

# 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

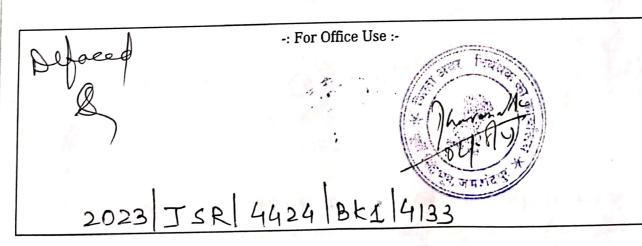
Office Name: District SRO - Jamshedpur

Document Type: Sale Deed

Payee Name: PUJA KUMARI (Vendee)

GRN Number: 2318279743

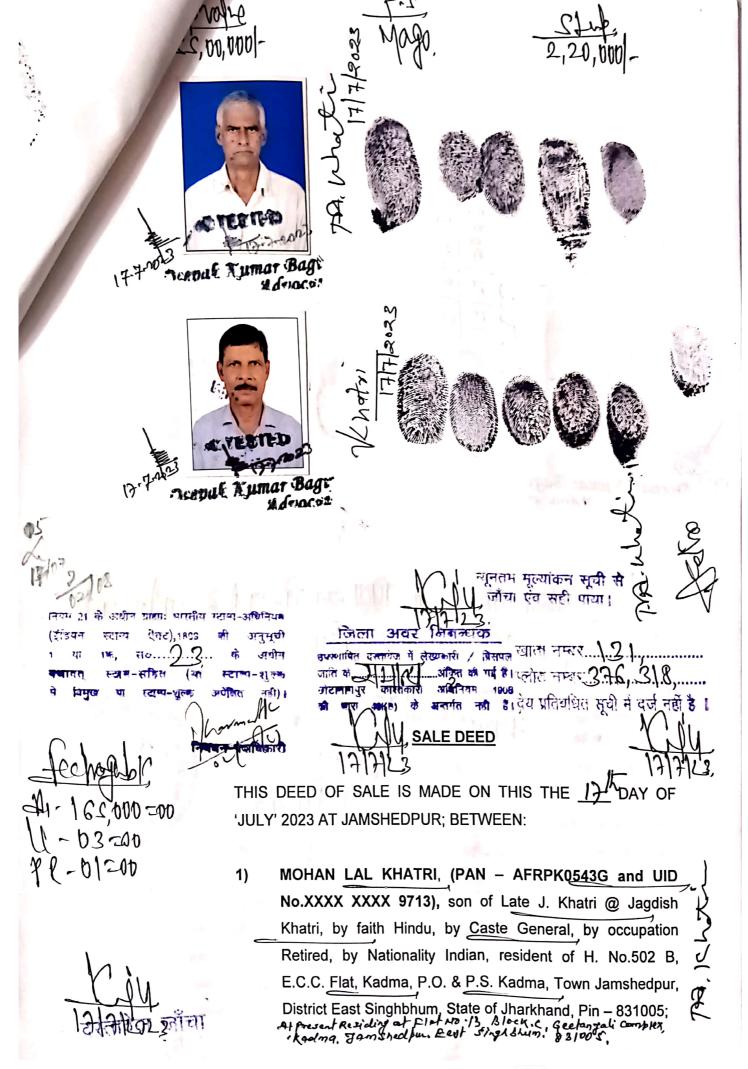




इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुन: प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तुर्गत दण्डनीय अपराध है। 'इस रसीह के आह्या में पुर्व के किसी पुकार के रीवा नहीं ली गई है।

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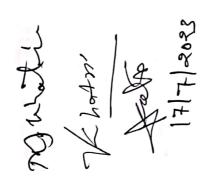




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- 2) VISHWANATH KHATRI, (PAN – BEVPK2482N and UID No.XXXX XXXX 0445), son of Late Jagdish Khatri, by faith Hindu, by Caste General, by occupation Retired, by Nationality Indian, resident of Flat No.105, 1st floor of Madhusudan Tekchand Bhawan, Dimna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



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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

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;

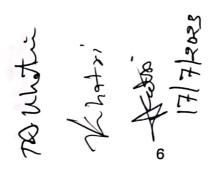
Tod. Whitei Varatri Total 17/7/2028

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

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

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

of the aforesaid property and have been in joint peaceful possession and



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:**

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.

Matri Khatri Jesto 17/7/2023

- of the sellers, their heirs or any other person/s claiming through them dispose of the same in any manner she likes, without any let or hindrance property as its absolute owner in every possible manner with power to the purchaser from this day shall possess and enjoy the schedule below possession of the schedule below property in favour of the purchaser and THAT, from today, the sellers have also delivered the physical
- and they are legally entitled to sell the same in favour of the purchaser them, there are no other legal claimants of the schedule below property sustained to the purchaser. The sellers hereby declare that apart from thereof then the sellers shall remain liable to compensate all such losses purchaser suffers any loss due to dispossession from the same or part or possession of the sellers over the schedule below property, the the same or part thereof to any other person(s) and for any defect of title and prior to this transfer the sellers have not sold or otherwise alienated favour of the purchaser, is free from all encumbrances, liens or charges THAT, the schedule below property hereby sold and transferred in
- electricity, water connection from the concerned authority in her own below property or part thereof at her absolute discretion and take or construct any other structures, whatsoever she likes, over the schedule THAT, the Purchaser shall or may construct residential house and/
- Nagar Nigam or any other concerned authority and accordingly shall pay name registered in the Office of Mango Notified Area Committee/ Mango Jamshedpur and the Purchaser shall also be at liberty to has or get her name in the Office of the landlord, the State, through the C.O., Mango, 5) THAT, henceforth the purchaser shall be at liberty to mutate her

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

Mango Nagar Nigam Holding No.0090009760000M0.

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

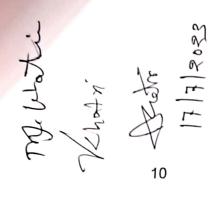
The schedule above property is situated at other road

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

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

Som of the Kowland Ir WITNESSES: HIII-View Codony, Road no-11, Habo-13 led by: Dimma Road, Manger. Near - M. O. M. Mege. Ofurkailast 10. Klatu Chein, Hill view Panoll Herence 13

Jsr. Coun



### NAME OF THE PURCHASER:

SMT. PUJA KUMARI





## 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.

### **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:-

Dated	<u>Mode</u>		Amount (in Rs.)
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 Fiftý five lakhs) only.