



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 5863af5a4b9a8c7eb086

Receipt Date : 09-Mar-2021 08:22:07 pm

Receipt Amount : 40000/-

Amount In Words : Forty Thousands Rupees Only

Token Number : 20210000031745

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : GOUR CHANDRA SAHU (Vendee)

GRN Number : 2104918551

Moonju Bhattacharya



:- For Office Use :-

Dehant
for receipt
Janki
10-03-21



2021/JSR/1307/BK1/1201

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।

यह न किशो प्रकर 2 की सेवा जहाँ की शर्त है।

गौर चन्द्र साहू

slw
10,00,000

ps
maje

slw
10,000

35
10/3



ATT
S. N. SARKAR

Manju Bhattacharjee
10/3/21

288 अ
1165
रिजि के री नर

नियम 21 के अर्धीन प्राक्का: भारतीय स्ताम्प-सधिनियम
(इंस्ट्रुप्शन स्ताम्प ऐक्ट), 1889 को अनुसूची
1 या 1क, उ... 2... के अर्धीन
प्रयावत् स्ताम्प-सधिया (स स्ताम्प-शुल्क
के विमुक्त या स्ताम्प-शुल्क अपेक्षित नहीं)

जिला अवर निबन्धक

उपस्थित दस्तावेज में लेख्यकारी / प्रिन्सपल
जाति के... अंकित की गई है।
छोटानागपुर एररकारों इधिनियम : 1938
की धारा 46(2) के अन्तर्गत नहीं है।

न्यूनतम मूल्यांकन सूची
जौचा एव सही पाया

SALE DEED

Teachyoff

THIS DEED OF SALE IS MADE ON THIS THE 10 DAY OF MARCH
2021, AT JAMSHEDPUR, BY :-

AP 1 30,000 =
HR 3 =
PR 1 =

MRS. MANJU BHATTACHARJEE, wife of Mr. Bishnu Charan
Bhattacharjee, by faith-Hindu, by Caste - Brahmin, by Occupation
Housewife, Nationality - Indian, resident 130, Sukiha Road. 10
No.Basti Golmuri, P.S. Golmuri, Town Jamshedpur, District East
Singhbhum, Jharkhand, hereinafter called the "**SELLER**" (which
terms or expression shall unless excluded by or repugnant to the
context be deemed to include her heirs executors, administrators,
legal representatives and assigns) of the **One Part;**

UID No.:- 2948 1136 8566, PAN :- CCQPB0473G

IN FAVOUR OF

MR. GOUR CHANDRA SAHU, Son of Late Mahabir Prasad Sahu, by
faith - Hindu, by Caste- Roniyar Bania, by Occupation - Business,

10/3/21
दस्तावेज जौचा



ATTORNEY
S.N.
ADVOCATE, ...

Manju Bhatnagar
10/3/21



निम्न सूची के अधीन लेखकों के द्वारा प्रस्तुत दस्तावेजों में से एक को
 प्रमाणित करने के लिये 20..... के अधीन लेखकों के दस्तावेजों में से एक को
 प्रमाणित करने के लिये 10/3/2021 10/3/21
 प्रमाणित करने के लिये 10/3/2021 10/3/21

निम्न-पदाधिकारी के हस्ताक्षर
 10/3/2021



Manju Bhattacharya
10/3/21

-3-

Nationality - Indian, resident of Vill + P.O. + Panchyat and P.S. Chowka, District Seraikela- Kharsawan, Jharkhand, hereinafter called the "PURCHASER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to include his, heirs executors, administrators, legal representatives and assigns) of the **Other Part;**

UID No.:- 9896 0419 8521, PAN :-DWYPS2547M

NATURE OF DEED : SALE DEED.

CONSIDERATION MONEY : Rs. 10,00,000/- (Rupees ten lakhs) only.

WHEREAS, the Seller is the sole, absolute and lawful owner of all that piece and parcel of land measuring 930 Sq.ft. i.e. 0 -1-06 Dhur (one Kathas six Dhur) i.e. 2.13 Decimals, being in portion Plot No. 1165, recorded under Khata No.288, in Mouza- DIMNA, Survey Ward No.9, MNAC, Holding No.0090004942000M0, Survey Thana No. 1643, P.S. Mango, now M.G.M. Medical College, Town Jamshedpur, District East Singhbhum, District Sub-Registry Office at Jamshedpur, morefully described in schedule below;

AND WHEREAS, the above named seller has purchased the aforesaid land morefully described in the schedule below, along with other land from its previous lawful owner as well as municipal recorded raiyat namely Pratima Rani Sarkar, wife of Bama Pada Sarkar, resident of Mango, Post Office Road, P.O. and P.S. Mango, Jamshedpur, District East Singhbhum, by means of Registered Sale Deed, bearing Sale Deed No. 374 (Sl. No. 452), Dated 18.01.1989, Registered at District Sub Registry Office Jamshedpur, and since purchased the present seller came in physical possession over the aforesaid land morefully described in the schedule below and she has been in peaceful possession over the same, without any interruption from anybody by exercising all acts of ownership thereof with power to dispose of the same in any manner whatsoever she likes;

-4-
Manju Bhattacharya
10/3/21

AND WHEREAS, the present Seller got mutated her name in the Office of the Anchal Adhikary (C.O.) Jamshedpur, vide Mutation Case No. 767/C/756 of 2008-2009, Dated 29.08.2008 in respect of aforesaid landed property morefully described in schedule below along with other land and paying ground rent etc. for the same in her name by obtaining rent receipt from the said Office as such her name has been noted in Vol. No.25, Page No. 26, in Register-II of the said Office (now C.O. Mango);

AND WHEREAS, now being in urgent need of money the Seller has agreed with the Purchaser for ABSOLUTE SALE of the said landed property fully mentioned in the schedule below for a total consideration amount of Rs. 10,00,000/- (Rupees ten lakhs) only and the Purchaser has also agreed to purchase the same at that price;

AND WHEREAS, the above named Seller agreed to execute this Sale Deed in favour of the Purchaser with respect to the aforesaid Land, morefully described in Schedule below on the following terms and conditions:-

NOW THIS SALE DEED WITNESSETH AS FOLLOWS :-

1. That in consideration of the said sum of Rs. 10,00,000/- (Rupees ten lakhs) only paid by the Purchaser to the Seller, the receipt of which is hereby admitted and acknowledged, as full and final payment in respect of sale of the said landed property, fully mentioned in the Schedule below by the Seller, the Seller do hereby absolutely sell, convey, transfer the all that property mentioned in the Schedule below in favour of the Purchaser by this Sale Deed TO HAVE AND TO HOLD THE same unto the Purchaser or his heirs, successors without any interruption from the side of the Seller or any person/s claiming under her together with all the right, title, claim and interest which

Contd...5/

Mangla Bhattacharya
10/3/21

-5-

the Seller here before enjoyed in respect of the landed property mentioned in the Schedule below.

2. That, the Seller has given vacant possession in the aforesaid land in question hereby sold, fully described in schedule below to the Purchaser and the Seller or her heirs and successors will not be able to raise any claim in the said landed property hereby sold, fully described in schedule below in future for any reason whatsoever.

3. That, henceforth the Purchaser will also be entitled to mutate his name in respect of the said land hereby sold fully described in schedule below to the sherista of the said landlord State Jharkhand through the C.O. Mango (Jamshedpur) and shall pay rent for the same in his own name.

4. That from this day all the right, title, claim and interest of the Seller in the property mentioned in the Schedule below shall cease to exist and will vest in the Purchaser and the Purchaser will become the absolute owner thereof from this day and the purchaser will also be entitled to sell, gift, mortgage etc. or any kind of transfer the aforesaid property hereby sold, fully described in schedule below.

5. That the land mentioned in schedule below hereby conveyed by this Sale Deed is free from all encumbrances, charges and liens.

6. That the Seller hereby declare that she has good and perfect title over the said land mentioned in the schedule below which she has not sold, charged or transferred the same in any way to any one else prior to this Sale Deed.

7. That the Seller hereby agree to keep the purchaser harmless and indemnified from all losses, expenses and costs incurred or suffered the purchaser arising out of any defect in title of the Seller over the said property morefully described in the schedule below.

Manju Bhattacharya
10/3/24

x

-6-

8. That the Seller has delivered all the relevant documents (Photo copies) in connection with the Schedule below property to the Purchaser.

SCHEDULE

(Description of land hereby sold)

ALL THAT piece and parcel of homestead Vacant land measuring an area 930 Sq.ft. i.e. 0-1-06 Dhur (one Kathas six Dhur) i.e. 2.13 Decimals, being in portion Plot No. 1165, recorded under Khata No.288, in Mouza-DIMNA, Survey Ward No.9, MNAC, Holding No.0090004942000M0, Survey Thana No. 1643, P.S. Mango, now M.G.M. Medical College, Town Jamshedpur, District East Singhbhum, District Sub-Registry Office at Jamshedpur, which is bounded by:-

SIDE	BOUNDARY	MEASUREMENT
North :	Goutam Mandal	50' 3"
South :	Rasta	50' 5"
West :	Ghosh Ji	19'
East :	Rasta	18'

Holding No. 009000494000M0
Rent Receipt Vol. No 25 & Page No. 26
Location of the land shown in Red color in the Sketch map annexed herewith which shall form part of this deed.

Annual Rent :- Rs.52/- payable to the landlord, the state of Jharkhand, through the C.O. Mango (Jamshedpur)

MEMO OF CONSIDERATION

The consideration money of Rs.10,00,000/- (Rupees ten lakhs) only has been paid by the Purchaser to the Seller Vide R.T.G.S. Drawn on Jharkhand Rajya Gramin Bank;

IN WITNESS WHEREOF, the Seller executing this sale deed on this the date, month year, mentioned above.

Manju Bhattacharya

Manju Bhattacharya
10/10/21

Read over and explained the contents of this deed to executants who admits the same to be true and correct.

Witnesses :

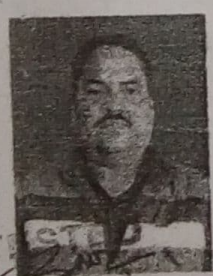
1. Sajay Premi 5/0 Ajay Premi
NH-33 Kumrum Bosti Mangra
2. Bishu Charan Bhattacharya
Late Shri D.M. Bhattacharya

TYPED BY 130 Sukhla Rao

DRAFTED BY

JSR. COURT. 10th Bosti P.O. Golam Advocate J.S.R. COURT.
Jamshedpur 831003

PURCHASER



ATTESTED
S.N. SARKAR
ADVOCATE, JSR. COURT

5/12/21

Certified that the finger prints of the left hand of each person whose photographs are affixed in this document have been taken by me.

Advocate

MANGO NAGAR NIGAM, MANGO

HOLDING TAX DEMAND
(THIS IS NOT PAYMENT RECEIPT)

Department / Section : Revenue Section
Account Description : Holding Tax & Others
Assessment Type : Mutation
Property Type : Independent Building

Ward No : 9

SAF No. : SAF648613200321100307
Old Holding No. : 0090004942000M0
Print Date Time : 20-03-2021 15:52

Name : GOUR CHANDRA SAHU
Gurdian Name : C/O:-
Address : SHANTI VIHAR COLONY DIMNA MANGO JAMSHEDPUR
Mobile No: 9122884076 [To Update please call tollfree no 18002586545]

Yearly Tax Details

ARV	Effect From	Yearly Tax
27090	4/2020-2021	540.00

From	Upto	Arrear Amount	Current Amount	Additional Tax	Penalty	Advance Amount	Total Dues
FY : 2020-2021 QTR : 4	FY : 2020-2021 QTR : 4	0.00	56.00	0.00	0.00	0.00	56.00

Total Demand 56.00

Total Demand (in Words) Fifty-Six Rupees Only

Note:-

- Avail 5% rebate on yearly Holding Tax Amount by paying the tax before 30th June of the Financial Year . After 30 June Penalty @1% Per Month will be levied.
- This is only demand and not Payment Receipt .(यह भुगतान नहीं, मांग रसीद है।)
- Please take payment receipt from tax collector if payment is made against this demand.
- You will receive SMS in your registered Mobile no. for amount paid. If SMS is not received verify your paid amount by calling toll free no. 18002586545

For Details Please Visit : suda.jharkhand.gov.in
or Call us at 18002586545

Issued by : MANGO NAGAR NIGAM

In Collaboration With
Sparrow Softech Pvt. Ltd.



Document Registration Summary 1

Date :-10-Mar-2021

- Government/Market Value: ₹860300/-
- Transaction Amount: ₹1000000 /-
- Paid Stamp Duty: ₹40000 /-

Receipt : 456448

Receipt Date : 10-03-2021

Presenter Name: -

On Date 10-03-2021 Presented at District SRO -
Jamshedpur
Signature of Presenter

Manju Bhattacharjee
District SRO - Jamshedpur

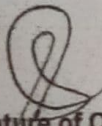
PR	₹1
SP	₹1080
LL	₹3
A1	₹30000
Stamp Duty	₹40000

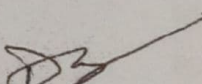
Total ₹71084

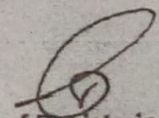
Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	40000	40000	0	GRAS	GourChandraSahu	GRN Number : 2104918551 DEPT Transaction Id : 5863af5a4b9a8c7eb086 Transaction Type :	40000
PR	1	1	0	GRAS	ManjuBhattacharjee	GRN Number : 2104938747 DEPT Transaction Id : 48d95656a77a98788b44 Transaction Type :	1

	1080	1080	0	GRAS	ManjuBhattacharjee	GRN Number : 2104938747 DEPT Transaction Id : 48d95656a77a98788b44 Transaction Type :	1080
A1	30000	30000	0	GRAS	ManjuBhattacharjee	GRN Number : 2104938747 DEPT Transaction Id : 48d95656a77a98788b44 Transaction Type :	30000
LL	3	3	0	GRAS	ManjuBhattacharjee	GRN Number : 2104938747 DEPT Transaction Id : 48d95656a77a98788b44 Transaction Type :	3
Sub Total	71084	71084	0				

Article : Sale Deed Number of Pages : 72


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 :- 20210000031745

Deed Type	Sale Deed
Number of Pages	72
Fee Details	Stamp Duty :- Rs. 40000, PR :- Rs. 1, SP :- Rs. 1080, A1 :- Rs. 30000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.860209/- ,Transaction Amount :- Rs.1000000/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Dimna Location :- Other Road, Dimna Property Boundaries :- East: Ghosh Ji, West: Rasta, South: Rasta, North: Goutam Mandal Volume Number - 25Page Number - 26Khata Number - 288Plot Number - 1165Holding Number - 0090004942000MOWard Number - 9 Area Of Land :- 2.13 Decimal


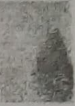


Sh./Smt.MANJU BHATTACHARJEE s/o/d/o/w/o Bishnu Charan Bhattacharjee
has presented the document for registration in this office
today dated :- 10-Mar-2021 Day :- Wednesday Time :- 16:55:40 PM





MANJU
BHATTACHARJEE(Individual)

Party Name	Document Type	Document Number
MANJU BHATTACHARJEE	PAN/UID	CCQPB0473G

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

Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
MANJU BHATTACHARJEE Address1 - 130, Sukhia Road, 10 No. Basti, Golmuri, P.S. Golmuri, Town Jamshedpur, District East Singhbhum, Address2 - , , Jharkhand PAN No.: CCQPBO473G, Permission Case No.-	Yes	Manju Bhattacharjee Address:- 130, , Sukhia Road, 10 No Basti, Jamshedpur, Golmuri, , East Singhbhum, 831003, , Jharkhand, India		SELLER Age:53			Manju Bhattacharjee
GOUR CHANDRA SAHU Address1 - Village and P.O. and P.S. and Panchyat Chowka, District Seraikella Kharsawan, Address2 - , , Jharkhand PAN No.: DWYPS2547M, Permission Case No.-	Yes	Gour Chandra Sahu Address:- , , PANCHAYAT CHOWKA POST CHOWKA, CHOWKA, , Seraikela-kharsawan, 832404, , Jharkhand, India		PURCHASER Age:50			Gour Chandra Sahu

Identification:

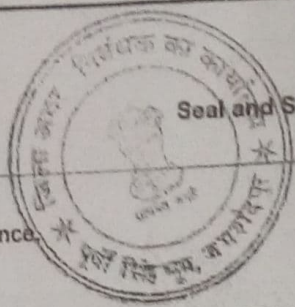
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	SANJAY PRAMANIK S/o-D/o Ajay Pramanik Address1 - NH 33, Kumrum Basti, Mango, P.O. Azadnagar, Jamshedpur, Address2 - , , Jharkhand PAN No.:			Sanjay Pramanik

Witness:

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

Party Name and Address	Photo	Thumb	Signature
BISHNU CHARAN BHATTACHARJEE Address1 - House No. 130, Sukhia Road, 10 No. Basti, Golmuri, Jamshedpur, Address2 ... Jharkhand			

Signature of Operator



Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**MANJU BHATTACHARJEE**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**SANJAY PRAMANIK**) Son/Daughter/Wife of (**Ajay Pramanik**) resident of (**NH 33, Kumrum Basti, Mango, P.O. Azadnagar, Jamshedpur**) and by occupation (**Business**).



Signature of Registering Officer

Date:- 10-Mar-2021

Signature of Registering Officer