

## Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

### NON JUDICIAL

Receipt Number: fbf2f3546d8fa68633000

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

Receipt Amount: 44000/-

Amount In Words : Forty Four Thousands nor

Token Number: 20210000132901

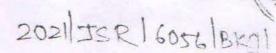
Office Name: District SRO - Jamscedpur

Document Type : Sale Deed

Payee Name: SIMA DEVI ( Vendee )

GRN Number: 2108789614

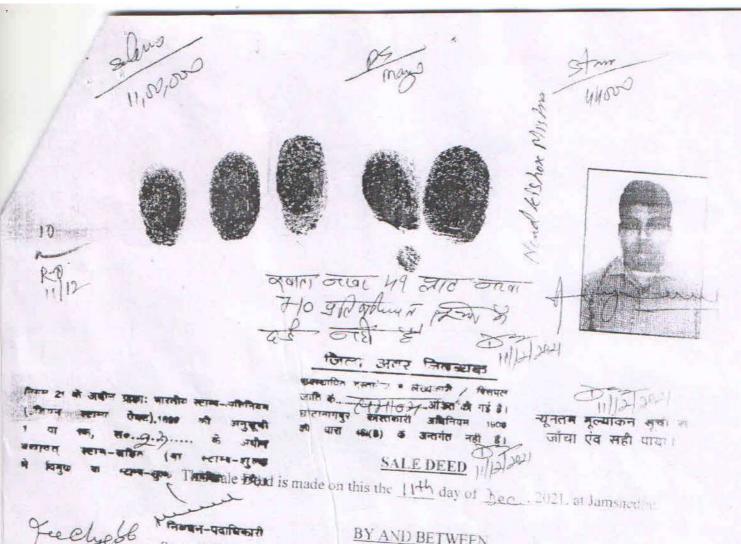
-: For Office Use :-



इस रसीद का उपयोग केवल एक ही दल्लावेज पर मुद्राक शुलक का भुगताम के प्रसाल है : है । इस्ता एक है कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावज पर सुद्रांक अल्क कर सरकार मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत द्रष्ट्रजीय अपूराध है।

इस रक्षेत के मार्शम की रहें मे

11/2/2011 सीम

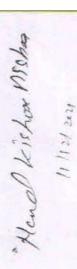


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### BY AND BETWEEN

Smt. URMILA RANI KHAN, wife of Late Bibbuti Bhushan Khan, By Land General, By Faith Hindu, By Nationality Indian, By Occupation Household West 33000-Resident of House No 6, Mango Tank Road, Near Dimna Road, P.O. & P.S. Manus. Town Jamshedpur, Pin 831012, District East Singhbhum, and State Jharkton. represented by her lawful constituted attorney: Mr. NAND KISHORE MISHR ... Late Ram Krishna Mishra, By Faith Hindu, By Caste General, By National Indian, By Occupation Business, Resident of H No E - 177, A Block, Sonary & P.S. Sonari, Town Jamshedpur, Pin 831011, District East Singlibhum, and area Jharkhand, on the strength of registered General Power of Attorney Deed No. 1 783, Serial No. 3799, Book IV, Volume No 36, Pages from 391 to 412. 04.07.2014, registered at District Sub Registry Office, Jamshedpur (The Principal) alive and living on the day of execution of this Sale Deed and the power of automore is not revoked till today). Hereinafter called the VENDOR SELLER calls expression shall unless excluded by and or repugnant to the context must mean an include her legal heirs, successors, administrators, executors, legal representative nominees, and assigns) of the ONE PART. UIDAI No 3330 9644 4276 (Pag) .-

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#### 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 Daiguttu, Mango, P.O. & P.S. Mango, Town Jamshedpur, Pin 831012, Discret, E. Singhbhum, and State Jharkhand. Hereinafter called the VENDEE / PURCIDENT (which expression shall unless excluded by and / or repugnant to the context mean and include her legal heirs, successors, administrators, legal representations, nominees, and assigns) of the OTHER PART.

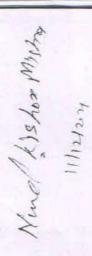
NATURE OF DEED
CONSIDERATION AMOUNT
(Rupees Eleven Lakhs) only

SALE DELLA

### WITNESSETH AS FOLLOWS

WHEREAS, all that piece and parcel of raivati homestead land measuring area 0.25.30 Heretare being in Plot No 710, recorded under Khata No 49. Situated Mouza Pardill, Thana No 1641, Ward No 9 (M.N.A.C.), P.O. & P.S. Ma. Jamshedpur, District East Singhbhum, stands recorded in the name of thomas Khan, who Bibhuti Bhushan Khan, R/o Mango, Jamshedpur, in the khanan of the last survey settlement records, and from then onwards she as in peaceful person possession over the said land, without any interruption from any person or competitively exercising all their right, title, and interest over the same, being a absolute, and bonafide owner, and she is also paying the rent regularly to the Sovernment without making any arrears vide Receipt No 0724578401 (Volume 19 and Page No 49) as per the register II records.

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AND WHEREAS, the Vendor being in urgent need of money to meet be financial expenses, she has decided to sell part of the above property more changementioned in the schedule below through her attorney for fail, final and basis consideration amount of Rs. 11.00,000/- (Rupees Eleven Lakhs) only, to which he purchaser agreed and offered to pay the same to the Vendor, beace, to avoid any kind of legal disputes, and legal complication, both the parties have decided enter into this Sale Deed, on the following terms and conditions.

# NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

- Rs. 11,00,000/- (Rupees Eleven Lakhs) only is paid by the Purchase to the Vendor, the receipt of which is hereby admined and neknowled as full and final consideration amount against the sale of the schedule below property, and the Vendor does hereby absolutely and forever said convey, transfer, and deliver all that schedule below property, in agree of the Purchaser by this sale deed TO HAVE AND TO HOLD. The unto the Purchaser, along with her legal being and successors we may interruption from any person/s claiming under her with all her right and interest over the said schedule below property.
- 2. THAT, the Vendor delivered peaceful physical possession of the same 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 in 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 Tharkhand, through the Officer, Jamshedpur, and pay rent, and taxes for the same in her name and obtain receipt thereof.

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- 3. THAT, from this day the Vendor shall ceases 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 from completely vested unto the Purchaser. The property hereby conveyed to this sale deed is free from all encumbrances, mortgages, liens, or cause of any kind whatsoever.
- 4. THAT, the Vendor hereby declares that she has good and period into over the said schedule below property and it for any detect of possession of the Vendor in the schedule below property the there suffers any loss then the Vendor will be liable to compensate the same of the Purchaser or her legal heirs and successors.
- 5. THAT, the Vendor is further bound to execute any other deed 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 not declared by the Vendor that till today i.e. the date of execution of the Sale Deed, if there is any kind of liability or outstanding due to charges pending then it must be cleared by the Vendor only.
- 6. THAT, the Vendor has delivered copy of all relevant documents related to the schedule below property to the Purchaser, and after the execute 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. Vendor hereby promises to indemnify the Purchaser from an unforeseen consequences which may arise in timuse by her legal beautiful.
- 7. THAT, this Sale Deed shall be binding on all concerned including to legal heirs and successors of both the parties, and if any dispute area in future out of this Sale Deed, then it must be resolved swithin the jurisdiction of the Courts of Jamshedpur.

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### SCHEDULE

In the District East Singhbhum, Situated in Mouza Pardih, Block and P.S. Mouza Thana No 1641, within Ward No 9 (M.N.A.C.), under the District Sub Ferral Office and Town Jamshedpur, and State Jharkhand, all that piece and partially raily at homestead land, recorded under:

| Khata No | Plot No      | Area                        |
|----------|--------------|-----------------------------|
| 49       | 710 (Part)   | 2 Kathas i.e. 3.30 Decimals |
|          | war - a      |                             |
| SIDE:    | Measurement  | Boundary                    |
| 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. Manuaco

The above landed property is more clearly shown in the sketch map attach here will which also forms part of this Sale Deed..!

### MEMO OF CONSIDERATION

Mode of Payment

By Cheque/s / RTGS

(Rupees Eleven Lakhs) only

Amount

Rs. 11,00,000-

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In witness whereof the Vendor/s has hereunto set and subscribed their hands on one 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:

### WITNESSES:

1. Aditya Noth Misher Sto Badoi North Mishay
Res Ups Toma ?

Old Court Campus, Jamshedpur.

PURCHASE



### Certificate:

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

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Enrollment No.