



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



-: For Office Use :-

Refered
R



2022 | JSR | 5140 | BK1 | 4783

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 दुबेसे किसी प्रकार की सेवा नहीं मिलेगी है।

Balbhut Kumari
13/10/2022

13/10/2022

सालाना. 64,00,000/-

P.C. M.G.N (Mango)

शुल्क. 2,56,000/-

खाता नम्बर 125, फ्लॉट नम्बर 1791, देय प्रतिवधित सूची में दर्ज नहीं है।

13/11/22



नियम 21 के अधीन प्रकाशित: भारतीय स्टाम्प-अधिनियम (इंडियन स्टाम्प ऐक्ट), 1899 की अनुसूची 1 का एक, सं. 23... के अधीन प्रकाशित स्टाम्प-सहित (यदि स्टाम्प-शुल्क के विमुक्त या स्टाम्प-शुल्क अधिनियम नहीं)।

Handwritten signature and date 13/11/22.

Prabhat Kumari 13/10/2022

जिला अवर जिल्लाधिक

उपस्थित दस्तावेज में लेखकरी / प्रिंटेड जाति को... प्रोटानागपुर को धारा 46(B) के अन्तर्गत नहीं है।

न्यूनतम मूल्यांकन सूची से जांचा एंव सही पाया।

SALE DEED

This DEED OF ABSOLUTE SALE is executed at Jamshedpur on this the 13th day of October 2022;

BY

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.

Handwritten notes: 15, 13/11/22, and some numbers.

Handwritten signature and date 13/11/22.

Rabhat Kumar
13/10/2022

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.

Prabhat Kumar
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AND WHEREAS upon purchasing the aforesaid land the **VENDOR** mutated his name in the government records vide mutation case no. 16/R27/2020-21 and also has been paying the required ground rent thereof 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

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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

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same hereafter. If any arrears are found due to the earlier period, the same 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.

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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.

Prabhat Kumar
13/10/2022

Witnesses:

- 1) Bhudeo Mandal. S/o late Ganesh Mandal
R/o New Subhash Colony, Road No. 4
Dinna Road Mangr, JSR.
- 2) Nirbhay Kumar S/o- Bama Charan Mishra
R/o Chandi Bhawan, Daigutta Mango. Jamshedpur

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.

H. Anil Kumar
ADVOCATE

NAME OF THE PURCHASER
AKSHAY KUMAR



H. Anil Kumar
ADVOCATE
13/10/2022



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.

H. Anil Kumar
ADVOCATE

MEMO OF CONSIDERATION

Prabhat Kumar
13/10/2022

| DATED | CHEQUE NO. /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