



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 70c6eef06d07be34f503

Receipt Date : 30-Nov-2020 02:26:42 pm

Receipt Amount : 48000/-

Amount In Words : Forty Eight Thousands Rupees Only

Token Number : 20200000103793

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : NIRMAL SINGH (Vendee)

GRN Number : 2002966918

Byjumbo
ak



-: For Office Use :-

Deface
32-10/11
An21

नियम 21 के अर्धीन शास्त्रः भारतीय शास्त्र-प्रणियम
(इंडियन शास्त्र प्रणियम के अन्तर्धी
1 या 10, 20 के अर्धीन
प्रशासित शास्त्र प्रणियम के अन्तर्धी
से विमुक्त या शास्त्र प्रणियम के अन्तर्धी नहीं)।



2020/JSR/3603/BK/3283

निर्वाह-प्रदाधिकारी

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।

इस रसीद के आदमन से पूर्व से कोई खेवा नहीं ली गई है,

Rajender Kour

Sales
12,000

PS
mayo

shu
48,000

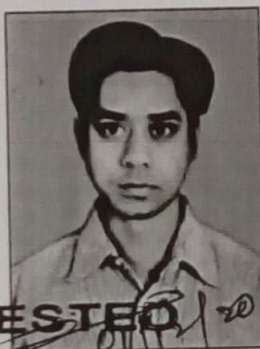


Majumdar
01/12/20



ATTESTED

A. K. PRADHAN
ADVOCATE
CIVIL COURT, JAMSHEDPUR



Abhishek
(Abhishek Majumdar)
01/12/20



ATTESTED

A. K. PRADHAN
ADVOCATE
CIVIL COURT, JAMSHEDPUR

मूल्य 57 3 लाख
मूल्य 3280 रुके करवाने के
नियम अनुसार प्रमाणित

जन्म तिथि: 11/12/20
जन्म स्थान: JEHU
छोटा नगर, छत्तापगढ़ जिल्ला, 1908
को धारा 46(B) के अन्तर्गत नहीं है।

न्यूनतम मूल्यविनि सूची से
जोधा एव सही पाया।

Kachyad

SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE 01ST DAY OF
'DECEMBER 2020 AT JAMSHEDPUR;

BY AND BETWEEN

- 1) KAVERI MAJUMDAR, (PAN – FXFPM5583R and UID No.3898 2326 8836), wife of Late Jaganmoy Majumdar, by occupation Housewife and
- 2) ABHISHEK MAJUMDAR, (PAN – BEXPM4033B and UID No.8642 1095 4779), son of Late Jaganmoy Majumdar, by occupation Service;

Am 36,000 -
bkr 3 -
PR 1 -

दस्तावेज जोधा



ATTESTED

Munder
01/12/20



A. K. PRADHAN
ADVOCATE
CIVIL COURT, JAMSHEDPUR

कावेरी मंगल पाणि हनुमान मंगल
मंगल मंगल मंगल

11/12/2020 10/11/20

मंगल

निबंधन-पदाधिकारी का हस्ताक्षर
11/12/2020



Arjun
01/12/20

3

Arjun
01/12/20

by faith Hindu, by Caste Brahmin, by Nationality Indian, both are resident of House No.41, Ulidih, Near Payal Talkies, P.O. & P.S. Mango, Town Jamshedpur, District Singhbhum East, State of Jharkhand, Pin 831012 and No.2 at present residing at 873, Janta Flats, Presidum School, Sector-16B, Dwarka, District Court Complex, Dwarka, South West Delhi, Pin – 110075, hereinafter referred to as the **SELLERS** (which expression shall unless excluded by or repugnant to the context, mean and include their legal heirs, successors, legal representatives, executors, administrators, nominees and assigns) of the **ONE PART**;

IN FAVOUR OF

- 1) **SHRI NIRMAL SINGH**, (PAN – AIMPS9600A and UID No.4370 7622 3904), son of Late Arjun Singh, by occupation Business and
- 2) **SMT. RAJENDRA KAUR**, (PAN – ACPPK0747B and UID No.2184 4746 0099), wife of Nirmal Singh, by occupation Business;

Both by faith Sikh, by Caste Barhai, Nationality Indian, both are resident of Flat No.503, 5th Floor, Arjun Tower, New Purulia Road, Mango, P.O. & P.S. Mango, town Jamshedpur, District East Singhbhum, State of Jharkhand, hereinafter referred to as the **PURCHASERS** (which expression shall unless excluded by or repugnant to the context, mean and include their legal heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **OTHER PART**.

NATURE OF THE DEED:

DEED OF SALE

CONSIDERATION AMOUNT:

Rs.12,00,000/- (Rupees Twelve lakhs) only.

WHEREAS, the deceased husband of the Seller No.1 and father of the Seller No.2 Jaganmoy Mazumder along with one Shri Timir Chakravorty, son of Late N. C. Chakravorty, vide a registered Sale Deed, vide Deed No.4862

Qyundar
01/12/20

ashy
01/12/20

4

(Sl. No.5597), dated 17.06.1983 of Sub-Registry Office, Jamshedpur, purchased for valuable consideration amount, all that piece and parcel of raiyati homestead land, total measuring an area 696 Sq.ft. i.e. on North and South side – 22'ft., East side – 31'-10" and West side – 31'-6", being Portion of Plot No.3280, recorded under Khata No.57 of land in Survey Settlement Operation, situated in Mouza Mango, P.S. Mango, Thana No.1642, within MNAC (JNAC) Ward No.9, being Old Holding No.41, Town Jamshedpur, District East Singhbhum, from its previous and lawful owner and recorded raiyat Mrs. Kamala Devi, wife of Late Mata Prasad and since its purchase, the said Jaganmoy Mazumder and his co-purchaser Shri Timir Chakravorty came in joint possession of the entire purchased land and subsequently they jointly mutated the same in their joint names from the Office of the then Landlord, The State of Bihar (now State of Jharkhand), through the Circle Officer, Jamshedpur, vide Mutation Case No.IX/II/276/91-92, Order dated 30.03.1992 and since they were paying rent for the same and obtained rent receipt in their joint names, entered in Volume No.7, Page No.195;

AND WHEREAS, aforesaid Jaganmoy Mazumder and his co-purchaser Shri Timir Chakravorty as to avoid all future litigations, with respect to the aforesaid jointly purchased land, amicably partitioned the same in two equal share and accordingly said Jaganmoy Mazumder had acquired the Western half of entire joint purchased land, more fully described in the Schedule below and since then the he had been in peaceful physical possession and occupation over his share of property, without any interruption from any other person or persons, by exercising all acts of ownership thereto, till his death;

AND WHEREAS, after the death of said Jaganmoy Mazumder, his aforesaid share of property, more fully described in the Schedule below, vested and devolved upon the Sellers above named, being his widow and son, respectively and since then the Sellers have been in joint peaceful physical possession and occupation over the inherited property, without any let,

Prayanda
01/12/20

ashu
01/12/20

hindrance or disturbances from any corner and are the absolute, lawful and bonafide owners thereof, 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 Purchasers hereof have approached to Seller and after inspected the land with structure at site, all title documents and relevant papers etc. and having fully satisfied to them proposed and offered to purchase the same on a consideration amount of **Rs.12,00,000/- (Rupees Twelve lakhs) only;**

AND WHEREAS, on the aforesaid approach made by the Purchasers, 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.12,00,000/- (Rupees Twelve lakhs) only;**

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

- 1) THAT, in pursuance of the above and in consideration of the aforesaid sum of **Rs.12,00,000/- (Rupees Twelve lakhs) only**, paid by the purchasers 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 sellers here before enjoyed over the scheduled property UNTO AND TO THE USE of the purchasers, absolutely and forever.

- 2) THAT, from today, the sellers have also delivered the physical possession of the schedule below property in favour of the purchasers and the purchasers from this day shall possess and enjoy the schedule below land

Prasad
01/12/20

ashu
01/12/20

6

as its absolute owners in every possible manner with power to dispose of the same in any manner they like, 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 purchasers, 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 purchasers suffer 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 purchasers.
- 4) THAT, the Purchasers shall or may construct house and/ or other structures, whatsoever they like, over the schedule below plot of land or part thereof at their absolute discretion and take electricity, water connection from the concerned authority in their joint names.
- 5) THAT, henceforth the purchasers shall be at liberty to mutate their names in the Office of the Superior landlord, the State of Jharkhand, through the C.O., Mango, Jamshedpur and the Purchasers shall also be at liberty to have or get their names registered in the Office of Mango Notified Area Committee/ Mango Nagar Nigam or any other concerned authority and accordingly shall pay the Municipal tax Holding tax and/or ground rent, other charges/ taxes etc. in respect of the scheduled property, in their joint names.
- 6) THAT, the sellers hereby also assure the purchasers 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 scheduled property to further ensure the right, title and interest of the purchasers over the same.

rajinder
01/12/20

7

abbh
01/12/20

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

8) THAT, The schedule below property is situated at other road.

SCHEDULE

(Description of the property hereby Sold)

ALL THAT piece and parcel of raiyati homestead land, measuring an area **348 Sq.ft. equivalent to 0.76 Decimals**, more or less, together with one room and verandah etc. standing thereon, measuring **built up area 200 Sq.ft.**, approx., being Western half portion of total **area 696 Sq.ft.**, lying in **Portion of New Plot No.3280**, recorded under **New Khata No.57**, situated in **Mouza MANGO**, Thana No.1642, within MNAC (JNAC) Survey Ward No.9 (Old Holding No.41), **bearing Mango Nagar Nigam Holding No.0090008318000M0**, Town Jamshedpur, District Sub-Registry Office at Jamshedpur, District East Singhbhum, Pargana Dhalbhum, State of Jharkhand,

which is bounded as follows:

NORTH : Super Centre Mango;

SOUTH : Road;

EAST : Land of Nirmal Singh;

WEST : Paramjeet Singh.

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

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

Prayudan
01/12/20

Abhi
01/12/20

Mode of Payment

The Purchasers have paid the total consideration amount of **Rs.12,00,000/- (Rupees Twelve lakhs) only**, to the Sellers, in the following manner :-

<u>Date</u>	<u>Mode</u>	<u>Amount (in Rs.)</u>
13.11.2020	Vide Cheque No.045634	4,00,000/-
24.11.2020	Vide Cheque No.045639	4,00,000/-
24.11.2020	Vide Cheque No.438943	4,00,000/-

All Cheques are drawn on
PNB, Mango Branch, Jamshedpur

Total : 12,00,000/- only.

IN WITNESS WHEREOF the Sellers have hereunto signed at Jamshedpur on the day, month and year first above mentioned, in presence of

WITNESSES:

1. *[Signature]*
Sanjay Kumar Sen
S/O Sanjay Kumar Sen
Gz. Rd. No. 16, Qr. No. 30/44, Agrico, Jamshedpur -
01/12/20

2. *[Signature]*
SOUBHIK SEN
S/O SANJAY KUMAR SEN
Gz. Rd. No 16, Qr. No. 30/44, AGRICO, JAMSHEDPUR
01/12/20

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

[Signature]
01/12/20
Advocate.
A. K. PRADHAN
ADVOCATE
CIVIL COURT JAMSHEDPUR

Rajender
01/12/20

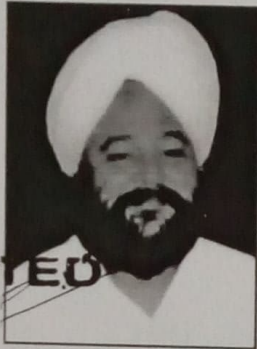
Advocate
01/12/20

Printed by:

Jsr. Court.

NAME OF THE PURCHASERS :

SHRI NIRMAL SINGH



Nirmal Singh
01/12/20

ATTESTED

A. K. PRADHAN
ADVOCATE
CIVIL COURT, JAMSHEDPUR



Rajender Kaur
01/12/20

ATTESTED

A. K. PRADHAN
ADVOCATE
CIVIL COURT, JAMSHEDPUR

Signature and left hand fingerprints of the Purchasers.

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.

Advocate
01/12/20
A. K. PRADHAN
ADVOCATE
CIVIL COURT, JAMSHEDPUR
E. NO. - 3548/2005

Identifier Details

Mr. SANJAY KUMAR SEN , Address - Qtr. No. 30/L4, Cross Road No. 16, Agrico, Jamshedpur-, Father/Husband Name- Samir Kumar Sen

Property Id:428491

Fee Rule:Sale Deed

1	Stamp Duty	48,000
---	------------	--------

1	SP	1,230
Total		1,230

Property Id:428491

Fee Rule:Sale Deed

1	PR	1
2	LL	3
3	A1	36,000
Total		36,004

All the entries made, have been verified by me and are found same as the entries of the document presented.

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

A. K. Pradhan
Deed Writer / Advocate

Nishant K
Rajender Kour
Vendee / Claimant

Kijunda
ash
Vendor / Executant

Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 0.76 x 338624=257354.24	₹2,57,354/-
2	Constructed Property Valuation	1. 200 x 2970=594000	₹5,94,000/-
A	Total		₹8,51,354/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹8,51,400/-
Total Amount in Words : Eight Lakh Fifty One Thousands Four Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: Land of Nirmal Singh, West: Paramjeet Singh, South: Road, North: Super Centre Mango
Area	Land area : 0.76 Decimal, Area of Constructed Property : 200.00 Square Feet, Have Depreciation certificate : No , Age : 0 to 10 Years , Certificate number : , Residential Usage Type : House , GST NUMBER : , Builder Name : , Builder Address :
Other Description of the Property	Pin Code - 831012, Building Name - One Room and Varandha in Mouza Mango Jamshedpur
Government/Market Value	851354.24
Transaction Amount	1200000

SELLER	-Mrs. KAVERI MAJUMDAR, Address - House No. 41, Ulidih, Near Payal Talkies, P.O. and P.S. Mango, Town Jamshedpur, District East Singhbhum- ,Father/Husband Name Late Jaganmoy Majumdar , PAN No.- *****583R, Permission Case No.- , Aadhaar No. *****8836
	-Mr. ABHISHEK MAJUMDAR, Address - House No. 41, Ulidih, Near Payal Talkies, P.O. and P.S. Mango, Town Jamshedpur, District East Singhbhum and also residing at 873, Janta Flats, Presidum School, Sector 16B, Dwarka, District Court Complex, Dwarka, South West Delhi- ,Father/Husband Name Late Jaganmoy Majumdar , PAN No.- *****033B, Permission Case No.- , Aadhaar No. *****4779
PURCHASER	-Mr. NIRMAL SINGH, Address - Flat No. 503, 5th Floor, Arjun Tower, New Purulia Road, Mango, P.O. and P.S. Mango, Town Jamshedpur, District East Singhbhum- ,Father/Husband Name Late Arjun Singh , PAN No.- *****600A, Permission Case No.- , Aadhaar No. *****3904
	-Mrs. RAJENDRA KAUR, Address - Flat No. 503, 5th Floor, Arjun Tower, New Purulia Road, Mango, P.O. and P.S. Mango, Town Jamshedpur, District East Singhbhum- ,Father/Husband Name Nirmal Singh , PAN No.- *****747B, Permission Case No.- , Aadhaar No. *****0099

Witness Information	Mr. SOUBHIK SEN , Address - Qtr. No. 30/L4, Cross Road No. 16, Agrico, Jamshedpur-, Father/Husband Name -Sanjay Kumar Sen
---------------------	---



Pre Registration Docket

Date :- 01-12-2020 01:02 pm

Office Name :- District SRO - Jamshedpur
Token No:- 20200000103793

Appoinment :- 01-Dec-2020 Time:- 14:25

Article	Sale Deed
Pre Registration Date	27-Nov-2020
No. Of Pages	41
Stamp Duty	48000
Paid Stamp Duty	0
Total Fees	₹ 37,234.

Property Id: **428491**

Valuation No. : 569106 / 2020	:- 2020-2021	User Id : 3029	Date : 01-December-2020 13:46:PM
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Urban	Corporation : Mango Nagar Nigam	Village/City : Mango	
Mango - Other Road			
Volume Number - 7			
Page Number - 195			
Holding Number - 0090008318000M0			
Khata Number - 57			
Plot Number - 3280			
Ward Number - 9			
Construction Type :PUCCA			
Property Rates			
Residential construction (N)			
₹2970/- Square Feet			
Valuation Rule : Residential Construction			
Property Details			
1	Land area	0.76 Decimal	
2	Area of Constructed Property	200 Square Feet	
3	Have Depreciation certificate	No	
4	Age	0 to 10 Years	
5	Certificate number		
6	Residential Usage Type	House	
7	GST NUMBER		
8	Builder Name		
9	Builder Address		



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

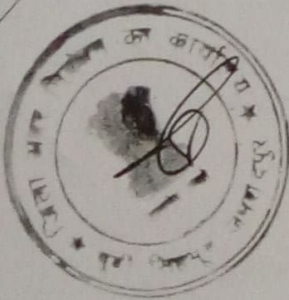
Certificate No. : IN-JH20040116086525R
Certificate Issued Date : 07-Aug-2019 11:41 AM
Account Reference : SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference : SUBIN-JHJHSHCIL0127255358043904R
Purchased by : NIRMAL SINGH
Description of Document : Article 23 Conveyance
Property Description : SALE DEED
Consideration Price (Rs.) : 5,00,000
(Five Lakh only)
First Party : TIMIR CHAKRAVORTY
Second Party : NIRMAL SINGH
Stamp Duty Paid By : NIRMAL SINGH
Stamp Duty Amount(Rs.) : 20,000
(Twenty Thousand only)



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

2019/JSR/3655/BK1/3362

2019.62.12.1
14/08/19



14/08/19

SR 0003507900

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.shoestamp.com. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.

Subrah
5,09,000

P-S
mango

Stamp
20,000



ATTESTED
A. K. PRADHAN
ADVOCATE
CIVIL COURT, JAMSHEDPUR

14/8/19



यु खाता नं- 57 न्यु प्लॉट नं- 328C
के प्रतिबंधित खनीजों का नहीं है

Chri
14/8/19

वर्ग/

2

14/8/19

14/8/19

SALE DEED

Feechyz
A/R 1500
L/R - 300
P/R 100

THIS DEED OF SALE IS MADE ON THIS THE 14TH DAY OF AUGUST, 2019 AT JAMSHEDPUR;

BY AND BETWEEN

SHRI TIMIR CHAKRAVORTY, son of Late N. C. Chakravorty, by faith Hindu, by Caste Brahmin, by occupation Retired, by Nationality Indian, at present residing at Flat No.C/1, Sai Nihar Smriti, Shiv Path, Bhatia Basti, Kadma, P.O. & P.S. Kadma, Town Jamshedpur, District Singhbhum East, State of Jharkhand, Pin 831005, hereinafter referred to as the **SELLER** (which expression shall unless excluded by or repugnant to the context, mean and include his legal heirs, successors, legal representatives, executors, administrators, nominees and assigns) of the **ONE PART**, (PAN - ACMPC7228C and UID No.6217 5802 1859);

14/8/19
14/8/19



ATTESTED

A. K. PRADHAN
ADVOCATE
CIVIL COURT, JAMSHEDPUR



14/08/19

लिमिटेड-चक्रवर्ती पिता-श्री-श्री-सी-चक्रवर्ती

कुटुम्बा धाना-कुटुम्बा

14/08/2019

25 104L

जमशेदपुर



14/08/2019

6/1/20/11
14/08/11
3

IN FAVOUR OF

SHRI NIRMAL SINGH, son of Late Arjun Singh, by faith Sikh, by Caste Barhai, by occupation Business, Nationality Indian, resident of New Purulia Road, Mango, P.O. & P.S. Mango, town Jamshedpur, District East Singhbhum, State of Jharkhand, hereinafter referred to as the **PURCHASER** (which expression shall unless, excluded by or repugnant to the context, mean and include his legal heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **OTHER PART**, (PAN – AIMPS9600A and UID No.4370 7622 3904).

NATURE OF THE DEED: **DEED OF SALE**

CONSIDERATION AMOUNT: **Rs.5,00,000/- (Rupees Five lakhs) only.**

WHEREAS, the Seller above named, is the sole and absolute owner of the raiyati homestead land, more fully described in the Schedule below;

AND WHEREAS, the Seller along with one Jaganmoy Mazumdar (now deceased), purchased all that piece and parcel of raiyati homestead land, total measuring an area 696 Sq.ft. i.e. on North and South side – 22'ft., East side – 31'-10" and West side – 31'-6", being Portion of Plot No.3280, recorded under Khata No.57 of land in Survey Settlement Operation, situated in Mouza Mango, P.S. Mango, Thana No.1642, within MNAC (JNAC) Ward No.9, being Old Holding No.41, Town Jamshedpur, District East Singhbhum, from its previous and lawful owner and recorded raiyat Mrs. Kamala Devi, wife of Late Mata Prasad, vide registered Sale Deed No.4862 (Sl. No.5597), dated 17.06.1983 of Sub-Registry Office, Jamshedpur and since purchase the Seller and his co-purchaser said Jaganmoy Mazumdar came in joint possession of the entire purchased land and subsequently they jointly mutated the same in their joint names from the Office of the then Landlord, The State of Bihar

6/1/80/19
14/08/19
4

(now State of Jharkhand), through the Circle Officer, Jamshedpur, vide Mutation Case No.IX/II/276/91-92, Order dated 30.03.1992 and since they were paying rent for the same and obtained rent receipt in their own names, entered in Volume No.7, Page No.195;

AND WHEREAS, the Seller as to avoid all future litigations with his co-purchaser said Jaganmoy Mazumder, with respect to the aforesaid jointly purchased land, during his lifetime amicably partitioned the same in two equal share and accordingly the Seller has acquired the Eastern half of entire joint purchased land, more fully described in the Schedule below and since then the Seller has been in continuous separate possession of his share exclusively without any interruption from any other person or persons;

AND WHEREAS, the Seller, being in urgent need of money, voluntarily expressed his intent of selling the Schedule below property and having come to know the intention of the Seller, the Purchaser hereof has approached to Seller and after inspected the land 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.5,00,000/- (Rupees Five lakhs) only**;

AND WHEREAS, on the aforesaid approach made by the Purchaser, the Seller has agreed to sell his said property more fully described in the Schedule below, by this Sale Deed, on a total consideration amount of **Rs.5,00,000/- (Rupees Five lakhs) only**;

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

- 1) THAT, in pursuance of the above and in consideration of the aforesaid sum of **Rs.5,00,000/- (Rupees Five lakhs) only**, paid by the purchaser to the seller, details given in Mode of Payment, herein below mentioned,, the

6/1/2019
14/08/19

5

receipt of which sum the seller does hereby admits and acknowledge as full, final and highest consideration amount of the schedule below land and does 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 seller has also delivered the physical possession of the schedule below property in favour of the purchaser and the purchaser 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 he likes, without any let or hindrance of the seller, his heirs or any other person/s claiming through him.
- 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 seller has not sold or otherwise alienated the same or part thereof to any other person(s) and for any defect of title or possession of the seller over the schedule below land the purchaser suffers any loss due to dispossession from the same or part thereof then the seller 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 he likes, over the schedule below plot of land or part thereof at his absolute discretion and take electricity, water connection from the concerned authority in his own name.
- 5) THAT, henceforth the purchaser shall be at liberty to mutate his name in the Office of the landlord, the State, through the C.O., Mango, Jamshedpur and the Purchaser shall also be at liberty to has or get his name registered in the Office of Mango Notified Area Committee and accordingly shall pay

6/13/19
14/08/19

6

- the Municipal/ Holding and/or ground rent, other charges/ taxes etc. in respect of the scheduled property, in his own name.
- 6) THAT, the seller hereby also assures the purchaser that he shall, at the cost of the person (s) requiring the same, execute any other document(s), if so required, in respect of the scheduled property to further ensure the right, title and interest of the purchaser over the same.
- 7) THAT the seller has handed over all relevant documents in respect of the schedule below property to the purchaser.
- 8) THAT, The schedule below property is situated at other road.

SCHEDULE

(Description of the property hereby Sold)

ALL THAT piece and parcel of raiyati homestead land, measuring an area **348 Sq.ft. equivalent to 0.80 Decimals**, being Eastern half portion of total area 696 Sq.ft., being Portion of New Plot No.3280, recorded under New Khata No.57, situated in Mouza Mango, Thana No.1642, within MNAC (JNAC) Survey Ward No.9 (Old Holding No.41), bearing Mango Nagar Nigam Holding No.0090005818000A1, Town Jamshedpur, District Sub-Registry Office at Jamshedpur, District East Singhbhum, Pargana Dhalbhum, State of Jharkhand, which is in feet dimension and bounded as follows:

<u>Side</u>	<u>Size</u>	<u>Boundary</u>
NORTH : (East to West)	11'-00"	Nala;
SOUTH : (East to West)	11'-00"	Road;
EAST : (North to South)	31'-10"	Arjun Enclave;
WEST : (North to South)	31'-06"	House of Late Jaganmoy Mazumder.

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

14/08/19
7

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.5,00,000/- (Rupees Five lakhs) only, to the Seller, in the following manner :-

<u>Date</u>	<u>Mode</u>	<u>Amount (in Rs.)</u>
26.04.19	Vide Cheque No.049127	2,00,000/-
10.06.19	Vide Cheque No.049138	2,00,000/-
06.08.19	Vide Cheque No.049149	1,00,000/-

All Cheques are drawn on
Oriental Bank of Commerce,
New Purulia Road Branch, Jsr.

Total : 5,00,000/- only.

IN WITNESS WHEREOF the Seller has hereunto signed at Jamshedpur on the day, month and year first above mentioned, in presence of

WITNESSES:

1. Archana Chakraborty
w/o Timir Chakraborty
4/ Sai Nihar Smriti
Bhatia Basti Kadamer Jsr 14.08.19
2. Sandeep Mahato e/o. Shri Subhas Mahato.
Dimna Road, Mango, Jamshedpur.
14/08/19

Drafted, Read over and explained the contents of this Deed to the Seller and he has admitted all the contents to be true and correct.

Advocate 14/08/19
A. K. PRADHAN
ADVOCATE
CIVIL COURT, JAMSHEDPUR
E. NO. - 3548/2005

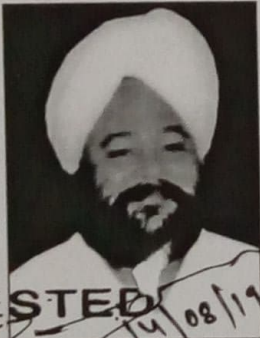
14/08/19
8

Printed by:

Jsr. Court.

NAME OF THE PURCHASER :

SHRI NIRMAL SINGH



ATTESTED
14/08/19
K. PRADHAN
ADVOCATE
CIVIL COURT, JAMSHEDPUR

Nirmal Singh
14/08/19

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.

Advocate
14/08/19
A. K. PRADHAI
ADVOCATE
CIVIL COURT, JAMSHEDPUR
E. NO. - 3548/2005

N

नाम अधिसूचित क्षेत्र जमशेदपुर

वार्ड संख्या 9

चादर संख्या 11

राजस्व थाना घाटशिला

S

जिला सिंहभूम

पैमाना 1से0मी = 20 मी0 या प्र0मि0- 1:2000

सन् 1970-71 ईस्वी

New Khata No- 57

New Plot No- 3280

कूलरकबा - 348 वर्गफीट
= 0.80 Decimals

North Side(East to west)=11'-00"

South Side(East to west)=11'-00"

East Side (North to South)=31'-10"

West Side (North to South)=31'-6"

which is bounded by:

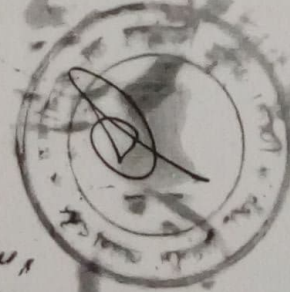
NORTH- Nala

SOUTH- Road

EAST - Arjun Enclave

WEST - House of Late Jaganmoy Mazumder

प्रस्तावित भूमि को लाल रंग में दर्शाया गया है।



Seller
14/08/19

PURCHASER.
14/08/19



अमीन

Amrit Hansda



झारखण्ड सरकार

Document Registration Summary 1

Date :-14-Aug-2019

- Government/Market Value: ₹270900/-
- Transaction Amount: ₹500000 /-
- Paid Stamp Duty: ₹20000 /-

Receipt : 188534

Receipt Date : 14-08-2019

Presenter Name: -

On Date 14-08-2019 Presented at District SRO -
Jamshedpur

Signature of Presenter

District SRO - Jamshedpur

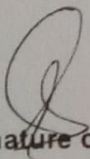
PR	₹1
SP	₹960
LL	₹3
A1	₹15000
Stamp Duty	₹20000

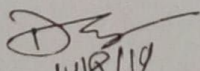
Total ₹35964

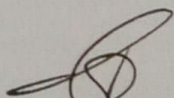
Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	20000	20000	0	E-STAMP	NIRMAL SINGH	Certificate Number : IN-JH20040116086525R	20000

PR	1	1	0	GRAS	TIMIRCHAKRAVORTY	GRN Number : 1901906421 DEPT Transaction Id : d3c141f075244df47126 Transaction Type :	1
SP	960	960	0	GRAS	TIMIRCHAKRAVORTY	GRN Number : 1901906421 DEPT Transaction Id : d3c141f075244df47126 Transaction Type :	960
A1	15000	15000	0	GRAS	TIMIRCHAKRAVORTY	GRN Number : 1901906421 DEPT Transaction Id : d3c141f075244df47126 Transaction Type :	15000
LL	3	3	0	GRAS	TIMIRCHAKRAVORTY	GRN Number : 1901906421 DEPT Transaction Id : d3c141f075244df47126 Transaction Type :	3
Sub Total	35964	35964	0				

Article : Sale Deed Number of Pages : 64


Signature of Operator


14/8/19
Signature of Head Clerk


Signature of Registering Officer



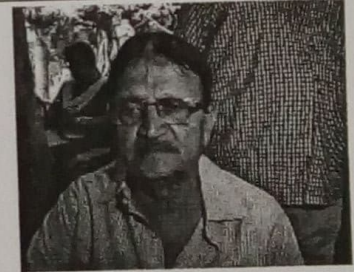
OFFICE OF THE SUB REGISTRAR
Office Name :- District SRO - Jamshedpur
District Name :- EastSinghbhum
State Name :- Jharkhand

Deed Endorsement

Token No :- 20190000062121

Deed Type	Sale Deed
Number of Pages	64
Fee Details	Stamp Duty :- Rs. 20000, PR :- Rs. 1, SP :- Rs. 960, A1 :- Rs. 15000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.270899/- ,Transaction Amount :- Rs.500000/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Mango Location :- Other Road, Mango Property Boundaries :- East: ARJUN ENCLAVE, West: HOUSE OF LATE JAGANMOY MAZUMDER, South: ROAD, North: NALA Khata Number - 57Plot Number - 3280Volume Number - 7Page Number - 195Holding Number - 0090005818000A1 Area Of Land :- 0.80 Decimal



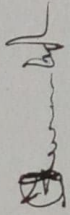


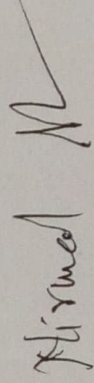
Sh./Smt. **TIMIR CHAKRAVORTY** s/o/d/o/w/o **LATE N C CHAKRAVORTY** has presented the document for registration in this office today dated :- **14-Aug-2019** Day :- **Wednesday** Time :- **14:14:53 PM**



TIMIR CHAKRAVORTY(Individual)

Party Name	Document Type	Document Number
TIMIR CHAKRAVORTY	PAN/UID	ACMPC7228C

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

<p>1 TIMIR CHAKRAVORTY Address1 - FLAT NO. C/1, SAI NIHAR SMRITI, SHIV PATH, BHATIA BASTI, KADMA, P.O. AND P.S. KADMA, TOWN JAMSHEDPUR, EAST SINGHBHUM, Address2 - , , , Jharkhand PAN No.: ACMPC7228C, Permission Case No.-</p>	<p>Yes</p>	<p>Timir Chakroorty Address:- Flat No- C/1, Sai Nihar smriti, , Shiv Path, Bhatia Basti, Jamshedpur, Kadma, , East Singhbhum, 831005, , Jharkhand, India</p>	<p>SELLER Age:63</p>			
<p>2 NIRMAL SINGH Address1 - NEW PURULIA ROAD, MANGO, P.O. AND P.S. MANGO, TOWN JAMSHEDPUR, EAST SINGHBHUM, Address2 - , , , Jharkhand PAN No.: AIMPS9600A, Permission Case No.-</p>	<p>Yes</p>	<p>Nirmal Singh Address:- Flat No-503 5th Floor Arjun Tower Mango, In Front Of Hanuman mandir, New Purulia Road Mango, Po- Mango Ps- Ulidi, h, Mango Jamshedpur, , Purbi Singhbhum, 831012, , Jharkhand, India</p>	<p>PURCHASER Age:60</p>			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
-------	------------------------	-------	-------------	-----------

1

ARCHANA CHAKROBORTY
S/o-D/o **TIMIR CHAKRAVORTY**

Address1 - FLAT NO. C/1, SAI NIHAR SMRITI, SHIV PATH, BHATIA BASTI, KADMA, P.O. AND P.S. KADMA, TOWN JAMSHEDPUR, EAST SINGHBHUM,

Address2 -
,, , Jharkhand

PAN No.:



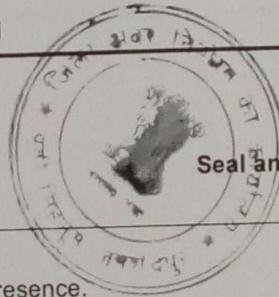
Archana
Chakroborty

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SANDEEP MAHATO Address1 - DIMNA ROAD, MANGO, TOWN JAMSHEDPUR, EAST SINGHBHUM, Address2 - ,, , Jharkhand			

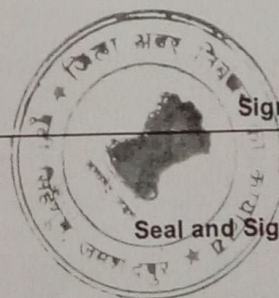
Signature of Operator



Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**TIMIR CHAKRAVORTY**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**ARCHANA CHAKROBORTY**) Son/Daughter/Wife of (**TIMIR CHAKRAVORTY**) resident of (**FLAT NO. C/1, SAI NIHAR SMRITI, SHIV PATH, BHATIA BASTI, KADMA, P.O. AND P.S. KADMA, TOWN JAMSHEDPUR, EAST SINGHBHUM**) and by occupation (**House Wife**).



Signature of Registering Officer

Seal and Signature of Registering Officer

Date:- 14-Aug-2019



झारखण्ड सरकार

Pre Registration Docket

Date :- 14-08-2019 10:11 am

Office Name :- District SRO - Jamshedpur
Token No:- 20190000062121

Appoinment :- 14-Aug-2019 Time:- 11:15

Article	Sale Deed
Pre Registration Date	07-Aug-2019
No. Of Pages	32
Stamp Duty	20000
Paid Stamp Duty	0
Total Fees	₹ 15,964.

Property Id: **163741**

Valuation No. : 212687 / 2019	:- 2019-2020	User Id : 3091	Date : 14-August-2019 10:33:AM
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Urban	Corporation : Mango Nagar Nigam	Village/City : Mango	
Mango - Other Road	-		
Khata Number - 57			
Plot Number - 3280			
Volume Number - 7			
Page Number - 195			
Holding Number - 0090005818000A1			
Valuation Rule : Residential Land			
Usage : Non Agri => Residential Land => Residential Land			
Property Details			
1	Land area	0.80 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 0.8 x 338624=270899.2	₹2,70,899/-
A	Total		₹2,70,899/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹2,70,900/-
Total Amount in Words : Two Lakh Seventy Thousands Nine Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: ARJUN ENCLAVE, West: HOUSE OF LATE JAGANMOY MAZUMDER, South: ROAD, North: NALA
Area	Land area : 0.80 Decimal

Other Description of the Property	Pin Code - 831012
Government/Market Value	270899.2
Transaction Amount	500000

SELLER	- Mr. TIMIR CHAKRAVORTY, Address - FLAT NO. C/1, SAI NIHAR SMRITI, SHIV PATH, BHATIA BASTI, KADMA, P.O. AND P.S. KADMA, TOWN JAMSHEDPUR, EAST SINGHBHUM- , Father/Husband Name LATE N C CHAKRAVORTY , PAN No.- *****228C, Permission Case No.- , Aadhaar No. *****1859
PURCHASER	- Mr. NIRMAL SINGH, Address - NEW PURULIA ROAD, MANGO, P.O. AND P.S. MANGO, TOWN JAMSHEDPUR, EAST SINGHBHUM- , Father/Husband Name LATE ARJUN SINGH , PAN No.- *****600A, Permission Case No.- , Aadhaar No. *****3904

Witness Information	Mr. SANDEEP MAHATO , Address - DIMNA ROAD, MANGO, TOWN JAMSHEDPUR, EAST SINGHBHUM-, Father/Husband Name -SUBHAS MAHATO
---------------------	--

Identifier Details	Mrs. ARCHANA CHAKROBORTY , Address - FLAT NO. C/1, SAI NIHAR SMRITI, SHIV PATH, BHATIA BASTI, KADMA, P.O. AND P.S. KADMA, TOWN JAMSHEDPUR, EAST SINGHBHUM-, Father/Husband Name -TIMIR CHAKRAVORTY
--------------------	--

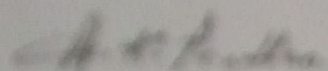
Property Id:163741		
Fee Rule:Sale Deed		
1	Stamp Duty	20,000

1	SP	960
Total		960

Property Id:163741		
Fee Rule:Sale Deed		
1	PR	1
2	LL	3
3	A1	15,000
Total		15,004

All the entries made, have been verified by me and are found same as the entries of the document presented.

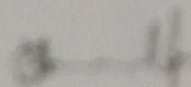
Declaration: I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to fact. The detail of property's building number has been verified by me at the time of entry through portal generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the portal.



Deed Writer / Advocate



Vendor / Chairman



Vendor / Executive

