



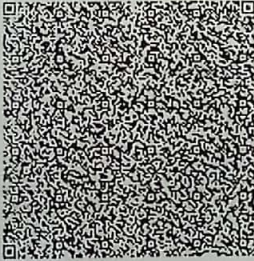
INDIA NON JUDICIAL

Government of Jharkhand

e-Stamp

2-47
21/1/17 सत्यमेव जयते

Certificate No.	: IN-JH04468473385979P
Certificate Issued Date	: 17-Jan-2017 04:31 PM
Account Reference	: SHCIL (FI)/jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference	: SUBIN-JHJHSHCIL0106249203192614P
Purchased by	: RAJESHWARI DEVI
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 31,00,000 (Thirty One Lakh only)
First Party	: NA
Second Party	: RAJESHWARI DEVI
Stamp Duty Paid By	: RAJESHWARI DEVI
Stamp Duty Amount(Rs.)	: 1,12,000 (One Lakh Twelve Thousand only)



-----Please write or type below this line-----

Sisir Kumar Ghosh
21/1/17

0003188619

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



Sisir Kumar Ghosh
21/1/17

रखना जल को भी कराने
करना जल मार के भी कराने
व्य मरणा को है 45
नये है।
21/1/17

SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE 21ST DAY OF JANUARY 2017 AT JAMSHEDPUR. BY AND BETWEEN:

Mr Sisir Kumar Ghosh Son of Late Golok Behari Ghosh, by faith Hindu, by Caste Kayasth, by occupation Retired, all by Nationality Indian, at present residing at H. No. 94, Tanasa Road (West), Kadma, within P.S. Kadma, town Jamshedpur, District East Singhbhum, in the State of Jharkhand, hereinafter referred to as the **SELLER** (which expression shall unless excluded by or repugnant to the context, mean and include his legal heirs and successors, legal representatives, successors-in-office, executors, administrators, nominees and assigns) of the **ONE PART (PAN No. ABFPG2693B)**;

IN FAVOUR OF

Smt Rajeshwari Devi Wife of Sri Rajendra Purbey, by faith Hindu, by Caste Chapota, by Nationality Indian, by occupation Housewife, resident of Road No. 3C, Subhas Colony, Dimna Road, Mango, within P.S. Mango, town Jamshedpur, District East Singhbhum, in the State of Jharkhand, hereinafter referred to as the **PURCHASER** (which expression shall unless, excluded by or repugnant to the context, mean and include their respective legal heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **OTHER PART (PAN No. BTMPD6388Q)**.

सिद्धार्थ
21/1/17
21/1/17

21/1/17

Sisir Kumar Ghosh
21/11/17

NATURE OF DEED: SALE DEED

ACTUAL CONSIDERATION AMOUNT: Rs. 31,00,000/- (Rupees Thirty One Lakhs) only

Memo of Consideration

Cheque No.	Date	Amount (Rs.)	Drawn on Bank
Cash	21.07.2016	11,000/-	--
233151	24.07.2016	3,00,000/-	State Bank of India
001692	21.10.2016	1,00,000/-	State Bank of India
001696	26.12.2016	4,21,000/-	State Bank of India
235144	09.01.2017	22,67,700/-	HDFC Bank
Cash	20.01.2017	300/-	--
Total Rs.		Rs 31,00,000.00	

SCHEDULE

(Description of the property hereby Sold)

All that piece and parcel of homestead ^{vacant} land measuring area 30'ft. X 60'ft. i.e. 1800 Sq. ft. or 4.128 Decimals, situated within Mouza Dimna, P.S. Mango, Survey Thana No. 1643, Survey Ward No. 9 MNAC, recorded under New Khata No. 382, in portion of New Plot No. 1738, in town Jamshedpur, District East Singhbhum, in the State of Jharkhand, which is bounded by:

On the North: D.K. Ghosh,

On the South: Dr Mitra,

On the East: Bimalendu Choudhary,

On the West: Rasta.

Annual ground rent payable to the landlord, the State of Jharkhand.

WHEREAS, the Seller above named is the sole, absolute, lawful, bonafide owner of the Schedule above property and have been in peaceful physical possession and occupation over the Schedule above property without any let, hindrance or disturbances from any corner and are the lawful owner thereof by exercising all acts of ownership thereto;

AND WHEREAS, by the execution of a Registered Sale Deed bearing Deed No. 4983 dated 02.07.1986, Registered at District Sub-Registry office at Jamshedpur, the Schedule above property was purchased by the Seller above named from its previous lawful owners 1) Mrs Kuni Rivvet W/o Late V.C. Makhque Rivvet, 2) Mr V.C. George Rivvet S/o Late V.C. Makhque Rivvet, represented by his mother and constituted attorney Mrs Kuni Rivvet W/o Late V.C. Makhque Rivvet vide Regd. General Power of Attorney No. IV 335 dated 17.04.1986, 3) Mr Charlie Rivvet and 4) Mr Flgu Rivvet, both Sons of Late V.C. Makhque Rivvet and thereafter, by the

Sisir Kumar Ghosh
21/1/17

issue of a Correction Slip showing Mutation vide Mutation Case No. 171/XV/MNAC/86-87 dated 24.03.1989, the said purchased landed property was recorded and mutated in the records of the landlord, the State in the name of the Seller above named and he has been paying the due land revenue for the said property to the landlord, the State and obtains receipts in his own name and thus the Seller above named is the lawful owner of the Schedule above property.

AND WHEREAS, now being in urgent need of money, the Seller above named proposed to sell his property more fully described in the Schedule above for a total consideration amount of **Rs. 31,00,000/- (Rupees Thirty One Lakhs) only** and the Purchaser have agreed to purchase the same for the said price.

NOW THIS DEED OF SALE WITNESSTH AS FOLLOWS

1. That in pursuance of the above agreement and in consideration of the said sum of **Rs. 31,00,000/- (Rupees Thirty One Lakhs) only** paid by the Purchaser to the Seller, the receipt of which sum the Seller do hereby admit and acknowledge as full, final and highest consideration of the Schedule above property, the Seller by these presents do hereby **ABSOLUTELY AND FOR EVER SALE, CONVEY** the all that property described in the Schedule above in favour of the Purchaser by this Deed of Sale **TO HAVE AND TO HOLD** the same unto the Purchaser her legal heirs, successors together with all right, title, interest and possession without any interruption from the side of the Seller or any person claiming under him.
2. That after receipt of the total consideration amount aforesaid from the Purchaser for the Schedule above property, the Seller have handed over/delivered peaceful physical possession of the Schedule above property along with all the documents of title pertaining to the said property in favour 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 by way of sale, gift, mortgage or any other way whatsoever in manner she likes and the Purchaser shall be at liberty to get her name mutated and recorded in the office of the landlord and pay rent for the same in her own name. The Seller hereby declares that apart from him, there are no other legal claimants of the Schedule above property and he is legally entitled to sell the same in favour of the Purchaser.
3. That from this day all the right, title, interest and possession of the Seller in the Schedule above property will cease to exist and will vest unto the Purchaser. The property hereby conveyed by this Deed of Sale is free from all encumbrances, charges, liens, lispens, attachments etc. whatsoever and prior to this Deed of Sale, the Seller has not charged or transferred or encumbered the Schedule above property in any way to anyone else and if for any defect of right, title, interest or possession of the Seller in the Schedule above property, the Purchaser suffers

Sisir Kumar Ghosh
21/11/17

any loss in future, then the Seller shall be liable to compensate such loss of the Purchaser.

4. That the terms Sellers and Purchaser used in this Deed of Sale shall mean and include their respective legal heirs, successors etc. unless the same are repugnant to the context.

IN WITNESS WHEREOF, the executants has hereunto set his/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 admits the same it to be true and correct.

WITNESSES:

1. SHYAM PRAKASH S/O BAIJNATH SINGH
R/O 237/9, KASHI DIGH, SAKCHI, JAMSHED PUR ESINGBHM

(Signature)

2. एभिशेक गहोष - सिसर कुमार गहोष का निजी शिवाजीपुर
3. ABHISHEK GHOSH S/O SISIR KUMAR GHOSH

(Signature)

Typed by:

Shiva, Jamshedpur

Drafted by:

Advocate
(Signature)
21/10/2017

Sisir Kumar Ghosh
21/11/17

PHOTOGRAPH, SIGNATURE AND FINGER PRINTS
OF THE PURCHASER



সিসির কুমার গোস্বামী



Certified that the fingerprints of the left hand of each person, whose photograph is/are affixed in the document, have been obtained by me or before me.

Advocate
[Signature]
21/11/17

झारखण्ड सरकार
राजस्व, निबंधन एवं भूमि सुधार विभाग

!! अधिसूचना !!

प्रतिका संख्या 01/संवि 15/15.....

रांची, दिनांक-

भारतीय मुद्रांक अधिनियम, 1899 (अधिनियम 2, 1899) की धारा 9 एवं उपधारा (1) के अन्तर्गत प्रदत्त शक्तियों का प्रयोग करते हुए राज्यपाल, झारखण्ड द्वारा महिलाओं महिलाओं द्वारा क्रयित भूमि/संपत्ति के विक्रय विलेखों पर देय मुद्रांक शुल्क में 10% शुल्क की छूट दी जाती है।

परन्तु यदि क्रेताओं की संख्या एक से अधिक है तो यह छूट सभी दी जा सकेगी जब सभी क्रेता महिलाएँ हों।

(ii) विभागीय अधिसूचना संख्या- 141 दिनांक 31.05.04 एवं अधिसूचना संख्या 14 दिनांक 17.05.15 इस हद तक संशोधित समझी जाए।

(iii) यह प्रावधान अधिसूचना की तिथि से प्रभावी होगा।

झारखण्ड राज्यपाल के आदेश से

ह0/-

(कमल किशोर सोन)

सरकार के सचिव

रांची, दिनांक:-.....

ज्ञापक:-.....

प्रतिलिपि:- अधीक्षक, राजकीय मुद्रणालय, जोरखंडा, रांची को गजट के अगले अंक में प्रकाशनार्थ प्रेषित।

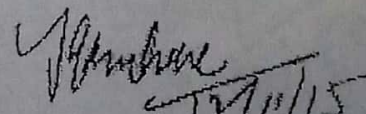
ह0/-

सरकार के सचिव

ज्ञापक:- 1395

रांची, दिनांक:- 12/11/15

प्रतिलिपि:- महालेखाकार, झारखण्ड, रांची / मुख्यमंत्री के प्रधान सचिव / मुख्य सचिव के सचिव / प्रधान सचिव, योजना-सह वित्त विभाग / प्रधान सचिव, कार्मिक, प्रशासनिक सुधार तथा राजभाषा विभाग / प्रधान सचिव, सांख्यिक वित्त विभाग / सभी प्रमण्डलीय आयुक्त / सभी सुपायुक्त / सभी जिला अवर निबंधक / सभी अवर निबंधक / महाप्रबंधक, स्टेट लेबल बैंकर्स कमिटी, झारखण्ड को सूचनाार्थ एवं आवश्यक कार्याार्थ प्रेषित।


सरकार के सचिव
12/11/15

झारखण्ड सरकार
राजस्व, निबंधन एवं भूमि सुधार विभाग।

॥ अधिसूचना ॥

संख्या - /नि.वि. राँची, दिनांक

नियंत्रण अधिनियम, 1908 (अधिनियम 10,1908) की धारा-70 के अधीन प्रदत्त शक्तियों का प्रयोग करते हुए राज्यपाल, झारखण्ड द्वारा महिलाओं द्वारा क्रयित भूमि/संपत्ति के विक्रय विलेखों पर अनुच्छेद "क" के अधीन देय नियंत्रण शुल्क में 10 % की छूट दी जाती है।

परन्तु कि यदि क्रयों की संख्या एक से अधिक है तो यह छूट तभी दी जा सकेगी जब सभी क्रय महिलाएँ हों।

(ii) विभागीय अधिसूचना संख्या-480 दिनांक 14 मई, 2011 इस हद तक संशोधित समझी जाय।

(iii) यह प्रावधान अधिसूचना की तिथि से प्रभावी होगा।

झारखण्ड राज्यपाल के आदेश से।

ह0/-

(कमल किशोर सोन)

सरकार के सचिव

राँची, दिनांक :

ज्ञापक :

प्रतिलिपि : अधीक्षक, राजकीय मुद्रणालय, डोरण्डा प्रेस, राँची को गजट के अगले अंक में प्रकाशनार्थ प्रेषित।


ह0/-

सरकार के सचिव

राँची, दिनांक : 12.11.15

ज्ञापक : 1396

प्रतिलिपि : महालेखाकार, झारखण्ड, राँची/मुख्यमंत्री के प्रधान सचिव/मुख्य सचिव के सचिव/
प्रधान सचिव, योजना-सह-वित्त विभाग/प्रधान सचिव, कार्गिक, प्रशासनिक सुधार तथा राजस्व विभाग/
विभाग/प्रधान सचिव, सार्वजनिक वित्त विभाग/सभी प्रगण्डलीय आहुत/सभी उपाहुत/सभी जिला
अवर निबंधक/सभी अवर निबंधक/गहाप्रबंधक, स्टेट लेवल बैंकर्स कमिटी, झारखण्ड को सूचनाई एवं
अवरयक कार्याई प्रेषित।


सरकार के सचिव

झारखण्ड सरकार
निबंधन विभाग

ईनपुट फॉर्म नियम 113 (II)

1	दस्तावेजों की प्रकार कृपया ठीक लगाये	विक्रय/दान/बंटवारा/एकरारनामा/पावर ऑफ एटोर्नी/पट्टा/बंधपत्र/वसीयतनामा/साझेदारी/अन्य विवरण दे।	Sale Deed						
2	यदि लीज हो तो	(क) लीज अवधी महीने में (ख) अग्रिम भुगतान (यदि हो तो) (ग) सेक्युरिटी (यदि हो तो) (घ) मासिक/वार्षिक किराया							
3	प्रस्तुतकर्ता (कृपया ठीक लगाये)	लेख्यकारी/लेख्यधारी/प्रतिनिधि अन्य विवरण दें							
4	प्रस्तुतकर्ता का नाम व पता	Sisir Kumar Ghosh R10 H. No. 94, Tanasa Road (West), Kadma, Jsr.							
5	दस्तावेज लिखने की तारीख	20/1/17							
6	दस्तावेज प्रस्तुत करने की तारीख	20/1/17							
7	दस्तावेज में कुल पृष्ठ								
8	दस्तावेज में अंकित सम्पत्ति का मूल्य	1. देय मूल्य do 2. बाजार मूल्य 31,00,000/=							
9	दस्तावेज में अंकित मुद्रांक का मूल्य (यदि आवश्यक हो)	1,12,000/=							

Sisir Kumar Ghosh



निबंधन विभाग, झारखंड
जमशेदपुर
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 47

Token Date/Time: 21/01/2017 13:27:28

Document Type	Sale Deed	Presenter	Sisir Kumar Ghosh	Date of Entry	21/01/2017
Presenter Name & Address	H No 94, Tanasa Road (West) Kadma, Jsr	DOE		Total Pages	68
Stampable Doc. Value	3100000	Stamp Value	112000	Book	1
Document/Transaction Value	3100000	Serial/Deed No.	/	CNO/PNO	
Special Type		Old Serial No.	/		

Remarks / Other Details
(Departmental Letter)
Vide Letter No 1395
Dated 12.11.2015 (10%
Stamp Exemption For
Purchaser Being Lady;
Vide Letter No 1396
Dated 12.11.2015(10%
Fees Exemption For
Purchasers Being
Lady)

Property Details:

App. ID

e-Stamp Cert. No.

IN- JH04468473385979P

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No	Category	Area	Min. Value
JAMSHEDPUR	1643	9	DIMNA	382 N	1738 N		D K Ghosh	Dr Mitra	Bimalendu Choudhary	Rasta		U_RES	4.12 Decimal	1304927.6

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
---------------	---------	-----	-------	----------	------	------	--------

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	UID	Mobile	Pres. Address	Perm. Address
1	VENDOR	Sisir Kumar Ghosh	Late Golok Behari Ghosh	Ret			Male	ABFPG2693B		9874571253	H No 94, Tanasa Road (West) Kadma, Jsr	Do
2	VENDEE	Rajeshwari Devi	W/O Rajendra Purbey	H/W			Female	BTMPD6388Q		7739336807	Rd No 3c Subhas Colony Dimna Road Mango Jsr	Do
3	Identifier	Shyam Prakash	Bajinath Singh	Business			Male			9973712145	237/9, Kashidih Sakchi Jsr	Do
4	Witness1	Dhiraj Ray	Ram Prasad Ray	Business			Male			9973712145	Mango Dimna Road Jsr	Do
5	Witness2	Abhishek Ghosh	Sisir Kumar Ghosh	Business			Male			9973712145	H No 94, Tanasa Road (West) Kadma, Jsr	Do

Fee Details:

SN	Description	Amount	CHC	Net Amount
1	SP	1,020.00	0.00	1,020.00
2	PR	0.94	0.00	0.94
3	LL	2.50	0.00	2.50
4	A1	83,700.00	837.00	84,537.00
Total		84,723.44	837.00	85,560.44

Sisir Kumar Ghosh

उपर्युक्तियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

दस्तावेज लेखक का हस्ताक्षर

प्रस्तुतकर्ता का हस्ताक्षर

निबंधन पूर्व सारांश में इंफॉर्मेशन के अनुरूप डाटा इंद्रि की गई है।

डाटा इंद्रि ऑपरेटर का हस्ताक्षर

उपर्युक्त S. K. Ghosh ने इस दस्तावेज के निष्पादन को मेरे समक्ष
जमा किया

Issue Token 1:30:46 PM

Presenter/Executant's Name
Token For
Counter No.
Online Application ID (If Any) Verify On-line Payment
e-Stamp Certificate No. (If Any) Verify

IN-JH04468473385979P:

Stamp Details For Verification. Please click issue after verification

CertificateNo: IN-JH04468473385979P
CertificateIssuedDate: 17-Jan-2017 04:31 PM
AccountReference: SHCIL (FI)/jhshcil01/ BISTUPUR/ JH-ES
UniqueDocReference: SUBIN-JHJHSHCIL0106249203192614P
Purchasedby: RAJESHWARI DEVI
DescriptionofDocument: Article 23 Conveyance
PropertyDescription: SALE DEED
ConsiderationPriceRs: 31,00,000
FirstParty: NA
SecondParty: RAJESHWARI DEVI
StampDutyPaidBy: RAJESHWARI DEVI
StampDutyAmountRs: 1,12,000

Maximum Token Issue Time : 2 PM

Sisir Kumar Ghosh.



निबंधन विभाग, झारखंड
जमशेदपुर

Token No.47 Token Date: 21/01/2017 13:27:28

Serial/Deed No./Year :166/138/2017

Deed Type: Sale Deed

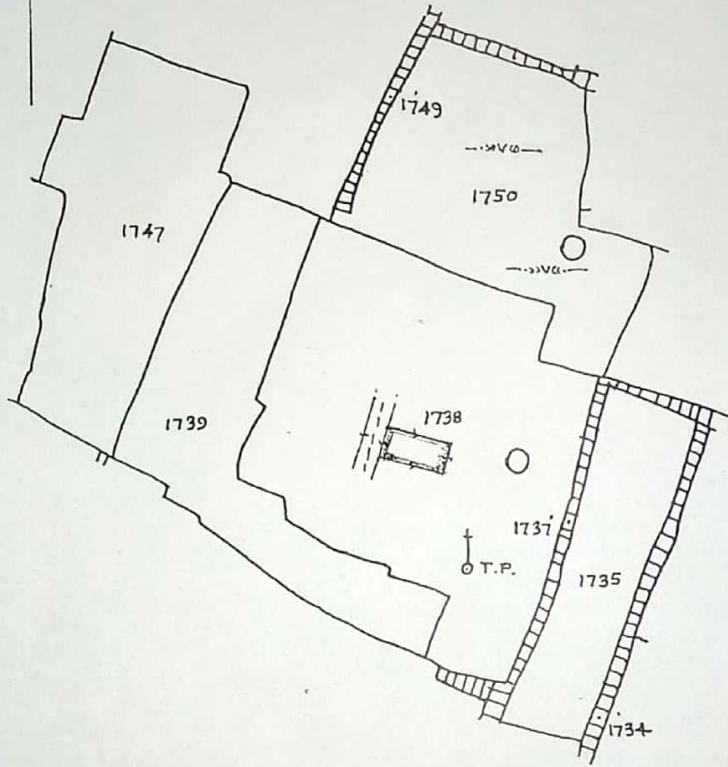
SN	Party Details	Photo	Thumb
1	Sisir Kumar Ghosh Father/Husband Name:Late Golok Behari Ghosh (VENDOR) H No 94, Tanasa Road (West) Kadma,Jsr		
2	Rajeshwari Devi Father/Husband Name:W/O Rajendra Purbey (VENDEE) Rd No 3c Subhas Colony Dimna Road Mango Jsr		
3	Shyam Prakash Father/Husband Name:Bajinath Singh (Identifier) 237/9, Kashidih Sakchi Jsr		
4	Dhiraj Ray Father/Husband Name:Ram Prasad Ray (Witness1) Mango Dimna Road Jsr		
5	Abhishek Ghosh Father/Husband Name:Sisir Kumar Ghosh (Witness2) H No 94, Tanasa Road (West) Kadma,Jsr		

Book No. I
Volume 19
Page 41 To 108
Deed No 166/138
Year 2017
Date 21/01/2017 15:33:49

Registering Officer

Signature of Operator

नाम- अधिसूचित क्षेत्र जमशेदपुर।
 वार्ड संख्या- 9
 चादर संख्या- 8
 राजस्व थाना- चाटशिला
 जिला- सिंहभूम
 पैमाना- 1 सें० मा० = 20 मा०
 सन्- 1970-71 ईस्वी।



Khata No.	Plot No.	Area.
382	1738	30'-0" ft x 60'-0" ft
		= 1800-0 sq. ft.
		= 4.13 Decimals

Shown in red colour.

Traced by:-
Ghosh

Sisir Kumar Ghosh.