

Land measurement, Sub Part and House No.	Property Boundaries East: COLONY SUB PLOT NO.6, West: 20 FT ROAD, South: COLONY SUB PLOT NO.9 B, North: COLONY SUB PLOT NO.8
Area	Land area : 2.30 Decimal
Other Description of the Property	Pin Code - 831018
Government/Market Value	759786.6
Transaction Amount	775000

SELLER	-Mr. ROUSHAN KUMAR PANDEY, Address - 354 GALI NO.1B MOHAALLA GAIRAJ GOURAKSHANI P.O AND P.S SASARAM DIST ROHTAS STATE BIHAR- Father/Husband Name SHASHIBHUSHAN PANDEY, PAN No.- *****501P, Permission Case No.-, Aadhaar No. *****8263
	-Mr. SHASHI BHUSHAN PANDEY, Address - 354 GALI NO.1B MOHAALLA GAIRAJ GOURAKSHANI P.O AND P.S SASARAM DIST ROHTAS STATE BIHAR- Father/Husband Name BASHISHTHA PANDEY, PAN No.- *****397N, Permission Case No.-, Aadhaar No. *****2579
PURCHASER	-Mr. SHASHI KUMAR YADAV, Address - AZAMPUR GOLLA MANIHARI KATI HAR BIHAR- Father/Husband Name RAJ KISHOR YADAV, PAN No.- *****013F, Permission Case No.-, Aadhaar No. *****6347
	-Mr. JEETENDRA KUMAR YADAV, Address - ROAD NO.4 NEW SUBHASH COLONY SANJAY PATH DIMA ROAD MANGO JAMSHEDPUR- Father/Husband Name RAJKISHOR YADAV, PAN No.- *****290K, Permission Case No.-, Aadhaar No. *****8916
	-Mr. RAJESH KUMAR YADAV, Address - AJAMPUR GOLLA MANIHARI KATI HAR BIHAR- Father/Husband Name RAJ KISHOR YADAV, PAN No.- *****269G, Permission Case No.-, Aadhaar No. *****4398

Witness Information

Mr. SHAFIQUR RAHMAN, Address - JAWAHAR NAGAR MANGO  
JAMSHEDPUR, Father/Husband Name-LATE SAJJAD HUSSAIN

Identifier Details

Mr. SADANAND YADAV, Address - NEW SUBHASH COLONY  
ROAD NO.4 DIMNA ROAD SANJAY PATH ULIDIH MANGO  
JAMSHEDPUR, Father/Husband Name-SATTYA NARAYAN YADAV

Fee Rule:Sale Deed

1	Stamp Duty	31,000
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1	SP	1,650
Total		1,650

Fee Rule:Sale Deed

हस्ताक्षर  
Rounan Kun  
pan

2. THAT, the Vendor/s has delivered peaceful physical possession of the schedule below property to the Purchaser/s, and from today the Purchaser/s will possess and enjoy the same as absolute owners in all possible ways with power to dispose of the same by way of sale, gift, mortgage, or any other ways whatsoever in manner they like, and the Purchaser/s is at liberty to get their names mutated in the records of the State of Jharkhand, through Circle Officer, Mango, and pay rent, and taxes for the same in their names and obtain receipt thereof.
3. THAT, from today the Vendor/s shall ceases to have any right, title, and interest over the schedule below property, and all the right, title, and interest of the Vendor/s in the schedule below property will be completely vested unto the Purchaser/s. The schedule below property hereby conveyed by this sale deed is free from all encumbrances, liens, or charges of any kind whatsoever.
4. THAT, the Vendor/s hereby declares that they have good and perfect title over the said schedule below property and if for any defect of title or possession of the Vendor/s in the schedule below property the Purchaser/s suffers any loss then the Vendor/s will be liable to compensate the same to the Purchaser/s or their legal heir and successors.
5. THAT, the Vendor/s was further bound to execute any other deed of assurance that may be required in favour of the Purchaser/s to perfect the title of the Purchaser/s over the said schedule below property. It is also declared by the Vendor/s that till today i.e. the date of execution of this Sale Deed, if there is any kind of liability or outstanding dues left or charges pending then it must be cleared by the Vendor/s only.

शशिभुषण पण्डे  
रौशन कुमार पण्डे

AND WHEREAS, unfortunately said Premlata Pandey, passed away leaving behind her husband: Shashi Bhushan Pandey & her son: Roushan Kumar Pandey, as her only living legal heir and successor for the schedule below land, and presently they inherited the same, being Class I legal heir as per the Indian Succession Act, and they are its lawful owner/s and known as the Vendors, and as the Vendors being in urgent need of money to meet their financial expenses, so, they have decided to sell the property more clearly mentioned in the schedule below for full, final and highest consideration amount of Rs. 7,75,000/- (Rupees Seven Lakhs and Seventy Five Thousand) only, to which the Purchaser/s agreed and offered to pay the said amount to the Vendor/s, hence, to avoid all or any kind of legal disputes, and legal complication, the parties have decided to enter into this Sale Deed, on the following terms and conditions.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

1. THAT, in pursuance of an agreement and paid consideration amount of Rs. 7,75,000/- (Rupees Seven Lakhs and Seventy Five Thousand) only is paid by the Purchaser/s to the Vendor/s, the receipt is hereby admitted and acknowledged, as full and final consideration amount against the sale of the schedule below property, and the Vendor/s does hereby absolutely and forever sell, convey, transfer, and deliver all that schedule below property, in favour of the Purchaser/s by this sale deed TO HAVE AND TO HOLD, the same unto the Purchaser/s, along with their legal heirs and successors without any interruption from any person claiming under him with all his right, title, and interest of the said property.



Rajendra Prasad  
Ranjan  
Kumar  
pandey

MEMO OF CONSIDERATION

<u>Mode of Payment</u>		<u>Amount (Rs.)</u>
By Cheque No.010906	Union Bank Date.04.07.2022	Rs.50,000/-
By Cheque No.010916	Union Bank date.27.04.2022	Rs.3,00,000/-
By Cheque No.010917	Union Bank Date.30.07.2022	Rs.3,50,000/-
By Cash		Rs.75,000/-
Total amount paid to the vendor is		rs.7,75,000/-

(Rupees Seven Lakhs and Seventy Five Thousand) only

In witness whereof the Vendor/s has hereunto set and subscribed their hands on this Sale Deed, today at Jamshedpur, on the date aforementioned.

Read over and explained the contents of this Sale Deed to the parties by me, who found it to be true and correct:

WITNESSES:

1. Sadanand yadav S/o. Sri Satyanarayan yadav  
New Subhash Colony, Rd no-4, Dimna Road, Sanjay path
2. S. Khan 810 Uta Sijjal Hussain  
Mayer.

Drafted & Printed by: A. \_\_\_\_\_  
Old Court Campus, Jamshedpur.

H. S. Adv

Enduro  
775000

PS  
Mrgm

Stamp  
2000

रूपता नरेश 422 एन  
नरेश 1464 एन  
(राम) एन



SHASHI BHUSHAN PANDEY



जिला अवर निबन्धक

प्रमाणित दस्तावेज में लेख्यकारी / प्रिंटरल जाति के शशि भूषण अंकित की गई है।  
छोटानागपुर कारतकारी अधिनियम 1908 की धारा 4(B) के अन्तर्गत नहीं है।

23  
30/7



30/7/2022

Roushan Kumar Pandey



नियम 21 के अधीन ग्राह्या: भारतीय स्टाम्प-अधिनियम (इंडियन स्टाम्प ऐक्ट), 1899 की अनुसूची 1 या 1क, स०... के अधीन यथावत् स्टाम-सहित (यदि This Sale Deed से विमुख या स्टाम्प-शुल्क जपेक्षित नहीं)।

न्यूनतम न्यूनतम सूची से जाँचा एवं सही पाया।

SALE DEED

This Sale Deed is made on this the 30th day of July, 2022, at Jamshedpur.

BY AND BETWEEN

1. Mr. SHASHI BHUSHAN PANDEY, son of Bashishtha Pandey,
2. Mr. ROUSHAN KUMAR PANDEY, son of Shashi Bhushan Pandey & Late Premlata Pandey,

Fee chye

Att 23250  
H.R 30  
P.H 100

Both By Category General (As per CNT Act), By Nationality Indian, By Faith Hindu, By Occupation Business, Resident of 354, Gali No 1B, Mohalla Gajradh, Gourakshani, P.O. & P.S. Sasaram, Pin 821115, District Rohtas, State Bihar. Hereinafter called the "VENDOR/S / SELLER/S" (which expression shall unless excluded by and / or repugnant to the context must mean and include their legal heirs, successors, legal representatives, administrators, executors, nominees, and assigns) of the ONE PART.UIDAI No.xxxx xxxx 2579 & xxxx xxxx 8263 (Pan No.GFUPP8397N & CGKPP3501P)

30/7/2022  
दस्तावेज जाँचा



IN FAVOUR OF

1. Mr. SHASHI KUMAR YADAV,
  2. Mr. JEETENDRA KUMAR YADAV,
  3. Mr. RAJESH KUMAR YADAV,
- All Sons of Mr. Raj Kishor Yadav,

शशि कुमार यदव  
Rounan Kumar  
Pandey

All By Faith Hindu, By Category General (As per CNT Act), By Nationality Indian, By Occupation Business, No 1 & 3) Resident of Azampur Gola, Manihari, Katihar, Pin 854113, State Bihar, No 2) Resident of Road No 4, New Subhas Colony, Sanjay Path, Dimna Road, Mango, P.O. & P.S. Mango, Town Jamshedpur, Pin 831012, District East Singhbhum, and State Jharkhand. Hereinafter called the VENDEE/S / PURCHASER/S (which expression shall unless excluded by and / or repugnant to the context must mean and include their legal heirs, successors, administrators, legal representatives, executors, nominees and assigns) of the OTHER PART. UIDAI No.xxxx xxxx 6347 & xxxx xxxx 8916 & xxxx xxxx 4398 (Pan No.AUCPY0013F & ALMPY8290K & APKPY1269G)

NATURE OF DEED

SALE DEED

CONSIDERATION AMOUNT

Rs. 7,75,000/-

(Rupees Seven Lakhs and Seventy Five Thousand) only

WITNESSETH AS FOLLOWS:

WHEREAS, the schedule below property has been purchased by Premlata Pandey (Now Deceased), w/o Shashi Bhushan Pandey, from its previous owner, by virtue of registered Sale Deed No 2569, Serial No 2794, Dated: 02.07.2019, registered at the District Sub Registry Office, Jamshedpur, and from then onwards she came in peaceful physical possession over the said land, without any interruption from any person or corner, thereby exercising all her right, title and interest over the same, being its lawful, absolute and bonafide owner during her lifetime, and she also got her name mutated in the records of the Circle Officer, Mango, vide Mutation Case No 564 / R27 / 2020 – 2021, and she is paying the rent and taxes regularly for the same, and obtained rent receipt in her name as entered in Volume No 105 & Page No 19 vide Receipt No 0644765436.



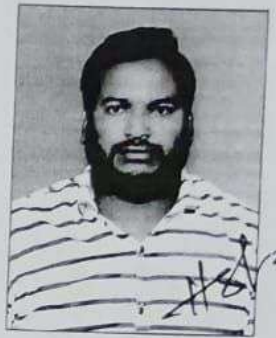


रविशंकर कुमार  
Ravishankar Kumar  
Ravishankar Kumar  
Ravishankar Kumar

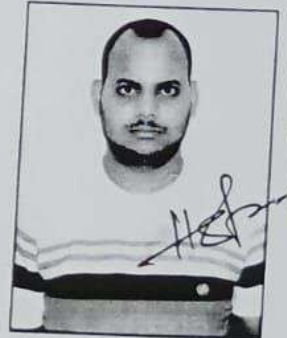
PURCHASER/S



Shashi K S Yadav



Jashu Kumar Yadav



Rajesh Kumar Yadav



Certificate:

It is certified that the finger prints of left hand of each persons whose photograph is affixed in the document have been obtained before/by me.

*[Handwritten signature]*



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Rouhan Kuma  
pande

6. THAT, the Vendor/s has delivered original relevant documents related to the schedule below property to the Purchaser/s, and after the execution of this Sale Deed, the Vendor/s does not hold any right, title or interest along with his legal heirs to claim back the schedule below property.
7. THAT, this Sale Deed shall be binding on all concerned including the legal heirs and successors of both the parties, and still if any dispute arise in future out of this Sale Deed, then it must be resolved within the jurisdiction of the Courts of Jamshedpur.

**SCHEDULE**

In the District East Singhbhum, Situated in Mouza Baliguma, P.S. M.G.M. (Mango), Thana No. 1150, within Ward No. 10 (M.N.A.C.), under the District Sub Registry Office and Town Jamshedpur, Block Mango (Earlier Jamshedpur), State Jharkhand, all that piece and parcel of raiyati homestead land recorded under:

<u>Khata No</u>	<u>Plot No</u>	<u>Area</u>
425	1464 (Part)	40'ft x 25'ft = 1000 Sq.ft. i.e. <u>2.30 Decimals</u> (Colony Sub Plot No 9 A)



<u>SIDE</u>	<u>Measurement</u>	<u>Boundary</u>
North :	40'ft	Colony Sub Plot No 8
South :	40'ft	Colony Sub Plot No 9 B
East :	25'ft	Colony Sub Plot No 6
West :	25'ft	20'ft wide Road

The annual rent payable to the State of Jharkhand through C. O., Mango.

The above landed property is more clearly shown in the sketch map attach herewith which also forms part of this Sale Deed.

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
4	RAJESH KUMAR YADAV Address1 - AJAMPUR GOLA MANIHARI KATIHAR BIHAR, Address2 - ... ,Jharkhand PAN No.: APKPY1269G,Permission Case No.-	Yes	Rajesh Kr Yadav Address:- MANIHARI, AJAMPUR GOLA, Manhari, Kailhar, 854113, , Bihar, India		PURCHASER Age:26			Rajesh Kumar Yadav
5	SHASHI KUMAR YADAV Address1 - AZAMPUR GOLA MANIHARI KATIHAR BIHAR, Address2 - ... ,Jharkhand PAN No.: AUCPY0013F,Permission Case No.-	Yes	Shashi Kumar Yadav Address:- AZAMPUR GOLA, Manhari, Kailhar, 854113, , Bihar, India		PURCHASER Age:31			Shashi Kumar Yadav

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	SADANAND YADAV S/o-D/o SATYA NARAYAN YADAV Address1 - NEW SUBHASH COLONY ROAD NO.4 DIMINA ROAD SANJAY PATH ULIDIH MANGO JAMSHEDPUR, Address2 - ... ,Jharkhand PAN No.:			Sadanand Yadav

Witness:  
I/We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature





### Pre Registration Docket

Date :- 30-07-2022 02:29 pm

Office Name :- District SRO - Jamsheedpur

Appointment :- 30-Jul-2022 Time:- 12:5

Token No:- 20220000093990

Article	Sale Deed
Pre Registration Date	29-Jul-2022
No. Of Pages	55
Stamp Duty	31000
Paid Stamp Duty	0
Total Fees	₹ 24,904.

Property Id: 788159

Valuation No. : 1062397 / 2022	:- 2022-2023	User Id : 94	Date : 30-July-2022 14:53:PM
State : Jharkhand	District : EastSingbhum	Tahsil : Jamsheedpur	
Land Type : Urban	Corporation : Mango Nagar Nigam	Village/City : Bailguma	
Bailguma - Other Road			
Volume Number - 105			
Page Number - 19			
Khata Number - 425			
Plot Number - 1464			
Holding Number - 0100000034000M0			

Property Rates

Residential Land (Y)

₹330342/- Decimal

Valuation Rule : Residential Land

Property Details

1	Land area	2.30 Decimal
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Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2.3 x 330342 = 759786.6	₹7,59,787/-
A	Total		₹7,59,787/-

Note : Final Valuation Is Rounded to Next 100/-

Total Valuation (A)

₹7,59,800/-

Total Amount in Words : Seven Lakh Fifty Nine Thousands Eight Hundred Rupees Only.



### Pre Registration Docket

Date :- 30-07-2022 02:29 pm

Office Name :- District SRO - Jamsheedpur

Appointment :- 30-Jul-2022 Time:- 12:5

Token No:- 20220000093990

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Bailguma - Other Road			
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Property Rates

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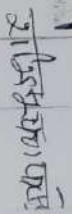


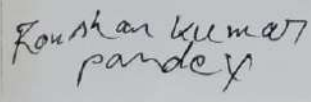


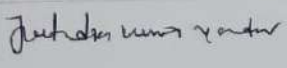
Note : Final Valuation Is Rounded to Next 100/-

Total Valuation (A)

₹7,59,800/-

Total Amount in Words : Seven Lakh Fifty Nine Thousands Eight Hundred Rupees Only.



Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party Photo	Finger Print	Signature
1	SHASHI BHUSHAN PANDEY Address1 - 354 GALI NO.18 MOHALLA GAJRAJ GOURAKSHANI PO AND P.S SASARAM DIST ROHTAS STATE BIHAR, Address2 - , , , Jharkhand PAN No.: GFUPP8397N, Permission Case No.-	Yes	Shashibhushan Pandey Address:- 354, GALRADH GOURAKSHANI, GALI n 1b, , Sasaram, , , Rohias, 821115, Bihar, India		SELLER Age:61			
2	ROUSHAN KUMAR PANDEY Address1 - 354 GALI NO.18 MOHALLA GAJRAJ GOURAKSHANI PO AND P.S SASARAM DIST ROHTAS STATE BIHAR, Address2 - , , , Jharkhand PAN No.: CGKPP3501P, Permission Case No.-	Yes	Roushan Kumar Pandey Address:- , , Post- Sasaram, P.s- Sasaram, Mohalla-Gajraih Gaurakshani, Gali No-1b, Sasaram, , , Rohias, 821115, Bihar, India		SELLER Age:29			
3	JEETENDRA KUMAR YADAV Address1 - ROAD NO.4 NEW SUBHASH COLONY SANJAY PATH DIMA ROAD MANGO JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: ALMPY8290K, Permission Case No.-	Yes	Jeetendra Kumar Yadav Address:- , , Road no-4, new subhas colony, sanjay path dimna Road mango, Jamshedpur, , East Singbhum, 831012, , Jharkhand, India		PURCHASER Age:26			

Token No.: 20220000093990

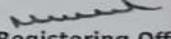
## CERTIFICATE

### Office of the District SRO - Jamshedpur

This **Sale Deed** was presented before the registering officer on date **30-Jul-2022** by **SHASHI BHUSHAN PANDEY**, S/O, D/O, W/O **BASHISHTHA PANDEY** resident of 354 GALI NO.1B MOHAALLA GAJRAJ GOURAKSHANI P.O AND P.S SASARAM DIST ROHTAS STATE BIHAR ..

This deed was registered as Document No:- **2022/JSR/3855/BK1/3592** in Book No :- **BK1**, Volume No :- 648 from Page No :- 1 to 110 at, office of **District SRO - Jamshedpur**

Date:- 30-Jul-2022

  
Registering Officer