

Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 8b7125608dbe819be289

Receipt Date : 16-Sep-2020 07:20:20 pm

Receipt Amount : 52800/-

Amount In Words : Fifty Two Thousands Eight Hundred Rupees Only

Token Number : 20200000075457

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : SUNITA DEVI AND BHAVISHAY KUMAR SHARMA (Vendee)

GRN Number : 2001947350



For Office Use :-
 2020/ISR/2736/BKI/2484
 नियम 24 के अधीन प्रमाण: भारतीय स्टाम्प अधिनियम
 (इंडियन स्टाम्प ऐक्ट), 1899 की अनुसूची
 1 या 1क, से... 27... के अधीन
 प्रत्याप्त स्तम्भ-वहित (या स्टाम्प-शुल्क
 से विमुक्त या स्टाम्प-शुल्क अपेक्षित नहीं)।

2020/75457
 18-9-2020

18-09-20

जिला अवर निबंधन का कार्यालय
 जमशेदपुर

S. Sharma

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 को साक्ष्य के पुनः से किसी प्रकार भी लेना नहीं लाई है।
 18/9/2020
 सुनीता देवी

Subar
13,29,000

PS
mgm

stul
52800



स्वाता गजल 199 लाठ जलल
4203 जललकलत लललल
दल ललल ललल
18/9/20



M. Rahman

जिला अवर जिलदखक

अपराधित लिता ज न लंजकरी / प्रलखल
जलल लललल लललल ललल ललल ललल
लोटानागपुर कललकरी जलनलयम 1908
लल ललल 40(8) क अललगत ललल ललल

नूनतम मूल्यंकन सूची से
जलल ललल ललल ललल
18/9/20

SALE DEED

This Sale Deed is made on this the 18th day of Sept, 2020, at Jamshedpur.

BY AND BETWEEN

1) M. NAGESHWAR RAO, son of M. S. Rao, By Faith Hindu, By Caste Kshatriya.
By Nationality Indian, By Occupation Business, Resident of Flat No 403, 4th Floor,
E Block, Meghdoot Apartment, Kadma, P.O. & P.S. Kadma, Town Jamshedpur, Pin
831005, District East Singhbhum, State Jharkhand, & 2) SHAFIQR RAHMAN,
s/o Late Sajjad Hussain. By Religion Islam (Muslim), By Caste Ansari, By
Nationality Indian, By Occupation Business, Resident of Road No. 13, Jawahar
Nagar, P.O. Azadnagar, P.S. Mango, Jamshedpur, District East Singhbhum, and
State Jharkhand. Hereinafter called the "VENDOR/S / SELLER/S" (which
expression shall unless excluded by and / or repugnant to the context must mean and
include their legal heirs, successors, legal representatives, administrators, executors,
nominees, and assigns) of the ONE PART. (UIDAI No 6146 7194 6346 & 3922
7186 1055) {Pan No ADDPR0797H & APVPR3808M}

Feechylb

Att, 39,600--
lml 3--
pse 1--

दस्तावेज जांचा
18/9/20

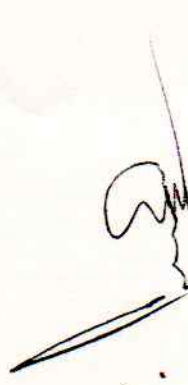


Handwritten signature and date: 18/9/2020

Handwritten text in Hindi, including a name 'श. नारायण' and a date '18/9/2020'. The text appears to be a declaration or statement.



Handwritten signature and date: 18/9/2020, located below the stamp.


S. Phuman
18/9/2020

IN FAVOUR OF

1. Mrs. SUNITA DEVI, wife of Mr. Bhavishay Kumar Sharma.
2. Mr. BHAVISHAY KUMAR SHARMA, son of Mr. Tarkeshwar Sharma.

Both By Faith Hindu. By Nationality Indian. By Occupation 1) Housewife & 2) Govt. Service. Resident of Qtr No 14, A Block - 2, Hume Pipe Road, Sakchi, Group D Quarters, Sakchi Jail Chowk, P.O. & P.S. Sakchi, Town Jamshedpur, District East Singhbhum, Pin 831001, and State Jharkhand. Hereinafter called the VENDEES / PURCHASERS (which expression shall unless excluded by and / or repugnant to the context must mean and include their legal heirs, successors, administrators, legal representatives, executors, nominees, and assigns) of the Other Part. UIDAI No 5641 3970 5638 (No. 2. Permanent Residence- Mathiyapur Jamsaut Partha Bihar) (UIDAI NO. 3743 0821 3973) respectively.

NATURE OF DEED

SALE DEED

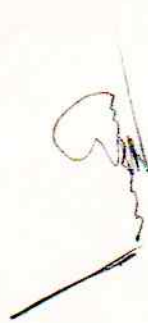
CONSIDERATION AMOUNT

Rs. 13,20,000/-

(Rupees Thirteen Laes and Twenty Thousand) only

WITNESSETH AS FOLLOWS:

WHEREAS, the Vendor/s has purchased all that piece and parcel of raiyati land measuring an area 1 Acre 47 Decimals, being in Plot No 4203, 4204, & 4205, recorded under Khata No 199, Situated at Mouza Baliguma, Thana No 1150, within Ward No 10 (M.N.A.C.), Block & Town Jamshedpur, District East Singhbhum, from its previous owner: R. P. Singh & Others, by virtue of registered Sale Deed No 5157, Dt: 18.09.2012, registered at the District Sub Registry Office, Jamshedpur, and after purchasing the same, they got their names mutated in the records of the Circle Officer, Jamshedpur, vide Mutation Case No 417 / 2013 - 14, and they came in peaceful physical possession over the said land/s, without any interruption from any person or corner, thereby exercising all their right, title, and interest over the same, being its lawful, absolute, and bonafide owner/s.


S. Phemen
18/9/2020

AND WHEREAS, the Vendor/s being in urgent need of money to meet their financial expenses, they have jointly decided to sell the schedule below property for full, final and highest consideration amount of Rs. 13,20,000/- (Rupees Thirteen Lacs and Twenty Thousand) only, to which the Purchaser/s agreed and offered to pay the same to the Vendor/s, hence, to avoid all or any kind of legal disputes and complications, both the parties have decided to enter into this Sale Deed, on the following terms and conditions.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

1. THAT, in pursuance of an agreement and paid consideration amount of Rs. 13,20,000/- (Rupees Thirteen Lacs and Twenty Thousand) only is paid by the Purchasers to the Vendor/s, the receipt of which is hereby admitted and acknowledged, as full and final consideration amount against the sale of the schedule below property, and the Vendors does hereby absolutely and forever sell, convey, transfer, and deliver all that schedule below property, in favour of the Purchasers by this sale deed TO HAVE AND TO HOLD, the same unto the Purchasers, along with their legal heirs and successors without any interruption from any person/s claiming under them with all their right, title, and interest of the said property.
2. THAT, the Vendor/s has delivered peaceful physical possession of the schedule below property to the Purchasers, and from this day the Purchasers will possess and enjoy the same as absolute owner in all possible ways with power to dispose of the same by way of sale, gift, mortgage, or any other ways whatsoever in manner they like, and the Purchasers is at liberty to get their names mutated in the records of the State of Jharkhand, through Circle Officer, Mango, Jamshedpur, and pay rent, and taxes for the same in their names and obtain receipt thereof.


S. Phomani
18/9/2020

3. THAT, from this day the Vendors shall cease to have any right, title, and interest over the schedule below property, and all the right, title, and interest of the Vendors in the schedule below property will now be completely vested unto the Purchasers. The property hereby conveyed by this sale deed is free from all encumbrances, liens, or charges of any kind whatsoever.
4. THAT, the Vendors hereby declare that they have good and perfect title over the said schedule below property and if for any defect of title or possession of the Vendors in the schedule below property the Purchasers suffers any loss then the Vendors will be liable to compensate the same to the Purchasers or their legal heirs and successors.
5. THAT, the Vendor/s was further bound to execute any other deed of assurance that may be required in favour of the Purchasers to perfect the title of the Purchasers over the said schedule below property. It is also declared by the Vendors that till today i.e. the date of execution of this Sale Deed, if there is any kind of liability or outstanding dues left or charges pending then it must be cleared by the Vendor/s only.
6. THAT, the Vendors has delivered copy of all relevant documents related to the schedule below property to the Purchasers, and after the execution of this Sale Deed, the Vendors does not hold any right, title or interest with their legal heirs to claim back the schedule below property.
7. THAT, this Sale Deed shall be binding on all concerned including the legal heirs and successors of both the parties, and if any dispute arise in future out of this Sale Deed, then it must be resolved within the jurisdiction of the Courts of Jamshedpur.


S. Phani
18/9/2020

SCHEDULE

In the District East Singhbhum, Situated in Mouza Baliguma, P.S. M.G.M. (Mango), Thana No 1150, within Ward No. 10 (M.N.A.C.), under the District Sub Registry Office and Town Jamshedpur, Block Mango (Earlier Jamshedpur), State Jharkhand, all that piece and parcel of raiyati homestead land (Sub Plot No 25), recorded under:

<u>Khata No</u>	<u>Plot No</u>	<u>Area</u>
199	4203 (Part)	1500 Sq.ft. i.e. 3.44 Decimals

<u>SIDE</u>	<u>Measurement</u>	<u>Boundary</u>
North :		Vacant Land
South :		16' ft wide Road
East :		Sub Plot No 24
West :		Sub Plot No 26

The annual rent payable to the State of Jharkhand through Circle Officer, Mango.

The above landed property is more clearly shown in the sketch map attach herewith which also forms part of this Sale Deed.

MEMO OF CONSIDERATION

<u>Mode of Payment</u>			<u>Amount (Rs.)</u>
<u>Date</u>	<u>Bank</u>	<u>Chaque No.</u>	
20.10.2019	S.B.I	310943	Rs. 2,00,000/-
20.10.2019	S.B.I	853907	Rs. 20,00,000/-
02.9.2020	S.B.I	316837	Rs. 9,20,000/-

Total. Rs 13,20,000/-
51


S. Ramesh

In witness whereof the Vendor/s has hereunto set and subscribed their hands on this Sale Deed, today at Jamshedpur, on the date aforementioned.

Read over and explained the contents of this Sale Deed to the parties by me, who found it to be true and correct: A. Kulkarni

WITNESSES:

1. Dilip Kumar Singh s/o Sachdev Jha R/o N.H. 33
Baliguma P.S. MURM, Jamshedpur
2. MOTILAL SINGH s/o RAJUBIR SINGH R/o BAHAN ARGA
Mango
Jamshedpur

Drafted & Printed by: A. Kulkarni,
Old Court Campus, Jamshedpur.

PURCHASERS



Handwritten notes and signatures in the margin, including 'A. Kulkarni' and 'S. Ramesh'.

Certificate:

It is certified that the finger prints of left hand of each persons whose photograph is affixed in the document have been obtained before/by me.

A. Kulkarni
AVIJIT MANDAL
Enrollment No. 114/2010
(Advocate Jer. Court)