



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL,

Receipt Number : 375b2c22690bc3fe0c58

Receipt Date : 30-Nov-2022 11:51:05 am

Receipt Amount : 61300/-

Amount In Words : Sixty One Thousands Three Hundred Rupees Only

Token Number : 20220000141455

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : BINOD KUMAR SINGH (Vendee)

GRN Number : 2214529225



-: For Office Use :-

Noted
@put

2022/JSR/5953/BK1/5523



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 पूर्व में किसी प्रकार की सेवा नहीं ली गई है

Prantik Thar

बिनोद कुमार सिंह

15,31,000/-

P.S. Mango,

Stamp. 61,300/-



Prantik Jha

30/11/2022



30-11-2022

Sheena & Kumar Bagt
Advocate

30/11/22

महाराज गुरुदेव... से
लिया एवं सही पंजी...

विषय :- ... भारतीय स्टाम्प-अधिकार
... की अनुसूची
... 23 ... के अंतर्गत
... में विद्यमान ...

खता नम्बर 109,
प्लॉट नम्बर 265, 263,
देय प्रतिबन्धित सूची नं. ...
... की धारा 40(B) के अन्तर्गत नहीं है।

30/11/22

SALE DEED

30/11/22

30/11/22

THIS DEED OF SALE IS MADE ON THIS THE 30th DAY OF 'NOVEMBER' 2022 AT JAMSHEDPUR;

BY AND BETWEEN:

SRI PRANTIK JHA, (PAN - BAAPJ7308B and UID No. XXXX XXXX 0571), son of Sri Dipankar Jha, by faith Hindu, by Caste General, by occupation Business, by Nationality Indian, permanent resident of Mahanandapally, Jhal Jhaliya, Nima Sara, Malda, West Bengal, Pin Code - 732102, presently of Plot No. LP-922, Prasanti Vihar, P.O. KIIT, P.S. Infocity, District Khordha, State of Odisha, Pin Code -751024, constituted Attorney for SRI DIPANKAR JHA, (PAN: AMTPJ9087D, UID No. XXXX XXXX 5686), son of Late Dibakar Jha, by faith Hindu, by Caste General, by occupation Business, by

21-15,930=00
LL- 03=00
PR- 01=00

30/11/22



Prantik Jha
30/11/2022

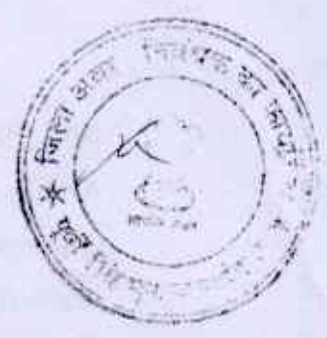


30/11/2022

Prantik Kumar Bagchi
अभिनेता

नाम: प्रतीक झा पिता: दीपांकर झा
 जन्म स्थान: मालदा पश्चिम बंगाल
 तारीख: 30/11/22 10/11
 पता: समस्तपुर

30/11/22



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Nationality Indian, resident of 3/4, Mills & Godown Area, Burma Mines, P.O. & P.S. Burma Mines, town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin Code -831002, **vide registered General Power of Attorney Deed No. 41082010319 dated 09.12.2020 registered at the office of the District Sub-Registrar, Khurda (BSSR), Odisha**, hereinafter referred to as the **SELLER** (which expression shall unless, excluded by or repugnant to the context, mean and include his heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **ONE PART**;

IN FAVOUR OF

SRI BINOD KUMAR SINGH, (PAN – BKVPS0487F and UID No. XXXX XXXX 0695), son of Late Raja Ram Singh, by faith Hindu, by Caste General, by occupation Business, by Nationality Indian, resident of Village & P.S. Beohara, Lalganj. Azamgarh, Lalganj (Azamgarh), Uttar Pradesh, Pin - 276202, hereinafter referred to as the **PURCHASER** (which expression shall unless, excluded by or repugnant to the context, mean and includes his heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **OTHER PART**;

NATURE OF THE DEED: **DEED OF SALE**

CONSIDERATION AMOUNT: **Rs.15,00,000/- (Rupees Fifteen lakhs) only;**

WHEREAS, the **SELLER** is the absolute and lawful owner of ALL THAT piece and parcel of raiyati homestead land, measuring in the Northern side – 33'-0", in the Southern side – 31'-6", in the Eastern side – 56'-0", and in the Western side – 56'-0" = 4.113 Decimals (more or less) being in Portion of New Plot Nos.265 and 263, recorded under

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New Khata No.109, situated at **Mouza MANGO**, Survey Ward No.10 Mango Nagar Nigam, within P.S. Mango, Thana No. 1641, District Sub-Registry Office and Town Jamshedpur, District East Singhbhum, State of Jharkhand, **more particularly described in the Schedule hereunder written**, together with other lands/plots which stands entered and recorded in the joint names of **i) Chandrashekhar Singh and ii) Dibakar Jha** (the deceased father of the **SELLER** hereof) during the last Survey Settlement operation, final report of which was published on **8th January, 1981** and they had been in peaceful possession of the same;

AND WHEREAS, while in possession the said Chandrashekhar Singh and Dibakar Jha (i.e. the deceased father of the **SELLER** hereof) partitioned the entire joint properties between them, by meets and bounds and thereby the property described in the Schedule below, together with other lands/ plots were fallen in the exclusive share of said Dibakar Jha;

AND WHEREAS, said Dibakar Jha died leaving behind his son Dipankar Jha (i.e. the **SELLER** hereof) who inherited the property described in the Schedule hereunder written, together with other lands and he got the same mutated in his own name, **vide order passed in Mutation Case No.05/R27/2020-2021 by C.O., Mango, on 23.09.2020 (entered in Vol. No.104 Page No.51 of Register-II)** and he has been in peaceful possession of the said landed property and has been exercising all acts of ownership thereto without any interruption or impediment or interference by and from any corner;

AND WHEREAS, the **SELLER**, being in urgent need of money to acquire immovable properties at elsewhere, voluntarily expressed his intent of selling his Schedule below land and having come to know the intention of the **SELLER**, the **PURCHASER** hereof has approached to the **SELLER**

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and after inspecting the land at site, all title documents and relevant papers etc. and having fully satisfied with the same and he proposed and offered to purchase the same to which the **SELLER** also agreed on the terms and conditions mutually settled by them as under;

NOW THIS SALE DEED WITNESSETH:

1. That in pursuance of the above agreement and in consideration amount of **Rs.15,00,000/- (Rupees Fifteen lakhs) only**, paid by the **PURCHASER** to the **SELLER** in the manner described in MEMO OF CONSIDERATION hereunder written, the receipt whereof the said sum hereby acknowledge, accept and admit, as full and final consideration amount, having been received, against **ABSOLUTE AND OUTRIGHT** sale, transfer and dispose of the said land more specifically described in the Schedule hereunder written to the **PURCHASER**, the **SELLER** by these presents does hereby sale, convey, transfer and assign unto the **PURCHASER** ALL THAT said land together with all right, title, interest, claim, privileges, advantages **TO HAVE AND TO HOLD** the same without any interference or objection or disturbance by and from the **SELLER** and/or person/s claiming through and/or under and/or intrust of him.
2. That the **PURCHASER** will hold, enjoy and possess the said Schedule below land, as its **LAWFUL OWNER** in the eye of law without any disturbance or concern by and from the **SELLER** or others. Hence onwards the **SELLER** is completely divested of all his interest, right, claim and/or shall cease to have any right or title in the said land hereby sold to the **PURCHASER** by these presents.
3. That the **SELLER**, on receipt of full consideration amount from the **PURCHASER** herein, hereby delivers free and peaceful possession of the

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said land and original copies of the Sale Deed, Mutation and all relevant documents, papers, etc. in respect of the said land, to the **PURCHASER**.

4. That the **PURCHASER** out of his own funds and/or through the financial source of others and/or any financial institution including bank etc. shall construct Boundary wall, house and other structures, install boring, other water source, electricity etc. over the said land and will hold, enjoy and possess the same as its **LAWFUL OWNER** in the eye of law without any disturbance or concern by and from the **SELLER** or others. Hence onwards the **SELLER** is completely divested of all his interest, right, claim and/or shall cease to have any right or title in the said land hereby sold to the **PURCHASER** by these presents.

5. That the **SELLER** hereby represents and declares that:
- i) he is the true, absolute and lawful owner of the said land and there is no other co-claimant or co-owner or co-sharer in this land except him.
 - ii) prior to execution of this Sale Deed, the **SELLER** has not sold or transferred or delivered or assigned or mortgaged the said land to any party, person or concern and the same is free from all encumbrances, charges, liens, mortgages, suits, proceedings etc.
 - iii) the above premises or part thereof is not subject matter of any dispute, litigation and/or under acquisition or requisition or dues or arrears of any services including electricity etc.
 - iv) hence onwards the **PURCHASER** will hold, enjoy the said land as its absolute owner with full power to convey, transfer, sale, mortgage or assign the same in any manner he likes.

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- v). the **PURCHASER** shall be at liberty to get the land described in the Schedule below, mutated in his name in the records of the Superior landlord the State of Jharkhand, through C.O., Mango, Jamshedpur, and pay ground rent in his name.
- vi) the **SELLER** hereby assures the **PURCHASER** to sign and execute any further papers, no-objection, documents etc. at the cost of the **PURCHASER**, that may be necessary and/or deemed to be required for mutating the said land in his name in the records of the Superior landlord and for his peaceful possession forever.
- vii) the **PURCHASER** will be at liberty to apply and got Holding No. with respect to the land described in the Schedule below in his name before Competent Authority as the case may be and pay Holding tax in his name.
- viii). in case the **PURCHASER** suffers any loss or damage and/or disposes from the premises due to defect in title of the **SELLER**, the **SELLER** in such circumstances shall be liable to compensate the **PURCHASER** for such loss.
- ix). all the previous documents relating to the land described in the Schedule below has/ have been handed over by the **SELLER** to the **PURCHASER** and the documents/sketch map annexed herewith and/or enclosed with this Sale Deed are inspected, examined, verified and checked by both the parties hereto by themselves personally as well as through expert, and in the event of any wrongful activities, defective title and/or other disputes they will be held liable for the same, and they will not question with the Advocate and/or District Sub-Registry Office, for any irregularity.

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6. That the **SELLER** further agrees and covenants with the **PURCHASER**, to execute any further or other documents and/or other deeds and things as may be necessary to complete and make perfect the title of the **PURCHASER**, in respect of the schedule below land, at the cost of the **PURCHASER**.

SCHEDULE

(Description of the land hereby sold)

In the District East Singhbhum, District Sub-Registry office and Town Jamshedpur, Pargana Dhalbhum, State of Jharkhand, the raiyati land, situated in **Mouza MANGO**, P.S. Mango, Thana No.1642, Survey Ward No.10, Mango Nagar Niram, recorded under Khata No., Plot No., Area and Boundary herein below mentioned:-

<u>New</u> <u>Khata No.</u>	<u>New</u> <u>Plot No.</u>	<u>Area</u>
109	265 (P)	1.384 Decimals
109	263	2.729 Decimals
Total :		4.113 Decimals of raiyati Homestead land, together with all its advantages, privileges, services, common facilities and amenities thereon;

Which is bounded and butted as follows:

Dimension of the land:

NORTH BY: Part of Plot No. 265 (Manish Kumar Choubey);	33'-0"
SOUTH BY: Part of Plot No. 265;	31'-6"
EAST BY : New Green City Road & Plot NNo.263;	56'-0"
WEST BY : Part of Plot No. 265;	56'-0"

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Annual rent payable to the Landlord, the State of Jharkhand, through the C.O., Mango, Jamshedpur.

Mango Nagar Niram Holding No.0100000202000M0.

The schedule above property is situated at Branch Road.

The land aforementioned is shown in RED COLOUR in the map enclosed herewith, which will be treated as a part of this Sale Deed.

MEMO OF CONSIDERATION

The PURCHASER has paid the aforesaid total consideration amount of Rs.15,00,000/- (Rupees Fifteen lakhs) only to the SELLER by Cash/ Cheque/RTGS/ NEFT/ Fund transfer etc. on different dates.

IN WITNESS WHEREOF, the SELLER has set his hands on this Sale Deed, at Jamshedpur, through his Attorney, on the date, month and year first above mentioned.

Read over and found the contents of this deed to be true and correct and after being satisfied about all the contents herein, signed this Sale Deed in presence of each other.

WITNESSES:

1. Pratik Prasad

Pratik Prasad

c/o Ravindra Prasad Shanti vihar colony
NH-33 Mango JSR 831012

2. Rajesh

Rajesh Mr. Singh

Re - chon chon Singh
NH-33
Mango Road

Poojitha
30/11/2022

Printed by:


Jsr. Court.

Drafted by:


Advocate, Jsr. Court.

NAME OF THE PURCHASER :

SRI BINOD KUMAR SINGH




30-11-22
Neelak Kumar Bagt
Advocate

DATE 30/11/22



Signature and left hand fingerprints of the Purchaser.

Certified that the fingerprints of the left hand of each person, whose photograph is affixed in the document, have been obtained by me or before me.


Advocate
30-11-2022

N



नाम अधिसूचित क्षेत्र जमशेदपुर

वार्ड संख्या 10

चादर संख्या 2

राजस्व थाना घाटशिला

Pratik Jha

जिला सिंहभूम

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

सन् 1970-71 ईस्वी

Khata No-	Plot No-	Area Decimals
109	265	1.384 Decimals
109	263	2.729 Decimals
Total Area-		4.113 Decimals

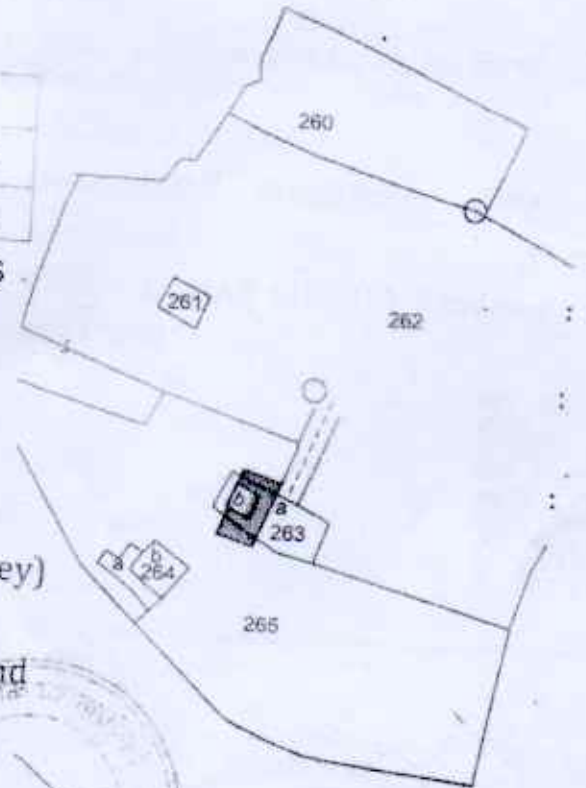
which is bounded by:

Side	Size	Boundary
North-	33'ft-0"	Part of Plot No-265 (Manish Kumar Chawbey)
South-	31'ft-6"	Part of Plot No-265
East -	56'ft	New Green City Road and Plot No.263
West -	56'ft	Part of Plot No-265

प्रस्तावित भूमि को लाल

रंग में दर्शाया गया है।

Purchaser Binod Kumar Singh



Amitansu





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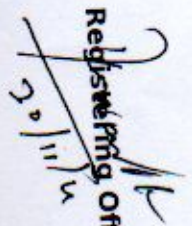
Token No.: 20220000141455

CERTIFICATE

Office of the District SRO - Jamsshedpur

This Sale Deed was presented before the registering officer on date 30-Nov-2022 by PRANTIK JHA, S/O, D/O, W/O DIPANKAR JHA resident of MAHANANDAPALLY JHAL JHALIYA NIMA SURA MAIDAN WEST BANGAL .. This deed was registered as Document No:- 2022/JSR/5953/BK1/5523 in Book No :- BK1, Volume No :- 993 from Page No :- 499 to 594 at, office of District SRO - Jamsshedpur

Date:- 30-Nov-2022


Registering Officer