



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 598fe85ad513ea9fd5bf

Receipt Date : 30-Sep-2022 01:39:21 pm

Receipt Amount : 59400/-

Amount In Words : Fifty Nine Thousands Four Hundred Rupees Only

Token Number : 20220000119656

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : MANISH KUMAR CHAUBEY (Vendee)

GRN Number : 2213746791



Deface
करा गया
A 321

-: For Office Use :-



2022/JSR/4966/BK1/4622

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

धर में किया गी प्रकार सेता नई ती 05 है।

Prantik Jha Manish Kumar Chaubey

सुपरीकृत
14,85,000/-

P.S.
Naga

शुल्क
59,400/-

खाता नम्बर... 109
प्लॉट नम्बर... 265
देय प्रतिबंधित सूची में दर्ज नहीं है।

जिल्हा न्याय निव्वन्धक

जिल्हा न्याय निव्वन्धक / निव्वन्धक
जिल्हा न्याय निव्वन्धक / निव्वन्धक
जिल्हा न्याय निव्वन्धक / निव्वन्धक
जिल्हा न्याय निव्वन्धक / निव्वन्धक

न्यूनतम मूल्यांकन सूची से
जाँचा एवं सही पाया।

[Signature]
30/9/22

[Signature]
30/9/22

[Signature]
30/9/22



Prantik Jha
30/9/2022



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21 के अर्धीन प्राणा: भारतीय स्टाम्प-अधिकरण
न स्टाम्प रकम, 1299 की अनुसूची
18, स... 2...3... के अर्धीन
न स्टाम्प-सहित (या स्टाम्प-रुक्क
समुच्चय का स्टाम्प-दुल्क अयोग्य नहीं है।

Rajesh Kumar
30/9/22

[Signature]
निव्वन्धक-पदाधिकारी

SALE DEED

THIS SALE DEED IS MADE ON THIS THE 30th DAY OF
SEPTEMBER, 2022, AT JAMSHEDPUR;

BY:

SRI PRANTIK JHA (PAN : BAAPJ7308B, UID No. XXXX XXXX
0571), son of Dipankar Jha, by faith Hindu (General Caste), by
nationality Indian, by occupation Business, permanent resident of

[Signature]
जाँचा

Chogabla
-44,550-00
-03-00
-01-00



Frank Jha
30/9/2022



प्राध्यापक ब्या. विना. वलंकर ब्या.
 विभाग: सामाजिक विभाग धारा: सामाजिक विभाग
 संख्या: 20/9/22 के जर्नल लेखाग्रहण या दफ्तरे में ही एक ही
 के कॉन्सर्ट (अदालत) में नं. 10/11/20 के द्वारा (अ
 आदेश) 14/9/22 अवर निबंधन कार्यलय में (..... रात पर) निबंधन के लिए
 के लिए



निबंधन-पदाधिकारी का हस्ताक्षर
30/9/22

Franka Jha
30/9/2022

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Mahanandapally, Jhal Jhaliya, Nima Sara, Malda, West Bengal, Pin Code - 732102, presently of Plot No. LP-922, Prasanti Vihar, P.O. KIIT, P.S. Infocity, District Khordha, State of Odisha, Pin Code -751024, constituted Attorney for **SRI DIPANKAR JHA (PAN : AMTPJ9087D, UID No. XXXX XXXX 5686)**, Son of Late Dibakar Jha, by faith Hindu (General Caste), by nationality Indian, by occupation Business, resident of 3/4, Mills & Godown Area, Burma Mines, P.O. & P.S. Burma Mines, town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin Code -831002, vide General Power of Attorney No. 41082010319 dated 09.12.2020 registered at the office of the District Sub-Registrar, Khurda (BSSR), Odisha, hereinafter referred to as the **SELLER** (which expression shall unless, excluded by or repugnant to the context, mean and include his heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **ONE PART**;

IN FAVOUR OF

MANISH KUMAR CHAUBEY (PAN : BKHPM1261K, UID No. XXXX XXXX 6337), Son of Prakash Chandra, by faith Hindu (General Caste), by nationality Indian, by occupation Business, resident of Village Karmaipur (Malahath), Debethuwa, Varanasi, Uttar Pradesh, Pin Code - 221207, hereinafter referred to as the **PURCHASER** (which expression shall unless, excluded by or repugnant to the context, mean and includes his heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **OTHER PART**;

NATURE OF DEED: SALE DEED

CONSIDERATION AMOUNT: Rs. 14,85,000/- (Rs. Fourteen lakh, eighty five thousand) only;

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30/9/2022

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WHEREAS the SELLER is the absolute and lawful owner of ALL THAT piece and parcel of raiyati homestead land measuring in the Northern side - 49'ft., in the Southern side - 50'ft., in the Eastern side - 35'ft., and in the Western side - 35'ft. = 3.976 Decimals (more or less) being in portion of New Plot No. 265, recorded under New Khata No. 109, situated at Mouza Mango, Survey Ward No. 10 MNAC, within P.S. Mango, Thana No. 1641, in town and District Sub-Registry Office at Jamshedpur, District East Singhbhum, State of Jharkhand, more particularly described in the Schedule hereunder written, together with other lands/plots which stands entered and recorded in the joint names of Chandrashekhar Singh and Dibakar Jha (i.e. the deceased father of the Seller hereof) during the last Survey Settlement operation, final report of which was published on 8th January, 1981, and they had been in peaceful possession of the same;

AND WHEREAS while in possession the said Chandrashekhar Singh and Dibakar Jha (i.e. the deceased father of the Seller hereof) partitioned the entire joint properties by meets and bounds and thereby the property described in the Schedule below, together with other lands/plots were fallen in the exclusive share of said Dibakar Jha;

AND WHEREAS said Dibakar Jha died leaving behind his son Dipankar Jha (i.e. the Seller hereof) who inherited the property described in the Schedule hereunder written, together with other lands and he got the same mutated in his own name vide order passed in Mutation Case No. 305/R27/2020-2021 by C.O., Mango, on 23.09.2020 (entered in Vol. No. 104 Page No.51 of Register-II) and he has been in peaceful possession of the said landed property and has been exercising all acts of ownership thereto without any interruption or impediment or interference by and from any corner;

Frankie Jha
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AND WHEREAS the SELLER, being in urgent need of money to acquire immovable properties at elsewhere, voluntarily expressed his intent of selling his Schedule below land and having come to know the intention of the SELLER, the PURCHASER hereof has approached to him and after inspected the land at site, all title documents and relevant papers etc. and having fully satisfied with the same he proposed and offered to purchase the same to which the Seller also agreed on the terms and conditions mutually settled by them as under;

NOW THIS SALE DEED WITNESSETH:

1. That in pursuance of the above agreement and in consideration amount of Rs. 14,85,000/- (Rs. Fourteen lakh, eighty five thousand) only paid by the PURCHASER to the SELLER in the manner described in MEMO OF CONSIDERATION hereunder written, the receipt whereof the said sum hereby acknowledge, accept and admit, as full and final consideration amount, having been received, against ABSOLUTE AND OUTRIGHT sale, transfer and dispose of the said land more specifically described in the Schedule hereunder written to the PURCHASER, the SELLER by these presents does hereby sale, convey, transfer and assign unto the PURCHASER ALL THAT said land together with all right, title, interest, claim, privileges, advantages TO HAVE AND TO HOLD the same without any interference or objection or disturbance by and from the SELLER and/or person/s claiming through and/or under and/or intrust of him.

2. That the PURCHASER will hold, enjoy and possess the said Schedule below land, as its LAWFUL OWNER in the eye of law without any disturbance or concern by and from the SELLER or others. Hence onwards the SELLER is completely divested of all his interest, right, claim and/or shall cease to have any right or title in the said land hereby sold to the PURCHASER by these presents.

Frank Jha
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3. That the SELLER, on receipt of full consideration amount from the PURCHASER herein, hereby delivers free and peaceful possession of the said land and original copies of the Sale Deed, Mutation and all relevant documents, papers, etc. in respect of the said land, to the PURCHASER.
4. That the PURCHASER out of his own funds and/or through the financial source of others and/or any financial institution including bank etc. shall construct Boundary wall, house and other structures, install boring, other water source, electricity etc. over the said land and will hold, enjoy and possess the same as its LAWFUL OWNER in the eye of law without any disturbance or concern by and from the SELLER or others. Hence onwards the SELLER is completely divested of all his interest, right, claim and/or shall cease to have any right or title in the said land hereby sold to the PURCHASER by these presents.
5. That the SELLER hereby represents and declares that:
 - i) he is the true, absolute and lawful owner of the said land and there is no other co-claimant or co-owner or co-sharer in this land except him.
 - ii) prior to execution of this Sale Deed, the SELLER has not sold or transferred or delivered or assigned or mortgaged the said land to any party, person or concern and the same is free from all encumbrances, charges, liens, mortgages, suits, proceedings etc.
 - iii) the above premises or part thereof is not subject matter of any dispute, litigation and/or under acquisition or requisition or dues or arrears of any services including electricity etc.
 - iv) hence onwards the PURCHASER will hold, enjoy the said land

Prantik Jha
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as its absolute owner with full power to convey, transfer, sale, mortgage or assign the same in any manner he likes.

- v). the PURCHASER shall be at liberty to get the land described in the Schedule below, mutated in his name in the records of the Superior landlord the State of Jharkhand, through C.O., Mango, Jamshedpur, and pay ground rent in his name.
- vi) the SELLER hereby assures the PURCHASER to sign and execute any further papers, no-objection, documents etc. at the cost of the PURCHASER, that may be necessary and/or deemed to be required for mutating the said land in his name in the records of the Superior landlord and for his peaceful possession forever.
- vii) the PURCHASER will be at liberty to apply and got Holding No. with respect to the land described in the Schedule below in his name before Competent Authority as the case may be and pay Holding tax in his name.
- viii). in case the PURCHASER suffers any loss or damage and/or disposes from the premises due to defect in title of the SELLER, the SELLER in such circumstances shall be liable to compensate the PURCHASER for such loss.
- ix). all the previous documents relating to the land described in the Schedule below has/have been handed over by the SELLER to the PURCHASER and the documents/sketch map annexed herewith and/or enclosed with this Sale Deed are inspected, examined, verified and checked by both the parties hereto by themselves personally as well as through expert, and in the event of any wrongful activities, defective title and/or other disputes they will be held liable for the same, and they will not question with the Advocate and/or District

Bankik Jha
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Sub-Registry Office, for any irregularity.

6. That the SELLER further agrees and covenants with the PURCHASER, to execute any further or other documents and/or other deeds and things as may be necessary to complete and make perfect the title of the PURCHASER, in respect of the schedule below land, at the cost of the PURCHASER.

SCHEDULE

(Description of the land hereby sold)

ALL THAT piece and parcel of raiyati homestead land measuring in the Northern side - 49'ft., in the Southern side - 50'ft., in the Eastern side - 35'ft., and in the Western side - 35'ft. = 3.976 Decimals (more or less) being in portion of New Plot No. 265, recorded under New Khata No. 109, situated at Mouza Mango, Survey Ward No. 10 MNAC, Holding No. 0100000202000M0, issued by Mango Nagar Nigam, within P.S. Mango, Thana No. 1641, in town and District Sub-Registry Office at Jamshedpur, District East Singhbhum, State of Jharkhand, together with all its advantages, privileges, services, common facilities and amenities thereon;

Which is bounded and butted as follows:

NORTH BY : New Green City;

SOUTH BY : Part of Plot No. 265;

EAST BY : New Green City Road;

WEST BY : Part of Plot No. 265;

The landed property aforementioned is situated on the OTHER ROAD, shown in RED COLOUR in the Sketch map enclosed herewith, which will be treated as a part of this Sale Deed;

Frankh Jha
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Ground rent is payable to the landlord, the State of Jharkhand, through the C.O., Mango, Jamshedpur.

MEMO OF CONSIDERATION

The purchaser paid the said consideration amount of Rs. 14,85,000/- (Rs. Fourteen lakh, eighty five thousand) only to the seller by Cash/Check/RTGS/NEFT/Fund transfer etc. on different dates.

IN WITNESS WHEREOF, the Seller has set his hands on this Sale deed at Jamshedpur, on the date, month and year first above mentioned.

Read over and found the contents of this deed to be true and correct and after being satisfied about all the contents herein, signed this Sale Deed in presence of each other.

WITNESSES :

1. PANIKAS PRASAD SON OF RAJENDRA PRASAD
R/o. N.H. 33, Shanti Vidya Colony,
Mango, Beside Bhujania place,
Jamshedpur-831012

Frankh Jha
30/9/22

2. RAJESH KUMAR SINGH
SON OF CHANDRABHAN SINGH
R/o H.No: 1415, Ward No: 10,
Baliguma, N.H. 33, Near
Gayatri Homes, M.G.19
Jamshedpur.

Rajesh. K. Singh

Franklin Jha

Drafted, read over and explained the contents of this deed to the executants who admit the same to be true and correct.

Raish
30/9/2022
Advocate.



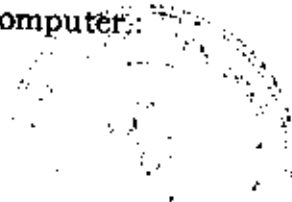
(Handwritten signature)

MANISH KUMAR CHAUDHARY
30/9/2022

PHOTOGRAPH, SIGNATURE & FINGER PRINTS OF THE PURCHASER

Certified that the five finger prints of the left hand of each person, whose photographs are affixed in the document, have been obtained by me or before me.

Printed through Computer:



Raish
30/9/2022
Advocate



नाम अधिसूचित क्षेत्र जमशेदपुर

वार्ड संख्या 10

चादर संख्या 2

राजस्व थाना घाटशिला

जिला सिंहभूम

पैमाना 1से0मी = 20 मी0 या प्र0भि0- 1:2000

सन् 1970-71 ईस्वी

Khata No-	Plot No-	Area Decimals
109	265	3.976 Decimals

which is bounded by:

Side Size

Boundary

North- 49'ft-0"

South- 50'ft-0"


East - 35'ft-0"

West - 35'ft-0"

प्रस्तावित भूमि को लाल

रंग में दर्शाया गया है।

Purchaser Manish Kumar Chaubey


Manish Kumar Chaubey

Prantik Jha
30/9/22



Token No.: 20220000119656

CERTIFICATE

Office of the District SRO - Jamshedpur

This Sale Deed was presented before the registering officer on date 30-Sep-2022 by PRANTIK JHA, S/O, D/O, W/O DIPANKAR JHA resident of 3/4, MILLS AND GODOWN AREA, BURMA MINES, P.O AND P.S. BURMAMINES, TOWN-JAMSHEDPUR ..

This deed was registered as Document No:- 2022/JSR/4966/BK1/4622 in Book No :- BK1, Volume No :- 830 from Page No :- 1 to 90 at, office of District SRO - Jamshedpur

Date:- 30-Sep-2022


Prantik Jha
Registering Officer

Prantik Jha Manish Kumar Chakraborty