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688



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : e614f56170163549dd66

Receipt Date : 25-Feb-2021 12:08:22 am

Receipt Amount : 73000/-

Amount In Words : Seventy Three Thousands Rupees Only

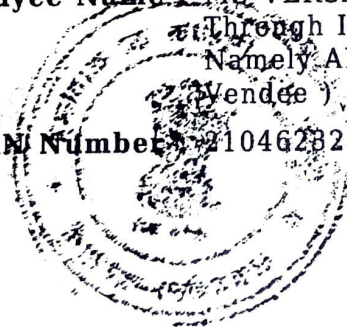
Token Number : 20210000025648

Office Name : SRO - Saraikela

Document Type : Sale Deed

Payee Name : MS VERSA ENTERPRISES Represented
Through Its One Of The Representative
Namely AKHILESH PRATAP SINGH (Vendee)

GRN Number : 2104628262



:- For Office Use :-



Handwritten signature and text:
C.T. S. Devi
Checked & verified by the Pen
of M. S. S. S. S.
25/02/2021

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

Bank Value 18,25,000/-

Stamp 73000/- Chandil

मूल्यांकन सूची में जोड़/कट

Permitted by D.C. Seraikella-Kharsawan
vide T.A. MISC. CASE No. 15/2019-20 dt. 22.01.2021

दस्तावेज जोच एव महा पाया
25/2/2021

उपस्थापित दस्तावेज में लेख्यकारी की जाति..... अंकित : यह जाति C.N.T.A. 1908 की धारा 461(B) के अन्तर्गत नहीं है।

दस्तावेज में वर्णित भूमि प्रविण्डित सूची में जोड़/कट

25/2/2021
जोच/कट

25/2/2021
25.02.2021
Gt of Devi Thakurain
by the Per of H.C. Chandil



Attch

Gt of Devi Thakurain
by the Per of H.C. Chandil
25.02.2021

--2--

SALE DEED

Valued at Rs. 18,25,000/- Only.

नियम-21 क अधीन ग्राह्य भारतीय स्टाम्प अधिनियम (इण्डियन स्टाम्प एक्ट-1899) की अनुसूची-1 या 1 (क) से 21 के अधीन यथावत स्टाम्प या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क अपेक्षित नहीं।

This Deed of Sale made on this the 25th day of February 2021, here at Seraikella .
Between :-

DEVI THAKURAIN daughter of Late Sohan Singh , by Faith - Sarna , by Caste - Bhumij , by Nationality - Indian , by Occupation - Cultivation , resident of Village - Kapali , P.O. Kapali , P.S. Chandil , District - Seraikella-Kharsawan , State of Jharkhand , here-in-after called the " **SELLER / VENDOR** " (which expression shall unless excluded by or repugnant to context be deemed to mean and include her successors or successors-in-interest , nominees and/or assigns) of the **ONE PART** .

PAN - AZYPT1065B & UID No. - 3546 9317 8655 .

.....2021..... निबंधन पदाधिकारी

Feedback

54950/-
250
250
54950/-
54950/-
25/2/2021

C. 19 of Devi Thakurain
by the son of 4 Sones
25.02.2021

-3-

In favour of

M/S VERSA ENTERPRISES , PAN - AAHFV9046Q , represented through its one of the representative namely MR. AKHILESH PRATAP SINGH son of Ram Swarup Singh (UID No. - 8756 7685 4908) , by Faith - Hindu , by Caste - Rajput , by Occupation - Business , by Nationality - Indian , resident of H.No. - L2/22 , Sand Line Road , Sakchi , P.O. Sakchi , Town Jamshedpur , District - East Singhbhum , State of Jharkhand , here-in-after called the "PURCHASER/ VENDEE " (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its/his successors-in-office , legal representatives , executors , nominees , assign and administrators) of the OTHER PART .

NATURE OF DEED :- ABSOLUTE SALE DEED .
CONSIDERATION AMOUNT :- Rs. 18,25,000 /- Only .

WHEREAS , the land morefully and particularly described in the schedule below situated at Mouza - Kapali , P.S. Chandil , Thana No. 332 , Kapali Nagar Parishad Ward No. 9 , under Khatã No. 403 , being Plot No. 128 , an area measuring 23.5 Decimals , being Plot No. 129 , an area measuring 7 Decimals , being Plot No. 135 , an area measuring 12 Decimals , being Plot No. 1778 , an area measuring 2.5 Decimals , being Plot No. 1779 , an area measuring 4.5 Decimals , being Plot No. 1838 , an area measuring 14.5 Decimals , total area measuring 64 Decimals , has been acquired by the present Seller namely Devi Thakurain daughter of Late Sohan Singh through Succession Mutation bearing Case No. 62/R27 2020-2021 , order dated 24-09-2020 , which is earlier recorded in Register II , under the Volume No. 25 and Page No. 24 , which was earlier recorded in the name of Sohan Singh Bhumij son of Jeetu Singh Bhumij during the Revision Survey Settlement Operation of 1964 as per the records finally published by the State Government .

C.T. 9A Devi Thakurain
My wife Dev of H. S. S. No. 1
25.02.2021

-4-

AND WHEREAS , after the death of aforesaid recorded tenant namely Sohan Singh Bhumij son of Jeetu Singh Bhumij , he died leaving behind his only daughter namely Devi Thakurain i.e. the present Seller as his legal heir and successor and aforesaid above named present Seller has acquired the entire estate of her father through Succession Mutation .

AND WHEREAS , the present SELLER/VENDOR namely Devi Thakurain daughter of Sohan Singh is the absolute , lawful and bonafide owner of the landed property morefully and particularly described in the schedule below by exercising all the acts acquiring through succession mutation and since then she has been in exclusive peaceful and physical possession over the same without any let , hindrance or interruption from any corner what-so-ever .

AND WHEREAS , the said SELLER/VENDOR being in urgent need of money and for some other legal necessities offered to sell the land described in the schedule hereunder written situated at Mouza - Kapali , P.S. Chandil , Thana No. 332 , Kapali Nagar Parishad Ward No. 9, under Khata No. 403 , being Plot No. 135 (Part) , an area measuring 6.60 Decimals out of the total area 12 Decimals and the PURCHASER/ VENDEE agreed to purchase the aforesaid land morefully and particularly described in the schedule below , free from all encumbrances for a fixed consideration of **Rs. 18,25,000 /- (Rupees Eighteen Lakhs Twenty Five Thousands)** only , after acquiring permission through the competent authority i.e. the Deputy Commissioner of Seraikella-Kharsawan , under Section 49 of C.N.T. Act , vide T.A. Misc Case No. 15/2019-2020 , order dated 22-01-2021 .

C-19 of Deed No. 10000
by Mr. Pandey A.S. Sene
25.01.2021

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS :-

- A. That , in pursuance of receipt of the consideration amount aforesaid , the VENDOR has sold and transferred all that piece and parcel of land described in the schedule below to the VENDEE absolutely and forever .
- B. That , the VENDOR hereby admit and acknowledge the receipt of the entire consideration amount of **Rs. 18,25,000/- (Rupees Eighteen Lakhs Twenty Five Thousands)** only from the VENDEE with regard to the said piece and parcel of land as morefully and particularly described in the schedule below .
- C. That , the VENDOR has sold and transferred all the right , title and interest what-so-ever they have in the said property being used and enjoyed by the VENDEE as morefully described in the schedule below .
- D. That , the VENDOR has duly put the VENDEE in peaceful and physical possession over the land conveyed hereunder as described in the schedule below .
- E. That , henceforth the VENDEE has acquired a perfect indefeasible right , title and interest over the land/property as the sole , exclusive and rightful owner of the same .
- F. That , henceforth the VENDEE shall use and enjoy the landed property morefully described in the schedule below in any own manners and choice like a bonafide owner of the same without any interruption or disturbance from any corner what-so-ever .

25.02.22
by Mr. J. J. J.

- G. That , henceforth neither the VENDOR nor any body through or on behalf of the VENDOR shall be entitled to put any kind of claim over the landed property in question and if anybody does so , the same shall be untenable and illegal under any provisions of law .
- H. That , henceforth the VENDEE shall now has all the right to sell , mortgage or lease out the landed property to any person/persons or any financial institutions over the landed property conveyed hereunder as described in the schedule below for its/his own use .
- I. That , the VENDEE is entitled to get its/his name mutated in the office of the landlord and shall obtain rent receipt .
- J. That , if the VENDEE sustain any loss or damage and deprive due to defect title of the VENDOR in respect of the said immovable property , the VENDOR shall be liable to the VENDEE for such loss together with all litigation expenses that may incur by the VENDEE to perfect the title in the demised immovable property .

SCHEDULE

Mouza - Kapali , P.S. Chandil , Thana No. 332 , Kapali Nagar Parishad Ward No. 9 , Halka No. II , District Sub-Registry Office at Seraikella , District - Seraikella-Kharsawan . ; Holding No. - 0090000006000M0 ;

<u>Khata No.</u>	<u>Plot No.</u>	<u>Kissim</u>	<u>Area</u>
403	135 (Part)	Commercial/ Industrial Land .	6.60 Decimals .

C.T. 9 of Durgam The
my Chandil

25.02.2021

Bounded by :-

North :- Anabad Bihar Sarkar and Anil Paswan .

South :- Nij Plot and Land of Mitu Singh .

East :- Road (Dobo-Kapali Road) .

West :- Land of Matla Majhi .

Annual Rent of Rs. 6.00 payable to the State of Jharkhand through C.O. Chandil .
A trace map is attached herewith .

Identifier / Witness. 1.



C.T. 9 of Rohin Singh & Sojalar Saha
of Kapali Rs. 6.00 chanded by wife of A
Saha
25.02.2021

Witness. 2.

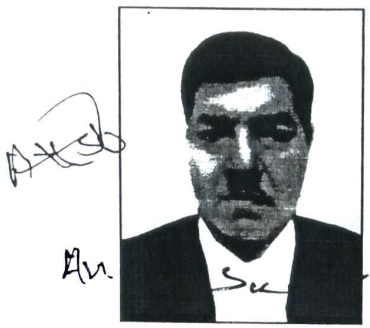
→ 15/15 2114 1411 - 2114 2114 -
2114 2114 2114, 1411 - 2114 2114
25/02/21

Read over and explained the contents to the executant who
after admitting the contents is to be true and correct , put
her hand in my presence .

A = Saha
25.02.2021
ANTU SINGH
DEED WRITER, S...
LICENCE NO - 30/97

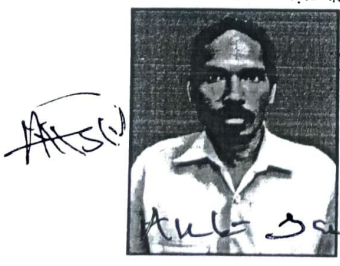
C.T. of Punjab State
by Mr. Antu Sundi
25.02.2021

(PHOTOGRAPH , SIGNATURE AND FINGER PRINTS OF VENDEE / PURCHASER)



Akhilesh Prataf Singh
25.02.2021

(PHOTOGRAPH AND SIGNATURE OF IDENTIFIER)



C.T. of Punjab State
by Mr. Antu Sundi

Certified that the parties whose photographs are affixed herewith is attested by me and the finger prints of all the parties have taken by me.

Antu Sundi
25.02.2021
Typed by

Antu Sundi
25.02.2021
ANTU SUNDI
DEED WRITER, SERAIKELA
LICENCE NO -30/97,
Seraikela.

N

Kapali

नाम ग्राम कोपाली

थाना चान्डिल

थाना न 332

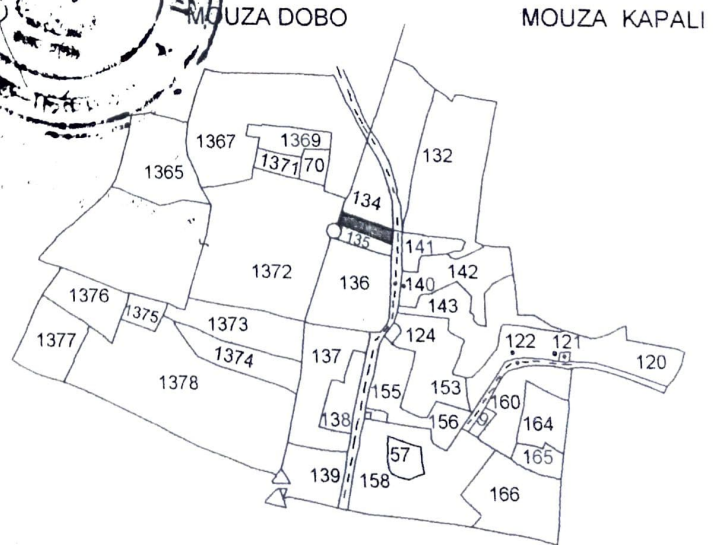
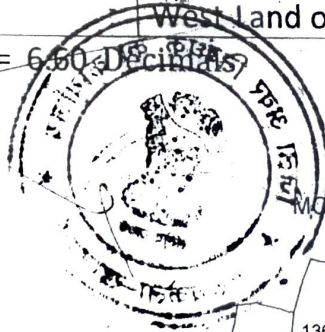
जिला सिंहभूम

पैमाना = मील प्रोमिओ (R.F) 1:3960 (मेट्रिक) सन् 1958-1959 ईस्वी

S

Khata No	Plot No-	Area - Decimals	which is bounded by:
403	135	6.60	North-Anabad Bihar Sarkar and Anil Paswan South-Nij Plot and Land of Mitu Singh East- Road (Dobo-Kapali Road) West Land of Matla Majhi

कूलरकवा = 6.60 Decimals



प्रसतावित भूमि को लाल रंग में दर्शाया गया है।



अमृत हांसदा
H. S. S. - 2



अमृत हांसदा

