

Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : a43f9eb79efce8777470

Receipt Date : 20-Sep-2020 11:03:48 am

Receipt Amount : 128000/-

Amount In Words : One Lakh Twenty Eight Thousands Rupees Only

Token Number : 20200000075825

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : SHARAD KUMAR (Vendee)

GRN Number : 2001985052



Defence
25-09-20

2020/75825
25-9-2020

-: For Office Use :- 2020/JSR/2840/BKI/2576

विद्यमान 21 वीं अधिनियम, भारतीय स्टाम्प-अधिनियम
(इंडियन स्टाम्प ऐक्ट, 1899) की अनुसूची
1 का क्र. 23 के अधीन
व्यवहृत स्टाम्प-सं. 23 स्टाम्प-शुल्क
के विमुक्त या स्टाम्प-शुल्क अपेक्षित नहीं है।



निदेशक-पंजीयन

Shard Kumar, Swabhi

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। इस मुद्रांक शुल्क का इस्तेमाल पूर्व से नही किया गया है।

मस्त 01/15

Subur
32,00,000

PS
mangal

Subur
128000

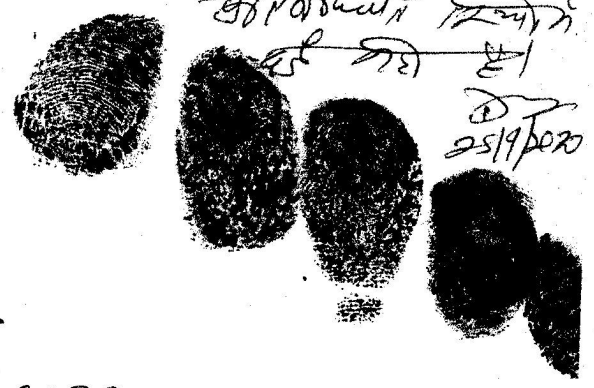
21/09/2020
Jagdish Gour



Anil Kumar Sinha

Advocate

21-09-2020



25/9/2020
294
3195
25/9/2020

Freehold

AM 96,000
W.R 200
P.R 100

नियम अन्तर्गित निवासीयक
समाप्तिका दस्तावेज नं. लेखकाली / निवासीयक
जाति नं. 25/9/2020 अक्षर नं. गड 21
छोटानागपुर काराकारा अधिनियम 1988
के अन्तर्गित नही है।

25/9/2020
न्यूनतम मूल्यांकन सूची से
जांचा एंव सही पाया।

SALE DEED

THIS DEED OF SALE is made on this the 25th day of September 2020 at Jamshedpur,

दस्तावेज जांचा
25/9/2020

BY AND BETWEEN:

1. **Bharat Gour Alias Bharat Gope** son of Late Benu Gour having UID No. 403825487391 and PAN No. AGGPG8870N
2. **Shatrughan Gour** son of Late Benu Gour having UID No. 869558511740 and PAN No. CHEPG6104N
3. **Jagdish Gour** son of Late Luthi Gour having UID No. 571874279259 and PAN No. ARPPG4100M
4. **Pradip Gour** son of Late Luthi Gour having UID No. 374927471376 and PAN No. ADQPG9682D

21-09-2020
SICP/RE
Sudhakar
Sudhakar
Pradeep Kumar

IN FAVOR OF

1. **MR. SHARAD KUMAR** son of Sri. Satya Narayan Prasad by faith Hindu, by Nationality Indian, by Cast Kayasth, by occupation Pvt. service permanent resident of Bhaisasoor, Ward No.19, near veterinary Hospital, Bihar sharif, Nalanda Bihar at present residing at Teachers Colony, Dimna Road, Mango P.O & P.S - Mango, Town- Jamshedpur District Singhbhum East, Jharkhand having UID No. 407228360196 and PAN No. CGMPS0846J
2. **MRS.SURABHI SHARAD KUMAR** wife of Sharad Kumar by faith Hindu, by Nationality Indian, by Cast Kayasth, by occupation Pvt. service permanent resident of Bhaisasoor, Ward No.19, near veterinary Hospital, Bihar sharif, Nalanda Bihar at present residing at Teachers Colony, Dimna Road, Mango P.O & P.S - Mango, Town- Jamshedpur District Singhbhum East, Jharkhand having UID No. 773199216368 and PAN No. BTPPS6951R (which expression shall unless repugnant to the context shall mean and include his legal heirs, successors, executors, administrators, representative and assign) of the OTHER PART;

NATURE OF DEED : SALE DEED

CONSIDERATION AMOUNT :32,00000/- (Thirty two Lakh) only.

WHEREAS the sellers above named are the absolute owners of a piece and parcel of Home stead land measuring 15.81 decimal situated at Mouza Mango P.S. Mango Thana No. 1642 ward No.10 M.N.A.C under Khata No. 294, Plot No. 3195 more fully described in the schedule below.

11
H 29 2119
21-09-2020
21-09-2020
Jagdish Gour
Pradip Gour

AND WHEREAS the aforesaid land including other land was originally recorded in the name of Benu Gour, Luthi Gour both sons of Baikuntha Gour and others now deceased in the last survey settlement operation finally published on 30th January 1980 and in their life time the aforesaid land including other lands were amicably partitioned amongst all the shareholders and entire land under khata no. 294, plot no. 3195 was fallen in the exclusive share of Benu Gour and Luthi Gour both sons of Baikunth Gour and as such both the brothers jointly came in peaceful possession upon the entire landed property of Khata No. 294 plot no. 3195.

AND WHEREAS after the death of Benu Gour his sons namely Bharat Gour and Shatrughan Gour inherited the entire landed property of their father Benu Gour as a legal heirs and successors and Came in peaceful Possession upon the same while after the death of Luthi Gour his sons namely Jagdish Gour and Pradip Gour came in peaceful possession upon the entire landed property of their father as his legal heirs and successors.

AND WHEREAS and as such the sellers above named jointly came in peaceful possession upon the remaining portion of land measuring 15.81 decimals situated within Mouza- Mango P.S. Mango, Thana No. 1642, Ward No.-10, Khata No. 294, Plot No. 3195 thereafter they jointly applied before the C.O Mango, Jamshedpur for mutated their name in register II and after proper verification by the Halika Karamchari and Circle Inspector the aforesaid landed property was mutated in the joint names of the sellers vide mutation case no. 1000 R 27/ 2019-2020 order dated 28.05.2020 and on the basis of such mutation rent was accepted and rent receipt was issued in the joint name of the sellers vide receipt no. 0312654210 dated 01.06.2020 later on Holding Tax

21270112
21-09-2020
21270112
Jagdish Kumar
Jagdish Kumar

was accepted and holding No. was also issued vide holding no. 0100004121000M0 dated 04.06.2020 and thereon all the right, title, interest and possession has been vested upon the joint name of the sellers.

AND WHEREAS being in urgent need of money the sellers above named decided to sale out the schedule below land measuring 02 Katha 15 Dhur or 1980 Sq. ft. or 4.545 decimals of land situated within Mouza- Mango P.S. Mango, Thana No. 1642, Ward No. 10, Khata No. 294, Plot No. 3195, more fully described in the schedule below and on hearing the same the purchasers above named approached to the sellers and agreed to purchase the schedule below land in a total consideration amount of Rs. 32,00,000/- (Rupees Thirty two Lakh) only and the vender/seller agreed to sale out the schedule below land to the purchasers in a total consideration amount of Rs. 32,00,000/- (Rupees Thirty two Lakh) only and agreed to execute a proper sale deed in favor of the purchasers in respect of the Schedule below land and every part thereof together with the right, title and interest therein, with all the benefits, on the following terms and condition.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. That in pursuance of the aforesaid agreement the purchasers have paid the consideration amount of Rs. 32,00,000/- (Rupees Thirty-two Lakh) only to the sellers, as full and final consideration amount of the schedule below landed property, the receipt where of the said sum is hereby admitted and acknowledged as full and final consideration amount by the vendors for the sale of the schedule below landed property.

21-03-13
S/O P. K. P.

S. K. P. K. P.

Jagdish S.

for def. J. S.

2. That the vendor/seller does hereby convey, transfer and deliver all their right, title, interest and possession over the schedule below property in favor of the purchasers by this deed of sale unto the purchasers their legal heirs and successors together with all the right, title, interest and possession without any interruption from any corner.
3. That the seller has already delivered the physical possession of the Schedule below land to the Purchasers along with all the available original title deeds and documents which are in their possession pertaining to or relating to the Schedule below land and from this day the purchasers will possess and enjoy the same as absolute owner in the entire manner and the purchasers have liberty to mutate their name in the office of C.O, Mango, Jamshedpur and pay rent and taxes in his own name and obtain receipt thereof.
4. That the sellers hereby declare that the Schedule below land is free from all encumbrances, lien, charge, mortgage, lease, court or other attachments, acquisition and requisition proceedings, minor's claims or any other adverse proceedings or claims from third parties which are in any way detrimental to the interest of the Purchasers.
5. That the seller hereby assures the Purchasers that all taxes and levies on the Schedule below land has been paid up to date and arrears if any, till the date of this sale deed shall be duly paid by them and future taxes in respect of the Schedule below land shall be paid by the Purchasers.
6. That the seller hereby declares and covenants with the Purchaser that they shall do or cause to be done all acts, deeds

21-09-2020
SUCRELLA
SUCRELLA
SUCRELLA
SUCRELLA
SUCRELLA

and things which are legally and reasonably required to be done at the instance of the Purchasers for more fully and perfectly assuring the right, title and interest of the Purchasers in the Schedule below land herein conveyed and the Purchasers shall bear such expenses.

7. That the seller hereby indemnifies and shall keep the Purchaser or his successors entitle fully indemnified against any loss or liability cost or claims, action or proceedings, if any should arise, at any time in future, owing to any defect in or for want of clear and marketable title or due to any default, violation or non-compliance of any of the declarations or covenants herein.

8. That from this day the purchasers shall be the sole and absolute owner of the Schedule bellow land with attendant rights of ownership, possession, enjoyment and shall be entitled to deal with or dispose of the Schedule bellow land as he deems fit without any interference, obstruction or hindrance from the SELLER or anyone claiming under, through or in trust from him.

9. That the location of the land has been shown in red Color in the sketch map which is annexed herewith which is the part of this document.

10. That the schedule below land is within the Holding no. 0100004121000M0 dated 04.06.2020 and which is situated within the sub road of Teachers Color, within the ward No.10 MNAC, Mango, Jamshedpur.

21-09-2020
21/09/20
Sushila Devi
Jagdish Gour
Shatrughan Gour
Pradip Gour
Bharat Gope

SCHEDULE

All that piece and parcel of Homestead land measuring 02 (Two) Katha 15 (Fifteen) Dhur or 1980 Sq. ft. or 4.545 decimals containing North -33'-0", South-36'-0", East-57'-5" West-57'-5" situated within Mouza- Mango P.S. Mango, Thana No. 1642, Ward No. 10, Khata No. 294, Plot No. 3195 within District East Singhbhum, District Sub-Registry office Jamshedpur, Town Jamshedpur, which is bounded as follows; Land is in a branch Road.

On the North : Sushila Devi
On the South: Nala
On the East : 11 ft. Road then 15 ft. Road
On the West : Nala

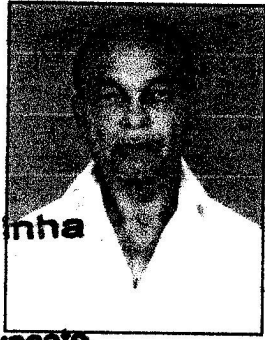
MODE OF PAYMENT

Through RTGS, ₹20,000.00 each and by Pay order of ICICI Bank dated 31.08.2020

Pay order No.	Name	Amount
458596	Jagdish Gour	4,80,000.00
458597	Shatrughan Gour	4,80,000.00
458598	Pradip Gour	4,80,000.00
458599	Bharat Gope	4,80,000.00

Anil Kumar Sinha

5/10/2020
Advocate

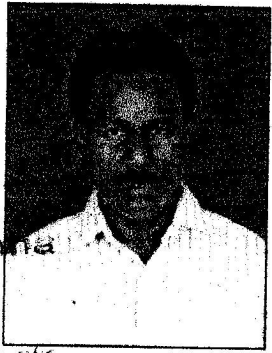


21/09-2020



Anil Kumar Sinha

21/09-2020

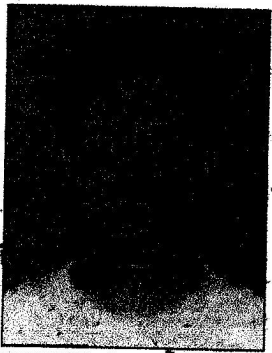


21-09-2020



Anil Kumar S

Advocate



21-09-2020



All by faith Hindu, by Nationality Indian, by cast Gwala by occupation business, all residents of Post office Road, Gour Basti, Mango P.O & P.S Mango, Town Jamshedpur District Singhbhum East, Jharkhand hereinafter called the SELLER/VENDOR (which expression shall unless repugnant to the context shall mean and include their legal heirs, successors, executors, administrators representative and assign) of ONE PART;

Handwritten notes at the top of the page, including a date "21.09-2020" and names "Suren Singh" and "Vinita Sinha".

IN WITNESS WHEREOF the parties herein have put their respective signatures to this Sale Deed at Jamshedpur on this the day of September, 2020 in the presence of the witnesses:

WITNESSES:

- 1. Surendra Singh son of Bhagwan Singh *Surendra Singh*
Resident of Duplex No.2, Siroman Nagar
Dimna Road Mango, Jamshedpur-12
UID No. 692416190141
- 2. Vinita Sinha w/o Anil Kumar Sinha, *Vinita Sinha*
Teachers Colony, Dimna Road, Mango Jamshedpur-11
UID No. 956354027910

Drafted, read over and explained the contents of this sale deed to the executants, who found and admitted the same to be true and correct.

S. S. Saha
Advocate



Anil Kumar Singh
Anil Kumar Singh



Vinita Sinha
Vinita Sinha
Anil Kumar Sinha



S. S. Saha
Advocate



Document Registration Summary 1

Date :-25-Sep-2020

- Government/Market Value: ₹1539100/-
- Transaction Amount: ₹3200000 /-
- Paid Stamp Duty: ₹128000 /-

Receipt : 368011

Receipt Date : 25-09-2020

Presenter Name: -

On Date 25-09-2020 Presented at District SRO -
Jamshedpur

Signature of Presenter

भारतगोपे

District SRO - Jamshedpur

PR	₹1
SP	₹1260
LL	₹3
A1	₹96000
Stamp Duty	₹128000

Total ₹225264

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	128000	128000	0	GRAS	SharadKumar	GRN Number : 2001985052 DEPT Transaction Id : a43f9eb79efce8777470 Transaction Type :	128000
PR	1	1	0	GRAS	BharatGourAliasBharatGope	GRN Number : 2002065236 DEPT Transaction Id : 649928cd5cf00763ee21 Transaction Type :	1

SP	1260	1260	0	GRAS	BharatGourAliasBharatGope	GRN Number : 2002065236 DEPT Transaction Id : 649928cd5cf00763ee21 Transaction Type :	1260
A1	96000	96000	0	GRAS	BharatGourAliasBharatGope	GRN Number : 2002065236 DEPT Transaction Id : 649928cd5cf00763ee21 Transaction Type :	96000
LL	3	3	0	GRAS	BharatGourAliasBharatGope	GRN Number : 2002065236 DEPT Transaction Id : 649928cd5cf00763ee21 Transaction Type :	3
Sub Total	225264	225264	0				

Article : Sale Deed Number of Pages : 84

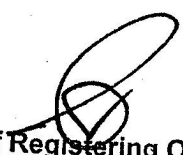
Signature of Operator



Signature of Head Clerk



Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

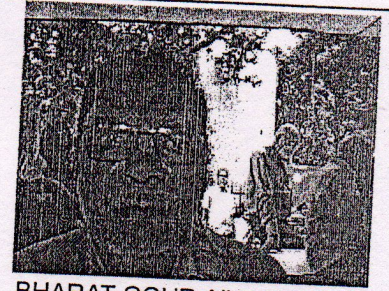
Deed Endorsement

Token No :- 2020000075825

Deed Type	Sale Deed
Number of Pages	84
Fee Details	Stamp Duty :- Rs. 128000, PR :- Rs. 1, SP :- Rs. 1260, A1 :- Rs. 96000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.1539046/- , Transaction Amount :- Rs.3200000/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Mango Location :- Other Road, Mango Property Boundaries :- East: 11 ft. Road then 15 ft. Road, West: Nala, South: Nala, North: Sushila Devi Volume Number - 104Page Number - 1Holding Number - 0100004121000M0Khata Number - 294Plot Number - 3195Ward Number - 10 Area Of Land :- 4.55 Decimal

Sh./Smt. BHARAT GOUR Alias BHARAT GOPE s/o/d/o/w/o Late Benu Gour has presented the document for registration in this office today dated :- 25-Sep-2020 Day :- Friday Time :- 15:40:57 PM.

Handwritten signature



BHARAT GOUR Alias BHARAT GOPE(Individual)

Party Name	Document Type	Document Number
BHARAT GOUR Alias BHARAT GOPE	PAN/UID	AGGPG8870N

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
-------	------------------------	--------------------	---------------	-------------------	------------	-------------	--------------	-----------



Pre Registration Docket

Date :- 24-09-2020 03:11 pm

Office Name :- District SRO - Jamshedpur
Token No:- 20200000075825

Appointment :- 25-Sep-2020 Time:- 10:6

Article	Sale Deed
Pre Registration Date	17-Sep-2020
No. Of Pages	42
Stamp Duty	128000
Paid Stamp Duty	0
Total Fees	₹ 97,264.

Property Id: **389528**

Valuation No. : 517557 / 2020	:- 2020-2021	User Id : 3029	Date : 24-September-2020 15:31:PM
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Urban	Corporation : Mango Nagar Nigam	Village/City : Mango	
Mango - Other Road	-		
Volume Number - 104			
Page Number - 1			
Holding Number - 0100004121000M0			
Khata Number - 294			
Plot Number - 3195			
Ward Number - 10			
Valuation Rule : Residential Land			
Property Details			
1	Land area	4.55 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 4.545 x 338624=1539046.08	₹15,39,046/-
A	Total		₹15,39,046/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹15,39,100/-
Total Amount in Words : Fifteen Lakhs Thirty Nine Thousands One Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: 11 ft. Road then 15 ft. Road, West: Nala, South: Nala, North: Sushila Devi
Area	Land area : 4.55 Decimal

Other Description of the Property	Pin Code - 831012
Government/Market Value	1539046.08
Transaction Amount	3200000

SELLER	-Mr. BHARAT GOUR Alias BHARAT GOPE, Address - Post Office Road, Gour Basti, Mango, P.O. and P.S. Mango, Town Jamshedpur, District East Singhbhum- Father/Husband Name Late Benu Gour , PAN No.- *****870N, Permission Case No.- , Aadhaar No. *****7391
	-Mr. JAGDISH GOUR, Address - Post Office Road, Gour Basti, Mango, P.O. and P.S. Mango, Town Jamshedpur, District East Singhbhum- Father/Husband Name Late Luthi Gour , PAN No.- *****100M, Permission Case No.- , Aadhaar No. *****9259
	-Mr. PRADIP GOUR, Address - Post Office Road, Gour Basti, Mango, P.O. and P.S. Mango, Town Jamshedpur, District East Singhbhum- Father/Husband Name Late Luthi Gour , PAN No.- *****682D, Permission Case No.- , Aadhaar No. *****1376
	-Mr. SHATRUGHAN GOUR, Address - Post Office Road, Gour Basti, Mango, P.O. and P.S. Mango, Town Jamshedpur, District East Singhbhum- Father/Husband Name Late Benu Gour , PAN No.- *****104N, Permission Case No.- , Aadhaar No. *****1740
PURCHASER	-Mr. SHARAD KUMAR, Address - Permanent resident of Bhaissasoor, Ward No. 19, Near Veterinary Hospital, Bihar Sharif, Nalanda, Bihar and at present residing at Teachers Colony, Dimna Road, Mango, P.O. and P.S. Mango, Town Jamshedpur, District East Singhbhum- Father/Husband Name Satya Narayan Prasad , PAN No.- *****846J, Permission Case No.- , Aadhaar No. *****0196
	-Mrs. SURABHI SHARAD KUMAR, Address - Permanent resident of Bhaissasoor, Ward No. 19, Near Veterinary Hospital, Bihar Sharif, Nalanda, Bihar and at present residing at Teachers Colony, Dimna Road, Mango, P.O. and P.S. Mango, Town Jamshedpur, District East Singhbhum- Father/Husband Name Sharad Kumar , PAN No.- *****951R, Permission Case No.- , Aadhaar No. *****6368

Witness Information	Mrs. VINITA SINHA , Address - Teachers Colony, Dimna Road, Mango, Jamshedpur- Father/Husband Name -Anil Kumar Sinha
---------------------	-----------------------------------------------------------------------------------------------------------------------------------

Identifier Details	Mr. SURENDRA SINGH , Address - Duplex No.2, Siroman Nagar, Dimna Road, Mango, Jamshedpur- Father/Husband Name -Bhagwan Singh
--------------------	--------------------------------------------------------------------------------------------------------------------------------------------

Property Id: 889528		
Fee Rule: Sale Deed		
1	Stamp Duty	1,28,000

1	SP	1,260
Total		1,260

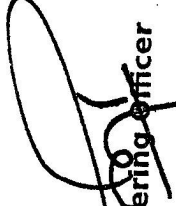
Token No.: 2020000075825

CERTIFICATE

Office of the District SRO - Jamshedpur

This **Sale Deed** was presented before the registering officer on date **25-Sep-2020** by **BHARAT GOUR Alias BHARAT GOPE, S/O, D/O, W/O Late Benu Gour** resident of Post Office Road, Gour Basti, Mango, P.O. and P.S. Mango, Town Jamshedpur, District East Singhbhum .
This deed was registered as Document No:- **2020/JSR/2840/BK1/2576** in Book No :- **BK1**, Volume No :- 504 from Page No :- 335 to 418 at, office of **District SRO - Jamshedpur**

Date:- **25-Sep-2020**


Registering Officer