



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : a3859cfd2b1eb07a30a1

Receipt Date : 14-Dec-2020 04:00:03 pm

Receipt Amount : 51200/-

Amount In Words : Fifty One Thousands Two Hundred Rupees Only

Token Number : 20200000110281

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : BINA GOSWAMI (Vendee)

GRN Number : 2003228321



-: For Office Use :-

Defgrec
42/12/20
Raksh
14/12/2020

विषय 21 के अधीन प्रस्ताव: भारतीय स्टाम्प-अधिकारिक
(इंजिनियर के रूप में सेवा), 1998 की अनुसूची
1 या एक, संख्या 23 के अधीन
बकायत 2020/JSR/3909/14/12/2020 का स्टाम्प-शुल्क
से प्रत्यक्ष या अप्रत्यक्ष अर्पित नहीं।



निष्कलन-व्यक्तिगत

2020/JSR/3909/14/12/2020

Subs
12,50,000

Rs
Mango

Stamp
5/200



Five fingerprints of (collected) of Hirendra Gour by 10/12/20

Hirendra Gour
14/12/2020

जम्शेदपुर जिला, 278 गाँव
जमीन नं. 384 जम्शेदपुर जिला
में 14/12/2020

14/12/2020
न्यूनतम मूल्यकृत जमीन में
जाँचा एवं सही पाया।

जिला अवर लिफ्टिंग
कामगारों के लिये / विभाग
जमीन नं. 384 जम्शेदपुर जिला
जम्शेदपुर कालकान्ता प्रशासनिक 1000
के द्वारा 14/12/2020 के अन्तर्गत जारी है।

14/12/2020

Fee @ 100/-

NO 38400-00
Hk 3=00
P/O 1=00

14/12/2020
दस्तावेज जाँचा

SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE 14th DAY OF
'DECEMBER' 2020 AT JAMSHEDPUR;

BY AND BETWEEN:

SRI HIRENDRA GOUR, , (PAN - CGFPG0052D and UID No.9492 1607 0558), son of Late Padu Gour, by faith Hindu, by Caste Gour (Gowala), by occupation Cultivation, Nationality Indian, resident of Gour Basti, Post Office Road, Hari Mandir, 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**



Shri. Prasad Kumar Singh
Inspector



Five finger print of left hand
of the above given by the
Pun of Chittoojan-40 for
14.11.2020

पु.सं. 14/15/2020
दिनांक 14/11/2020
श्री. प्रसाद कुमार सिंह
नि.सं. 05100
पु.सं. 14/15/2020
दिनांक 14/11/2020
श्री. प्रसाद कुमार सिंह
नि.सं. 05100



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IN FAVOUR OF

SMT. BINA GOSWAMI, (PAN – AKRPG0882D and UID No.9773 0202 9074), wife of Shri Rajendra Goswami, by faith Hindu, by Caste Brahmin, by occupation Service, by Nationality Indian, resident of Goushala Nala Road, Near G. T. Cinema, Jugsalai, P.O. & P.S. Jugsalai, Town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin – 831006, hereinafter called the PURCHASER (which expression shall unless, excluded by or repugnant to the context, mean and include her heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **OTHER PART.**

NATURE OF THE DEED:

DEED OF SALE

CONSIDERATION AMOUNT:

Rs.12,80,000/- (Rupees Twelve lakhs eighty thousand) only.

WHEREAS, in the Survey Khatiyan of the last Survey Settlement Operation, records of which was finally published in the year, 1979, the entire landed property under Khata No.278, in Plot No.3389, measuring an area 1.33.20 Hectares of Mouza MANGO, P.S. Mango, Ward No.9, MNAC, Jamshedpur, has been recorded in the joint names of Padu Gour and Pathan Gour, both sons of Naru Gour and they had been in peaceful possession and occupation over the aforesaid property, without any interruption from any corner, till their death;

AND WHEREAS, later on, the aforesaid recorded tenants Padu Gour and Pathan Gour, during their lifetime had amicably partitioned the aforesaid property, under Khata No.278, in Plot No.3389 of Mouza Mango, P.S.

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below land along with other properties fell to the exclusive share of said Padu Gour and he had been in peaceful possession over his share of property, without any interruption from any person or persons;

AND WHEREAS, after the death of said recorded tenant Padu Gour, his share of properties vested and devolved upon his legal heirs and successors namely Hirendra Gour (the Seller above referred), Hiralal Gour, Hemu Gour, Manik Gour, all sons of Late Padu Gour, Manoranjan Gour, Chittaranjan Gour, Shivratn Gour, all sons of Late Prafulla Gour and thereafter the aforesaid legal heirs of Late Padu Gour, jointly applied for mutation of land measuring **0.43.38 Hectares**, being portion of **Plot No.3389**, under **Khata No.278** of **Mouza MANGO**, P.S. Mango, Ward No.9, MNAC, Jamshedpur, in the office of the Superior landlord, the State, through the Circle Officer, Jamshedpur and the Ld. C.O., Jamshedpur granted the same, vide its **Order dated 30.09.2016**, vide **Mutation Case No.360/M/ 2016-17**, on the basis of **Succession** and rent is being paid for the aforesaid land and obtained rent receipt in their joint names and they were in joint peaceful possession over the same without any interruption from any corner;

AND WHEREAS, aforesaid Hirendra Gour (the Seller above referred), Hiralal Gour, Hemu Gour, Manik Gour, all sons of Late Padu Gour, Manoranjan Gour, Chittaranjan Gour, Shivratn Gour, all sons of Late Prafulla Gour, amicably partitioned the aforesaid landed among them, by metes and bounds demarcating the share of each and by virtue of this oral partition, the Schedule below land along with other properties fell to the exclusive share of the seller Hirendra Gour and since then the seller has been in peaceful physical possession and occupation over his share



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or co-sharers and as such the seller is the sole, absolute and lawful owner thereof by exercising all acts of ownership thereto;

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 the Seller 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.12,80,000/- (Rupees Twelve lakhs eighty thousand) 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.12,80,000/- (Rupees Twelve lakhs eighty thousand) only;**

NOW THIS DEED OF SALE WITNESSETH:

1) THAT, in pursuance of the above and in consideration of the aforesaid sum of **Rs.12,80,000/- (Rupees Twelve lakhs eighty thousand) only**, paid by the purchaser to the seller, by Cheque/ Bank Transfer/ Cash, in different dates, 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

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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, 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.
- 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 0-1-18.75 dhurs or 3.197 Decimals, being in Part of New Plot No.3389, recorded under New Khata No.278, situated in Mouza MANGO, P.S. Mango, Thana No.1642, Survey Ward No.9, MNAC, District Sub-Registry office and Town Jamshedpur, District East Singhbhum, Pargana Dhalbhum, State of Jharkhand, having Mango Nagar Nigam Holding No.0090001318000M0;

Which is bounded as follows:

Dimension of the land:

ON THE NORTH	:	12'ft. Road;	29'-0"
ON THE SOUTH	:	Part of Plot No.3389;	26'-9"
ON THE EAST	:	Part of Plot No.3389;	50'-0"
ON THE WEST	:	Part of Plot No.3389.	50'-6"

Annual rent Rs.5/- only, payable to the Landlord, the State of Jharkhand, through the C.O., Mango, Jamshedpur, entered in Volume No.33, Page No.71.


The land aforementioned is shown in RED COLOUR in the map enclosed herewith, which will be treated as a part of this Sale Deed.



The schedule above property is situated at other road.

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.


14/12/2022
Advocate

WITNESSES:

1. Chittamurta
Let - pambullo Gaur
manse Gaur Basti

2. Abhishek Kumar Goswami
Abhishek Kumar Goswami's Regent's Kumar
R/o Debandha Line, Dimna Road, Manse
Goswami

Printed by:


Jsr. Court

Drafted by:


14/12/2022
Advocate

with
Miser
Crown
14-12-



पुस्तक (19/12)



14/12/20

(SMT. BINA GOSWAMI)

(PURCHASER)

Signature of Purchaser with
Photograph and fingerprints.

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.

14/12/20
Advocate

Token No.: 20200000110281

CERTIFICATE

Office of the District SRO - Jamsshedpur

This **Sale Deed** was presented before the registering officer on date **14-Dec-2020** by **HIRENDRA GOUR**, S/O, D/O, W/O **Padu Gour** resident of Gour Basti Post Office Road Hari Mandir Mango P.O P.S Mango .. This deed was registered as Document No:- **2020/JSR/3909/BK1/3563** in Book No :- **BK1**, Volume No :- 708 from Page No :- 249 to 316 at, office of **District SRO - Jamsshedpur**

Date:- **14-Dec-2020**


Registering Officer