



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : e4f30916aec7f368ffa6 -

Receipt Date : 23-Mar-2021 12:29:42 pm

Receipt Amount : 128000/-

Amount In Words : One Lakh Twenty Eight Thousands Rupees Only

Token Number : 20210000039156

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : DILIP KUMAR PRASAD AND ARTI PRASAD (Vendee)

GRN Number : 2105171970



ICICI HOME FINANCE COMPANY LIMITED
1st FLOOR, P.P. TOWER,
RAM MANDIR LINE, BISTUPUR
JAMSHEDPUR-831001

Sale deed
on behalf of
+ Sale deed. - 2021/592/1584/BK1/1453
+ Sale deed - 2948
+ Mutation - 1389
200-6-2

Deface
23.03.21
2021/39156
23.03.21

For Office Use :-
Rend 0423251818
2021/JSR/1584/BK1/1453



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 माध्यम से पूर्व में क्लिक प्रकाशित लेखा नहीं ली गई है।

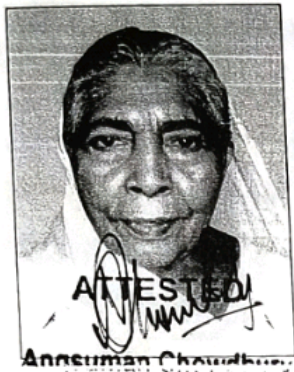
रसूल अली सिद्दीकी
23/3/2021

Arti Prasad
23/3/2021

20/3/2021
3196500

23/3/2021
Sarswati

Stamp
128000



Ansuman Choudhary
Advocate
23/3/2021

23/3/2021
Sarswati



23/3/2021
न्यूनतम मूल्यांकन सूची से
जाँचा एवं सही पाया।

23/3/2021
रखनी नाल 342
लाल नाल 3933
पुरविलक्षण/रखनी
में हस्ताक्षर

जिला आवंट निबन्धक

हस्ताक्षरित दस्तावेज़ में कोषकारी / लिखत
जारी के 01/11/21 अंकित की गई हैं।
छोटानागपुर कारतकारी अधिनियम 1908
की धारा 46(B) के अन्तर्गत नहीं है।

23/3/2021

23/3/2021

विभाग 24 के अर्थात् प्राक्का: भारतीय रजिस्ट्रार-अधिनियम
(विशेष) अधिनियम 1908 की अनुसूची
1 या 11, 23 के अधीन
धारा 24 के अन्तर्गत (या रजिस्ट्रार-अधिनियम
के विमुख या रजिस्ट्रार-अधिनियम नहीं)

निबन्धन-पदाधिकारी

23/3/2021

11 95895-0
र/र 30
290 10

SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE 23rd DAY OF MARCH, 2021
AT JAMSHEDPUR

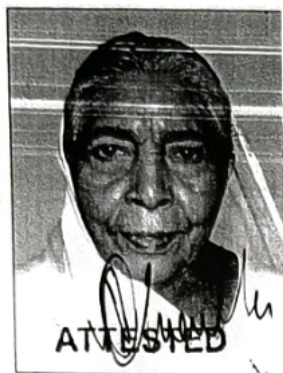
BY

SMT. SARSWATI SINHA, W/O Late Shyam Prasad Sinha, by faith Hindu, by
Caste Kayastha, Nationality Indian, by occupation House wife, resident of Village
Padma, P.O. Padma, P.S. Surajpura, District Hazaribagh, State of Jharkhand
pin code- 825411, hereinafter called the **VENDOR** (Which expression shall
unless repugnant to the context mean and include her legal heirs successors
assigns and administrators) of **ONE PART**;

AADHAR NO. 5269 3909 1534

PAN No. HUBPS2620Q

23/3/2021
दस्तावेज जाँचा



Angsuman Chowdhury
Advocate

सरस्वती लिट्टा
23/3/2021



सरस्वती लिट्टा, पति ~~श्याम प्रसाद लिट्टा~~

पिता का नाम पद्मा ^{पति} श्याम प्रसाद लिट्टा
जन्म का जगह पटना ^{जिला} सुरक्षपुर (हजारीबाग)

दिनांक 23/3/2021 के जरीब लेखानों या बीजों में से एक से
व प्रामाणिकता (अदली) है से का: 1042

अपराह) में सुरक्षपुर जगह निवास करता है।

निमज्ज-पवा सुरक्षपुर का हस्ताक्षर
23/03/2021



23/5/2021
E. A. L. / 10/10/2021

AND

1. **MR. DILIP KUMAR PRASAD**, S/O Sri Ramkishun Saw,

2. **MRS. ARTI PRASAD**, W/O Mr. Dilip Kumar Prasad,

both by faith Hindu, by Caste- Bania, by occupation No.1 Advocate, 2. House wife, by Nationality Indian, Resident of Peon Colony, Jail Area Sakchi, and P.O. & P.S. Sakchi, Town Jamshedpur Dist Singhbhum East, State of Jharkhand Pin Code 831001, hereinafter called the SECOND PARTY/ PURCHASERS (Which expression shall unless repugnant to the context shall mean and include their legal heirs, successors, assigns and administrators) of **OTHER PART**;

AADHAR NO. 5465 0723 9780

PAN No. ATPPP8253L

AADHAR NO. 4257 9420 4695

PAN No. BSJPP0760L

Nature of Deed: - SALE DEED

Consideration Amount:- Rs.31, 75,000/-(Rupees Thirty One Lacs Seventy Five Thousand only).

Valuation for the purpose of registration:-Rs. 31,96,500/-

WHEREAS the VENDOR is the absolute and bonafide owner of the all that piece and parcel of Raiyati home stated land measuring Area Two Katha, or 3.3 decimals or 1444 Sq. ft. (Measure North to south 76 ft, East to West 19 ft.) thereon portion of plot no. 3933, under Khata no. 342, Mouza- Mango, Ward No. 10, MNAC, Thana no.1642, P.S. Mango, Town Jamshedpur, District Singhbhum East, District Sub Registry office at Jamshedpur, which she has purchased from its previous Owner Shri Nand Lal Gour, S/O Sri Mahadev Gour, by virtue of registered sale deed no 2948, Sl. No.3352 Book No. 1, Volume No.



23/3/2021

HR 20107/13/03
23/3/2021

111 Page No.259 TO 263, dated 10.06.1997, registered at District sub registry office at Jamshedpur, and after purchasing the said Land it has been duly mutated in her name vide Mutation Case no. 1389/2006-2007, dated 18.1.2007 and making payment of rent regularly to the Govt. of Jharkhand through C.O. Mango till 2020-2021, mentioned in Volume no. 18, Page No. 64 of Register II, and peaceful possession over the same and constructed a single storied building over the said land more fully described in schedule below;

AND WHEREAS the VENDOR is in urgent need of money for her personal emergent expenses has decided to sell the land together with single storied building standing thereon described in schedule below by outright sale and coming to know about the intention of the VENDOR, the PURCHASERS have approached the VENDOR to purchase the aforesaid property more fully described in Schedule below and the VENDOR agreed to transfer the aforesaid schedule property by way of absolute sell against valuable consideration.

AND WHEREAS the VENDOR has been declared that she is in absolute possession of the scheduled below property with right, title and interest therein and is free from all encumbrance, liens, charges, and litigations.

NOW THIS DEED OF SALE WITNESSTH AS FOLLOWS:-

1. That the total consideration amount of the Schedule Land has been settled at Rs.31, 75,000/-(Rupees Thirty One Lacs Seventy Five Thousand only).
2. That on receipt of entire consideration amount of Rs.31,75,000/-(Rupees Thirty One Lacs Seventy Five Thousand only), by various Cheque/ Cash, has



23/3/2024

HR 2017/2018
29/3/2021

been paid by the PURCHASERS to the VENDOR, the receipt whereof the VENDOR hereby admits and acknowledges, as full, final, and highest consideration of the schedule below Property, the VENDOR hereby grant, absolute sale, convey, transfer, assign and assure unto the PURCHASERS by this deed of sale TO HAVE AND HOLD the same unto the PURCHASERS their right, title and interest in the said property described in Schedule below together with all interest and the VENDOR has actually delivered peaceful and vacant possession to the PURCHASERS of the Schedule below Property and the PURCHASERS shall enjoy the same in their own right, title and interest hence forth.

3. That the VENDOR has delivered vacant physical possession of the said land to the PURCHASERS and VENDOR hereby declared that the property hereby transferred as mentioned in Schedule below is marketable and absolutely free from encumbrances, liens or charges of any kind whatsoever, and the PURCHASERS shall enjoy the same without any interruption from the VENDOR or any other person or persons claiming through them.
4. That on and from this date all right, title and interest and possession of the VENDOR in respect of the aforesaid Schedule below property hereby sold has vested absolutely in the PURCHASERS and the PURCHASERS shall be entitled to enjoy the said property hereby sold as absolute owner thereof in their own right, title and interest.
5. That the PURCHASERS shall be liable to pay rent, municipal charges and other taxes in respect of the Schedule property to Govt. of Jharkhand or to any other competent authority entitled to receive the same.



23/3/2024

RR-01/1-27/21
23/3/2021

6. That if any defect in title over the schedule below land will be detected in future the VENDOR shall remove such defects at her own cost to perfect the title of the schedule below property or compensate the PURCHASERS for the loss sustained by the PURCHASERS.
7. That the PURCHASERS immediately after execution and registration of this Deed of Sale shall apply to the State Govt. of Jharkhand through the office of Circle Officer at Mango to mutate their names in respect of the land mentioned in Schedule below and the VENDOR undertakes to render all possible assistance to the PURCHASERS for getting their names transferred in the records of Superior land lord by executing documents/letters/petition etc.

SCHEDULE

All that piece and parcel of Raiyati homestead land measuring Area Two Katha, or 3.3 decimals or 1444 Sq. ft. (Measure North to South 76 ft, East to West 19 ft.) together with 700 sq. ft. Pucca structure standing thereon in portion of Plot no. 3933, under Khata no. 342, Mouza- Mango, Ward No. 10, MNAC, Thana no. 1642, (16411), P.S. Mango, Town Jamshedpur, District Singhbhum East, District Sub Registry office at Jamshedpur, Holding No. 0010015276000A1, which is bounded as follows:-

By North: - Road,

By South: - Presently Nala,

By East: - Presently House of Fulmati Devi, W/o Sujit Kumar Saw,

By West: - House of Basant Rajak,

Said Property situated at Branch Road.



23/3/2024

Mr. Ravi Singh
23/3/2021

MOMORANDUM OF PAYMENT SCHEDULE


<u>Date</u>	<u>Cheque/D.D.</u>	<u>Amount</u>	<u>Bank</u>
29.01.2021	906380	RS: 6,00,000.00	State Bank of India Sakchi Branch
29.01.2021	136826	RS: 2,00,000.00	State Bank of India Sakchi Branch
24.02.2021	906381	RS: 1,00,000.00	State Bank of India Sakchi Branch
12.03.2021	Cash	RS: 25,000.00	
19.03.2021	458678	RS: 22,50,000.00	ICICI Bank
	<u>Total</u>	<u>Rs. 31,75,000.00</u>	

The said land is shown in RED COLOUR in the sketch map enclosed herewith, which will be treated as part of this sale deed.


IN WITNESS WHEREOF THE VENDOR HAS SIGNED ON THIS DEED ON THE DAY, MONTH, AND YEAR AFOREMENTIONED IN PRESENCE OF WITNESSES.

WITNESSES:-

1) Anand Kumar Sinha
S/o Late Shyam Prasad Sinha
R/o 51, Baleshwar Singh Path
Dimna Road Mungo, Jamshedpur
Dist Singhbhum East 831012


23/03/2021

2) Rama Shankar Prasad Sinha
S/o Radhar Prasad Sinha
R/o 24/a, beside Hotel Amber
New Keelmati Road Sakchi,
Jamshedpur, Dist Singhbhum East 831001

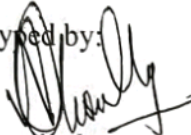

Sinha
23-3-2021

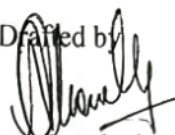
Note: - Certified that the contains of deed 1225 words.



23/8/2024

रिप्रेजेंटिंग
23/3/2021

Typed by:

Jamshedpur 23/3/2021

Drafted by

Advocate, Jamshedpur
23/3/2021



Approved
23/3/2021



23/3/2021
Angsuman Chowdhury
Advocate

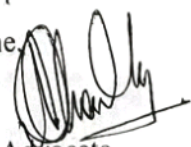


Arshi Prasad
23/3/2021



Angsuman Chowdhury
Advocate
23/3/2021

Certificate:- Certified that the contents of this Deed is explained to the both Parties in Hindi and the finger prints of left hand of each person whose photographs affixed in the document have obtained by me/before me.


Advocate
23/3/2021



23/3/2021

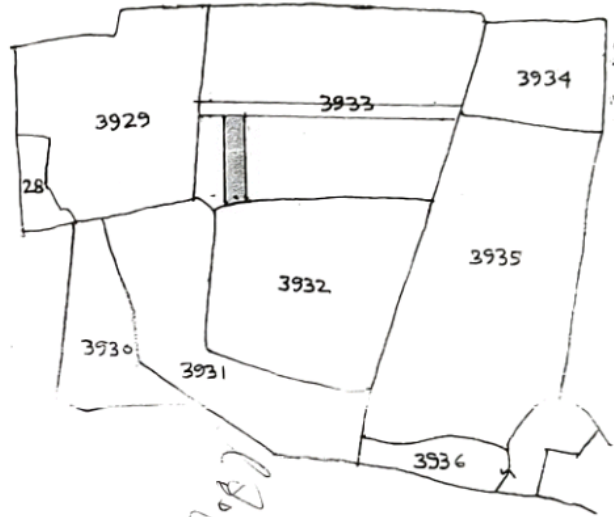


[Handwritten signature]
23/3/2021

3196459-2

2021/08/11 11:14:59 AM
33862478-2021
2021/08/11 11:14:59 AM

नाम प्राधिसुचित क्षेत्र जमशेदपुर, बर्ड संख्या 10, चादर संख्या 11
शजख थाना घाटशिका, जिला सिंहभूम, पैमाना 1 से.मी. = 20 मी. सन् 1970-71 ई.
काक रंग चिह्नित प्लॉट नं 3933 का अंश रकबा 0-2-कच्चा 19'x76'



हरचरण सिंह
23/3/2021



YAWATA

Traced by
Rant
Muzo Jisik

Date of Application for the entry
 Date of receipt of the entry
 Date on which the entry was ready for delivery to the consignee

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23/3/2021

Schedule Spl. N. S. Form No. 10

CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TENANCIES IN ESCATED IN GOVT.

District: East Singhbhum Division: Chhathum Circle/Aंचal: Golmuri-cum-Jugsalai Halka No. IX

Mutation number registered	Village	Thana and Thana Number	Khata No	Authority sanctioning mutation with date of order	Whether mutation is due to sale gift exchange success or partition	First details of exchange effected by mutation	Date of completion of the transaction
1389 2006-07	आदि खुनित क्षेत्र मानगो	Ghatela पाडेन-10	342	Aंचal Adhikari Jamshedpur 18-1-2007	विप्री के नासा ख-2948 दिनांक 10-6-97	मौजा- आदि खुनित क्षेत्र मानगो खतान 342 3933 0-02-00 कडा	



सदर-01 नं. 810/07

For information and necessary action
Anchal Adhikari
18/1/07

Forwarded to the Samachar, Halka No IX, श्रीअरपी भादव



23/3/2021

नाम - धालभा
 नाम मोजा मय
 नम्बर पड्डे 9-10

रखीद मालगुजारी
 फरद मालकी / फरद रेयती
 नाम रखत मय चलिदयत जमाबन्दी
 वो सकुन्ता नम्बर 1/2

5392004

क्रमा संख्या 3933/Am
 342/8
 श्रीमती सुरसुती सिन्हा
 अराजी भावली तफसील हिसाब लगान भावली

80 881 परि-रु-श्याम प्रसाद सिन्हा V61-1A

जोत का सालाना मांग मय तफसील (बकाया वो हाल) भोजूदा साल का। P-64

बाबत	बकाया 98-99					हाल 11-12
	11-12 सालाना	तीन वर्ष से ज्यादा	उरा वर्ष	2रा वर्ष	1ला वर्ष 10-11	
(नकदी)	33.00	/	/	/	/	/
(भावली)	8.25					
	16.50					
	16.50					
	6.60					
	80.85				1051.05	80.8

तफसील अदायकारी

अदायकारी बाबत	बकाया 98-99				11-12 मीतालवा हाल	फाजिल
	तीन वर्ष से ज्यादा	उरा वर्ष	2रा वर्ष	1ला वर्ष 10-11		
(नकदी)	/	/	/	/	/	/
(भावली)						
					1051.05	80.85

जान कुल (लफजों में) १३३३३३ एक सौ एकतीस हजार नव्वे पैसे मात्र।
 म देहिन्दा - Roundness Rs 1132.00 Only
 ल बकाया -
 दस्तखत वो तारीख अमला तफसील कुनिन्द

* खत महाल का बकाया मालगुजारी पर (सिवाय ऐसों बकाया पर जिन पर कि सर्टिफिकेट धारे हो) सूद नही लिया जाता है।

Token No.: 20210000039156

CERTIFICATE

Office of the District SRO - Jamshedpur

This **Sale Deed** was presented before the registering officer on date **23-Mar-2021** by **SARSWATI SINHA**, S/O, D/O, W/O **LATE SHYAM PRASAD SINHA** resident of VILL PADMA PS SURAJPURA DIST HAZARIBAGH .,
This deed was registered as Document No:- **2021/JSR/1584/BK1/1453** in Book No :- **BK1**, Volume No :- 279
from Page No :- 393 to 472 at, office of **District SRO - Jamshedpur**

Date:- **23-Mar-2021**

KASHI HOME FINANCE COMPANY LIMITED
1st FLOOR, P. S. TOWER,
RAM MANDIR LANE, BISTUPUR
JAMSHEDPUR-831001

Registering Officer
23/3/21