



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : ed242ec61b7e30778042

Receipt Date : 05-Jul-2023 05:48:38 pm

Receipt Amount : 132000/-

Amount In Words : One Lakh Thirty Two Thousands Rupees Only

Token Number : 202300088305

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : KRISHNA KUMAR SHARMA and NEELU SHARMA (Vendee)

GRN Number : 2318091812



:- For Office Use :-

Defused
05-07-23



2023/JSR/3491/BK1/3250

इस (सीडी) के माध्यम से ड्यूटी के किले की जानकारी लेना नहीं होकर
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।

06.07.2023 06.07.2023

Neelu Sharma
06.07.2023

निबंधक

Salvage
33,00,000/-

P/S
Mango

Stamp
1,32,000/-



Amit Kumar Mishra
(Advocate)
Civil Court, Jamshedpur
06-07-2023

2023-07-06



चूनांकन सूची से
जाँचा एवं सही पाया।

6/7/23

Section 24 के अन्तर्गत शासक स्वाम्य-परिवर्तन
दस्तावेज स्थापित करने पर अद्यतन
या नक, चक्र 23, के अन्तर्गत
पंजीयन-शुल्क (या स्थापन-शुल्क
में प्रमुख या स्थापन-शुल्क अर्जित नहीं)।

खता नम्बर... 136,.....
पंजीयन नम्बर... 1523,.....
देय प्रतिशोधित सूची में दर्ज नहीं है।

जिला अवर निश्चलक
पंजीयन-शुल्क * लेख/पत्र / विवरण
नति व...
पंजीयन-शुल्क अर्जित नहीं है।
की धरा 40(8) के अन्तर्गत नहीं है।

Pharmak
निबन्धन-पत्र (1/1/1)

6/7/23

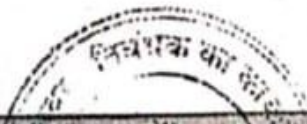
6/7/23

Redha
4-99000000
U-0300
PR-0100

SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE 6th DAY OF JULY,
2023, AT JAMSHEDPUR; BETWEEN:-

6/7/23
दस्तावेज जाँचा



R. Patel
06.07.2023

MR. RAMESH CHANDRA PATEL, Son of Chhagan Manga Patel @ Chagan Bhali Patel, by faith Hindu, by Nationality Indian, by Occupation Service, by Caste General, by resident of B/1, Danish Apartment, Razzaque Colony, Dhatkidih, P.O. & P.S. Bistupur, Town Jamshedpur, District East Singhbhum, State Jharkhand, hereinafter called the "**VENDOR/SELLER**", (which expressions shall unless excluded by and repugnant must mean and include its/his legal heirs, successors, nominees, legal representatives, nominees, legal administrators, executors and assigns) of the **ONE PART**;
(UID XXXX XXXX 9159) & (PAN ACUPP9181B);

AND

1).**MR. KRISHNA KUMAR SHARMA**, Son of Sudama Sharma, by Occupation Service, and 2).**MRS. NEELU SHARMA**, Wife of Mr. Krishna Kumar Sharma, by Occupation Private Teacher, both by faith Hindu, by Nationality Indian, by Caste General, by resident of Near Ashok Bhattacharjee, S.M. Pally, M. K. Road, Nima Sarai, Malda, West Bengal-732102, and permanent resident of Mathura Bagan, Garabasa, Golmuri, P.O. & P.S. Golmuri Town Jamshedpur, District Singhbhum East, State Jharkhand, hereinafter called the "**VENDEE/PURCHASERS**" (which expressions shall unless excluded by and repugnant must mean and include its/their legal heirs, successors, nominees, legal representatives, nominees, legal administrators, executors and assigns). of the **OTHER PART**;

- 1.(UID XXXX XXXX 6547) & (PAN DCFPS3610J);
- 2.(UID XXXX XXXX 9412) & (PAN IGUPS5706R);

NATURE OF DEED:

SALE DEED

CONSIDERATION AMOUNT:

Rs.33,000,00/--(Rupees Thirty Three Lakhs)only.



06-07-2022
B.K.

WHEREAS, the seller is the sole, absolute, lawful and bonafide owner of the homestead landed property, under Khata No.136, Plot No.1523, situated at Mouza Pardih, under Ward No.9, P.S. Mango, Thana No.1641, measuring an area 30'ft.X60'ft. i.e. 1800 sq. ft. or 4.13 decimals, which he has purchased from 1).Smt. Jyoti Zalpori W/O Sri B. B. Zalpori, by faith Hindu, by nationality Indian, resident of 76, Hill View Colony, Dimna, P.S. M.G.M. Medical college, Mango, Town Jamshedpur, District Singhbhum East, represented through her duly constituted Attorney Sri Brij Bhushan Zalpori, son of Sri Dwarika Nath Zalpori, by faith Hindu, by nationality Indian resident of 76, Hill view colony, Dimna, P.S. M.G.M. Medical college, Jamshedpur, District East Singhbhum, vide registered General Power of Attorney No.IV-1092, dated 22.11.90, registered at District Sub Registry Office at Jamshedpur, District East Singhbhum, and 2).Sri Mahendra Singh, Son of Late Parmeshwar Singh, by faith Hindu, by nationality Indian, resident of GF-4/16, Golmuri, P.S. Golmuri, Town Jamshedpur, District East Singhbhum, vide registered Sale Deed No. 7305, Sl. No. 8514, dated 24.11.1990, registered at District Sub Registry Office at Jamshedpur, District East Singhbhum.

AND WHEREAS, after purchase the seller filed a case in the court of LRDC for the fixation of rent, and the learned LRDC fixed rent vide R.F. No. 08/94-95, and his name entered in register II under Volume No. 35, Page No. 137, and since then the seller is paying rent regularly.

AND WHEREAS, since then the present seller has been in peaceful possession over the same without any interruption from anybody by excusing all acts of ownership thereto the knowledge of all.



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AND WHEREAS, now in urgent need of money the seller wants to sell his said homestead landed property, morefully described in the schedule below, and having come to know the intension of the seller the purchasers approached to the seller and offered to purchase the said landed property, and after being satisfied with the title and ownership of the seller, the purchasers offered Rs.33,00,000/- (Rupees Thirty Three lakhs)only as consideration amount and finding the highest value the seller has agreed to sell his homestead landed property to the purchasers.

AND WHEREAS, the seller has agreed to execute a sale deed in favour of the purchasers with respect to the schedule below landed property on the terms and conditions as mentioned below;

NOW THIS DEED OF SALE WITNESSETH:-

1.That in pursuance of the above agreement and in consideration amount of Rs.33,00,000/- (Rupees Thirty Three lakhs)only paid by the PURCHASERS to the SELLER in the manner described in the 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 disposed of the said immovable property more specifically described in the schedule hereunder written to the PURCHASERS, the SELLER by these presents do hereby sale, convey, transfer and assign unto the PURCHASERS ALL THAT said immovable property together with all right, title, interest, claim, privilege, 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 interest of them.



06.09.2022
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2. That the purchasers will hold, and possess the said schedule below land, as its **LAWFUL OWNERS** 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 immovable property hereby sold to the purchasers by these presents.

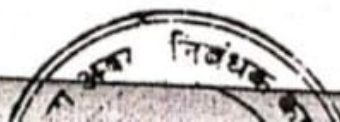
3. That the **SELLER**, on receipts of full consideration amount from the purchasers herein, deliver free and peaceful vacant possession of the said immovable property and all relevant documents, papers, etc. in respect of the said immovable property, to the purchasers.

4. That the purchasers out of their own funds and/ or through the financial source of others and/or any financial institution including bank etc. shall construct house, install deep boring other water source, electricity etc. over the said plot of land and will hold, enjoy and possess the same as its as **LAWFUL OWNERS** 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 immovable property hereby sold to the purchasers by these presents.

5. That the **SELLER** hereby represents and covenant that:

i) he is true, absolute and lawful owner of the said property and there is no other co-claimant or co-owner/sharer in this property, except him.

ii) prior to execution of this deed of sale, 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





06-07-2023

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encumbrances, charges, liens, mortgages, suits, proceedings, attachment, acquisition or requisition etc.

iii). the above land 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). the purchasers will be at liberty to get the property described in the schedule below mutated in their names, in the records of the Superior landlord the State of Jharkhand, through C.O., Mango, and pay ground rents and other taxes in their own names, to the authority concern.

v). hence onwards the purchasers will hold, enjoy and possess the said land as its sole and absolute owners.

vi). the SELLER further assures the purchasers to sign and execute any further papers, no-objection, documents etc. at the cost of the purchasers, that may be necessary and/or deem to be required for mutating the said immovable property in their names in the records of the Superior landlord and for their peaceful possession forever.

vii). in case the purchasers suffer any loss or damage and/or dispossess from the landed property, due to defect in title on the SELLER, the SELLER in such circumstances shall be liable to compensate the purchasers for such loss.

viii). all the previous Sale Deed and other relating documents to the property described in the schedule below, has/have been handed over the SELLER to the purchasers and the documents 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 found all are correct.



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6. The property does not comes under the provision of CNT Act 1908.

SCHEDULE

(Description of land hereby sold)

ALL THAT piece and parcel of homestead landed property, under Khata No.136, Plot No.1523, situated at Mouza Pardih, under Ward No.9, P.S. Mango, Thana No.1641, measuring an area 30'ft.X60'ft. i.e. 1800 sq. ft. or 4.13 decimals, within the District Sub Registry Office at Jamshedpur, District East Singhbhum, State Jharkhand, and the landed property is bounded as under;-

NORTH:- SMT.MAMTA CHOWDHARY;
SOUTH:- PORTION OF PLOT NO.1523 (SUB PLOT NO. 83);
EAST- : 20' FT. WIDE ROAD;
WEST- : PORTION OF PLOT NO.1523 (SUB PLOT NO. 76);


MEMO OF CONSIDERATION

The purchaser paid the sum of Rs.33,00,000/--(Rupees Thirty Three Lacs)only to the seller named within in the following manner :-

<u>Mode</u>	<u>Dated</u>	<u>Bank</u>	<u>Amount</u>
NEFT UTR No. PSIBN23030177234,	30.01.2023	Punjab and Sindh Bank	51,000/-
NEFT UTR No. PSIBN23035256597,	04.02.2023	Punjab and Sindh Bank	4,50,000/-
<u>D.D.No.267466</u>	<u>28.06.2023</u>	<u>Punjab and Sindh Bank</u>	<u>27,99,000/-</u>
Total:-			Rs. 33,00,000/-

The property is situated in Other Road.





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Annual ground rent payable to the landlord, the state of Jharkhand, through the C.O. Mango, and other proportionate charges are payable to the Complex authorities/Society.

IN WITNESS WHEREAS of the seller has unto set his hands on this deed of sale, on the day, month and year first above written.


Drafted, read over explained the contents of this Deed to the executants who admitted the same it to be true and correct.


Advocate
06.07.2023


WITNESSES:-

1. Satish Sharma
Sudama Sharma
Garha basha Mathura Bazar
Golmuri, Jamshedpur
2. Rupesh Kumar Singh राहुत कुमार सिंह
S/O Mr. Chandradeo Singh
R/o Bagbera Colony, Road No. 5,
Jamshedpur

Computer processed by


(
06.07.2023
Jamshedpur.

Drafted by


(Amit Kumar Mishra)
06.07.2023

Advocate.



06.07.2023



Amit Kumar Mishra
(Advocate)
Civil Court, Jamshedpur
06.07.2023

06.07.2023



Amit Kumar Mishra
(Advocate)
Civil Court, Jamshedpur
06.07.2023

06.07.2023












SIGNATURE AND PHOTOGRAPH OF THE PURCHASERS

"Certified that the Finger Prints of the left hand of each persons, whose Photographs are affixed in this documents have been obtained by me"



Advocate
06.07.2023

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	RAMESH CHANDRA PATEL Address1 - B/1 DANISH APARTMENT RAZZAQUE COLONY DHATKIDIH PO AND PS- BISTUPUR TOWN JAMSHEDPUR, Address2 - ... Jharkhand PAN No.: ACUPP9181B, Permission Case No.-	Yes	Ramesh Chandra Patel Address:- B/1, Danish Apartment, , Razzaque Colony, Dhatkidih, PO- Bistupur, Jamshedpur, , Purbi Singhbhum, 831001, , Jharkhand, India		SELLER Age:66			
2	KRISHNA KUMAR SHARMA Address1 - NEAR ASHOK BHATTACHARJEE S M PALLY M K ROAD NIMA SARAI MALDA WEST BENGAL - 732102, Address2 - ... Jharkhand PAN No.: DCFPS3610J, Permission Case No.-	Yes	Krishna Kumar Sharma Address:- , NEAR ASHOK BHATTARCHARJEE, , S M PALLY M K ROAD, Nima Sarai, , Malda, 732102, , West Bengal, India		PURCHASER Age:36			
3	NEELU SHARMA Address1 - NEAR SHOK BHATTACHARJEE S.M. PALLY M.K. ROAD NIMA SARAI MALDA WEST BENGAL -732102, Address2 - ... Jharkhand PAN No.: IGUPS5706R, Permission Case No.-	Yes	Neelu Sharma Address:- , NEAR ASHOK BHATTACHARJEE SM PALLY, , MK ROAD, Nima Sarai, , Malda, 732102, , West Bengal, India		PURCHASER Age:31			

Identification:

Sr.NO

1

Party Name and Address

SATISH SHARMA

S/o-D/o SUDAMA SHARMA

Address1 - MATHURA BAGAN GARABASA GOLMURI PO AND PS-GOLMURI TOWN JAMSHEDPUR, Address2 -

... Jharkhand

PAN No.:

Photo



FingerPrint

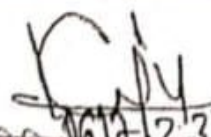


Signature



निबंधन कार्यालय में दरतावेजों की जाँच हेतु चेकलिस्ट

क्र० सं०	चेकलिस्ट का विषय	Yes	No
1.	खतियान की सत्यापित प्रति	✓	
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त—		
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी-॥ अथवा		
	(ii) भू-स्वामित्व प्रमाण पत्र अथवा		
	(iii) शुद्धि पत्र		
	(iv) अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		
2.	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।	✓	
3.	पंजी-॥ का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4.	मुद्रांक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार सत्यापन	✓	
7.	PAN सत्यापन	✓	
8.	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	


 जाँच लिपिक का हस्ताक्षर
 तिथि सहित




 निबंधन पदाधिकारी का हस्ताक्षर
 तिथि सहित

Token No.: 202300088305

CERTIFICATE

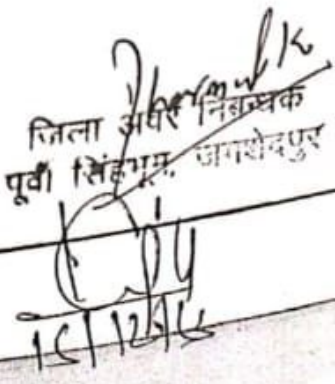
Office of the District SRO - Jamsheedpur

This Sale Deed was presented before the registering officer on date 06-Jul-2023 by RAMESH CHANDRA PATEL, S/O, D/O, W/O LATE CHHAGAN MANGA PATEL resident of B/1 DANISH APARTMENT RAZZAQUE COLONY DHATKIDIH PO AND PS- BISTUPUR TOWN JAMSHEDPUR ..

This deed was registered as Document No:- 2023/JSR/3491/BK1/3250 in Book No :- BK1, Volume No :- 581 from Page No :- 201 to 300 at, office of District SRO - Jamsheedpur

Date:- 06-Jul-2023


Registering Officer


जिला अधीक्षक निबंधक
पूर्वी सिंहभूम, जमशेदपुर

