

# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 43999ac32367459f3815

Receipt Date : 13-Jul-2021 03:48:39 pm

Receipt Amount : 56000/-

Amount In Words : Fifty Six Thousands Rupees Only

Token Number : 20210000065600

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : RAJ NATH OJHA ( Vendeo )

GRN Number : 2106409173

1306/7/2021  
14/7/2021



Deface  
की बात  
RNB  
14/7/21

:- For Office Use :-



2021/JSR/2763/BK/1/257

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्राक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। अन्य किसी भी दस्तावेज पर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्राक शुल्क का भुगतान के प्रमाण हेतु उपयोग करना मुद्राक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है। इस रसीद को ग्राहक को वापस नहीं देना है।

किसी प्रकार की सेवा नहीं दी गई है

Raj Nath Ojha

14/7/2021

₹ 14,00,000

₹ 50,000

₹ 50,000



S. N. SARKAR  
ADVOCATE, JSR COURT

Nilu Kumari Sinha  
14/7/2021

₹ 125,000  
₹ 17,96  
₹ 50,000



14/7/2021  
न्यूनतम मूल्यांकन सूची से  
जाँचा एवं सही पाया।

विषय 21 के अधीन काका: भारतीय स्टाम्प-अधिनियम  
(द्वितीय संशोधन अधिनियम), 1989 की अनुसूची  
1 का भाग, स.सं. 22 के अधीन  
बनाना स्टाम्प-संग्रह (या स्टाम्प-शुल्क  
के विषय में) का अधिनियम-1989 अर्थात् (1989)

जिला न्यायालय  
जामशेदपुर  
जामशेदपुर  
जामशेदपुर

निबंधन-पदाधिकारी

**SALE DEED**

₹ 42,000  
₹ 300  
₹ 100  
14/7/2021  
दस्तावेज जाँचा

THIS DEED OF SALE IS MADE ON THIS THE 14th DAY OF JULY, 2021 AT JAMSHEDPUR, B Y:-

**MRS. NILU KUMARI SINHA** (UID No.:- 9125 5249 2336 & PAN- BWAPS2266K), Wife of Satish Kumar Sinha, by faith-Hindu, by Caste Dangi, by Occupation Housewife, Nationality - Indian, resident of Near Shiv Mandir, Purnendu Nagar, Khojai Imli, Phulwari, Paura, Bihar- 801505, hereinafter called the "**SELLER**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to include her heirs executors, administrators, legal representatives and assigns) of the **One Part;**

**IN FAVOUR OF**

**MR. RAJ NATH OJHA**, (UID No.:- 2712 0499 9973 & PAN- AABPO9365P), Son of Dina Nath Ojha, by faith Hindu, by Caste Brahmin, by Occupation Retired, Nationality Indian, resident of 4

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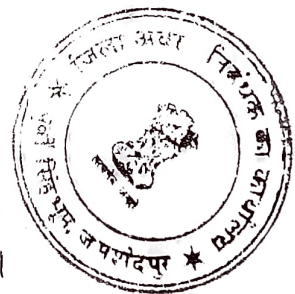
A  
S. N. SANKAR  
ADVOCATE, JSR COURT



Nelu Kumary Sinha  
14/7/2021

नीलु कुमारी सिन्हा निवासी- अतीश कुमार सिन्हा  
पटना बिहार  
14/07/2021 के अति उत्तरी नमूने के लिए  
1044  
समस्तोत्त

निवेदन-पदाधिकारी को  
14/07/2021



Nitlu  
Kumari Sinha  
14/7/2021

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New Teacher's Staff Co-operative College Campus, Bistupur, P.O. and P.S. Bistupur, Town Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the "**PURCHASER**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to include his heirs executors, administrators, legal representatives and assign) of the Other Part;

**NATURE OF DEED** : **S A L E D E E D.**

**CONSIDERATION MONEY** : Rs.14,00,000/- (Rupees fourteen lakhs) only.

**WHEREAS**, the seller is the sole, absolute and lawful owner of all that piece and parcel of homestead land measuring 0-1-66 Kathas i.e. 1200 Sq.ft. or 2.8 Decimals, recorded under Khata No. 125. Portion of Plot No. 1796, situated in Mouza DIMNA, P.S. Mango, Thana No. 1643. Ward No. 9 MNAC (Now Mango Nagar Nigam), District Sub Registry Office Jamshedpur, District East Singhbhum, morefully described in Schedule below;

**AND WHEREAS**, the above named Seller has purchased the aforesaid land, morefully described in Schedule below, from its former owner, by means of Registered Sale Deed No.495, dated 23.01.1985. Registered at Sub Registry Office Jamshedpur and since purchased she came in physical possession over the same and hold & possess with peaceful possession over the same as a absolute owner thereof, without any interruption from anybody;

**AND WHEREAS**, the above named present Seller got mutated her name in the Office of the Anchal Adhikary (C.O.) Jamshedpur, in respect of aforesaid land morefully described in Schedule below vide Mutation Case No. **54/XV/MNAC/85-86**, order dated **05.10.85** and paying ground rent etc. for the same in her name by obtaining rent

Continued



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Nidhi Kumari Sinha  
14/7/2021

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receipt from the said Office as such her name has been noted in Vol. No. 36, Page No. 30, in Register-II of the said Office;

**AND WHEREAS**, now being in urgent need of money the Seller has agreed with the Purchaser for ABSOLUTE SALE of the said property fully mentioned in the schedule below for a total consideration amount of Rs.14,00,000/- (Rupees fourteen lakhs) only and the Purchaser has also agreed to purchase the same at that price;

**AND WHEREAS**, the above named Seller agreed to execute this Sale Deed in favour of the Purchaser with respect to the aforesaid land morefully described in Schedule below on the following terms and conditions:-

**NOW THIS SALE DEED WITNESSETH AS FOLLOWS :-**

1. That in consideration of the said sum of Rs.14,00,000/- (Rupees fourteen lakhs) only paid by the Purchaser to the Seller, the receipt of which is hereby admitted and acknowledged, as full and final payment in respect of sale of the said land morefully described in schedule below by the Seller, the Seller do hereby absolutely sell, convey, transfer the all that property mentioned in the schedule below in favour of the Purchaser by this sale Deed TO HAVE AND TO HOLD THE same unto the Purchaser or his heirs, successors without any interruption from the side of the Seller or any person/s claiming under her together with all the right, title, claim and interest which the Seller here before enjoyed in respect of the land mentioned in the Schedule below.

2. That the Seller has delivered physical possession of the aforesaid land morefully described in Schedule below to the Purchaser and from this day the Purchaser shall possess and enjoy the same as absolute owner in all possible ways with power to dispose of the same in any manner he likes.

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Nida Kumari Sinha  
14/7/2021

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3. That, henceforth the Purchaser shall also be entitled to mutate his name in respect of the said property hereby sold fully described in Schedule below to the sherista of the said landlord State Jharkhand through the C.O. Mango (Jamshedpur) and shall pay rent for the same in his own name and also pay the other tax/es to its concerning authority.

4. That from this day all the right, title, claim and interest of the Seller in the property morefully described in schedule below shall cease to exist and will vest in the Purchaser and the Purchaser will become the absolute owner thereon from this day.

5. That the Seller do hereby covenant with the Purchaser that she has not done or committed any act in any manner or thing by the reason whereof the property conveyed by this presents, has not been charged, mortgaged, hypothecated, gifted, sold, transferred or has not been encumbered in any manner whatsoever whether in title or in possession in respect of schedule below property.

6. That the Seller hereby declare that she has good and perfect title over the said property mentioned in the Schedule below which she has not sold, charged or transferred the same in any way to any one else prior to this Sale Deed.

7. That the Seller has delivered all the relevant documents (Photo copies) together with original Sale Deed in connection with the Schedule below property to the Purchaser.

8. That the Seller hereby agree to keep harmless and indemnified from all losses, expenses and costs incurred or suffered by the purchaser arising out of any defect in title of the Seller over the said property morefully described in the schedule below.





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Nilesh Kumar Singh  
14/7/2021

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9. That the Seller have further agreed to execute and register any further or other Deed of assurance or document at the cost of the Purchaser that may be required to more perfectly confirm the ownership and possession of the Purchaser in the Schedule below property.

**SCHEDULE**

(Description of the property hereby sold)

ALL THAT piece and parcel of homestead land measuring 0-1-60 Kathas i.e. 1200 Sq.ft. or 2.8 Decimals, recorded under Khata No. 125, Portion of Plot No. 1796, situated in Mouza DIMNA, P.S. Mango, Thana No. 1643, Ward No. 9 MNAC (Now Mango Nagar Nigam), District Sub Registry Office Jamshedpur, District East Singhbhum, which is bounded by:

NORTH BY : Road;  
SOUTH BY : Girish Chandra Jha;  
EAST BY : Dr. Sharad Jagannath  
WEST BY : Surendra Yadav

Its Holding No.:- 0090008768000M0

**Annual Rent** : Rs. 25/- only payable to the landlord the State of Jharkhand Through C.O. Mango (Jamshedpur);

That the above property is on Branch Road.

Location of the land shown in the Sketch map in red colour annexed herewith which shall form part of this deed.

IN WITNESS, whereof the Seller do hereunto set her hand in at Jamshedpur on this the day, month and year as mentioned above.

Read over and explained the contents of this sale deed to the executants who admit the same to be true and correct.



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Nikhil Kumar Sinha  
14/7/2021


Witnesses :

1. <sup>Venule</sup> Satish Kumar Sinha s/o late Davenindra  
Doman Narsain Singh. R.O. South Purnanada, Naged,  
Phulwari Patna - Bihar.
2. Anand Kumar s/o Mr. J. P. Mahto, R/O 28 Baliguma, Bagan  
area Jamshed pur.

TYPED BY :-

  
J.S.R. COURT

DRAFTED BY :-

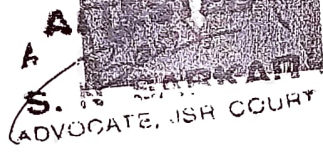
  
ADVOCATE, J.S.R. COURT

PURCHASER



Raj Nath Ojha



  
S. S. ADVOCATE  
ADVOCATE, JSR COURT

Certified that the finger prints of the left hand of each person whose photographs are affixed in this document have been taken by me.

  
Advocate





14/7/2021

14/7/2021

10403851 + 2-8 km - 113 0791-2

Rishu