



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

Sittha Rani

NON JUDICIAL

Receipt Number : 6887b5f1aab31a24d329

Receipt Date : 28-Oct-2022 02:31:52 pm

Receipt Amount : 306000/-

Amount In Words : Three Lakh Six Thousand Rupees Only

Token Number : 20210000064580

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : JANMEJAY KUMAR SINGH ( Vendee )

GRN Number : 2214079729



For Office Use :-

*beforeed  
@paw*



2022/JSR/5402/Bk1-15024

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 के माध्यम से रुप का

*कितनी सकार की सेवा गिरी ली 10 है।*

*Janmejay Singh*

28/10/22

*Janmejay Singh*

sale price  
₹6,50,000/-

P.S.  
Mango

stamp  
306,000/-

खता नम्बर 424  
प्लॉट नम्बर 470, 472  
देव प्रतिबंधित सूची में दर्ज नहीं है।

जिला अदालत जिल्हामुंगेर  
आपकाईस प्रकृति में अदालतरी / जिल्हामुंगेर-  
दाली नं. मंगीया अदालत में नं. 11  
जिल्हामुंगेर अदालतरी अदालतियाम 2022  
के धारा 46(9) के अन्तर्गत नहीं है।

न्यूनतम मूल्यांकन सूची से  
जोड़ा एवं सही पाया।

Kesh  
28/10/22

Kesh  
28/10/22

Kesh  
28/10/22



Shikha Rani

नियम 21 के अखीन प्रकृता: भारतीय स्वाम्य-प्रतिनिधियम  
(इंडियन स्वाम्य ऐक्ट) 1980 के अनुसूची  
1 या 1क, से 23 के अखीन  
बधायनत् स्वाम्य-सहित (या स्वाम्य-मुक्त  
से विमुख या स्वाम्य-मुक्त अर्पित नहीं)।

[Signature]  
निबंधन-प्रमाणित करी

**SALE DEED**

This Sale Deed is made on this the 28<sup>th</sup> day of October, 2022, at Jamshedpur.

Lea Chagabio

A1- 2,29,500 = 00  
LL- 03 = 00  
PR- 01 = 00

**BY AND BETWEEN**

Mrs. SHIKHA RANI, daughter of Late Lakshminath Sahu, by Category General, by Faith Hindu, by Nationality Indian, by Occupation Medical Professional, Resident of N.H. 33, Baliguma, Opposite Yadav Petrol Pump, Mango, P.O. & P.S. M.G.M. Mango, Town Jamshedpur, District East Singhbhum, and State Jharkhand, hereinafter called the "VENDOR / SELLER" (which expression shall unless, excluded by or repugnant to the context, must mean and include her legal heirs, successor, executors, administrators, legal representatives, nominees and assigns) of the ONE PART. (UIDAI No XXXX XXXX 6443 & Pan No ABCPR7796R)

Kesh  
28/10/22  
दस्तावेज जाँचा

[Signature]





*Handwritten signature*



Shikha Rani  
28/10/22

• शिका राणी                      पिता : लक्ष्मी लाल साहू  
 निवा - 28/10/22                      पिता का पता : लक्ष्मी लाल साहू  
 जन्म : 28/10/22                      पिता का पता : लक्ष्मी लाल साहू  
 के अतिरिक्त (अन्य) के पते : 10/1/22                      के पते :  
 के पते : लक्ष्मी लाल साहू                      के पते : लक्ष्मी लाल साहू

निष्पन्न-पदाधिकारी का हस्ताक्षर  
28/10/22



*Handwritten signature*

Shikha Rani

AND

Mr. JANMEJAY KUMAR SINGH, son of Mr. Harendra Singh, by Faith Hindu, by Category General, by Nationality Indian, by Occupation Business, Resident of Flat No 5/d, Flamingo Block, Opposite Sahara City, Sharda City, Town Jamshedpur, District East Singhbhum, State Jharkhand, Pin 831012, hereinafter called the "PURCHASER / VENDEE" (which expression shall unless excluded by and / or repugnant to the context must mean and include his legal heirs, successors, legal representatives, executors, nominees and assigns) of the OTHER PART. (Pan No BXIPS2277M)

NATURE OF DEED

SALE DEED

CONSIDERATION AMOUNT

Rs. 76,50,000/-

(Rupees Seventy Six Lakhs and Fifty Thousand) only

WITNESSETH AS FOLLOWS:

WHEREAS the Vendor is the absolute, lawful and bonafide owner of all that piece and parcel of homestead land measuring 47.09 Decimals or 28.5 Kathas along with one old kutchra house structure measuring an area 2500 Sq.ft. approx, situated within Mouza Pardih, Thana No.1641, P.S. Mango, within Ward No 10 (M.N.A.C.), under the District Sub Registry Office and Town at Jamshedpur, Block Mango (Earlier Jamshedpur), state of Jharkhand, recorded under Khata No 424, Plot No 470, 471 and 472, along with old residential house structure standing over the same.

Shikha Rani

Shikha Rani

AND WHEREAS, aforesaid land stands recorded in the name of Lakshmi Nath Sahu, Son of Boku Sahu(now deceased) in the last survey settlement operation finally published on 30.12.1980, and after his death his wife Chandrakanta Gupta and only daughter Shikha Rani (present Vendor)being the only legal heirs and successors of his estate, inherited the entire properties of said Lakshmi NathSahu, and from then onwards they came in peaceful physical possession over the said property, and thereafter said Chandrakanta Gupta relinquished her right to her only daughter i.e. the present Vendor namely: SHIKHA RANI, as her only legal heir and successor, who inherited the said property and she has also got mutated her name in the records of the Circle Officer (Jamshedpur), Now C.O. Mango, vide Mutation Case No2099/R27/ 2018 - 19, Order dated:16/02/2019, on the basis of succession, and the rent has also been paid in the name of the Vendor vide (Volume No 102& PageNo57)

AND WHEREAS, the Vendor came in peaceful physical possession over the said property, without any interruption from any person or corner, thereby exercising all its rights, title and interest over the same, being its lawful, absolute owner and is also paying the rent regularly to the superior landlord i.e. the State of Jharkhand.

AND WHEREAS, the Vendor being in urgent need of money to meet her financial expenses, decided to sell part of the above property more clearly mentioned in the schedule below for full, final and highest consideration amount of Rs.76,50,000/-(Rupees Seventy SixLakhs and Fifty Thousand) only, to which the Purchaser agreed and offered to pay the same to the Vendor/s, hence, to avoid all or any kind of legal disputes, and complication, the parties have decided to execute this Sale Deed, on the following terms and conditions, mentioned hereinafter.

*Sanjay K*



Shikha Rani

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

1. That in pursuance of an agreement and paid consideration amount of Rs. 76,50,000/- (Rupees Seventy Six Lakhs and Fifty Thousand) only, is paid by the Purchaser to the Vendor for the said land, more fully described in the schedule below, the receipt of which is hereby admitted and acknowledged as full, final and the highest consideration amount against the sale of the schedule below property, and the Vendor by these presents do hereby sell, convey, transfer, deliver and assign all that schedule below property, in favour of the Purchaser by this Sale Deed TO HAVE AND TO HOLD the same unto the Purchaser, along with his legal heirs and successors without any interruption, from or by the present Vendor, or any person claiming under him, with all his right, title, interest, and possession, in respect of the schedule below property.
2. That the Vendor has delivered peaceful physical possession of the schedule below property to the Purchaser, and from this day the Purchaser will possess and enjoy the same as absolute owners in all possible ways with power to dispose of the same by way of sale, gift, mortgage, or any other ways whatsoever in manner he like, and the Purchaser is at liberty to get his name mutated in the records of the State of Jharkhand, through Circle Officer, Mango, and pay rent and taxes for the same in his own name and obtain receipt thereof.
3. THAT, from this day the Vendor shall ceases to have any right, title and interest over the said schedule below property, and all the right, title and interest of the Vendor in the schedule below property now will be completely vested unto the Purchaser. The property hereby conveyed by this sale deed is free from all encumbrances, liens or charges of any kind whatsoever.

*[Handwritten signature]*

Shikha Rani

4. THAT, the Vendor hereby declares that she has good and perfect title over the said schedule below property and if for any defect of title or possession of the Vendor as per the prevalent provisions of law in force as on the date of registration of the schedule below property, if the Purchaser suffers any loss then the Vendor will compensate the same to the Purchaser or his legal heirs and successors.
5. THAT, the Vendor is further bound to execute any other deed of assurance that may be required in favour of the Purchaser to perfect the title of the Purchaser over the said schedule below property. It is also declared by the Vendor 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 only.
6. THAT, the Vendor has delivered photo copy of all relevant documents related to the schedule below property to the Purchaser, and after the execution of this Sale deed, the Vendor does not hold any right, title or interest along with her legal heirs and successors to claim back the schedule below property. The schedule below land is free and is never acquired by the State or Central Government.
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 out of this Sale Deed, then it must be resolved within the jurisdiction of Courts of Jamshedpur.

SCHEDULE

In the District East Singhbhum, Situated in Mouza Baliguma, Thana No 1150, P.S. Mango, within Ward No 10 (M.N.A.C.), under the District Sub Registry Office and Town at Jamshedpur, Block Mango (Earlier Jamshedpur), State Jharkhand, all that piece and parcel of raiyati homestead / commercial land, along with part of old kutchha house built up area 1000 Sq.ft., recorded under:

Jamshedpur

Sri Laxmi Devi

| <u>Khata No</u>             | <u>Plot No</u> | <u>Area</u>                          |
|-----------------------------|----------------|--------------------------------------|
| 424                         | 470 (Part)     | 119 Sq. ft. or 0.27 Decimals         |
| 424                         | 472 (Part)     | 2030 Sq. ft. or 4.66 Decimals        |
| <u>Total area measuring</u> |                | <u>2149 Sq. ft. or 4.93 Decimals</u> |

The above land is bounded as:

North : Plot No 475

South : National Highway 33

East : Plot No 472 (P) / Shashi Bhushan Singh

West : Plot No 472 (P) / Dayanti Devi & Others

The annual rent is payable to the Landlord i.e. the State of Jharkhand, through the Circle Officer, at Mango.

MEMO OF CONSIDERATION

| <u>Mode of Payment</u>   | <u>Amount (Rs.)</u> |
|--|---------------------|
| By RTGS / Cheque/s<br>(Rupees Seventy Six Lakhs and Fifty Thousand) only | Rs. 76,50,000/-     |

IN WITNESS WHEREOF the Vendor has hereunto signed this Deed at Jamshedpur on the day, month and year first above mentioned.

Read over and explained the contents of this Sale Deed to the Vendor by me, who found and admitted the same to be true and correct.







Sh. K. Rami

WITNESSES:

1. Abhay Krishna Mishra S/o. Anand Madhab Mishra

2. Mahendran Singh S/o Baban Singh  
R/o Bhudaulkh 2

Drafted & Printed by: A. Kulkarni

PURCHASER



*Handwritten signature of the purchaser, written vertically.*



Certificate:

It is certified that the finger prints of left hand of each person/s, whose photographs are affixed in this document, has been obtained by / before me.

Page | 7

*Handwritten signature of the certifier, written diagonally.*

A. Kulkarni  
AVIJIT MANDAL  
Enrollment No.-14/2010  
(Advocate Jsr. Court)



## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : e95f9b2978bf885578aa

Receipt Date : 28-Oct-2022 02:54:58 pm

Receipt Amount : 306000/-

Amount In Words : Three Lakh Six Thousand Rupees Only

Token Number : 20210000004807

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : SHASHI BHUSHAN SINGH ( Vendee )

GRN Number : 2214080285

Shikha Rani



:- For Office Use :-

2022/ISR/5405/BK1/5027

Accepted  
Date



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 के जारीकर्ता से पूर्व की किसी प्रकार की सेवा नहीं की जायेगी।

28/10/22

Shashi Bhushan Singh

Shashi Bhushan Singh



₹ 76,50,000/-

P.S. Mango

₹ 3,06,000/-

जिला उत्तर निवन्धक

संरक्षित/संरक्षित में संरक्षित / प्रिंटेड  
जॉब नं. 28/10/22 अंकित की गई है।  
जोसलपुर जिला उत्तर अतिरिक्त 1998  
की धारा 46(1) के अन्तर्गत नहीं है।

खाता नम्बर 424  
प्लॉट नम्बर 470, 472

28/10/22 देय प्रतियधिरा सूची में दर्ज नहीं है।

28/10/22  
न्यूनतम मूल्यांकन सूची से  
जाँचा एवं सही पाया।

28/10/22



Shikha Rani



नियम 21 के अन्तर्गत गणना: भारतीय स्टाम्प-प्रतिनियम  
(इंडियन स्टाम्प ऐक्ट), 1899 गरी अनुसूची  
1 या 1क, स.सं. 23... के अधीन  
यथावत् स्टाम्प-संगत (या स्टाम्प-शुल्क  
के विमुख या स्टाम्प-शुल्क अपेक्षित नहीं)।

28/10/22  
निबंधन-बदाधिकारी

SALE DEED

This Sale Deed is made on this the 28th day of October, 2022, at Jamshedpur.

BY AND BETWEEN

Mrs. SHIKHA RANI, daughter of Late Lakshminath Sahu, by Category General, by Faith Hindu, by Nationality Indian, by Occupation Medical Professional, Resident of N.H. 33, Baliguma, Opposite Yadav Petrol Pump, Mango, P.O. & P.S. M.G.M. Mango, Town Jamshedpur, District East Singhbhum, and State Jharkhand, hereinafter called the "VENDOR / SELLER" (which expression shall unless, excluded by or repugnant to the context, must mean and include her legal heirs, successor, executors, administrators, legal representatives, nominees and assigns) of the ONE PART. (UIDAI No XXXX XXXX 6443 & Pan No ABCPR7796R)

Ferdogabla

A1 - 2,29,500 = 00  
L1 - 03 = 00  
PR - 01 = 00

28/10/22  
दस्तावेज जाँचा

Shikha Rani

Shikha Rani

**AND**

Mr. SHASHI BHUSHAN SINGH, son of ~~late~~ Akhilesh Kumar Singh, by Faith Hindu, by Category General, by Nationality Indian, by Occupation Business, Resident of H No 17/4, Namda Basti, Near Kali Mandir, P.O. & P.S. Golmuri, Town Jamshedpur, District East Singhbhum, State Jharkhand, Pin 831003, hereinafter called the "PURCHASER / VENDEE" (which expression shall unless excluded by and / or repugnant to the context must mean and include his legal heirs, successors, legal representatives, executors, nominees and assigns) of the OTHER PART. (Pan No BLDPS8516G)

**NATURE OF DEED**

SALE DEED

**CONSIDERATION AMOUNT**

Rs. 76,50,000/-

(Rupees Seventy Six Lakhs and Fifty Thousand) only

**WITNESSETH AS FOLLOWS:**

WHEREAS the Vendor is the absolute, lawful and bonafide owner of all that piece and parcel of homestead land measuring 47.09 Decimals or 28.5 Kathas along with one old kutchha house structure measuring an area 2500 Sq.ft. approx, situated within Mouza Pardih, Thana No.1641, P.S. Mango, within Ward No 10 (M.N.A.C.), under the District Sub Registry Office and Town at Jamshedpur, Block Mango (Earlier Jamshedpur), state of Jharkhand, recorded under Khata No 424, Plot No 470, 471 and 472, along with old residential house structure standing over the same.

Page | 2

Shikha Rani



Shikha Rani

AND WHEREAS, aforesaid land stands recorded in the name of Lakshmi Nath Sahu, Son of BokuSahu(now deceased) in the last survey settlement operation finally published on 30.12.1980, and after his death his wife Chandrakanta Gupta and only daughter Shikha Rani (present Vendor)being the only legal heirs and successors of his estate, inherited the entire properties of said Lakshmi NathSahu, and from then onwards they came in peaceful physical possession over the said property, and thereafter saidChandrakanta Gupta relinquished her right to her only daughter i.e. the present Vendor namely: SHIKHA RANI, as her only legal heir and successor, who inherited the said property and she has also got mutated her name in the records of the Circle Officer (Jamshedpur), Now C.O. Mango, vide Mutation Case No2099/R27/ 2018 - 19, Order dated:16/02/2019, on the basis of succession, and the rent has also been paid in the name of the Vendor vide (Volume No 102& PageNo57)

AND WHEREAS, the Vendor camein peaceful physical possession over the said property, without any interruption from any person or corner, thereby exercising all its rights, title and interest over the same, being its lawful, absolute owner and is also paying the rent regularly to the superior landlord i.e. the State of Jharkhand.

AND WHEREAS, the Vendor being in urgent need of money to meet her financial expenses, decided to sell part of the above property more clearly mentioned in the schedule below for full, final and highest consideration amount of Rs.76,50,000/- (Rupees Seventy SixLakhs and Fifty Thousand) only, to which the Purchaser agreed and offered to pay the same to the Vendor/s, hence, to avoid all or any kind of legal disputes, and complication, the parties have decided to execute this Sale Deed, on the following terms and conditions, mentioned hereinafter.

*Shikha Rani*

Shilpa Rani

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

1. That in pursuance of an agreement and paid consideration amount of Rs. 76,50,000/- (Rupees Seventy Six Lakhs and Fifty Thousand) only, is paid by the Purchaser to the Vendor for the said land, more fully described in the schedule below, the receipt of which is hereby admitted and acknowledged as full, final and the highest consideration amount against the sale of the schedule below property, and the Vendor by these presents do hereby sell, convey, transfer, deliver and assign all that schedule below property, in favour of the Purchaser by this Sale Deed TO HAVE AND TO HOLD the same unto the Purchaser, along with his legal heirs and successors without any interruption, from or by the present Vendor, or any person claiming under him, with all his right, title, interest, and possession, in respect of the schedule below property.
2. That the Vendor has delivered peaceful physical possession of the schedule below property to the Purchaser, and from this day the Purchaser will possess and enjoy the same as absolute owners in all possible ways with power to dispose of the same by way of sale, gift, mortgage, or any other ways whatsoever in manner he like, and the Purchaser is at liberty to get his name mutated in the records of the State of Jharkhand, through Circle Officer, Mango, and pay rent and taxes for the same in his own name and obtain receipt thereof.
3. THAT, from this day the Vendor shall ceases to have any right, title and interest over the said schedule below property, and all the right, title and interest of the Vendor in the schedule below property now will be completely vested unto the Purchaser. The property hereby conveyed by this sale deed is free from all encumbrances, liens or charges of any kind whatsoever.

*Shilpa Rani*



Shikha Rani

4. THAT, the Vendor hereby declares that she has good and perfect title over the said schedule below property and if for any defect of title or possession of the Vendor as per the prevalent provisions of law in force as on the date of registration of the schedule below property, if the Purchaser suffers any loss then the Vendor will compensate the same to the Purchaser or his legal heirs and successors.
5. THAT, the Vendor is further bound to execute any other deed of assurance that may be required in favour of the Purchaser to perfect the title of the Purchaser over the said schedule below property. It is also declared by the Vendor 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 only.
6. THAT, the Vendor has delivered photo copy of all relevant documents related to the schedule below property to the Purchaser, and after the execution of this Sale deed, the Vendor does not hold any right, title or interest along with her legal heirs and successors to claim back the schedule below property. The schedule below land is free and is never acquired by the State or Central Government.
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 out of this Sale Deed, then it must be resolved within the jurisdiction of Courts of Jamshedpur.

**SCHEDULE**

In the District East Singhbhum, Situated in Mouza Baliguma, Thana No 1150, P.S. Mango, within Ward No 10 (M.N.A.C.), under the District Sub Registry Office and Town at Jamshedpur, Block Mango (Earlier Jamshedpur), State Jharkhand, all that piece and parcel of raiyati homestead / commercial land, along with part of old kutchha house built up area 1000 Sq.ft., recorded under:

*Shikha Rani*

Shikha Rani

| <u>Khata No</u>      | <u>Plot No</u> | <u>Area</u>                  |
|----------------------|----------------|------------------------------|
| 424                  | 470 (Part)     | 119 Sq.ft. or 0.27 Decimals  |
| 424                  | 472 (Part)     | 2030 Sq.ft. or 4.66 Decimals |
| Total area measuring |                | 2149 Sq.ft. or 4.93 Decimals |

The above land is bounded as:

North : Plot No 475 & 474

South : National Highway 33

East : Plot No 472 (P)

West : Plot No 472 (P) / Janmejy Kumar Singh

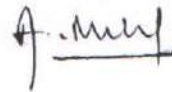
The annual rent is payable to the Landlord i.e. the State of Jharkhand, through the Circle Officer, at Mango.

MEMO OF CONSIDERATION

| <u>Mode of Payment</u>   | <u>Amount (Rs.)</u> |
|--|---------------------|
| By RTGS / Cheque/s<br>(Rupees Seventy Six Lakhs and Fifty Thousand) only | Rs. 76,50,000/-     |

IN WITNESS WHEREOF the Vendor has hereunto signed this Deed at Jamshedpur on the day, month and year first above mentioned.

Read over and explained the contents of this Sale Deed to the Vendor by me, who found and admitted the same to be true and correct.







12M  
WARD  
RBA-7  
DIS  
72

Shikha Rani

WITNESSES:

1. Abhay Prishamishra s/o Anand Madhuk Mishra,  
GOLD/173, Sahara City, Muzo
2. Mahendra Singh s/o Baban Singh R/o Bhuseyach  
JSK

Drafted & Printed by: A. Mandl.

PURCHASER



Shakti Bhushan Singh



Certificate:

It is certified that the finger prints of left hand of each person/s, whose photographs are affixed in this document, has been obtained by / before me.

Page | 7

A. Mandl.  
**AVIJIT MANDAL**  
 Enrollment No.-14/2010  
 (Advocate Jsr. Court)

Shikha Rani



*Handwritten signature*



Shikha Rani

28/10/22

नशिरवा शती ..... पिता: लक्ष्मीताथ बाहु  
 विद्या-स्थान .....  
 संख्या 28/10/22 .....  
 10/11/22 .....  
 जामरावरा .....

*Handwritten signature*  
 निबंधन-पदाधिकारी का हस्ताक्षर  
 28/10/22



*Handwritten signature*



  
 कीजदार नाम  
 झरखण्ड सरकार  
 जिला का नाम  
 खेप नं.



28/10/22

G. P. S. J  
 28/10/22

*Sw. B...*

$$\begin{aligned}
 & \frac{1118.181111}{100} \\
 (1) & \frac{7928217499}{100} = 79082699 = 53 \\
 (2) & \frac{3398 \times 1000}{100} = 33980 = 53 \\
 & \frac{73,08588}{100} = 53
 \end{aligned}$$