



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 47c23c5644cbf7114011

Receipt Date : 05-Oct-2020 06:12:53 pm

Receipt Amount : 126000/-

Amount In Words : One Lakh Twenty Six Thousands Rupees Only

Token Number : 2020000082999

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : BABITA DEVI (Vendee)

GRN Number : 2002199361



Deface
या 2/10/20
B.D.
06.10.20
2020-02999
7/10/2020

For Office Use :-

2020/JSR/2958/BK1/2682

गणित 21 के अर्जित फंडा: नगरपालिका-अधिकारि
(दस्तावेज संख्या 2020/1022 को अनुसूची
1 का 1क, संख्या 2) के अर्जित
कर्मचारी दस्तावेज-123 124 दस्तावेज-मुद्रांक
के विमुक्त का दस्तावेज-मुद्रांक अर्जित-वही।

[Signature]
विभागाध्यक्ष-अधिकारि



इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिंट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण का उपयोग करने से मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है। 5/10/2020 को अंतिम 5:00 बजे तक।

Sub
31,50,000

P-2
map

stand
126000/-

Attest
K. K.
Advocate
Jamshedpur



Rekha Verma
6/10/2020
7/10/2020



136
1523
6/10/2020

जिला अवर निषन्दाक

कमिश्नरि कलकत्ता में लेखकारी / लिखक
जर्मिन नं. 124/1111 जर्मिन की गई है।
अदालतगढ़ कलकत्ता प्रसिद्धि क्र. 1008
के अधीन 10(8) के अन्तर्गत जारी है।

6/10/2020
यूनतम मूल्यांकन सूची से
जोया एंव सही पाया।

SALE DEED

Feech
रकम 94500/-
HLP 300
Pgo 100

THIS DEED OF SALE IS MADE ON THIS THE...^{6th}...DAY OF OCTOBER, 2020, AT JAMSHEDPUR; BY :-

Smt. Rekha Verma, W/o. Sri. Prem Chandra Prasad, D/o. Late. Radha Krishna Verma, Grand daughter of Late. Ganesh Prasad by Occupation: housewife, (PAN No. BRNPV3063J, UID No. 5169 6673 8818), Age 48. Year, by faith Hindu, By Caste Goldsmith, Nationality: Indian, resident of Qr. No. L2/13, Wardha Road, Tinplate, P.O + P.S- Golmuri, Jamshedpur 831003, East Singhbhum, Jharkhand, hereinafter called the "SELLER" (which expression shall mean and include her legal heirs, successors, successors-in-interest, executors, administrators, legal representatives, attorneys and assigns) of ONE PART MOB 8235809597.

Rekha Verma

6/10/2020
दस्तावेज जारी

IN FAVOUR OF

- 1). Choudhary Braham Narayan Ram, S/o. Late. Laxman Pd. Choudhary, Grandson of Late. Sheochand Ram Patwa by Occupation : Service (PAN No. AAYPR8616D, UID No: 9034 2359 8648) Age, 51,
- 2. Smt. Babita Devi, W/o. Choudhary Braham Narayan Ram (PAN No. AVWPD6188P ,UID No: 3123 2719 4714)

Advocate, Civil Court
Jamshedpur



Rekha Verma

6/10/2020
7/10/2020



रखा वर्मा
Advocate
6/10/2020



6/10/2020
7/10/2020

De. K. Verma

D/o. Sri. Prayag Choudhary, Grand daughter of Late. Arjun Patwa Age 46, both by faith Hindu, By Caste. Patwa, Nationality: Indian, resident of L4/53, North Kashidih, Straight Mile Road, P.O + P.S- Sakchi, Jamshedpur, Dist. East Singhbhum, Jharkhand Pincode 831001, hereinafter called the "PURCHASERS" (which expression shall mean and include his heirs, successors, executors, administrators, legal representatives, attorneys and assigns) of the OTHER PART MOB 9798371793.

GOVERNMENT VALUE : Rs. 16,48,020/-

WITNEAETH AS FOLLOWS:

WHEREAS, the vendor is absolute lawful owner of all that piece and parcel of Raiyati land area Measuring Area 2400 Sq. Ft., i.e. 40' Ft X 60' Ft, being in portion of Plot No. 1523, Khata No. 136, Ward No. 9, MNAC, Thana No. 1641, Mouza Pardih, Page No. 45, Volume No. 17, P.S. Mango, Town Jamshedpur District Sub- Registrar Office at Jamshedpur, District East Singhbhum more fully mentioned in the schedule below.

AND WHEREAS the aforesaid landed property recorded in the name of Golak Bihari Choudhary, Pran Vallabh Choudhary S/o. Maheshwar Choudhary equal share and Nil Mohan Choudhary, S/o. Gosai Das Choudhary One Share in khatiyani which is final published in the year 1979.

AND WHEREAS the First Party/Seller is owner of the aforesaid property which is purchased from former owner of the property Mr. Darshan Singh, S/o. Late. Sardar Ujagar Singh through his attorney holder namely Sri. Birendra Pandey, S/o. Sri. Harish Pandey (Vide G.P.A No. IV-948, dated 07.10.2003) by virtue of Regd. Sale Deed No. 5850, dated 21.11.2003. registered at Dist. Sub. Registrar Office

Rekha Verma

Jamshedpur in the name of Smt. Rekha Verma, W/o. Sri. Prem Chandra Prasad Seller has been possession and exercising all acts of ownership thereto and she is in peaceful possession over the same.

AND WHEREAS the former owner of the property Mr. Darshan Singh, S/o. Late. Sardar Ujagar Singh acquired the landed property from 1. Jyoti Zalpori, W/o. Brij Bhushan Zalpori and 2. Mahendra Singh, S/o. Late. Parmeshwar Singh by virtue of Regd. Sale Deed No: 1326, dated 03.03.1990, registered at Dist. Sub. Registrar Office Jamshedpur.

AND WHEREAS the previous land owners Jyoti Zalpori, W/o. Brij Bhushan Zalpori and Mahendra Singh, S/o. Late. Parmeshwar Singh acquired the landed property from khatiyani land owners.

AND WHEREAS the First Party/Seller also got mutation in her name Vide Mutation Case No. 2029/2004-05, dated 21.02.2005., and also paying rent to state Government vide rent receipt no.0343536921, dated 02.09.2020.

AND WHEREAS the First Party/Seller also obtained Holding No. 0090007119000M0 in her name.

AND WHEREAS now with a view to purchase some new property the First Party/ Seller want to sell their above described Property (more fully described in the schedule below) and having come to learn the Second Party/Purchaser approached First Party/Seller and offered a consideration money of Rs. 31,50,000 (Thirty One Lakhs Fifty Thousand) only which have been accepted by the First Party.

And whereas the above named purchaser, being satisfied with the title and ownership of vendor in respect of above said property more fully described in Schedule below and offered a sum of 31,50,000 (Thirty One Lakhs Fifty Thousand) only -as price thereof:

Rakha Verma

AND WHEREAS, the Vendor finding the offer of Vendee highest has agreed to sell and the purchaser has agreed to purchase the said property more fully described in the Schedule below on the aforesaid consideration amount of 31,50,000 (Thirty One Lakhs Fifty Thousand) only and accordingly an agreement for sale dated 19.09.2020 has been executed between the Vendor and Purchasers.

NOW THIS DEED OF SALE INCLUDING ALL ITS TERMS
HEREBY AGREED BY THE PARTIES AS FOLLOWS:-

1. That in pursuance to the above agreement for sale Vendee has paid consideration amount of 31,50,000 (Thirty One Lakhs Fifty Thousand) only to the vendors detail of which is being given below and vendors have issued receipt whereof the Vendor hereby admit and acknowledge as full and final consideration for sale of the property more fully described in the schedule below, the vendor hereby sell, convey, transfer and assign all that property together with all their rights, title, interest and easement and appurtenances thereto unto the Purchaser TO HAVE AND TO HOLD the same as absolute owner thereof with all right, title, interest, possession of the Vendor hereto before enjoyed in respect of the said property more fully described in the schedule below.
2. That, the vendor/s has delivered physical possession of the schedule below property to the purchaser/s and from this day the purchaser/s will possess and enjoy the same as absolute owner/s in all possible ways, with power to dispose of the same, by transferring right, title, interest and possession of the schedule below property by way of sales, gift, mortgage or any other ways whatsoever in any manner they like. And they also has right to get mutated their names in the records of the state government i.e. the state of Jharkhand through Circle Officer, Jamshedpur.

Deekha Verma

3. That, from today the vendor/s shall cease to have any right, title and interest over the schedule below property, and all the right, title, and interest will now be completely vested unto the purchaser/s.
4. That, the schedule below property hereby conveyed by this Sale Deed, is free from all encumbrances, liens, or charges of any kind whatsoever and after executing this sale deed and giving possession of the schedule below property, the vendor/s will never make any claim over the same along with their legal heirs and successors.
5. That the vendor/s hereby declares that they have good and perfect title over the schedule below property, and if for any defect of title or possession of the vendor/s in the schedule below property, the purchaser/s suffers any loss. Then the vendor/s will be held liable to compensate the said loss to the purchaser/s or to their legal heirs and successors.
6. That, the vendor/s further may execute any deed of assurances if required in future in favour of the purchaser/s to perfect the title of the purchaser/s for the said property.
7. That, the vendor/s will deliver all original relevant document to the purchaser/s with respect to the schedule below property, and they also undertakes that they have not sold, transferred, or mortgaged the schedule below property in any bank or company or to any other person or party, and the same is free from any such mortgage or liability.
8. That, the purchaser/s is entitles to obtain mutation of the schedule below the property in their names in the record of the state government (register II) through circle officer at Jamshedpur, and accordingly shall pay rent or any other charges for the same, and obtain mutation of thereof in their names.

Deekha Verma

9. That the terms and the conditions of this sale Deed will be binding on both the parties i.e. the vendor/s, and the purchaser/s which shall mean and include their respective legal heirs and successors. Jamshedpur court alone has jurisdiction in any or all matters arising out of this Sale Deed.

SCHEDULE

All that piece and parcel of the landed property Measuring Area 2400 Sq. Ft., i.e. 40' Ft X 60'Ft, being in portion of Plot No. 1523, Khata No. 136, Thana No. 1641, Ward No. 9, MNAC, Mouza Pardih, P.S. Mangal. Page No. 45, Volume No. 17, Town Jamshedpur District Sub- Registrar Office at Jamshedpur, District East Singhbhum.

Boundary of the land is as follows:

North – Mrs. Kanula Devi,

South – Ghan Chand Prasad,

East – Road,

West – R. K. Singh.

Note. The above Scheduled Property is situated on Branch Road.

MODE OF PAYMENT OF CONSIDERATION AMOUNT

Cheque No	Date	Amount	Name Of Bank
854226	19.09.2020	Rs.- 2,50,000/-	SBI
854231	28.09.2020	Rs.- 6,50,000/-	SBI

Rekha Verma

316973	30.09.2020	Rs.- 20,000/-	SBI
316972	30.09.2020	Rs.- 22,30,000/-	SBI

IN WITNESS WHEREOF the vendor/s has hereunto set and subscribes his hand on this sale Deed, after reading and satisfying and satisfying with all the contents of this Sale Deed, today at Jamshedpur, on the date aforementioned.

WITNESSES

No. 1. Prasen Chandra Prasad Singh Prasad,
Quarter No 70, Wardha Road, Tinsplate, West
Jamshedpur, East Singhbhum, Jharkhand

No. 2. Vijay Kesh Narayan, s/o Choudhary Brahm Narayan Ram
No. 24/59, Abadh teashidin, Sakchi, Jamshedpur,
East Singhbhum, Jharkhand
Vijay Kesh Narayan

Read over and explained the contents of this Deed of Sale to the Seller who admitted it to be true and correct.

Printed through Computer
Advocate, Civil Court
K. K. Gauran


Advocate, Jsr.

Rekha Verma

PURCHASERS

1. (Choudhary Braham Narayan Ram)

चौधरी ब्रह्म नारायण राम



Kaushal
Civil Court
Jamsheerpur



2. (Smt. Babita Devi)

Babita Devi



Kaushal
Civil Court
Jamsheerpur



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


Advocate

ken No.: 20200000082999

CERTIFICATE

Office of the District SRO - Jamshedpur

This Sale Deed was presented before the registering officer on date 07-Oct-2020 by REKHA VERMA, S/O, D/O, W/O PREM CHANDRA PRASAD resident of QR. NO.- L2/13, WARDHA ROAD, TINPLATE, PO-PS- GOLMURI, JAMSHEDPUR ..

This deed was registered as Document No:- 2020/JSR/2958/BK1/2682 in Book No :- BK1, Volume No :- 526 from Page No :- 383 to 470 at, office of District SRO - Jamshedpur

Date:- 07-Oct-2020


Registering Officer