



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 2ad108a2a25742079bf5

Receipt Date : 12-Apr-2023 11:00:04 am

Receipt Amount : 92000/-

Amount In Words : Ninety Two Thousands Rupees Only

Token Number : 202300046182

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : SHASMITA SAHOO (Vendee)

GRN Number : 2316675078



-: For Office Use :-

*Before
Own*



2023/JSR/1877/BK1/1745

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 दुसरे 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 पुनः में किसी भी प्रकार से देका नहीं जाई है

2023

Shasmita Sahoo

सालाना
23,00,000/-

प.स
M.P.G.O.

स्टाक
92,000/-



Ramanjee Ojha
Ramanjee Ojha
Advocate 2023

12.04.2023



खाना नम्बर 484
एनोट नम्बर 369
द्वय प्रतिबद्धित सूची में दर्ज नहीं है।

27
2024
नियम 21 के अधीन प्रायः भारतीय स्टाम्प-अधिकार
(अन्वयन स्टाम्प ऐक्ट), 1929 की अनुसूची
1 या 1क, सं. 2.3... के अधीन
प्रमाणित स्टाम्प-साहित्य (या स्टाम्प-पत्र-
के विपरीत या स्टाम्प-शुल्क अर्पित नहीं)।

शिल्ला अथवा लिखत
हस्ताक्षर: उपरोक्त में प्रो. रमजी / पितृवत
नाम के *Ramanjee* अधीन ही यह है।
प्रमाणित भारतीय स्टाम्प अधिनियम 1929
की धारा 40(5) के अन्तर्गत नहीं है।

RPO
12/4/23

RPO
12/4/2023

RPO
12/4/23

Beharwal

Ramanjee
12.4.23

SALE DEED

A - 69,000 = 00
C - 03 = 00
PR - 01 = 00

THIS DEED OF SALE IS MADE ON THIS THE 12th DAY OF APRIL,
2023 AT JAMSHEDPUR; BETWEEN:-

RPO
12/4/2023
वस्तुपत्र जारी

22.04.2023

MR. SUKH CHANDRA JHA, son of Sri Raj Kant Jha, by category General, by faith Hindu, by occupation Retired person, by nationality Indian, resident of Flat No.22/K, 11th Phase, Aadarsh Nagar, Sonari, P.O. & P.S Sonari, Town Jamshedpur, District East Singhbhum, State of Jharkhand, 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, administrators, nominees, and assigns) of the ONE PART (PAN : ACSPJ6840R & UID : XXXX XXXX 9471);

IN FAVOUR OF

MISS SHASMITA SAHOO, daughter of Sri Arjun Sahoo, grand-daughter of Uchhab Sahoo, by occupation Service, by faith Hindu, by nationality Indian, by caste General, resident of H.No.319, Line No.11, Kashidih, Near Bharat Transport, Sakchi, P.O. & P.S Sakchi, Town Jamshedpur, District East Singhbhum, hereinafter referred to as the PURCHASER (which expression shall unless, excluded by or repugnant to the context, mean and include her heirs, successors, executors, legal representatives, administrators, nominees, executors and assigns) of the OTHER PART, (PAN: FBLPS5258D & UID No. XXXX XXXXX 4915);

NATURE OF DEED:

SALE DEED

CONSIDERATION AMOUNT: Rs.23,00,000/- (Rupees Twenty three Lakh)only.

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WHEREAS, the seller is the absolute, lawful owner of the all that piece and parcel of homestead land measuring 1625 Sq.ft i.e. 50'0" X 32'0. 6" Inch i.e. 3.73 Decimals, which is situated at Mouza Pardih, Ward No.9 MNAC, Mango, Jamshedpur, Thana No.1641, P.S. Mango, recorded under Khata No.484, portion of Plot No.369, District Sub Registry at Jamshedpur, District East Singhbhum, morefully described in schedule below;

AND WHEREAS, the above named seller has purchased the schedule below landed property, by virtue of Registered Sale Deed, vide Sale Deed No.5858, dated 14.10.2004, registered at District Sub Registry Office, at Jamshedpur from its previous owners namely 1). Mr. Lakhi Narayan Singh & 2). Mr. Puran Chandra Singh, both sons of Bhaskar Singh, resident of Village Pardih, P.O. Azad Nagar, P.S. Mango, Town Jamshedpur, District East Singhbhum, represented by their constituted attorney Mr. Rameshwar Prasad Verma, son of late Raghunandan Prasad Verma, resident of Road No.15, Mahabir Colony, N.H. 33, Jawahar Nagar, P.S. Mango, Town Jamshedpur, District East Singhbhum, vide GPA No.729, date 25.08.2004, registered at District Sub Registry Office, at Jamshedpur, District East Singhbhum, since purchased he came in physical possession over the same and has been in peaceful possession without any interruption from anybody and he got mutated his name in the office of the Circle Officer, Jamshedpur, in respect of homestead landed property morefully described in schedule below, vide Mutation Case No.1548,/2004-2005, dated 24.11.2004 and paying ground rent regularly.

Handwritten signature and date: 12.04.2023

AND WHEREAS the present SELLER, being in urgent need of money, voluntarily expressed his intent of selling his schedule below property and having come to know the intention of the SELLER, the PURCHASER hereof approached to him and after inspecting 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.23,00,000/- (Rupees Twenty three lakh)only;

AND WHEREAS on the aforesaid approach made by the purchaser, the seller has agreed to sell his said landed property morefully described in the schedule below on a total consideration amount of Rs.23,00,000/-(Rupees Twenty three lakh)only and the seller has agreed to execute a sale deed in favour of the purchaser with respect to the schedule below homestead landed property on the following terms and conditions as mentioned below.

NOW THIS DEED OF SALE WITNESSETH:

1. That in pursuance of the above agreement and in consideration amount of Rs.23,00,000/-(Rupees Twenty three lakh) only paid by the PURCHASER to the SELLER in the manner described in the MEMO OF CONSIDERATION hereunder written, the receipt whereof the said sum hereby acknowledges, accepts and admits, as full and final consideration amount, having been received, against ABSOLUTE AND OUTRIGHT sale, transfer and disposed of the said immovable property more specifically

12.04.2023

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 immovable property together with all right, title, interest, claim, privilege, 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 in trust 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 immovable property hereby sold to the purchaser by these presents.
3. That the SELLER, on receipt of full consideration amount from the purchaser herein, delivers free and peaceful vacant possession of the said immovable property and all relevant documents, papers, etc. in respect of the said immovable property, to the purchaser.
4. That the purchaser out of her own funds and/ or through the financial source of others and/ or any financial institution including bank etc. shall construct renovation, install deep boring, other water source, electricity etc. over the said plot of land will hold, enjoy and possess the same as its as LAWFUL OWNER in the eye of law without any disturbance or concern by and from the

12-04-2023
Handwritten signature and date

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 immovable property hereby sold to the purchaser by these presents.

5. That the SELLER hereby represents and covenants that:

- i) he is the true, absolute and lawful owner of the said property and there is no other co-claimant or co-owner sharer in this property, except him.
- ii) prior to execution of this deed of sale, the SELLER has not sold or transferred or delivered or assigned or mortgaged the said property to any party, person or concern and the same is free from all encumbrances, charges, liens, mortgages, suits, proceedings, attachment, acquisition or requisition etc.
- iii). the schedule below landed property 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). The purchaser will be at liberty to get the property described in the schedule below mutated in her own name, in the records of the Superior landlord the State of Jharkhand, through C.O., Mango and pay ground rents and other taxes in her own name, to the authority concern.
- v). hence onwards the purchaser will hold, enjoy and possess the said property as its absolute owner with full powers to convey,

Handwritten signature and date: 18. Dec. 2019

transfer, gift, mortgage or assign the same and/or otherwise in any manner she likes and she will be at liberty to change the nature of land from homestead to commercial or otherwise through the appropriate office or Authority concerned, and use the same accordingly as she will deem fit and proper.

vi). The SELLER further assure the purchaser to sign and execute any further papers, no-objection, documents etc. at the cost of the purchaser, she may be necessary and/or deem to be required for mutating the said immovable property in her name in the records of the Superior landlord and for her peaceful possession forever.

vii). In case the purchaser suffers any loss or damage and/ or dispossess from the premises due to defect in title on the SELLER, the SELLER in such circumstances shall be liable to compensate the purchaser for such loss.

viii). All the previous relating documents to the property described in the schedule below, has/ have been handed over the SELLER to the purchaser and the documents 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 and/ or other disputes they will be held liable for the same, and they will not question with the Advocate and/ or District Sub-Registry office, for any irregularity.

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6. That the property hereby sold not comes within the provision of Sec. 46 (1-B) of the C.N.T. Act, 1908.

SCHEDULE

(Description of the property hereby transferred)

All piece and parcel of homestead land, which is situated at Mouza Pardih, Ward No.9, Thana No.1641, P.S. Mango, recorded under Khata No.484, portion of Plot No.369, measuring area 1625 Sq.ft i.e. 50'ft X 32'ft. 6" Inch i.e. 3.73 Decimals, District Sub Registry at Jamshedpur, District East Singhbhum, which is bounded and butted as follows:-

North	:	Portion of Plot No.369 (B.K. Rai) ;
South	:	Nand Kumar Ojha;
East	:	18'ft wide Kutcha Rasta;
West	:	4'ft wide Passage;

NOTE : The above mentioned landed property is situated at Branch Road.

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

ANNUAL Ground rent is payable to the landlord, the state of Jharkhand, through the C.O. Mango, District East Singhbhum.

12.04.2023
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MEMO OF CONSIDERATION

The purchaser paid the said consideration amount of Rs.23,00,000/- (Rupees Twenty three lakh) only to the seller named within in the following manner :-


<u>Cash/ Cheque</u>	<u>Drawn On</u>	<u>Dated</u>	<u>Amount</u>
Online UTR No.BKIDN22325422972		21.11.2022	Rs. 1,00,000/-
Pay order 000024	BOI	11.04.2023	Rs.22,00,000/-
		Total	Rs.23,00,000/-

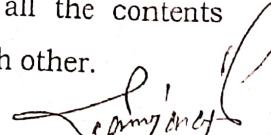
IN WITNESS WHEREAS, the SELLER has set his hand on this deed of sale, on the day, month and year first above written.

The PURCHASERS has subscribed her signature and agreed to comply, honour and abide by all terms of this Sale Deed.

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. Bali Ram Singh. 
late - S/o - Ram Dil Singh.
Rameshwar Colony, Pardi
Mango, Janshedpur
2. BRAHMANAND THAKUR
S/O RAM PUKAR THAKUR
Ripit Colony DIMNA MANIC
JANSHEDPUR


12/4/2023
Admwal

12-04-2023

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

[Signature]
Advocate 12/4/2023



[Signature]
Kamlesh Kumar
Advocate

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[Signature]
12.04.2023



(PURCHASER)
Signature of Purchaser with
Photograph and fingers prints

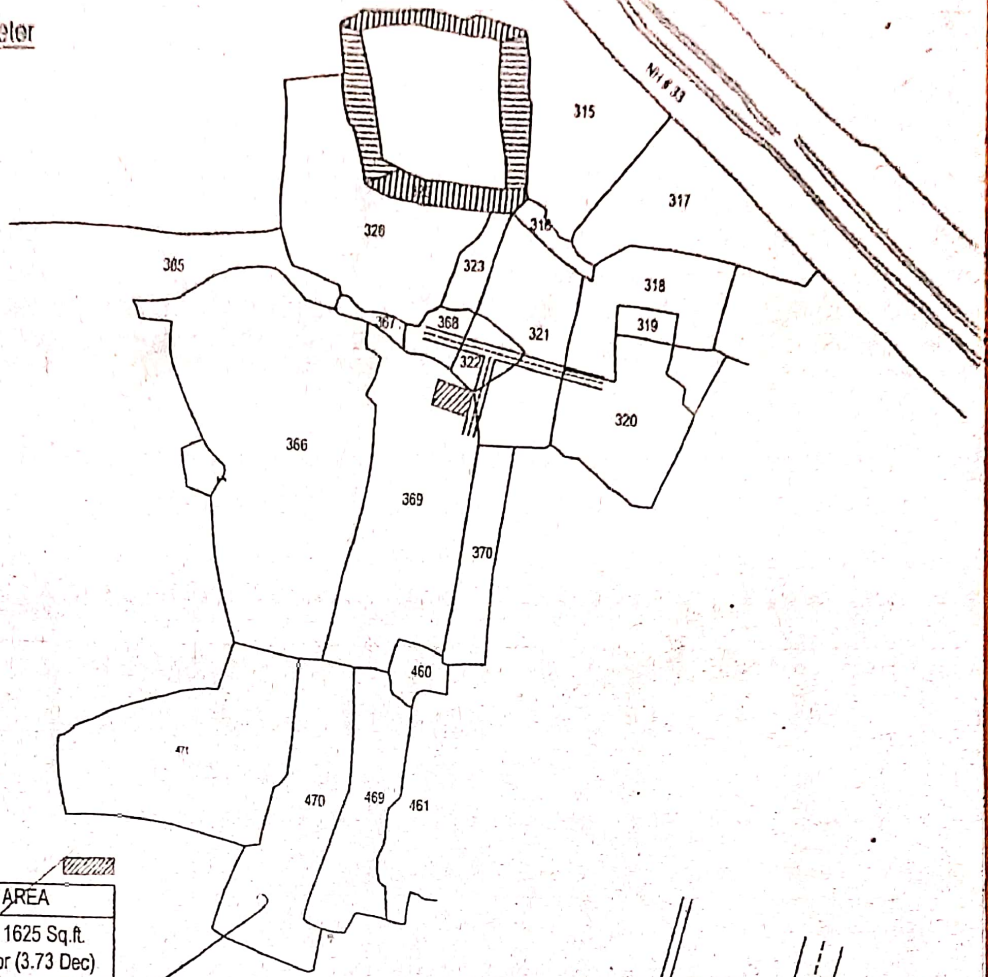
Certified that the fingers prints of the left hand of each person/s,
whose Photograph/s is/are affixed in this documents, have been
obtained by me or before me"

Printed through Computer

[Signature]
Advocate 12/4/2023



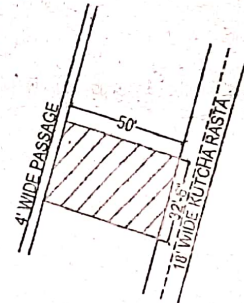
NAG JAMSHEDPUR
WARD NO. - 9,
REV. THANA - GHATSILA
DIST - SINGHBHUM
SCALE - 1cm = 20 meter
YEAR - 1970-71



AREA SHOWN IN

KHATA NO	PLOT NO	AREA
484	369 (P)	1625 Sq.ft. or (3.73 Dec)

NORTH - PORTION OF PLOT NO.369 (B.K.RAI)
 SOUTH - NAND KUMAR OJHA
 EAST - 18' WIDE KUTCHA RASTA
 WEST - 4' WIDE PASSAGE



2509-ND-51

Gour Shankar Roy
 Amin
 Reg. No. - 4469/2014