



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 262cb52b73cbbd722471

Receipt Date : 17-Apr-2023 09:27:20 pm

Receipt Amount : 140000/-

Amount In Words : One Lakh Forty Thousands Rupees Only

Token Number : 202300022228

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : PANKAJ KUMAR GUPTA (Vendee)

GRN Number : 2316771622



--: For Office Use :-

Defaced
Copy



2023/JSR/1965/BK1/1819

18/4/2023

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 पुनः किसी प्रकार की सेवा नहीं लेनी गई है।

[Handwritten signature]

Safarabho
35,00,000/-

P.S. Mango.

Stamp
1,40,000/-

18/4/2023
Bina Lal Sinha



ATTESTED

N. Kesh Kumar
Adv



11/104
138,
1552,1542,

बहुनाम मूलमंकन सूची से
जोड़ा एवं सही पाया।
18/4/23

23

समाप्त

Consideration Rs. 35,00,000/-

SALE DEED

THIS DEED OF SALE is made on this the 18th day of April, 2023 at Jamshedpur, BY:

1,05,000-00
1-03-00
1-01-00

SRI BRIND LAL SINHA, (PAN:AEIPS9385N) Son of Late Jagdip Sinha by faith Hindu, by Caste General, by Nationality Indian, by occupation retired, resident of Vill - Dhibra, Post- Dhibra, Thana - Parsa bazaar, Block- Phulwari Sharif, Dist- Patna, State Bihar and presently residing at Executive Floor No. 4/3, Vatika Green Valley, Pardih Road, Mango, P.O. Pardih and P.S. Azad nagar, Town Jamshedpur, District East Singhbhum, in the State of Jharkhand, hereinafter called the "SELLER/VENDOR" (Which expression unless repugnant to the context shall mean and include his heirs, Successors, legal representatives, administrators, executors, nominees, and assigns) of ONE PART,

IN FAVOUR OF

18/4/23

SRI PANKAJ KUMAR GUPTA, (PAN: AXWPG 6950A) Son of Shivnath Prasad Gupta, by faith Hindu, by Caste General, by Nationality Indian, by occupation Service, resident of House No.201, Road No. 6, Kashidih, P.O. and P.S. Sakchi, Town Jamshedpur, District East Singhbhum, in the State of Jharkhand, hereinafter called the "PURCHASER/VENDEE (Which expression-unless repugnant to the context shall mean and include his heirs, Successors, legal representatives, administrators, executors, nominees, and assigns) of the OTHER PART,

Bidul Saha
18/4/2023

WITNESSETH AS FOLLOWS:

Whereas, the Vendor is the sole, lawful, and absolute owner of all that piece and parcel of raiyati Land comprising with portion of Plot Nos. 1552 and 1542 recorded under Khata No. 138, measuring area of 72 feet X 20 feet (1440 SQFT) or 0.0330 Acre or 2 Kathas, situated in Mouza Mango, P.S. Mango, Survey Thana No.1642, Ward No. 9 MNAC, District East Singhbhum more fully described in the Schedule below,

And whereas, the aforesaid land previously belonged to one Golak Bihari Chowdhury, who had been in peaceful possession over the said land in his life time as absolute owner thereof;

And whereas, after the death of said Golak Bihari Chowdhury, while (i) Srimati Chowdhury W/o Late Golak Bihari Chowdhury, (ii) Bhupendra Nath Chowdhury and (iii) Sri Pintu Kumar Chowdhury, both sons of Late Golak Bihari Chowdhury had been in peaceful possession and enjoyment over the said land including other properties as absolute owners thereof inheriting through their ancestor Golak Bihari Chowdhury, as his legal heirs and surviving successors, they jointly transfer the aforesaid land including some other land in favour of the present vendor by virtue of registered Sale Deed No. 3428 dated 27.08.1996 registered at District Sub-Registry office, Jamshedpur, and delivered peaceful possession in favour of the present vendor;

And whereas, since the aforesaid transfer the vendor is in peaceful possession and enjoyment exercising his ownership over the said land, and paying regular rent in his own name to the landlord, after mutating his name in the office of the landlord, the State of Jharkhand, through the C.O. Jamshedpur Vide Mutation Case No. 447/2004-05 dated: 22.06.2004;

And whereas, being in urgent need of money to acquire property the Vendor expressed his desire to sell the aforesaid land more fully described in the Schedule below;

And whereas, having come to know about the said desire of the Vendor, the Purchaser approached the Vendor for purchasing of the aforesaid land more fully described in the Schedule below and offered a sum of Rs. 35,00,000/- (Rupees Thirty Five Lakhs) only as price thereof;

And whereas, the Vendor has agreed to sell and the Purchaser has agreed to Purchase of the said land more fully described in the Schedule below on the said consideration amount of Rs. 35,00,000/- (Rupees Thirty Five Lakhs) only;

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18/4/2023

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

- 1) That in pursuance to the above agreement and in consideration of a sum of Rs.35,00,000/- (Rupees Thirty Five Lakhs) only paid by the Purchaser to the Vendor, as per details shown in Memo of consideration below, the receipt of which the Vendor does hereby admit and acknowledge towards full and final consideration amount for sale of the aforesaid land, the Vendor does hereby convey, transfer and assign by way of absolute sale by these presents all that piece and parcel of raiyati land more fully described in the Schedule below with all rights, title, interest, easement and possession thereto in favour of the Purchaser **TO HAVE AND TO HOLD** the same as absolute owner thereof with all right, title, interest, and possession of the Vendor hereto before enjoyed in respect of the said Schedule below land.
- 2) That the Vendor has delivered vacant physical possession of the said land to the Purchaser absolutely free from encumbrances, liens or charges of any kind whatsoever, and the Purchaser shall have quiet and peaceful possession of the same without any interruption from the Vendor or any other person or persons claiming through him.
- 3) That the Purchaser shall be entitled to have his name mutated in respect of the Schedule below land in the records of the landlord, the state of Jharkhand through the C.O. Mango, Jamshedpur, and to pay Rent and obtain rent receipt thereof in his own name for which the Vendor has got no objection whatsoever.
- 4) That the Vendor ceased to have any manner of right, title, interest, possession or claim over the Schedule below land from to-day.
- 5) That the Vendor hereby declares that the landed property hereby conveyed and transferred by this deed of sale in favour of the Purchaser is free from encumbrances and charges.
- 6) That the Vendor hereby assures the Purchaser that if for any defect in the title of the Vendor in the said property, the Purchaser suffers any loss, the Vendor shall compensate the Purchaser for such loss.
- 7) That the Vendor 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 landed property.

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18/4/2020

SCHEDULE

(Description of property hereby transferred)

All that piece and parcel of Raiyati Homestead land situated at Mouza Mango, P.S. Mango, Survey Thana No. 1642, Ward No. 9 MNAC, Town Jamshedpur District East Sighbhum, recorded under Present Khata No.- 138.

<u>Portion of Present Plot No.</u>	<u>Area in Acre</u>
<u>1552</u>	0.01650 Acre or 72 feet length X 10 feet width
<u>1542</u>	0.01650 Acre or 72 feet length X 10 feet width
Total:	0.0330 or 2 Kathas ie. 3.30 Decimals

Which is bounded as follows:

North: -Road,

South: Plot No. 1551,

East: Rest Portion of Plot No.1542,

West:- Rest Portion of Plot No. 1552,

(The demised land is shown in Yellow Colour in the Sketch Map attached with this Deed of sale, which will form part of this deed).

Annual rent Rs. 3/- payable to the landlord, the State of Jharkhand, through the C.O. Mango, Jamshedpur;

Volume No. 15,

Page No.9,

Holding No.0090006551000MO.

MEMO OF CONSIDERATION

Bidwala
18/4/2023

(Details of consideration paid by the Purchaser to the Vendor)

That complete sale consideration of Rs 35,00,000.00(Rupees Thirty Five lakh) only has been duly paid to ICICI Bank account No 008901518739 by the vendee of the second part and receipt whereof the VENDOR of the first part does hereby acknowledge as under:

Rs 100,000/- (Rupees One lakh) only through IMPS Ref No 424008568 Of Punjab National Bank on dated 25.02.2023 from the Account No 1668010107761.

Rs 34,00,000/- (Rupees thirty four lakh) only Through home loan UTR No. PUNBR52023040313331843 Of Punjab National Bank Mango Branch, Jsr on 03.04.2023.

IN WITNESS WHEREOF, the Vendor has executed this deed of sale at Jamshedpur on this the day, month and year first above written.

Witnesses: - *Ni-1*

1. Niraj Kr. Gupta s/o Shivnath Ad. Gupta
H/O Kashidih, Sakchi J.S.R
2. Sanjay Chandra s/o Chandrahar Chandra
c.c S Chandiya colony. Sidngore. J.S.R

Printed through Computer:



Niraj Gupta



Drafted by:

Niraj Chandra
Advocate.

ATTESTED

Niraj Chandra
Certificate: - Certified that the finger prints of left hand of each person whose photographs affixed in the document have obtained by me/before me.

Niraj Chandra

Advocate.



Pre Registration Docket

Date :- 17-04-2023 01:47 pm

Office Name :- District SRO - Jamshedpur
Token No:- 202300022228

Appoinment :- 18-Apr-2023 Time:- 10:25

Article	Sale Deed
Pre Registration Date	20-Feb-2023
No. Of Pages	43
Stamp Duty	140000
Paid Stamp Duty	0
Total Fees	₹ 1,06,294.

Property Id: **950641**

Valuation No. : 1288418 / 2023	:- 2023-2024	Date : 17-April-2023 13:28:PM	
State : Jharkhand	District : EastSinghbhum	Tahsil : Mango	
Land Type : Urban	Corporation : Mango Nagar Nigam	Village/City : Mango Mango Word No-9	
Mango Mango Word No-9 Halka No 2 Village Code 16412 - Other Road			
Khata Number - 138			
Plot Number - 1552			
Volume Number - 15			
Page Number - 9			
Holding Number - 0090006551000MO			
Property Rates			
Residential Land (Y)			
₹372486/- Decimal			
Valuation Rule : Residential Land			
Property Details			
1	Land area	1.65 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 1.65 x 372486=614601.9	₹6,14,602/-
A	Total		₹6,14,602/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹6,14,700/-
Total Amount in Words : Six Lakh Fourteen Thousands Seven Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: REST PORTION OF PLOT NO 1542, West: REST PORTION OF PLOT NO 1552, South: PLOT NO 1551, North: ROAD
Area	Land area : 1.65 Decimal
Other Description of the Property	Pin Code - 831012
Government/Market Value	614601.9
Transaction Amount	3500000

Property Id: **950642**

Valuation No. : 1288420 / 2023	: - 2023-2024	Date : 17-April-2023 13:32:PM	
State : Jharkhand	District : EastSinghbhum	Tahsil : Mango	
Land Type : Urban	Corporation : Mango Nagar Nigam	Village/City : Mango Mango Word No-9	
Mango Mango Word No-9 Halka No 2 Village Code 16412 -			
Other Road			
Khata Number - 138			
Plot Number - 1542			
Volume Number - 15			
Page Number - 9			
Holding Number - 0090006551000M0			
Property Rates			
Residential Land (Y)			
₹372486/- Decimal			
Valuation Rule : Residential Land			
Property Details			
1	Land area	1.65 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 1.65 x 372486=614601.9	₹6,14,602/-
A	Total		₹6,14,602/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹6,14,700/-
Total Amount in Words : Six Lakh Fourteen Thousands Seven Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: REST PORTION OF PLOT NO 1542, West: REST PORTION OF PLOT NO 1552, South: PLOT NO 1551, North: ROAD
Area	Land area : 1.65 Decimal
Other Description of the Property	Pin Code - 831012
Government/Market Value	614601.9

Transaction Amount -

SELLER	-Mr. BRIND LAL SINHA, Address - EXECUTIVE FLOOR NO 4/3 VATIKA GREEN VALLEY PARDIH ROAD MANGO JAMSHEDPUR- ,Father/Husband Name LATE JAGDIP SINHA , PAN No.- *****385N,Permission Case No.- , Aadhaar No. *****3712
PURCHASER	-Mr. PANKAJ KUMAR GUPTA, Address - HOUSE NO 201 RD NO 6 KASHIDIH PS SAKCHI JAMSHEDPUR- ,Father/Husband Name SHIVNATH PARASAD GUPTA , PAN No.- *****950A,Permission Case No.- , Aadhaar No. *****2438

Witness Information **Mr. SANATAN GARAI , Address - A/35 MAIN ROAD SIDHGORA JAMSHEDPUR-, Father/Husband Name-GANGADHAR GARAI**

Identifier Details **Mr. NIRAJ KUMAR GUPTA , Address - H NO 201 LIN ENO 7 KASHIDIH PS SACKHI JAMSHEDPUR-, Father/Husband Name-SHIBNATH SAHU**

Fee Rule:Sale Deed		
1	Stamp Duty	1,40,000

1	SP	1,290
Total		1,290

Fee Rule:Sale Deed		
1	A1	1,05,000
2	LL	3
3	PR	1
Total		1,05,004

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.

Nitesh Kumar *Pankaj Gupta* *Brind Lal Sinha*
Deed Writer / Advocate Vendee / Claimant Vendor / Executant

Transaction Success!

04

Name	PankajKumarGupta
Token No / Depositor ID	202300022228
Amount	106294
Transaction ID	48e539d6ba055eec4afd
GRN	2316771663
CIN	10002162023041718576
Time	2023-04-17 21:34:03

कोरोना को हराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी

Binaul kish



Document Registration Summary 1

Date :-18-Apr-2023

- Government/Market Value: ₹1229400/-
- Transaction Amount: ₹3500000 /-
- Paid Stamp Duty: ₹140000 /-

Receipt : 814042

Receipt Date : 18-04-2023

Presenter Name: -

On Date 18-04-2023 Presented at District SRO -
Jamshedpur

Signature of Presenter

District SRO - Jamshedpur

PR	₹1
SP	₹1290
LL	₹3
A1	₹105000
Stamp Duty	₹140000

Total ₹246294

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	140000	140000	0	GRAS	PankajKumarGupta	GRN Number : 2316771622 DEPT Transaction Id : 262cb52b73cbbd722471 Transaction Type :	140000

PR	1	1	0	GRAS	PankajKumarGupta	GRN Number : 2316771663 DEPT Transaction Id : 48e539d6ba055eec4afd Transaction Type :	1
SP	1290	1290	0	GRAS	PankajKumarGupta	GRN Number : 2316771663 DEPT Transaction Id : 48e539d6ba055eec4afd Transaction Type :	1290
A1	105000	105000	0	GRAS	PankajKumarGupta	GRN Number : 2316771663 DEPT Transaction Id : 48e539d6ba055eec4afd Transaction Type :	105000
LL	3	3	0	GRAS	PankajKumarGupta	GRN Number : 2316771663 DEPT Transaction Id : 48e539d6ba055eec4afd Transaction Type :	3
Sub Total	246294	246294	0				

Article : Sale Deed Number of Pages : 86

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 :- 202300022228

Deed Type	Sale Deed
Number of Pages	86
Fee Details	Stamp Duty :- Rs. 140000, PR :- Rs. 1, SP :- Rs. 1290, A1 :- Rs. 105000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.614602/- ,Transaction Amount :- Rs.3500000/-
Property Details	District :- EastSinghbhum , Tehsil :- Mango , Village Name :- Mango Mango Word No-9 Location :- Other Road, Mango Mango Word No-9 Halka No 2 Village Code 16412 Property Boundaries :- East: REST PORTION OF PLOT NO 1542, West: REST PORTION OF PLOT NO 1552, South: PLOT NO 1551, North: ROAD Khata Number - 138Plot Number - 1552Volume Number - 15Page Number - 9Holding Number - 0090006551000M0 Area Of Land :- 1.65 Decimal
Property No.	2
Valuation Details	Value :- Rs.614602/- ,Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Mango , Village Name :- Mango Mango Word No-9 Location :- Other Road, Mango Mango Word No-9 Halka No 2 Village Code 16412 Property Boundaries :- East: REST PORTION OF PLOT NO 1542, West: REST PORTION OF PLOT NO 1552, South: PLOT NO 1551, North: ROAD Khata Number - 138Plot Number - 1542Volume Number - 15Page Number - 9Holding Number - 0090006551000M0 Area Of Land :- 1.65 Decimal






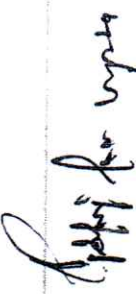
Sh./Smt.BRIND LAL SINHA s/o/d/o/w/o LATE JAGDIP SINHA has presented the document for registration in this office

today dated :- 18-Apr-2023 Day :- Tuesday Time :- 11:52:06 AM






BRIND LAL SINHA(Individual)

Party Name	Document Type	Document Number
------------	---------------	-----------------

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	BRIND LAL SINHA Address1 - EXECUTIVE FLOOR NO 4/3 VATIKA GREEN VALLEY PARDIH ROAD MANGO JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: AEIPS9385N, Permission Case No.-	Yes	Brind Lal Sinha Address:- EXECUTIVE FLOOR NO-4/3, , VATIKA GREEN VALLEY PARDIH ROAD MANGO, JAMSHEDPUR, Bahar Dari, , East Singhbhum, 831012, , Jharkhand, India		SELLER Age:76			
2	PANKAJ KUMAR GUPTA Address1 - HOUSE NO 201 RD NO 6 KASHIDIH PS SAKCHI JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: AXWPG6950A, Permission Case No.-	Yes	Pankaj Kumar Gupta Address:- House No-201,, , Road No- 6, Kashidih, Po- Sakchi,, Jamshedpur, Sakchi, Bistupur, , East Singhbhum, 831001, , Jharkhand, India		PURCHASER Age:35			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	NIRAJ KUMAR GUPTA S/o-D/o SHIBNATH SAHU Address1 - H NO 201 LIN ENO 7 KASHIDIH PS SACKHI JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SANATAN GARAI Address1 - A/35 MAIN ROAD SIDHGORA JAMSHEDPUR; Address2 - , , , Jharkhand			

Signature of Operator




Seal and Signature of Registering Officer



Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**BRIND LAL SINHA**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**NIRAJ KUMAR GUPTA**) Son/Daughter/Wife of (**SHIBNATH SAHU**) resident of (H NO 201 LIN ENO 7 KASHIDIH PS SACKHI JAMSHEDPUR) and by occupation (**Business**).



Signature of Registering Officer



Date:- 18-Apr-2023

Seal and Signature of Registering Officer



Token No.: 202300022228

CERTIFICATE

Office of the District SRO - Jamsheedpur

This **Sale Deed** was presented before the registering officer on date **18-Apr-2023** by **BRIND LAL SINHA**, S/O, D/O, W/O **LATE JAGDIP SINHA** resident of EXECUTIVE FLOOR NO 4/3 VATIKA GREEN VALLEY PARDIH ROAD MANGO JAMSHEDPUR .,

This deed was registered as Document No:- **2023/JSR/1965/BK1/1819** in Book No :- **BK1**, Volume No :- 312 from Page No :- 419 to 504 at, office of **District SRO - Jamsheedpur**

Date:- **18-Apr-2023**


Registering Officer

नाम ग्राम - अदिलुचीत क्षेत्र पम्पहाट्टपुर

वार्ड संख्या - 9

चाहर संख्या - 5

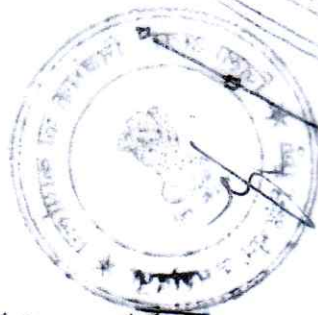
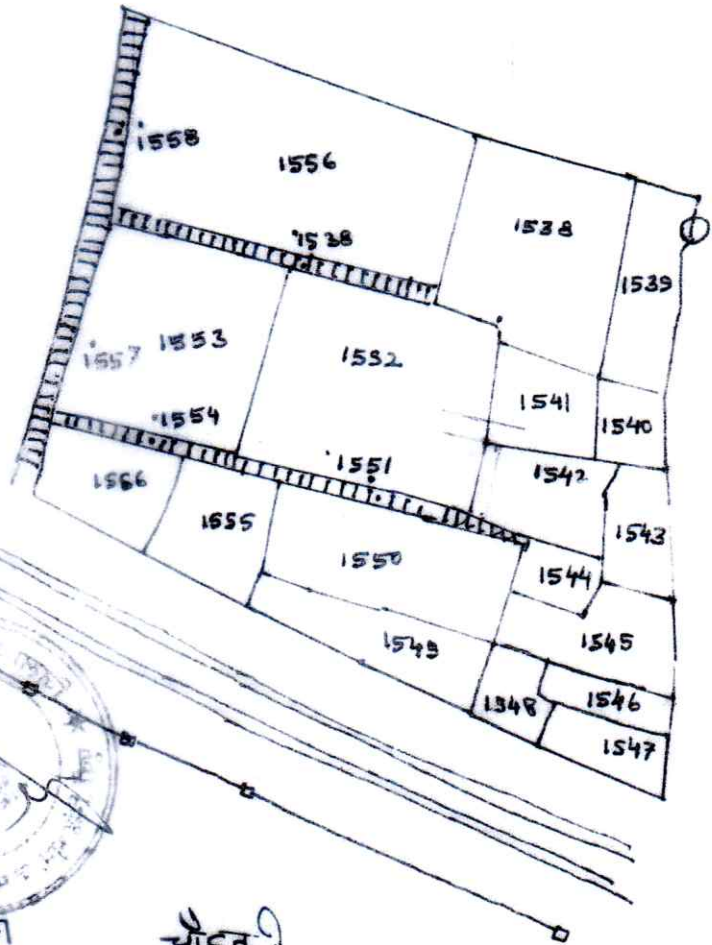
राजस्व थाना - घालशिला

जिला - सिंदभूम

पैमाना - 1 cm = 20 mt

सन - 1970-71 ई०

प्रस्तावित स्थल -



खाला न०

खसरा न०

रकबा

नोंदणी

138

1552

0.0165 Aere

30 - Road

138

1542

0.0165 Aere

A - Plot No - 1551

0.0330 Aere

B - Rest plot No 1542

or

C - Rest plot No 1552

2 katha.

[Signature]

AMIN

[Signature]

18/4/2023