

Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number: 5807a428ccc0ae6c0ad8

Receipt Date: 13-Oct-2022 12:22:22 pm

Receipt Amount: 256000/-

Amount In Words: Two Lakh Fifty Six Thousands Rupees Only

Token Number: 20220000122631

Office Name: District SRO - Jamshedpur

Document Type: Sale Deed

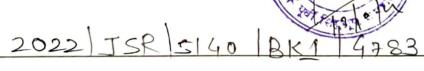
Payee Name: AKSHAY KUMAR (Vendee)

GRN Number: 2213886859



Referred

-: For Office Use :-



इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुन: 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। हुन १००० के १००० के १००० के १००० के १००० के १००० के

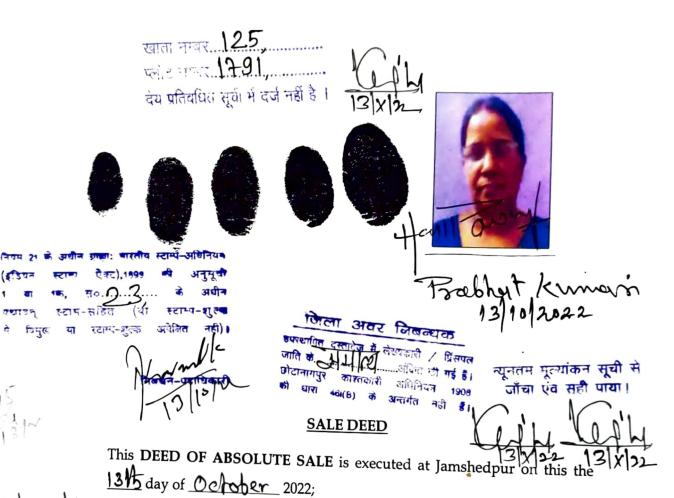
Problet Kuman

is town

Ederalus.
64,00,000-

MG.M (Mago).

2,56,000/-



speak 10

BY

11-1,92,001 11-03=00 12-01=00 PRABHAT KUMARI (UID: xxxx xxxx 4143 and PAN: ALRPK4020G), W/o Sri Bhudeo Mandal, by faith Hindu, by category General (NON C.N.T.), Nationality Indian, by occupation Housewife, Permanent Resident of Santar Mohalla, P.O. & P.S. Lakhisarai, District Lakhisarai, Bihar and Presently Residing at H. No. 80, Road No 4, Dimna Road, Mango, P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, hereinafter referred to as the VENDOR / FIRST PARTY (which expression wherever the context so requires shall mean and include their heirs, executors, administrators, legal representatives, successors etc.) of the ONE PART.

दस्तविज जाँचा



TO AND IN FAVOUR OF

AKSHAY KUMAR (UID: xxxx xxxx 5083 and PAN: DQCPK2691L), S/o Sri Bama Charan Mishra, by faith Hindu, by category General (NON CNT), by Nationality Indian, by occupation Service, R/o Chandi Bhawan, Daiguttu, Mango, P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, State of Jharkhand, hereinafter referred to as the PURCHASER / SECOND PARTY (which expression wherever the context so requires shall mean and include their heirs, executors, administrators, legal representatives, successors etc.) of the OTHER PART.

NATURE OF TRANSFER

SALE DEED.

ACTUAL CONSIDERATION AMOUNT:

Rs. 64,00,000.00

(Rupees Sixty Four Lakhs) only.

WHEREAS the VENDOR had purchased All that piece and parcel of raiyati homestead land measuring an area 2470 Sq. Ft. i.e. 5.66 Decimals, together with Pucca House, measuring built up area 800 Sq. Ft., recorded under khata no. 125, being plot no. 1791, situated in Mouza Dimna, P.S. M.G.M. (Mango), Thana No. 1643, within Ward No. 9, MNAC, Anchal Mango, District Sub Registry Office at Jamshedpur, District East Singhbhum, State of Jharkhand and morefully described in the Schedule hereunder written from its previous lawful owner Mr. Manish Kumar, being represented by its represented his duly constituted attorney Sri Gajendra Kumar, by the virtue of a registered Sale deed bearing no. 5987 / 4855 dated 06-07-2011, registered at the District Sub registry office at Jamshedpur.



and the same is also recorded in volume no. 105 page no. 48 in the register II of the Anchal Adhikari, Mango (Jamshedpur).

AND WHEREAS the VENDOR is the exclusive owner of the Schedule hereunder written property and has been enjoying all acts of ownership thereto, without any disturbance from any corner and the VENDOR has absolute right to dispose of the same as in the manner the VENDOR wishes.

AND WHEREAS the VENDOR is in need of funds in order to meet her personal commitments and family expenses and has decided to sell the Schedule hereunder written land for a sum of Rs. 64,00,000.00 (Rupees Sixty Four Lakhs) only and the PURCHASER herein has also agreed to purchase the same for the said price.

NOW THIS INDENTURE OF SALE WITNESSETH AS UNDER:

THAT in consideration of a sum Rs. 64,00,000.00 (Rupees Sixty Four Lakhs) only received by the VENDOR and the receipt of the said entire consideration of Rs. 64,00,000.00 (Rupees Sixty Four Lakhs) only, the VENDOR doth hereby admit, acknowledge, acquit, release and discharge the PURCHASER from making further payment thereof and the VENDOR doth hereby sell, convey, transfer, and assigns unto and to the use of the PURCHASER, the property more fully described in the Schedule hereunder written together with the water ways, easements, advantages and appurtenances, and all estate, rights, title and interest of the VENDOR to

13 10 2000

and upon the said property TO HAVE AND TO HOLD the said property hereby conveyed unto the PURCHASER absolutely and forever.

THE VENDOR'S DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

- 1. That the property more fully described in the Schedule hereunder written shall be quietly and peacefully entered into and held and enjoyed by the PURCHASER without any interference, interruption, or disturbance from the VENDOR or any person claiming through or under him.
- 2. That the VENDOR has absolute right, title and full power to sell, convey and transfer unto the PURCHASER by way of absolute sale and that the VENDOR has not done anything or knowingly suffered anything whereby his right and power to sell and convey to the PURCHASER the property hereby conveyed.
- 3. That the property is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, acquisition proceedings by Government or any kind whatsoever and should thereby and the VENDOR shall discharge the same from and out of his own funds and keep the PURCHASER indemnified.
- 4. That the VENDOR hereby declares with the PURCHASER that the VENDOR has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the property more fully described in the Schedule hereunder written up to the date of execution of this sale deed and the PURCHASER shall bear and pay the

same hereafter. If any arrears are found due to the earlier period, the same shall be discharged by the VENDOR shall be discharged by the **VENDOR**.

- 5. That the VENDOR has handed over the vacant possession of the property more fully described in the Schedule hereunder written to the PURCHASER and delivered the copies of title document in respect of the schedule hereunder mentioned property hereby conveyed on the date of execution of these presents.
- 6. That the VENDOR shall at all times and at the cost of the PURCHASER execute, register or cause to be done, all such acts and deeds for perfecting the title to the PURCHASER in the property hereby sold and conveyed herein.
- 7. That the VENDOR do hereby covenants and assures that the PURCHASER is entitled to have mutation of his name in all public records, local body and also pay the required ground rent.
- 8. That the VENDOR declare that he is the lawful owner of the Schedule hereunder written land and that nobody else except the **VENDOR** have any title / claim or ownership etc., in the **Schedule** hereunder written property.
- 9. That from this day forth the PURCHASER will be the sole owner of the Schedule hereunder written property and that the PURCHASER shall have every right to deal with the Schedule hereunder written property in the manner the **PURCHASER** deems fit and proper.

Frabbyt Kundin

MEMO OF CONSIDERATION

Mode : Amount

Cheque / Transfer : Rs. 64,00,000.00

(Rupees Sixty Four Lakhs) only

SCHEDULE

(description of the property hereby transferred)

All that piece and parcel of raiyati homestead land measuring an area 2470 Sq. Ft. i.e. 5.66 DECIMALS, together with Pucca House, measuring built up area 800 SQ.FT., recorded under khata no. 125, being plot no. 1791, situated in Mouza Dimna, P.S. MGM (Mango), Thana No. 1643, within Ward No. 9, MNAC, Anchal Mango, District Sub Registry Office at Jamshedpur, District East Singhbhum, State of Jharkhand,

Bounded as follows:

North: Govind Prasad Das & Jyoti Bhawan;

South: Gopal Chandra Das & Govind Prasad Das;

East: Road;

West: D. Shinghari.

Holding No. 0010005708000A1

Annual Ground rent payable to the Government of Jharkhand through the Circle office, Mango (Jamshedpur).

In witness where of the **VENDOR** and the **PURCHASER** have set their signatures on the day month and year first above written.

1) Bhude o Mardel. S/o date Ganesh Marsh R/o New Inthash Culons, Rownord. Diwne Rows North, JJR. 2) Nirbhay Kumar S/o-Bama Charan Mishra R/o Chandi Bhawan, Daiguttu Mango, Jamohodh 1, read over and explained the contact

Drafted, read over and explained the contents of this sale deed to Executants

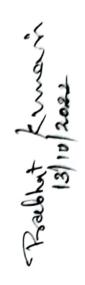
/ Vendors. Who found and admitted the same to be true and correct.

NAME OF THE PURCHASER **AKSHAY KUMAR**



Signature and finger print of left hand of the purchaser.

Certified that the finger print of left hand of each person whose photograph is affixed in this documents have been obtained by me or before me.



MEMO OF CONSIDERATION

	CHEQUE NO.		
DATED	/RTGS/NEFT	BANK	AMOUNT
04.03.2022	IT00KMBPG5	SBI	Rs. 2,00,000.00
30.09.2022	457640	SBI	Rs. 47,60,000.00
10.10.2022	421921	SBI	Rs. 14,40,000.00

TOTAL: RS. 64,00,000.00 (RUPEES SIXTY FOUR LAKHS) ONLY