



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 15f549ee763b50716601

Receipt Date : 02-Feb-2023 10:17:25 pm

Receipt Amount : 62000/-

Amount In Words : Sixty Two Thousands Rupees Only

Token Number : 202300013314

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : RITA KUMARI (Vendee)

GRN Number : 2315565101



-: For Office Use :-

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Copy

2023/JSR/522/BK1/490



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।

Roshanika Gupta
03.02.2023

Rita Kumari
03.02.2023

Safarwala
15,50,000/-

P.S.
Mango

Stamp
62,000/-



Roshan Lal Gupta
03.02.2023



03/02/2023
Advocate

289
2826

312123

312123

अपत्य
अधोदेश 1928
को धारा 40(B) के अन्तर्गत नहीं है।

SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE 3RD DAY OF 31/2/23
FEBRUARY, 2023 AT JAMSHEDPUR; BETWEEN:-

MR. AVINASH SINGH, Son of Late Shankar Singh, by faith Hindu,
by Nationality Indian, by occupation business, resident of Paras
Nagar, Mango, within P.S. Mango, Town Jamshedpur, District East
Singhbhum, State Jharkhand, represent through his constituted
attorney **Mr. ROSHAN LAL GUPTA**, son of Jai Narayan Gupta,
resident of H.No.3442, Vijaya Heritage, 6th/7th Phase, Kadma, P.O.

For charges
1-46,500=00
1-03=00
R-01=00

31/2/23
दस्तावेज जारी

18



Roshane Col Coapt. 03-02-2023



Handwritten signature

03/02/2023
Kumanjee Ojha
Advocate

श्रीमान लाल गुप्ता पिता श्रीमान जय नारायण गुप्ता
कठमा धारा प्रमाणित कठमा
3/2/2023 के अर्धन लेखकको या आवेदनो मे से एक श्री
के प्राधिकृत (अदली) है मे ता. 10.1.2023
अथ निबंधन कार्यालय मे स्थान पर, निवेदन के लिए
जम्हालय

निबधन-पदाधिकारी य. 03/02/2023
3/2/2023



Roshan Kumar
03.02.2023

& P.S Kadma, Town Jamshedpur, District East Singhbhum, State Jharkhand, vide General Power of Attorney No.2022/JSR/4235/BK4/269, dated 23.08.2022, registered at District Sub Registry Office, at Jamshedpur, District East Singhbhum, hereinafter referred to as the **SELLER** (which expression shall unless, excluded by or repugnant to the context, mean and include his heirs, successors, executors, administrators, legal representatives, administrators, nominees, and assigns) of the ONE PART ;

(PAN : ABHPG7294a &UID:XXXX XXXX 2046);

IN FAVOUR OF

MRS. RITA KUMARI, wife of Mr. Kundan Kumar Singh, daughter of Maheshwar Singh, by Nationality Indian, by faith Hindu, by occupation Housewife, resident of Road No.04, Sidhgora, Near Shiv Bagan, P.O. Agrico, Jamshedpur, Jamshedpur District Singhbhum, State Jharkhand,, hereinafter referred to as the **PURCHASER** (which expression shall unless, excluded by or repugnant to the context, mean and include her heirs, successors, executors, legal representatives, administrators, nominees, executors and assigns) of the OTHER PART,

(Purchaser's PAN: ATQPK0753K & UID No. XXXX XXXX0475);

NATURE OF DEED:

SALE DEED

CONSIDERATION AMOUNT: Rs.15,50,000/- (Rupees Fifteen lakh fifty thousand) only.

Reshau Calcutta
03.02.2023

WHEREAS, the seller is the absolute, lawful owner of the all that piece and parcel of the homestead landed property, measuring area 1200 Sq.ft i.e (30' ft X40' ft.), which is situated at Mouza Pardih, in Plot No.2826, recorded under Khata No.289, within survey Ward No.8, MNAC Mango, within P.S. Mango, Town Jamshedpur, Dist East Singhbhum , described in schedule below;

AND WHEREAS, the above named seller has purchased the schedule below homestead landed property along with other land, by virtue of Registered Sale Deed, vide Sale Deed No.1395, dated 18.02.2005, registered at District Sub Registry Office, Jamshedpur, from its previous joint owners namely 1). SHRI SACHINDRA KUMAR SHARMA, Son of Late Dasarath Prasad Sharma, by faith Hindu, by occupation Service, by Nationality Indian, resident of 14/A, Kasturba Path, P.S.S.K. Puri, District Patna., represented through his Constituted Attorney SHRI ABHIJEET KUMAR SHARMA, Son of Devendra Kumar Sharma, resident of Mehsi, P.3. Mehsi, Dist. East Champaran. Vide Attorney Deed No 1V-737 dated 16-8-2004 registered at District Sub Registry office, Patna, 2) SHRI RABINDRA KUMAR SHARMA, Son of Late Dashrath Prasad Sharma, 3) SHRI DEVENDRA KUMAR SHARMA, Son of Late Dashrath Prasad Sharma, both by faith Hindu, by Nationality Indians, by occupation Doctors, No 2) resident of 7211-B-10 Basant Kunj. P.8.Basant Kunj. P.O. Basant Kunj, Dist, Delhi, No 3) resident of Mehsi, P.O. & P.S. Mehsi, District Champaran, represented through their Constituted attorney SHRI ABHIJEET KUMAR SHARMA, Son of Sri Devendra Kumar Sharma. Resident of Mehsi, District Champaran, Vide General Power of Attorney being Deed to 1V-295, dated 1/11/2004, registered at

Rekha Lakshmi
03.02.2023

Dist sub-registry office, Muzaffarpur, 4) Shri YOGENDRA KUMAR SHARMA, son of late Dasarath Prasad Sharma, by faith Hindu, by Rationality Indian, by occupation business, resident of 14/6, Willingdon Catholic Colony, P.S. Santacruz (West) MUMBAI-400054, represented through his Constituted Attorney SHRI ABHIJEET KUMAR SHARMA, son of Shri Devendra Kumar Sharma, resident of Mehsi, Dist. East Champaran, Vide General Power of Attorney Deed No IV- 449 dated 23-7-2004 registered at Registrar office at ANDHERI, MUMBAI, 5) SHRI SHAILENDRA KUMAR SHARMA Son of Late Shri Dashrath Prasad Sharma, resident of A-98, Pocket Sector 2, Rohini, Delhi-110085, represented through his Constituted Attorney SHRI ABHIJEET KUMAR SHARMA, Son of Shri Devendra Kumar Sharma, resident of Mehsi Dist. East Champaran, (Bihar), Vide General Power of Attorney Deed No:1V-266 dated 21-7-2014, registered at Sub-Registrar Office, DELHI. and 6) SHRIMATI NIRMALA SHARMA, Wife of Late Awanindra Kumar Sharma, by faith Hindu, by occupation household affairs, resident of Awanindra Kunj, Rahul Nagar, P.S. Bramhapura, Dist. Muzaffarpur represented through his Constituted Attorney SHRI ABHIJEET KUMAR SHARMA, son of Shri Devendra Kumar Sharma, resident of Mehsi, Dist. East Champaran, (Bihar) Vide General Power of Attorney Deed No.IV-200, dated 17-8-2004 registered at Sub-Registrar office, Muzaffarpur and after that seller has got mutated schedule blow land from the Circle Officer, Jamshedpur, vide Mutation Case No.173/2006-2007, dated 24.05.2006 and pay rent regularly, since purchased he came in physical possession over the same and have been in peaceful possession without any interruption from anybody;

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Rohit Kumar
03.12.2022

AND WHEREAS the SELLER, being in urgent need of money, voluntarily expressed his intent of selling his schedule below property and having come to know the intention of the SELLER the PURCHASER hereof approached to him and after inspecting the land at site, all title documents and relevant papers etc. and having fully satisfied to him in proposed and offered to purchase the same on a consideration amount of Rs.15,50,000/- (Rupees Fifteen lakh fifty thousand) only;

AND WHEREAS on the aforesaid approach made by the purchaser, the seller has agreed to sell his said property more fully described in the schedule below on a total consideration amount of Rs.15,50,000/- (Rupees Fifteen lakh fifty thousand) only and the seller has agreed to execute a sale deed in favour of the purchaser with respect to the schedule below homestead landed property on the following terms and conditions as mentioned below.

NOW THIS DEED OF SALE WITNESSETH:

1. That in pursuance of the above agreement and in consideration amount of Rs.15,50,000/- (Rupees Fifteen lakh fifty thousand) only; paid by the PURCHASER to the SELLER in the manner described in the MEMO OF CONSIDERATION hereunder written, the receipt whereof the said sum hereby acknowledges, accepts and admits, as full and final consideration amount, having been received, against ABSOLUTE AND OUTRIGHT sale, transfer and disposed of the said immovable property more specifically described in the schedule hereunder written to the PURCHASER, the SELLER by these presents does hereby sale, convey, transfer

Rochan Lal Gupta
03.02.2023

and assign unto the PURCHASER ALL THAT said immovable property together with all right, title, interest, claim, privilege, advantages TO HAVE AND TO HOLD the same without any interference or objection or disturbance by and from the SELLER and/or person/s claiming through and/ or under and/or in trust of them.

2. That the purchaser will hold, enjoy and possess the said schedule below land, as its LAWFUL OWNER in the eye of law without any disturbance or concern by and from the SELLER or others, hence onwards the SELLER is completely divested of all his interest, right, claim, and/ or shall cease to have any right or title in the said immovable property hereby sold to the purchaser by these presents.
3. That the SELLER, on receipt of full consideration amount from the purchaser herein, delivers free and peaceful vacant possession of the said immovable property and all relevant documents, papers, etc. in respect of the said immovable property, to the purchaser.
4. That the purchaser out of her own funds and/ or through the financial source of others and/ or any financial institution including bank etc. shall construct renovation, install deep boring, other water source, electricity etc. over the said plot of land and will hold, enjoy and possess the same as its as LAWFUL OWNER in the eye of law without any disturbance or concern by and from the SELLER OR OTHERS. Hence onwards the SELLER is completely divested of all his interest, right, claim and/or shall cease to have

Roshni Lal Gupta
03.02.2023

any right or title in the said immovable property hereby sold to the purchaser by these presents.

5. That the SELLER hereby represents and covenants that:

i) he is the true, absolute and lawful owner of the said property and there is no other co-claimant or co-owner sharer in this property, except him.

ii) prior to execution of this deed of sale, the SELLER has not sold or transferred or delivered or assigned or mortgaged the said property to any party, person or concern and the same is free from all encumbrances, charges, liens, mortgages, suits, proceedings, attachment, acquisition or requisition etc.

iii). the below property or part thereof is not subject matter of any dispute, litigation and/or under acquisition or requisition or dues or arrears of any services including electricity etc.

iv). The purchaser will be at liberty to get the property described in the schedule below mutated in her name, in the records of the Superior landlord the State of Jharkhand, through C.O., Mango, Jamshedpur and pay ground rents and other taxes in her name, to the authority concern.

v). hence onwards the purchaser will hold, enjoy and possess the said property as its absolute owner with full powers to convey, transfer, gift, mortgage or assign the same and/or otherwise in any manner she likes and she will be at liberty to change the nature of land from homestead to commercial or otherwise through the



Roshan Lal Gupta
03.02.2013

appropriate office or Authority concerned, and use the same accordingly as she will deem fit and proper.

vi). The SELLER further assure the purchaser to sign and execute any further papers, no-objection, documents etc. at the cost of the purchaser, she may be necessary and/or deem to be required for mutating the said immovable property in her name in the records of the Superior landlord and for her peaceful possession forever.

vii). In case the purchaser suffers any loss or damage and/ or dispossess from the premises due to defect in title on the SELLER, the SELLER in such circumstances shall be liable to compensate the purchaser for such loss.

viii). All the previous relating documents to the property described in the schedule below, has/ have been handed over the SELLER to the purchaser and the documents annexed herewith and/ or enclosed with this Sale Deed are inspected, examined, verified and checked by both the parties hereto by themselves personally as well as through expert, and in the event of any wrongful activities and/ or other disputes they will be held liable for the same, and they will not question with the Advocate and/ or District Sub-Registry office, for any irregularity.

6. That the property hereby sold not comes within the provision of Sec. 46 (1-B) of the C.N.T. Act, 1908.

SCHEDULE**(Description of the property hereby transferred)**

All piece and parcel of homestead land, measuring area 1200 Sq.ft i.ee (30' ft X40' ft.), which is situated at Mouza Pardih, in Plot No.2826, recorded under Khata No.289, within survey Ward No.8, MNAC, Mango, within P.S. Mango, Dist Sub Registry at Jamshedpur, Dist East Singhbhum, state Jharkhand, which is bounded and butted as follows:-

North : Portion of Plot No.2826;
South : Road;
East : Deepak Kumar Singh;
West : Portion of Plot No.2826;

NOTE : This property is situated at Branch Road .

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

ANNUAL Ground rent is payable to the landlord, the state of Jharkhand, through the C.O. Mango, Jamshedpur, District East Singhbhum;

MEMO OF CONSIDERATION

The purchaser paid the said consideration amount of Rs.15,50,000/- (Rupees Fifteen lakh fifty thousand) only to the seller named within in the following manner :-

Reviewed by
03.02.2023

<u>Cash/ Cheque</u>	<u>Drawn On</u>	<u>Dated</u>	<u>Amount</u>
Ch	BOI	28.12.2022	5,00,000/-
Cash		15.11.2022	51,000/-
B. Ch.000189	BOI	30.01.2023	9,99,000/-
<u>Total</u>			<u>Rs.15,50,000/-</u>

IN WITNESS WHEREAS, the SELLER has set his hand on this deed of sale, on the day, month and year first above written.

The PURCHASER has subscribed his signature and agreed to comply, honour and abide by all terms of this Sale Deed.

Read over and found the contents of this deed to be true and correct and after being satisfied about all the contents herein, signed this Sale Deed in presence of each other.

WITNESSES:-

1. Rana Pratap Singh
S/o Paramhansh Singh
R/o Chanakya Park Colony,
Old Purulia Road,
Mango, Jamshedpur

R.P. Singh

03/02/2023

2. Jitendra Saw
S/o Raghunandan Saw
R/o H.No. 4, Kaberi Road No. 2
Dagaltu, Mango, Jamshedpur

03/02/2023

Drafted, read over and explained the contents of this deed to the SELLER who admits the same to be true and correct.

Advocate
03/02/2023

Roshan Lal Gupta
03.02.2023



Rita Kumari
03.02.2022



[Handwritten signature]

03/02/2023
Rajeev Ojha
Advocate

(PURCHASER)
Signature of Purchaser with
Photograph and fingers prints

Certified that the fingers prints of the left hand of each person/s,
whose Photograph/s is/are affixed in this documents, have been
obtained by me or before me"

Printed through Computer

[Handwritten signature]
Advocate
03/02/2023