



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : ccb7bbd82b1f7250a386

Receipt Date : 23-Dec-2022 12:56:13 pm

Receipt Amount : 48000/-

Amount In Words : Forty Eight Thousands Rupees Only

Token Number : 20220000152139

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : SHIV CHARAN GOUR ( Vendeer )

GRN Number : 2214926525



Defaced  
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:- For Office Use :-

2023/JSR/24/BK1/23



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 पूर्व में~~  
इसी प्रकार की सेवा नहीं ले गई है

Stamp  
04/01/2023

Shiv Charan Gour

Cofer value.  
12,00,000/-

P.S  
Mango,

Slab.  
48,000/-

ना नम्बर... 281, .....  
दि नम्बर... 2150, .....  
एतदधित सूची में दर्ज नहीं है।

सूचक नम्बरों से  
जोका एंठ सतो पाया।



Signature  
04/01/2023

Signature  
4/1/2023



**SALE DEED**

विशेष नगर निगम  
जमशेदपुर नगर निगम / विभाग  
जमशेदपुर, जमशेदपुर, जमशेदपुर, 1908  
के द्वारा जारी की गयी है।

जमशेदपुर नगर निगम  
जमशेदपुर, जमशेदपुर  
जमशेदपुर, जमशेदपुर  
जमशेदपुर, जमशेदपुर

THIS DEED OF TRANSFER BY SALE IS MADE ON THIS 4th Capit  
DAY OF JANUARY, 2023 AT JAMSHEDPUR, BY:

Signature  
4/1/2023

Signature  
36,000 = 00  
13 = 00  
31 = 00

M/S. KAUSHAL KANCHAN CONSTRUCTION PVT. LTD.  
(PAN : AACCK9623L), a Company registered / incorporated under the  
companies Act, 1956. (No. 1 of 1956), at Patna vide Incorporation No. 03-  
03857 of 1989-90, dated 22.02.1990, having its registered office at Aastha  
Trade Centre, 'Q' Road, Bistupur, Jamshedpur, represented by its  
Managing Director Sri Kaushal Kumar Singh, Son of Late P. N. Singh, by  
faith Hindu, by category General, Indian National, resident of 16, C.H.  
Area, P.S Bistupur, Town, Jamshedpur, District East Singhbhum, 2)  
SHRI GOVARDHAN GOUR, Son of Late Bhaskar Gour and grandson  
of Late Khetra Mohan Gour, by religion Hindu, by category General,  
Indian Citizen, resident of Gour Nagar, Post office Road, Mango,



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Handwritten signature and date: 04/01/2023

कौशल कुमार सिंह, पिता: स्व. पी.बल्लभ सिंह

श्री अरुण शर्मा धाना बिहुयू

4/1/2023, ... 20

जामशेरपुर



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4/1/2023,

04/01/2023

Jamshedpur; 3) SMT TARA DEVI, W/o. Late Bhaskar Gour and Daughter - in - law of Late Khetra Mohan Gour, by religion Hindu, by category General, Indian citizen, resident of Gour Nagar, Post office Road, Mango, P.S. - Mango, Jamshedpur, represented by their duly constituted attorney Sri Kaushal Kumar Singh, son of Sri P.N. Singh, vide G.P.A. No. IV - 1050, dated 10.11.2003, registered at Jamshedpur Dist Sub Registry office, hereinafter called the **VENDORS/TRANSFERERS** (Which expression shall unless repugnant to the context include their heirs, successor, successors- in-office, attorney, administrators and representatives) of the ONE PART;

TO AND IN FAVOUR OF

SHIV CHARAN GOUR (UID : xxxx xxxx 7780 and PAN : BCQPG4957B), S/o Sri Vishambhar Gour, by faith Hindu, By occupation Business, by nationality Indian, R/o Pokhari, P.O. Bholai Pahari, Thana MGM, Dimna, Jamshedpur, District East Singhbhum, hereinafter called the **PURCHASER/TRANSFEE** (which expression shall unless repugnant to the context includes her heirs, successors, administrators, representatives and assigns) of the OTHER PART;

NATURE OF TRANSFER

SALE DEED

ACTUAL CONSIDERATION AMOUNT

Rs. 12,00,000.00

(Rupees Twelve Lakhs) Only.

WHEREAS ALL THAT piece and parcel of land measuring 136.14 Kathas being in Plot Nos. 2124, 2140, 2150 and 2151 and land measuring 106, 119

Handwritten signature and date: 04/01/2023

Kathas being in Plot Nos. 2122, 2117, (p), 2118 (p), 2123, 2125, 2126 and 2146, both under Khata No. 281, Ward No. 9, JNAC, land situated within the jurisdiction of MNAC, at Sankosai, in Mouza and P.S. - Mango, Jamshedpur, referred to as the SAID LAND, stands recorded and entered in the joint names of Sri Maheshwar Gour, Sri Paresh Gour and one Bhaskar Gour, since deceased, in last Survey settlement operation, finally published in the year 1979, dated 18<sup>th</sup> August, 1979;

The above named parties namely Maheshwar Gour, Paresh Gour and Bhaskar Gour were full blood brothers and all of them during the life time of Bhaskar Gour, had amicably partitioned and demarcated their individual land and got their names mutated in the records of Superior landlord through the office of learned C.O., at Jamshedpur, in respect of the individual share in the said land;

AND WHEREAS said Bhaskar Gour, since deceased had acquired 136.14 Kathas of land by virtue of family settlement and on his death his share of immovable property vested to and developed upon his widow and son namely Tara Devi and Govardhan Gour and both of them became the joint owners of the said land. And similarly the other two co-owners namely Maheshwar Gour and Paresh Gour became the owners of their individual share of land and also got their names mutated in the records of the Superior landlord through C.O. at Jamshedpur;

AND WHEREAS the ground rent with respect to the entire aforesaid land fixed under Rent Fixation Case No. 67/95-96 & 47/96-97, in the court of D.C.L.R. Dhalbhum, Dist. Singhbhum East, at Jamshedpur, in favour of Sri Paresh Gour, Sri Maheshwar Gour and Bhaskar Gour now deceased;

04/11/2003  
Sri Kaushal Kumar Singh

**AND WHEREAS** the Vendor No. 2 & 3, entered into a Development agreement with M/s. Kaushal Kanchan Construction Pvt. Ltd. dated 01.10.2003, against development of the said land on such terms more particularly described therein and as per terms of the said agreement, the Vendor No. 2 & 3, executed and registered a G.P.A in favour of Sri Kaushal Kumar Singh, dated 10.11.2003 at Jamshedpur Dist. Sub-Registry office;

**AND WHEREAS** Sri Paresh Gour was recorded owner of ALL THAT land measuring 0.56.52 Hectare or 139.605 decimals or 84.6 Kathas, being in Plot Nos. 2122, 2141, 2142, 2144, 2145 and 2146 of mouza and P.S. Mango, under Survey ward No. 9, JNAC, through his (Paresh Gour's) two sons namely Sri Manoj Gour and Sri Sarju Gour had been in joint physical possession over the said land;

**AND WHEREAS** the said Sri Paresh Gour, Sri Manoj Gour and Sri Sarju Gour were while in possession over the said land, sold, conveyed and transferred the above land admeasuring 0.56.52 Hectare or 139.605 decimals or 84.6 Kathas to and in favour of M/s. Kaushal Kanchan Construction Pvt. Ltd., for valuable consideration by virtue of Sale Deed No. 6020 (Sl. No. 6821), dated 08.10.2005, registered at the office of Dist. Sub-Registrar, Jamshedpur;

**AND WHEREAS** said M/s. Kaushal Kanchan Construction Pvt. Ltd., has got its name mutated in the records of the Superior landlord, through the office of learned C.O. at Jamshedpur, in respect of the said land, by virtue of Mutation Case No. 814/2006-07, vide order dated 11.09.2006;

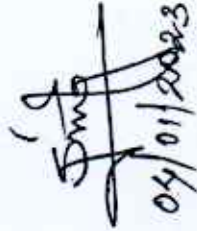
 04/01/2023

**AND WHEREAS** the Vendor No. 1, cut out several sub plots, constructed several duplexes, flats, parking's, community Hall, club house, sewerage, treatment plant (STP) system, play and/ or games activities and facilities, services to all intending buyer or buyers;

**AND WHEREAS** the Vendor No. 1, entered into an agreement along with the purchaser hereof, against sale and transfer of the land morefully described in the Schedule B below only, from the Vendors hereof at a price of Rs. 12,00,000.00 (Rupees Twelve Lakhs) Only on such terms and conditions more specifically described therein;

**NOW THIS DEED OF TRANSFER BY SALE WITNESSETH :-**

- 1 That in pursuance of the above agreement and in consideration amount of Rs. 12,00,000.00 (Rupees Twelve Lakhs) Only, paid by the purchaser to the Vendors, the receipt whereof the said sum do hereby accept, acknowledge as full and final consideration amount, against **ABSOLUTE AND OUTRIGHT** sale of the land described in the schedule 'B' below to the purchaser, the Vendor by these presents do hereby sale, convey, transfer, deliver and assign unto the purchaser **ALL THAT** land more particularly described in the schedule 'B' below, together with all right, title, privileges, advantages, common services, and use of lift, other facilities, ingress and egress, thereon **TO HAVE AND TO HOLD** the same without any interruption or disturbances from or by the Vendors including any person/s claiming under of intrust of

Handwritten signature and date: 04/01/2023

them.

- 2 That the Vendors on receipt of full consideration amount from the purchaser have already delivered possession of the said land and other relevant papers, to the purchaser and the purchaser shall be entitled to hold, enjoy and possess the said land as its absolute owner in his / her own right, without any interference, by and from anyone else and on and from this day onwards all right, title interest and possession of the said land together with land have vested absolutely unto the purchaser.
- 3 That the purchaser will pay the proportionate ground rent, other common maintenance and proportionate electricity charges for the common area as per reading of the common meter to M/s. Kaushal Kanchan Construction Pvt. Ltd. and/ or its authorized agents and / or recognized unit or concern, in respect of the said land.
- 4 That the purchaser shall pay the electricity charges according to meter reading exclusively in respect of the land to the appropriate authority,
- 5 That the purchaser shall not store or keep any prohibited article and / or articles which are likely to effect the construction / structures of the said building.
- 6 That the purchaser shall not decorate the exterior of the building otherwise than in manner agreed by the complex authority.
- 7 That the Vendors hereby declare that prior to execution of this deed, they jointly or severally have has not sold or conveyed



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04/01/2023

or delivered the schedule 'B' below land to any other party or person and same is free from all encumbrances, charges and items.

8

**THAT THE PARTIES DO HEREBY DECLARE AND COVENANT:**

- a) neither of the Vendors nor purchaser of any of the said complex shall store or deposit or permitted to be stored or deposited any rubbish, boards, waste materials in the stair case, common corridors, roof, passage or any part of the building / complex.
- b) the parties or any occupants of the said complex shall not tress-pass or block the space, common corridor, or any part of the building, which shall however remain open for free movement of all occupants.
- c) the parties or any occupants of the said building / complex shall not use and/ or repair their respective land in such as manner so as to damage or injure the residential land / flats / residential duplex / bungalow together with land, parking and/ or any portion of the remaining part of the said building and complex (if applicable).
- d) the Vendors, purchaser and other occupants of the said building premises shall extend their full co-operation in keeping the building premises, clean healthy, neat and in good sanitary condition.

*[Handwritten Signature]*  
04/01/2023

- e) the purchaser may transfer or dispose or otherwise alienate the schedule 'B' below land to any party, by giving formal information to the Vendor No.1 M/s. Kaushal Kanchan Construction Pvt. Ltd.
9. That it is voluntarily decided and agreed by and amongst all flat / duplex / bungalow / land buyers, occupants and the vendors, that M/s. Kaushal Kanchan Construction Pvt. Ltd. through the funds and financial assistance of all flat/ duplex buyers and/ or occupants shall manage and maintain all utility services, amenities, club house, sewage treatment plant (STP) system, community Hall, play and/ or games activities and to be provided to all buyers and occupants.
10. All flat/ Duplex / bungalow / land buyers shall be regular member of club house, for getting the benefit of the club. It should make clear, that non members club shall have no right to use and enjoy the club activities.
11. That the name of the complex shall be **AASTHA SPACE TOWN,**

### MEMO OF CONSIDERATION

Mode	:	Amount
Transfer / Cheque / D.D.	:	Rs. 12,00,000.00

(Rupees Twelve Lakhs) Only

*[Handwritten signature]*  
03/01/2023

**SCHEDULE 'A'**

*(Description of the entire premises)*

District Singhbhum East, Dist. Sub - Registry office at Jamshedpur, in mouza and P.S. Mango, recorded under Survey Ward No. 9, MNAC, under Khata No. 281, land measuring 136.14 Kathas, being in Plot Nos. 2124, 2140, 2150 and 2151, land measuring 106.119 kathas being in Plot Nos. 2117 (p), 2118 (p), 2122(p), 2123, 2125, 2126, 2146, and land measuring 0.56.52 Hec. or 139.605 decimals or 84.6 Kathas, being in Plot Nos. 2122, 2141, 2142, 2144, 2145 and 2146, Thana No. 1642, together with land, Duplexes, residential flats, parkings, all facilities, services being provided there, situated within the premises now named as AASTHA SPACE TOWN, Sankosai, Mango, Jamshedpur; which is bounded by :-  
NORTH BY :- 20' ft wide Road then Parmananda Nagar ;  
SOUTH BY :- Kalikanagar ;  
EAST BY :- Road then Subarnarekha colony and Plot No. 2117 and 2118 ;  
WEST BY :- Kabirastan and Gudrubasa Basti;

**SCHEDULE 'B'**

*(Description of the property hereby transferred)*

ALL THAT piece and parcel of land measuring an area 1300 Sq.Ft. i.e. 2.98 DECIMALS, within portion of new Plot no. 2150 (P), recorded under new Khata No. 281, situated at AASTHA SPACE TOWN, within Mouza and P.S. Mango, recorded under Survey Ward No. 9, MNAC, Dimna Road, Town Jamshedpur, District East Singhbhum, out of the schedule 'A' above premises, together with all facilities, services, being provided there;

04/01/2023

The boundary of the land is as follows:-

North by : Remaining Portion of Plot no. 2150;  
South by : Plot no. 2147 (P);  
East by : Remaining Portion of Plot no. 2150;  
West by : Rasta

Annual Ground rent payable to the Government of Jharkhand through of the Circle office Mango.

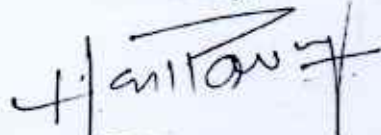
IN WITNESS WHEREOF the Vendors have hereunto set their hands today at Jamshedpur on this the day, month and year first above written.

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

WITNESS

1. Niranjam Kr. Singh S/O Late Rajendra Pd. Singh  
Mango J.S.R
2. Charanjit Singh, S/O Karnail Singh, R/O H. NO. 153,  
Krishnapur, R. no. 1, Churia, Ranchi.

Drafted by:-

  
ADVOCATE

Handwritten signature and date: 04/01/2023

NAME OF THE PURCHASER  
SHIV CHARAN GOUR



Handwritten signature and date: Shiv Charan Gour, 04/01/2023



Signature and finger print of the purchaser.

Certified that the fingers print of the left hand of each person's, whose photographs are affixed in the document, have been obtained by me.

Handwritten signature and the word **ADVOCATE** printed below it.

Token No.: 20220000152139

## CERTIFICATE

### Office of the District SRO - Jamsheedpur

This Sale Deed was presented before the registering officer on date 04-Jan-2023 by KAUSHAL KANCHAN CONSTRUCTION PVT LTD REP BY KAUSHAL KUMAR SINGH , S/O, D/O, W/O LATE P N SINGH resident of OFFICE AT 2ND FLOOR AASTHA TRADE CENTER Q ROAD BISTUPUR JAMSHEDPUR ..

This deed was registered as Document No:- 2023/JSR/24/BK1/23 in Book No :- BK1, Volume No :- 5 from Page No :- 73 to 134 at, office of District SRO - Jamsheedpur

Date:- 04-Jan-2023

  
Registering Officer