



सत्यमेव जयते

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e-Stamp

Certificate No. : IN-JH28898767717796S
Certificate Issued Date : 18-Jun-2020 02:09 PM
Account Reference : SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference : SUBIN-JHJHSHCIL0148036109927459S
Purchased by : DULALCHANDRA DUTTA
Description of Document : Article 23 Conveyance
Property Description : SALE DEED
Consideration Price (Rs.) : 18,00,000
(Eighteen Lakh only)
First Party : NA
Second Party : DULAL CHANDRA DUTTA
Stamp Duty Paid By : DULAL CHANDRA DUTTA
Stamp Duty Amount(Rs.) : 72,000
(Seventy Two Thousand only)



Please write or type below this line.....

2020/JSR/1718/BK1/1554

2020/43348
19-6-2020



B. D. Roy
Mili Choudhury
19.6.2020

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Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.shoestamp.com. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

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72,000/-



Sonal Kumar Datta
Advocate

Bikash

Bikash Chowdhury
19.6.2020



Sonal Kumar Datta
Advocate

Mili Chowdhury
19.6.2020



3868
19/6/2020

SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE 18th DAY OF JUNE 2020 AT JAMSHEDPUR; BETWEEN:

Kee chyeab

Rs. 54,000/-
LLP - 3 = 0
PZ - 1 = 0

19/6/2020

- 1) SRI BIKASH CHOWDHURY, son of Late Chand Charan Chowdhury, by occupation Business, (PAN - AEFPC1744L and UID No.2465 4623 1815) and
- 2) SMT. MILI CHOWDHURY, wife of Sri Bikash Chowdhury, by occupation Housewife, (PAN - APVPC0560K and UID No.4631 2992 5422);

B. Prasad
Mili Choudhury
19.6.2020

Both by faith Hindu, by Caste Sadgope, Nationality Indian, both are resident of Devendra Nivas, Road No.1, New Subhash Colony, Dimna Road, P.S. Ulidih, Mango, Town Jamshedpur, District East Singhbhum, State of Jharkhand, hereinafter referred to as the **SELLERS** (which expression shall unless, excluded by or repugnant to the context, mean and include their heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **ONE PART**;

IN FAVOUR OF

SRI DULAL CHANDRA DUTTA, (PAN – ARRPD9185D and UID No.9297 2830 5272), son of Late Amiya Kumar Dutta, by faith Hindu, by Caste Gandha Banik, by occupation Business, Nationality Indian, resident of Village Manjhdih, Bhilaipahari, Near Shiv Mandir, P.O. Bhilaipahari, P.S. M.G.M., District East Singhbhum, State of Jharkhand and at present residing at House No.6, Deshbandhu Lane, Dimna Road, Mango, P.S. Ulidih, Mango, Town Jamshedpur, District East Singhbhum, State of Jharkhand, hereinafter referred to as the **PURCHASER** (which expression shall unless, excluded by or repugnant to the context, mean and include his legal heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **OTHER PART**.

NATURE OF DEED:

SALE DEED

CONSIDERATION AMOUNT:

Rs.18,00,000/- (Rupees Eighteen lakhs) only.

WHEREAS, the above named Sellers, vide a registered Sale Deed, bearing Deed No.1951, Sl. No.2569, dated 03.05.2013, completed on the same date,

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Mili Choudhury
19.8.2013

recorded in Book No.1, Volume No.80, pages from 253 to 274 of District Sub-Registry Office, Jamshedpur, jointly purchased for valuable consideration amount, all piece and parcel of raiyati Homestead land, measuring an area 53'ft. X 25'ft. = 1325 Sq.ft. i.e. 1 Katha 17 Dhurs or 3.03 Decimals, being in Portion of Plot No.3868, recorded under Khata No.210, in Mouza Mango, P.S. Mango, Thana No.1642, Survey Ward No.10, MNAC, Town Jamshedpur, District Sub-Registry Office at Jamshedpur, Pergana Dhalbhum, District East Singhbhum, State of Jharkhand, more fully described in the Schedule below, from its previous lawful owners i) Smt. Sushma Singh, son of Sri Jitendra Kumar and ii) Sri Hirendra Gour, son of Late Padu Gour and since its purchase, the sellers above named have been in joint peaceful physical possession and occupation of the aforesaid purchased property, without any let, hindrance or interruption from any other person or persons and are the absolute, lawful and bonafide owners thereof by exercising all acts of ownership thereto;

AND WHEREAS, the Sellers above named in order to further ensure their right, title and interest over the aforesaid purchased land, have mutated the same, in their joint names, vide Mutation Case No.607/ 2013-14, Order dated 20.09.2013, from the office of the Superior landlord, the State, through the Circle Officer, Jamshedpur and rent for the said land paid to the landlord and the Sellers are paying rent for the same and obtained rent receipt in their joint names, entered in Volume No.M-3, Page No.307 and New Volume No.3, New Page No.407;

AND WHEREAS, the Sellers, being in urgent need of money, voluntarily expressed their intent of selling the Schedule below property and having come to know the intention of the Sellers, the Purchaser hereof has approached to them and after inspected the land at site, all title documents and relevant papers etc. and having fully satisfied to him proposed and

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19.6.2024

offered to purchase the same on a consideration amount of **Rs.18,00,000/- (Rupees Eighteen lakhs) only;**

AND WHEREAS, on the aforesaid approach made by the Purchaser, the Sellers have agreed to sell their said property more fully described in the Schedule below, by this Sale Deed, on a total consideration amount of **Rs.18,00,000/- (Rupees Eighteen lakhs) only;**

NOW THIS DEED OF SALE WITNESSETH:

- 1) THAT, in pursuance of the above and in consideration of the aforesaid sum of **Rs.18,00,000/- (Rupees Eighteen lakhs) only,** paid by the purchaser to the sellers, through RTGS No.INDBR22020061800772896, the receipt of which sum the sellers do hereby admit and acknowledge as full, final and highest consideration amount of the schedule below land and do hereby sale, convey, transfer and deliver the same, together with all its right, title, interest and possession, privileges and advantages the sellers here before enjoyed over the schedule below property UNTO AND TO THE USE of the purchaser, absolutely and forever.
- 2) THAT, from today, the sellers have also delivered the physical possession of the schedule below property in favour of the purchaser and the purchaser from this day shall possess and enjoy the schedule below land as its absolute owner in every possible manner with power to dispose of the same in any manner he likes, without any let or hindrance of the sellers, their heirs or any other person/s claiming through them.
- 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 sellers have not sold or otherwise alienated the same or part thereof to any other person(s) and for any defect of title or possession

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Mili Choudhury
19-6-2022

of the sellers over the schedule below land, the purchaser suffers any loss due to dispossession from the same or part thereof then the sellers 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 he likes, over the schedule below property or part thereof at his absolute discretion and take electricity, water connection from the concerned authority in his own name.
- 5) THAT, henceforth the purchaser shall be at liberty to mutate his 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 his 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 his own name.
- 6) THAT, the sellers hereby also assures the purchaser that they 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 landed property to further ensure the right, title and interest of the purchaser over the same.
- 7) THAT the sellers have handed over all relevant documents in respect of the schedule below property to the purchaser.

SCHEDULE

(Description of the property hereby conveyed)

ALL THAT piece and parcel of raiyati Homestead land, measuring an area 53'ft. X 25'ft. = 1325 Sq.ft. i.e. 1 Katha 17 Dhurs or 3.03 Decimals, being in Portion of New Plot No.3868, recorded under new Khata No.210, in Mouza MANGO, P.S. Mango, Thana No.1642, Survey Ward No.10, MNAC, Town

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19.6.2024

Jamshedpur, District Sub-Registry Office at Jamshedpur, Pergana Dhaibhum, District East Singhbhum, State of Jharkhand, having Mango Nagar Nigam Holding No.0100001284000M0;

which is bounded by:

- North : Smt. Sushma Singh;
- South : Shyam Narayan Singh;
- East : Smt. Vidya Gupta;
- West : 16'ft. wide Road.

Annual ground rent, cess etc. payable to the superior landlord, the State of Jharkhand, through the C.O., Mango, Jamshedpur.

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 sellers have hereunto set their respective hands on this deed of sale, on the day, month and year first above written.

Read over and explained the contents of this Deed to the Sellers and they have admitted the same to be true and correct.

[Signature]
Advocate
18.06.2024

WITNESSES:

1. *Rajib Kar*
Rajib Kar,
2/0, Lambodar Kar
2/0, H. 15-B Dech barthuk line, Dussia Road, Mango
Jamshedpur.
2. *Pram Singh*
Pram Singh
2/0, Biram Singh
2/0, Road No-5C, Kalika Nagar,
Dussia Road, Mango, Jhark.

*B. P. ...
Mili Choudhury
19-6-2020*

Printed by:
[Signature]
Jsr. Court.

Drafted by:
[Signature]
Advocate, 18-06-2020

NAME OF THE PURCHASER :

SRI DULAL CHANDRA DUTTA



Dulal chandra Dutta.



Sri Dulal Chandra Dutta
Advocate

Signature and left hand fingerprints of the Purchaser.

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.

[Signature]
Advocate, 18-06-2020

CERTIFICATE

Office of the District SRO - Jamsshedpur

This **Sale Deed** was presented before the registering officer on date **19-Jun-2020** by **BIKASH CHOWDHURY, S/O, D/O, W/O LATE CHANDI CHARAN CHOWDHURY** resident of DEVENDRA NIVAS ROAD NO 1 NEW SUBHASH COLONY DIMNA ROAD MANGO JAMSHEDPUR ..
This deed was registered as Document No:- **2020/SR/1718/BK1/1554** in Book No :- **BK1**, Volume No :- **313** from Page No :- **1** to **88** at, office of **District SRO - Jamsshedpur**

Date:- **19-Jun-2020**


Registering Officer