



सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Jharkhand

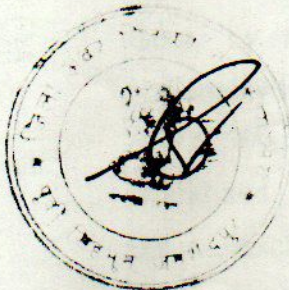
e-Stamp

Certificate No.	: IN-JH30563272806777S
Certificate Issued Date	: 28-Jul-2020 11:20 AM
Account Reference	: SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference	: SUBIN-JHJHSHCIL0146114464449947S
Purchased by	: ANITA DEVI
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 9,00,000 (Nine Lakh only)
First Party	: GURUCHARAN GOUR
Second Party	: ANITA DEVI
Stamp Duty Paid By	: ANITA DEVI
Stamp Duty Amount(Rs.)	: 36,000 (Thirty Six Thousand only)



Please write or type below this line.....

2020-60281  
07.8.2020



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2020/JSR/2199/BK1/1997

Statutory Alert:

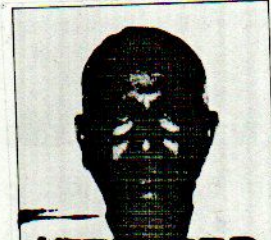
1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority



sale  
9,00,000

PS  
mango

star  
36000



7.8.2020

**ATTESTED**  
*Bhuvan Gope*  
Advocate  
Jamshedpur Civil Court



02-21/11-2020  
3363  
7/8/2020

29/8/20

7/8/20

7/8/2020

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**SALE DEED**

7/8/2020

Freehold

THIS DEED OF SALE IS MADE ON THIS THE 7<sup>th</sup> DAY OF 'AUGUST' 2020 AT JAMSHEDPUR;

Att 27,000/-  
LHL 300  
PLe 100

**BY AND BETWEEN**

7/8/2020

**SHRI GURUCHARAN GOUR, (PAN - ASKPG9624J and UID No.9180 3211 0469), son of Late Jogendra Gour and grandson of Late Banamali Gour, by faith Hindu, by Caste Gour, by occupation Cultivation, Nationality Indian, resident of Post Office Road, Gour Basti, Mango, P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, State of Jharkhand, hereinafter called the **SELLER** (which expression shall unless, excluded by or repugnant to the context, mean and include his heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **ONE PART**;**



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IN FAVOUR OF

**SMT. ANITA DEVI**, (PAN – BUZPD2443N and UID No.7494 2652 0825), wife of Shri Pramod Mahanti, by faith Hindu, by Caste Kayasth, by occupation Housewife, Nationality Indian, resident of Mango Gour Basti, Prahallad Nagar, Post Office Road, Mango, P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin – 831012 and at present residing at 52/91 B, Mango, Near Shiv Mandir, P.O. Azadnagar, P.S. Mango, Town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin-- 832110, 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.9,00,000/- (Rupees Nine lakhs) only.

**WHEREAS**, in the Survey Khatiyan 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) Govinda Gour, ii) Kripasindhu Gour and iii) Gurucharan Gour, being his surviving legal heirs and successors and thereafter the aforesaid legal heirs of Late Jogendra Gour, amicably partitioned the said inherited property amongst them, by metes



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heirs and successors and thereafter the aforesaid legal heirs of Late Jogendra Gour, amicably partitioned the said inherited property amongst them, by metes and bounds demarcating the shares of each and by virtue of the said partition, an area of land measuring 9.83 Decimals, being in Portion of New Plot No.3376 recorded under New Khata No.611 and an area of land measuring 10.5 Decimals, being in Portion of New Plot No.3363 recorded under New Khata No.128, total area measuring 20.33 Decimals of Mouza Mango, P.S. Mango, Thana No.1642, Ward No.10, MNAC, Jamshedpur, fell to the exclusive share of Gurucharan Gour, the Seller above referred and since then the Seller has been in peaceful physical possession and occupation over the same, without any let, hindrance or disturbances from any person or persons and is the sole, absolute and bonafide owner thereof, by exercising all acts of ownership thereto;

**AND WHEREAS**, later on, the Seller in order to further ensure his right, title and interest over his aforesaid share of landed property, has mutated the same, in his own name, vide Mutation Case No.797/ 2019-2020, on the basis of succession, from the office of the Superior landlord, the State, through the Anchal Adhikari (Circle Officer), Mango, Jamshedpur and since he is paying rent for the aforesaid property and obtained rent receipt in his own name, entered in Register – II, in Volume No.103, Page No.85;

**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 him 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.9,00,000/- (Rupees Nine 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 on a total consideration amount of **Rs.9,00,000/- (Rupees Nine lakhs) only**;



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**NOW THIS DEED OF SALE WITNESSETH:**

- 1) THAT, in pursuance of the above and in consideration of the aforesaid sum of **Rs.9,00,000/- (Rupees Nine lakhs) only**, paid by the purchaser to the seller, details given in Mode of Payment, herein below mentioned, the 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 property 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 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 if for any defect of title or possession of the seller over the scheduled property, if 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 residential house and/ or other structures, whatsoever she likes, over the schedule below landed property or part thereof at her absolute discretion and take electricity, water connection from the concerned authority in her own name.



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- 5) THAT, henceforth the purchaser shall be at liberty to mutate her 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 her name registered in the Office of Mango Notified Area Committee/ Mango Nagar Nigam or any other concerned 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 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 schedule below 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.

### SCHEDULE

(Description of the property hereby sold)

ALL THAT piece and parcel of raiyati homestead land, measuring an area **1127 Sq.ft. i.e. 0-1-11.25 Dhurs or 2.58 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 **Mango Nagar Nigam Holding No.0100009234000M0**, 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:

Dimension of the land:

North :	12'ft. wide Road;	23'-0"
South :	Seller's Nij;	23'-0"
East :	Sagar Gour;	49'-0"
West :	Seller's Nij.	49'-0"



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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.9,00,000/-**  
**(Rupees Nine lakhs) only**, to the Sellers, in the following manner :-

<u>Date</u>	<u>Mode</u>	<u>Amount (in Rs.)</u>
01.12.2017	vide Cheque No.535557	90,000/-
28.03.2017	vide Cheque No.535558	40,000/-
27.05.2018	vide Cheque No.535559	2,00,000/-
19.06.2018	vide Cheque No.535561	1,00,000/-
13.11.2018	vide Cheque No.535563	50,000/-
10.01.2019	vide Cheque No.535565, All Cheques drawn on SBI, Mango Branch.	4,20,000/-

Total : 9,00,000/- only.


(Rupees Nine lakhs) only.



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

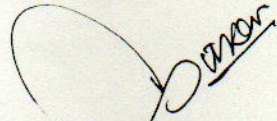
Read over and explained the contents of this Deed to the Seller and he has admitted all the contents to be true and correct.

  
Advocate  
7.8.2020

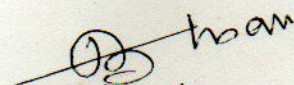
**WITNESSES:**

1. Onkar Nath Singh s/o Late Jagdish Singh, 124-Boaba nagar, Gourbaali, Post office Road Mango, Jamshedpur East Singhbhum Jharkhand. PIN - 831012
2. Durga Charan Kalindi, S/O- Late, Laxmi Narayan Kalindi R/O- New ulidih. H.No- 61, Kalindi Basti, Mango, Jamshedpur East Singhbhum, Jharkhand, 831012

Printed by:

  
Jsr. Court.

Drafted by:

  
Advocate.



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Department of Jharkhand

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NAME OF THE PURCHASER :

SMT. ANITA DEVI



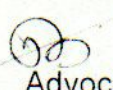
अनिता देवी







*Bhusin Gope*  
Advocate  
Jamshedpur Civil Court

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



Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<b>GURUCHARAN GOUR</b> Address1 - POST OFFICE ROAD, GOUR BASTI, MANGO, P.O AND P.S- MANGO, TOWN- JAMSHEDPUR, Address2 - ,,, Jharkhand PAN No.: ASKPG9624J, Permission Case No.-	Yes	Gurucharan Gour Address:- H.No-129, , Gour Basti, Post Office Road, Mango, Jamshedpur, , East Singhbhum, 831012, , Jharkhand, India		SELLER Age:69			<i>S.29. 21/2/21</i>
2	<b>ANITA DEVI</b> Address1 - 52/91 B, MANGO, NEAR SHIV MANDIR, P.O- AZADNAGAR, P.S- MANGO, JAMSHEDPUR, Address2 - ,,, Jharkhand PAN No.: BUZPD2443N, Permission Case No.-	Yes	Anita Devi Address:- House No- 52/91 B, Near Shiv Mandir, Mango, PO- Azadnagar, Jamshedpur, , Purbi Singhbhum, 832110, , Jharkhand, India		PURCHASER Age:53			<i>B-10/10/2017</i>

**Identification:**

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>ONKAR NATH SINGH</b> S/o-D/o LATE JAGDISH SINGH Address1 - H.NO-124, PRAHALLAD NAGAR, GOUR BASTI, MANGO, JASHEDPUR, Address2 - ,,, Jharkhand PAN No.:			<i>Onkar Nath Singh</i>

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>DURGA CHARAN KALINDI</b> Address1 - H.NO-61, NEW ULIDIH, KALINDI BASTI, P.S- ULIDIH, MANGO, JAMSHEDPUR, Address2 - ,,, Jharkhand			





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

## Deed Endorsement

Token No :- 20200000060481

Deed Type	Sale Deed
Number of Pages	64
Fee Details	Stamp Duty :- Rs. 36000, PR :- Rs. 1, SP :- Rs. 960, A1 :- Rs. 27000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.873650/- ,Transaction Amount :- Rs.900000/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Mango Location :- Other Road, Mango Property Boundaries :- East: SAGAN GOUR, West: SELLERS NIJ, South: SELLERS NIJ, North: 12'FT WIDE ROAD Volume Number - 103Page Number - 85Holding Number - 0100009234000M0Khata Number - 128Plot Number - 3363 Area Of Land :- 2.58 Decimal

Sh./Smt.GURUCHARAN GOUR s/o/d/o/w/o LATE JOGENDRA GOUR has presented the document for registration in this office today dated :- 07-Aug-2020 Day :- Friday Time :- 14:02:03 PM



GURUCHARAN GOUR(Individual)

Party Name	Document Type	Document Number
GURUCHARAN GOUR	PAN/UID	ASKPG9624J

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
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Government/Market Value	873649.92
Transaction Amount	900000

SELLER	<b>-Mr. GURUCHARAN GOUR, Address - POST OFFICE ROAD, GOUR BASTI, MANGO, P.O AND P.S- MANGO, TOWN-JAMSHEDPUR- ,Father/Husband Name LATE JOGENDRA GOUR , PAN No.- *****624J,Permission Case No.- , Aadhaar No. *****0469</b>
PURCHASER	<b>-Mrs. ANITA DEVI, Address - 52/91 B, MANGO, NEAR SHIV MANDIR, P.O- AZADNAGAR, P.S- MANGO, JAMSHEDPUR- ,Father/Husband Name PRAMOD MAHANTI , PAN No.- *****443N,Permission Case No.- , Aadhaar No. *****0825</b>

Witness Information	<b>Mr. DURGA CHARAN KALINDI , Address - H.NO-61, NEW ULIDIH, KALINDI BASTI, P.S- ULIDIH, MANGO, JAMSHEDPUR-, Father/Husband Name-LATE LAXMI NARAYAN KALINDI</b>
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Identifier Details	<b>Mr. ONKAR NATH SINGH , Address - H.NO-124, PRAHALLAD NAGAR, GOUR BASTI, MANGO, JASHEDPUR-, Father/Husband Name-LATE JAGDISH SINGH</b>
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Property Id:367973		
Fee Rule:Sale Deed		
1	Stamp Duty	36,000

1	SP	960
<b>Total</b>		<b>960</b>

Property Id:367973		
Fee Rule:Sale Deed		
1	PR	1
2	LL	3
3	A1	27,000
<b>Total</b>		<b>27,004</b>

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.



Token No.: 20200000060481

## CERTIFICATE

### Office of the District SRO - Jamshedpur

This **Sale Deed** was presented before the registering officer on date **07-Aug-2020** by **GURUCHARAN GOUR, S/O, D/O, W/O LATE JOGENDRA GOUR** resident of POST OFFICE ROAD, GOUR BASTI, MANGO, P.O AND P.S- MANGO, TOWN-JAMSHEDPUR .,

This deed was registered as Document No:- **2020/JSR/2199/BK1/1997** in Book No :- **BK1**, Volume No :- 396 from Page No :- 405 to 468 at, office of **District SRO - Jamshedpur**

Date:- **07-Aug-2020**

  
Registering Officer