

Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 2cc6cc0d1ed04dc2f8e4

Receipt Date : 15-Jul-2024 12:33:13 pm

Receipt Amount : 120000/-

Amount In Words : One Lakh Twenty Thousands Rupees Only

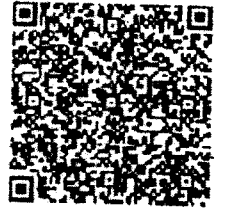
Token Number : 202400088393

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : SHANKAR SINGH (Vendee)

GRN Number : 2403111949



-: For Office Use :-



2024/ISR/3272/BK1/3027

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।

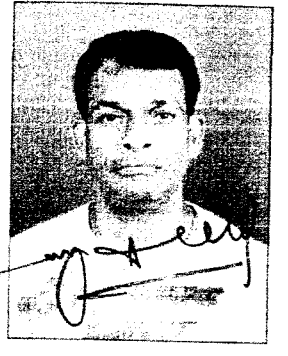
Shankar Singh

District SRO, Jamshedpur

20,00,000/-

P.S. Ulidih.

120,000/-



Dibakar chowdhury.

खाता नम्बर... 271
प्लोट नम्बर... 1512
देय प्रतिबंधित सूची में दर्ज नहीं है।

न्यूनतम मूल्यांकन सूची से
जाँचा एवं सही पाया

15/7/24

15/7/24

विभाग 21 के अधीन आता: भारतीय स्टांप-प्रणालि-
(विनियमन स्टांप ऐक्ट), 1969 की अनुसूची
1 या 156, स. 2, 2, ... के अधीन
यथावत् स्टांप-सहित (या स्टांप-शुल्क
के विमुख या स्टांप-शुल्क अपेक्षित नहीं)।

जिला अवर जिलद्वयक
अपस्थापित दरतावेज में लेखपकारी / प्रिंसिपल
जाति के भारतीय अंकित की गई हैं।
कोटागापुर काराकारी अधिनियम 1909
की धारा 48(B) के अन्तर्गत नहीं हैं।

निर्देशन-पदाधिकारी
15/7/24

15/7/24

SALE DEED

This Sale Deed is made on this the 15th day of July, 2024, at Jamshedpur.

BY AND BETWEEN

Mr. DIBAKAR CHOWDHURY, son of ASHUTOSH CHOUDHARY, By Faith
Hindu, By Category General, By Nationality Indian. By Occupation Business,
Resident of Nilmohan Alay - 1566, Dimna Basti, Shiv Mandir Path, P.O. M.G.M.
Medical College, P.S. Ulidih (Mango), City Jamshedpur, District East Singhbhum,
and State Jharkhand, Pin 831012. Hereinafter called the VENDOR / SELLER
(which expression shall unless excluded by and / or repugnant to the context must
mean and include his legal heirs, successors, administrators, executors, legal
representatives, nominees and assigns) of the One Part. (Pan No AEBPC8490H &
UIDAI No xxxx xxxx 1908)

42
15/7
24 - 90,000=00
4 - 03=00
PR - 01=00

15/7/24
इस्तावेज जाँचा

Dibakar Choudhary

IN FAVOUR OF

Mr. SHANKAR SINGH, son of Mr. Arun Kumar Singh, By Faith Hindu, By Category General, By Occupation Business, By Nationality Indian, Resident of Road No 5, Daiguttu, Mango, Near Kali Mandir, P.O. Azadnagar, P.S Mango, City Jamshedpur, Pin 832110, District East Singhbhum, and State Jharkhand. Hereinafter called the VENDEE/S / PURCHASER/S (which expression shall unless excluded by and / or repugnant to the context must mean and include his legal heirs, successors, administrators, legal representatives, executors, nominees and assigns) of the Other Part. UIDAI No 4033 3736 4540 & Pan No FPQPS7056C

NATURE OF DEED

SALE DEED

CONSIDERATION AMOUNT

Rs. 30,00,000/-

(Rupees Thirty Lakhs) only

WITNESSETH AS FOLLOWS:

WHEREAS, all that piece and parcel of homestead land, being in various Plots, recorded under New Khata No 271, Situated in Mouza Dimna, within Ward No 9 (M.N.A.C.), Thana No 1641, P.O. M.G.M. Medical College, P.S. Ulidih (Mango), Block Mango, under the District Sub Registry Office and City Jamshedpur, District East Singhbhum, stands recorded in the name of Nil Mohan Choudhary, s/o Gosai Choudhary, R/o Dimna, Jamshedpur, in the khatian as per the last survey settlement records of the then State Government in the year 1979, and after his demise the portion of land measuring an area 50 Decimals, being in Plot No 1512, recorded under Khata No 271, was inherited by the Vendor namely: Dibakar Choudhary, and his name is mutated in the records of the Circle Officer, Jamshedpur now C.O. Mango, vide Mutation Case No IX / 69 / 1992 - 1993 (Vol No 7 & Page No 102), and presently he is in peaceful physical possession over the same, without any interruption from any person or corner, thereby exercising all his right, title, and interest over the same, being its lawful, absolute and bonafide owner.

Disdikong Ph. 0987654321

3. That, from today the Vendor shall cease to have any right, title, and interest over the schedule below property, and all the right, title, and interest will now be completely vested unto the Purchaser/s.
4. That, the schedule below property hereby conveyed by this Sale Deed, is free from all encumbrances, liens, or charges of any kind whatsoever and after executing this sale deed and giving possession of the schedule below property, the Vendor will never make any claim over the same along with his legal heirs and successors.
5. That, the Vendor hereby declares that he has good and perfect title over the schedule below property, and if for any defect of title or possession of the Vendor in the schedule below property, the Purchaser/s suffer any loss, then the Vendor will be held liable to compensate the loss to the Purchaser/s or to his legal heirs and successors.
6. That, the Vendors further execute any deed of assurance as required in future in favor of the Purchaser/s to perfect the title of the Purchaser/s for the said property.
7. That, the Vendor will deliver all the original relevant documents to the Purchaser/s with respect to the schedule below property, and they also undertake that they have not sold, transferred or mortgaged the schedule below property in any bank or company or to any other person or party, and the same is free from any such mortgage or liability.
8. That, the Purchaser/s is entitled to obtain mutation of the schedule below property in his name in the record of the State Government (register II) through Circle Officer at Mango, and accordingly shall pay rent or any other charges for the same, and obtain receipts thereof in his name.
9. That the terms and conditions of this Sale Deed, will be binding on both the parties i.e. the Vendor and the Purchaser/s which shall mean and include their respective legal heirs and successors. Jamshedpur Court has jurisdiction in any or all matters arising out of this Sale Deed.

Dibakar Phanshor

SCHEDULE

All that piece and parcel of homestead land measuring an area 2415 Sq.ft. i.e. 5.544 Decimals i.e. 3.35 Kathas, being in Portion of New Plot No 1512, (Colony Sub Plot No 1) recorded under New Khata No 271, Situated in Mouza Dimna, within Ward No 9 (M.N.A.C.), Thana No 1641, P.O. M.G.M. Medical College, P.S. Ulidih (Mango), Block Mango, under the District Sub Registry Office and City Jamshedpur, District East Singhbhum, State Jharkhand. Holding No

<u>SIDE</u>	<u>Measurement</u>	<u>Boundary</u>
On the North :	49'ft	Sub Plot No 2
On the South :	49'ft	18'ft wide Road
On the East :	49'ft 3½"inch	14'ft wide Road
On the West :	49'ft 3½"inch	Part of Plot No 1512

It is mutually decided and agreed between the parties that the Purchaser will leave 1'ft from both sides of his plot for widening the road i.e. from South and East Side.

The annual rent payable to the landlord i.e. the State of Jharkhand, through Circle Officer, Mango.

The above landed property is more clearly shown in the sketch map attach herewith which also forms part of this indenture.

MEMO OF CONSIDERATION

Mode of Payment

By Cheque No.108676, Date: 15.07.2024, Bank of India

(Rupees Thirty Lakhs) Only

Amount (Rs.)

Rs. 30,00,000/-

Dishankar Ph. Choudhary

In witness whereof the Vendor has hereunto set and subscribed his hand on this Sale Deed, today at Jamshedpur, on the date aforementioned.

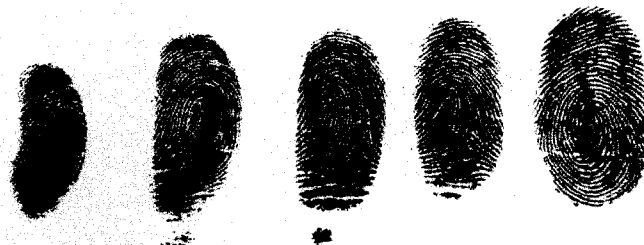
Read over and explained the contents of this Sale Deed to the parties by me, who found it to be true and correct: A. Muly.

WITNESSES:

1. Saffait chawdhary sp let - Ashutosh chawdhary
Dimna bashi - shive mandir Pith mato SSR

2. Nagendra Singh 1 Stb / Leat - R. B. Singh
130/4 Burma Road Burmanines (I.S.R)

Drafted & Printed by: A. Muly. 3. Binod Kumar Singh
Old Court Campus, Jamshedpur. PURCHASER



Binod Kumar Singh



Certificate:

It is certified that the finger prints of left hand of each person whose photograph is affixed in the present document have been obtained before/by me.

6 | Page

A. Muly.
AVIJIT MANDAL
Enrollment No.-14/2010
(Advocate Jsr. Court)



Document Registration Summary 1

Date :-15-Jul-2024

- Government/Market Value: ₹2707200/-
- Transaction Amount: ₹3000000 /-
- Paid Stamp Duty: ₹120000 /-

Receipt : 1055747

Receipt Date : 15-07-2024

Presenter Name: -

On Date 15-07-2024 Presented at District SRO -
Jamshedpur

Signature of Presenter

D. B. Singh
District SRO - Jamshedpur

PR ₹1
SP ₹960
LL ₹513
A1 ₹90000
Stamp Duty ₹120000

Total

₹211474

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	120000	120000	0	GRAS	ShankarSingh	• GRN Number : 2403111949 • DEPT Transaction Id : 2cc6cc0d1ed04dc2f8e4 • Transaction Type :	120000
PR	1	1	0	GRAS	ShankarSingh	• GRN Number : 2403113412 • DEPT Transaction Id : db8f139cc9360d98954d • Transaction Type :	1
SP	960	960	0	GRAS	ShankarSingh	• GRN Number : 2403113412 • DEPT Transaction Id : db8f139cc9360d98954d • Transaction Type :	960
A1	90000	90000	0	GRAS	ShankarSingh	• GRN Number : 2403113412 • DEPT Transaction Id : db8f139cc9360d98954d • Transaction Type :	90000



OFFICE OF THE SUB REGISTRAR
Office Name :- District SRO - Jamshedpur
District Name :- EastSinghbhum
State Name :- Jharkhand

Deed Endorsement

Token No :- 202400088393

Deed Type	Sale Deed
Number of Pages	64
Fee Details	Stamp Duty :- Rs. 120000, PR :- Rs. 1, SP :- Rs. 960, A1 :- Rs. 90000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.2707193/- ,Transaction Amount :- Rs.3000000/-
Property Details	District :- EastSinghbhum , Tehsil :- Mango , Village Name :- Dimna Mango Word No-9 Location :- Other Road, Dimna Mango Word No-9 Halka No 2 Village Code 16412 Property Boundaries :- East: 14'ft wide Road , West: Part of Plot No 1512 , South: .18'ft wide Road, North: Sub Plot No 2 Khata Number - 271Plot Number - 1512Volume Number - 7Page Number - 102Holding Number - 0090016823000M0 Area Of Land :- 5.54 Decimal

Sh./Smt.DIBAKAR CHOWDHURY s/o/d/o/w/o ASHUTOSH CHOUDHARY has presented the document for registration in this office today dated :- 15-Jul-2024 Day :- Monday Time :- 15:30:43 PM



DIBAKAR CHOWDHURY(Individual)

Party Name	Document Type	Document Number
DIBAKAR CHOWDHURY	PAN/UID	AEBPC8490H

Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
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1 **DIBAKAR CHOWDHURY**
Address1 - Nilmohan Alay
 1566, Dimna Basti, Shiv
 Mandir Path, P.O. M.G.M.
 Medical College, P.S.
 Ulidih Mango, City
 Jamshedpur, District East
 Singhbhum, and State
 Jharkhand, Pin 831012,
Address2 - MANGO
 , , , Jharkhand
PAN No.:
 AEBPC8490H, **Permission**
Case No.-

Yes Yes

Dibakar
 Chowdhury
Address:-
 NILMOHAN
 ALAY-1566,
 SHIV MANDIR
 PATH, DIMNA
 BASTI,
 P.O.M.G.M
 MEDICAL
 COLLEGE
 DIMNA PS
 ULIDIH,
 JAMSHEDPUR,
 , Purbi
 Singhbhum,
 831012, ,
 Jharkhand,
 India

SELLER
Age:47



Dibakar Chowdhury

2 **SHANKAR SINGH**
Address1 - Road No 5,
 Daiguttu, Mango, Near
 Kali Mandir, P.O.
 Azadnagar, P.S- Mango
 City Jamshedpur, Pin
 832110, District East
 Singhbhum, and State
 Jharkhand, **Address2** -
 MANGO
 , , , Jharkhand
PAN No.:
 FPQPS7056C, **Permission**
Case No.-

Yes Yes

Shankar Singh
Address:- ,
 Near Kali
 Mandir, Road
 No-5 Daiguttu
 Mango, PO-
 Azadnagar
 Thana-Mango,
 Jamshedpur, ,
 Purbi
 Singhbhum,
 832110, ,
 Jharkhand,
 India

PURCHASER
Age:32



Shankar Singh

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	SATYAJIT CHOUDHURY S/o-D/o ASHUTOSH CHOUDHURY Address1 - NILMOHAN ALAY SHIV MANDIR PATH M G M MEDICAL COLLEGE TOWN JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.:			<i>Satyajit Choudhury</i>


Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
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-1	NAGENDRA SINGH Address1 - QR NO.L4/130 BURMA ROAD PO AND PS-BURMAMINES TOWN JAMSHEDPUR, Address2 - ... Jharkhand			
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Signature of Operator

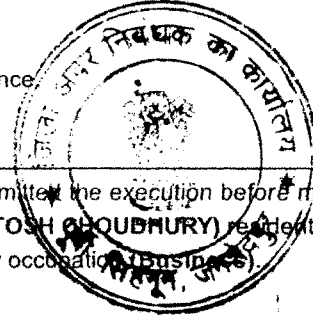


Seal and Signature of Registering Officer
DHARMENDRA KUMAR

Above signature & thumb Impression are affixed in my presence

Above mentioned, (**DIBAKAR CHOWDHURY**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**SATYAJIT CHOUHDURY**) Son/Daughter/Wife of (**ASHUTOSH CHOUHDURY**) resident of (**NILMOHAN ALAY SHIV MANDIR PATH M G M MEDICAL COLLEGE TOWN JAMSHEDPUR**) and by occupation (**Business**).

Date:- 15-Jul-2024



Signature of Registering Officer
DHARMENDRA KUMAR
 Seal and Signature of Registering Officer
DHARMENDRA KUMAR



Pre Registration Docket

Date :- 15-07-2024 03:29 pm

Office Name :- District SRO - Jamshedpur

Token No:- 202400088393

Appointment :- 15-Jul-2024 Time:- 13:15

Article	Sale Deed
Pre Registration Date	14-Jul-2024
No. Of Pages	32
Stamp Duty	120000
Paid Stamp Duty	0
Total Fees	₹ 90,964.

Property Id: **1263686**

Valuation No. : 1722073 / 2024	:- 2024-2025	Date : 15-July-2024 10:29:AM	
State : Jharkhand	District : EastSinghbhum	Tahsil : Mango	
Land Type : Urban	Corporation : Mango Nagar Nigam	Village/City : Dimna Mango Word No-9	
Dimna Mango Word No-9 Halka No 2 Village Code 16412 - Other Road			
Khata Number - 271			
Plot Number - 1512			
Volume Number - 7			
Page Number - 102			
Holding Number - 0090016823000M0			
Property Rates			
Residential Land (Y)			
₹488663/- Decimal			
Valuation Rule : Residential Land			
Property Details			
1	Land area	5.54 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 5.54 x 488663=2707193.02	₹27,07,193/-
A	Total		₹27,07,193/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹27,07,200/-
Total Amount in Words : Seven Lakhs Seven Thousand Two Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: 14'ft wide Road , West: Part of Plot No 1512 , South: 18'ft wide Road, North: Sub Plot No 2
Area	Land area : 5.54 Decimal
Other Description of the Property	Pin Code - 831012
Government/Market Value	2707193.02
Transaction Amount	3000000

SELLER	- Mr. DIBAKAR CHOWDHURY, Father/Husband Name ASHUTOSH CHOUDHARY,, Party Category -Individual , PAN No. - *****490H Date Of Birth -30-Jun-1977, Permission Case No. - , Aadhaar No. *****1908, Country -INDIA, State Name -Jharkhand, District Name -EAST SINGHBHUM, City/Village/Town Name -JAMSHEDPUR, Locality -MANGO, Address - Nilmoohan Alay 1566, Dimna Basti, Shiv Mandir Path, P.O. M.G.M. Medical College, P.S. Ulidih Mango, City Jamshedpur, District East Singhbhum, and State Jharkhand, Pin 831012, Pin Code -831012
PURCHASER	- Mr. SHANKAR SINGH, Father/Husband Name ARUN KUMAR SINGH,, Party Category -Individual , PAN No. - *****056C Date Of Birth -23-Jun-1992, Permission Case No. - , Aadhaar No. *****4540, Country -india, State Name -Jharkhand, District Name -EAST SINGHBHUM, City/Village/Town Name -JAMSHEDPUR, Locality -MANGO, Address - Road No 5, Daiguttu, Mango, Near Kali Mandir, P.O. Azadnagar, P.S- Mango City Jamshedpur, Pin 832110, District East Singhbhum, and State Jharkhand, Pin Code -831012

Witness Information	Mr. NAGENDRA SINGH, Address - QR NO.L4/130 BURMA ROAD PO AND PS-BURMAMINES TOWN JAMSHEDPUR-, Father/Husband Name -R B SINGH
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Identifier Details	Mr. SATYAJIT CHOUDHURY, Address - NILMOHAN ALAY SHIV MANDIR PATH M G M MEDICAL COLLEGE TOWN JAMSHEDPUR-, Father/Husband Name -ASHUTOSH CHOUDHURY
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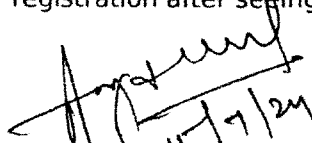
Fee Rule:Sale Deed		
1	Stamp Duty	1,20,000

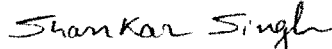
1	SP	960
Total		960

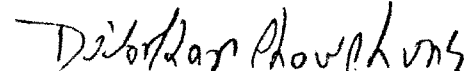
Fee Rule:Sale Deed		
1	A1	90,000
2	LL	3
3	PR	1
		90,004

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.


15/7/24
Deed Writer / Advocate


Vendee / Claimant


Vendor / Executant

Token No.: 202400088393

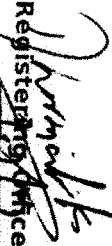
CERTIFICATE

Office of the District SRO - Jamshedpur

This Sale Deed was presented before the registering officer on date **15-Jul-2024** by **DIBAKAR CHOWDHURY, S/O, D/O, W/O ASHUTOSH CHOUDHARY** resident of Nilmoan Alay 1566, Dimna Basti, Shiv Mandir Path, P.O. M.G.M. Medical College, P.S. Ulidih Mango, City Jamshedpur, District East Singhbhum, and State Jharkhand, Pin 831012, MANGO.

This deed was registered as Document No:- **2024/SR/3272/BK1/3027** in Book No :- **BK1**, Volume No :- **574** from Page No :- **325** to **388** at, office of **District SRO - Jamshedpur**

Date:- **15-Jul-2024**


Registering Officer
DHARMENDRA KUMAR