



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 0911d63a8f3ef690debd

Receipt Date : 20-Sep-2021 04:02:18 pm

Receipt Amount : 100000/-

Amount In Words : One Lakh Rupees Only

Token Number : 20210000100911

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : ANIRBAN BHATTACHARYA (Vendee)

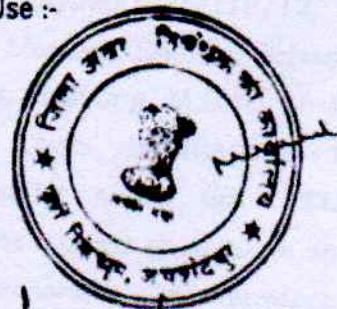
GRN Number : 2107588114

Chapman
22/9/2021



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दिना
&*

--: For Office Use :-



2021/JSR/4508/BK1/4175

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। इस रसीद के माध्यम से कुल भी किसी प्रकार की सेवा नहीं ली जाती है।

Chapman 22/9/2021

25,00,000

1,00,000



S. N. SARKAR
ADVOCATE

Padmaja Mohapatra
(Bhapatra)
22/9/2021



282
1750
22/9/2021

विषय 24 के अन्तर्गत स्वामि-अधिनियम
(इतिहास स्वामि देव), 1908 की अनुसूची
के अन्तर्गत स्वामि-सहित कि स्वामि-गुण
के सिद्ध या स्वामि-गुण अर्पित नहीं।

निवेदन-पदाधिकारी

जिला अन्तर् जिल्लाक

जन्मदिनांक 22/9/2021 / विवाह
जन्म 22/9/2021 को गई है।
कोटाणागपुर कारस्थकारी अधिनियम 1908
की धारा 4(8) के अन्तर्गत नहीं है।

नूतनतम मूल्यांकन सूची से
जांचा एवं सही पाया।

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SALE DEED

Fee Chy

THIS DEED OF SALE IS MADE ON THIS THE 22nd DAY OF
SEPTEMBER 2021 AT JAMSHEDPUR, B Y:-

M 75,000/-
LLP 300
PP 100

22/9/2021
दस्तावेज जांचा

MRS. PADMAJA MOHAPATRA, Wife of Dr. Sudhir Chandra Mahapatra, by faith Hindu, by Caste Kayastha, by Occupation Retired, Nationality Indian, resident of 795/2290/2291/P/12, New Lingaraj Colony, Old Town Bhubaneswar, Lingaraj, Khorda, Orissa-751002, and also residing at Block No.4, D.S. Building, M.G.M. Medical Campus, Mango, P.S. M.G.M. Mango, Town Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the "SELLER" (which expression unless repugnant to the context shall mean and include her respective legal heirs, successors, administrators, executors, representatives, nominees and assigns) of the **One Part**

UID No.:- 5029 6989 1281 & PAN:- ABVPM8463D

IN FAVOUR OF

MR. ANIRBAN BHATTACHARYA, Son of Mr. Alok Bhattacharya, by faith Hindu, by Caste Brahmin, by Occupation Business, Nationality Indian, resident of Flat No. 35, 5th Floor, Neelkanth Enclave, A-Block,



AI
S/N SARKAR
SDY3G TE, USA COUR.

Padmaja Mohapatra -
(Shapathna) 22/9/2021



पदमाजा महापात्रा पति डॉ. सुधीर चंद्र महापात्रा

मातंगो धाना: शुभ: दी: एम: १

22/9/2021. २० 10/11/2021

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निवेदन-कर्मचारी का दस्तावेज
22/9/2021



Sapal
22/9/2021

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Dimna Road, Near Canara Bank, Mango, P.O. and P.S. Mango, Town Jamshedpur, District East Singhbhum, 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 assign) of the Other Part;

UID No.:- 2928 1271 3733 & PAN:- BMEPB4469D

NATURE OF DEED

: S A L E D E E D.

CONSIDERATION MONEY

lakhs) only.

Rs.25,00,000/- (Rupees twenty five

WHEREAS, the seller is the sole, absolute and lawful owner of all that piece and parcel of land measuring 1800 Sq.ft. i.e. 4.13 Decimals, being in portion of Plot No. 1750, recorded under Khata No. 382, in Mouza DIMNA, Ward No. 9 Mango Nagar Nigam (earlier M.N.A.C.), P.S. Mango, Thana No. 1643, District Sub Registry office at Jamshedpur, District East Singhbhum, morefully described in Schedule below;

AND WHEREAS, the above named Seller has purchased the aforesaid land, morefully described in Schedule below, from its previous lawful owner namely 1) Kuni Rivvet, wife of Late V.C. Makhque Rivvet, 2) V. C. George Rivvet, son of Late V.C. Makhque Rivvet, represented through his mother and constituted attorney Kuni Rivvet, wife of Late V.C. Makhque Rivvet, vide Registered General Power of Attorney No. IV-335, dated 17.04.86, 3) Charlie Rivvet and 4) Faglu Rivvet, both sons of Late V.C. Makhque Rivvet, all resident of Dimna Basti, P.S. Mango, Town Jamshedpur, District East Singhbhum, by means of registered Sale Deed, bearing Deed No. 5176 (Sl. No. 5833), dated 14.07.1986, Registered at Sub Registry Office Jamshedpur since purchased she came in physical possession over the same and hold and possess with peaceful possession as absolute owner thereof without any interruption from anybody by exercising all acts of ownership with power to dispose the same in any manner whatsoever she likes;

Contd....4/

Chopra
22/9/2021

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AND WHEREAS, the above named present Seller got mutated her name in the Office of the Anchal Adhikary (C.O.) Jamshedpur, in respect of aforesaid land morefully described in Schedule below vide Mutation Case No. 172/XV/M.N.A.C./86-87, order dated 24.03.1987 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. 7, Page No. 127, in Register-II of the said Office;

AND WHEREAS, now being in urgent need of money the Seller has agreed with the Purchaser for ABSOLUTE SALE of the said property fully mentioned in the schedule below for a total consideration amount of Rs.25,00,000/- (Rupees twenty five 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.25,00,000/- (Rupees twenty five 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 land morefully described in 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 the Seller here before enjoyed in respect of the land mentioned in the Schedule below.

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Sapalna
1202/5122
22/9/2021

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2. That the Seller has delivered physical possession of the aforesaid land morefully described in Schedule below to the Purchaser and from this day the Purchaser shall possess and enjoy the same as absolute owner in all possible ways with power to dispose of the same in any manner he likes.
3. That, henceforth the Purchaser shall also be entitled to mutate his name in respect of the said property 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 and also pay the other tax/es to its concerning authority.
4. That from this day all the right, title, claim and interest of the Seller in the property morefully described in schedule below shall cease to exist and will vest in the Purchaser and the Purchaser will become the absolute owner thereon from this day.
5. That the Seller do hereby covenant with the Purchaser that she has not done or committed any act in any manner or thing by the reason whereof the property conveyed by this presents, has not been charged, mortgaged, hypothecated, gifted, sold, transferred or has not been encumbered in any manner whatsoever whether in title or in possession in respect of schedule below property.
6. That the Seller hereby declare, that she has good and perfect title over the said property mentioned in the Schedule below which she has not sold, charged or transferred the same in any way to anyone else prior to this Sale Deed.
7. That the Seller has delivered all the relevant documents (Photo copies) together with original Sale Deed in connection with the Schedule below property to the Purchaser.

Contd....6/

Signature
22/12/2021

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

9. That the Seller has further agreed to execute and register any further or other Deed of assurance or document at the cost of the Purchaser that may be required to more perfectly confirm the ownership and possession of the Purchaser in the Schedule below property.

SCHEDULE

(Description of the property hereby sold)

ALL THAT piece and parcel of land measuring 1800 Sq.ft. i.e. 4.13 Decimals, being in portion of Plot No. 1750, recorded under Khata No. 382, in Mouza DIMNA, Ward No. 9 Mango Nagar Nigam (earlier M.N.A.C.), P.S. Mango, Thana No. 1643, District Sub Registry office at Jamshedpur, which is bounded by:

NORTH: Umakant Mishra
SOUTH: Vacant Land
EAST: Part of Plot No. 1750
WEST: 16' ft. wide Road

Its Holding No.:- 0090009209000M0

Annual Rent : Rs. 41.25/- only payable to the landlord the State of Jharkhand Through C.O. Mango (Jamshedpur);

That the above property is on Branch Road.

Location of the land shown in the Sketch map in red colour annexed herewith which shall form part of this deed.

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Proprietor
22/9/2021

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MEMO OF CONSIDERATION

The consideration money of Rs.25,00,000/- (Rupees twenty five lakhs) only has been paid by the Purchaser to the Seller which is more fully detailed below:

Sl. No.	Transfer/ R.T.G.S.	Date of Payment	Amount (in Rupees)	Bank Name
1.	RTGS vide UTR No.:- ICICR52021092 000606528	20.09.2021	25,00,000/-	ICICI Bank
Total Rs. 25,00,000/- only				

IN WITNESS, whereof the Seller do hereunto set her hand in it at Jamshedpur on this the day, month and year as mentioned above.

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

[Signature]

Witnesses :

Mohapatra

1. DR SUDHIR CHANDRA MOHAPATRA
S/O Late PRIYA NATH MOHAPATRA
PLOT - 795/2290/2291/P/12, New Lingaraj colony, Old Town
Bhubaneswar, Orissa

2. JEET BHATTACHARYA *[Signature]*
S/O - ALOKE BHATTACHARYA
FLAT NO- 35, 5th FLOOR, NEEL KANTH ENCLAVE
DIMNA ROAD, MANHO, JSR

AND ALSO RESIDING AT
VILL+P.O- BHATTAPARA, P.S.- BELIATORE,
DIST- BANKURA, BLOCK- GANHAJAL AHATI

22/9/2021
2019/2021

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TYPED BY :-
[Signature]
J.S.R. COURT

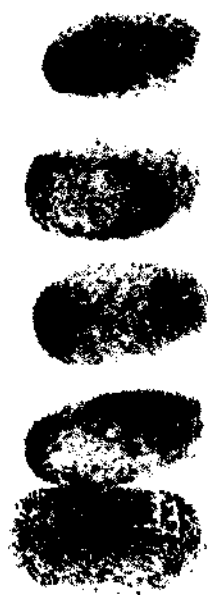
DRAFTED BY :-
[Signature]
ADVOCATE, J.S.R. COURT

PURCHASER



A
S. N. SARKAR
ADVOCATE, J.S.R. COURT

[Signature]
Anisham Photochemicals



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

[Signature]
Advocate