

Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 86d1d79c59b0befd6c48

Receipt Date : 28-Jul-2023 01:13:05 pm

Receipt Amount : 84000/-

Amount In Words : Eighty Four Thousands Rupees Only

Token Number : 202300097578

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : SANDHYA RANI TIGGA (Vendee)

GRN Number : 2318497794



:- For Office Use :-

Defaced
Copy



2023/JSR/4319/BK1/4030

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।

ये रसीद तमाम की सेवा नहीं ली गई है।

Ramesh Kumar Gupta,
28/7/2023

28/7/2023

Safarulla
21,00,000/-

P. C.
Moga,

534
21000/-



ATTESTED

MAHENDRA KUMAR
ADVOCATE

Ramesh Kumar Gupta
28/7/2023



जिला प्रमाण
[Signature]

5
28/7/23
[Handwritten notes in Hindi]

साल का नंबर 281,
प्लॉट नंबर 2.122, 2.141,
[Signatures and dates]

SALE DEED

Consideration Rs.21,00,000/-

THIS SALE DEED is made on this the 28th day of July 2023, at Jamshedpur: Between:-

MR. RAMESH KUMAR GUPTA (Pan No. ACNPGI415G & Aadhar No. XXXX XXXX 3965) Son of Mr. Ran Brij Gupta Alias Ram Briksha Prasad by faith Hindu, by Category General by Nationality Indian, by occupation Business, residents of House No.15, Bara Jamda Within P.S. Gua P.O. Bara Jamda Near Railway Colony District West Singhbhum-833221 State of Jharkhand, hereinafter called 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;

Felegub
A - 62,000 = 00
J - 03 = 00
R - 01 = 00

[Signature]
28/7/23
दस्तावेज जाँचा -

Ramesh Kumar Gupta
22/12/2023

:3:

IN FAVOUR OF

MISS. SANDHYA RANI TIGGA (Pan No. AIAPT3051C & Aadhar No. XXXX XXXX 9860) Daughter of **Mr. Samuel Tigga**, by faith Christian, by Category ST. by Nationality Indian, by occupation Service, resident of House No. 329, Zone No.2, Birsanagar, Near Church, P.O. Birsanagar Town Jamshedpur-831004 District East Singhbhum, State of Jharkhand, hereinafter called the "**PURCHASER**" (Which expression shall unless, excluded by or repugnant to the context mean and include her heirs, successors, executors, administrators, legal representatives nominees and assigns) of the **Other Part**;

WITNESSETH AS FOLLOWS:-

WHEREAS, the Vendor are the absolute and lawful owner a residential plot No. XVI, having land measuring an area 4.59 Decimals equivalent to 2000 Sq. Ft., in portion of survey Plot No. 2122 & 2141 under Khata No. 281, Survey Ward No. 9 M.N.A.C., Thana No.1641, in Mouza Mango Situated at "**VIJAYA GREEN EARTH**" Avinash Nagar Mango, within P.S. Mango, Town Jamshedpur, Dist. Sub-Registry Office at Jamshedpur, District:-East Singhbhum more fully described in schedule below;

AND WHEREAS, the Vendor purchased the aforesaid property from its previous owner M/s. Vijaya Homes Represent by Account Manager Mr Sudhir Kumar Tiwary Son of Sri Kashinath Tiwary having its office at 2nd floor, Gajraj Mansion, Diagonal Road, Bistupur, Jamshedpur, by virtue of Sale Deed No. 5743, dated 30.07.2011, registered at District Sub-registry Office Jamshedpur, on payment of valuable consideration amount; And

Ramesh Kumar
28/12/2023

:4.

Whereas after purchasing the aforesaid property the Vendors have been in peaceful physical possession over the aforesaid property fully described in the schedule below, without any interruption from any corner; And

Whereas the name of the present Vendor has been mutated in the office of the Circle Officer, Jamshedpur in respect of the aforesaid property vide Mutation Case No. 236/R27/2021-2022; in Volume No. 107 Page No. 50 record of circle office Mango Jamshedpur and pay the rent regularly. And

Whereas the Purchaser approached the Vendor to purchase the aforesaid residential plot No. XVI, having land measuring an area 4.59 Decimals equivalent to 2000 Sq. Ft., in portion of survey Plot No. 2122 & 2141 under Khata No. 281, Survey Ward No. 9 M.N.A.C., Thana No.1641, in Mouza Mango Situated at "VIJAYA GREEN EARTH" Avinash Nagar Mango, within P.S. Mango, Town Jamshedpur, Dist. Sub-Registry Office at Jamshedpur, District:-East Singhbhum, more fully described in the schedule below, and accordingly the present Vendor have also agreed to sell the said property fully described in the schedule below, to the present Purchasers on total consideration of Rs.21,00,000/- (Rupees Twenty One Lakhs) only on the following terms and conditions:-

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

1) That in consideration of the aforesaid amount of Rs.21,00,000/- (Rupees Twenty One Lakhs) only, paid by the Purchasers to the Vendor as per the details given in the mode of payment written below, for the aforesaid residential Plot Bearing No. XVI, having land measuring 2000 Sq. ft. at Vijaya Green Earth, Mango, Jamshedpur, more particularly described in the schedule below, the receipt of which sum the Vendor above named do hereby admit and acknowledge as full, final and the highest consideration amount against the sale of



Ramesh Kumar Gupta
28/11/2023

:5:

the property, the Vendor by these presents do hereby sell, convey transfer, deliver and assign all that property described in the schedule below together with all rights, title, interest, possession, easements, appurtenances thereto, and full privileges and advantages **TO HAVE AND TO HOLD** the same without any interruption, hindrance or disturbances from or by the present vendors or any other person/s claiming under them, together with all rights, title, interest and possession which the Vendor here before enjoyed in respect of the property described in the schedule below.

2) That the Vendor are completely divested of all his rights, title, interest in the property as described in the schedule below, and henceforth the Vendor shall cease to have any manner of the title to the said property and claim on the said property.

3) That from this day the Purchaser shall enjoy and possess the said property as absolute owner thereof with full power to convey or dispose off or alienate the same or any part thereof, to any person or persons or party. The Purchasers shall also be at liberty to have or get her name registered in the office of Mango Notified Area Committee and accordingly shall pay the Municipal and/or other charges/taxes to the concerned authorities.

4) That the Purchaser shall now and always have the rights to enjoy and use alongwith the purchaser of the other residential plot etc., the common passage, easements, roads, alleys, pavements, approaches and all other common amenities or particular facilities provided for the said residential Plot and the purchaser shall be entitled to use sewers, drains, water sources, electrical power installed for the said residential plot or any part thereof in common with the purchaser of the other residential plot and will bear proportionate or direct cost and expenses of maintenance and repairs of all amenities,

Ramesh Kumar Gupta
28/1/2023

:6:

facilities as are necessary or as may be necessary for beneficial enjoyment of the same by the owners/ dwellers/ occupants of different plot/Duplexes/Flats/Personal Floors within Vijaya Green Earth, Mango, Jamshedpur.

- 5) That from this day the Purchaser shall be entitled to exclusively use and possess the said residential plot along with the land appertaining to it, but shall not have any right, title or interest on the other part of Vijaya Green Earth, Mango, Jamshedpur.
- 6) That the Vendor hereby assure the Purchaser and Covenant:-
 - i) That the Vendor is the lawful owner of the property described in the schedule below and they are fully entitled to convey the same.
 - ii) that the vendor hereby agree to save harmless and keep the purchasers free from and against all losses, damages and causes which may be sustained or incurred by reason of any claim being made of any arrear due thereof or in respect of the schedule below property or part thereof.
 - iii) That the property described in the schedule below hereby transferred is free from all encumbrances, liens or charges and attachments of any kind whatsoever.
 - iv) That the purchasers shall be at liberty to mutate their name in the records of the Circle Officer at Mango and accordingly shall pay the rent for the same and to obtain receipts thereof in their own name.
 - v) that the Vendor have further assure the purchaser to do execute, at the cost of the purchaser, any further deeds of assurance, if necessary, to more perfectly ensure the ownership and possession of the purchaser, over the schedule below property.

Ramesh Kumar
28/7/2023

: 7:

7) That the Vendor hereby declares that they have good and perfect title over the schedule below property which they have not sold changed or transferred the same in any way to anyone else prior to this Sale Deed.

8) That the area sale out with respect to the schedule above land is shown in sketch map in red colour, which part of this sale deed.

9) That the Vendor has handed over the Original sale deed No. 5743, dated 30.07.2011, in connection with the schedule below property, to the Purchaser and the Purchaser hereby undertake to abide by the terms and conditions as mentioned in the aforesaid sale deed No. 5743, dated 30.07.2011,

10) That the schedule below property is situated on Branch Road of Mouza Mango, Jamshedpur.

SCHEDULE

ALL That Piece and parcel of Land Measuring 39 ft. 3 ½ inch wide on Eastern Road side 39 ft. 5 ½ inch on Western side, 53 ft. on Northern side and 49 ft. 3 ½ inch on Southern side i.e. 2000 Sq. ft. or 4.59 Decimals (185.85 Sq. Mtr.) Approx. bearing Residential Plot No. XVI, in portion of Present Survey Plot No.2122 and portion of Present Survey Plot No.2141 under Present Survey Khata No.281, in Mouza Mango, Survey Ward No.9, M.N.A.C. (Mango) Holding No.0090009782000M0 Thana No.1642, situated at VIJAYA'S GREEN EARTH, Dimna, Road, Mango, within P.S. Mango, (Ulidih) Town Jamshedpur, District East Singhbhum, which is bounded as follows:-

BOUNDARY OF RESIDENTIAL PLOT NO.XVI

North: Residential Plot No. XV;

South: Residential Plot No. XVII;

East : Road;

West: Boundary Wall;



Ramesh Kumar Gupta
28/7/2023

: 8 :

MODE OF PAYMENT BY CONSIDERATION

<u>NEFT/D.D. No.</u>	<u>Date</u>	<u>Amount (Rs)</u>	<u>Bank</u>	<u>Branch</u>
PUNBH23184646421	03-7-2023	1,00,000/-	PNB	Bistupur
PUNBR52023072617309871	26/7/23	20,00,000/-	PNB	Bistupur

Total Rs.21,00,000/- (Rupees Twenty One Lakhs) Only

In Witness Whereof the Vendor have signed this Sale Deed today at Jamshedpur on the date aforementioned.

Witnesses

- 28/7/2023
- 1) Satendra Singh s/o D.S. Singh
Flat No 2/5 Aashra Space Town Near Sankosai
Neptune Building Dimra Rd mango Jamshedpur
 - 2) Pranj Kumar Saw s/o Sri Kumar Saw
New Adarsh colony, mango J.R.L.

Drafted, read over and explained the contents of this Sale Deed to the Executants/Vendors in Hindi who found and admitted the same to be true and correct.

Typed by:

28/7/2023
Jamshedpur Court premises

28/7/2023
Advocate

Ramendra Kumar Gupta
28/1/2023

: 9:

NAME OF THE PURCHASER

MISS. SANDHYA RANI TIGGA



ATTESTED

Mahendra Kumar
28/1/2023
MAHENDRA KUMAR
ADVOCATE

Sandhya Rani Tigga
28/1/2023

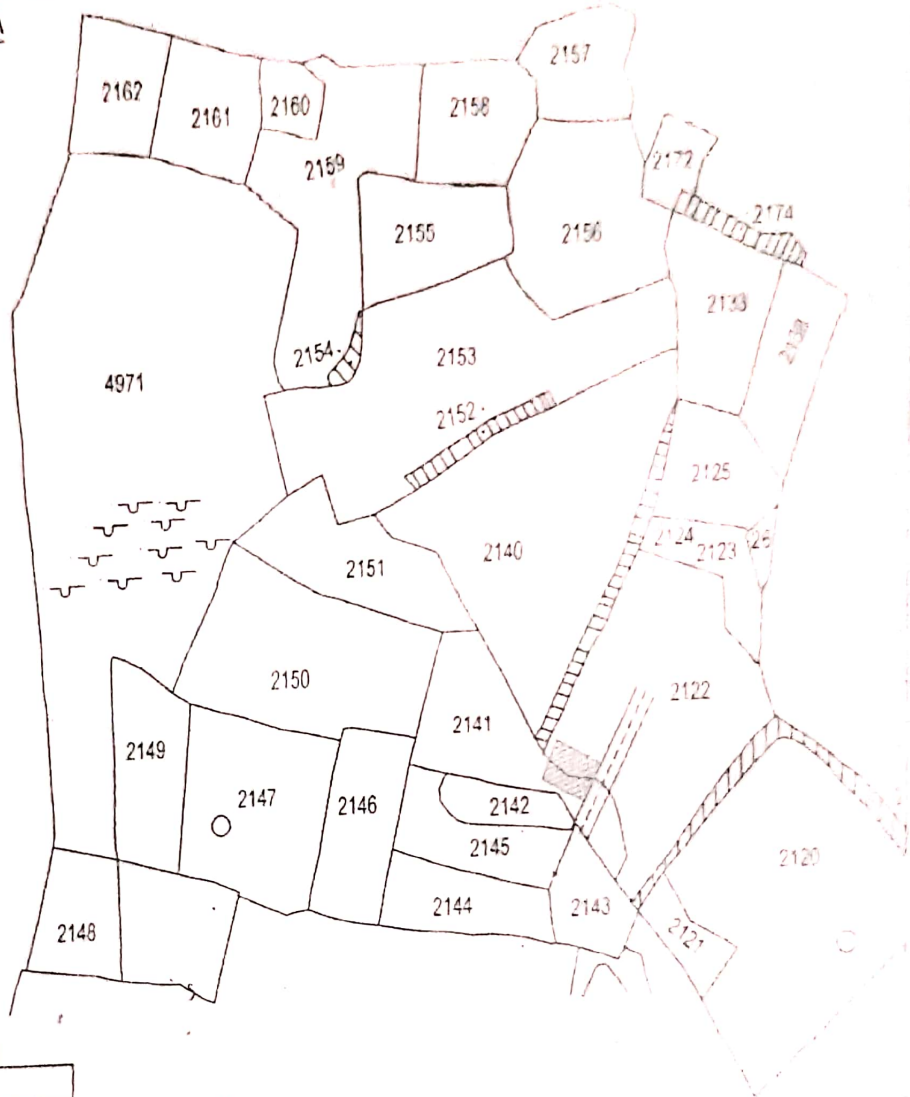
Signature and finger prints of left hand of the Purchaser above named.

Certificate

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

Mahendra Kumar
28/1/2023
Advocate

MAC JAMSHEDPUR
 WARD NO. - 9 SHEET NO. - 9
 REV. THANA - GHATSILA
 DIST - SINGHBHUM
 SCALE - 1cm = 20 meter
 YEAR - 1970 - 71



AREA SHOWN IN


KHATA NO	PLOT NO	AREA
281	2122 (P)	1200 Sq. ft. (2.75 Dec)
281	2141 (P)	800 Sq ft (1.84 Dec)
TOTAL AREA = 2000 Sqft or (4.59 Dec)		

NORTH - RESIDENTIAL PLOT NO. XV
 SOUTH - RESIDENTIAL PLOT NO. XVII
 EAST - ROAD
 WEST - BOUNDARY WALL



Ramesh Kumar Gupta
 28/11/2023

Beggs
 28/11/2023


 A. AMIN

Reg.no.-784/02-03