

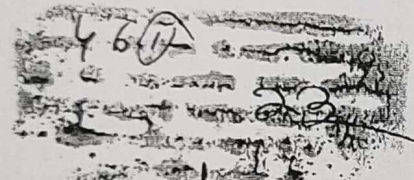
8209 Mar 19 Sale 20,000/- Stamp 8244 1000Rs.



15  
2/12 vehicle for  
used in Court  
Subhra  
2/12/99

AS-21111  
AS 400/-  
2500/-

Subrata Kumar  
Biswas 2.12.99  
Subhra Kanti  
Biswas  
2.12.99



2  
1816  
Subhra  
2/12/99

SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE 2ND DAY OF DECEMBER, 1999 AT JAMSHEDPUR, B Y :

For Paid  
A/D 8000/-  
Net 4500/-  
Subhra 350  
P.Fn of 4  
84844  
2/12/99

1) SHRI SANTOSH KUMAR BISWAS, son of Late Mohitosh Biswas is represented by his sons/attorney i/ SRI SUBHRA KANTI BISWAS and ii/ SUBRATA KUMAR BISWAS, vide Power of Attorney No.IV-332, dated 30-06-1998, registered at Jamshedpur Dist. Sub-Registry office and 2) MRS. SIGRID KRAUSE BISWAS for self and being natural guardian of minor sons (i) Uday Kumar Nils Biswas and (ii) Tarun Kumar Biswas, widow and sons of Late Shyamal Kumar Biswas is/are represented by (1) Shri Subhra Kanti Biswas and sri Subrata Kumar Biswas both sons of Sri Santosh

P/2...

the same.

P/5



- :: 2 :: -

*Subrata Kumar  
Biswas 2.12.99  
Subhna Kanti  
Biswas 2.12.99*

Kumar Biswas, vide General Power of Attorney No.IV-146, on 08-04-1996, registered at District Sub-Registry office Jamsnedpur, both by religion/faith Hindu and by nationality Indian, resident of 17, Sukhia Road No.10 Basti, P.S. Sidhgora, and 6, New Development area, Golmuri, P.O & P.S. Golmuri, in town Jamshedpur, Dist. Singhbhum East, hereinafter called collectively as "SELLERS" (which expression shall unless repugnant to the context include their heirs, successors, administrators, legal representatives, attorney, executors) of the ONE PART ;

IN FAVOUR OF

SMT. VEENA TIWARY, wife of Sri Tej Narayan Tiwary, by faith Hindu, by nationality Indian, by occupation housewife,



- :: 3 :: -

Sulrata Kumar  
Binwan 2.12.99  
Sulhra Kanti  
Bewals  
2.12.99

permanent resident of Village and P.O. Sahajaully, P.S. Shahpur, Dist. Bhojpur, Bihar, at present residing at C/o. Mahender Kumar Singh, Pardih check post, Mango, P.S. Mango, in town Jamshedpur, Dist. Singhbhum East, hereinafter called the PURCHASER (which expression shall unless repugnant to the context include her heirs, successors, administrators, representative and assigns) of the OTHER PART :

NATURE OF DEED : SALE DEED.

CONSIDERATION AMOUNT : Rs. 20,000/- (Rupees twenty thousand) only.

#### SCHEDULE

Dist. Singhbhum East, Dist. Sub-Registry office at Jamshedpur, P.S. Mango, Thana No. 1641, recorded in Ward No. 8, M.N.A.C., situated in Mouza Pardih, under Khata No. 651, in part of Plot No. 21, corresponding to colony's Sub-Plot No. 9, measuring

P/4..

the same.

D/S

- :: 4 :: -

Sulvata Kumar  
Biswas 2.12.99  
Subba Kant  
Biswas  
2.12.99

an area 1815 sq.ft., of ditch raiyati land, i.e. in spot measurement North and South Side : 33'ft ; East and West Side : 55'ft.,

Which is bounded and butted as follows :-

On the North By : 15'ft wide colony's Niz Rasta ;

On the South By : Boundary Wall then Tamulia Road ;

On the East By : Sellers own land, colony's sub-Plot No.8;

On the West By : Sellers own land, colony's sub-Plot No.10 ;  
Bina Tiwary;

Annual rent Rs. 3/- only payable to the landlord; the State of Bihar, through C.O. at Jamshedpur ;

WHEREAS ALL THAT total lands with house including the schedule above property, under Khata No.651, in Mouza Pardi, under Ward No.8 , M.N.A.C, entered and recorded in the names of Santosh Kumar Biswas, the seller No. 1 and Shyamal Kumar Biswas (since deceased) the late husband of seller No. 2 and father of minors children in last survey settlement operation finally published in the year 1979 ;

AND WHEREAS the deceased Shyamal Kumar Biswas died leaving behind him, his widow and two children namely, Mrs. Sigrid Krause Biswas, minor Uday Kumar Nils Biswas & ii) minors Tarun Kumar Biswas, as his legal heirs, who have inherited the 50% right on the total lands of deceased ;

AND WHEREAS the sellers hereof are lawful owners in possession of all that property described in the schedule above and have been exercising all acts of ownership thereto as absolute owners in the eye of law, without any interruption from any corner ;

AND WHEREAS the sellers, through their duly constituted attorney have agreed with the purchaser for ABSOLUTE sale of the said land for a total consideration amount of Rs. 20,000/-(Rupees twenty thousand)only and the purchaser has accepted to purchase the same.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

Sulvata Kumar  
Biswas 2-12-99  
Sulohra Kanti Biswa  
2-12-99

1. That in pursuance of the aforesaid agreement and in consideration of the said sum of Rs. 20,000/- (Rupees twenty thousand) only, the purchaser paid to the sellers a sum of Rs. 20,000/- (Rupees twenty thousand) only, the receipt whereof the said sum do hereby accept, acknowledge as full, final and highest consideration amount of the said land and do hereby convey their said land to the purchaser by these deed of sale.
2. That the all right, title and interest of the said property of the sellers are now vested in the purchaser and the purchaser with her heirs and successors will have enjoy and possess the same for ever without any interruption from the side of the sellers and their heirs and successors.
3. That the sellers on receipt of full consideration amount have delivered possession of the above schedule property in favour of the purchaser.
4. That the purchaser will be at liberty to get her name mutated in the office of the C.O. at Jamshedpur and pay ground rent and other taxes in her own name.
5. That the prior to execution of this deed of sale the sellers have not conveyed or delivered or sold, transferred the said property to any other party and the same is free from all encumbrances, charges and liens.

IN WITNESS WHEREOF the sellers doth hereunto set their hands today at Jamshedpur on this the day, month and year first above written.

P/6..

Sulvata Kumari  
Borewar 2.12.99  
Sudhwa Kanti  
Borewar  
2.12.99

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

~~Soulvi  
2.12.99~~

WITNESSES :-

1. सुरेश कुमार सिंह
2. Raj Ballabha Singh  
2-12-99

Typed By :

U.K. Ghosh 2/12/99

Jsr. Court.

Drafted By :

Balikes  
Advocate, Jsr. Court.



## Pre Registration Docket

Date :- 09-12-2022 04:33 pm

Office Name :- District SRO - Jamshedpur  
Token No:- 20220000146236

Appoinment :- 09-Dec-2022 Time:- 14:35

Article	Development Agreement
Pre Registration Date	09-Dec-2022
No. Of Pages	47
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 2,09,089.

Property Id: **864773**

Valuation No. : 1171429 / 2022	:- 2022-2023	Date : 09-December-2022 16:04:PM	
State : Jharkhand	District : EastSinghbhum	Tahsil : Mango	
Land Type : Urban	Corporation : Mango Nagar Nigam	Village/City : Pardih Mango Word No- 8	
Pardih Mango Word No-8 Halka No 1 Village Code 16421 - Other Road			
Khata Number - 651			
Plot Number - 21			
Volume Number - 1			
Page Number - 234			
<b>Property Rates</b>			
<b>Commercial Land (Y)</b>			
₹659208/- Decimal			
Valuation Rule : Commercial land			
<b>Property Details</b>			
1	Land area	12.48 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 12.48 x 659208=8226915.84	₹82,26,916/-
A	Total		₹82,26,916/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹82,27,000/-
Total Amount in Words : Eighty Two Lakhs Twenty Seven Thousands Rupees Only.			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: SELLERS OWN LAND COLONYS SUB PLOT NO 8 SELLERS OWN LAND COLONYS SUB PLOT NO 9, West: SELLER OWN LAND COLONY SUB PLOT NO 10 SELLER OWN LAND COLONYS SUB PLOT NO 12, South: BOUNDARY WALL THEN TAMULIA ROAD TAMULIA ROAD, North: 15 FT WIDE COLONYS NIZ RASTA
Area	Land area : 12.48 Decimal
Other Description of the Property	Pin Code - 831012
Government/Market Value	8226915.84
Transaction Amount	-

CLAIMANT	-Ms. <b>SMART HOUSING BUILDCON LTD REP BY DEEPAK KUMAR CHOUDHURY</b> , Address - 1ST FLOOR OM PLAZA SNP AREA SAKCHI JAMSHEDPUR-, <b>Father/Husband Name</b> LATE PARMANAND CHOUDHURY, <b>PAN No.-</b> , <b>Permission Case No.-</b> , <b>Aadhaar No.</b> *****6256
EXECUTANTS	-Mrs. <b>VEENA TIWARY</b> , Address - C/O-MAHENDRA KUMAR SINGH PARDIH CHECK POST MANGO TOWN JAMSHEDPUR-, <b>Father/Husband Name</b> TEJ NARAYAN TIWARY, <b>PAN No.-</b> , <b>Permission Case No.-</b> , <b>Aadhaar No.</b> *****8239

Witness Information	<b>Mr. ANIMESH SINHA</b> , Address - RD NO.15 JAWAHARNAGAR MANGO TOWN JAMSHEDPUR-, <b>Father/Husband Name</b> -ASHOK KUMAR SINHA
---------------------	--

Identifier Details	<b>Miss. PRIYA SHARMA</b> , Address - H NO.15 ROAD NO.1 GOLMURI BAZAR TOWN JAMSHEDPUR-, <b>Father/Husband Name</b> -PAWAN SHARMA
--------------------	--

<b>Fee Rule:Development Agreement</b>		
1	Stamp Duty	4

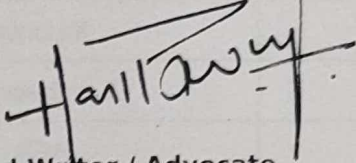
1	SP	1,410
<b>Total</b>		<b>1,410</b>

<b>Fee Rule:Development Agreement</b>		
1	A1	2,05,675
2	E	2,000
3	LL	3
4	PR	1
<b>Total</b>		<b>2,07,679</b>

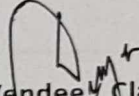


All the entries made, have been verified by me and are found same as the entries of the document presented.

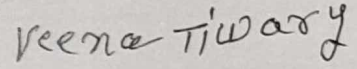
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.



Deed Writer / Advocate



Vendee / Claimant



Vendor / Executant

Transaction Successful Please Note Your Transaction Id.

Name	SmartHousingBuildconLtdRepByDeepakKumarChoudhury
Token No / Depositor ID	20220000146236
Amount	2000
Transaction ID	866b0b0abadae8fedc99
GRN	2214681769
CIN	10002162022120912341
Time	2022-12-09 16:39:33

veena Tiwary

Transaction Success! Please Note Your Transaction Id.

OK

Name	SmartHousingBuildconLtdRepByDeepakKumarChoudhury
Token No / Depositor ID	20220000146236
Amount	209090
Transaction ID	2233400b17a242be17f2
GRN	2214679508
CIN	10002162022120910283
Time	2022-12-09 15:20:35

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

veena Tiwary



Document Registration Summary 1

Date :-09-Dec-2022

- Government/Market Value: ₹8227000/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹20 /-

On Date 09-12-2022 Presented at District SRO - Jamshedpur  
 Signature of Presenter

District SRO - Jamshedpur

*representative*

Receipt : 749056	
Receipt Date : 09-12-2022	
Presenter Name: -	
E	₹2000
PR	₹1
SP	₹1410
LL	₹2004
A1	₹205675
Stamp Duty	₹20
<b>Total</b>	<b>₹211110</b>

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	20	-16	GRAS	MsSmartHousingBuildconLtdRepByDeepakKumarChoudhury	GRN Number : 2214679798 DEPT Transaction Id : b065f927ff49a45fbf5c Transaction Type :	20
E	2000	2000	0	GRAS	SmartHousingBuildconLtdRepByDeepakKumarChoudhury	GRN Number : 2214681769 DEPT Transaction Id : 866b0b0abadae8fedc99 Transaction Type :	2000
PR	1	1	0	GRAS	SmartHousingBuildconLtdRepByDeepakKumarChoudhury	GRN Number : 2214679508 DEPT Transaction Id : 2233400b17a242be17f2 Transaction Type :	1
SP	1410	1410	0	GRAS	SmartHousingBuildconLtdRepByDeepakKumarChoudhury	GRN Number : 2214679508 DEPT Transaction Id : 2233400b17a242be17f2 Transaction Type :	1410

A1	205675	205675	0	GRAS	SmartHousingBuildconLtdRepByDeepakKumarChoudhury	GRN Number : 2214679508 DEPT Transaction Id : 2233400b17a242be17f2 Transaction Type :	205675
LL	3	2004	-2001	GRAS	SmartHousingBuildconLtdRepByDeepakKumarChoudhury	GRN Number : 2214679508 DEPT Transaction Id : 2233400b17a242be17f2 Transaction Type :	2004
Sub Total	209093	211110	-2017				

Article : Development Agreement Number of Pages : 94

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 :- 20220000146236





Deed Type	Development Agreement
Number of Pages	94
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1410, A1 :- Rs. 205675, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.8226916/- , Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Mango , Village Name :- Pardih Mango Word No- 8 Location :- Other Road, Pardih Mango Word No-8 Halka No 1 Village Code 16421 Property Boundaries :- East: SELLERS OWN LAND COLONYS SUB PLOT NO 8 SELLERS OWN LAND COLONYS SUB PLOT NO 9, West: SELLER OWN LAND COLONY SUB PLOT NO 10 SELLER OWN LAND COLONYS SUB PLOT NO 12, South: BOUNDARY WALL THEN TAMULIA ROAD TAMULIA ROAD, North: 15 FT WIDE COLONYS NIZ RASTA Khata Number - 651 Plot Number - 21 Volume Number - 1 Page Number - 234 Area Of Land :- 12.48 Decimal

Sh./Smt.VEENA TIWARY s/o/d/o/w/o TEJ NARAYAN TIWARY has presented the document for registration in this office today dated :- 09-Dec-2022 Day :- Friday Time :- 17:07:31 PM






VEENA TIWARY(Individual)

Party Name	Document Type	Document Number
VEENA TIWARY	PAN/UID	585140278239

Sl.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<b>VEENA TIWARY</b> <b>Address1 -</b> C/O- MAHENDRA KUMAR SINGH PARDIH CHECK POST MANGO TOWN JAMSHEDPUR, <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	Yes	Veena Tiwary <b>Address:-</b> , Near Head Post Office, , B B Ghosh Lane M G Path, Jagdishpur, , Bhagalpur, 812001, , Bihar, India		EXECUTANTS Age:60			veena Tiwary
2	<b>SMART HOUSING BUILDCON LTD REP BY DEEPAK KUMAR CHOUDHURY</b> <b>Address1 -</b> 1ST FLOOR OM PLAZA SNP AREA SAKCHI JAMSHEDPUR, <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	Yes	Deepak Kumar Choudhury <b>Address:-</b> FLAT.NO- GAMA-B/690, , SAHARA CITY MANGO, PO-M.G.M THANA-MANGO, jamshedpur, , Purbi Singhbhum, 831018, , Jharkhand, India		CLAIMANT Age:46			Deepak

ification:

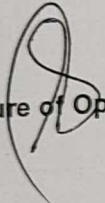
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>PRIYA SHARMA</b> S/o-D/o <b>PAWAN SHARMA</b> Address1 - H NO.15 ROAD NO.1 GOLMURI BAZAR TOWN JAMSHEDPUR, Address2 - ,,, Jharkhand PAN No.:			

**Witness:**

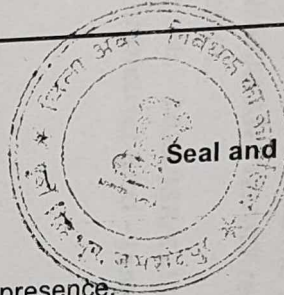
I/We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>ANIMESH SINHA</b> Address1 - RD NO.15 JAWAHARNAGAR MANGO TOWN JAMSHEDPUR, Address2 - ,,, Jharkhand			

Signature of Operator



Seal and Signature of Registering Officer



Above signature & thumb Impression are affixed in my presence.

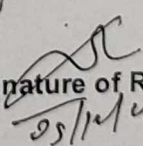
Above mentioned, ( **VEENA TIWARY**), has/have admitted the execution before me. He/ She/ They has / have been identified by ( **PRIYA SHARMA** ) Son/Daughter/Wife of ( **PAWAN SHARMA** ) resident of ( **H NO.15 ROAD NO.1 GOLMURI BAZAR TOWN JAMSHEDPUR** ) and by occupation ( **Self Employed** ).

Signature of Registering Officer



Seal and Signature of Registering Officer

Date:- 09-Dec-2022





Token No.: 20220000146236


## CERTIFICATE

### Office of the District SRO - Jamsheppur

This Development Agreement was presented before the registering officer on date **09-Dec-2022** by **VEENA TIWARY, S/O, D/O, W/O TEJ NARAYAN TIWARY** resident of C/O-MAHENDRA KUMAR SINGH PARDIH CHECK POST MANGO TOWN JAMSHEDPUR ..

This deed was registered as Document No:- **2022/JSR/6157/BK1/5709** in Book No :- **BK1**, Volume No :- **1029** from Page No :- **231** to **324** at, office of District SRO - Jamsheppur

Date:- **09-Dec-2022**

  
Registering Officer