



Government of Jharkhand
Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 3eb63543649c95f3a4aa
Receipt Date : 21-Nov-2022 06:22:02 pm
Receipt Amount : 120000/-
Amount In Words : One Lakh Twenty Thousands Rupees Only
Token Number : 20220000136095
Office Name : District SRO - Jamshedpur
Document Type : Sale Deed
Payee Name : NEELU RAI (Vendee)
GRN Number : 2214403571

Ramunary Singh
Uma Singh
23/11/2022



Defaced
for
23/11/22

-: For Office Use :-

निबंधक का कार्यालय
जामशेदपुर

2022/ISR/5813/BK1/5394

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 साथ 21 नवंबर 2022 को किसी प्रकार की सेवा नहीं ली गई है।

Neelu Rai 2022

Calcutta No. 30,00,000/-

P.S. Mango,

Starb. 120,000/-



A.H.C. B. AKHOURI Advocate Civil Court

Yamuna Singh 23/11/2022

37, 3844,

सुनताप सुभाष... जॉकी...

23/11/22



23/11/22

Uma Singh 23/11/2022

23,

विशेष... - 2 -

SALE DEED

23/11/22

THIS DEED OF SALE IS MADE ON THIS THE 23rd DAY OF NOVEMBER 2022 AT JAMSHEDPUR, BY :-

- 1) MR. YAMUNA SINGH, (UID. No. XXXX XXXX 7297 & P A N :- AXAPS3336A) Son of Late Ramjee Singh a n d
- 2) MRS. UMA SINGH, (UID. No. XXXX XXXX 7068 & P A N :- BWDPS3261B) Wife of Mr. Yamuna Singh, both by faith- Hindu, by Caste- General, by Occupation- No1. Business and No. 2 Housewife, Nationality Indian, resident of Road No.4, Jawaharnagar, Mango, P.O. Azad Nagar, P.S. Mango, Town Jamshedpur, District East

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A1-90,000=00
11-03=00
PR-01=00

23/11/22

Jamshedpur
23/11/2022
Uma Saha
23/11/2022

Singhbhum, Jharkhand, hereinafter called the "VENDORS" (which terms or expression shall unless excluded by or repugnant to the context be deemed to include their heirs executors, administrators, legal representatives and assigns) of the **One Part;**

IN FAVOUR OF

MRS. NEELU RAI, (UID. No.:- XXXX XXXX 5573 & P A N :- BOGPR5750H), Wife of Mr. Kamal Narayan Rai, by faith- Hindu, by Caste- General, by Occupation Housewife, Nationality Indian, resident of H. No. 14, Road No.4, New Subhash Colony, Sanjay Path, Dimna Road, Mango, P.O. and P.S. Mango, Town Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the "**PURCHASER**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to include her heirs executors, administrators, legal representatives and assigns) of the **Other Part;**

NATURE OF DEED : S A L E D E E D.

CONSIDERATION MONEY : Rs. 30,00,000/- (Rupees thirty lakhs) only.

WHEREAS, the Vendors are the absolute and lawful owners of land measuring an area 1.4625 Kathas, or 1053 Sq.ft. i.e. 2.417 Decimals, together with Kutchha Asbestos roof house premises standing thereon, having its total built up area **300 Sq.ft.**, recorded under Khata No. 37, in portion of Plot No. 3844, in Mouza Mango, P.S. Mango, Thana No. 1642, in Survey Ward No. 10, M.N.A. C. (now Mango Nagar Nigam), District Sub-Registry Office and Town Jamshedpur, District East Singhbhum, morefully described in the Schedule below;

AND WHEREAS, the land recorded under Khata No. 37, Plot No. 3844 along with other plots of land of said Khata recorded in the name of Kanhai Gour, in the present Municipal Survey Settlement Operation and

Jamuna Saha
23/11/2022
Uma Singh
23/11/2022

- 4 -

said Kanhai Gour sold all that piece and parcel of land measuring 2 Katha vide Registered Sale Deed No. 4980 and 1 Katha vide Registered Sale Deed No. 4979, both dated 18.06.2007, both were registered at District Sub-Registry Office Jamshedpur to one Bina Sinha, wife of Rabindra Kumar Sinha, both piece and parcel of land i.e. 2 Katha + 1 Katha recorded under Khata No. 37, Portion of Plot No. 3844 of Mouza - Mango, ward No. 10, and since purchased said Bina Sinha, came in possession over the same and hold and possesses the same as absolute owner thereof;

AND WHEREAS, said Bina Sinha sold all that land measuring an area 1.4625 Kathas, or 1053 Sq.ft. i.e. 2.417 Decimals, recorded under Khata No. 37, in portion of Plot No. 3844, in Mouza - Mango, P.S. Mango, Thana No. 1642, in Survey Ward No.10 to the present Vendors by means of Registered Sale Deed, bearing Sale Deed No. 7697, (Sl. No. 9625) Dated 12.12.2011, registered at District Sub-Registry Office Jamshedpur and which has been copied in Book No.1, Vol. No. 317, Pages 285 to 302, completion on 12.12.2011 and since purchased the above named Vendors came in physical possession over the same and hold and possesses the same as absolute owner thereof without any interruption from anybody and having every right to transfer the same in any manner whatsoever they like;

AND WHEREAS, the Vendors got mutated their names in respect of aforesaid landed property morefully described in schedule below in the Office of the Anchal Adhikary (C.O.) Mango Jamshedpur, vide Mutation Case No. 225/ R27 of 2022-23 dated 01.08.2022, and paying ground rent etc. for the same by obtaining rent receipt from the said Office in their own name and their name have been noted in Vol. No. 108, Pages 6, in Register II of the Anchal Adhikary (C.O.) Mango, Jamshedpur

AND WHEREAS, the above named Vendors constructed a Kutchha Asbestos roof house premises over the said land, having its built-up area **300 Sq.ft.** and they hold and possesses the same as absolute owner

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23/11/2022
Uma Singh
23/11/2022

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3. That, henceforth the Purchaser will also be entitled to mutate her name in respect of the said property hereby sold fully described in schedule below to the sherista of the said landlord State Jharkhand through the C.O. Mango Jamshedpur, shall pay rent for the same in her own name.
4. That from this day all the right, title, claim and interest of the Vendors in the property mentioned in the Schedule below shall cease to exist and will vest in the Purchaser and the Purchaser will become the absolute owner thereon from this day and the Purchaser will also be entitled to sell, gift, mortgage etc. or any kind of transfer the aforesaid property hereby sold, fully described in schedule below.
5. That the property mentioned in schedule below hereby conveyed by this Sale Deed is free from all encumbrances, charges and liens.
6. That the Vendors hereby declare that they have good and perfect title over the said property mentioned in the schedule below which they have not sold, charged or transferred the same in any way to any one else prior to this Sale Deed.
7. That the Vendors hereby agree to keep the Purchaser harmless and indemnified from all losses, expenses and costs incurred or suffered by the Purchaser arising out of any defect in title of the Vendors over the said property morefully described in the schedule below.
8. That the Vendors have further agreed to execute and register any further or other Deed of assurance or document at the cost of the Purchaser that may be required to more perfectly confirm the ownership and possession of the Purchaser in the schedule below property.
9. That, from this day the Vendors shall have no claim, demand whatsoever in the Schedule below property at any time in future.
10. That the Vendors hereby declare that the Xerox copy of relevant (connecting) documents are attach herewith are true and genuine and which will treated as part of this document.

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23/11/2022
Uma Singh
23/11/2022

1 1. That the Vendors have delivered all the relevant documents (Xerox copies) together with original Sale Deed, mutation Slip, in connection with the Schedule below property to the Purchaser.

SCHEDULE

(Description of land hereby sold)

IN THE DISTRICT Singhbhum East, District Sub-Registry Office and Town Jamshedpur, Pargana - Dhalbhum, in Mouza - Mango, P.S. Mango, Thana No. 1642, in Survey Ward No. 10 , M.N.A. C. (now Mango Nagar Nigam), recorded under Khata No. 37, in portion of Plot No. 3844, measuring an area 1.4625 Kathas, or 1053 Sq.ft. i.e. 2.417 Decimals of Vacant Homestead land together with Kutchha Asbestos roof house premises standing thereon, having its total built up area **300 Sq.ft.**, which is bounded as follows

<u>Butted and Bounded by:-</u>	Dimension of the land
North :- House of Bina Sinha	40' ft.
South :- House of Kamal Narayan Rai	41' ft.
East :- Land of Kathia Gour;	27' ft.
West :- 12' ft. wide Road;	25' ft.

H. No.:- 0100002806000A2

Annual Rent :- Rs.25/- payable to the landlord, the state of Jharkhand, through the C.O. Mango Jamshedpur;

location of the land shown in plan/map attached in this Sale Deed and shown in red Color which shall be treated as part of this document.

MEMO OF CONSIDERATION

That the consideration of Rs. 30,00,000/- (Rupees thirty lakhs) only has been paid by the Purchaser to the Vendors in following manner:-

Sl. No.	Transfer ref No.	Date of Payment	Amount (in Rupees)	Bank Name
1.	R.T.G.S. UTR No. CNR BR52022050481886299	04.05.2022	18,99,900/-	Canara Bank
2.	R.T.G.S. UTR No. CNR BR52022050481860036	04.05.2022	5,00,000/-	Canara Bank
3.	Transfer ref No. 212411939888	04.05.2022	100/-	Canara Bank
4.	N.E.F.T. UTR No. UBIN J22040123471	09.05.2022	1,01,000/-	Union Bank of India
5.	Transfer Ref No. IT00JYXR6	18.11.2022	4,99,000/-	S.B.I.

Total amount of Rs. 30,00,000/- Only

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23/11/2022
Uma Singh
23/11/2022

IN WITNESS WHEREOF, the Vendors have executing this sale deed on this the date, month year, mentioned above.

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

Witnesses :

1. ~~Kumar~~ KUMAR ALOK. S/O K.K. Pandey.
I-1211 Adi Ljapur Jambh

2. Umesh Kumar S/O Shio Reason Singh
Plot no 1, K. NO 122/2, 124/2, 128 Near Ramchandra Market, za
Farm, Chattaspur, Raj Puokund, South Delhi, Delhi

TYPED BY
JSR. COURT.

DRAFTED BY
ADVOCATE J.S.R. COURT

D. K. AKHOURI
Advocate
Civil Court, JSR

PURCHASER



Neelu Rai



Certified that the finger prints of the left hand of each person whose photographs are affixed in this document have been taken by me.

D. K. AKHOURI
Advocate

(Signature)
Advocate

N

नाम अधिसूचित क्षेत्र जमशेदपुर

वार्ड संख्या 10

चादर संख्या 11

राजस्व थाना घाटशिला

जिला सिंहभूम

पैमाना 1से0मी = 20 मी0 या प्र0भि0- 1:2000

सन् 1970-71 ईस्वी

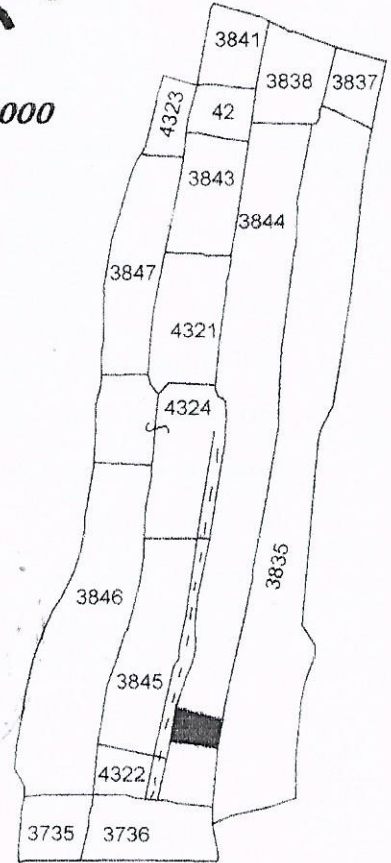
Khata No-	Plot No-	Area Decimals
37	3844	2.417 Decimals

which is bounded by:

Side	Size	Boundary
North-	40'ft	House of Bina Singh
South-	41'ft	House of Kamal Narayan Rai
East -	27'ft	Land of Kathia Gour
West -	25'ft	12'ft wide Road

प्रस्तावित भूमि को लाल

रंग में दर्शाया गया है।



Jammu Sub
 23/11/2012
 Uma Singh
 23/11/2012

MANGO NAGAR NIGAM, MANGO

HOLDING TAX RECEIPT

Yamuna Singh
Ramjee Singh

Receipt No. 153155529062022014119
Department / Section : Revenue Section
Account Description : Holding Tax & Others

Date : 29-06-2022
Ward No : 10
Holding No. : 0100002806000A2

Owner Name YAMUNA SINGH S/O RAMJEE SINGH

Address : NEW SUBHASH COLONY RD NO-4,
MANGO, EAST SINGHBHUM Pin - 832110
MOB No : 9234771323

A Sum of Rs. 242.00 (in words) Two Hundred and Fourty-Two Only

towards Holding Tax & Others vide Cash

Dated 29-06-2022 Drawn on NA Place Of The Bank.

N.B. Online Payment/Cheque/Draft/ Bankers Cheque are Subject to realisation

Account Description	Period	Amount
Holding Tax Arrear		0.00
Holding Tax Current	1 / 2022-2023 To 4 / 2022-2023	254.80
	Total	254.80
	Water Harvesting Fine	0.00
	Penalty / Interest Amount	0.00
	Rebate on current Demand	12.74
	Adjust amount	0.00
	Amount Received	242.00
	Advance Amount	0.00



Signature of Tax Collector

Note:-

- This is a Computer generated Receipt. This receipt does not require physical signature.
- Avail 5% rebate yearly Holding Tax amount by paying the tax before 30th june of the Financial Year.
- without prejudice to land right

For Details Please Visit : suda.jharkhand.gov.in
or Call us at 18002586545

In Collaboration With
Sparrow Softech Pvt. Ltd.
H-117, Harmu Housing Colony, Sajanand
Chowk, Ranchi

Print



NO	DESCRIPTION	QTY	UNIT	COST
1	1/2" x 1/2" x 1/2" (1000)	2	kg	2.00
2	1/2" x 1/2" x 1/2" (1000)	2	kg	2.00
3	1/2" x 1/2" x 1/2" (1000)	1	kg	1.00
4	1/2" x 1/2" x 1/2" (1000)	2	kg	2.00
Total				7.00

Handwritten notes: 2kg Sun (1000), 1kg Sun (1000), 2kg Sun (1000), 1kg Sun (1000), 2kg Sun (1000).
Signature: [Signature]
Date: 1/1/2011



FINAL KUITAN