

# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 319ccd608e862505e2c2

Receipt Date : 26-Sep-2023 04:57:34 pm

Receipt Amount : 280000/-

Amount In Words : Two Lakh Eighty Thousands Rupees Only

Token Number : 202300128108

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : MANOJ KUMAR GUPTA AND ANOTHER ( Vendee )

GRN Number : 2319440105



For Office Use :-



2023 JSR/5349/BKJ/44

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 आन्वय में 50000/- के मुद्रांक शुल्क का भुगतान किया गया है।

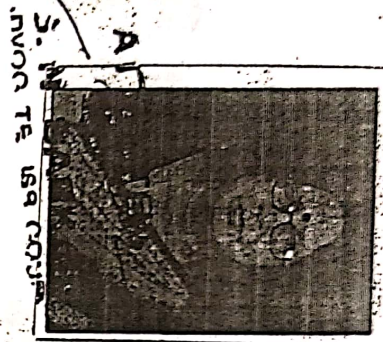
Manoj Kumar Gupta  
District SRO, Jamshedpur



Safar Khan  
70,00,000/-

P.S.  
Dilip Singh

Safar Khan  
2,80,000/-



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SEPTEMBER, 2023 AT JAMSHEDPUR, B.Y.:-

**SALE DEED**

**MRS. URMILA SINHA**, (UID. No. XXXX XXXX 6165 & P A N :- AEIPSS9383L) wife of **Mr. Brind Lal Sinha**, by faith- Hindu, by Category- General (Non C.N.T.), by Occupation-Retired, Nationality Indian, resident of Village and P.O. Dhibra, P.S. Parsa Bazar, District Patna, State of Bihar and at present residing at Ex-4/3, Vatika Green Valley, Pardih Road, Mango. P.O. Pardih, P.S. Azad Nagar, Jamshedpur, District East Singhbhum, Jharkhand, Pin 831020, hereinafter called the "VENDOR" (which terms or expression shall unless excluded by or repugnant to the context be deemed to include her heirs executors, administrators, legal representatives and assigns) of the One Part;

**IN FAVOUR OF**

- 1) **MR. MANOJ KUMAR GUPTA**, (UID. No. XXXX XXXX 0395 & P A N :- AXTPG6584H), Son of Mr. Mohan Lal Gupta, a n d
- 2) **MRS. AMRAPALI KUMARI**, (UID. No. XXXX XXXX 0639 & P A N :- FUYPK9200B), wife of Mr. Manoj Kumar Gupta, both by faith- Hindu,



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both by Category- General (Non C.N.T.) both by Occupation Business, Nationality Indian, resident of 1273, Nand Nagar Kanubhata, Bhuyadh, P.O. Agrico, P.S. Sidhgora, Town Janshedpur, District East Singhbhum, Jharkhand - 831009, hereinafter called the "PURCHASERS" (which terms or expression shall unless excluded by or repugnant to the context be deemed to include their heirs executors, administrators, legal representatives and assigns) of the Other Part;

NATURE OF DEED : S A L E D E E D.

CONSIDERATION MONEY : Rs. 70,00,000/- (Rupees seventy lakhs) only.

WHEREAS, the Vendor is the sole absolute and lawful owner of land measuring 40ft x 65ft. = 2600 Sq.ft or 5.97 Decimals i.e. 0.02.36 Hect., more or less, being in Portion of Plot No. 1552, recorded under Khata No. 138, situated in Mouza - Mango, P.S. Oidih, Thana No. 1642, Survey ward No. 9, MNAC, (now Mango Nagar Nigam) District Sub-Registry Office and Town Janshedpur, District East Singhbhum, Pargana-Dhalbhum, morefully described in the Schedule below;

AND WHEREAS, the vendor above named has purchased the aforesaid land morefully described in the Schedule below, from its previous owner namely 1) Srimati Chowdhury, widow Late Golok Bihari Chowdhury, 2) Bhupendra Nath Chowdhury, 3) Pintu Chowdhury, both sons of Late Golak Bihari Chowdhury, residents of Dimna Basti, P.S. Mango, town Janshedpur, District East Singhbhum, by means of Registered Sale Deed, bearing Sale Deed No. 3302 (Sl. No.3759), Dated 17.08.1996, which has been copied in Book No.1, Vol. No. 68, Page No. 293 to 296, completion on 14.06.2007 and since purchased she came in physical possession over the same and hold and possesses the same as

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absolute owner thereof without any interruption from any body, and having every right to transfer the same in any manner whatsoever she likes

AND WHEREAS, the Vendor above named got her name mutated in respect of said land morefully described in the Schedule below in the Office of Anchal Adhikary (C.O.) Jamshehpur, vide Mutation Case No. 942/2004-05, vide ordered dated 18.09.04 and paying rent etc. for the same by obtaining rent receipt from the said Office and as such her name has noted in Vol. No. 15 Page No.10, in the Register-II of the said Office;

AND WHEREAS, now being in urgent need of money the Vendor has agreed with the Purchasers for ABSOLUTE SALE of aforesaid landed property fully mentioned in the schedule below for a total consideration amount of Rs. 70,00,000/- (Rupees seventy lakhs) only and the Purchasers have also agreed to purchase the said land morefully described in schedule below at that price on following terms:-

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

1. That in consideration of the said sum of Rs. 70,00,000/- (Rupees seventy lakhs) only paid by the Purchasers to the Vendor, the receipt of which is hereby admitted and acknowledged, as full and final payment in respect of sale of the said landed property, fully mentioned in the Schedule below by the Vendor, the Vendor doethereby absolutely sell, convey, transfer the all that property mentioned in the Schedule below in favour of the Purchasers by this Sale Deed TO HAVE AND TO HOLD THE same unto the Purchasers or their heirs, successors without any interruption from the side of the Vendor or any person/s claiming under her together with all the right, title, claim and interest which the Vendor here before enjoyed in respect of the property mentioned in the Schedule below.



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2. That, the Vendor has given vacant possession in the aforesaid land in question hereby sold, fully described in the schedule below to the Purchasers and the Vendor or her heirs and successors will not be able to raise any claim in the said property hereby sold, fully described in schedule below in future for any reason whatsoever.
3. That, henceforth the Purchasers will also be entitled to mutate their name in respect of the said land hereby sold fully described in schedule below to the sherista of the said landlord State Jharkhand through the C.O. Mango Janshedpur and shall pay rent for the same in their own name.
4. That from this day all the right, title, claim and interest of the Vendor in the property mentioned in the Schedule below shall cease to exist and will vest in the Purchasers and the Purchasers will become the absolute owners thereon from this day and the Purchasers will also be entitled to sell, gift, mortgage etc. or any kind of transfer the aforesaid property hereby sold, fully described in the schedule below.
5. That the land mentioned in schedule below hereby conveyed by this Sale Deed is free from all encumbrances, charges and liens.
6. That the Vendor hereby declare that she has good and perfect title over the said land mentioned in the schedule below which she has not sold, charged or transferred the same in any way to any one else prior to this Sale Deed.
7. That the Vendor hereby agree to keep the Purchasers harmless and indemnified from all losses, expenses and costs incurred or suffered by the Purchasers arising out of any defect in title of the Vendor over the said property morefully described in the schedule below.
8. That the Vendor has further agreed to execute and register any further or other Deed of assurance or document at the cost of the

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Purchasers that may be required to more perfectly confirm the ownership and possession of the Purchasers in the schedule below property.

9. That, from this day the Vendor shall has no claim, demand whatsoever in the Schedule below property at any time in future.

10. That the Vendor hereby declare that the Xerox copy of relevant (connecting) documents are attach herewith are true and genuine and which will be treated as part of this document.

11. That the Vendor has delivered all the relevant documents (Xerox copies) together with original Sale Deed, mutation Slip, in connection with the Schedule below property to the Purchasers.

#### SCHEDULE

(Description of land hereby sold )

All that piece and parcel of Homestead land measuring 40ft x 65ft = 2600 Sq.ft or 5.97 Decimals i.e. 0.02.36 Hect., more or less, being in Portion of Plot No. 1552, recorded under Khata No. 138, situated in Mouza - Mango, P.S. Olidih, Thana No. 1642, Survey ward No. 9, MNAC, (now Mango Nagar Nigam) District Sub-Registry Office and Town Jamshedpur, District East Singhbhum, Pargana-Dhalbhum  
Butted and Bounded by:-

North :- Rest Plot No.1552;  
South :- Rest Plot No.1552;  
East :- Rest Plot No.1552;  
West :- Road;

H.No.:- 0090007034000MO

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Annual Rent :- Rs.87/- payable to the landlord, the state of Jharkhand, through the C.O. Mango Jamshehpur;

location of the land shown in plan/map attached in this Sale Deed which shall be treated as part of this document.

The aforesaid property situated on Branch Road.

MEMO OF CONSIDERATION

That the consideration of Rs. 70,00,000/- (Rupees seventy lakhs) only, have been paid by the Purchasers to the Vendor in following manner:-

Sl.No.	Transfer/Cheque No.	Date of Payment	Amount (in Rupees)	Bank Name
1.	RTGS - BKIDA23215433051	03.08.2023	5,00,000/-	Bank of India
2.	RTGS - BKIDA23241207756	29.08.2023	5,00,000/-	Bank of India
3.	RTGS - SBINR52023090169841362	01.09.2023	5,00,000/-	S.B.I
4.	RTGS - BKIDA23251580565	08.09.2023	5,00,000/-	Bank of India
5.	Bankers Cheque - 001603	18.09.2023	50,00,000/-	Bank of India

Total amount of Rs. 70,00,000/- Only

IN WITNESS WHEREOF, the Vendor executing this sale deed on this the date, month year, mentioned above.

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

Witnesses  
A. K. Singh

1. Binod Singh  
S/O Late Sripati Singh  
250-4/3, Vastika Green Valley, Road Q.G. Moho KSL  
MULTHAN KUMAR PAPPU 96 90980102

Hand - 44639 (CHANDRABANDU) NARAYAN MARYA 352  
Contd. 87

*Handwritten notes:*  
27/01/2023  
Vishal

TYPED BY  
*[Signature]*  
J.S.R. COURT.

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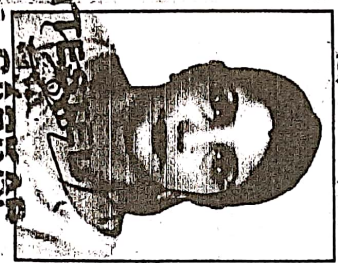
DRAFTED BY  
*[Signature]*  
ADVOCATE J.S.R. COURT.

PURCHASERS



Affidavit  
S. N. SARRICAR  
ADVOCATE J.S.R. COURT

*Handwritten name:* Manoj Kumar Gowda



Affidavit  
S. N. SARRICAR  
ADVOCATE J.S.R. COURT

*Handwritten name:* Anura Pali Kumari



Certified that the finger prints of the left hand of each person whose photographs are affixed in this document have been taken by me.

*[Signature]*  
Advocate



Token No.: 202300128108

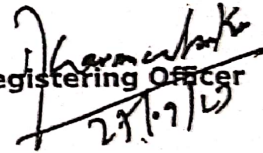
## CERTIFICATE

### Office of the District SRO - Jamshedpur

This **Sale Deed** was presented before the registering officer on date **27-Sep-2023** by **URMILA SINHA, S/O, D/O, W/O Brind Lal Sinha** resident of Village and P.O. Dhibra, P.S. Parsa Bazar, District Patna, State of Bihar and at present residing at Ex-4/3, Vatika Green Valley, Pardih Road, Mango, P.O. Pardih, P.S. Azad Nagar, Jamshedpur, District East Singhbhum, Jharkhand, Vatika Green Valley.

This deed was registered as Document No:- **2023/JSR/5349/BK1/4981** in Book No :- **BK1**, Volume No :- **899** from Page No :- 133 to 212 at, office of **District SRO - Jamshedpur**

Date:- **27-Sep-2023**

  
Registering Officer  
27.9.23