



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 99b8ea482f71a74556a5

Receipt Date : 31-May-2022 02:50:52 pm

Receipt Amount : 100000/-

Amount In Words : One Lakh Rupees Only

Token Number : 20220000063918

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : AJAY KUMAR AND MAMTA KUMARI (Vendee)

GRN Number : 2211465750

Kalpna Panda
11/6/2022



-: For Office Use :-

Debojit
@am



2022/JSR/2730/BK/2548

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 को माह 24 2022 में विक्री के लिए प्रयोग नहीं किया जा सकता है।

Mamta Kumari
11/6/2022

11/6/2022

25,00,000

1/6/2022
Monyo

1,00,000



S. N. SARKAR
JAMSHEDPUR

Kalpana Panda
1/6/2022

रकम मात्र 342
ला. नं. 8/30
प्रतिफल 12
1/6/2022

नियम 21 के अधीन प्राणा: भारतीय स्टाम्प-अधिनियम
(इंडियन स्टाम्प ऐक्ट), 1899 की अनुसूची
1 या 1क, सं. 25 के अधीन
प्रशासक स्टाम्प-तहित (या स्टाम्प-शुल्क
से विमुख या स्टाम्प-शुल्क अर्पित नहीं)।

निदेशन-पदाधिकारी

जिला अवर निबन्धक

उक्तप्रतिपद दस्तावेज में लेख्यकारी / प्रिंसिपल
जाते के... 1/6/2022... अंगिका की गई है।
छोटानामपुर कारतजरी अधिनियम 1908
की धारा 46(3) के अन्तर्गत नहीं है।

1/6/2022
न्यूनतम मूल्यांकन सूची से
जाँचा एवं सही पाया।
1/6/2022

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SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE 1st DAY OF
JUNE, 2022 AT JAMSHEDPUR, BY :-

171-75,000 -
h.l.p 3-0
p.p. 1-0

MRS. KALPANA PANDA, (UID. No. XXXX XXXX 7656 & PAN:-
CUSPP7761H), Wife of Mr. Niranjana Panda, by faith - Hindu, by Caste-
General, by Occupation Housewife, Nationality- Indian, resident of Hig-6,
Laxmi Niwas, Gopabandhu, Samabaya Nagar, Jagatpur, Cuttak, Odisha,
hereinafter called the "**VENDOR**" (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;

1/6/2022
दस्तावेज जाँचा

IN FAVOUR OF

- 1) **MR. AJAY KUMAR**, (UID No. XXXX XXXX 4468 & PAN:-
AWPPK7458P), Son of Mr. Rajendra Prasad a n d
- 2) **MRS. MAMTA KUMARI**, (UID No. XXXX XXXX 9934 & PAN:-
HLIPK0246Q), wife of Mr. Ajay Kumar, by faith - Hindu, by Caste -

Contd....3/

Kalfana Pando
1/6/2022

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OBC (C.N.T. Act. 1908 is not Applicable), by Occupation No.1 Service and No. 2- Housewife, Nationality- Indian, residents of Flat No. 103, Ganga Gayadut Apartment, Sanjay Path New Subhash colony, Mango, P.O. and P.S. Mango, Town Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the "**PURCHASERS**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to include their heirs executors, administrators, legal representatives and assigns) of the **Other Part;**

NATURE OF DEED : **S A L E D E E D.**

CONSIDERATION MONEY : Rs.25,00,000/- (Rupees twenty five lakhs) only.

WHEREAS, the Vendor is sole, absolute and lawful owner of land measuring an area 1935 Sq.ft. or 4.44 Decimals, being in portion of Plot No. 2130, recorded under Khata No. 342, situated in Mouza- Mango, P.S. Mango, Thana No. 1642, Survey Ward No. 10. M.N.A.C. (now Mango Nagar Nigam), Town Jamshedpur, District East Singhbhum, more fully described in schedule below;

AND WHEREAS, the aforesaid land along with other lands of Khata No. 342, of Mouza - Mango, Ward No. 10, M.N.A.C., P.S. Mango, Town Jamshedpur, District East Singhbhum, recorded in the name of Mahadev Gour in the present municipal survey settlement operation and he had been in peaceful possession over the same till his death and after death of said Mahadev Gour, the said previous Vendor namely Nimai Gour, being his son legal heirs and successors inherited the schedule below land along with other land and he has been in peaceful possession over the same;

AND WHEREAS, said NIMAI GOUR, sold and transfer all that land measuring an area 05 Kathas, i.e. 3600 Sq.ft., being in portion of Plot No. 2130, recorded under Khata No. 342, situated in Mouza- Mango, P.S. Mango, Thana No. 1642, Survey Ward No. 10. M.N.A.C. to the present

Contd....4/

Kalpna Panda
1/6/2022

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Vendor namely KALPANA PANDA, by means of registered Sale Deed, bearing Sale Deed No.2860 (Sl. No. 3174), dated 05.04.2007, Registered at District Sub-Registry Office Jamshedpur, which has been copied in Book No. I, Volume No. 118, Pages 447 to 458, completion on 05.04.2007 and since purchased the said land measuring 05 Kathas by the above named Vendor KALPANA PANDA, came in physical possession over the same and hold and possesses the same as absolute owner thereof without any interruption from any body and having every power to transfer the same in any manner whatsoever she likes;

AND WHEREAS, the above named Vendor got her name mutated in respect of land measuring 05 Kathas, being in portion of Plot No. 2130, recorded under Khata No. 342, situated in Mouza- Mango, P.S. Mango, Thana No. 1642, Survey Ward No. 10. M.N.A.C. in the Office of Anchal Adhikary (C.O.) Jamshedpur, vide Mutation Case No. 1625/C-1614 of 2008-09, vide its order dated 24.03.2009, and paying rent etc. for the same in her name by obtaining rent receipt for the same and as such her name has noted in Vol. No. 51, Page No. 25, in the Register - II of the said Office now C.O. Mango Jamshedpur;

AND WHEREAS, now being in urgent need of money the Vendor has agreed with the Purchasers for ABSOLUTE SALE of aforesaid landed property measuring 1935 Sq.ft. or 4.44 Decimals, fully mentioned in the schedule below (out of her 05 Kathas of land) for a total consideration amount of Rs. 25,00,000/- (Rupees twenty five lakhs) only and the Purchasers have also agreed to purchase the said land morefully described in schedule below at that price on following terms:-

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 Purchasers to the Vendor, 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

Contd...5/

Kalfana
Panda
1/6/2022

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Schedule below by the Vendor, the Vendor does hereby absolutely sell, convey, transfer the all that property mentioned in the Schedule below in favour of the Purchasers by this Sale Deed TO HAVE AND TO HOLD THE same unto the Purchasers or their heirs, successors without any interruption from the side of the Vendors or any person/s claiming under her together with all the right, title, claim and interest which the Vendor here before enjoyed in respect of the property mentioned in the Schedule below.

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

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

4. That from this day all the right, title, claim and interest of the Vendor in the property mentioned in the Schedule below shall cease to exist and will vest in the Purchasers and the Purchasers will become the absolute owners thereon from this day and the Purchasers 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 Vendor 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.

Contd...6/

Kalpana Panda
1/6/2022

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7. That the Vendors hereby agree to keep the Purchasers harmless and indemnified from all losses, expenses and costs incurred or suffered by the Purchasers arising out of any defect in title of the Vendor over the said property morefully described in the schedule below.
8. That the Vendor has further agreed to execute and register any further or other Deed of assurance or document at the cost of the Purchasers that may be required to more perfectly confirm the ownership and possession of the Purchasers in the schedule below property.
9. That, from this day the Vendor shall has no claim, demand whatsoever in the Schedule below property at any time in future.
10. That the Vendor hereby declare that the Xerox copy of relevant (connecting) documents are attach herewith are true and genuine and which will treated as part of this document.
11. That the Vendors has delivered all the relevant documents (Xerox copies) in connection with the Schedule below property to the Purchasers.

SCHEDULE

(Description of land hereby sold)

ALL THAT PIECE AND PARCEL of Rayati homestead Vacant land measuring an area 1935 Sq.ft. or 4.44 Decimals, being in portion of Plot No. 2130, recorded under Khata No. 342, situated in Mouza- Mango, P.S. Mango, Thana No. 1642, Survey Ward No. 10. M.N.A.C. (now Mango Nagar Nigam), Town Jamshedpur, District East Singhbhum, (location of the land shown in plan/map attached in this Sale Deed and shown in Red Color which shall be treated at part of this documents),

Butted and Bounded by:-

North :- 12' Wide Road;
South :- Seller Nij (Plot No. 2130P)
East :- 1.5' ft. Alley;
West :- 10' Alley;

Its Holding No. 0100004631000M0

Contd....7/

Kalpana Panda
1/6/2022

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Annual Rent :- Rs.44.40/- payable to the landlord, the state of Jharkhand, through the C.O. Mango Jamshedpur;

That the schedule above property is on Branch Road;

MEMO OF CONSIDERATION

The consideration money of Rs.25,00,000/- (Rupees twenty five lakhs) only paid by the Purchasers to the Vendor which is morefully detailed below:-

Sl.No.	Cheque No. / Cash	Date of Payment	Amount (in Rupees)	Bank Name
1	NEFT	31.05.2022	6,25,000/-	Axis Bank
2	472169	30.04.2022	18,75,000/-	P.N.B.

Total Rs.25,00,000/- only

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

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

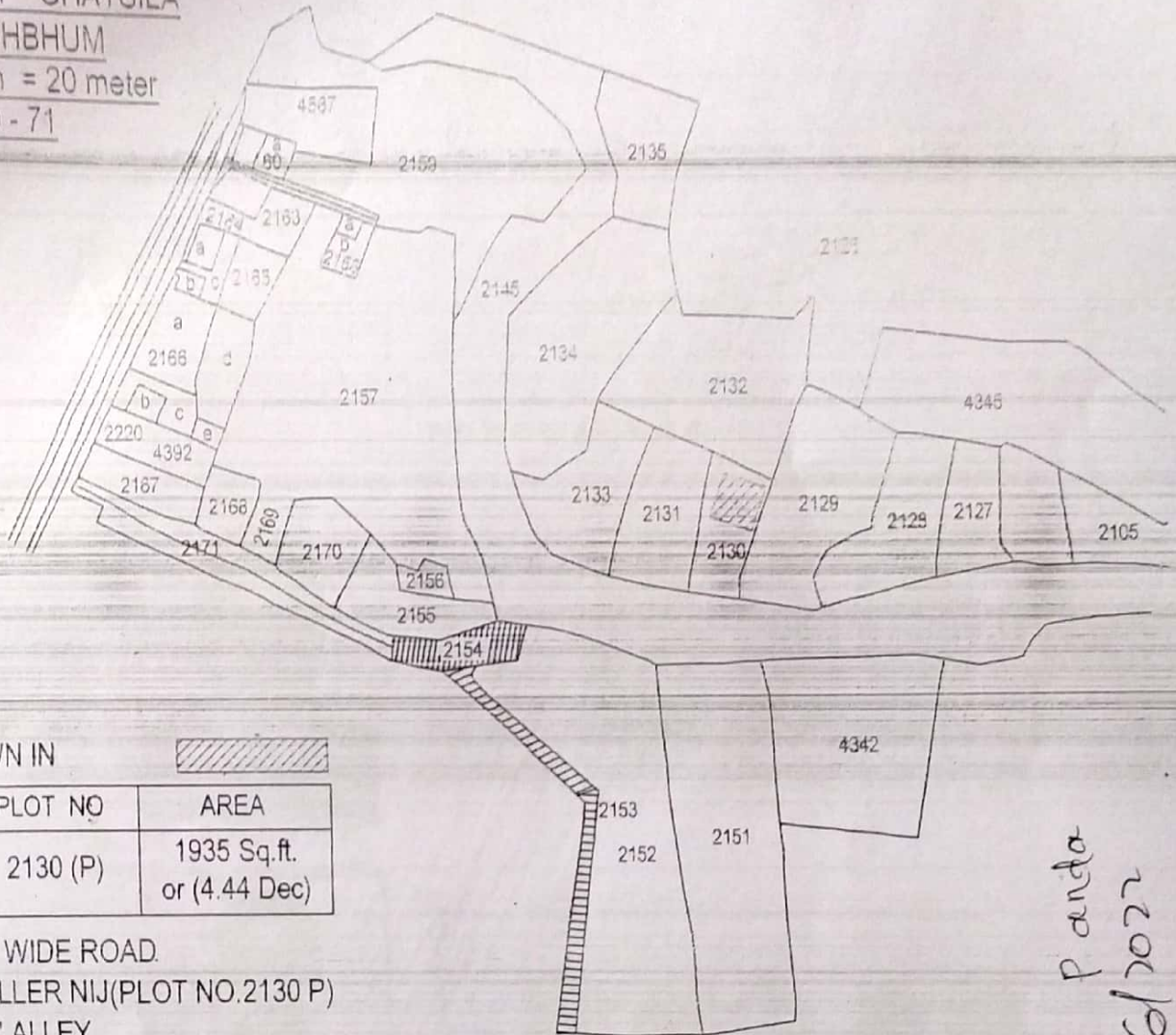
Witnesses :

1. Minerva Parkside or Park
Hub-G.S. Nagar etc. adms

2. ^{मा} ^{मा}
रिजिस्ट्रार, जिला जमशेदपुर
संजय कुमार सिन्हा राउत, जमशेदपुर

Contd...8/

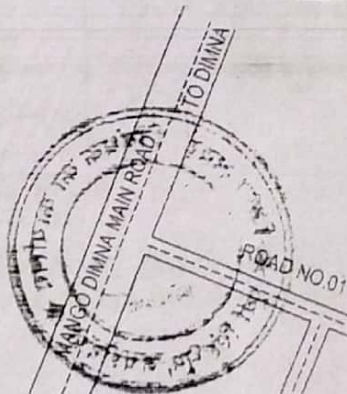
JAMSHEDPUR
 WARD NO. - 10, SHEET NO. - 8
 REV. THANA - GHATSILA
 DIST. - SINGHBHUM
 SCALE - 1cm = 20 meter
 YEAR - 1970 - 71



AREA SHOWN IN

KHATA NO	PLOT NO	AREA
342	2130 (P)	1935 Sq.ft. or (4.44 Dec)

NORTH - 12' WIDE ROAD
 SOUTH - SELLER NIJ (PLOT NO. 2130 P)
 EAST - 1.5' ALLEY
 WEST - 10' ALLEY



Kalpana Panda
 1/6/2022

A Amin
 Reg. no. - 784/02-03



Kalpana Panda
1/6/2022

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TYPED BY
JSR. COURT.

DRAFTED BY
ADVOCATE J.S.R. COURT.

PURCHASERS



S. N. SARKAR
ADVOCATE, JSR COURT

Jit Kumar



S. N. SARKAR
ADVOCATE, JSR COURT

Mamta Kumari



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

MANGO NAGAR NIGAM

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

Memo No. : 713710190522032553

Date : 19-05-2022

प्रभावी : प्रथम तिमाही 2022-2023

श्री/श्रीमती/सुश्री KALPANA PANDA W/O NIRANJAN PANDA,
मोहल्ला KANCHAN VIHAR SANKOSAI ROAD NO 1 MANGO JAMSHEDPUR JAMSHEDPUR
EAST SINGHBHUM, 831018
7789001443

एतद द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं० - 0100004631000M0 वार्ड सं० 10 हुआ है, आपके स्व० निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0/- ₹० निर्धारित किया गया है।
इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

क्रम सं०	Particulars	Amount (In Rs.)
1.	गृह कर	250.35
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)		250.35

To be signed by the Applicant

नोट:-

- कर निर्धारण की सूची, MANGO NAGAR NIGAM Website, suda.jharkhand.gov.in पर प्रदर्शित है।
- नियमावली कंडीका 11.4 के आलोक में वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पत्ती कर का 50% होगा।
झिदायत 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 सम्पत्ती कर का भुगतान त्रैमासिक देय होगा।
- यदि किसी वर्ष के लिए सम्पूर्ण धृति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियायत दी जाएगी।
- किसी देय धृति का 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 एवं 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 कंडीका 13.2 के अनुसार निर्धारित शास्ति (Fine) एवं अंतर राशि देय होगा।
- MANGO NAGAR NIGAM द्वारा संग्रहित इस सम्पत्ती कर इन दमरतों/दंडों को कोई कानूनी हैसियत प्रदान नहीं करता है और/या न ही अपने मालिकों / दखलवार को कोई कानूनी अधिकार प्रदान करता है।
- अगर आपके नये होल्डिंग नं० का आखिरी 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.

Print

Kalpna Panda



Pre Registration Docket

Date :- 01-06-2022 12:27 pm

Office Name :- District SRO - Jamshedpur

Token No:- 20220000063918

Appoinment :- 01-Jun-2022 Time:- 13:0

Article	Sale Deed
Pre Registration Date	30-May-2022
No. Of Pages	35
Stamp Duty	100000
Paid Stamp Duty	0
Total Fees	₹ 76,054.

Property Id: 745132

Valuation No. : 1004612 / 2022	: - 2022-2023	User Id : 39854	Date : 01-june-2022 12:11:PM
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Urban	Corporation : Mango Nagar Nigam	Village/City : Mango	
Mango - Other Road			
Volume Number - 51			
Page Number - 25			
Khata Number - 342			
Plot Number - 2130			
Holding Number - 0100004631000M0			
Ward Number - 10			
Valuation Rule : Residential Land			
Property Details			
1	Land area	4.44 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 4.44 x 372486=1653837.84	₹16,53,838/-
A	Total		₹16,53,838/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹16,53,900/-
Total Amount in Words : Sixteen Lakhs Fifty Three Thousands Nine Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: 1.5' ft. Alley, West: 10' Alley, South: Seller Nij (Plot No. 2130P), North: 12' Wide Road
Area	Land area : 4.44 Decimal

Description of the Property	Pin Code - 831012
Government/Market Value	1653837.84
Transaction Amount	2500000

SELLER	-Mrs. KALPANA PANDA , Address - Hig-6, Laxmi Niwas, Gopabandhu, Samabaya Nagar, Jagatpur, Cuttak, Odisha- Father/Husband Name Niranjan Panda , PAN No.- *****761H, Permission Case No.- , Aadhaar No. *****7656
PURCHASER	-Mr. AJAY KUMAR , Address - Flat No. 103, Ganga Gayadut Apartment, Sanjay Path New Subhash colony, Mango, P.O. and P.S. Mango, Town Jamshedpur- , Father/Husband Name Rajendra Prasad , PAN No.- *****458P, Permission Case No.- , Aadhaar No. *****4468
	-Mrs. MAMTA KUMARI , Address - Flat No. 103, Ganga Gayadut Apartment, Sanjay Path New Subhash colony, Mango, P.O. and P.S. Mango, Town Jamshedpur- , Father/Husband Name Ajay Kumar , PAN No.- *****246Q, Permission Case No.- , Aadhaar No. *****9934

Witness Information	Mr. RAJESHWAR PRASAD , Address - Sanjay Path, Dimna Road, Mango, Jamshedpur- , Father/Husband Name -Late Haldhar Mandal
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Identifier Details	Mr. NIRANJAN PANDA , Address - Hig-6, Laxmi Niwas, Gopabandhu, Samabaya Nagar, Jagatpur, Cuttak, Odisha- , Father/Husband Name -L N Panda
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Fee Rule: Sale Deed		1,00,000
1	Stamp Duty	

1	SP	1,050
Total		1,050

Fee Rule: Sale Deed		75,000
1	A1	3
2	LL	1
3	PR	
Total		75,004

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.

Arzulla

[Signature]

Mamta Kumari

Kalpna Panda

Deed Writer / Advocate

Vendee / Claimant

Vendor / Executant

Token No.: 20220000063918

CERTIFICATE

Office of the District SRO - Jamsheedpur

This **Sale Deed** was presented before the registering officer on date **01-Jun-2022** by **KALPANA PANDA**, S/O, D/O, W/O **Niranjan Panda** resident of Hig-6, Laxmi Niwas, Gopabandhu, Samabaya Nagar, Jagatpur, Cuttak, Odisha .

This deed was registered as Document No:- **2022/JSR/2730/BK1/2548** in Book No :- **BK1**, Volume No :- 452 from Page No :- 187 to 256 at, office of **District SRO - Jamsheedpur**

Date:- **01-Jun-2022**


Registering Officer