



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 6d6873888ca538c7b14b

Receipt Date : 17-Jul-2023 12:31:30 am

Receipt Amount : 220000/-

Amount In Words : Two Lakh Twenty Thousands Rupees Only

Token Number : 202300093524

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : PUJA KUMARI (Vendee)

GRN Number : 2318279743



:- For Office Use :-

Dejaed



2023 | JSR | 4424 | BK1 | 4133

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।

इस रसीद के माध्यम से पूर्व में किसी प्रकार से लेवा नहीं ली गई है।

M. Khatri Khatri

puja kumari



Value
5,00,000/-

P.S
Mago.

Stamp
2,20,000/-



17/7/2023
P.A. Khatri



17-7-2023
Accepted Kumar Bagri
Advocate



17/7/2023
Khatra



17-7-2023
Accepted Kumar Bagri
Advocate

05
17/10/23
2/10/23

नियम 21 के अधीन प्राप्ता: भारतीय ग्वाया-अधिनियम
(इंडियन ग्वाया ऐक्ट), 1908 की अनुसूची
1 या 1क, सं०... 2... के अधीन
क्यायत स्थाप-सहित (या स्थाप-शुल्क
के विमुख या स्थाप-शुल्क अर्पित नहीं)।

सूनातम मूल्यांकन सूची से
जोचा एव सही पाया।
P.A. Khatri

जिला अवर मिकानिक

व्यवस्थित दस्तावेज में लेखकारी / प्रिंसपल खाता नम्बर... 121...
जाते के... अंकित की गई है। प्लॉट नम्बर 376, 318,.....
गोडामापुर कारतकारी अधिनियम 1908
की बारा 20(8) के अन्तर्गत नहीं है। देय प्रतिबंधित सूची में दर्ज नहीं है।

Mohan Lal
निर्वाहक अधिकारी

17/7/23
SALE DEED

17/7/23

THIS DEED OF SALE IS MADE ON THIS THE 17th DAY OF
'JULY' 2023 AT JAMSHEDPUR; BETWEEN:

fechga
A - 165,000 = 00
U - 03 = 00
PR - 01 = 00

- 1) MOHAN LAL KHATRI, (PAN - AFRPK0543G and UID No. XXXX XXXX 9713), son of Late J. Khatri @ Jagdish Khatri, by faith Hindu, by Caste General, by occupation Retired, by Nationality Indian, resident of H. No.502 B, E.C.C. Flat, Kadma, P.O. & P.S. Kadma, Town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin - 831005;
At present Residing at Flat No. 13, Block C, Geetanjali Complex, Kadma, Jamshedpur, Dist Singhbhum, 831005.

17/7/2023
जोचा

V. Khatri

V. Khatri

17/7/2023



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Arun Kumar Bag
Admission

V. Khatri



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- 2) VISHWANATH KHATRI, (PAN – BEVPK2482N and UID No.XXXX XXXX 0445), son of Late Jagdish Khatri, by faith Hindu, by Caste General, by occupation Retired, by Nationality Indian, resident of Flat No.105, 1st floor of Madhusudan Tekchand Bhawan, Dimna Road, Mango, P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin – 831012 and
- 3) ARUN KUMAR KHATRI, (PAN – CNQPK5941R and UID No.XXXX XXXX 6230), son of Late Jagdish Khatri, by faith Hindu, by Caste General, by occupation Service, by Nationality Indian, resident of Flat No.E-3/3, Green Park, L.I.G. Flat, Uliyan, Kadma, P.O. & P.S. Kadma, Town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin – 831005;

hereinafter referred to as the **SELLERS** (which expression shall unless, excluded by or repugnant to the context, mean and include their respective heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **ONE PART**;

Handwritten signatures and date: 17/7/2023

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IN FAVOUR OF

SMT. PUJA KUMARI, (PAN – DYPPK7223F and UID No.XXXX XXXX 3501), daughter of Vindhyachal Singh and wife of Chandra Bhan Singh, by faith Hindu, by Caste General, by occupation Housewife, by Nationality Indian, resident of H. No.403, Dimna Road, Shiv Mandir Road, P.O. Mango, P.S. Ulidih, Town Jamshedpur, District East Singhbhumt, State of Jharkhand, Pin – 831012, hereinafter referred to as the **PURCHASER** (which expression shall unless, excluded by or repugnant to the context, mean and include her legal heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **OTHER PART**.

NATURE OF DEED:

SALE DEED

CONSIDERATION AMOUNT: Rs.55,00,000/- (Rupees Fifty five lakhs) only.

WHEREAS, the deceased father of the Sellers above named namely **Jagdish Khatri**, during his lifetime, vide a registered Sale Deed, bearing Deed No.4917, dated 19.07.1988, registered at Sub-Registry Office, Jamshedpur, purchased for valuable consideration amount, a piece and parcel of raiyati land, measuring an area 1925 Sq.ft., being in Plot Nos.318 and 376, recorded under Khata No.131, situated in Mouza PARDIH, P.S. Mango Thana No.1641, Ward No.9, MNAC (at present Mango Nagar Nigam), Sub-Registry Office and Town Jamshedpur, District Singhbhum, from its previous lawful owner Tarani Prasad Nandi, son of Late Bhagirathi Nandi;

Dr. Khatri

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AND WHEREAS, aforesaid Jagdish Khatri, during his lifetime, vide a registered Sale Deed, bearing Deed No.1419, dated 28.02.1989, registered at Sub-Registry Office, Jamshepur, also purchased for valuable consideration amount, a piece and parcel of raiyati land, measuring an area 600 Sq.ft., being in Portion of Plot No.376, recorded under Khata No.131, situated in Mouza PARDIH, P.S. Mango Thana No.1641, Ward No.9, JNAC (at present Mango Nagar Nigam), Sub-Registry Office and Town Jamshepur, District Singhbhum, from its previous lawful owner Tarani Prasad Nandi, son of Late Bhagirathi Nandi;

AND WHEREAS, said Jagdish Khatri, in order to further ensure his right, title and interest over the aforesaid purchased property, total measuring an area 2525 Sq.ft., has mutated the same in his own name from the office of the Superior landlord, the State of Jharkhand, through C.O., Jamshepur, vide Mutation Case No.IX (I) 219/ 89-90, Order dated 27.01.90 and rent for the said land paid to the landlord and obtained rent receipt in his own name, entered in Volume No.39, Page No.28;

AND WHEREAS, aforesaid Jagdish Khatri, died intestate, leaving behind the Sellers above named, being his sons and three daughters namely i) Smt. Santi Soni, wife of Jagrnath Soni, ii) Smt. Gouri Devi, wife of Amar Nath Prasad and iii) Smt. Manju Devi, wife of Praduman Soni, surviving legal heirs and successors, with respect to the aforesaid property, more fully described in the Schedule below and later on the said three daughters of Late Jagdish Khatri, relinquished their right, title and interest over the aforesaid property, in favour of their three brothers, the Sellers above named and as such the Sellers are the absolute and lawful owners of the aforesaid property and have been in joint peaceful possession and

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occupation over the same without any let, hindrance or disturbances from any person or persons and are the bonafide owners thereof, by exercising all acts of ownership thereto;

AND WHEREAS, the Sellers, being in urgent need of money, voluntarily expressed their intent of selling the above mentioned property, **more fully described in the Schedule below** and having come to know the intention of the Sellers, the Purchaser hereof has approached to the Sellers and after inspecting the land at site, all title documents and relevant papers etc. and having fully satisfied to her proposed and offered to purchase the same on a total consideration amount of Rs.55,00,000/- (Rupees Fifty five lakhs) only;

AND WHEREAS, on the aforesaid approach made by the Purchaser, the Sellers have agreed to sell their said property **more fully described in the Schedule below**, by this Sale Deed, on a total consideration amount of Rs.55,00,000/- (Rupees Fifty five lakhs) only;

NOW THIS DEED OF SALE WITNESSETH:

1) THAT, in pursuance of the above and in consideration of the aforesaid sum of Rs.55,00,000/- (Rupees Fifty five lakhs) only, paid by the purchaser to the sellers, details given in Mode of Payment, herein below mentioned, the receipt of which sum the sellers do hereby admit and acknowledge as full, final and highest consideration amount of the schedule below property and do hereby sale, convey, transfer and deliver the same, together with all its right, title, interest and possession, privileges and advantages the sellers here before enjoyed over the schedule below property UNTO AND TO THE USE of the purchaser, absolutely and forever.

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2) THAT, from today, the sellers have also delivered the physical possession of the schedule below property in favour of the purchaser and the purchaser from this day shall possess and enjoy the schedule below property as its absolute owner in every possible manner with power to dispose of the same in any manner she likes, without any let or hindrance of the sellers, their heirs or any other person/s claiming through them.

3) THAT, the schedule below property hereby sold and transferred in favour of the purchaser, is free from all encumbrances, liens or charges and prior to this transfer the sellers have not sold or otherwise alienated the same or part thereof to any other person(s) and for any defect of title or possession of the sellers over the schedule below property, the purchaser suffers any loss due to dispossession from the same or part thereof then the sellers shall remain liable to compensate all such losses sustained to the purchaser. The sellers hereby declare that apart from them, there are no other legal claimants of the schedule below property and they are legally entitled to sell the same in favour of the purchaser.

4) THAT, the Purchaser shall or may construct residential house and/or construct any other structures, whatsoever she likes, over the schedule below property or part thereof at her absolute discretion and take electricity, water connection from the concerned authority in her own name.

5) THAT, henceforth the purchaser shall be at liberty to mutate her name in the Office of the landlord, the State, through the C.O., Mango, Janshedpur and the Purchaser shall also be at liberty to has or get her name registered in the Office of Mango Notified Area Committee/ Mango Nagar Nigam or any other concerned authority and accordingly shall pay

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Annual ground rent, cess etc. payable to the superior landlord, the State of Jharkhand, through the C.O., Mango, Jamsheppur.

Mango Nagar Nigam Holding No.0090009760000M0.

The land aforementioned is shown in RED COLOUR in the map enclosed herewith, which will be treated as a part of this Sale Deed.

The schedule above property is situated at other road.


IN WITNESS WHEREOF, the sellers have hereunto set their respective hands on this deed of sale, on the day, month and year first above written.

Drafted, Read over and explained the contents of this Deed to the Sellers and they have admitted the same to be true and correct.


Advocate

WITNESSES:

1. Anand kr Chakri
Som of Kailash kr Chakri Hill View colony
Pd No-11, Purnea-13
2. R. Khatu
Som of Kailash kr Chakri.
Hill-View Colony, Road no-11, HAD-13
Pd No-11, Purnea-13

Printed by: 
Dimma Road, Mango.
Near - M.S.M College.
Pin - 8131018.
Jsr. Court.

M. Khatun

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17/7/2023

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NAME OF THE PURCHASER :

SMT. PUJA KUMARI



Puja Kumari



17.7.2023
Kumar Bag
4/10/2023

Signature and left hand fingerprints of the Purchaser.

Certified that the fingerprints of the left hand of each person, whose photograph is affixed in the document, have been obtained by me or before me.

17/7/2023
Advocate.

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17/7/2023

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MODE OF PAYMENT

The purchaser has paid the aforesaid total consideration amount of **Rs.55,00,000/- (Rupees Fifty five lakhs) only**, to the sellers, in the following manner:-

<u>Dated</u>	<u>Mode</u>	<u>Amount (in Rs.)</u>
02.08.2023	Through RTGS Vide Cheque No.505874,	18,15,000/-
02.08.2023	Through RTGS Vide Cheque No.505876	18,15,000/-
02.08.2023	Through RTGS Vide Cheque No.505877 All Cheques drawn on SBI, Mango.	18,15,000/-
17.07.2023	TDS	55,000/-
Total :		55,00,000/- only.

(Rupees Fifty five lakhs) only.