless excluded by and or repugnant to the context must mean and include her legal heirs, successors, administrators, executors, legal representatives, nominees, and assigns) of the ONE PART. UIDAI No 3330 9644 4276 (Pan No AGDPM7135P)

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Hand Kishor Mishra

11/11/2024

IN FAVOUR OF

Mrs. SIMA DEVI, w/o Mr. Prem Kumar Verma, By Faith Hindu, By Caste General, By Nationality Indian, By Occupation Housewife, Resident of Cross Road No. 1, Daiguttu, Mango, P.O. & P.S. Mango, Town Jamshedpur, Pin 831012, District East Singhbhum, and State Jharkhand. Hereinafter called the VENDEE / PURCHASER (which expression shall unless excluded by and / or repugnant to the context mean and include her legal heirs, successors, administrators, legal representatives, executors, nominees, and assigns) of the OTHER PART.

NATURE OF DEED

SALE DEED

CONSIDERATION AMOUNT

Rs. 11,00,00,000/-

(Rupees Eleven Lakhs) only

WITNESSETH AS FOLLOWS:

WHEREAS, all that piece and parcel of riyati homestead land measuring an area 0.25.30 Hectare being in Plot No 710, recorded under Khata No 49, situated Mouza Pardik, Thana No 1641, Ward No 2 (M.N.A.C.L.P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, stands recorded in the name of Late Bibhuti Khan, w/o Bibhuti Bhushan Khan, R/o Mango, Jamshedpur, in the khata and last survey settlement records, and from then onwards she is in peaceful possession over the said land, without any interruption from any person or persons thereby exercising all their right, title, and interest over the same, being absolute, and bonafide owner, and she is also paying the rent regularly to the Government without making any arrears vide Receipt No 0724578401 (Volume 19 and Page No 49) as per the register II records.

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Nand Kishor Mishra

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AND WHEREAS, the Vendor being in urgent need of money to meet her financial expenses, she has decided to sell part of the above property more clearly mentioned in the schedule below through her attorney for full, final and highest consideration amount of Rs. 11,00,000/- (Rupees Eleven Lakhs) only, to which the Purchaser agreed and offered to pay the same to the Vendor, hence, to avoid any kind of legal disputes, and legal complication, both the parties have decided to enter into this Sale Deed, on the following terms and conditions.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

1. THAT, in pursuance of an agreement and paid consideration amount of Rs. 11,00,000/- (Rupees Eleven Lakhs) only is paid by the Purchaser to the Vendor, the receipt of which is hereby admitted and acknowledged as full and final consideration amount against the sale of the schedule below property, and the Vendor 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 her legal heirs and successors without any interruption from any person/s claiming under her with all her rights, title and interest over the said schedule below property.
2. THAT, the Vendor delivered peaceful physical possession of the said property 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 by way of sale, gift, mortgage, or any other way whatsoever in manner she like, and the Purchaser is at liberty to get her name mutated in the records of the State of Jharkhand, through Circle Officer, Jamshedpur, and pay rent, and taxes for the same in her name and obtain receipt thereof.

श्रीमा देवी

Nand Kishore Mishra

3. THAT, from this day the Vendor shall cease to have any right, title, and interest over the schedule below property, and all the right, title, and interest of the Vendor in the schedule below property will now be completely vested unto the Purchaser. The property hereby conveyed by this sale deed is free from all encumbrances, mortgages, liens, or charges of any kind whatsoever.
4. THAT, the Vendor hereby declares that she has good and perfect title over the said schedule below property and if for any defect of title or possession of the Vendor in the schedule below property the Purchaser suffers any loss then the Vendor will be liable to compensate the same to the Purchaser or her legal heirs and successors.
5. THAT, the Vendor is further bound to execute any other deed or 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 hereby declared by the Vendor that till today i.e. the date of execution of this Sale Deed, if there is any kind of liability or outstanding dues or charges pending then it must be cleared by the Vendor only.
6. THAT, the Vendor has delivered copy of all relevant documents relating to the schedule below property to the Purchaser, and after the execution of this Sale Deed, the Vendor does not hold any right, title or interest with her legal heirs to claim back the schedule below property. The Vendor hereby promises to indemnify the Purchaser from all unforeseen consequences which may arise in future by her legal heirs.
7. THAT, this Sale Deed shall be binding on all concerned including the legal heirs and successors of both the parties, and if any dispute arises in future out of this Sale Deed, then it must be resolved within the jurisdiction of the Courts of Jamshedpur.

श्रीमती देवी

Ward Kishor Mishra

11/12/2024

SCHEDULE

In the District East Singhbhum, Situated in Mouza Pardih, Block and P.S. Manikpur, Thana No 1641, within Ward No 9 (M.N.A.C.), under the District Sub Registrar's Office and Town Jamshedpur, and State Jharkhand, all that piece and parcel of raiyati homestead land, recorded under:

<u>Khata No</u>	<u>Plot No</u>	<u>Area</u>
49	710 (Part)	2 Kathas i.e. 3.30 Decimals

<u>SIDE:</u>	<u>Measurement</u>	<u>Boundary</u>
North :	31'ft 6" inch	Sangeeta
South :	31'ft	Sellers Nij
East :	46'ft 3" inch	Portion of Plot No 710
West :	46'ft 3" inch	10'ft wide Road

The annual rent payable to the State of Jharkhand through C. O. Manikpur

The above landed property is more clearly shown in the sketch map attached herewith which also forms part of this Sale Deed.

MEMO OF CONSIDERATION

<u>Mode of Payment</u>	<u>Amount</u>
By Cheque/s / RTGS (Rupees Eleven Lakhs) only	Rs. 11,00,000/-

— सीमा देवी

Nand Kishore Mishra
11/12/2024

In witness whereof the Vendor/s has hereunto set and subscribed their hands on this Sale Deed, 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. M. J.

WITNESSES:

1. Aditya Nath Mishra 810 Babeli Nath Mishra
R/O 493 Tama Panchayat
2. Santosh Ku. Singh 810 Gurpal Singh R/O Man...

Drafted & Printed by: A. M. J.
Old Court Campus, Jamshedpur.

PURCHASER

श्रीमा देवी



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

श्रीमा देवी

AVIJIT MANDAL
Enrollment No. 5147
(Advocate)