



**Government of Jharkhand**  
**Receipt of Online Payment of Stamp Duty**

2022/TSR/2983/BK1/2780

NON JUDICIAL

Receipt Number : 405bddc9757037c756ef

Receipt Date : 14-Jun-2022 02:09:08 pm

Receipt Amount : 44000/-

Amount In Words : Forty Four Thousands Rupees Only

Token Number : 20220000070337

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : MANORMA DEVI ( Vendee )

GRN Number : 2211675536



:- For Office Use :-

2022/TSR/2983/BK1/2780



2022/TSR/2983/BK1/2780

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 को साक्ष्य के प्रमाण के रूप में किसी प्रकार की रखा नहीं जा सकता है।

मानार्थिका देवी  
14/6/2022



2.5 Lacs  
11,00,000

for  
mgm

Sum  
44,000



**S. N. SARMA**  
ADVOCATE

Sugandha  
14/6/2022

बचत खाते 425 खाते नंबर  
1465 को लिखित रूप में 12 लाख 50 हजार  
रुपये की



14/6/2022  
न्यूनतम प्रत्यावेदन सूची से  
जिसे वह रही बाधा।

जिला अवर निबन्धक  
प्रमाणित दस्तावेज में संलग्न / प्रिंटेड  
जाति को...  
छांटानागपुर काराकारी अदालत 108  
की धारा 2 के अंतर्गत है।

**SALE DEED**

17  
Ulek

विषय 21 के अर्धीन ताका: भारतीय स्टाम्प-अधिनियम  
(विंदिपन स्टाम्प ऐक्ट), 1899 की अनुसूची  
1 या 1क, नं०... के अर्धीन  
बनाए गए स्टाम्प-सहित (या स्टाम्प-रहित  
किन्तु या स्टाम्प-रहित संश्लेषित नहीं)।

Kuechell

THIS DEED OF SALE IS MADE ON THIS THE 14th DAY OF  
JUNE, 2022 AT JAMSHEDPUR, BY :-

201 33000  
202 3000  
203 1000

**MRS. SUGANDHA KUMARI**, Wife of Mr. Mohit Verma, by faith- Hindu, by  
Caste- General, by Occupation- Housewife, Nationality Indian, resident of  
Kistonagar, Sankosai Road No. 1, Dimna Road, Mango, P.S. Ulidih, Town  
Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the  
"VENDOR" (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 **One Part**;

14/6/2022  
दस्तावेज जाँचा

UID. No.- XXXX XXXX 2553 & PAN:- AYQPK3039H

**IN FAVOUR OF**

**MRS. MANORMA DEVI**, Wife of Mr. Kamlesh Kumar Tiwari, by faith  
Hindu, by Caste General, by Occupation Housewife, Nationality Indian,  
resident of B/53, Mandir Road, Bagun Nagar, P.O. Baridih, P.S. Sidhgora,  
Town Jamshedpur, District East Singhbhum, Jharkhand hereinafter





AI  
S. N  
WVOR... JIN... S...  
Sugandha

14/6/2022



सुगंधा ज्योती पति: प्रोहित वर्मा  
पानगो श्री धमा-उदीरीह  
14/6/2022  
14/6/2022

निबंधन-पदाधिकारी का हस्ताक्षर  
14/6/2022



Bejendra  
14/6/2022

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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**;

UID. No.:- XXXX XXXX 0420 & PAN:- CESP8086B

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

**CONSIDERATION MONEY : Rs. 11,00,000/- (Rupees eleven lakhs) only.**

**WHEREAS**, the Vendor is sole, absolute and lawful owners of all that piece and parcel of Homestead vacant land measuring 3.30 Decimals i.e. 2 Kathas or 1440 Sq.ft., situated in Mouza **BALIGUMA**, P.S. M.G.M. Mango, Thana No. 1150, within M.N.A.C. (now Mango Nagar Nigam) Ward No. 10, recorded under New Khata No. 425, Portion of New Plot No.1465, within Town and District Sub Registry Office Jamshedpur, District East Singhbhum, more fully described in schedule below;

**AND WHEREAS**, the above named Vendor has purchased the aforesaid land morefully described in the Schedule below, along with other lands, by means of Registered Sale Deed, bearing Sale Deed No.637, (Sl. No. 707), Dated 17.02.2016, registered at District Sub-Registry office Jamshedpur, which has been copied in Book No.1, Vol. No. 85, Pages 553 to 666, completion on 17.02.2016, from its previous lawful owners namely i) Shafiqur Rahman, Son of Late Sajjad Hussain, resident of Road No. 13, Jawahar Nagar, P.O. Azadnagar, P.S. Mango, Town Jamshedpur, District East Singhbhum, and ii) Dilip Jha, Son of Sadabir Jha, resident of N.H. 33, Baliguma. Mango Jamshedpur, District East Singhbhum, (both are partners in Sai Sangam Homes) are the lawful constitute attorney for RANENDRA PRATAP SINGH and DHIRENDRA PRATAP SINGH, both sons of Late Narendra Pratap Singh and Late Laxmi Devi, residents of Radhika Nagar, Madhav Bhawan, Kharanghajhar, Telco, P.S. Telco, Town

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Sugandha  
14/6/2022

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Jamshedpur, District East Singhbhum, on the strength of Registered General Power of Attorney Deed No. IV-1203, dated 23.08.2013 (which is then rectified vide Rectification of General Power of Attorney Deed No. IV-1003, dated 05.11.2015), both the General Power of Attorneys were registered at District Sub Registry Office Jamshedpur and since purchase the above named present Vendor came in physical possession over the same and has been in peaceful possession over the same without any interruption from any body and having every right to transfer the same by way of sale, gift, mortgage or any kind of transfer in any manner whatsoever she likes;

**AND WHEREAS**, the above named Vendor got mutated her name in respect of aforesaid landed property morefully described in schedule below, along with other land in the Office of the Anchal Adhikary (C.O.) Jamshedpur, vide Mutation Case No. 624/ R27 of 2017-2018, order dated 07.08.2017, and paying ground rent etc. for the same in her own name by obtaining rent receipt from the said Office as such her name has been noted in Volume No. 56, Page No. 62 in Register II of the Anchal Adhikary (C.O.) Jamshedpur (Now C.O. Mango, Jamshedpur),

**AND WHEREAS**, now being in urgent need of money the Vendor has agreed with the Purchaser for ABSOLUTE SALE of aforesaid landed property fully mentioned in the schedule below for a total consideration amount of Rs. 11,00,000/- (Rupees eleven lakhs) only and the Purchaser has also agreed to purchase the said land morefully described in schedule below at that price on following terms:-

**NOW THIS SALE DEED WITNESSETH AS FOLLOWS :-**

1. That in consideration of the said sum of Rs. 11,00,000/- (Rupees eleven lakhs) only paid by the Purchaser to the Vendor, the receipt of which is hereby admitted and acknowledged, as full and final payment in respect of sale of the said landed property, fully mentioned in the

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Sugawadha  
14/6/2022

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Schedule below by the Vendor, the Vendor does hereby absolutely sell, convey, transfer the all that property mentioned in the Schedule below in favour of the Purchaser by this Sale Deed TO HAVE AND TO HOLD THE same unto the Purchaser or her heirs, successors without any interruption from the side of the Vendor or any person/s claiming under her together with all the right, title, claim and interest which the Vendor here before enjoyed in respect of the property mentioned in the Schedule below.

2. That, the Vendor has given vacant possession in the aforesaid land in question hereby sold, fully described in schedule below to the Purchaser and the Vendor or her heirs and successors will not be able to raise any claim in the said property hereby sold, fully described in schedule below in future for any reason whatsoever.
3. That, henceforth the Purchaser will also be entitled to mutate her name in respect of the said land hereby sold fully described in schedule below to the sherista of the said landlord State of 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 Vendor 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 land mentioned in schedule below hereby conveyed by this Sale Deed is free from all encumbrances, charges and liens.
6. That the Vendor hereby declare that she has good and perfect title over the said land mentioned in the schedule below which she has not sold, charged or transferred the same in any way to any one else prior to this Sale Deed.

Contd...6/



Seegorsha  
14/6/2022

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7. That the Vendor 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 Vendor over the said property morefully described in the schedule below.

8. That the Vendor has 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 Vendor shall has no claim, demand whatsoever in the Schedule below property at any time in future.

10. That the Vendor 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.

11. That the Vendor has delivered all the relevant documents (Xerox copies), in connection with the Schedule below property to the Purchaser.

**SCHEDULE**

(Description of land hereby sold )

ALL THAT piece and parcel of Homestead vacant land measuring 3.30 Decimals i.e. 2 Kathas or 1440 Sq.ft., situated in Mouza **BALIGUMA**, P.S. M.G.M. Mango, Thana No. 1150, within M.N.A.C. (now Mango Nagar Nigam) Ward No. 10, recorded under New Khata No. 425, Portion of New Plot No. 1465, within Town and District Sub Registry Office Jamshedpur, District East Singhbhum, which is bounded as follows:-

North :- Vendor Nij ;  
South :- Vendor Nij  
East :- 20'-0" Road;  
West :- Part of Plot No. 1465

Its Holding No.:- 0100004570000M0

Contd....7/

Bijay Prasad  
14/6/2017

**Annual Rent :-** Rs.33/- payable to the landlord, the state of Jharkhand, through the C.O. Mango Jamshedpur;

Location of the land shown in the Sketch map in red colour annexed herewith which shall form part of this deed.

IN WITNESS WHEREOF, the Vendor has 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. *[Signature]*

Witnesses : *K. K. Tiwari*

1. Kamlesh Kumar Tiwari son of A.N Tiwari  
B/53, Mandir road, Bagun nagar, P.O. Baidih, 81017
2. *[Signature]*

*Mohil Varna*, G-101, Sector 6 Media Enclave, Vaichali,  
Ghaziabad, UP 201301

*S. N. BANSAL*  
TYPED BY  
*[Signature]*  
J.S.R. COURT.

DRAFTED BY  
*[Signature]*  
ADVOCATE J.S.R. COURT.

**PURCHASER**



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

*[Signature]*  
Advocate




## CERTIFICATE

### Office of the District SRO - Jamsheedpur

This Sale Deed was presented before the registering officer on date 14-Jun-2022 by SUGANDHA KUMARI, S/O, D/O, W/O Mohit Verma resident of Kistonagar, Sankosal Road No. 1, Dimna Road, Mango, P.S. Ulidih, Town Jamsheedpur, District East Singhbhum ..  
This deed was registered as Document No.: 2022/SR/2983/BK1/2780 in Book No :- BK1, Volume No :- 497 from Page No :- 161 to 324 at, office of District SRO - Jamsheedpur

Date:- 14-Jun-2022

  
Registering Officer