



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : Off186aadf77ab3f620d

Receipt Date : 17-Apr-2023 09:41:53 pm

Receipt Amount : 140000/-

Amount In Words : One Lakh Forty Thousands Rupees Only

Token Number : 202300048618

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : ASHISH KUMAR GUPTA (Vendee)

GRN Number : 2316771693

Binwala



-: For Office Use :-

Defaced
Guyam



18/4/2023

2023/JSR/1966/BK1/1820

स 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 पूर्व में किसी प्रकार की भुगतान नहीं हुई है।

Ashish Kumar Gupta

Safar
25,00,000/-

Mango

Stamp
1,40,000/-



Brind Lal Sinha
18/4/2023



AT TESTED

Nisha Kumar

प्लॉट नम्बर 138,
704 प्लॉट नम्बर 1552,

वेदा प्रतिमादि सुधी में दर्ज नहीं है।
18/4/23

नूतनतम मूल्यांकन सूची से
जोया एवं सही पाया।

18/4/23

प्लॉट की वर्गीकृत भाषा: भारतीय स्वाम्य-प्रतिष्ठित
यस स्वाम्य (सं. 1899) की अद्युक्त
या कि, सं. 23, ... के अर्थात
यस स्वाम्य-सहित (या स्वाम्य-मुक्त
विमुख या स्वाम्य-मुक्त जगहिका नहीं)।

अथवा अथर विवक्ष्यक्त
एवं की ...
जामशेदपुर ...
की धारा 48(3) के अन्तर्गत नहीं है।

18/4/23

18/4/23

Consideration Rs. 35,00,000/-

SALE DEED

1,05,000=00
-03=00
01200

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

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

SRI ASHISH KUMAR GUPTA, (PAN:BQZPG 1897F) Son of Late Hira Kumar 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,

Bairabi Singh
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 No. 1552 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;

Banwala
18/4/2021

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.

Bis wlfth
18/4/2023

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>	0.0330 Acre or 72 feet length and X 20 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.1552,

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;

Volumé No. 15,

Page No.9,

Holding No.0090006551000MO.

Bid No 20
18/4/2023

MEMO OF CONSIDERATION

(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 100,000.00 (Rupees One lakh) only through IMPS Ref No 424036980 Of Punjab National Bank on dated 25.02.2023 from the Account No 0389010372978.

Rs 34,00,000.00 (Rupees thirty four lakh) only Through home loan UTR No. PUNBR52023041713824969 Of Punjab National Bank Sakchi Branch on 17.04.2023.

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

Witnesses: -

[Handwritten signature]

1. Niraj K. Gupta S/O Shivnath Pd. Gupta
7/201 Kashiida - Sakchi, S.S.R

2. Sanatom Oravai S/O Oravgadhay Oravai
C.C.S Champiya Colony. Sidhgera. J.S.R.

Printed through Computer:

Ashish K. Gupta



Drafted by:

Nitesh Kumar
Advocate.

ATTESTED

Nitesh Kumar

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

Nitesh Kumar
ADVOCATE.



Pre Registration Docket

Date :- 17-04-2023 02:03 pm

Office Name :- District SRO - Jamshedpur

Token No:- 202300048618

Appoinment :- 18-Apr-2023 Time:- 10:30

Article	Sale Deed
Pre Registration Date	17-Apr-2023
No. Of Pages	43
Stamp Duty	140000
Paid Stamp Duty	0
Total Fees	₹ 1,06,294.

Property Id: **950657**

Valuation No. : 1288460 / 2023	:- 2023-2024	Date : 17-April-2023 14:07: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 - 0090006551000M0			
Property Rates			
Residential Land (Y)			
₹372486/- Decimal			
Valuation Rule : Residential Land			
Property Details			
1	Land area	3.30 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 3.3 x 372486=1229203.8	₹12,29,204/-
A	Total		₹12,29,204/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹12,29,300/-
Total Amount in Words : Twelve Lakhs Twenty Nine Thousands Three Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: REST PORTION OF PLOT NO 1552, West: REST PORTION OF PLOT NO 1552, South: PLOT NO 1551, North: ROAD
Area	Land area : 3.30 Decimal
Other Description of the Property	Pin Code - 831012
Government/Market Value	1229203.8
Transaction Amount	3500000

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. ASHISH KUMAR GUPTA , Address - HOUSE NO 201 RD NO 6 KASHIDIH PO SAKCHI JAMSHEDPUR- , Father/Husband Name LATE HIRA GUPTA , PAN No.- *****897F, Permission Case No.- , Aadhaar No. *****2605

Witness Information	Mr. SANATAN GARAI , Address - A/35 MAIN ROAD SIDHGORA JAMSHEDPUR-, Father/Husband Name -GANGADHAR GARAI
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Identifier Details	Mr. NIRAJ KUMAR GUPTA , Address - H NO 201 LINE NO 7 KASHIDIH PS SACKHI JAMSHEDPUR-, Father/Husband Name -SHIBNATH GUPTA
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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

Deed Writer / Advocate

Ashish Kr. Gupta

Vendee / Claimant

Bintul Saha

Vendor / Executant

कोरोना को हराना है सफाई को आनाना है



दो मज की दूरी मास्क है जरूरी

Transaction Success!

04

Name	AshishKumarGupta
Token No / Depositor ID	202300048618
Amount	106294
Transaction ID	ea71d2ec37c7c459c7f2
GRN	2316771729
CIN	10002162023041718636
Time	2023-04-17 21:48:03

कोरोना को डराना है सफाई को अगवाना है



दो मज की दूरी मास्क है जरूरी

Bishal Singh



Document Registration Summary 1

Date :-18-Apr-2023

- Government/Market Value: ₹1229300/-
- Transaction Amount: ₹3500000 /-
- Paid Stamp Duty: ₹140000 /-

Receipt : 814033

Receipt Date : 18-04-2023

Presenter Name: -

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

Signature of Presenter

Bidul Singh
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	AshishKumarGupta	GRN Number : 2316771693 DEPT Transaction Id : 0ff186aadf77ab3f620d Transaction Type :	140000

PR	1	1	0	GRAS	AshishKumarGupta	GRN Number : 2316771729 DEPT Transaction Id : ea71d2ec37c7c459c7f2 Transaction Type :	1
SP	1290	1290	0	GRAS	AshishKumarGupta	GRN Number : 2316771729 DEPT Transaction Id : ea71d2ec37c7c459c7f2 Transaction Type :	1290
A1	105000	105000	0	GRAS	AshishKumarGupta	GRN Number : 2316771729 DEPT Transaction Id : ea71d2ec37c7c459c7f2 Transaction Type :	105000
LL	3	3	0	GRAS	AshishKumarGupta	GRN Number : 2316771729 DEPT Transaction Id : ea71d2ec37c7c459c7f2 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 :- 202300048618

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.1229204/- , 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 1552, 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 :- 3.30 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 :- 11:41:05 AM






BRIND LAL SINHA(Individual)

Party Name	Document Type	Document Number
BRIND LAL SINHA	PAN/UID	AEIPS9385N

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	ASHISH KUMAR GUPTA Address1 - HOUSE NO 201 RD NO 6 KASHIDIH PO SAKCHI JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: BQZPG1897F, Permission Case No.-	Yes	Ashish Kumar Gupta Address:- H No-201, , Line No-6, Kashidih, Sakchi, Post-Sakchi, Jamshedpur, Sakchi, Bistupur, , East Singhbhum, 831001, , Jharkhand, India		PURCHASER Age:30			

Identification:

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

Witness:

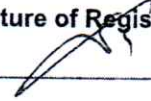
I/We individually/Collectively recognize the Seller(S) and Buyer(s)

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 GUPTA**) resident of (**H NO 201 LINE NO 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.: 202300048618

CERTIFICATE

Office of the District SRO - Jamsshedpur

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/1966/BK1/1820** in Book No :- **BK1**, Volume No :- 312 from Page No :- 505 to 590 at, office of **District SRO - Jamsshedpur**

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


Registering Officer

नाम ग्राम - आंध्रसुचोत क्षेत्र जमशेदपुर 2

वार्ड संख्या - 9

चाट्टर संख्या - 5

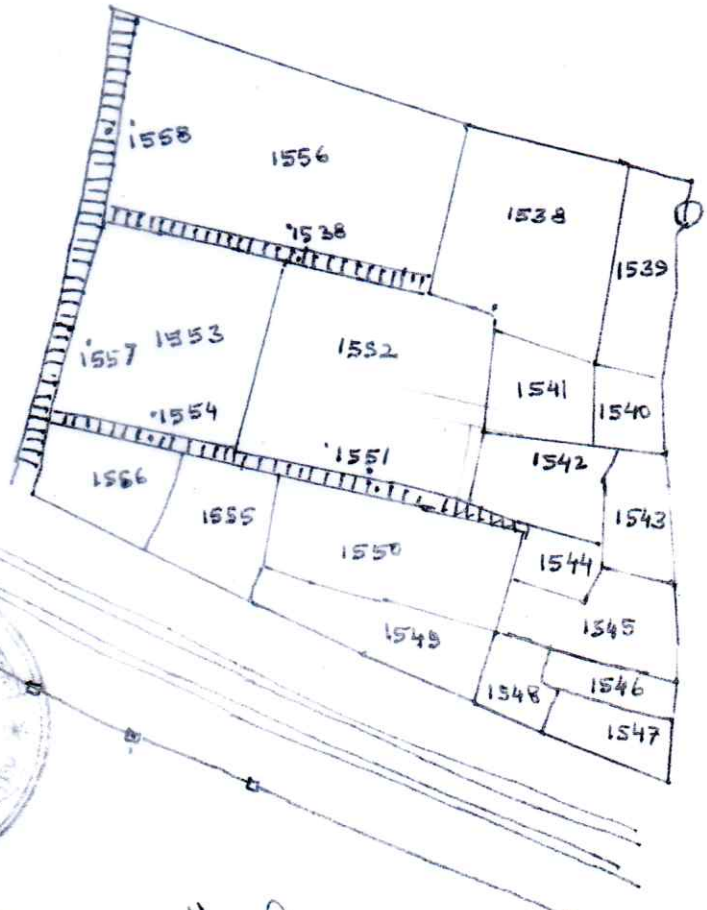
राजस्व थाना - घाटशिला

जिला - सिंदमूम

पैमाना - 1 cm = 20 mt

सन - 1970-71 ई०

प्लावित स्थल -



1552 खेती

<u>खाला न०</u>	<u>खेती न०</u>	<u>रकबा</u>	<u>चौदरी</u>
138	1552	0.0330 Acre or 2 Katha	30 Road I. plot No-1551 II. Rest plot No-1552 III. Rest plot No-1552


18/12/2023

Baidul Saha
18/12/2023