



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 3f533a631e4a7a4f9499

Receipt Date : 11-Dec-2023 10:39:07 am

Receipt Amount : 176000/-

Amount In Words : One Lakh Seventy Six Thousands Rupees Only

Token Number : 202300159370

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : PUJA (Vendee)

GRN Number : 2320531586



:- For Office Use :-

*Defused
over*



2023/JSR/6502/BK1/6043

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।

Pratima Das

Puja

₹ 44,00,000/-

P.S
M.C.M.

₹ 176,000/-



Prativa Das
11/12/2023



ATTESTED

R.K. GAUTAM
ADVOCATE, NEW
CIVIL COURT, JAMSHEDPUR

जामशेदपुर नगर निगम
जामशेदपुर नगर निगम में संपत्तियों / भू-खंडों
की सूची में जामशेदपुर अंकित की गई है।
संबंधित भू-खंड का स्थान-संख्या 422/1819 है।
किसी भी प्रकार के अंतराधिकारों से मुक्त है।

3
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2-3
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खाता नम्बर... 422
प्लॉट नम्बर... 1819
देय प्रतिबधित सूची में दर्ज नहीं है।

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न्यूनतम बूटकांशन सूची से
जांचा एम राही पाया।

Prativa Das
(नियोजन-पदाधिकारी)

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SALE DEED

Prativa Das

4-132,000=00
L-03=00
R-01=00

THIS DEED OF SALE IS MADE ON THIS THE 11th DAY OF
DECEMBER, 2023, AT JAMSHEDPUR; BY:-

MRS. PRATIVA DAS, WIFE OF MR. SUBHASISH DAS, by
Occupation: housewife, (PAN No. EVXPD2690K, UID No. XXXX
XXXX 5572), by faith Hindu, By Category General (Non-Cnt),
Nationality: Indian, resident of Pahalampur, Haripur, Hoogly, West
Bengal, Pincode 712223, hereinafter called the "SELLER" (which
expression shall mean and include her legal heirs, successors,
successors-in-interest, executors, administrators, legal representatives,

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Prativa Das
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attorneys and assigns) of ONE PART.

IN FAVOUR OF

MRS. PUJA, WIFE OF MR. RAJIV DAS by Occupation : Service (PAN No. CPZPP2064P, UID No: XXXX XXXX 5740) by faith Hindu, By Category General (Non-Cnt), Nationality: Indian, resident of Road No. 4 C/12, Baikunth Nagar, Mango, Jamshedpur, East Singhbhum, Jharkhand, 831012, hereinafter called the "PURCHASER" (which expression shall mean and include his heirs, successors, executors, administrators, legal representatives, attorneys and assigns) of the OTHER PART

GOVERNMENT VALUE : Rs. 1407400/-

WITNESSETH AS FOLLOW:-

WHEREAS, the vendor is absolute lawful owner of all that piece and parcel of Raiyati land area Measuring Area 0-1-15 Dhuls, i.e. 30 Ft. X 42 Ft. = 1260 Sq. Ft. or 2.88 Decimals, being in portion of New Plot No. 1819, Recorded Under New Khata No. 422, Ward No. 9, MNAC, Thana No. 1643, Mouza Dimna, P.S. M.G.M, Town Jamshedpur District Sub- Registrar Office at Jamshedpur, District East Singhbhum more fully mentioned in the schedule below.

AND WHEREAS the First Party/Seller is owner of the aforesaid property which is purchased from former owner of the property Smt. Shanti Devi, W/o. Sri. Uttam Kumar Gupta by virtue of Regd. Sale Deed No: 111, dated 18.12.2020. registered at Dist. Sub. Registrar Office Jamshedpur afterthat Seller got mutation in her name vide mutation case no. 927/R27-2020-21, dated 25.02.2021 and paying rent to state government, Since then Seller/Vendor has been in possession and exercising all acts of ownership thereto and she is in peaceful possession over the same.

Pradina Dan

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AND WHEREAS the Previous owner of the aforesaid property namely **Smt. Shanti Devi, W/o. Sri. Uttam Kumar Gupta** which is purchased from former owner of the property **Smt. Sunita Kumari, D/o. Sri. Awadhesh Prasad Singh** by virtue of Regd. Sale Deed No: **7332**, dated **28.12.2012**. registered at Dist. Sub. Registrar Office Jamshedpur afterthat Seller got mutation in her name vide mutation case no. **952/2013-14**, dated **27.11.2013**.

AND WHEREAS the former owner of the property **Smt. Sunita Kumari, D/o. Sri. Awadhesh Prasad Singh** acquired the landed property from **Smt. Devjani Bhattacharjee, W/o. Sri. Shyama Prasad Bhattacharjee** by virtue of Regd. Sale Deed No: **4983**, dated **22.09.2003**. registered at Dist. Sub. Registrar Office Jamshedpur.

AND WHEREAS the previous land owner **Smt. Devjani Bhattacharjee, W/o. Sri. Shyama Prasad Bhattacharjee** acquired the landed property from **Smt. Meera Singh, W/o. Dr. (Sri) D. N. Singh**, by virtue of Regd. Sale Deed No: **2115**, dated **19.05.1998**. registered at Dist. Sub. Registrar Office Jamshedpur

AND WHEREAS the First Party/Seller also obtained Holding No. **0090016294000M0** in her name.

AND WHEREAS now with a view to purchase some new property the First Party/ Seller want to sell her above-described Property (more fully described in the schedule below) and having come to learn the Second Party/Purchaser approached First Party/Seller and offered a consideration money of **Rs. 44,00,000 (Forty-Four Lakhs)** only which have been accepted by the First Party.

AND WHEREAS, the above-named purchaser satisfied with the title and ownership of vendor in respect of above said property more fully

Prativa Das,
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described in schedule below and offered a sum of Rs. 44,00,000 (Forty-Four Lakhs) only as price thereof:

AND WHEREAS, the Vendor finding the offer of Vendee highest has agreed to sell and the purchaser has agreed to purchase the said property more fully described in the Schedule below on the aforesaid consideration amount of Rs. 44,00,000 (Forty-Four Lakhs) only and accordingly an agreement for sale dated 08.10.2023 has been executed between the Vendor and Purchaser.

NOW THIS DEED OF SALE INCLUDING ALL ITS TERMS
HEREBY AGREED BY THE PARTIES AS FOLLOWS: -

1. That in pursuance to the above agreement for sale Vendee has paid consideration amount of Rs. 44,00,000 (Forty-Four Lakhs), only to the vendors detail of which is being given below and vendor has issued receipt whereof the Vendor hereby admit and acknowledge as full and final consideration for sale of the property more fully described in the schedule below, the vendor hereby sell, convey, transfer and assign all that property together with all their rights, title, interest and easement and appurtenances thereto unto the Purchaser **TO HAVE AND TO HOLD** the same as absolute owner thereof with all right, title, interest, possession of the Vendor hereto before enjoyed in respect of the said property more fully described in the schedule below.
2. That, the vendor has delivered physical possession of the schedule below property 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, by transferring right, title, interest and possession of the schedule below property by way of sales, gift, mortgage or any other ways whatsoever in any manner they like. And She also has right

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to get mutated her name in the records of the state government i.e. the state of Jharkhand through Circle Officer, Mango, Jamshedpur.

3. That, from today the vendor will 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.
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 their legal heirs and successors.
5. That the vendor hereby declares that they have 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 suffers any loss. Then the vendor will be held liable to compensate the said loss to the purchaser or to their legal heirs and successors.
6. That, the vendor further may execute any deed of assurances if required in future in favour of the purchaser/s to perfect the title of the purchaser for the said property.
7. That, the vendor will deliver all original relevant document to the purchaser with respect to the schedule below property, and she also undertake that she has 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 is entitles to obtain mutation of the schedule below the property in her name in the record of the state government (register II) through circle officer at Jamshedpur, and accordingly shall pay rent

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or any other charges for the same, and obtain mutation of thereof in their names.

9. That the terms and the conditions of this sale Deed will be binding on both the parties i.e. the vendor, and the purchaser which shall mean and include their respective legal heirs and successors. Jamshedpur court alone has jurisdiction in any or all matters arising out of this Sale Deed.

SCHEDULE

All that piece and parcel of the landed property Measuring Area 0-1-15 Dhuls, i.e. 30 Ft. X 42 Ft. = 1260 Sq. Ft. or 2.88 Decimals (Approx), being in portion of New Plot No. 1819, Recorded Under New Khata No. 422, Ward No. 9, MNAC, Thana No. 1643, Mouza Dimna, P.S. M.G.M, Town Jamshedpur District Sub- Registrar Office at Jamshedpur, District East Singhbhum, Jharkhand.

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Boundary of the land is as follows:

North – Pappu Singh,

South – Dinesh Thakur,

East – Rasta,

West – Pappu Singh.

Note. The above Scheduled Property is situated on Branch Road.

MODE OF PAYMENT OF CONSIDERATION AMOUNT

Cheque No	Date	Amount	Name of Bank
Banker Ch.	28.11.2023	24,56,694.37/-	S.B.I

Pradina Das
11/12/2023

No.734789

Bistupur

Banker Ch.
No.734788

28.11.2023

15,03,305.63/-

S.B.I
Bistupur

Online Transfer

08.10.2023

40,000/-

Chq. No.115624

11.12.2023

4,00,000/-

S.B.I

IN WITNESS WHEREOF the vendor/s has hereunto set and subscribes his hand on this sale Deed, after reading and satisfying and satisfying with all the contents of this Sale Deed, today at Jamshedpur, on the date aforementioned.

WITNESSES

1. Sajay Roy, S/O. Ranakrishna Das
R/O. Baikuntal Nagar Mangra,
JSR, 831012

Sajay Roy.


2. Ashok Das, S/O. Chandoa Das
R/O. H.No. A/12, Vijay Nagar
Grelmuri, JSR 831003

Ashok Das.

Positive Dar
11/12/2025

Read over and explained the contents of this Deed of Sale to the Seller who admitted it to be true and correct.

Printed through Computer



Drafted by


K.K. GAUTAM
ADVOCATE, NEW
CIVIL COURT
JAMSHEDPUR
Advocate, Jsr.


PURCHASER

(MRS. PUJA)





11/12/2025



ATTESTED

K.K. GAUTAM
ADVOCATE, NEW
CIVIL COURT, JAMSHEDPUR, JSR

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


K.K. GAUTAM
ADVOCATE, NEW
CIVIL COURT
JAMSHEDPUR
Advocate

Token No.: 202300159370

CERTIFICATE

Office of the District SRO - Jamshedpur

This **Sale Deed** was presented before the registering officer on date **11-Dec-2023** by **PRATIVA DAS, S/O, D/O, W/O SUBHASISH DAS** resident of Pahalampur, Haripur, Hoogly, West Bengal, HARIPUR. -
This deed was registered as Document No:- **2023/JSR/6502/BK1/6043** in Book No :- **BK1**, Volume No :- **1091** from Page No :- 389 to 468 at, office of **District SRO - Jamshedpur**

Date:- **11-Dec-2023**


Registering Officer