



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : d579d5d1e34e335c1493

Receipt Date : 09-Dec-2021 04:17:16 pm

Receipt Amount : 96000/-

Amount In Words : Ninety Six Thousands Rupees Only

Token Number : 20210000131990

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : NAVIN KUMAR SINGH AND ANOTHER (Vendee)

GRN Number : 2108752111

10/12/2021



Deface
कादिथा
से
10/12/21

:- For Office Use :-



2021/JSR/5998/BK1/5583

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 अनाधिकारिक प्रयोग के कारण प्रदाता की अथवा उसके की गठ है

Navin K Singh

Navin K Singh
10/12/2021

Preethi Singh
10/12/2021

24,00,000

PS m.g.m

96000



S. N. SARKAR
ADVOCATE, ISR COURT

10/12/2021

खाली नंबर 382 जो
नंबर 1752 को 1753
युक्तिकृत है
इस नदी है

10/12/2021
न्यूनतम मूल्यांकन सूची से
जोटा एंव सही पाया।

निगम 21 के अधीन काका: भारतीय स्टाप-अधिनियम
(इंडियन स्टाप ऐक्ट), 1999 को अनुसूची
1 या 1क, स. 2 के अधीन
बधावतु स्टाप-सहित (या स्टाप-शुल्क
से विमुक्त या स्टाप-शुल्क अपेक्षित नहीं)।

जिला अदर लिबरियक

उपरोक्त दस्तावेज में पंजीयकारी / पिसपल
जाति के अंकित की गई है।
कोटानागपुर पंजीयकारी अधिनियम 1908
के धारा 48(3) के अन्तर्गत नहीं है।

- 2 -

SALE DEED

निबन्धन-पदाधिकारी

10/12/2021

Teedya

THIS DEED OF SALE IS MADE ON THIS THE 10th DAY OF
December 2021 AT JAMSHEDPUR, BY :-

Rs 72000-
30
100

MRS. SUNANDA KABI, Wife of Late Umesh Chandra Kabi, by faith -
Hindu, by Caste - Brahmin, by Occupation- Household affairs,
Nationality Indian, resident of Village Chilgu, P.S. Chandil, District
Seraikella - Kharsawan, Jharkhand, hereinafter called the
"VENDOR/SELLER" (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;

दस्तावेज जोचा

PAN: BRHPK6157R & UID No. 3247 2118 7349

IN FAVOUR OF

- 1) **MR. NAVIN KUMAR SINGH**, Son of Late Nawal Kishore Singh, &
- 2) **MRS. PREETI SINGH**, wife of Mr. Navin Kumar Singh, both by
faith - Hindu, by Caste - Rajput, by Occupation No.1-Business and
No.2 Housewife, Nationality - Indian, resident of Phase -4, Hill View
Colony, Dimna Road, Mango, Near M.G.M. College, P.S. M.G.M., Town

Navin K Singh

Contd....3/

21/21/98
10/12/2021

- 3 -

Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the "**PURCHASERS**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to include their heirs executors, administrators, legal representatives and assigns) of the **Other Part;**

No.1-PAN:BARPS6437F & UID No.4082 0841 9439

No.2-PAN: MAOPS7559A & UID No.6672 4028 6507

NATURE OF DEED : SALE DEED.
CONSIDERATION MONEY : Rs.24,00,000/- (Rupees twenty four lakhs) only.

WHEREAS, the Vendor is the sole, absolute, lawful and bonafide owner of all that piece and parcel of land recorded under Khata No. 382, Portion of Plot No. 1752, measuring an area 900 Sq.ft. or 2.06 Dec. and in portion of Plot No. 1753, measuring an area 1200 Sq.ft. or 2.75 Dec. i.e. Total Land measuring an area 2100 Sq.ft or 4.82 Decimals of Mouza - Dimna, Ward No.9, M.N.A.C. (Now Mango Nagar Nigam), Thana No. 1643, Town Jamshedpur, District East Singhbhum, morefully described in schedule below;

AND WHEREAS, all that land mentioned in Khata No. 382, of Mouza -Dimna, ward No. 9, M.N.A.C. Town Jamshedpur, has been recorded in the name of Mr. V.C. Makhew Rivvet, in the present survey settlement which was finally published in the year 1979 and he had been in peaceful possession over the same as an absolute owner thereof in his life time and after his death he leaving behind his widow Mrs. Kuni Rivvet and three Sons namely Mr. George Rivvet, Mr. Charlie Rivvet and Mr. Faglu Rivvet as his legal heirs and successors, and they inherited the aforesaid lands along with other lands by way of inheritance as theirs exclusive share.

AND WHEREAS, said Kuni Rivvet and her three sons namely Mr. George Rivvet, Mr. Charlie Rivvet and Mr. Faglu Rivvet, jointly sold

Narain K Singh

Contd...4/

25/15
10/12/2021

- 4 -

(said Kuni Rivvet represented through her attorney son namely George Rivvet, vide registered General Power of Attorney bearing No. IV-920, Dated 07.12.87, registered at Sub-Registry Office Jamshedpur) all that piece and parcel of land recorded under Khata No. 382, Portion of Plot No. 1752, measuring an area 900 Sq.ft. or 2.06 Dec. and in portion of Plot No. 1753, measuring an area 1200 Sq.ft. or 2.75 Dec. i.e. Total Land measuring an area 2100 Sq.ft or 4.82 Decimals of Mouza - Dimna, Ward No.9, M.N.A.C. (Now Mango Nagar Nigam), Thana No. 1643, Town Jamshedpur, District East Singhbhum to GOPAL PRASAD BHAGAT, by means of Registered Sale Deed, bearing Sale Deed No. 486 (SL.No. 581) Dated 01.02.1988, Registered at Jamshedpur Sub-Registry Office and he came in physical possession over the same and hold and possessed the same as absolute owner thereof till its disposal to the present Vendor namely Sunanda Kabi,

AND WHEREAS, said GOPAL PRASAD BHAGAT, has sold and transferred the aforesaid land recorded under Khata No. 382, Portion of Plot No. 1752, measuring an area 900 Sq.ft. or 2.06 Dec. and in portion of Plot No. 1753, measuring an area 1200 Sq.ft. or 2.75 Dec. i.e. Total Land measuring an area 2100 Sq.ft or 4.82 Decimals of Mouza - Dimna, Ward No.9, M.N.A.C. (Now Mango Nagar Nigam), Thana No. 1643, Town Jamshedpur, District East Singhbhum morefully described in the schedule below to the present Vendor namely SUNANDA KABI, by means of Registered Sale Deed, bearing Deed No. 3489, (SL.No.4516) dated 15.09.1992, Registered at Jamshedpur District Sub-Registry Office, since then the 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, it is also mention here that the rent for the schedule below land has also been fixed in the name of the Vendor in the records of the landlord through L.R.D.C. Jamshedpur vide Rent

Narain Singh,

Contd...5/

25/11/2021
10/12/2021

fixation Case No. 49/93-94 (L.R.D.C. No. 57/93-94), vide its order dated 25.09.1993 and paying rent etc. for the same in her name.

AND WHEREAS, the rent for the said land mentioned in the Schedule below has been paying regularly to the landlord through C.O. Mango (Jamshedpur) same has noted in Vol. No. 38, Page No. 18, in the Register-II of the said Office;

AND WHEREAS, now being in urgent need of money the Vendor has agreed with the purchasers for ABSOLUTE SALE of aforesaid land fully mentioned in the schedule below for a consideration amount Rs.24,00,000/- (Rupees twenty four lakhs) only and the purchasers have also agreed to purchase the said property 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.24,00,000/- (Rupees twenty four lakhs) only paid by the Purchasers to the Vendor, the receipt of which is hereby admitted and acknowledged, as full and final payment in respect of sale of the said land fully mentioned in the 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 Purchasers by this Sale Deed TO HAVE AND TO HOLD THE same unto the Purchasers or their 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 delivered possession of the aforesaid land morefully described in Schedule below to the Purchasers and from this day the Purchaser shall possess and enjoy the same as absolute

Navin K Singh

21551/96
10/12/2021

- 6 -

owner in all possible ways with power to dispose of the same in any manner they like 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 Purchasers will also be entitled to mutate their names in respect of the said land hereby sold fully described in schedule below to the sherista of the said landlord State Jharkhand through the C.O. Mango Jamshedpur shall pay rent for the same in their own name and also pay the other tax which was realized by Govt.

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 Purchasers and the Purchasers 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 property 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 property 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.

7. That the Vendor hereby agree to keep the purchasers harmless and indemnified from all losses, expenses and costs incurred or suffered by the purchasers arising out of any defect in title of the Vendor over the said property morefully described in the schedule below.

8. That, from this day the Vendor shall have no claim, demand whatsoever in the Schedule below property at any time in future.

Navin K Singh

Contd...7/

21/12/2021
10/12/2021

- 7 -

9. That the Vendor have further agreed to execute and register any further or other Deed of assurance or document at the cost of the Purchasers that may be required to more perfectly confirm the ownership and possession of the Purchaser in the schedule below property.

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) together with original Sale Deeds, in connection with the Schedule below property to the Purchasers.

SCHEDULE

(Description of property hereby sold)

ALL THAT, piece and parcel of Home stead Land recorded under Khata No. 382, Portion of Plot No. 1752, measuring an area 900 Sq.ft. or 2.06 Dec. and in portion of Plot No. 1753, measuring an area 1200 Sq.ft. or 2.75 Dec. i.e. Total Land measuring an area 2100 Sq.ft or 4.82 Decimals (side measurement of land i.e. North side : 60' ft., South side: 60' ft., East side: 35' ft. and West side: 35' ft.) society plot No. 23, of Mouza - Dimna, Ward No.9, M.N.A.C. (Now Mango Nagar Nigam), Thana No. 1643, Town Jamshedpur, District Sub- Registry Office Jamshedpur, District East Singhbhum which is bounded as follows:-

NORTH	:	Portion of Plot No. 1753 (Society Plot No.24);
SOUTH	:	Portion of Plot No. 1752 (Society Plot No.22);
EAST	:	Portion of Plot No. 1752 & 1753, thereafter portion of MGM Ground and Society Plot No. 29;
WEST	:	20' wide Road;

Its Holding No. 0090008820000M0

Annual Rent :- Rs. 50/- payable to the landlord, the state of Jharkhand, through the C.O. Jamshedpur;

Harin K Singh

Contd....8/

25/11/2021
10/12/2021

-8-

MEMO OF CONSIDERATION

The consideration money Rs.24,00,000/- (Rupees twenty four lakhs) only has been paid by the Purchaser to the Seller which is more fully detailed below:-

Sl.No.	Cheque No.	Date of Payment	Amount (in Rupees)	Bank Name
1.	853548	20.10.2021	5,00,000/-	Canara Bank
2.	609692	10.11.2021	10,00,000/-	Canara Bank
3.	609698	26.11.2021	9,00,000/-	Canara Bank

Total Rs.24,00,000/- only

That the aforesaid property is situated on the branch road;

IN WITNESS WHEREOF, the Vendor is executing this sale deed on this the date, month year, mentioned above.

Read over and explained the contents of this deed to executants who admits the same to be true and correct. *Bansal - 10/12/2021*

Witnesses :

1. Mamata Bhattamishta w/o
Manoj Kumar Bhatta mishta
A 17 Gattanjali Complex
Kadma Jamsheerpur - 5
P. n. Durgawati
2. *गुप्त-राय लखवतल 8 शरीर गुप्त लखवतल*
28 मीरल एण्ट गीसिडन एलिया वरुडिआरि किल
लामोनी

Navin K Singh

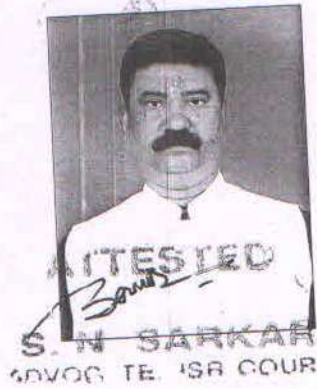
Contd...9/

21/12/21
10/12/2021

TYPED BY
[Signature]
J.S.R. COURT.

DRAFTED BY
[Signature] 10/12/2021
ADVOCATE J.S.R. COURT.

PURCHASERS



Navin K Singh
10/12/2021



Preeti Singh
10/12/2021



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 10/12/2021

Navin K Singh