Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : ae9195409df6c90004e9

Receipt Date : 22-Jul-2024 12:39:40 pm

Receipt Amount : 187350/-

Amount In Words : One Lakh Eighty Seven Thousands Three Hundred And Fifty Rupees Only

Token Number : 202400079199

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : NEELAM SINGH (Vendee)

GRN Number : 2403252541

-: For Office Use :-

2024/JSR/3439/BK1/3189

इस रसीद के माध्यम से पूर्व में किसी भी प्रकार की लेन-देन नहीं की गयी है।

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।

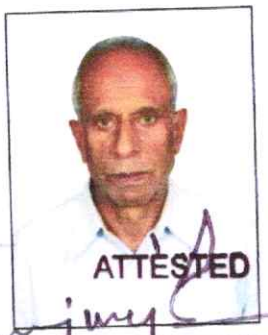
22.07.2024

22-07-2024

Neelam Singh

22.07.2024

Sd/- 46,82,800/- P.S. Tel/Co. Stamp 187350/-



ATTESTED

22/07/2024
Advocate

22.07.2024

2





ATTESTED

22/07/2024
Ramanjee Ojha
Advocate

22.07.2024



न्यूनतम मूल्यांकन सूची से जाँचा एंव सही पाया।

22/7/24

नियम 21 के अधीन ग्राह्य: भारतीय स्टाम्प-अधिनियम (इंडियन स्टाम्प ऐक्ट) 1899 की अनुसूची 1 या 1क, स०...23... के अधीन यथावत् स्टाम-सहित (या स्टाम्प-शुल्क से विमुख या स्टाम्प-शुल्क अपेक्षित नहीं)।

निबंधन-पदाधिकारी
22/7/24

खाता नम्बर 26,
प्लोट नम्बर 424, 444,
देय प्रतिबंधित सूची में दर्ज नहीं है।

22/7/24

जिला अवर निबन्धक
उपस्थापित दस्तावेज में लेखकारी / प्रिंसपल जाति के समाप्त अंकित की गई है। टाटानगर कार्यकारी अधिनियम 1908 की धारा 46(B) के अन्तर्गत नहीं है।

22/7/24

SALE DEED

A - 140484=00
U - 03=00
PR - 01=00

THIS DEED OF SALE IS MADE ON THIS THE 22nd DAY OF JULY, 2024 AT JAMSHEDPUR; BETWEEN:-

22/7/24
दस्तावेज जाँचा

22.07.2024

3



22/07/2024





22/07/2024



1). MR. RAM SHOVIT SINGH, son of late Harkhit Singh, grandson of Rijhan Singh, by occupation Retired person, **2). MR. RAKESH KUMAR SINGH**, son of Sri Ram Shovit Singh, grandson late Harkhit Singh, by occupation Service, **3). MR. MUKESH KUMAR KASHYAP**, son of Sri Ram Shovit Singh, grandson late Harkhit Singh by occupation Service, all by faith Hindu, by category General, by Nationality Indian, resident House No.08, Harhar Guttu, L.B.S.M. College

Road, Near East Point School, P.O. Kitadih, P.S. Parsudih, Town Jamshedpur, District East Singhbhum, PIN: 831002, & **4). MR. AMIT KUMAR,** son of Sri Ram Shovit Singh, grandson late Harkhit Singh, by faith Hindu, by occupation Service, by category General, by Nationality Indian, resident/6, Fifth Floor, Dayal Trade Centre, Shere Punjab Chowk, Adityapur, District Seraikela Kharsawan, PIN831013, all State Jharkhand, hereinafter referred to as the SELLER (which expression shall unless, excluded by or repugnant to the context, mean and include his heirs, successors, executors, administrators, legal representatives, administrators, nominees, and assigns) of the ONE PART;

SELLER'S No.1(PAN:CUWPS7335E) & (UID:XXXX XXXX 7884);

SELLER'S No.2(PAN:AIOPS4147G) & (UID:XXXX XXXX 1628);

SELLER'S No.3(PAN:AEMPK2606L) & (UID:XXXX XXXX 1601);

SELLER'S No.4(PAN:ACNPK2618M) & (UID:XXXX XXXX 6640);

IN FAVOUR OF

MRS. NEELAM SINGH, wife of Sri Indradeo Singh, daughter of Shambhu Kumar Singh, granddaughter of late Doman Prasad Singh, by faith Hindu, by nationality Indian, by Category General, resident of Flat No.18, 3rd Floor, Block-C, Nilkanth Residency, Near Tata Motor, South Gate, Jojobera, P.O. Rahargora, town

Jamshedpur, District East Singhbhum, hereinafter referred to as the PURCHASER (which expression shall unless, excluded by or repugnant to the context, mean and include her heirs, successors, executors, legal representatives, administrators, nominees, executors and assigns) of the OTHER PART,

PURCHASER No.1(PAN:MPGPS5396A) & (UID:XXXX XXXX 5013);

NATURE OF DEED: **SALE DEED**

ACTUAL CONSIDERATION AMOUNT: Rs.25,00,000/- Rupees Twenty five lakh)only,.

WHEREAS, the seller No.1's wife and sellers No.2 to 4's mother i.e. KAUSHLYA DEVI (Now Deceased) purchased one Residential Flat bearing No.18, on the 3rd floor of Block-C, within 'NEELKANTH RESIDENCY' more fully described in the schedule below from previous sellers No.1) SRI SHIV DEO SINGH, son of Late Jagat Ram resident of GTBN- 21, Shiv Singh Bagan P.O. Agrico PS Sidhgora town Jamshedpur, District Singhbhum East, represented by his duly constituted and lawful Attorney SRI TARUN KUMAR SINGH, son of Late Ram Naresh Singh, resident of Baikuntha Nagar Post office Road Mango, P.O & P.S. Mango town Jamshedpur, District Singhbhum East & 2). 2) M/S. NEELKA NTH PROMOTERS & DEV ELOPERS, (PAN - AAAFN857ZC), a partnership Firm, having its office at Anjali Apartment, Baikunthnagar. Post office Road, P.O. & P.S. Mango, town

Jamshedpur, Dist. Singhbhum East, represented by its one of the partner SRI TARUN KUMAR SINGH, (7412 8836 8286), son of Late Ram Naresh Singh. by faith Hindu, by Caste Rajput, by occupation business, by Nationality Indian, resident of Baikunthnagar, Post office Road Mango, P.O. & P.S. Mango, town Jamshedpur District Singhbhum East Jharkhand, by virtue of Sale Deed, vide Sale Deed No.2019/JSR/2766/BK1/2542, dated 20.06.2019, registered at District Sub-Registry office, at Jamshedpur, District East Singhbhum, more fully described in the schedule below. And since purchased she had been in peaceful physical possession without any interruption from any corners till her life.

And whereas, said Kaushlya Devi died leaving behind his husband i.e. Seller No.1 Sri Ram Shovit Singh and three sons i.e. sellers No.2 to 4 i.e. i). Sri Rakesh Kumar Singh, ii). Sri Mukesh Kumar Kashyap & iii). Sri Amit Kumar and two daughters namely 1). Punam Devi, wife of Mithilesh Kumar Singh & 2). Nitu Singh, wife of Mr. Jai Nath Singh, both are living separately with their respectively family member happily at their matrimonial house.

And whereas, Kaushlya Devi (Deceased)'s two daughters namely i). Smt. Punam Devi & Smt. Nitu Singh have given no objection, if sellers sell their share in schedule below property to any third person.

And whereas, after death of Kaushlya Devi, the above mentioned sellers inherited the schedule below property as legal heirs and successors and now they have been in peaceful physical possession without any corners.

AND WHEREAS the SELLERS, being in urgent need of money, voluntarily expressed their intent of selling their schedule below property and having come to know the intention of the SELLERS, the PURCHASER hereof has approached to them and after inspecting the flat at site, all title documents and relevant papers etc. and having fully satisfied to him proposed and offered to purchase the same on a consideration amount of Rs.25,00,000/-(Rupees Twenty five lakh) only;

AND WHEREAS on the aforesaid approach made by the purchaser, the sellers have agreed to sell their said property morefully described in the schedule below on a total consideration amount of Rs.25,00,000/-(Rupees Twenty five lakh) only and the sellers have agreed to execute a sale deed in favour of the purchaser with respect to the schedule below property on the following terms and conditions as mentioned below.

NOW THIS DEED OF SALE INCLUDING ALL ITS TERMS WINESSETH:

1. In consideration of the sum of Rs.25,00,000/-(Rupees Twenty five lakh) only, paid by the PURCHASER the receipt of which entire sum the VENDORS do hereby admit and acknowledges, the VENDORS, in consideration of the convents and undertaking of the PURCHASER as mentioned herein below, does hereby convey, transfer and assign by way of absolute sale and assure free from all encumbrances and unto and to the use of the PUCHASER the **Flat No.18**, on the **3rd Floor of Block -C**, constructed on Plot No. 424 & 444, morefully detailed and described in the schedule 'B'

22.07.2024

below TOGETHERWITH proportionate undivided share in the land and all rights in common areas of the '**NEELKANTH RESIDENCY**', and together with all rights, title, interest, claim and demand whether at law or in equity of the VENDORS to and upon said land TOGETHER WITH all easements, appurtenances, benefits and advantages belonging or appertaining TO HAVE AND TO HOLD the same unto and to the use of the PURCHASER absolutely and forever.

2. The PURCHASER shall has the full proprietary rights and shall be at liberty to transfer, mortgage, lease, gift or otherwise deal with the premises in schedule below provided that the PURCHASER shall not be entitled to commit waste in respect of the land or do or allow anything to affect prejudicially the other occupiers/owners of the units inside '**NEELKANTH RESIDENCY**'.

3. Except the premises in schedule below and other units together comprising and known as '**NEELKANTH RESIDENCY** ' Residential Colony, the common passages, spaces, stairs, staircase landings, common spaces, ingress and egress and all kinds of amenities shall remain joint and attached for the benefits of the owners of various units like Flat Owners of different blocks and Duplex Owners inside the said Residential Colony at Near Shiv Niranjan Homes, Telco South Gate, within Town Jamshedpur. Further the PURCHASER shall not claim any right, title, interest, possession over and in respect of the roof of the building however the PURCHASER may use the same along with other co-owners of the flats of the building without causing any damage to the roof or

any hindrance or obstructions/disturbances to the other occupants of the said building.

4. This Indenture and the conveyance herein made are subject to the terms and conditions, covenants and restrictions contained in the Agreement for Sale and subject to the provisions of law applicable to the said land in the Schedule 'A' below.

5. The PURCHASER is purchasing the **Flat No.18** within '**NEELKANTH RESIDENCY**' as described in the Schedule 'B' below for residential accommodation only and have assured and undertaken that she shall not use and/or permit to user of the same for any purpose other than for which the same is acquired by hernor shall she use or permit user for the same for go-down or for any other purpose not permitted under law or objected to by the occupants of other units or by Owner' s Association of the said Residential Colony.

6. The PURCHASER for her and with the intention to bind all persons whomsoever in whose hands the said Flat may come. Do hereby covenant and assure and undertake to abide by the Rules and Regulations framed and formulated Unit Holders/Owners Association of '**NEELKANTH RESIDENCY**' and Covenant with the VENDOR as follows –

a) To maintain the building and the Flat in the schedule B at his/her/their own cost and keep the same in good tenantable

repair and condition and do not do and suffer or cause to be done or suffered anything in or to the Common passage or common area of **'NEELKANTH RESIDENCY** ' which may be against the rule, regulations, by-laws or direction of concerned local or other authorities or change or alter or make additions to the premises in the schedule below or to any portion of **'NEELKANTH RESIDENCY'**.

b) Not to store in his/her/their premises in Schedule B or in any portion of **NEELKANTH RESIDENCY'**. any goods which are hazardous or of dangerous nature or are so heavy as to damage the common area, other constructions or structures at **NEELKANTH RESIDENCY** of which in the premises in Schedule 'B is a part, or storing of which is permissible under any law Central or of State or as per the orders of Local Authority.

c) Not to demolish or cause to be demolished any part of the of his/her/their **Flat No.18**, in the said building nor shall he/she/they at any time make or cause to be made any new construction or structural alteration of whatsoever nature in the said building or in the Complex or any part thereof not to do or permit to be done any act, deed or things which may render void or voidable. any insurance of the premises namely **'NEELKANTH RESIDENCY'**, Residential Colony.

d) Not to throw dirt, rubbish, rags, garbage or other refuge or permit the same to be thrown from his/her/their premises

within the compound, common areas or in front of premises of other occupants of **'NEELKANTH RESIDENCY'.**

e) To bear and pay his/her/their share/ contribution of Local Taxes (Malguzari and Holding Tax etc.), Water Charges, Insurance Premium of the main Building, Electricity Bi s/ Charges, Charges for the Maintenance of the Colony, namely 'NEELKA NTH RESIDENCY ' Residential Colony, also to pay security and other charges, proportionate to their share along with other co-owners of other bungalow/ flats/ dwelling units in the said colony, imposed by Local Authorities/ Government and/ or Public Authority and determined and fixed by the Owners/ Co-Owners' Association or Condominium of the Owners/ Unit Holders of **'NEELKANTH RESIDENCY '**.

f) To pay Service Taxes/ GST with respect to the schedule below property and thereby to keep indemnified the VENDORS against any loss and/or damages to be incurred due to same.

g) Not to raise any objection or create disturbance during the repair and maintenance work of the water supply pipe line, sewerage pipe line or storm water drainage systems which are common and interconnected with Bungalow to Bungalow and Flats within Complex Campus.

h) The Builder have Developed or are in process of Developing the said Complex in accordance with the layout plan, drawings etc. which have already been explained to and

understood by the PURCHASER, but if the Builder so desire in future to extend or detract the present area of the Complex Campus, which may cause or require certain changes or variations in the present position/ status of the Complex Campus, either in Vertical or Horizontal manner, for which the PURCHASER shall irrevocably and expressly consent.

i) To observe rules, regulations and programmes, as framed, formulated and decided by Builder/Co-owners/Unit Holders of **'NEELKANTH RESIDENCY'**.

SCHEDULE 'A'

(referred above to)

All that piece and parcel of ralyatl land measuring an area, more or less. 0.39.10 Hectares or 99 Decimals, comprising of New Survey Plots 424, 444 recorded under New Khata No.26, situated at Mouza Jojobera, P.S. Telco. Thana No. 1196, within Jamshedpur Notified Area Committee Ward No.19, District Sub-Registry Office and town of Jarnshedpur, District East Singhbhum.

SCHEDULE 'B'

(referred above to)

Within schedule 'A' land, a Residential **Flat No.18**, on the **3rd floor of Block-C** within **'NEELKANTH RESIDENCY '**, having total super built up area **975 Sq. ft**. including One Car parking space at the parking area of the complex, together with proportionate undivided share in the Schedule 'A' land measuring **100 Sq. ft.** approx.) and common right over all other common facilities and amenities etc along with other owners/ dwellers/ occupants of

Flats, Bungalows, provided therein within said "**NEELKANTH RESIDENCY**" at Near Shiv Niranjan Homes, Telco South Gate, P.S. Telco, District Sub-Registry Office and Town of Jamshedpur, District East Singhbhum.

The Flat is bounded as follows:-

On the North by : Crossroad than Lawn;
On the South by : Open to sky than Flat No.-20;
On the East by : Staircase than Flat No.- 17;
On the West by : Boundary wall of Neelkanth residency;

Annual Rent payable to the Landlord : The State of Jharkhand, Through Circle Officer. Jamshedpur, entered in Register-II, Volume No.I, Page No. 88 and other charges proportionately payable to the Colony Authority.

Note : The photocopy of Building Permit No.1909, dated 09.12.2005 and Building Plan, issued from C.O., Jamshedpur, are annexed herewith.

NOTE:- The schedule property is situated at other road.

MEMO OF CONSIDERATION

The purchasers paid the sum of Rs.25,00,000/-Rupees Twenty five lakh)only to the sellers named within in the following manner :-

Cash/ Cheque	Drawn On	Dated	Amount
Online Transferred		23.03.2023	50,000/-
Online Transferred		26.03.2023	4,50,000/-
Online Transferred		05.06.2023	10,00,000/-
Online Transferred		18.04.2024	9,00,000/-
Cash		18.04.2024	1,00,000/-
	Total :		Rs.25,00,000/-

Annual ground rent payable to the landlord, the state of Jharkhand, through the C.O. Jamshedpur, and other proportionate charges are payable to the Complex authorities/Society.

IN WITNESS WHEREAS of the sellers have unto set their hand on this deed of sale, on the day, month and year first above written.

Read over and explained the contents of this Deed to the executants who admitted the same it to be true and correct.

22/07/2024

22/7/2024

WITNESSES:-

1. DINESH KUMAR SHARMA S/O BASANT SHARMA
   FLAT NO- 4 1ST FLOOR NEELKANTH RESIDENCY
   JOJO BERA JSR

2. CHANDRAKET NARAYAN SINGH
   S/O - LT. D.K. SINGH
   Flat- No - 26 Neelkanth Residency
   Jojobera.

22/7/2024

Computer processed by

22/07/2024

Jamshedpur.

Drafted by

(Ramanjee Ojha)
22/07/2024
Advocate.





22.07.2024

Advocate
22/07/2024

SIGNATURE OF THE PURCHASER

"Certified that the Fingers Prints of the left hand of each persons, whose Photographs are affixed in this documents have been obtained by me"

Advocate
22/07/2024