

350

346



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 290f8d59aed574001666

Receipt Date : 28-Feb-2022 12:33:20 pm

Receipt Amount : 60280/-

Amount In Words : Sixty Thousands Two Hundred And Eighty Rupees Only

Token Number : 20220000025487

Office Name : SRO - Ghatshila

Document Type : Sale Deed

Payee Name : BINITA LODHA (Vendee)

GRN Number : 2210058359



-: For Office Use :-

नवम 21 क अधीन भारतीय अधिनियम 1899

निबरन छोटानागपुर काराकारी अधिनियम धारा 46

भद्रसूची 1 का 1क.स. के अधीन सकार

स्टाम्प ड्युटी (क स्टाम्प शुल्क से निरस्त या स्टाम्प

शुल्क उपेक्षित नहीं)

निबरन प्रशासक

गठशिला

Ratna Devi Lodha.

28/02/2022

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।

Binita Lodha

28/02/2022

sale
1507007

P.S.
Chakulia

60280/r



Ratna Devi Lodha
28.02.2022



Certified that the Signature and Fingerprint of the executant have been examined by me.

[Signature]
Advocate
28/2/2022

65
482/597
28/2/22

Bhakat
Advocate
& Civil Court
Ghatsila

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SALE - DEED

This Deed of Sale is made on this the 28th day of February 2022 at Ghatsila, By:-

SMT. RATNA DEVI LODHA, Wife of Late Raj Kumar Lodha, by faith Hindu, by Caste - Not under the list of CNT Act of 1908, by Occupation - Household affairs, by Nationality - Indian, resident of Sugnibasa, Naya Bazar, P.O. and P.S. Chakulia, Pargana Dhalbhum, District East Singhbhum, Jharkhand, hereinafter called the "**VENDOR**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, administrators, legal representatives and assigns) of the ONE PART; The Vendor does not come under ST, SC or BC. PAN No. AAQPL 0422M

IN FAVOUR OF

SMT. BINITA LODHA, Wife of Alok Kumar Lodha, by faith - Hindu, by Caste - Not under the list of CNT Act of 1908, by Occupation - Household affairs, by Nationality - Indian, resident of Naya Bazar, Chakulia, P.O. and P.S. Chakulia, Pargana Dhalbhum, District East Singhbhum, Jharkhand, hereinafter called the "**VENDEE**" (which terms or Expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors administrators, legal representatives and assigns) of the OTHER PART; PAN No. AJEPL 5634N

45,210
300
150
1890

[Signature]
28/2/22
राजेज जाँधा

Ratan Devi Lodha.
28.02.2022

NATURE OF TRANSFER : SALE DEED

CONSIDERATION MONEY : Rs.15,07,000/- (Rupees Fifteen lakhs seven thousand) only

WHEREAS, the Vendor is sole, absolute, lawful and bonafide owner of 15 Decimals of land, recorded under Khata No.63, Plot No.482/597 of Mouza Sugnibasa, Survey Thana No.344, in Halka No.VIII, NAC Area, P.S. Chakulia, District East Singhbhum, morefully described in schedule below;

AND WHEREAS, the Vendor above named obtained the aforesaid land from its previous lawful and bonafide owner namely Nand Kishor Lodha, Son of Late Ghashiram Lodha of Chakulia, P.O. and P.S. Chakulia, District East Singhbhum, by means of a Registeres Sale Deed dated 05.04.2018 being No.515 Registered at Ghatsila Sub-Registry office and he hold and possess the same as full owner thereof without any interruption from anybody, having every right to transfer the same by way of sale, gift, mortgage or any kind of transfer in any manner whatsoever, he likes, thinks, fit and proper. Nobody else the Vendor have got any right, title, interest or possession over the same;

AND WHEREAS, the Vendor has also mutated in his name in respect of the said property in the Office of the Anchal Adhikary, Chakulia, Vide Mutation Case No.572 of 2020-2021 and paying rent etc. for the same regularly in his name by obtaining necessary rent receipt from the said Office and as such his name has been noted in Page No.6, Volume No.22 in the Register-II of the Anchal Office, Chakulia;

AND WHEREAS, in the present survey settlement operation of 1964 the landed property has been recorded in the name of Ram Ratan Lodha and accordingly survey Khatian was prepared in his name, which finally published in the year 1964;

AND WHEREAS, on account of urgent necessity of money for his domestic affairs and other legal expenses, the Vendors advertised to sell his

Devi Godha.
28.02.2022

Ratna

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aforesaid property fully described in schedule below and the Vendee is being the highest bidder intends to purchase the same for a total consideration money of Rs.15,07,000/- (Rupees Fifteen lakhs seven thousand) only the price fixed and the Vendor has also agreed to sell their aforesaid property morefully described in schedule below to the Vendee for the aforesaid consideration money of Rs.15,07,000/- (Rupees Fifteen lakhs seven thousand) only on the following terms and conditions:-

1. That, in pursuance to the said agreement and in consideration money of Rs.15,07,000/- (Rupees Fifteen lakhs seven thousand) only paid by the Vendees to the Vendors, the receipt of which the Vendor does hereby acknowledged, he conveys his aforesaid property fully described inschedule below by this Deed to the Vendee. The Vendee including his heirs and successors shall hold and possess the same as absolute ownerthereof in his own right as he likes, thinks, fit and proper and also will be entitled to sell, gift, mortgage etc. or any kind of transfer the aforesaid property hereby sold, till the Sun and Moon endure in the World fully described in schedule below. The Vendor including his heirs and successors ceased to have any right, title, interest or possession over the schedule below property and same vested upon the Vendee including his heirs and successors.
2. That, the Vendor has given vacant possession in the aforesaid property in question hereby sold, fully described in schedule below to the Vendee and the Vendor or his heirs and successors will not be able to raise any claim in the said property hereby sold, fully described in schedule below in future for any reason whatsoever.
3. That, henceforth the Vendee will pay the annual rent as mentioned in schedule below for the aforesaid property hereby sold to the Landlord State of Jharkhand and he will also be entitled to mutate his name in respect of thesaid property hereby sold, fully described in schedule below before the Sherista of the said landlord State of Jharkhand and if any consent is

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28.02.2022

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required for the same from the side of the Vendor, in that event the Vendor will be bound to give the same, otherwise it will be done according to law.

4. That, the Vendor has not sold, gifted, mortgaged, transferred or encumbered the aforesaid property hereby sold, fully described in schedule below to anybody else previously. Neither has he been entered into any agreement for the same with anybody else previously, except the present Vendee of this Deed. If it is so found in future, it will be null and void. The property is free from all kinds of encumbrances. Be it noted that if due to defect of title or for any action of the Vendor, the Vendee is to be deprived from the aforesaid property in question hereby sold, fully described in schedule below, in that event the Vendor will be bound to compensate the Vendee for all his loss and damages.

In witness whereof the Vendor is executing this Deed today at Ghatsila on this the day, month and year as mentioned above.

SCHEDULE

(Description of the Property hereby sold)

In the District of East Singhbhum, Pargana - Dhalbhum, District Sub-Registry Office, Jamshedpur, Sub-Registry Office, Ghatsila, P.S. Chakulia, in Mouza - **Sugnibasa**, Survey Thana No.344, in Halka No.VIII, NAC Area, recorded under Khata No.63, finally published in the year 1964, Portion of Plot No.482/597, measuring an Area - 15 Decimal (Fifteen Decimals) of Gora-I land. Measurement of the land on the North side 100', on South side 110', on the East side 62', on the West side 63'. The location of the land clearly shown in the Sketch Map annexed herewith in Red Colour, which will form part of this Deed. Bounded on the North : S. Murmu, South : Purchaser's Niz, East : Goshala, West : Main Road.

- 6 - Patna Deri Lodha.
28.02.2022

Annual Rent : Rs.1.40 Paise payable to the landlord State of Jharkhand through the C.O. Chakulia. The aforesaid land will be used for Homestead purpose. Out of ceiling area, forest and Government land, National Highway and not under Canal.

Typed in our Office and read over and explained the contents of this Deed to the executant, who admitted it to be correct.

Kishore Kumar Bledet
28/2/22

Witnesses :-

1. *Alakur Lodha s/o - late Rajkumar Lodha*
Aranga Barah Chakura
28/02/2022
2. *Jankaj Kumar s/o late Muniyaji*
Aranga Barah Chakura
Pais 28/02/22

The schedule land of Khata and Plot does not come under restricted list

"PURCHASER"



Aranga Barah Chakura
28/2/22
Bhakar Advocate
S.D.O. & Civil Court
Chakulia

Vinika Lodha
28/02/2022

Certified that the finger prints of the left hand and photograph affixed in this Deed of the Parties have been obtained before me and drafted by me.

Aranga Barah Chakura
Advocate
28/2/2022

SCALE-16"=1MILE
'EAR-1960-61




SCHEDULE
MOUZA:- SUGINTBASA
THANA:- GHATSILA
THANA NO:- 344
DIST :- EAST SINGHBHUM
KHATA NO:- 63
PLOT NO:- 482/597
AREA :- 15 DECIMAL

BOUNDED BY

NORTH:- S. MURMU
SOUTH:- PURCHASER NIT
EAST:- GOSHALA
WEST:- MAIN ROAD

MEASUREMENT OF THE LAND

NORTH:- 100' SOUTH:- 110'
EAST:- 62' WEST:- 63'

AREA SHOWN IN RED COLOUR 

certified that this is true and
exact copy of the original map.



D. K. Bhakat

D. K. BHAKAT
SURVEYOR GHATSILA
REG. NO. 5082/16
DATE 26/02/22

