



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 34bd7a13c04f056603c3

Receipt Date : 19-Feb-2021 01:13:36 pm

Receipt Amount : 61000/-

Amount In Words : Sixty One Thousands Rupees Only

Token Number : 20210000020355

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : PRADEEP KUMAR BEURIA (Vendee)

GRN Number : 2104507684



-: For Office Use :-

Deface
की प्रतिया
Scanned
19/02/21



2021/JSR/965/BK1/892

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 दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

इस रसीद के माध्यम से पुर्ब से कितनी प्रकार की लेगा वही ली गई है।

Himanshu Prasad

Beuria

Subur
15/2/2021

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mang

Subur
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19/2

रफा नका 463 जामशेदपुर
1578 इतिहास नका
में दर्ज नहीं है

19/2/2021

जिला अवर निरुद्धक

हस्तस्थित दस्तावेज में लेख्यकारी / हिसाब
जाति के वामन अंकित की गई है।
छोटानगपुर कारकारी अधिनियम 1908
की धारा 46(B) के अन्तर्गत नहीं है।



न्यूनतम मूल्यंकन सूची से
जौचा एवं सही पाया।

19/2/2021
Himanshu Bagti



PRADEEP KUMAR BAGTI
(Advocate)
Civil Court, Jamshedpur

SALE DEED

अधिनियम 21 के अधीन ग्राहक: भारतीय स्टाम्प अधिनियम
द्वारा स्थापित (सेक्ट), 1899 की अनुसूची
या 1क, सेक्ट... के अधीन
अवधि स्थापित-सहित (या स्थापित-शुल्क
विनुद्ध या स्थापित-शुल्क अंकित नहीं)

THIS DEED OF SALE IS MADE ON THIS THE 18th DAY OF
'FEBRUARY' 2021 AT JAMSHEDPUR; BETWEEN:

निर्वाहक-सहायिका

Kuchyath

AM 1 45750
b/w 300
P 20 100

- 1) MAHAWATI DEVI, (PAN – AGOPD8988J and UID No.8859 0817 7949),
Wife of Late Baburam @ Baburam Chandra @ Babulal Singh, by occupation Housewife,
- 2) NARESH SINGH, (PAN – AVFPS0309E and UID No.6467 7039 8396),
- 3) SUMAN KUMAR SINGH, (PAN – AVFPS0320K and UID No.5890 4574 7310),
Both sons of Late Baburam @ Baburam Chandra @ Babulal Singh, by occupation Service;

19/2/2021
दस्तावेज जौचा



19/02/2021
Pradeep Kumar Bagti



PRADEEP KUMAR BAGTI
(Advocate)
Civil Court, Jamshedpur

हिमांशु अरविन्द पिता: बाजेन्द्र प्रसाद
सिवालय: सीतारामदेरा थाना: सीतारामदेरा
दिनांक: 19/02/2021 हे अखिल लेखकरो य द्वायेसरो मे से एक से
बे प्रोफेसरो (अद्वैत) हे मे ता० 10/4 हे पूर्व मे
भागाद मे जमशेदपुर अवर निदेशक कार्यालय मे (.....) हे तारिका मे हे तार

निदेशक-पदाधिकारी का हस्ताक्षर
19/02/2021



Himanshu Arwind
19/2/2021

- 4) **MAMTA DEVI, (PAN – DKOPD6049F and UID No.7837 9689 1165),**
Wife of Late Manoj Kumar Singh and daughter-in-law of Baburam @ Baburam Chandra @ Babulal Singh, by occupation Housewife,
- 5) **MANJU DEVI, (PAN – AZXPD1486H and UID No.6114 5020 0487),**
Wife of Madan Kumar Singh and daughter of Baburam @ Baburam Chandra @ Babulal Singh, by occupation Housewife and
- 6) **SANGEETA SINGH, (UID No.3677 0822 1139),**
Wife of Sunil Kumar Singh and daughter of Baburam @ Baburam Chandra @ Babulal Singh, by occupation Housewife

All by faith Hindu, by Caste Rajput, Nationality Indian, No.1 to 4 are resident of H. No.9 B, Gurudwara Basti, Near Shiv Mandir, B Zone, Sakchi, P.O. & P.S. Sakchi, Town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin – 831001, No.5 resident of Panchayat Valmikinagar, Bhaisalotan, District West Champaran, Valmiki Nagar, State of Bihar, Pin – 845107 and No.6 resident of Ararua Khurd, Harihar Ganj, Palamu, District Palamu, State of Jharkhand, Pin – 822131, all are represented through their duly constituted and lawful attorney **HIMANSHU ARWIND, (PAN – AJAPA6133D and UID No.8597 0229 5897)**, son of Mr. Rajendra Prasad, by faith Hindu, by Caste Yadav (Gawala), by occupation Business, Nationality Indian, resident of H. No.21, Bagan Area, New Layout, Sitaramdera, P.S. Sitaramdera, Town Jamshedpur, District East Singhbhum, State of Jharkhand, vide registered General Power of Attorney, bearing Document No.2020/JSR/846/BK4/98, in Book No.BK4, Volume No.14, from page No.77 to 160, registered at District SRO, Jamshedpur,

hereinafter referred to as the **SELLERS** (which expression shall unless, excluded by or repugnant to the context, mean and include their respective heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **ONE PART**;



Himanshu Beuria
19/2/2021
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IN FAVOUR OF

MR. PRADEEP KUMAR BEURIA, (PAN – ANJPB0705D and UID No.3653 8744 7078), son of Late Kanu Charan Beuria, by faith Hindu, by Caste Khandayat, by occupation Service, Nationality Indian, resident of Dimna Basti, Sadhu Colony, P.O. M.G.M. Medical College, Jamshedpur and at present residing at Flat No.201, Gharana Villa, Dalma Base, Colony, NH-33, Munna Garage, P.O. M.G.M. Medical College, Town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin - 831018, hereinafter referred to as the **PURCHASER** (which expression shall unless, excluded by or repugnant to the context, mean and include his legal heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **OTHER PART**.

NATURE OF DEED:

SALE DEED

CONSIDERATION AMOUNT:

Rs.15,25,000/- (Rupees Fifteen lakhs twenty five thousand) only.

WHEREAS, in the Survey Khatiyan of the last Survey Settlement Operation, records of which was finally published in the year, 1980, the entire landed property under **Khata No.463, in Plot No.1578 a, b, c,** measuring an area **0.83.60 Hectares** of Mouza Baliguma, P.S. Mango, Thana No.1150, Ward No.10, MNAC, Jamshedpur, has been recorded in the joint names of Shankar Prasad and Baburam, both sons of Gyan Chandra, in equal share and they had been in peaceful possession and occupation over their respective share of property, without any interruption from any corner and rent for the said land paid to the landlord, the State, through the C.O., Jamshedpur and obtained rent receipt in their joint names, entered in Volume No.23 and Page No.67;

AND WHEREAS, after the death of said recorded tenant Baburam, his share of properties in the aforesaid Khatiyan vested and devolved upon the



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above named Sellers, being his widow, sons, daughter-in-law and daughters, respectively, as his surviving legal heirs and successors and since then the Sellers have been in joint peaceful possession and occupation over the said inherited property, without any let, hindrance or disturbances from any corner or concern and as such the sellers are the absolute and lawful owners thereof by exercising all acts of ownership thereto;

AND WHEREAS, the Sellers, being in urgent need of money, voluntarily expressed their intent of selling the Schedule below property and having come to know the intention of the Sellers, the Purchaser hereof has approached to the Sellers and after inspected the land at site, all title documents and relevant papers etc. and having fully satisfied to him proposed and offered to purchase the same on a consideration amount of **Rs.15,25,000/- (Rupees Fifteen lakhs twenty five thousand) only;**

AND WHEREAS, on the aforesaid approach made by the Purchaser, the Sellers have agreed to sell their said property more fully described in the Schedule below, by this Sale Deed, on a total consideration amount of **Rs.15,25,000/- (Rupees Fifteen lakhs twenty five thousand) only;**

NOW THIS DEED OF SALE WITNESSETH:

- 1) THAT, in pursuance of the above and in consideration of the aforesaid sum of **Rs.15,25,000/- (Rupees Fifteen lakhs twenty five thousand) only**, paid by the purchaser to the sellers, **by Cheque/ Bank Transfer/ Cash**, the receipt of which sum the sellers do hereby admit and acknowledge as full, final and highest consideration amount of the schedule below land and do hereby sale, convey, transfer and deliver the same, together with all its right, title, interest and possession, privileges and advantages the sellers here before enjoyed over the



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schedule below property UNTO AND TO THE USE of the purchaser, absolutely and forever.

- 2) THAT, from today, the sellers have also delivered the physical possession of the schedule below property in favour of the purchaser and the purchaser from this day shall possess and enjoy the schedule below land as its absolute owner in every possible manner with power to dispose of the same in any manner he likes, without any let or hindrance of the sellers, their heirs or any other person/s claiming through them.
- 3) THAT, the schedule below property hereby sold and transferred in favour of the purchaser, is free from all encumbrances, liens or charges and prior to this transfer the sellers have not sold or otherwise alienated the same or part thereof to any other person(s) and for any defect of title or possession of the sellers over the schedule below land, the purchaser suffers any loss due to dispossession from the same or part thereof then the sellers shall remain liable to compensate all such losses sustained to the purchaser. The sellers hereby declare that apart from them, there are no other legal claimants of the schedule below property and they are legally entitled to sell the same in favour of the purchaser.
- 4) THAT, the Purchaser shall or may construct residential house and/ or other structures, whatsoever he likes, over the schedule below property or part thereof at his absolute discretion and take electricity, water connection from the concerned authority in his own name.
- 5) THAT, henceforth the purchaser shall be at liberty to mutate his name in the Office of the landlord, the State, through the C.O., Mango, Jamshedpur and the Purchaser shall also be at liberty to has or get his



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name registered in the Office of Mango Notified Area Committee/ Mango Nagar Nigam or any other concerned authority and accordingly shall pay the Municipal/ Holding and/or ground rent, other charges/ taxes etc. in respect of the scheduled property, in his own name.

- 6) THAT, the sellers hereby also assures the purchaser that they shall, at the cost of the person (s) requiring the same, execute any other document(s), if so required, in respect of the schedule below landed property to further ensure the right, title and interest of the purchaser over the same.
- 7) THAT the sellers have handed over all relevant documents in respect of the schedule below property to the purchaser.

SCHEDULE

(Description of the property hereby conveyed)

ALL THAT piece and parcel of raiyati Homestead land, measuring an area 5 (five) Decimals i.e. 2186.56 Sq.ft. or 3.03 Kathas, more or less, being in Portion of New Plot No.1578 c, recorded under New Khata No.463, in Mouza BALIGUMA, P.S. M.G.M. Medical College, Thana No.1150, Survey Ward No.10, MNAC, having Mango Nagar Nigam Holding No.0100000052000A6, District Sub-Registry Office and Town Jamshedpur, Pargana Dhalbhum, District East Singhbhum, State of Jharkhand;

which is bounded by:

Side measurement

North :	Seller's Nij;	67'-8"
South :	Seller's Nij;	69'-0"
East :	Road;	32'-0"
West :	Plot No.1576.	32'-0"

Annual ground rent Rs.2/- only, payable to the superior landlord, the State of Jharkhand, through the C.O., Mango, Jamshedpur.



8/ Himanshu Arora
19/2/2021

The land aforementioned is shown in RED COLOUR in the map enclosed herewith, which will be treated as a part of this Sale Deed.

The schedule above property is situated at other road.

IN WITNESS WHEREOF, the sellers have hereunto set their respective hands, through their Attorney on this deed of sale, on the day, month and year first above written.

Read over and explained the contents of this Deed to the Sellers and they have admitted the same to be true and correct.

Arora
18/2/2021
Advocate

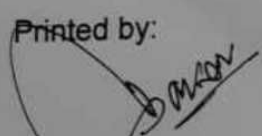
WITNESSES:

1. ~~Vivek Kumar~~

VIVEK KUMAR SHARMA, S/o - Raj Kishor Sharma.
Dalma base colony, N.H-33, Mama Garage to M.G.M
Jamsheedpur - 83818 (831018)

2. Vikas Kumar Singh s/o Vijay Singh

R/o - 51, Road No-1, Tilkagadh,
Parsuahi, Near Tilkagadh, Halwabi,
East Singhbhum. - 831002,

Printed by:

Jsr. Court.

Drafted by:
Arora
18/2/2021
Advocate.





Himanshu Beuria
19/2/2021

NAME OF THE PURCHASER :

MR. PRADEEP KUMAR BEURIA



Beuria



PRADEEP KUMAR BAGTI
(Advocate)
Civil Court, Jamshedpur

Signature and left hand fingerprints of the Purchaser.

Certified that the fingerprints of the left hand of each person, whose photograph is affixed in the document, have been obtained by me or before me.

Pradeep 18/2/2021

Advocate.



ITOMI KAKIYAMA
1911.10.10
1911.10.10



Himanshu Choudhary
19/2/2021
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MODE OF PAYMENT

The purchaser has paid the aforesaid total consideration amount of **Rs.15,25,000/- (Rupees Fifteen lakhs twenty five thousand) only**, to the sellers, in the following manner:-

<u>Dated</u>	<u>Mode</u>	<u>Amount (in Rs.)</u>
02.11.2020	Vide Cheque No.145205 drawn on SBI, P.B.	51,000/-
02.01.2021	Vide D.D. No.652287 issued by UCO Bank, Sonari.	10,00,000/-
11.02.2021	Vide D.D. No.652295 issued by UCO Bank, Sonari.	4,49,000/-
19.02.2021	By Cash	25,000/-

	Total :	15,25,000/- only.

(Rupees Fifteen lakhs twenty five thousand) only



19/12/2021

V/R. Anbu
250311 + 5 die - 1901555 --


नाम- अधिसूचित क्षेत्र जमशेदपुर
 ब्लॉक संख्या- 10
 चादर संख्या- 7
 राजस्व थाना- चाटशिला
 जिला- सिंहभूम
 पैमाना- 1 सें० मा० = 80 मी०
 सन्- 1970-71 ईस्वी



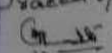
Himanshu Chandra

खता संख्या - प्लॉट संख्या रकबा
 463 1578 c - 2186.56 वर्ग फुट
 = 5 डिसेमल

टीटिनी :-
 30- निज
 20- निज
 पु०- रोड
 प०- प्लॉट संख्या- 1576

 लाल रंग से दर्शाया गया



Traced by:






आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRADEEP KUMAR BEURIA

KANU CHARAN BEURIA

22/12/1987

Permanent Account Number

ANJPB0705D

Beuria
Signature



Beuria