

460 Sale Value 7,70,000/- Stamp 5/- Chandl 440



आमोनास पोका डमिप्रलक डमिप्रलक एम 500 डि-9-6-2019 के आदरा के अमोनास पोका डमिप्रलक (निकास करके)
 झारखण्ड JHARKHAND 03AA 111997

उपस्थापित दस्तावेज में तस्यकारी की जाति... अंकित है। यह जाति C.N.T Act 1958 की धारा 461(B) के अन्तर्गत नहीं है।

Geeta Saha
5/2/19



Geeta Saha

मूल्यांकन सूची में अंकित किया

दस्तावेज में वर्णित मूमा विवक्षित सूची से अंकित है,
जांचकता

5-2-19
 नियम-21 के अधीन ग्राह्य भारतीय स्टाम्प अधिनियम (इण्डियन स्टाम्प अधिनियम 1999) की अनुसूची-1 के अंतर्गत रखा गया या अन्य प्रकार से विमुक्त या स्टाम्प शुल्क अपेक्षित नहीं।

दस्तावेज जांच एवं मही पिया

SALE DEED

Govt. Value: Rs.7,70,000/- only.

THIS SALE DEED IS MADE ON THIS THE 5th DAY OF FEBRUARY 2019 AT SERAIKELLA; B.Y. :-

2019 निबंधन पदाधिकारी
 Febr 01 2019
 5753144

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IN FAVOUR OF

SUDHA JHINGON, D/O Late Vishwanath Jhingon, by faith Hindu, by Caste Brahmin, by Profession Medical Practitioner, by Nationality Indian, resident of 160, Dhalbhum Road, Opposite Ganga Yamuna Apartment, Aambagan, Sakchi, P.O. & P.S. Sakchi, Town Jamshedpur, District East Singhbhum, State of Jharkhand, hereinafter called the **PURCHASER** (which expression shall unless repugnant to the context include her heirs, successors, administrators and legal representatives, assignees) of the OTHER PART;

Aadhaar No.4102 0639 5522; PAN-ACSPJ5335P;

NATURE OF DEED : SALE DEED

CONSIDERATION AMOUNT:-Rs.7,70,000/- (Rupees seven lakhs seventy thousand) only.

WHEREAS, the Seller is sole, absolute and lawful owner of the land measuring an area 3500 Sq.ft. i.e. 8.03 decimals, situated in Mouza Purisili, P.S. Chandil, Thana No.328, Halka No.II, recorded under Khata No.227, Portion of Plot No.200 within District Seraikella-Kharswan, more particularly mentioned in the schedule below;

AND WHEREAS, the aforesaid land mentioned in the schedule below along with other land recorded in the khatian finally published in the year 1964 survey settlement record in the name of the Father of the Sellers.



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AND WHEREAS, later on the Seller along with other co-tenants have partitioned their joint landed property so recorded in their names in the aforesaid khatian among themselves by means of registered Deed of Partition, vide **Partition Deed No.45, dated 10.07.2012**, registered at Dist. Sub-Registry office Seraikella and as per the said Partition Deed, the land mentioned in the schedule below along with other land has fallen in the share of the Seller and the Seller came in possession of the same, thereafter the Seller got her name mutated in respect of her share of land which she acquired by the above Partition Deed including the land mentioned in the schedule below in the records of the landlord the State of Jharkhand through C.O. Chandil, vide **Mutation Case No.97/R27/2017-18, vide order dt.29.05.2017** and the Seller has been in peaceful possession over the schedule below land along with other land without any interruption from any body by payment of rent thereof in her own name to the landlord, the State of Jharkhand through C.O. Chandil, vide Rent Receipt Vol.No.2; Page-80; copied in Register-II ;

AND WHEREAS, now being in urgent need of money the Seller has agreed with the Purchaser for absolute sale of the land fully described in the schedule below for a total consideration amount of **Rs.7,70,000/- (Rupees seven lakhs seventy thousand) only** and the Purchaser has also agreed to purchase the same at that price;

NOW THIS SALE DEED WITNESSETH AS FOLLOWS :-

1. THAT, in consideration of the said sum of **Rs.7,70,000/- (Rupees seven lakhs seventy thousand) only** paid by the Purchaser to the Seller, the receipt of which is hereby admitted and acknowledged as full,



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final payment in respect of sale of the schedule below land by the Seller, the Seller by these presents does hereby absolutely and forever sell, convey and transfer the all that land mentioned in the schedule below in favour of the Purchaser by this deed of sale **TO HAVE AND TO HOLD** the same unto the Purchaser her heirs, successors, without any interruption from the side of the Seller or any person or persons claiming under the Seller, the Seller is executing this Sale Deed through her Attorney named above,

2. THAT, the Seller has delivered possession of the schedule below land to the Purchaser and from this day the Purchaser will possess and enjoy the same as absolute owner in all possible ways with power to dispose of the same in any manner **she likes** and the Purchaser shall be at liberty to get **her** name mutated in respect of the schedule below land in the office of the landlord the State of Jharkhand through **C.O. Chandil** and shall pay rent and other charges for the same in **her** own name.

3. THAT, from this day all the right, title, interest and possession of the Seller in the schedule below land will cease to exist and will vest unto the Purchaser and the Purchaser will become the sole and absolute owner thereof from this day.

4. That the land mentioned in the schedule hereby sold by this deed of sale is free from all encumbrances, charges, liens, etc.

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5. THAT, the Seller hereby declares that **she** has good and perfect title over the schedule below land and house property which **she** has not sold, charged or transferred the same in any way to any one else prior to this sale deed.

6. That if for any defect of title and possession of the Seller in the schedule below property shall be found, the Purchaser suffers any loss then the Seller will be liable to compensate such loss.

7. That, the Seller further agree to execute and register any deed or document if required in future confirming the perfect right, title, interest an possession of the Purchaser in the schedule below land.

8. That, the Seller hereby assures the Purchaser that the land hereby sold to the Purchaser is free from C.N.T. Act. The land is not Govt. land nor acquired by State or Central Govt. for military or Civilian works. The land is not forest land and not belong to Bhoo Dan. The land is not G.M. (Gair Majurwa) land and there is no violation of the Section 22/A of the Registration Act 1908.

9. That, the Seller hereby assures the Purchaser that the land hereby sold to the Purchaser is free from Land Ceiling Act. The land is not belonged to Temple, Mosque, Church, Gurudwara, Sarna, Masha, Margadi, Graveyard, School or College. The land is not belonged to Bhuihari, Pahanai, Khutkati or Khasmahal.

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10. That the Purchaser before purchasing the above schedule land has satisfied regarding possession and relevant documents in respect of the schedule below land and title of the Seller and after having satisfied the Purchaser has agreed to purchase the schedule below land.

11. That, this Sale Deed is drafted and prepared as per information and direction given by the Seller and the Purchaser.

12. That, according to Notification No.499, dated 19.06.2017 of the State Govt. Stamp duty of Re.1/- is necessary for registration of Sale Deed for Women but the Purchaser is giving of Non-Judicial Stamp of Rs.5/- of her own wish attached herewith.

SCHEDULE

(Description of the land hereby sold)

District Seraikella-Kharswan, District Sub-Registry office at Seraikella, Sub-Registry office Chandil, situated in Mouza Purisili, P.S. Chandil, Thana No.328, Halka No.II, recorded under Khata No.227, Portion of Plot No.200, within Sub-Plot No.2, measuring an area 3500 Sq.ft. i.e. 8.03 decimals (Kisim Purani Parti) of Commercial Land.

Which is bounded by:-

Boundary of the land

Dimension of land

North : Plot No.200(part);
South: Rasta;
East : Plot No.200(part);
West : Plot No.200(part);

N:- 35'ft;
S:- 35'ft;
E:- 100'ft.
W:- 100'ft;



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8.

The location of the land Shown in Red Colour in the sketch map annexed herewith which shall form part of this Deed.

Annual Rent Rs.10/- payable to the landlord the State of Jharkhand through C.O. Chandil.

The Principal is still alive and the G.P.A. No.IV-1903-00402/19, dated 17.01.2019 has not been revoked by the Principal.

G.P.A. No.IV-1903-00402/19, dated 17.01.2019;

Total area in Plot No.200, under Khata No.227

Area is 59 Dec.

Previous sold : 14.87 Dec.

Today sold : 8.03 Dec.;

Balance Area : 36.1 Dec.

IN WITNESS WHEREOF, the Seller is executing this deed of sale through her Attorney named above on the day, month and year mentioned above.

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SIGN. OF IDENTIFIER AND PHOTOGRAPH.

WITNESSES:

1. ANOMITRA SAHA.
S/O. Lt. ASHOKE KR. SAHA.
3, ONRAIT FIRST LANE
KOLKATA - 700 014.
2. ~~Sanjay~~ Kumar sharma, S/O Sri Ramshabal sharma,
D.Pandey colony Sonari Jamshedpur.

5/2/19

Read over and explained the contents of this sale deed to the Executant/seller & witnesses and after understanding the contents of the sale deed and after fully satisfaction and found true and correct, the Seller and the witnesses have hereunto set and subscribed their signatures on this sale deed.

Deed Writer. 05/02/19
Srinikethy
L/No. 05/17

Geeta Saha.
5-2-17

10.

PURCHASER.



Sudha Jhingon
05/02/2019



SIGNATURE & PHOTOGRAPH OF THE PURCHASER

(SUDHA JHINGON)

Certified that the finger print of the left hand of each person, whose photograph is affixed in the document, have been obtained/taken by me or before me in presence of seller, purchaser and witnesses and they have consented the same.

Printed by:-

[Signature]
Deed Writer.
[Signature]
Date: 05/17