

774

747



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 1413b8a3eaa9925142b1

Receipt Date : 12-Oct-2021 05:06:51 pm

Receipt Amount : 11040/-

Amount In Words : Eleven Thousands Forty Rupees Only

Token Number : 20210000104093

Office Name : SRO - Chaibasa

Document Type : Sale Deed

Payee Name : RUNU PRADHAN (Vendee)

GRN Number : 2107945842



-: For Office Use :-

2021/104093
18/10/2021

2021/CHA9/774/BK1/747

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 अभिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

इस रसीद के माध्यम से पूर्व जे क्रिषी प्रकर की सेवा नहीं ली गई है।
Shalini Ahmad
18/10/21

भारत सरकार

774

747

Sale 2,76,000/-, P.S. Sadar Chaibasa, SL 11,040/-
Rent. 2.00P



क 2- क अधीन ग्राह्य भारतीय स्टाम्प अधिनियम 899 की अनुसूची 1 या 1 क, नम 0 के अधीन तथा अंटानागपुर कात्ताकारी अधिनियम के पारा - 23-इ अधीन दबावत स्टाम्प सहित (या स्टाम्प हुन्क) ले वैनुक या स्टाम्प हुन्क अपेक्षित नहीं।

शुद्धता पंजीकरण
चाइबासा

Shahin Ahmad
18/10/21

SALE- DEED.

NAME OF THE SELLER :- MD.SHABIR AHMAD S/o Md. Sagir Ahmad, Grand Father Sekh Nizamuddin, by faith Muslim, by Caste General, by occupation business, by Nationality Indian, permanent resident of Kumhartoli, Bara Bazar, Chaibasa, P.O. Chaibasa, P.S. Sadar Chaibasa, Dist. West Singhbhum, Jharkhand-833201 at present residing at village Gondpur, P.O. & P.S. Kharswan, District Seraikela-Kharswan, Jharkhand, Aadhar Card No. 9077 7051 5531.

Fee paid

NAME OF THE PURCHASER:- RUNU PRADHAN W/o Sunil Kumar Pradhan, D/o Rasananda Pradhan, Grand father Late Trilochan Pradhan, by faith Hindu, by Caste General, by occupation Government Teacher, by Nationality Indian, resident of village Khudipir, P.O. Padampur, P.S. Kharswan, Jharkhand-833101, Aadhar Card No. 7168 0459 0625.

A(1) 8280.00
Salami. 3.00
Process 1.00
S.P. 1830.00

10114.00
18/10/21

contd....2.

वेबसाइट 18/10/21
सभी दस्तावेजों का अवलोकन
किया एवं सही पाया।

Shalin Sharma of
18/10/21

- 2 -

CLASS OF DEED :- Sale Deed in respect 2.296 decimals of Kayami right land being used for residential purposes.

CONSIDERATION AMOUNT :- Rs.2,76,000/- (Rupees Two lakhs seventy six thousand) only.

SCHEDULE OF THE LAND HEREBY SOLD.

District and District Registry West Singhbhum, Sub-Registry Office at Chaibasa, P.O. & P.S. Chaibasa, Old Ward No.12 (Twelve), New Ward No.01 (One) of Chaibasa Municipality, Kayami right residential land situated by the side of Municipal Road, Municipality Holding No.0010000308000MO, of Ward No.01, having following description:-

<u>Khata No.</u>	<u>Plot No.</u>	<u>Sub Plot No.</u>	<u>Area.</u>		
			<u>Acre.</u>	<u>Dec.</u>	<u>Bargkari.</u>
35	141 (Portion)	2	0	02	296

(Two decimals two hundred ninety six bargkaries).

Bounded on the :-

North :- 11 Feet wide common road.

South :- Sub Plot No.03

East :- Sub Plot No.2/A.

West :- Nagarpalika Road.

contd....3.

Shahin Ahmad

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Boundaries in Feet:-

Northern boundary :- 40 Feet 09 inches.

Southern boundary :- 37 feet 05 inches.

Eastern boundary :- 26 Feet.

Western boundary :- 26 feet 03 inches.

The land hereby sold has been specifically shown in RED colour as Sub-Plot^No.2 in the Map annexed to this deed, which shall form part of this Deed, and is hereinafter referred to as "Schedule Property".

ANNUAL RENT :- Rs.2.00 Piase only.

LANDLORD :- The A.D.C. WestSinghbhum, through C.O.Sadar at Chaibasa.

WHEREAS, the land under Khata No.35, Plot No.141 and Plot No.151 measuring an area of 0.69 Acre situated at Pulhatu, Ward No.12(Old), 01(New), Chaibasa, morefully described in the Schedule above previously recorded in the name of Sidheshwar Yadav in recent survey khatian and same has been allotted to his son Dipak Kumar Yadav throgh Judgment and decree passed in T.(P) Suit No.16 of 2003 by the Sub Judge-I at Chaibasa.

AND WHEREAS, after the partition and allotment of said property in his favour the said Dipak Kumar Yadav got the

contd...4.

Shahin Ahmad
18/10/21

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same mutated in his name vide Mutation Case No.217(M) of 2005-2006 and he had been in exclusive possession of the same on payment of rent as owner thereof.

AND WHEREAS, the said Dipak Kumar Yadav sold the said land in favour of the M/S WELFARE BUILDINGS & ESTATES PVT.LTD. vide a registered Deed of Sale bearing Deed No.610 dated 07.05.2009 and got its name mutated in respect of the same, in the office of the C.O., Sadar Chaibasa vide Mutation Case No.71 of 2009-2010 entered in Volume No.01, Page No.68 in the Online Jamabandi Register-II and Online Malguzari had been paid upto year 2019-2020, vide Receipt No.0131998135 dated 16.10.2019 in its name.

AND WHEREAS, the said M/S WELFARE BUILDINGS & ESTATES PVT.LTD. sold through its Council Member Devendra Kumar Srivastava a portion of the Plot No.141/A, measuring an area of 4.334 decimals (marked as Sub Plot No.141/A in the Deed) vide a registered Deed of Sale bearing Deed No.501/466 dated 11.10.2018 in favour of present Seller Md. Shabir Ahmad.

AND WHEREAS, the Seller got his name mutated in respect of Plot No.141 measuring an area of 4.334 decimals in the office of the C.O., Sadar Chaibasa vide Mutation Case No.448/R27/2020-2021, entered in Volume No.03, Page No.43 in the Online Jamabandi Register-II and Online Malguzari has been paid upto year 2020-2021 vide Receipt No.097203530 dated 09.11.2020.

contd...5.

Shahin Ahmad
18/10/21

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AND WHEREAS, in the aforesaid manner the Seller is in exclusive possession of the said portion of land under Plot No.141, measuring an area of 4,334 decimals as absolute owner thereof.

AND WHEREAS, the Seller intended to dispose of a portion of said property, from the eastern side, described in schedule above, by absolute sale and was looking for buyers.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

1. That the Seller has agreed to sell the schedule above land at a consideration of Rs.2,76,000/- (Rupees Two lakhs Seventy six thousand) only to the Purchaser and the Purchaser has agreed to purchase the Schedule above land for the said consideration price.
2. That the Purchaser has paid the entire sum of Rs.2,76,000/- (Rupees Two lakhs Seventy six thousand) only to the Seller, and the Seller hereby acknowledge receipt of payment of the entire amount of Rs.2,76,000/- only towards full and final satisfaction of the price of the land hereby transferred.
3. That all the right, title, interest, property claim and demand whatsoever of Seller into or upon Schedule property is hereby conveyed and transferred unto Purchaser, absolutely and for ever.
4. That the Seller hereby declares that the Schedule above land is free from all encumbrances, charges, mortgage,

contd...6.

Shahin Ahmad

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lien etc. and free from Anabad Bihar/Jharkhand, Sarkar, Anabad Sarbasadharan Pujasthal, Sairat, Kabrasthan, Mandir, Masjid, Banbhumi etc. and the said Seller does not violate the Section 46(1)a & b of Chhotanagpur Tenancy Act, 1908 and this is not Govt. land, there is no violation of the section 22(A) of Indian Registration Act, 1908.

5. That the Purchaser shall hereinafter hold, use and enjoy the same as his own property without any interruption or demand from the seller and in any manner he likes.

6. That the purchaser is free to change building location of the schedule property and take up any kind of construction of house over the same. The Seller hereby declares that there are no covenants attached to the schedule property.

7. That the Seller has agreed with the purchaser that if for any defect in his title, the purchaser is deprived of the whole or any portion of or share in the schedule property hereby transferred, seller shall compensate the purchaser.

8. That the Seller hereby agrees and declares for himself, his heirs, executors, administrators and assigns that he has good right, title and interest to convey the Schedule property unto the purchaser, his heirs, executors, successors in office and assigns.

9. That the words and expression the Seller and Purchaser
contd...7.

Shahin Ahmad
18/10/21

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unless repugnant to the context, shall mean and include their respective heirs, successors-in-office, legal representatives and assigns.

IN WITNESS WHEREOF the said Seller has hereto at Chaibasa put his hand on this the 18th. day of October, 2021 in presence of witnesses.

WITNESSES:-

1. श्रीमन्मदन यादव
पिता - शम पति यादव
पुलहातु, बड़ी बाजार, चाईबासा
पश्चिमी सिंहभूम झारखण्ड
पिन - 833201

2. Kutesh Chandra Pradhan
S/o - Late Kamal Lochan Pradhan
(AT - Saraikele Mod Supalai)
AT - Narzanda, Sankosai
P.O - Chaibasa, P.S - Muffasid
Paschimi Singhbhum Jharkhand
PIN - 833201

Shahin Ahmad
SELLER.

Maheesh Ram Nishad
Advocate
EX. NO - 1099/11

contd....8.

Shobin Akhmal
18/10/21

- 8 -



18/10/21
Advocate



Renua Pradhani .
18/10/21

Read over and explained the contents of this Deed of Sale to the Executant in Hindi by me. It is certified that the Finger Prints of Left hand of each person whose Photographs are affixed in the Deed, have been obtained before me.

Typed by me.

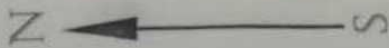
H. L. Pati
(H. L. Pati)
Chaibasa.

Dt. 18.10.2021.

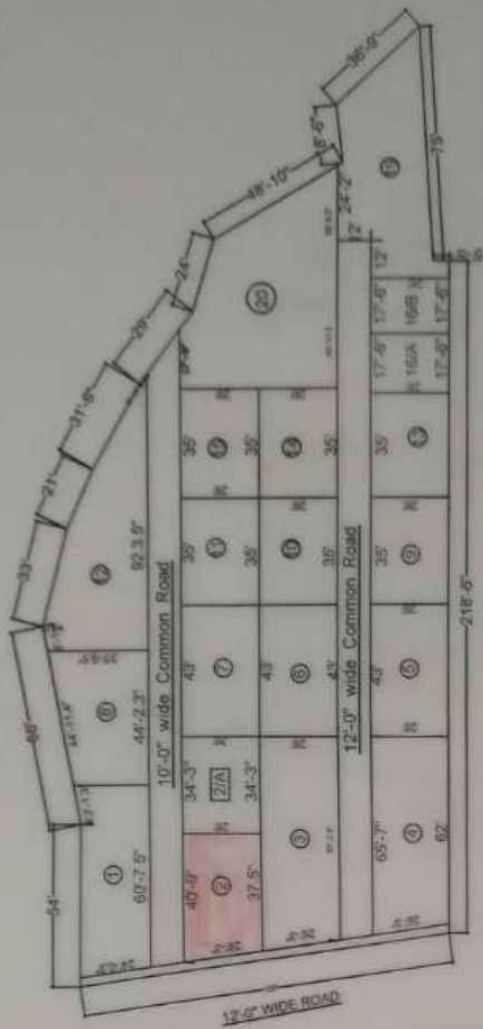
Mohesh Ram Nishad
Advocate
EN. NO - 1099/11
Chaibasa.

Nagar Palika : Chabasa
 old ward no. 12 new ward no. 01
 Sheet no. 2
 Thana - Kolhan
 Dist : singhbhum (w)
 scale: 64" - 1 mile
 1970-71
 Area - shown in red

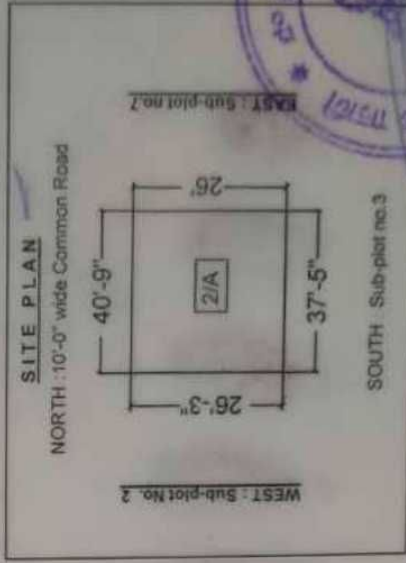
NOT TO SCALE



SITE PLAN



SITE PLAN



certified that this trace map is exact
 and true copy of original map

S.N	NAME	Khata NO.	New Plot No.	Sub-plot NO.	Sqft	AREA	
						A.	D.
1		35	141 portion	2	1000	0 0	0 2
							296

Boundary
 NORTH - 11'-0" wide common Road
 SOUTH - Sub-plot no.3
 EAST - Sub-plot No 2/A
 WEST - N. Road

Trace BY:
 Bablu B. S. Ch

Ramesh Pradhan



Signature of Applicant

SIGNATURE OF APPLICANT

शुद्धी अहमद
मौ. सादिर अहमद
गौडपुर थाना खरसावत
शिवमन्थ थापा
20

Shalin Ahmad
18/10/21

20 के पूर्व (या उपरान्त) में
अर्थकर (चाईवासा)
10/10/2021
9/10/2021
किसकाल पदाधिकारी
अहमद





भारत सरकार
उत्तर प्रदेश सरकार

झारखंड सरकार

राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र

CRSL/P23013093 11/16/2021



जिला का नाम पश्चिमी सिंहभूम

अनुमंडल नाम सदर चाईबासा

अंचल का नाम

सदर चाईबासा

हल्का हल्का-02

इस्टेट का नाम झारखण्ड

भाग वर्तमान (VOL) 3

प्लॉट संख्या वर्तमान 72

शाना नं. 64412

क्रमिक संख्या	केस नं.	मौजा का नाम/राजस्व शाना नं.	शाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है खाता भाग नं. वर्तमान	प्लॉट संख्या वर्तमान	खाता नं.	कारोबार विस्तृत सूचना प्लॉट क्षेत्रफल	लभान	रजिस्टर 2 अंदाजित तिथि	
3093	744 /R27 2021 - 2022	वाई न 12 सदर चाईबासा/ 64412	कोल्हान	(अंचलाधिकारी) 16/11/2021	By Sale Deed No. 747 Dated 18/10/2021	35	3	43	35	141	2.29 डिसमील	2 16/11/2021

क्रेता का नाम :
(RUNU PRADHANपति-SUNIL KUMAR PRADHAN,
जति-----, पत्ता-VILL. KHUDIPIR, P.O. PADAMPUR,
P.S. KHARSWAN, DIST. -SARAIKELA
KHARSAWAN, JHARKHAND)

जमावदी रयत का नाम :
MD SHABIR AHMAD-पिता-MD SAGIR AHMAD

विक्रेता का नाम :
MD. SHABIR AHMAD, पति-MD. SAGIR AHMAD,
जति-----, पत्ता-AT- KUMHARTOLI, BARA BAZAR,
CHAIBASA, P.O- CHAIBASA, P.S. SADAR CHAIBASA,
DIST- WEST SINGHBHUM, JHARKHAND

Approved By : Gopi Oraon
अंचलाधिकारी सदर चाईबासा

Correction Slip Satisfactorily signed and Saved

राजस्व कर्मचारी हल्का-02 को आवश्यक कार्यवाही एवं सूचनायें हस्तान्तरित।
यह एक कंप्यूटर जनित प्रति है
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

Covid-19 से बचाव- कोरोना हरना, भारत जीतेगा | दो गज की दूरी मास्क है जल्दी | सोशल डिस्टेंसिंग करना होगा, हमें कोरोना से लड़ना होगा।

