



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 993852995a6d52b730c4

Receipt Date : 13-Mar-2021 01:30:28 pm

Receipt Amount : 70000/-

Amount In Words : Seventy Thousands Rupees Only

Token Number : 20210000032709

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : BAIJNATH SINGH (Vendee)

GRN Number : 2104987695



:- For Office Use :-

Def
072-18211
22-03-21



2021/ISR/1522/BKI/1399

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 का सावधान से रखा जाए।

पट्टल किशोर प्रकाश की सेवा गृही ली गई।

वैज नाथ सिन्हा

S. Bhu
17-59000

PS
m.g.m

Star
79000



ANIL KR. SINGHA
Deed Writer,
Licence No 13/2006



25/03/21
22/03/21

खपता जल नंबर 1578
1578 खपता नंबर
किसी भी

विधवा 21 के अतीत माता: शांती देवी
विधवा स्वामी 1578 को अनुपुत्री
या कि, 22/03/21 के अतीत
राम-प्रसाद (या स्वामी-प्रसाद
ए विपुष या स्वामी-शुलक अतिथि नहीं)

जिला अंतर निबन्धक
प्रमाणित स्वामी / प्रिंसिपल न्यूनतम मूल्यांकन सूची
जाति के X Rajput जाति की गई है। जाँचा एवं सही पाया
छोटानागपुर नगरपालिका अधिनियम 1908
की धारा 4(5) के अन्तर्गत नहीं है।
2.
22/03/21

निबन्धक-अधीनकारी

SALE DEED

Lachyab
A1 52500-0
Whr 3-0
pfo 1-0

THIS SALE DEED IS MADE ON THIS THE 22ND DAY OF MARCH 2021
AT JAMSHEDPUR; B Y :-

दस्तावेज जांचा
22/03/21

SURESH SINGH S/O Late Shankar Singh alias Shankar Prasad, b
faith Hindu, by Caste Rajput, by Occupation Business, Nationali
Indian, resident of Qr.No.9B, Gurudwara Basti, Sakchi, P.O. Sakchi
Town Jamshedpur, District East Singhbhum, Jharkhand hereinaft
called the **SELLER** (which expression shall unless repugnant to t
context include his legal heirs, successors, administrators a
representatives) of the **ONE PART**;
Aadhaar No.3164 1429 7538 ; PAN- FRAPS4160K ;



ANIL KR. SINGHA
Deed Writer,
Licence No 15/2006

22/3/21
22/03/21



निका. नं. अशा 112 पुनः ला. अशोक शिंदे
 संघ. व. अ. वि. सं. ला. अशोक शिंदे ला. अशोक शिंदे
 संघ. ला. अशोक शिंदे
 दि. 22/3/21 10/4
 अ. सं. ला. अशोक शिंदे

नि. व. नं. - पदाधिकारी ला. अशोक शिंदे
22/3/21



22/03/21

3.

IN FAVOUR OF

BAIJNATH SINGH S/O Ramjanam Singh, by faith Hindu, by Occupation Service, Nationality Indian, resident of Shakti School, Kachchhi, Balihari, Putki, Kusunda, Dhanbad, Jharkhand-828116, hereinafter called the **PURCHASER** (which expression shall unless repugnant to the context include his legal heirs, successors, administrators and representatives) of the **OTHER PART**;
Aadhaar No. 8313 8656 0289 ; PAN- AHOPS9100L ;

NATURE OF DEED : SALE DEED

CONSIDERATION AMOUNT:- Rs.17,50,000/- (Rupees seventeen lakhs fifty thousand) only.

WHEREAS, the Seller is the sole, absolute and lawful owner of land measuring an area **2525 sq.ft. or 5.8 Decimals**, situated in Mouza **Baliguma**, P.S. M.G.M. Mango, Thana No.1150, Ward No.10 Mango Nagar Nigam, recorded under **Khata No.463, Portion of Plot No.1578(c)**, within town and District Sub-Registry office Jamshedpur, District East Singhbhum, morefully mentioned in the schedule below;

AND WHEREAS, the aforesaid land mentioned in the schedule below along with other land, recorded in the khatian finally published in the year 1964 survey settlement record in the name of the father of the

1
15/12/2012

4.

Seller namely Shankar Prasad and Babu Ram both sons of Gyan Chandra jointly in the said khatian ;

AND WHEREAS, the aforesaid recorded tenant Shankar Prasad and Shankar Singh both names are same and one person who was the father of the Seller ;

AND WHEREAS aforesaid recorded tenant Shankar Prasad died leaving behind his four sons namely Mahesh Singh, Mukesh Singh Ganesh Singh and Suresh Singh;

AND WHEREAS, after death of said recorded tenant Shankar Prasad the entire share of landed property left by said deceased recorded tenant Shankar Prasad has devolved and vested upon his aforesaid four sons namely Mahesh Singh, Mukesh Singh Ganesh Singh and Suresh Singh and they came in joint possession of the same by way of inheritance and thereafter the Seller and his aforesaid three brothers namely Mahesh Singh, Mukesh Singh and Ganesh Singh have amicably partitioned their said joint landed property so inherited by them among themselves and the land mentioned in the schedule below has fallen in the exclusive share of said Suresh Singh i.e. present Seller and the Seller has been in peaceful possession over the schedule below land along with other land without any interruption from any body with power to dispose of the same in any manner he likes;

AND WHEREAS, now being in urgent need of money the Seller has agreed with the Purchaser for absolute sale of the schedule below

27/09/21
12/03/22

5.

land for a total consideration amount of **Rs.17,50,000/- (Rupees seventeen lakhs fifty thousand) only** and the Purchaser has agreed to purchase the same at that price;

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. That in consideration of the aforesaid sum of **Rs.17,50,000/- (Rupees seventeen lakhs fifty thousand) only** paid by the Purchaser to the Seller, through cheques, cash and NEFT in different installments the receipt of which is hereby admitted and acknowledged as full and final payment in respect of sale of the land mentioned in the schedule below by the Seller, the Seller by these presents does hereby absolutely sell, convey and transfer the all that land mentioned in the schedule below in favour of the Purchaser by this Sale Deed **TO HAVE AND TO HOLD** the same unto the Purchaser his heirs, successors without any interruption from the side of the Seller or any person/s claiming under the Seller.
2. That the Seller has delivered possession of the schedule below land to the Purchaser and from this day the Purchaser will possess and enjoy the same as absolute owner in all possible ways with power to dispose of the same in any manner he likes and the Purchaser shall be at liberty to get his name mutated in respect of the schedule below land in the records of the landlord the State of Jharkhand through **C.O. Mango** and shall pay rent for the same in his own name.
3. That from this day all the right, title, claim and interest of the Seller in the schedule below land will cease to exist and will vest in the

10/10/21
22/03/22

6.

Purchaser and the Purchaser will become the sole and absolute owner thereof from this day.

4. That the land mentioned in the schedule below hereby sold by this sale deed is free from all encumbrances, charges and liens.

5. That the Seller hereby declares that he has good and perfect title over the schedule below land which he has not sold, charged or transferred the same in any way to any one else prior to this Deed.

6. That if for any defect of title or possession of the Seller in the schedule below land shall be found, the Purchaser suffers any loss, then the Seller will be liable to compensate the same.

SCHEDULE

(Description of the land hereby sold)

ALL THAT piece and parcel of homestead vacant land **2525 sq.ft. or 5.8 Decimals**, situated in Mouza **Baliguma**, P.S. M.G.M. Mango, Thana No.1150, Ward No.10 Mango Nagar Nigam, recorded under **Khata No.463, Portion of Plot No.1578(c)**, within town and District Sub-Registry office Jamshedpur, District East Singhbhum.

Which is bounded by :-

NORTH : Rasta ;
SOUTH : Plot Nos. 1578, 1579
EAST : Nij Seller ;
WEST : Smt. Rita Singh ;

16/2/22
H/CO/PC

7.

The above land situated on the Other Road.

The location of the land shown in Red colour in the sketch map annexed herewith which shall form part of this deed.

Annual Rent: Rs. per katha only payable to the landlord, the State of Jharkhand, through **C.O. Mango.**

Rent Receipt Vol. No.23 ; Page- 67 ;

The above land is situated within **Holding No.0100000052000A6** of Ward No.10 Mango Nagar Nigam.

IN WITNESS WHEREOF the Seller is executing this sale deed at Jamshedpur on this the date mentioned above.

Read over and explained the contents of this sale deed to the Executant/Seller who admits the same to be true and correct.

Prakash Singh

WITNESSES:

1. *Mukul Singh*

Shri Ramkrishna Prasad Singh
Block, Paradise Park, Sonari
Jamshedpur

2. *Ravi Kumar Singh*

Shri Rajendra Kumar Singh
Block, Paradise Park, Sonari
Jamshedpur

22/03/21

8.

Printed by :

[Signature]

Drafted by :-

Anil Kr. Singha
Deed writer, Jsr. court.

22/03/21

PURCHASER.



ANIL KR. SINGHA
Deed Writer,
Licence No 15/2006



बीज नथ सिंह

Sign. of the Purchaser
(BAIJNATH SINGH)

Certified that the fingers print of left hand of each person whose photograph is affixed in the document have been obtained by me.

Anil Kr. Singha

ANIL KR. SINGHA

Deed Writer

Licence No. —15/2006

JAMSHEDPUR

22/03/21

CERTIFICATE

Office of the District SRO - Jamsheedpur

This **Sale Deed** was presented before the registering officer on date **22-Mar-2021** by **SURESH SINGH, S/O, D/O, W/O LATE SHANKAR SINGH ALIAS SHANKAR PRASAD** resident of QR NO.98 GURUDWARA BASTI SAKCHI, PO-SAKCHI, JAMSHEDPUR.,
This deed was registered as Document No:- **2021/JSR/1522/BK1/1399** in Book No :- **BK1**, Volume No :- **268** from Page No :- **245** to **324** at, office of **District SRO - Jamsheedpur**

Date:- **22-Mar-2021**


Registering Officer

21207