



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

**Receipt Number :** efb876a3482beffdef3b

**Receipt Date :** 28-Feb-2023 05:14:42 pm

**Receipt Amount :** 60880/-

**Amount In Words :** Sixty Thousands Eight Hundred And Eighty Rupees Only

**Token Number :** 202300026224

**Office Name :** District SRO - Jamshedpur

**Document Type :** Sale Deed

**Payee Name :** YASH JAISWAL ( Vendee )

**GRN Number :** 2316008798



-: For Office Use :-

*Delivered for*

2023/JSR/1299/BK1/1215



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 पूर्व में किसी प्रकार की शिकावती ली नहीं गई है।

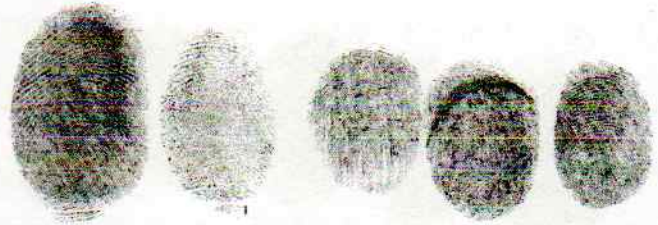
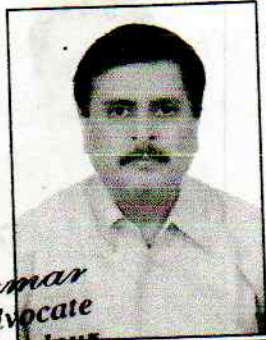
*Sumendu*  
09/03/23

*Yash*  
09/03/23

सद्वाला  
15,22,000/-

P.S.  
Mango,

Stap  
60,880/-



*Kishore Kumar*  
Kishore Kumar  
Advocate  
Civil Court, Jams.

*Surendra Kumar*  
Surendra Kumar Ojha  
09/03/23

प्लॉट नम्बर... 481,  
खोले नम्बर... 461,  
देव प्रतिबन्धित सूची में दर्ज नहीं है।

*Kishore Kumar*  
9/3/23

नियम 24 के अन्तर्गत कानून: भारतीय स्वाम्य-अधिनिर्वाह  
(हिंदीय स्वाम्य ऐक्ट), 1955 की अनुसूची  
1 या 2क, श्रेणी... 23, के अधीन  
व्यवहार प्रमाण-पत्र (या स्वाम्य-शुल्क  
के विमुक्त या स्वाम्य-शुल्क अवेबित नहीं।

जिला आवर डिप्युटी

राज्यपति नियंत्रण में संरक्षित / विभाजन  
कार्ड में जमा अंकित की गई है।  
जिला न्यायालय, जामशेदपुर, अधिनियम 1958  
की धारा 45(B) के अन्तर्गत नहीं है।

न्यूनतम मूल्यांकन सूची  
जोड़ा एवं राहो फाइल।

"SALE DEED"

*Kishore Kumar*  
9/3/23

*Kishore Kumar*  
9/3/23

Valued of Rs.15,22,000/-

THIS DEED OF SALE is made on this the **28<sup>th</sup>** day of  
**February 2023**, at Jamshedpur By:-

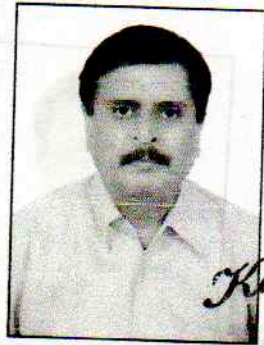
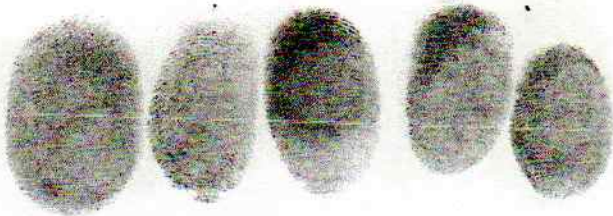
DEBTS RECOVERY TRIBUNAL, having its office at Office at  
Debts Recovery Tribunal, (Government of India, Ministry of  
Finance), 5<sup>th</sup> floor, Pragati Sadan, RRDA Building, Kutchery  
Chowk, Ranchi-834001, in Jharkhand state, being represented  
by its Authorized Officer/ Assistant **MR. SURENDRA KUMAR**

**OJHA** son of Mr. Bankateshwar Ojha having UID-XXXX-XXXX-

*Reddy*  
28/2  
28/2  
09/03

A1 - 45660 = 00  
L1 - 03 = 00  
PR - 01 = 00

*Kishore Kumar*  
9/3/23



*Kishore Kumar*  
Advocate  
Civil Court, Jamshe

*Suresh Kumar*

Suresh Kumar s/o.

09/03/23

सुरेश कुमार ओझा पिता बंकरेश्वर ओझा

निवासी कचहरी चौक रोड

शहर 9131023

दि 10/3/2023

जामशेदपुर

*Suresh Kumar*  
09/03/2023



*[Handwritten signature]*  
09/03/23

6633 and PAN- AAFPO0922J, by faith Hindu, by Caste "General", by Occupation Service, by Nationality Indian, office at Debts Recovery Tribunal, (Government of India, Ministry of Finance), 5<sup>th</sup> floor, Pragati Sadan, RRDA Building, Kutchery Chowk, Ranchi-834001, in Jharkhand state, hereinafter called the "**VENDOR**" (Which expression unless repugnant to the context, shall mean and include its officers-in-interest, legal heirs, successors, representatives, nominees and assigns) Seller of the ONE PART;

**"IN FAVOUR OF"**

**MR. YASH JAISWAL**, son of Mr. Santosh Kumar Jaiswal, having UID No. XXXX-XXXX-2914 and PAN-BUHPJ7684K, by faith Hindu, by Cast "General", by Nationality Indian, by occupation Business, Resident of Block No. 345/2/4, Road No. 27, Transport Colony, Adityapur-2 RIT, Saraikella-Kharswana, in Jharkhand state, hereinafter called the "**VENDEE**" (Which expression unless repugnant to the context, mean and include his heirs and successors, executors, administrators, nominees, representatives and assigns) Purchaser of the Other Party:

**Nature of Deed** : **SALE DEED.**  
**Consideration of Property** : **Rs. 15,22,000/-** (Rupees Fifteen Lakh Twenty Two Thousand) Only.

*Shankar Singh*  
09/03/23

WITNESSETH AS FOLLOWS

WHEREAS All that piece and parcel of vacant homestead land situated at Mouza Pardih, Thana No.1641, recorded under New Khata No. 481, Portion of New Plot No. 461, area measuring 2 (Two) Kattha 10 (Ten) Dhule i.e. 1800 sq.ft., i.e. 4.13 Decimal, within District Sub -Registry Office at Jamshedpur, District Singhbhum East, in Jharkhand State, which is more fully described in the schedule below is the subject matter of this Sale Deed and is hereinafter referred to as the said property;

AND WHEREAS the 'Said Property' was acquired by SRI JOGA SINGH son of S. Pargan Singh from its previous owner by virtue of registered Sale Deed bearing Deed No. 3026 dated 28.06.2004 registered before District Sub- Registrar at Jamshedpur. The said Mr. Laxmi Narayan Singh son of Late Shankar Singh appointed attorneys i.e. Smt. Balika Mahato wife of Sri Dwakar Mahato and Sri Sunil Kumar son of Sri Devendra Singh and by virtue of registered General Power of Attorney vide Deed No. 400 dated 26.05.2004 registered at District Sub-Registrar at Jamshedpur and after that the said attorneys Smt. Balika Mahato wife of Sri Dwakar Mahato and Sri Sunil Kumar son of Sri Devendra Singh sold the same to SRI JOGA SINGH son of S. Pargan Singh;

*Joga Singh*  
09/03/23

AND WHEREAS, the above named SRI JOGA SINGH son of S. Pargan Singh offered his property and mortgaged the same with the Bank of India, Telco Town Branch, Jamshedpur to secure the Loan (Business Loan) in the name of M/S SRI SADGURU SAI ENTERPRISES & OTHERS. Thus the Scheduled property is the secured Asset of the Bank of India, Telco Town Branch, Jamshedpur;

AND WHEREAS the said SRI JOGA SINGH son of S. Pargan Singh i.e. M/S SRI SADGURU SAI ENTERPRISES & OTHERS failed to make payment of the loan amount as such became a defaulter and after giving sufficient chance to him the bank Initiated proceeding Under SARFAESI Act, 2002. Further, the Bank filed O.A. Case No. 221 of 2011 against M/S SRI SADGURU SAI ENTERPRISES & OTHERS before Hon'ble Debts Recovery Tribunal, Ranchi, after that all the process going on and passed the order in favour of Bank and forwarded to Recovery officer for Recovery Proceeding vides R.C. Case No. 202 of 2014. Thereafter demand notice were issued to the Certificate Debtors and mortgaged scheduled property was attached vide order dated 03.02:2015;

AND WHEREAS the Bank enforced the security interest against the borrower (Sri Joga Singh son of S. Pargan Singh i.e. M/S SRI SADGURU SAI ENTERPRISES & OTHERS), who had

Handwritten signature and date: 29/09/22

created security interest on his immovable asset and took possession of the said property and put the same in to e-Auction sell through M/S E-Procurement Technologies Limited;

AND WHEREAS in response to the e-Auction, of the Schedule below vacant homestead land situated at Mouza Pardih, Thana No.1641, recorded under Khata No. 481, Portion of Plot No. 461, area measuring 2 (Two) Kattha 10 (Ten) Dhule i.e. 1800 sq.ft., i.e. 4.13 Decimal, within District Sub - Registry Office at Jamshedpur, District Singhbhum East, in Jharkhand State to the "VENDEE" bid as an offered to purchase the same and in continuation "VENDOR" "Bank of India", Telco Town Branch, Jamshedpur, issued SALE CERTIFICATE on 29.09.2022 along with order of confirmation of sale in favour of the Auction Purchaser under Rule 52 of Second Schedule of Income Tax Rule, read with Section 29 of Recovery of Debts and Bankruptcy Act, 1993, after completion of e-Auction formality after getting full and final amount i.e. Rs.15,22,000/- (Rupees Fifteen Lakhs Twenty Two Thousand) only from VENDEE as par SARFAESI Act 2002 and in exercise of the power conferred under Section 13 read with Rule 8 & 9 of Security interest (Enforcement) Rules, 2002 and the same schedule below property handed over to the VENDEE by the VENDOR Bank;

Handwritten signature and date: 09/03/23

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

- 1) That in pursuance of the promise of the Vendee to comply with the principal agreement i.e. SALE CERTIFICATE and in consideration of a sum of Rs.15,22,000/- (Rupees Fifteen Lakhs Twenty Two Thousand) only already paid to the "VENDOR", the receipt whereof the "VENDOR" does hereby admit and acknowledge as full and final consideration amount against absolute and outright sale of the schedule below landed property portion of Plot No. 461 at Mouza Pardih, Jamshedpur unto the "VENDEE", the "VENDOR" by these presents does hereby sell, convey, transfer, deliver and assign unto the VENDEE all that immovable property more fully described the schedule below together with all right, title, interest and possession TO HAVE AND TO HOLD the same without any interruption or interference or disturbance from or by the "VENDOR" or any person or persons claiming under it together with whatsoever interest thereto which the "VENDOR" here before enjoyed in respect of the said property' more fully described in the schedule below property.
- 2) That the "VENDOR" on receipt of the entire consideration amount has already delivered possession of the schedule below property in favour of the VENDEE together with all relevant papers and documents of the said property.



Handwritten signature and date: 09/05/20

- 3) That the VENDEE will enjoy and possess the said property more fully described in the schedule below with full power to sell convey, mortgage or otherwise alienate the same or part thereof to any other party or person(s) in any manner he likes.
- 4) That the "VENDEE" will be at liberty to get his name mutated/ recorded in the office of the Circle Office, Mango, Jamshedpur, M.N.A.C. or any other concerned office/authority authorities and will pay and discharge the ground rent, malgujari, municipal charges and/ or other service charges in his own name.
- 5) That from this day the "VENDEE" shall be entitled to exclusively use and possess the said Schedule below property.
- 6) That the VENDOR has this day put the VENDEE in possession of the Schedule below land and he has also delivered to the VENDEE the documents of title pertaining to the Schedule below land. The VENDEE after examining all the relevant documents related with the Schedule below land 1 and after being fully satisfied accepted the possession of the Schedule below land.
- 7) That the vendees shall be at liberty to have the schedule below land mutated and will pay the ground rent to the State of Jharkhand in the circle office.

09/09/23  
[Signature]

### SCHEDULE

All THAT Piece and Parcel of vacant homestead land having **Holding No.0090007994000MO**, situated at Mouza Pardih, P.S. *Mango,* M.N.A.C. Ward No.9, Thana No.1641, recorded under Khata No. 481, Portion of Plot No. 461, area measuring 2 (Two) Kattha 10 (Ten) Dhule i.e. 1800 sq.ft., i.e. 4.13 Decimal, Mango, Town Jamshedpur within District Sub-Registry Office at Jamshedpur, District Singhbhum East, in Jharkhand State, which is bounded by;

North by: Proposed Rasta; South by: Baidyanath Ray;  
East by : Doman Mahato; West by : Proposed Rasta (Nij):

IN WITNESS WHEREOF THE VENDOR has signed this Sale Deed today at Jamshedpur on the date aforementioned.

WITNESSES:

- 1) Santosh Kumar Jaiswal S/O - Late Abinash Chandragupt  
Adp.
- 2) Hrithik Sharma S/O Ajay K. Sharma R/O Kum-  
harpara, Sonari - 831001 Hrithik

Drafted, read over and explained the contents of this Sale Deed to the Executant/ Vendor in Hindi, who found and

*[Handwritten signature]*  
09/03/23

admitted the same to be true and correct and this Sale Deed has 1455 words.

*[Handwritten signature]* 09/03/23  
Drafted and typed by  
**Kishore Kumar**  
Advocate  
Civil Court, Jamshedpur

Name & Photo of the Vendee:-  
**MR. YASH JAISWAL**



*[Handwritten signature]*  
Kishore Kumar  
Civil Court, Jamshedpur  
09/03/23 Yash Jaiswal  
*[Handwritten signature]*  
09/03/23

Certified that the fingerprint of left hand of each person whose photograph is affixed on the document has been obtained by me /before me.

*[Handwritten signature]* 09/03/23  
**Kishore Kumar**  
Advocate  
Civil Court, Jamshedpur

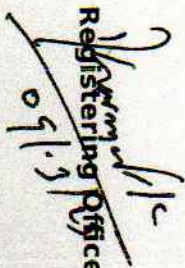
Token No.: 202300026224

## CERTIFICATE

### Office of the District SRO - Jamsheedpur

This **Sale Deed** was presented before the registering officer on date **09-Mar-2023** by **SURENDRA KUMAR OJHA, S/O, D/O, W/O BANKATESHWAR OJHA** resident of OFFICE AT DEBTS RECOVERY TRIBUNAL, 5TH FLOOR, PRAGATI SADAN, RRDA BUILDING, KUTCHERY CHOWK, RANCHI-834001 ,  
This deed was registered as Document No:- **2023/JSR/1299/BK1/1215** in Book No :- **BK1**, Volume No :- 204 from Page No :- 179 to 238 at, office of **District SRO - Jamsheedpur**

Date:- **09-Mar-2023**

  
Registering Officer