



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 0860100cdd47195e3a30

Receipt Date : 03-Mar-2021 03:25:02 pm

Receipt Amount : 178000/-

Amount In Words : One Lakh Seventy Eight Thousands Rupees Only

Token Number : 20210000026151

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : RAVI SAGAR (Vendee)

GRN Number : 2104772244



-: For Office Use :-

Def...
2021/26151
04.03.21



2021/JSR/1144/BK-1/1053

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 दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

रवि सगर की सेवा की गई है

KUSUM Ma
04/03/2021

राजेश

संभव
4450, 000

PS
Mango

शुभ
178000

6
4/3

न्यूनतम मूल्यकिंम सूची से
जाँचा एवं सही पाया।



KUSUM JHA
09/3/2021



नियम 21 के अधीन शाखा: भारतीय स्टाम्प-अभिनियम
(इंडियन स्टाम्प ऐक्ट), 1899 की अनुसूची
1 या 1क, से 0.0002 रु. के अधीन
बधावत् स्टाम-सहित (या स्टाम्प-शुल्क
से विमुख या स्टाम्प-शुल्क अपेक्षित नहीं)।

जिला अवर निबन्धक

उपस्थापित दस्तावेज में लेख्यकारी / प्रिंटेड
प्राप्ति के... अंकित की गई है।
छोटानागपुर कारतकारी अभिनियम 1989
की धारा 48(3) के अन्तर्गत नहीं है।

रफ्तार नंबर 373
जारी नंबर 1061
4/3/2021

SALE DEED

Fachop

THIS SALE DEED IS MADE ON THIS THE 04th DAY OF March

AM 13350000

2021 AT JAMSHEDPUR, BY

HR 300
PR 100

KUSUM JHA (UID : 8119 5833 0932 and PAN : AHCPJ0386P), wife of Mr. Mohan Jha, by occupation Housewife, by faith Hindu, by caste Brahmin, by Nationality Indian, resident of Flat No. 06, Ganga Apartment, Niranjn Singh Complex Dimna Road, P.O. Mango, P.S. Ulidih, Town Jamshedpur, District East Singhbhum, State Jharkhand, hereinafter called the 'VENDOR / SELLER' (which expression unless repugnant to the context shall mean and include their legal heirs, successors, representatives, nominees and assigns) of the ONE PART;

दस्तावेज जाँचा
4/3/2021



Kusumguda
04/3/2021



कुसुम झा पति मोहन झा
 निवासी मातगी, पत्नी थाना उमिडीह
 04/3/2021 के ज्वीन लेखपत्रों या खबरों में से एक थी
 के प्रतिवर्त (अर्थात्) है ने ता० 20 1044 के पृष्ठ (प
 अथ निबंध वर्णन में (..... हज एर) पिंका के लिए
 जमशेदपुर

04/3/21
 निबन्धन-पत्राधिकारी की वस्तुस्थिति
 04/3/2021



KASUN NIDA
09/12/2024

TO AND IN FAVOUR OF

RAVI SAGAR (UID : 5491 8871 9013 and PAN : GEHPS7663E), son of Late Dileep Kumar Gupta by faith Hindu, by caste Teli, by occupation service, by Nationality Indian, a permanent resident of Village Shivpur, P.O. Satgawan, District Koderma, Jharkhand, Presently residing at 5/12 5th floor, Navlakha Apartment, Road No. 05, West Layout, P.O. and P.S. Sonari, Town Jamshedpur, District East Singhbhum, herein-after called the 'PURCHASER / VENDEE ' (which expression unless repugnant to the context shall mean and include his legal heirs and successors, nominees, representatives and assigns) of the OTHER PART;

NATURE OF DEED : **SALE DEED**

CONSIDERATION AMOUNT : **Rs. 44,50,000.00** (Rupees Fourty Four Lakhs Fifty Thousand) only.

WITNESSETH AS FOLLOWS :-

WHEREAS the 'Vendor / Seller' is the absolute owner of all that Piece and parcel of Homestead land measuring more or less 40' ft X 60' ft i.e. 2400 sq. ft. being portion of present Survey Plot No. 1061, present Khata No. 375, corresponding to CS Plot No.192, Ward No. 09 MNAC, Mouza Pardih, P.S. Mango, Town Jamshedpur, District Sub Registry office at Jamshedpur, District East Singhbhum and more fully described in the schedule below;

AND WHEREAS the 'Vendor/ Seller' had purchased the schedule below property from Tarani Prasad Nandi & others, by the virtue of a registered



KUSUM SHA

04/3/2021

Sale Deed being Deed No. 5340 dated 28.07.1984, registered at Jamshedpur.

AND WHEREAS vide Rent Fixation case no. 25 /05, the rent for the Schedule below land is also fixed in the name of the 'Vendor / Seller'.

AND WHEREAS the 'Vendor / Seller' being in urgent need of money to construct her house, expressed her desire to sell / transfer the schedule below property for a total consideration of **Rs. 44,50,000.00** (Rupees Fourty Four Lakhs Fifty Thousand) only.

AND WHEREAS after coming to know about the aforesaid desire of the 'Vendor / Seller', the Purchaser approached her to purchase of the same and offered the aforesaid sum of **Rs. 44,50,000.00** (Rupees Fourty Four Lakhs Fifty Thousand) only to the 'Vendor/Seller', to which the 'Vendor/Seller' agreed and accordingly entered into an agreement for sale.

AND WHEREAS the 'Vendor/Seller' agreed to execute a sale deed in favour of the 'Purchaser' with respect to the aforesaid property, more fully described in Schedule below on the following terms and conditions as mentioned below:-

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. That in pursuant to the aforesaid agreement and in consideration of the aforesaid sum of **Rs. 44,50,000.00** (Rupees Fourty Four Lakhs Fifty Thousand) only paid by the Purchaser to the Vendor/Seller, the receipt whereof the Vendor/Seller do hereby admit and acknowledge as full, final and highest consideration amount against absolute and outright sale of the



KUSUMMA

04/13/2024

schedule below property unto the Purchaser, the Vendors by these presents do hereby sell, convey, transfer, deliver and assign unto the Purchaser all that property more fully described in the schedule below together with all right, title, interest and possession TO HAVE AND TO HOLD the same without any interruption or interference or disturbance from or by the Vendor/Seller or any person or persons claiming under them together with whatsoever interest thereto which the Vendors here before enjoyed in respect of the property more fully described in the schedule below.

2. That the Vendor has completely divested of all their right, title, interest and possession over the schedule below property, and henceforth the Vendor shall cease to have any manner of right, title or interest to the said property or claim of any portion thereof.

3. That the Vendor/Seller on receipt of entire consideration amount have already delivered physical possession of the schedule below property in favour of the Purchaser together with all relevant papers or documents of the said property.

4. That the Purchaser will enjoy and possess the aforesaid property, morefully described in the schedule below with full power to sell, convey, mortgage or otherwise alienate the same or part thereof to any other party or person(s) in any manner he likes.

5. That the Purchaser will be at liberty to get his name mutated / recorded in the office of the land lord/C. O., or any other concerned office/ authority /authorities and will pay and discharge the proportionate ground rent, municipal charges and/or other service charges in his own name

6. That from this day the Purchaser shall be entitled to exclusively use and possess the said property.



KUSUM MEH
01/03/2021

7. THAT THE VENDORS/SELLERS DO HEREBY ASSURE THE PURCHASER AND COVENANT :-

(i) That the Vendor is the lawful owner of the property hereby transferred /conveyed more fully described in the schedule below and they are sufficiently entitled to convey the same unto the Purchaser.

(ii) That prior to execution of this deed of sale the Vendor has not sold /conveyed, transferred or delivered or mortgaged or otherwise alienated the aforesaid property more fully described in the schedule below or part thereof to any other party and the same is free from all encumbrances, charges, liens, mortgage or impendence.

(iii) That on this day onwards, neither the Vendor/Seller nor any person or persons claiming under them would put forward or raise any claim over the said property hereby conveyed/transferred in favour of the Purchaser by these presents in any manner.

(iv) That the Vendor/Seller do hereby assure the Purchaser to execute any further paper, instruments or documents at the cost and expenses of the Purchaser as may be required in future for mutating or recording the said property in the name of the Purchaser.

SCHEDULE

(Description of property hereby transferred)

ALL THAT PIECE AND PARCEL of Homestead land measuring more or less 40' ft X 60' ft i.e. 2400 Sq. ft. or 5.5 Decimals, being portion of present Survey Plot No. 1061, present Khata No. 375, correspondence to CS Plot No.192, Ward No. 09 MNAC, MOUZA PARDIH, P.S. Mango, Town



| Sl. No. | Cheque / D.D. no. | Amount | Date | Bank |
|---------|-------------------|------------------|------------|----------------|
| 1 | 437556 | Rs. 3,00,000.00 | 15-02-2021 | Bank of Baroda |
| 2 | 437555 | Rs. 3,00,000.00 | 16-02-2021 | Bank of Baroda |
| 3 | 437554 | Rs. 3,00,000.00 | 17-02-2021 | Bank of Baroda |
| 4 | 437558 | Rs. 1,50,000.00 | 18-02-2021 | Bank of Baroda |
| 5 | 497623 | Rs. 3,00,000.00 | 18-02-2021 | Bank of Baroda |
| 6 | 497624 | Rs. 3,00,000.00 | 19-02-2021 | Bank of Baroda |
| 7 | 497626 | Rs. 3,00,000.00 | 20-02-2021 | Bank of Baroda |
| 8 | 497625 | Rs. 3,00,000.00 | 22-02-2021 | Bank of Baroda |
| 9 | 497629 | Rs. 3,00,000.00 | 24-02-2021 | Bank of Baroda |
| 10 | 497628 | Rs. 3,00,000.00 | 23-02-2021 | Bank of Baroda |
| 11 | 497627 | Rs. 3,00,000.00 | 23-02-2021 | Bank of Baroda |
| 12 | NFTI | Rs. 1,00,000.00 | 20-10-2020 | Bank of Baroda |
| 13 | Cash / Cheque | Rs. 12,00,000.00 | - | - |
| | TOTAL | Rs. 44,50,000.00 | - | - |

DETAILS OF PAYMENT OF CONSIDERATION

Rent Recorded in Volume no. 35, Page no. 213.

The Property is situated in Branch Road

West :- Colony Road No. 1;

East :- Plot Nos. 36;

South :- Alley 8 ft;

North :- Colony Road 25 ft;

Which Plot is bounded by:

Singhbum,

Jamshedpur, District Sub Registry office at Jamshedpur, District East

Kulsum Ina
04/3/2021



KUSUM JHA
01/13/2021

IN WITNESS WHEREOF the parties to this deed of sale have joined their respective hands on this the day, month and year first above mentioned at Jamshedpur.

Witnesses:-

1. *Mohan Jha,*

Mohan Jha, S/o Ramchandra Jha, R/o Flat No. 06, Ganga Apartment, Niranjana Singh Complex Dimna Road, P.O. Mango, P.S. Ulidih, Town Jamshedpur, District East Singhbhum, State Jharkhand.

2. *Shalu Kumari*

Shalu Kumari, W/o Ravi Sagar, R/o 5/12 5th floor, Navlakha Apartment, Road No. 05, West Layout, P.O. and P.S. Sonari, Town Jamshedpur, District East Singhbhum.

Read over and explained the contents of this Sale Deed to the Sellers and the Purchaser, who found the same to be true and correct.

Hari Prasad
ADVOCATE



KUSUM W.
04/3/2024

PURCHASER
RAVI SAGAR

4/3/24



R. Sagar



Signature and finger print of the purchaser.

Certified that the finger prints of each person whose photograph has been affixed in this document has been obtained by me / before me.

Hari Prasad
ADVOCATE



13/12/21

U/R/s/ho
299640155dhe-16480201-



नाम अधिसूचित क्षेत्र जमशेदपुर

वार्ड संख्या 9

चादर संख्या 5

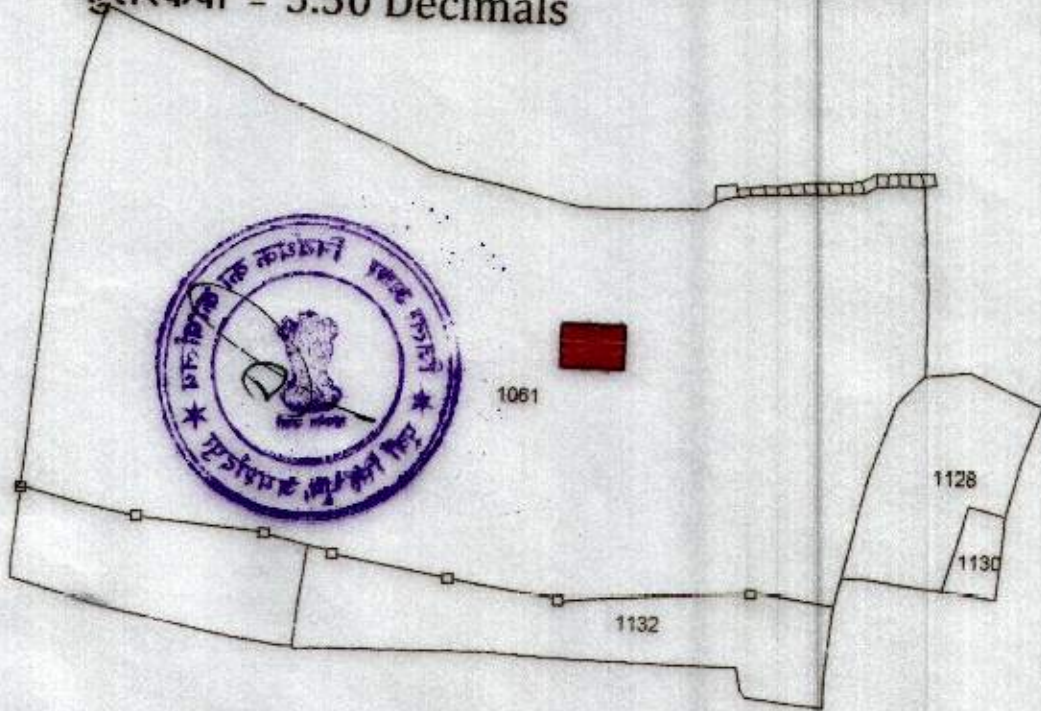
राजस्व थाना घाटशिला

जिला सिंहभूम

पैमाना 1से0मी = 20 मी0 या प्र0भि0- 1:2000 सन् 1970-71 ईस्वी

| New Khata-No | New Plot No- | Area Sq.ft | Area Decimals | which is bounded by: |
|--------------|--------------|------------|---------------|--|
| 375 | 1061 | 2400 sq.ft | 5.50 Dec | North- Colony Road 25' ft South- Alley 8' ft East- Plot No- 36 West- Colony Road No-1 |

कुलरकवा = 5.50 Decimals



प्रस्तावित भूमि को लाल रंग में दर्शाया गया है।

Kusum Gha





1130



MANGO NAGAR NIGAM

झारखण्ड नगरपालिका अधिनियम-2011 की धारा 152 (3) के अन्तर्गत स्वनिर्धारित किये गये सम्पत्ति कर की सूचना।

Memo No. : 598377240221022212

Date : 24-02-2021

प्रभावी : 1 2016-2017

श्री/श्रीमती/सुश्री : RAVI SAGAR S/O DILEEP KUMAR GUPTA,

मोहल्ला : Pardih JAMSHEDPUR

EAST SINGHBHUM , 831018

7992318067

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं - 0090008565000M0 वार्ड सं 9 हुआ है, आपके स्व निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0/- ₹ निर्धारित किया गया है।

इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

| स्व-निर्धारित कर की सूचना | | |
|---------------------------|---|-----------------|
| क्रम सं० | Particulars | Amount (In Rs.) |
| 1. | गृह कर | 83.00 |
| 2. | जल कर | 0.00 |
| 3. | शौचालय कर | 0.00 |
| 4. | बिजली कर | 0.00 |
| 5. | अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण) | 0.00 |
| कुल राशि (प्रति तिमाही) | | 83.00 |



नोट:-

- कर निर्धारण की सूची, MANGO NAGAR NIGAM Website, suda.jharkhand.gov.in पर प्रदर्शित है।
- नियमावली कंडिका 11.4 के आलोक में वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पत्ति कर का 50% होगा। हिदायत दी जाती है कि, वर्षा जल संरक्षण संरचना लगा कर निगम को सूचित करे तथा अतिरिक्त गृह कर से राहत पाये।
- प्रत्येक वित्तीय वर्ष में सम्पत्ति कर का भुगतान त्रैमासिक देय होगा।
- यदि किसी वर्ष के लिए सम्पूर्ण घृति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियायत दी जाएगी।
- किसी देय घृति को निर्दिष्ट समयावधि (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं चुकाया जाता है, तो 1% प्रतिमाह की दर से साधारण ब्याज देय होगा।
- यह कर निर्धारण आपके स्व-निर्धारण पत्र की गई घोषणा के आधार पर की जा रही है, इस स्व-निर्धारण -सह-घोषणा पत्र की स्थानीय जांच यथा समय निगम करा सकती है एवं तथ्य गलत पाए जाने पर नियमावली कंडिका 13.2 के अनुसार निर्धारित शास्ति (Fine) एवं अंतर राशि देय होगा।
- MANGO NAGAR NIGAM द्वारा संग्रहित इस सम्पत्ति कर इन इमरतों/ढावों को कोई कानूनी हैसियत प्रदान नहीं करता है और/या न ही अपने मालिकों / दखलकार को कोई कानूनी अधिकार प्रदान करता है।
- अगर आपके नये होस्टिंग नंओं का आखेरी अंक 5/6/7/8 है तो यह विशिष्ट संरचनाओं की श्रेणी के अन्तर्गत माना जायेगा।

NOTE : This is a Computer generated receipt. This receipt does not require physical signature.

KUSUM Jha





Document Registration Summary 1

Date :-04-Mar-2021

- Government/Market Value: ₹1648100/-
- Transaction Amount: ₹4450000 /-
- Paid Stamp Duty: ₹178000 /-

Receipt : 450963

Receipt Date : 04-03-2021

Presenter Name: -

On Date 04-03-2021 Presented at District SRO -
Jamshedpur

Signature of Presenter

KUSUM MAHA

District SRO - Jamshedpur

| | |
|------------|---------|
| PR | ₹1 |
| SP | ₹1500 |
| LL | ₹3 |
| A1 | ₹133500 |
| Stamp Duty | ₹178000 |

Total ₹313004

| Payment Head | Amount To Be paid | Paid Amount | Balance Amount | Payment Mode | Payer Name | Reference No. | Payment Amount |
|--------------|-------------------|-------------|----------------|--------------|------------|--|----------------|
| Stamp Duty | 178000 | 178000 | 0 | GRAS | RaviSagar | GRN Number : 2104772244 DEPT Transaction Id : 0860100cdd47195e3a30 Transaction Type : | 178000 |
| PR | 1 | 1 | 0 | GRAS | RaviSagar | GRN Number : 2104773253 DEPT Transaction Id : b11d7f4fcee629709103 Transaction Type : | 1 |
| SP | 1500 | 1500 | 0 | GRAS | RaviSagar | GRN Number : 2104773253 DEPT Transaction Id : b11d7f4fcee629709103 Transaction Type : | 1500 |



| | | | | | | | |
|--------------|--------|--------|---|------|-----------|--|--------|
| A1 | 133500 | 133500 | 0 | GRAS | RaviSagar | GRN Number : 2104773253 DEPT Transaction Id : b11d7f4fcee629709103 Transaction Type : | 133500 |
| LL | 3 | 3 | 0 | GRAS | RaviSagar | GRN Number : 2104773253 DEPT Transaction Id : b11d7f4fcee629/09103 Transaction Type : | 3 |
| Sub Total | 313004 | 313004 | 0 | | | | |

Article : Sale Deed Number of Pages : 100


Signature of Operator


Signature of Head Clerk


Signature of Registering Officer







OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

Deed Endorsement

Token No :- **20210000026151**

| | |
|--------------------------|--|
| Deed Type | Sale Deed |
| Number of Pages | 100 |
| Fee Details | Stamp Duty :- Rs. 178000, PR :- Rs. 1, SP :- Rs. 1500, A1 :- Rs. 133500, LL :- Rs. 3, |
| Property No. | 1 |
| Valuation Details | Value :- Rs.1648020/- , Transaction Amount :- Rs.4450000/- |
| Property Details | District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Pardih Location :- Other Road, Pardih Property Boundaries :- East: PLOT NO 36, West: COLONY ROAD NO 1, South: ALLEY 8FT, North: COLONY ROAD 25FT Volume Number - 35Khata Number - 375Plot Number - 1061Page Number - 213Holding Number - 0090008565000M0 Area Of Land :- 5.50 Decimal |

Sh./Smt.KUSUM JHA s/o/d/o/w/o MOHAN JHA has presented the document for registration in this office

today dated :- **04-Mar-2021** Day :- **Thursday** Time :- **12:56:32 PM**



KUSUM JHA(Individual)

| Party Name | Document Type | Document Number |
|------------|---------------|-----------------|
| KUSUM JHA | PAN/UID | AHCPJ0386P |




| Sr.NO | Party Name and Address | Is e-KYC Verified? | e-KYC Details | Power Of Attorney | Party Type | Party_Photo | Finger Print | Signature |
|-------|------------------------|--------------------|---------------|-------------------|------------|-------------|--------------|-----------|
|-------|------------------------|--------------------|---------------|-------------------|------------|-------------|--------------|-----------|





| | | | | | | |
|---|--|-----|--|-----------------------------------|--|--|
| 1 | KUSUM JHA Address1 - FLAT NO 06 GANGA APARTMENT NIRANJAN SINGH COMPLEX DIMNA ROAD MANGO JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: AHCPJ0386P,Permission Case No.- | Yes | Kusum Jha Address:- Flat No-6, Ganga Apartment, Opp.- Munshi Mohalla Masjid, N. S. Complex , Dimna Road, Po- Mango, jamshedpur, , Purbi Singhbhum, 831012, , Jharkhand, India | SELLER Age:69 |   |  |
| 2 | RAVI SAGAR Address1 - VILL SHIVPUR PO SATGAWAN DIST KODARMA, Address2 - , , , Jharkhand PAN No.: GEHPS7663E,Permission Case No.- | Yes | Ravi Sagar Address:- 50, Pipal Tal, Saida Bazar Hilsa, Hilsa, Hilsa, , Nalanda, 801302, , Bihar, India | PURCHASER Age:35 |   |  |

Identification:

| Sr.NO | Party Name and Address | Photo | FingerPrint | Signature |
|-------|--|---|---|---|
| 1 | MOHAN JHA S/o-D/o RAM CHANDRA JHA Address1 - FLAT NO 06 GANGA APARTMENT NIRANJAN SINGH COMPLEX DIMNA ROAD MANGO JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: |  |  |  |

Witness:

I/We individually/Collectively recognize the Seller(S) and Buyer(s)

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|---|-------|-------|-----------|
| 1 | SHALU KUMARI Address1 - 5/12 5TH FLOOR NAVLAKHA APARTMENT RD NO 5 WEST LAYOUT PS SONARI JAMSHEDPUR, Address2 - , , , Jharkhand | | | |





Signature of Operator



Seal and Signature of Registering Officer




Above signature & thumb Impression are affixed in my presence

Above mentioned, (KUSUM JHA), has/have admitted the execution before me. He/ She/ They has / have been identified by (MOHAN JHA) Son/Daughter/Wife of (RAM CHANDRA JHA) resident of (FLAT NO 06 GANGA APARTMENT NIRANJAN SINGH COMPLEX DIMNA ROAD MANGO JAMSHEDPUR) and by occupation (Service).

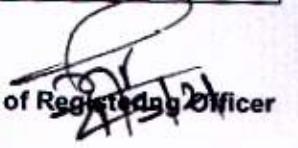


Signature of Registering Officer



Date:- 04-Mar-2021

Seal and Signature of Registering Officer







Token No.: 20210000026151

CERTIFICATE

Office of the District SRO - Jamshedpur

This **Sale Deed** was presented before the registering officer on date **04-Mar-2021** by **KUSUM JHA**, S/O, D/O,
W/O **MOHAN JHA** resident of FLAT NO 06 GANGA APARTMENT NIRANJAN SINGH COMPLEX DIMNA ROAD
MANGO JAMSHEDPUR ,.

This deed was registered as Document No:- **2021/JSR/1144/BK1/1053** in Book No :- **BK1**, Volume No :- 201
from Page No :- 413 to 512 at, office of **District SRO - Jamshedpur**

Date:- **04-Mar-2021**


Registering Officer