



सत्यमेव जयते

# INDIA NON JUDICIAL Government of Jharkhand

## e-Stamp

Certificate No.	: IN-JH26856925751522S
Certificate Issued Date	: 22-Feb-2020 10:32 AM
Account Reference	: SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference	: SUBIN-JHJHSHCIL0139280417845256S
Purchased by	: LALITA DEVI
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 18,50,000 (Eighteen Lakh Fifty Thousand only)
First Party	: NA
Second Party	: LALITA DEVI
Stamp Duty Paid By	: LALITA DEVI
Stamp Duty Amount(Rs.)	: 10 (Ten only)



*Received  
Rangana K...*

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

*24/2/20*  
*2020/23254*  
*24-2-2020*



*Satyamath Gope.*

*Sagan Gerson*

*Krishna Gope*

*24/2/2020*

*2020/JSR/931/BKIT/829*

0005571744

### Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at [www.sholestamp.com](http://www.sholestamp.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.



12/10/2020

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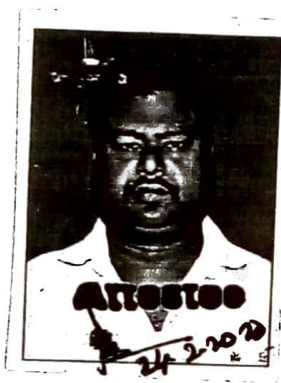
Satyanath Gope  
24/2/2020

अनुपम मूल्योक्तन सूची से  
जांचा एंव सही राया।  
19/6/2020



General Kumar Dagar  
Inspector

अनुपम मूल्योक्तन सूची से  
जांचा एंव सही राया।  
24/2/2020



Sagar Gour  
24/2/2020



General Kumar Dagar  
Inspector

अनुपम मूल्योक्तन सूची से  
जांचा एंव सही राया।

जिला अन्तर्गत विचारात्त  
जमिंदारी...  
24/2/2020

जिला अन्तर्गत विचारात्त  
जमिंदारी...  
24/2/2020

Sagar Gour  
Krishnagofe

**SALE DEED**

THIS DEED OF SALE IS MADE ON THIS THE 24<sup>th</sup> DAY OF 'FEBRUARY' 2020 AT JAMSHEDPUR; BY:

- 1) SHRI SATYANATH GOPE, son of Late Govind Chandra Gope, (PAN - ALMPG8502C and UID No.2086 2118 4751),
- 2) SHRI SAGAR GOUR, son of Late Govinda Gour, (PAN - AGZPP-6565E and UID No.2970-74374329 and
- 3) SHRI KRISHNA GOPE, son of Late Govind Gope, (PAN - ARUPG-1924G and UID No. 4090-7681 5763,

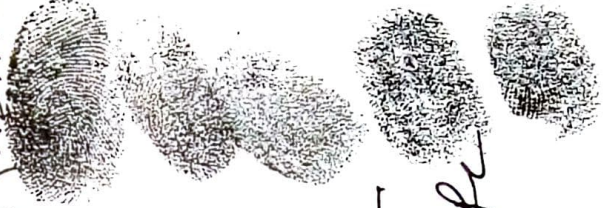
Handwritten signatures and notes on the left side.

Krishnagofe



**Sanjay Kumar Dey**  
Advent

Krishna gope



Satyawati Gope.

Sayan Ghosh

Krishna gope

24/5/2020

All by faith Hindu, by Caste Gour (Gowala), by occupation Business, by Nationality Indian, all are resident of Gour Basti, Mango, P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, State of Jharkhand, hereinafter called the **SELLERS** (which expression shall unless, excluded by or repugnant to the context, mean and include their respective heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **ONE PART**;

**IN FAVOUR OF**

**SMT. LALITA DEVI**, (PAN – ETFPD6469E and UID No.6961 4591 3051), wife of Shri Dayanand Modi; by faith Hindu, by Caste Sinduria Bania, by occupation Housewife, Nationality Indian, permanent resident of Anandpur, P.O. Pawai, Anandpur, District Lakhisarai, State of Bihar, Pin – 811309 and at present residing at H. No.50, Teacher's Colony, Dimna Road, Mango, P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin – 831012, hereinafter called the **PURCHASER** (which expression shall unless, excluded by or repugnant to the context, mean and include her legal heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **OTHER PART**.

**NATURE OF THE DEED:**

**DEED OF SALE**

**CONSIDERATION AMOUNT:**

**Rs.18,50,000/- (Rupees Eighteen lakhs fifty thousand) only.**



Satyamouh Gour

Sajen Dey

Krishna Gope

24/2/2020

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**WHEREAS**, in the Survey Khatiyon of the last Survey Settlement Operation, the entire landed property, under Khata No.128, in Plot No.3363 along with other plots of Mouza Mango, P.S. Mango, Thana No.1642, Ward No.10, MNAC, Jamshedpur, has been recorded in the name of Jogendra Gour, son of Banamali Gour and he had been in peaceful possession over the same without any interruption from any person or persons, till his death;

**AND WHEREAS**, after the death of said recorded raiyat Jogendra Gour, his aforesaid property, vested and devolved upon his three sons namely i) Govind Chandra Gope @ Govinda Gour, ii) Kripasindhu Gour and iii) Guru Charan Gour, being his surviving legal heirs and successors, each having one-third share and they were in peaceful possession over their respective share of inherited property without any interruption from any person or co-sharers;

**AND WHEREAS**, after the death of said Govind Chandra Gope @ Govinda Gour, his share of property vested and devolved upon the above named Sellers, being his sons surviving legal heirs and successors, who thus became the joint lawful owners of said inherited property of their deceased father Govind Chandra Gope @ Govinda Gour and thereafter the Sellers in order to further ensure their right, title and interest over the landed property, measuring 0-06-14 Dhus, being in Portion of New Plot No.3363, recorded under New Khata No.128 of Mouza Mango, P.S. Mango, Thana No.1642, Ward No.10, MNAC, Jamshedpur has mutated the same, in their joint names, vide Mutation Case No.683/M/ 2016-17, Order dated 22.02.2017, on the basis of succession, from the office of the Superior landlord, the State, through the Anchal Adhikari (Circle Officer), Jamshedpur and since they are paying rent for the aforesaid property and obtained rent receipt in their joint names, entered in Volume No.28, Page No.110;

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**AND WHEREAS**, the Sellers above named, purchased, all that piece and parcel of raiyati land, measuring an area 0-1-10½ Dhurs, more or less, being in Portion of Plot No.3363, recorded under Khata No.128 of **Mouza Mango**, P.S. Mango, Survey Ward No.10, JNAC (Mango), Town Jamshedpur, District Sub-Registry Office at Jamshedpur, District East Singhbhum, for valuable consideration amount, by means of a registered Sale Deed, bearing Deed No.5964, dated 12.12.2001, from its previous lawful owner Shri Kripasindhu Gour, son of Late Jogendra Gour;

**AND WHEREAS**, similarly, the Sellers above named, also purchased, all that piece and parcel of raiyati land, measuring an area 0-5-6 Dhurs i.e. 3813.33 Sq.ft., more or less, being in Portion of Plot No.3363, recorded under Khata No.128 of **Mouza Mango**, P.S. Mango, Survey Ward No.10, JNAC (Mango), Town Jamshedpur, District Sub-Registry Office at Jamshedpur, District East Singhbhum, for valuable consideration amount, by means of a registered Sale Deed, bearing Deed No.4664, dated 03.09.2003, from its previous lawful owner Shri Kripasindhu Gour, son of Late Jogendra Gour;

**AND WHEREAS**, the Sellers in order to further ensure their right, title and interest over the aforesaid respective purchased property, has mutated the same, in their joint names, vide Mutation Case No.551/M/ 2016-17, Order dated 09.11.2016, from the office of the Superior landlord, the State, through the Anchal Adhikari (Circle Officer), Jamshedpur and since the Sellers are paying rent for the aforesaid property and obtained rent receipt in their joint names, entered in Volume No.28, Page No.110;

**AND WHEREAS**, since acquiring the aforesaid respective lands, the Sellers above named have been in joint peaceful physical possession and occupation of the same, as absolute and lawful owners thereof, without any let, hindrance



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24/2/2020

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or interruption from any other person or persons, by exercising all acts of ownership thereto;

**AND WHEREAS**, the Sellers, being in urgent need of money, voluntarily expressed their intent of selling the Schedule below property and having come to know the intention of the Sellers, the Purchaser hereof has approached to them and after inspected the land at site, all title documents and relevant papers etc. and having fully satisfied to her proposed and offered to purchase the same on a consideration amount of **Rs.18,50,000/- (Rupees Eighteen lakhs fifty thousand) only**;

**AND WHEREAS**, on the aforesaid approach made by the Purchaser, the Sellers have agreed to sell their said property, more fully described in the Schedule below, by this Sale Deed, on a total consideration amount of **Rs.18,50,000/- (Rupees Eighteen lakhs fifty thousand) only**;

**NOW THIS DEED OF SALE WITNESSETH:**

- 1) THAT, in pursuance of the above and in consideration of the aforesaid sum of **Rs.18,50,000/- (Rupees Eighteen lakhs fifty thousand) only**, paid by the purchaser to the sellers, details given in Mode of Payment, herein below mentioned, the receipt of which sum the sellers do hereby admit and acknowledge as full, final and highest consideration amount of the schedule below land and do hereby sale, convey, transfer and deliver the same, together with all its right, title, interest and possession, privileges and advantages the seller here before enjoyed over the scheduled property **UNTO AND TO THE USE** of the purchaser, absolutely and forever.
- 2) THAT, from today, the sellers have also delivered the physical possession of the schedule below property in favour of the purchaser and the purchaser

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24/2/2020

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from this day shall possess and enjoy the schedule below land as its absolute owner in every possible manner with power to dispose of the same in any manner she likes, without any let or hindrance of the sellers, their heirs or any other person/s claiming through them.

- 3) THAT, the schedule below property hereby sold and transferred in favour of the purchaser, is free from all encumbrances, liens or charges and prior to this transfer the sellers have not sold or otherwise alienated the same or part thereof to any other person(s) and if for any defect of title or possession of the sellers over the schedule below land the purchaser suffers any loss due to dispossession from the same or part thereof then the sellers shall remain liable to compensate all such losses sustained to the purchaser.
- 4) THAT, the Purchaser shall or may construct other house and/ or other structures, whatsoever she likes, over the schedule below plot of land or part thereof at her absolute discretion and take electricity; water connection from the concerned authority in her own name.
- 5) THAT, henceforth the purchaser shall be at liberty to mutate her name in the Office of the landlord, the State of Jharkhand, through the C.O., Jamshedpur and the Purchaser shall also be at liberty to has or get her name registered in the Office of Mango Notified Area Committee/ Mango Nagar Nigam or any other concern authority and accordingly shall pay the Municipal/ Holding and/or ground rent, other charges/ taxes etc. in respect of the scheduled property, in her own name.
- 6) THAT, the sellers hereby also assure the purchaser that they shall, at the cost of the person (s) requiring the same, execute any other document(s), if so required, in respect of the schedule below landed property to further ensure the right, title and interest of the purchaser over the same.



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Krishna Gour

24/2/2020

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7) THAT the sellers have handed over all relevant documents in respect of the schedule below property to the purchaser.

### SCHEDULE

(Description of the property hereby sold)

ALL THAT piece and parcel of raiyati homestead land, measuring an area **0-2-0 (Two) Kathas or 3.30 Decimals**, being in Portion of New Survey Plot No.3363, recorded under New Survey Khata No.128, situated in **Mouza MANGO**, P.S. Mango, Thana No.1642, Survey Ward No.10, MNAC, bearing Holding No.0100000029000M0, Town Jamshedpur, Anchal/ Block at Mango, Jamshedpur, District Sub-Registry Office at Jamshedpur, District East Singhbhum, Pargana Dhalbhum, State of Jharkhand;

Which is bounded by:

North : Portion of Plot No.3362;

South : 12'ft. wide Road;

East : Sagar Gour;

West : Mahendra Sahu and another.

Annual rent payable to the Landlord, the State of Jharkhand, through the C.O., Mango, Jamshedpur.

The schedule above property is situated at Branch Road.

The land aforementioned is shown in RED COLOUR in the map enclosed herewith, which will be treated as a part of this Sale Deed.

### Mode of Payment

The Purchaser has paid the total consideration amount of **Rs.18,50,000/- (Rupees Eighteen lakhs fifty thousand) only**, to the Sellers, in the following manner :-



Satyamati Gore  
Sagar Laxar  
Kishma Gore  
24/2/2020

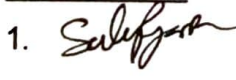
<u>Date</u>	<u>Mode</u>	<u>Amount (in Rs.)</u>
20.12.2019	vide Cheque No.082480	1,00,000/-
24.12.2019	vide Cheque No.082483	1,00,000/-
29.01.2020	vide Cheque No.082484 All Cheques drawn on Bank of India, Dimna Chowk Branch.	3,50,000/-
10.02.2020	Vide Cheque No.585674 of PNB Housing Finance Ltd.	13,00,000/-
<b>Total :</b>		<b>18,50,000/- only.</b>

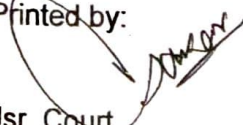
IN WITNESS WHEREOF, the Sellers have hereunto signed at Jamshedpur, on this Deed of Sale on the day, month and year first above mentioned.

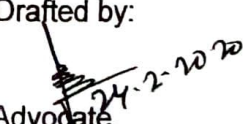
Read over and explained the contents of this Deed to the Sellers and they have admitted all the contents to be true and correct.

  
24-2-2020  
Advocate

**WITNESSES:**

-  Suman Kumar Laxar  
Sp- Dayanand Meadi Adal. H.V.51 Teachers Colony  
Gour Basti Manya Jamshedpur
- Besly Gore Late Dhanu Gore Manya  
Gour Basti

Printed by:  
  
Jsr. Court

Drafted by:  
  
24-2-2020  
Advocate.

Satyamath Gore

Saigamshyan

Krishnagore

24/2/2020

10

**NAME OF THE PURCHASER :**

**SMT. LALITA DEVI**



*Lalita Devi*



*24/2/20*

**Smt Lalita Devi**  
*(Signature)*

Signature and left hand fingerprints of the Purchaser.

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

*(Signature)*  
Advocate. *24-2*



अधिसूचित क्षेत्र जमशेदपुर

डि संख्या - 10

वाटर संख्या - 9

राजस्व थाना - धारबिल्डा

बिल्डा - सिंहभूम

पैमाना - 1 से.मी. = 20 मी.

सन - 1970-71 ई.

काठ रंग चिह्नित प्लॉट नं. 3363 का अंश रकबा 0-2-0 Katha 3.30 Decimel  
श्रवाता नं. - 128

Boundary: -

NORTH - Plot no 3362

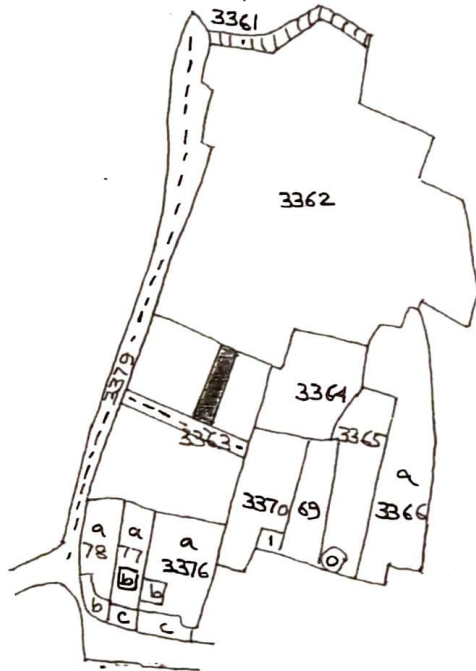
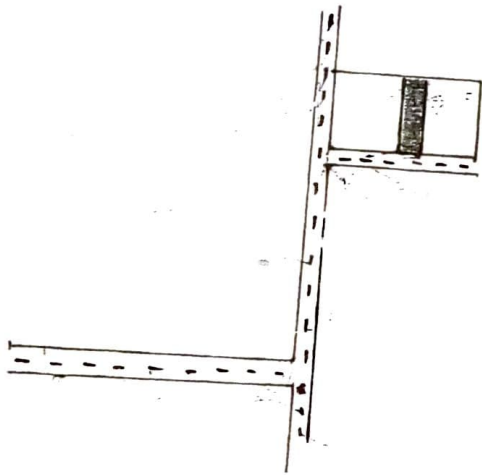
SOUTH - 12'-0" Road

EAST - Sagar gowr

WEST - Mahendra Sah and  
Mankej

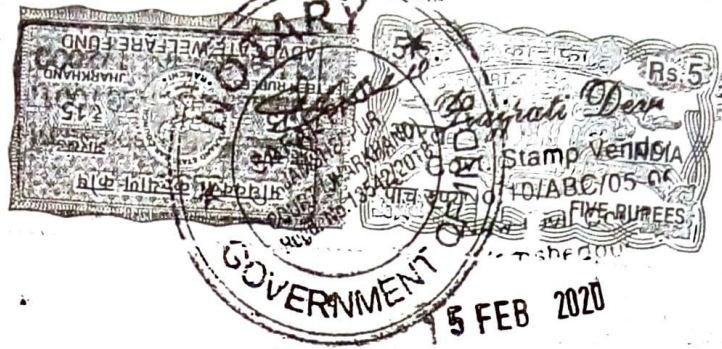
Satyant 6/10 R.

Sagar gowr  
Krishmagore



N.N. Raut Land Survey  
Amin ~~Raut~~  
Nityananda Raut  
Mango J.S.R

DBA/AF/JSR/4/19/BO- 8795



# AFFIDAVIT

I, Lalita Devi w/o Daya ram Modi  
By faith Hindu by Nationality Indian, resident of Anand Purdit  
Sadhigani Athan, Teachers Colony, Dinning Road, Mayo - RA

District East Singhbhum, Jharkhand, do hereby solemnly affirm and declare as follows:-  
1. That I am the Purchaser/s of the property i.e land/house/flat, situated at \_\_\_\_\_  
Mours - Mayo  
JR under this sale deed.

2. That previously I have not taken any benefits regarding registration of sale deed by the notification of state of Jharkhand, vide its Notification Ref.No.499 for stamp duty and vide its No.500 for registration fees, both dated 19.06.2017

3. That I intend to get the sale deed registered in my name in the registering authority at Jamshedpur in first time in respect of the aforesaid property as per notification of the State Govt.Jharkhand

4. That I swear this affidavit to declare the above facts and to produce the same before the Registration office.

Identified by  
Sri Deepen K. Bera  
Advocate, Jamshedpur

**Verification**  
The statements made above true to the best of my/our knowledge belief and information and I/we sing on \_\_\_\_\_ at Jamshedpur

15 FEB 2020



Notary Public,  
Jamshedpur

Safal Paul  
**NOTARY**  
**SAFAL PAUL**  
JAMSHEDPUR COURT  
(JHARKHAND)

ललिता देवी



Department  
Kno to name

[Signature]  
Advocate  
24/2/2020

15 FEB 2020





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Unique Identification Authority of India  
Government of India

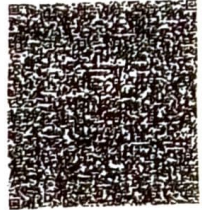
नामांकन क्रम/ Enrolment No.: 2760/00599/01621

Download Date: 30/01/2019

To  
सत्य नाथ गोप  
Satya Nath Gope  
S/O Govind Chandra Gope  
180  
POST OFFICE ROAD GOUR BASTI MANGO  
JAMESHPUR  
Mango  
Purbi Singhbhum Jharkhand - 831012  
9234306727

Generation Date: 29/01/2019

Validity: unknown



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

2086 2118 4751

VID: 9153 8835 3194 7550

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



सत्य नाथ गोप  
Satya Nath Gope  
पंज तिथि/DOB: 13/12/1981  
पुल्ल/ MALE

2086 2118 4751

VID: 9153 8835 3194 7550

मेरा आधार, मेरी पहचान

Satyanath Gope

Jelu



भारत सरकार  
Government of India



Sagar Gour  
Year of Birth : 1976  
Male



2970 7497 4325

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Address:  
S/O: Govind Chandra Gope, 130 old GOUR BASTI, Mango  
Jamshedpur, Bahar Dari, East Singhbhum, Mango,  
Jharkhand, 831012

2970 7497 4325

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Sagar Gour

Sellu





भारतीय विशिष्ट पहचान प्राधिकरण  
**भारत सरकार**  
 Unique Identification Authority of India  
 Government of India

नामांकन क्रम / Enrollment No 1124/30064/05936

To,  
 कृष्णा गोप  
 Krishna Gope  
 S/O G.C.Gope  
 GOUR BASTI MANGO  
 JAMESHPUR  
 Mango Purbi Singhbhum  
 Jharkhand 831012

Ref: 457 / 08E / 314780 / 314925 / P



UE428644298IN



आपका आधार क्रमांक / Your Aadhaar No. :

**4090 7681 5763**

**आधार — आम आदमी का अधिकार**



भारत-सरकार  
 GOVERNMENT OF INDIA



कृष्णा गोप  
 Krishna Gope  
 जन्म वर्ष / Year of Birth : 1975  
 पुरुष / Male



**4090 7681 5763**

**आधार — आम आदमी का अधिकार**

*Krishna gope*


*Sellu*

 भारत सरकार  
GOVERNMENT OF INDIA

 ललिता देवी  
Lalita Devi  
जन्म तिथि/ DOB: 01/01/1952  
महिना / FEMALE

6961 4591 3051

आधार-आम आदमी का अधिकार

 भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:  
W/O दयानंद मोदी,  
आनंदपुर, पोस्ट-पवाई,  
आनंदपुर, लखीसराय,  
बिहार - 811309

Address:  
W/O Dayanand Modi, Anandpur,  
post-pawai, Anandpur, Lakhisara,  
Bihar - 811309

6961 4591 3051

Aadhaar-Aam Admi ka Adhikar

ललिता देवी



भारत सरकार  
Government of India

बासु गोप  
Basu Gope

जन्म वर्ष / Year of Birth : 1969  
पुरुष / Male

9489 2571 3195

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पता: S/O: धिरण गोप, एच.नं-126, Address: S/O: Dhiran Gope, H.No-126,  
पोस्ट ऑफिस रोड, गौर बस्ती, मंगो, Post Office Road, Gour Basti, Mango,  
जमशेदपुर, बाहर दरी, मंगो, पूर्वी Jamshedpur, Bahar Dari, Mango, East  
सिन्धु, झारखण्ड, 831012 Singhbhum, Jharkhand, 831012

9489 2571 3195

1947 1200 300 1547 help@uidai.gov.in www.uidai.gov.in

Basu Gope

wiknes

भारत सरकार  
Government of India



सुमन कुमार रंजन  
Suman Kumar Ranjan  
जन्म तिथि/DOB: 01/01/1990  
पुल्ल/ MALE



6186 8063 6547

VID: 9197 7444 6776 7184

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

**पता:**  
S/O Dayanand Modi, Station Road  
Gamharia, Near Adarsh Vidyalaya,  
Gamharia, Seraikela-Kharsawan,  
Jharkhand - 832108

**Address:**  
S/O Dayananda Modi, Station Road  
Gamharia, Near Adarsh Vidyalaya,  
Gamharia, Seraikela-Kharsawan,  
Jharkhand - 832108



6186 8063 6547

VID: 9197 7444 6776 7184

QR Code with Photograph

*S. S. S.*

*S. S. S. g. d. e. n. t. h.*