



## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : cfea57bbdbfa3c179aa5

Receipt Date : 15-Jul-2022 09:04:42 am

Receipt Amount : 80000/-

Amount In Words : Eighty Thousands Rupees Only

Token Number : 20220000084640

Office Name : District SRO - Jamshedpur

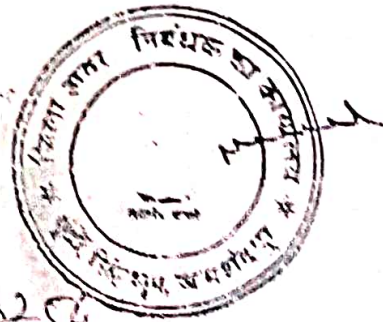
Document Type : Sale Deed

Payee Name : BALIRAM SINGH ( Vendeo )

GRN Number : 2212163243



- For Office Use -



Detached  
Stamp

2022/JSR/3496/BK1/3254

ईस नसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट का 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 किए गए किसी भी नसीद की प्रतिलिपि नहीं है।

Basanti Kumari

15/7/2022

20,00,000

ps mango

stam 80,000

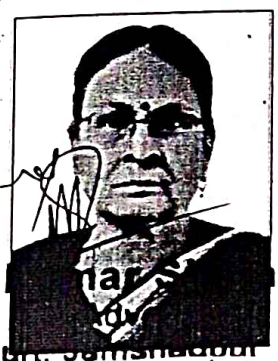
खवात नं 269 ज्ञात नं 66  
3730 प्रतिवादी नं 22  
दस्तावेज

15/7/2022

6/15/22



Basanti Kumari



Manoj  
Civil Court, Jamshedpur

निबन्ध 21 के अन्तर्गत राष्ट्रीय न्याय-अभिनियम  
(संशोधन अधिनियम, 1999) की अनुसूची  
1 का क्र. 80... के अन्तर्गत  
बसावतन स्टाप-सहित (या स्टाप-मुक्त  
के विषय में स्टाप-शुल्क जपोजित नहीं)।  
निबन्धन-पदाधिकारी

जिला उत्तर सिंहभूम  
न्यूनतम मूल्यांकन सूची से  
जाति नं. 2410/2... के गैर है।  
गोदानगपुर जिले की प्रथम 1908  
की धारा 40(4) के अन्तर्गत नये है।

15/7/2022  
न्यूनतम मूल्यांकन सूची से  
जांचा एवं सही पाया।

SALE DEED

Fe chye

THIS SALE OF DEED is made on this the 14<sup>th</sup> day of July 2022 at Jamshedpur ,

BY AND BETWEEN;

AM 60,000-  
kch 30  
pku 1-

**BASANTI KUMARI**, W/O Shyam Sunder Sharma by caste General, by religion Hindu, by occupation retied by Nationality Indian, resident of Q - L3/13, Tirna Road, Sakchi, Town Jamshedpur, District East Singhbhum, in state of Jharkhand, hereinafter called the SELLER, (Which expression shall unless repugnant to the context including her legal heirs, successors, administrators, representatives and executors) of the ONE PART;

15/7/2022  
दस्तावेज जांचा

Adhar No.-\*\*\*\* \* 0930

Pan no. AUQPS8021D



Singh  
cate  
Court, Jamshedpur

Basanti Munshi  
15/07/2022



वसंती कुमारी पति: श्याम सुंदर शर्मा

साक्षी साक्षी

15/7/2022 के अर्जन देयकारी या दायेकारी में से एक

के पान्क्ता (अटनी) है ने ला. 10.1.20

अपर निबंधन कार्यलय में (स्थान पर) निबन्धन के लिए

निबंधन-पवाधिकारी का हस्ताक्षर

15/7/2022



::4::

*Basanti Kumeri*  
*15/07/2022*

AND WHEREAS The Seller have purchased the given property from its former owner by two different deeds, No 1. Bibhishan Gour son late Ram Gour, resident of mango gour basti, P.O. +P.S. Mango, Jamshedpur, District East Singhbhum through registered sale Deed bearing **Sale Deed no. 4569 dated 27/11/1994** and mutated her name vide **mutation case no 1751/2009-2010** registered at District Sub – Registry office at Jamshedpur.

AND WHEREAS The Seller have purchased the given property from its former owner, No 2. Bibhishan Gour son late Ram Gour, resident of mango gour basti, P.O. +P.S. Mango, Jamshedpur, District East Singhbhum through registered sale Deed bearing **Sale Deed no. 910 dated 16/03/1996** and mutated her name vide **mutation case no 1752/2009-2010** registered at District Sub – Registry office at Jamshedpur and since purchase of the same the seller came in possession over the said land without any interruption from anybody;

AND WHEREAS, the seller being the sole, absolute and lawful owner of the land and residential land thereon had declared for the sale for the intending buyer.

AND WHEREAS the purchaser above named having come to know the intention of the seller had declared and approached as well as requested to sell the below mentioned in the schedule below land the seller has agreed to sell the same to the purchaser.

::5::

Basanti Kumari  
15/07/2022

**NOW THIS SALE DEED WITNESSETH AS FOLLOWS;**

1) That the total price of the said land fully mentioned in the schedule below has been fixed at Rs. 20,00,000/- **TWENTY LAKH ONLY**

2) That the purchaser has paid the said entire consideration amount of 20,00,000/- **TWENTY LAKH ONLY** only to the seller, the receipt of which is hereby admitted and acknowledged as full and final payment against the sale of the schedule below land premises by the seller, the seller does hereby absolutely sell, convey, transfer and deliver the all that schedule below property in favour of the purchaser by this deed of sale TO HAVE AND TO HOLD the same unto the purchaser his heirs, successors, without any interruption from the side of the seller or any persons claiming under the seller.

3) That the seller has delivered vacant places possession of the schedule below land to the purchaser and from the day the purchaser will possess and enjoy the schedule below property in all possible ways with power to dispose of the same in any manner he likes and the purchaser shall be liberty to get his name mutated in the records of the landlord the state of Jharkhand through C.O. at Mango or any other concerning authority and shall pay rent and other charges thereof in his own name.

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Basanti Kumari  
15/07/2022

4) That the seller from this day ceased to have any right, title, interest over the schedule below premises and all the right, title, interest of the seller in the schedule below premises now will be completely vested in the purchaser and the purchaser will become the sole and absolute owner thereof from this day.

5) That the purchaser shall now and always shall have the right to use and enjoy the possession of land situated at Mouza- Mango, P.S. Mango, Thana no.1641, under khata no. 269, portion of plot no. 3730 Jamshedpur, Jharkhand.

6) That the premises hereby conveyed and transferred by this deed of sale is free from all encumbrances, charges and liens.

7) That the seller has delivered all the relevant documents and title deed (Original/Xerox copies) in connection with the schedule below property to the purchaser.

8) That the seller hereby declares that she has good and perfect title over the schedule below property which she has not sold, charged or transferred the same in any way to anyone else prior to this deed.

10) That if for any defect of title or possession of the seller in the schedule below property suffers any loss, then the seller will be liable to compensate for the same.

::7::

Bashanti Kumari  
15/07/2022

**SCHEDULE**

(Description of the residential land hereby sold)

ALL THAT RESIDENTIAL LAND total measuring an area 5.11 decimal or 3 katha 2 dhur, situated at Mouza - Mango, khata no. 269, portion of plot no. 3730, P.S. Mango, Thana no.1641, Halka no 3, ward no. 10, within the District Sub- Registry office Jamshedpur District East Singhbhum, Jharkhand. The Land is bounded by

North : Road and Rupesh Jha;  
South : 12'ft road;  
East : Bashanti kumari;  
West : Portion of plot no 3730;

North: 30'6"  
South: 34' 6"  
East: 68'9"  
West: 68'

Page no. 25

Volume no. 52

Holding no 0100001896000M0

**MODE OF PAYMENT**

Mode	Date	Amount
Cheque no 027303	18/05/2022	3,00,000
RTGS	14/07/2022	17,00,000
	<b>TOTAL</b>	<b>20,00,000</b>

::8::

Basanti Kumar  
13/07/2022

IN WITNESS WHEREOF, the seller is executing this sale of deed on the date above written.

Read over and explained the contents of this deed to the executants in Hindi who admits the same to be true and correct.

WITNESSES:-

1. Bhanu Kumar Sharma s/o Late Padma Dew Sharma  
13/13 Titas Road Sakhi Jamshedpur
2. Rami Kori Singh s/o Baliram Singh  
H.no = 13 P.G. Path Kadma, JSR

Typed by  
M.K. Singh  
Jamshedpur court.

Drafted by  
Mony Kumar Singh  
Advocate Jr.

PURCHASER

Handwritten signature/initials of the purchaser.



**Singh**  
Advocate  
Civil Court, Jamshedpur

Certificate

Certified that the finger prints of left hand of each persons whose photographs affixed in the document have been obtained by me /before me.

Advocate



Token No.: 20220000084840

## CERTIFICATE

### Office of the District SRO - Jamsheppur

This Sale Deed was presented before the registering officer on date 15-Jul-2022 by **BASANTI KUMARI, S/O, D/O, W/O TRIBHUWAN SHARMA** resident of Q.NO-L3/13, TIRNA ROAD, SAKCHI, JAMSHEPPUR.,  
This deed was registered as Document No:- 2022/SR/3496/BK1/3254 in Book No :- BK1, Volume No :- 586  
from Page No :- 175 to 284 at, office of District SRO - Jamsheppur

Date:- 15-Jul-2022

  
Registering Officer