



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : deac56503f1fa502f07d

Receipt Date : 02-Dec-2023 12:30:04 pm

Receipt Amount : 108172/-

Amount In Words : One Lakh Eight Thousand One Hundred And Seventy Two Rupees Only

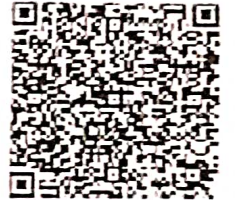
Token Number : 202300154040

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : PANKRASIA KACHHAP ( Vendee )

GRN Number : 2320413053



--: For Office Use :-

*Defaced  
Aver*



2023/JS12/6542/BK1/6081

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 दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

*किसी प्रकार के खर्चा नहीं ली गई है*  
*चिगरन सामग्री*

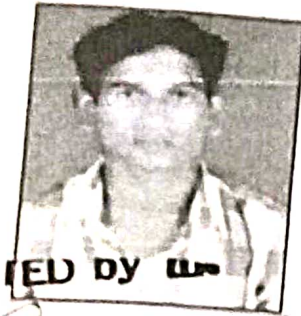
10/12/2023

Pankrasia Kachhap.D. 12/12/23

27,09,300/-

P.C  
Mango.

1081721-



चिग्रम समद  
13/12/23



E. O. Day

13/12/23

खाता नम्बर.....415.....

लोट नम्बर.....2019.....

देय प्रतिशत तूनी में दर्ज नहीं है।

सर्वेक्षण पूर्णतः सही से  
जांचा एवं सही पाया।

चिग्रम समद  
13/12/23

चिग्रम समद  
13/12/23  
**SALE DEED**

चिग्रम समद  
13/12/23

(By virtue of permission for sale granted by the Learned L.R.D.C. Dhalbhum at Jamshedpur, in Misc. Case No.12/2023-24, U/s.46 C.N.T. Act, vide order passed on dt.11.11.2023)

THIS SALE DEED IS MADE ON THIS THE 13<sup>th</sup> DAY OF  
DEC 2023 AT JAMSHEDPUR; B Y :-

चिग्रम समद

41 - 81,129 = 00  
U - 03 = 00  
PR - 01 = 00

**CHIGRAN SAMAD @ CHIGRAM SAMAD S/O Late Mannki Samad @ Mannki Samad,** by Caste S.T. (CNT), by Occupation Cultivation, Nationality Indian, resident of Road No.5, Gudrubasa, Sankosai, Dimna Mango, Anchal Mango, P.S. Ulidih (Mango), Jamshedpur, District East Singhbhum, Jharkhand-831012 hereinafter called the **SELLER** (which expression shall unless repugnant to the context include his legal heirs, successors, administrators and representatives) of the **ONE PART**; Aadhaar No.xxxx xxxx 9796 ; & PAN- CZGPS5161P ;

चिग्रम समद  
जॉया



विगारण राम 13/12/23



TESTED BY M

*[Signature]*  
B. G. Dey  
Advocate-199  
13/12/23

विगारण राम  
पिता- स्व. मानकी शमद @ पतकी शमद  
माता- चाका- उलीशह  
13/12/2023 10:14  
जमशेदपुर

विभाग-...  
13/12/23



Page 21112  
13/12/25

3.

IN FAVOUR OF

PANKRASIA KACHHAP W/O Oswin Kumar Minz, by Caste S.T.,  
(CNT), by Occupation Service, Nationality Indian, resident of Road  
No.5, Dimna Road, Sankosal, Anchal Mango, P.S. Ulidih (Mango),  
Jamshedpur, District East Singhbhum, Jharkhand hereinafter called the  
PURCHASER (which expression shall unless repugnant to the context  
include her legal heirs, successors, administrators and representatives)  
of the OTHER PART;

Aadhaar No.xxxx xxxx 2027 ; & PAN- AFRPK771SM ;

NATURE OF DEED : SALE DEED

CONSIDERATION AMOUNT:- Rs.14,00,000/- (Rupees fourteen  
lakhs) only.

AS PER GOVT. VALUE :- Rs.27,04,300/- only.

WHEREAS, the Seller is the sole, absolute and lawful owner of  
land measuring an area 6.60 Decimals i.e. 4 kathas, situated in,  
Mouza Mango, P.S. Mango, Thana No.1641, Ward No.9 MNAC (now  
Mango Nagar Nigam), under Khata No.415, Plot No.2019, within town  
and District Sub-Registry office Jamshedpur, District East Singhbhum,  
morefully mentioned in the schedule below;

SHILPA  
12/11/23

4.

AND WHEREAS, the aforesaid land mentioned in the schedule below along with other land, recorded in the khatian finally published in the last survey settlement record in the name of the father of the Seller namely Manki Samad (now deceased) alone ;

AND WHEREAS, after death of said recorded tenant Manki Samad, the Seller being his only son legal heir, successor inherited the schedule below land along with other land and the Seller came in possession of the same and he has been in peaceful possession over the schedule below land without any interruption from any body with power to dispose of the same in any manner he likes;

AND WHEREAS, now being in urgent need of money the Seller has agreed with the Purchaser for absolute sale of the schedule below land for a total consideration amount of **Rs.14,00,000/- (Rupees fourteen lakhs) only** and the Purchaser has also agreed to purchase the same at that price;

**NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-**

1. That in consideration of the aforesaid sum of **Rs.14,00,000/- (Rupees fourteen lakhs) only** paid by the Purchaser to the Seller, the receipt of which is hereby admitted and acknowledged as full and final

CHITRA SHUKLA  
13/12/23  
5.

payment in respect of sale of the land mentioned in the schedule below by the Seller, the Seller by these presents does hereby absolutely and forever sell, convey and transfer the all that land mentioned in the schedule below in favour of the Purchaser by this Sale Deed TO HAVE AND TO HOLD the same unto the Purchaser her heirs, successors without any interruption from the side of the Seller or any person/s claiming under the Seller.

2. That the Seller has delivered possession of the schedule below land to the Purchaser and from this day the Purchaser will possess and enjoy the same as absolute owner in all possible ways with power to dispose of the same in any manner he likes and the Purchaser shall be at liberty to get her name mutated in respect of the schedule below land in the records of the landlord the State of Jharkhand through **C.O. Mango** and shall pay rent for the same in her name.

3. That from this day all the right, title, claim and interest of the Seller in the schedule below land will cease to exist and will vest in the Purchaser and the Purchaser will become the sole and absolute owner thereof from this day.

4. That the land mentioned in the schedule below hereby sold by this sale deed is free from all encumbrances, charges and liens.

5. That the Seller hereby declares that he has good and perfect title over the schedule below land which he has not sold, charged or transferred the same in any way to any one else prior to this Deed.

13/12/23  
S. H. S. J.

6.

6. That if for any defect of title or possession of the Seller in the schedule below land shall be found, the Purchaser suffers any loss, then the Seller will be liable to compensate the same.

**SCHEDULE**

(Description of the land hereby sold)

District East Singhbhum, District Sub-Registry office Jamshedpur, situated in Mouza Mango, P.S. Mango, Thana No.1641, Ward No.9 MNAC (now Mango Nagar Nigam), under Khata No.415, Plot No.2019, measuring an area 6.60 Decimals i.e. 4 kathas of homestead vacant land.

**Which is bounded by:-**

North : Silay Purti ;  
South : 10'ft. Rasta ;  
East : 10'ft. Rasta ;  
West : Mashihabriya Linda ;

**The above property is situated on the Other Road.**

The location of the land shown in Red colour in the sketch map annexed herewith which shall form part of this deed.

Annual Rent: Rs.10/- only payable to the landlord, the State of Jharkhand, through **C.O. Mango**.

Handwritten text: 7. 13/11/23  
SHEKHAR

Rent Receipt Vol. No. 23 ; Page- 41 ;

The above property is situated within  
Holding No. 009000 5218000 MO  
of Mango Nagar Nigam.

**MEMO OF CONSIDERATION**

<u>Sl. No.</u>	<u>Mode</u>	<u>Date</u>	<u>Amount</u> <u>(in Rs.)</u>
1.	By Cash	29.06.2016	1,50,000/-
2.	By Cash	28.05.2017	2,00,000/-
3.	By Cash	19.06.2018	1,50,000/-
4.	By Cash	17.06.2019	2,50,000/-
5.	By Cash	19.07.2020	2,00,000/-
6.	By Cash	17.09.2021	1,50,000/-
7.	By Cash	26.07.2022	2,00,000/-
8.	By Cash	28.05.2023	1,00,000/-
<b>Total :-</b>			<b>Rs.14,00,000/-</b>

(Rupees fourteen lakhs) only.




SELLER'S SIGNATURE  
13/12/23

8.

IN WITNESS WHEREOF the Seller is executing this sale deed at Jamshedpur on this the date mentioned above.

Read over and explained the contents of this sale deed to the Executant/Seller who admits the same to be true and correct.

  
Advocate.  
13/12/23

WITNESSES:


1. Albish Tirkey  
Late - Raphael Tirkey  
Sankosai Gurdubasa

2. Ruhu Khatun  
Lt. SUSHIL KACHHAP  
Sankosai dimna Rd-No-5  
Gurdubasa P.O - Manjo  
831012

Printed by :



Drafted by :-

  
Advocate, Jsr. court

13/12/2023

पिंजाराजी शिंदे  
13/12/23

9.

PURCHASER.



Pankajia Kachhap  
13/12/2023




TESTED BY 

S. O. Dey  
Advocate. 199

13/12/2023

Certified that the fingers print of left hand of each person whose photograph is affixed in the document have been obtained by me.

  
Advocate.  
13/12/2023

N

नाम अधिसूचित क्षेत्र जमशेदपूर

वार्ड संख्या 9

चादर संख्या 9

राजस्व थाना घाटशिला

# जिला सिंहभूम

S

पैमाना 1से0मी = 20 मी0 या प्र0मि0- 1:2000 सन् 1970-71 ईस्वी

New Khata-No	New Plot-No	Area
415	2019	4 कटवा i.e 6.60 Decimal

Which is bounded by:

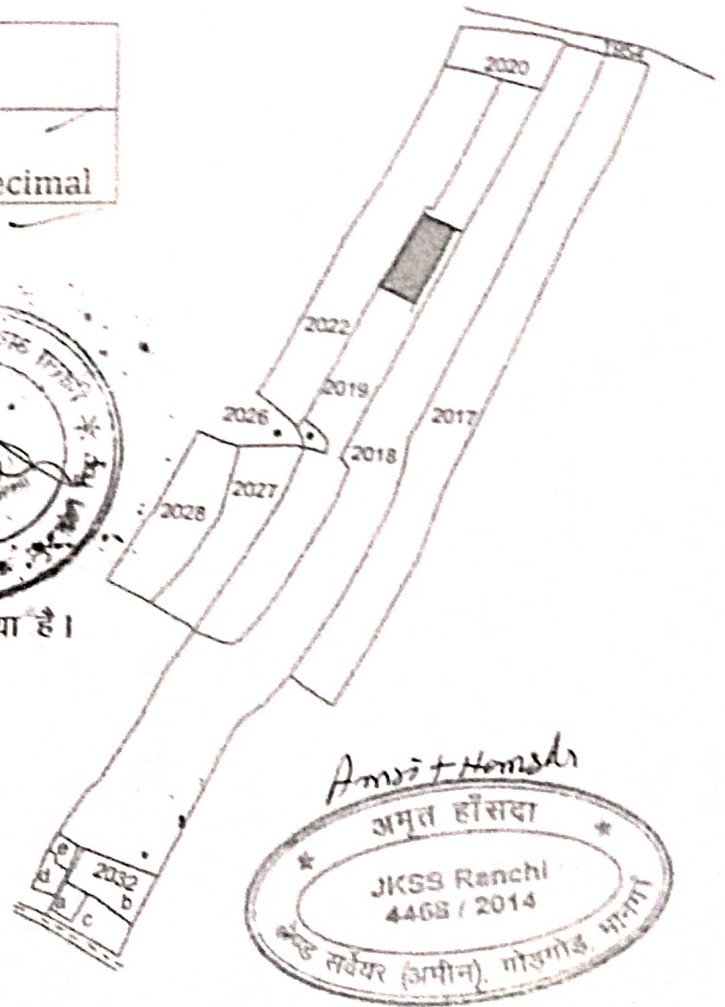
North- Silay Purti

South- 10'ft Rasta

East- 10'ft Rasta

West- Mashihgabriya Linda

प्रसतावित भूमि को लाल रंग में दर्शाया गया है।



विगरन सामग्री

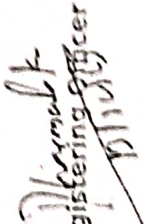
Token No.: 202300154040

## CERTIFICATE

Office of the District SRO - Jamshedpur

This Sale Deed was presented before the registering officer on date 13-Dec-2023 by CHIGRAM SAMAD ALIAS CHIGRAM SAMAD, S/O, D/O, W/O MANKI SAMAD ALIAS MANKI SAMAD resident of ROAD NO.5 GUDRUBASA SANKOSAI, DIMINA MANGO PS-ULUDIH DIST-EAST SINGHBHUM, ....  
This deed was registered as Document No:- 2023/JSR/6542/BK1/6021 in Book No :- BK1, Volume No :- 1099 from Page No :- 293 to 346 at, office of District SRO - Jamshedpur

Date:- 13-Dec-2023

  
Registering Officer

11/11/23 18/11/23 21/11/23 23/11/23

# भूमि सुधार उप समाहर्ता का न्यायालय, धालभूम, जमशेदपुर।

भिसकेस संख्या -12/2023-2024  
अंतिम आदेश

11/11/23

अभिलेख उपस्थापित। अभिलेख के साथ प्रस्तुत आवेदन शपथ पत्र अंचलाधिकारी मानगो के जॉब प्रतिवेदन एवं अनुशंसा तथा अन्य कागजातों के अवलोकन एवं साक्ष्यों के आधार पर अन्तरण की पूर्वानुमति के लिए अपेक्षित निम्नांकित शर्तें विद्यमान हैं:-

1. विक्रेता प्रसंगाधीन जमीन के अधिभोग(occupancy)रैयत है।
2. विक्रेता और क्रेता दोनों ही अनुसूचित जनजाति के सदस्य है। (जाति प्रमाण पत्र संलग्न)
3. क्रेता एवं विक्रेता दोनों ही एक ही थाना के निवासी हैं, जिस थाने के क्षेत्राधिकार में प्रसंगाधीन जमीन अवस्थित है। (निवास प्रमाण पत्र संलग्न)
4. प्रस्तावित अन्तरण के विरुद्ध कोई आपत्ति प्राप्त नहीं हुई है।

अतः छोटानागपुर कारतकारी अधिनियम 46 के अंतर्गत प्रदत्त शक्ति का प्रयोग करते हुए छोटानागपुर कारतकारी अधिनियम 1908 की धारा 46(1) द्वितीय परन्तुक (क) के अन्तर्गत विक्रेता :- चिगरन समद उर्फ चिगराम समद, पिता- मानिक समद उर्फ मानकी समद, जाति- डो, ग्राम-रोड़ नं०-5 गडरुवासा, शंकोसाई डिमना मानगो, अंचल- मानगो, थाना-उलिडीह, जिला-पूर्वी सिंहभूम को मूल्य -14,00,000/-रूपये या जिला नियंधक द्वारा निर्धारित मूल्य में से जो है अधिक है, की दर से क्रेता :- पंकरासीया कच्छप, पति-ओसविन कुमार मिंज, जाति-उरांव, ग्राम- रोड़ नं०-5 गडरुवासा, शंकोसाई डिमना मानगो, अंचल- मानगो, थाना-उलिडीह, जिला- पूर्वी सिंहभूम के नाम विक्री हेतु निम्नांकित जमीन,

मौजा	वार्ड सं०	खता सं०	प्लॉट सं०	रकबा
अ० क्षेत्र सं० मानगो	09	415	2019	6.60 डी० या 4 कट्ठा

के प्रस्तावित अंतरण की पूर्वानुमति दी जाती है।

लेखापिता  
11/11/23

भूमि सुधार उप समाहर्ता,  
धालभूम, जमशेदपुर।

पढ़ा एवं संशोधन किया  
प्रदीप मिश्रा  
21/11/23

मूल्य दिया तुलना किया  
मिनाज अरेव  
21/11/23  
तुलना लिपिक तुलना लिपिक

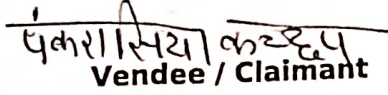
सच्ची प्रतिलिपि प्रमाणित  
21/11/23  
जमशेदपुर

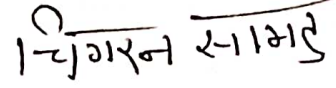
All the entries made, have been verified by me and are found same as the entries of the document presented.

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

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

RUBEN KACHHAP

S/o-D/o LATE SUSHIL KACHHAP

Address1 - GUDRUBASA MANGO JAMSHEDPUR, Address2 -  
... Jharkhand

PAN No.:



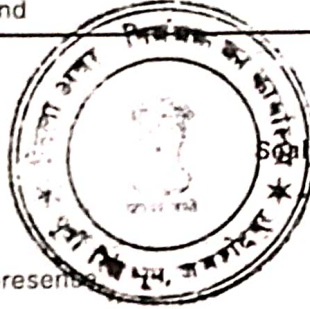
Ruben Kachhap

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ALBISH TIRKEY Address1 - ROAD NO.5 GUDRUBASA MANGO TOWN JAMSHEDPUR, Address2 - ... Jharkhand			Albish Tirkey

Signature of Operator



Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence







Above mentioned, ( CHIGRAN SAMAD ALIAS CHIGRAM SAMAD), has/have admitted the execution before me. He/ She/ They has / have been identified by (RUBEN KACHHAP) Son/Daughter/Wife of (LATE SUSHIL KACHHAP) resident of (GUDRUBASA MANGO JAMSHEDPUR) and by occupation (Business).



Signature of Registering Officer

Seal and Signature of Registering Officer

Date:- 13-Dec-2023

NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<p>CHIGRAN SAMAD ALIAS CHIGRAM SAMAD Address1 - ROAD NO.5 GUDRUBASA SANKOSAI , DIMNA MANGO PS- ULIDIH DIST-EAST SINGHBHUM, Address2 - .. .. .. .. Jharkhand PAN No.: CZGPS5161P, Permission Case No.- 12 2023-24</p>	Yes	<p>Chigran Samad Address:- Near Tirkey Maidan, Sankosai Road No 05B, Gudrubasa Mango Jamshedpur, Jamshedpur, Jamshedpur, East Singhbhum, 831018, M.G.M Medical College, Jharkhand, India</p>		SELLER Age:43			
2	<p>PANKRASIA KACHHAP Address1 - ROAD NO.5 GUDRUBASA SANKOSAI , DIMNA MANGO PS- ULIDIH DIST-EAST SINGHBHUM, Address2 - .. .. .. .. Jharkhand PAN No.: AFRPK7718M, Permission Case No.- 12 2023-24</p>	Yes	<p>Pankrasia Kachhap Address:- . . . DIMNA ROAD NO-5, SANKOSAI, Jamshedpur, . East Singhbhum, 831012, Mango, Jharkhand, India</p>		PURCHASER Age:58			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
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**OFFICE OF THE SUB REGISTRAR**  
 Office Name :- District SRO - Jamshedpur  
 District Name :- EastSinghbhum  
 State Name :- Jharkhand

**Deed Endorsement**

Token No :- 202300154040

Deed Type	Sale Deed
Number of Pages	54
Fee Details	Stamp Duty :- Rs. 108172, PR :- Rs. 1, SP :- Rs. 810, A1 :- Rs. 81129, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.2704251/- ,Transaction Amount :- Rs.1400000/-
Property Details	District :- EastSinghbhum , Tehsil :- Mango , Village Name :- Mango Mango Word No-9 Location :- Other Road, Mango Mango Word No-9 Halka No 2 Village Code 16412 Property Boundaries :- East: 10 FT RASTA, West: MASHIHGABRIYA LINDA, South: 10 FT RASTA, North: SILAY PURTI Khata Number - 415Plot Number - 2019Volume Number - 23Page Number - 41Holding Number - 0090005218000M0 Area Of Land :- 6.60 Decimal

Sh./Smt.CHIGRAN SAMAD ALIAS CHIGRAM SAMAD s/o/d/o/w/o MANKI SAMAD ALIAS MANNKI SAMAD has presented the document for registration in this office  
 today dated :- 13-Dec-2023 Day :- Wednesday Time :- 14:19:41 PM



CHIGRAN SAMAD ALIAS  
 CHIGRAM SAMAD(Individual)

Party Name	Document Type	Document Number
CHIGRAN SAMAD ALIAS CHIGRAM SAMAD	PAN/UID	CZGPS5161P