



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : e58af548866441c0a498

Receipt Date : 13-Oct-2023 04:36:56 pm

Receipt Amount : 257786/-

Amount In Words : Two Lakh Fifty Seven Thousands Seven Hundred And Eighty Six Rupees Only

Token Number : 202300135196

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : SYED ASGHAR IMAM (Vende)

GRN Number : 2319727709



:- For Office Use :-



2023/JSR/5613/BK1/5228

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।

16/10/23
Nieranjana Pd. Kedia
16-10-2023

Safar
64,39,200/-

P.S
Wargo.

step
257786/-



Niranzan P. Kedia

16-10-2023



Niranzan P. Kedia
16-10-2023

ATTEST
Lalit K. Bhatnagar
Advocate

नियम 21 के अधीन उपाहा: भारतीय स्थाप-अभिलिखन
(प्रिन्सिपल स्थाप रेकर्ड), 1000 की अनुसूची
1 व 2 के अधीन
के अधीन
के अधीन

निलाला अवर लिखज्यनक
जामशेदपुर जामशेदपुर न. जामशेदपुर / जामशेदपुर
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जामशेदपुर जामशेदपुर जामशेदपुर

चुनतम चुनतम चुनतम

CPU
16/10/23

जात नम्बर... 94
फोटो नम्बर... 379
देय प्रतिबन्धित सूची में दर्ज नहीं है

Harmulok
16/10/23

CPU
16/10/23

CPU
16/10/23

Prachin
4-193176=00
U-03=00
PR-01=00

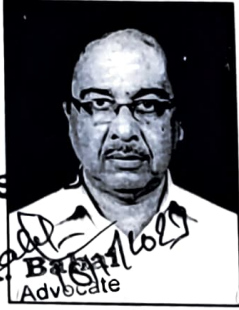
SALE DEED

THIS SALE DEED IS MADE ON THIS THE 16th DAY OF OCTOBER, 2023, AT JAMSHEDPUR;

BY:

NIRANJAN PRASAD KEDIA (PAN : ABWPK3832D, UID No. XXXX XXXX 0095), Son of Late Gouri Shankar Kedia, by faith Hindu (General Caste), by nationality Indian, by occupation Business, resident of Flat No. 403, Arjun Tower, near Uco Bank, Purulia Road,

CPU
16/10/23



Niranjan P. Kedia

16/10/2023

ATTES
Niranjan P. Kedia
Advocate



Niranjan P. Kedia
16-10-2023

निदान प्रसाद के लिये पिता स्व. जॉरी शंकर के लिये
 जाना था धाना माता
 16/10/2023 के लिये प्रमाण के लिये
 10/10/2023 के लिये प्रमाण के लिये
 16/10/2023 के लिये प्रमाण के लिये

16/10/2023



Niranjan P. Kadia
16-10-2023

Mango, P.O. & P.S. Mango, town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin Code - 831012, hereinafter referred to as the **SELLER** (which expression shall unless, excluded by or repugnant to the context, mean and includes his heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **ONE PART**;

IN FAVOUR OF

SYED ASGHAR IMAM (PAN : AAUPI6372F, UID No. XXXX XXXX 2079), son of Late Syed Abdul Ghaffar, by faith Muslim (General Caste), by nationality Indian, by occupation Advocate, resident of Road No. 15/A, Bari Colony, near LPG Gas Godown, Jawaharnagar, P.O. Azadnagar, P.S. Mango, town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin Code - 832110, hereinafter referred to as the **PURCHASER** (which expression shall unless, excluded by or repugnant to the context, mean and includes his heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **OTHER PART**;

NATURE OF DEED: SALE DEED

CONSIDERATION AMOUNT: Rs. 60,75,000/- (Rs. sixty lakh, seventy five thousand) only;

GOVT. VALUE : Rs. 64,39,200/- only;

WHEREAS, the Seller and one Panna Lal Gautam, son of Late Nathi Lal Gautam were two partners of the partnership firm M/s. BIHAR PACKAGING INDUSTRIES, having its office at Gautam Kutir Mango Chowk, Jamshedpur, which partnership firm had purchased ALL

Niranjan Pr. Kedia
16-10-2023

THAT piece and parcel of raiyati homestead land measuring 44'ft. X 149'ft., or 9 Kathas, being in New Plot No. 379, recorded under New Khata No. 94, situated in Mouza Pardih, Ward No. 9 MNAC, P.S. Mango, Thana No. 1641, in town and District Sub-Registry Office Jamshedpur, District East Singhbhum, State of Jharkhand, against valuable consideration from its former owners (1) Smt. Parbati Yadav, Wife of Jugal Kishore Yadav, and (2) Sri Jugal Kishore Yadav, Son of Sri Lohari Yadav, by virtue of registered Sale Deed No. 7650 dated 11.12.1990 registered at District Sub-Registry Office, Jamshedpur, and came in peaceful possession of the same;

AND WHEREAS after purchase M/s. Bihar Packaging Industries got the said purchased property mutated in their names vide order passed in Mutation Case No. IX (II) 268/90-91 by the Office of the C.O., Jamshedpur;

AND WHEREAS the said partnership firm was dissolved by virtue of Deed of Dissolution of Partnership and the said Panna Lal Gautam retired from partnership firm by virtue of Deed of Dissolution of Partnership dated 08.01.1997 notarized by Maya Nigam, Notary, Jamshedpur, and based on the terms and condition described therein, and partitioned the said property out of which Northern half portion of the above land measuring 4½ Kathas fallen in the exclusive share of said Panna Lal Gautam and the Southern half portion of the same land measuring 4½ Kathas fallen in the exclusive share of Sri Niranjan Prasad Kedia (i.e. the Seller hereof);

AND WHEREAS after partition the Seller got his share of property measuring 4½ Kathas mutated in his name vide order passed in

Niranjan P.S. K. Kedia
16-10-2023

THAT piece and parcel of raiyati homestead land measuring 44'ft. X 149'ft., or 9 Kathas, being in New Plot No. 379, recorded under New Khata No. 94, situated in Mouza Pardih, Ward No. 9 MNAC, P.S. Mango, Thana No. 1641, in town and District Sub-Registry Office Jamshedpur, District East Singhbhum, State of Jharkhand, against valuable consideration from its former owners (1) Smt. Parbati Yadav, Wife of Jugal Kishore Yadav, and (2) Sri Jugal Kishore Yadav, Son of Sri Lohari Yadav, by virtue of registered Sale Deed No. 7650 dated 11.12.1990 registered at District Sub-Registry Office, Jamshedpur, and came in peaceful possession of the same;

AND WHEREAS after purchase M/s. Bihar Packaging Industries got the said purchased property mutated in their names vide order passed in Mutation Case No. IX (II) 268/90-91 by the Office of the C.O., Jamshedpur;

AND WHEREAS the said partnership firm was dissolved by virtue of Deed of Dissolution of Partnership and the said Panna Lal Gautam retired from partnership firm by virtue of Deed of Dissolution of Partnership dated 08.01.1997 notarized by Maya Nigam, Notary, Jamshedpur, and based on the terms and condition described therein, and partitioned the said property out of which Northern half portion of the above land measuring 4½ Kathas fallen in the exclusive share of said Panna Lal Gautam and the Southern half portion of the same land measuring 4½ Kathas fallen in the exclusive share of Sri Niranjan Prasad Kedia (i.e. the Seller hereof);

AND WHEREAS after partition the Seller got his share of property measuring 4½ Kathas mutated in his name vide order passed in

Mutation Case No. 1009/2010-11 by the C.O., Jamshedpur, on 23.09.2010;

AND WHEREAS later said Panna Lal Gautam executed a registered Sale Deed No. 2626 dated 07.02.2002 registered at District Sub-Registry Office, Jamshedpur, and thereby transferred and delivered ALL THAT his half portion of share measuring $4\frac{1}{2}$ Kathas in favour of the Seller hereof and accordingly the Seller became owner of entire lands described in the Schedule hereunder written;

AND WHEREAS while in possession the Seller further got the said purchased property mutated in his own name vide order passed in Mutation Case No. 1181/2004-05 on 28.09.2004 by C.O., Jamshedpur, and now the SELLER is the absolute, lawful and bonafide owner of ALL THAT entire land measuring 9 Kathas or 14.85 Decimals (more or less) fully described in the Schedule hereunder written which entered in Vol. No. 35 Page No. 205 of Register-II, and has been in peaceful possession, enjoyment of the same, exercising all acts of ownership thereto by paying ground rent to the Superior landlord the State of Jharkhand, through C.O., Mango, in his own name and has been in peaceful physical possession over the same without any hindrance or disturbance from any person or corner, and is also exercising all their right, title and interest over the said land;

AND WHEREAS the SELLER, being in urgent need of money, voluntarily expressed his intent of selling his Schedule below property and having come to know the intention of the SELLER, the PURCHASER hereof has approached to him proposed and offered to purchase the same;

NIRANJAN P.D. KEDIA
16-10-2023

NOW THIS SALE DEED WITNESSETH:

1. That in pursuance of the above agreement and in consideration amount of Rs. 60,75,000/- (Rs. sixty lakh, seventy five thousand) only paid by the PURCHASER to the SELLER in the manner described in MEMO OF CONSIDERATION hereunder written, the receipt whereof the said sum hereby acknowledge, accept and admit, as full and final consideration amount, having been received, against ABSOLUTE AND OUTRIGHT sale, transfer and dispose of the said immovable property more specifically described in the Schedule hereunder written to the PURCHASER, the SELLER by these presents does hereby sale, convey, transfer and assign unto the PURCHASER ALL THAT said immovable property together with all right, title, interest, claim, privileges, advantages TO HAVE AND TO HOLD the same without any interference or objection or disturbance by and from the SELLER and/or person/s claiming through and/or under and/or intrust of him.
2. That the PURCHASER will hold, enjoy and possess the said Schedule below property, as its LAWFUL OWNER in the eye of law without any disturbance or concern by and from the SELLER or others. Hence onwards the SELLER is completely divested of all his interest, right, claim and/or shall cease to have any right or title in the said immovable property hereby sold to the PURCHASER by these presents.
3. That the SELLER, on receipt of full consideration amount from the PURCHASER herein, hereby delivers free and peaceful possession of the said immovable property and all relevant original documents,

N. Ramjani P. Kedia
16-10-2023

papers, etc. in respect of the said immovable property, to the PURCHASER.

4. That the PURCHASER out of his own funds and/or through the financial source of others and/or any financial institution including bank etc. shall construct Boundary wall, house, commercial units and other structures, install boring, other water source, electricity etc. over the said property and will hold, enjoy and possess the same as its LAWFUL OWNER in the eye of law without any disturbance or concern by and from the SELLER or others. Hence onwards the SELLER is completely divested of all his interest, right, claim and/or shall cease to have any right or title in the said immovable property hereby sold to the PURCHASER by these presents.

5. That the SELLER hereby represents and declares that:

i) he is the true, absolute and lawful owner of the said property and there is no other co-claimant or co-owner or co-sharer in this property except him.

ii) prior to execution of this Sale Deed, the SELLER has not sold or transferred or delivered or assigned or mortgaged the said property to any party, person or concern and the same is free from all encumbrances, charges, liens, mortgages, suits, proceedings etc.

iii) the above premises or part thereof is not subject matter of any dispute, litigation and/or under acquisition or requisition or dues or arrears of any services including electricity etc.

iv). hence onwards the PURCHASER will hold, enjoy the said property as its absolute owner with full power to convey, transfer,

sale, mortgage or assign the same in any manner he likes.

v). the PURCHASER shall be at liberty to get the property described in the Schedule below, mutated in his name in the records of the Superior landlord the State of Jharkhand, through C.O., Mango and pay ground rent in his name.

vi) the SELLER hereby assure the PURCHASER to sign and execute any further papers, no-objection, documents etc. that may be necessary and/or deemed to be required for mutating the said immovable property in his name in the records of the Superior landlord and for their peaceful possession forever.

vii) the PURCHASER will be at liberty to apply and got Holding No. with respect to the property described in the Schedule below in his name before Competent Authority as the case may be and pay Holding tax in his name.

viii). in case the PURCHASER suffers any loss or damage and/or dispose from the premises due to defect in title of the SELLER, the SELLER in such circumstances shall be liable to compensate the PURCHASER for such loss.

ix). all the previous documents relating to the property described in the Schedule below has/have been handed over by the SELLER to the PURCHASER and the documents/sketch map annexed herewith and/or enclosed with this Sale Deed are inspected, examined, verified and checked by both the parties hereto by themselves personally as well as through expert, and in the event of any wrongful activities, defective title and/or other disputes they will be held liable for the

Niranjan P.B. Kedia
16-10-2023

same, and they will not question with the Advocate and/or District Sub-Registry Office, for any irregularity.

6. That the SELLER further agree and covenant with the PURCHASER, to execute any further or other documents and/or other deeds and things as may be necessary to complete and make perfect the title of the PURCHASER, in respect of the Schedule below property.

SCHEDULE

(Description of the property hereby sold)

ALL THAT piece and parcel of raiyati homestead land measuring 9 Kathas i.e. 14.8 Decimals, being in New Plot No. 379, recorded under New Khata No. 94, situated in Mouza Pardih, Ward No. 9 MNAC, Holding No. 0090004054000A4 issued by Mango Nagar Nigam, P.S. Mango, Thana No. 1641, in town and District Sub-Registry Office Mango, town Jamshedpur, District East Singhbhum, State of Jharkhand, and all its advantages, privileges, services and amenities thereon;

Which is bounded as follows:

ON THE NORTH BY : Plot No. 377* (Purchaser's Nij i.e. Syed Asghar Imam);

ON THE SOUTH BY : Plot No. 381;

ON THE EAST BY : Portion of Plot No. 379;

ON THE WEST BY : Portion of Plot No. 379;

The property aforementioned is situated on the MAIN ROAD (NH 33) and is shown in RED COLOUR in the Sketch map enclosed herewith, which will be treated as a part of this Sale Deed;

Nirangam Pt. Kedia
16-10-2023

Ground rent is payable to the landlord, the State of Jharkhand, through the C.O., Mango.

MEMO OF CONSIDERATION

The purchaser paid the said consideration amount of Rs. 60,75,000/- (Rs. Sixty lakh, seventy five thousand) only to the seller in the manner detailed below:

Cheque Nos.	Dated	Drawn on	Amount
000024	22.05.2023	HDFC Bank, Azadnagar Branch,	10,00,000/-
000025	27.05.2023	HDFC Bank, Azadnagar Branch,	10,00,000/-
000026	31.05.2023	HDFC Bank, Azadnagar Branch,	10,00,000/-
000028	17.06.2023	HDFC Bank, Azadnagar Branch,	75,000/-
000031	30.08.2023	HDFC Bank, Azadnagar Branch,	10,00,000/-
000033	28.08.2023	HDFC Bank, Azadnagar Branch,	10,00,000/-
000034	05.09.2023	HDFC Bank, Azadnagar Branch,	9,39,250/-
PAID BY PURCHASER IN FAVOUR OF SELLER BY WAY OF TDS	10.10.2023	State Bank of India,	64,392/-
Excess amount of Rs. 3,642/- is being refunded by the Seller to the Purchaser in cash/cheque			

IN WITNESS WHEREOF, the Seller has set his hands on this Sale Deed at Jamshedpur, on the date, month and year first above mentioned.

Read over and found the contents of this deed to be true and correct and after being satisfied about all the contents herein, signed this Sale Deed in presence of each other.



Acknowledgement Number: AK10585024

Challan Identification Number (CIN): 23101000104223SBIN

Date of e-Filing: 10-Oct-2023

PAN: AAUPI6372F

Payment Details

Assessment Year	Financial Year	Tax Applicable (Major Head)	Type of Payment (Minor Head)
2024-25	2023-24	Income Tax (Other than Companies) (0021)	TDS on Sale of Property (800)
Residential Status of the Seller		Payment Mode	Bank Name
Resident		Net Banking	State Bank Of India

Buyer Details

Name		PAN	Category of PAN
SYED ASGHAR IMAM		AAUPI6372F	Individual
Mobile Number	Email ID	Whether more than one Buyer	Aadhaar Number
+91 9955127456	advvsajamil@gmail.com	No	XXXX XXXX 2079

Address Details

., ROAD NO 15 BARI COLONY JAWAHAR NAGAR , EAST SINGHBHUM, Azadnagar,
Azadnagar S.O, Jharkhand, INDIA, 832110

Seller Details

Name		PAN	Category of PAN
NIRANJAN PRASAD KEDIA		ABWPK3832D	Individual
Mobile Number	Email ID	Whether more than one Seller	Aadhaar Number
+91 9431111861	npkedia@outlook.co m	No	XXXX XXXX 0095

Address Details

FLAT NO - 403, ARJUN TOWER, , NEAR UCO BANK , PURULIA ROAD,
MANGO ,JAMSHEDPUR, jamshedpur, Mango S.O, EAST SINGHBHUM, Jharkhand,
INDIA, 831012

Property Transferred Details

Type of property	Date of Agreement/ Booking	Total Value of Consideration (Property Value)	Address details
LAND	20-May-2023	₹ 60,75,000	RAIYATI HOMESTEAD LAND 14.8 DECIMALS, MNAC WARD NO- 9, MANGO, MOUZA- PARDIH, MANGO , JAMSHEDPUR, EAST SINGHBHUM, , jamshedpur, Mango S.O, EAST SINGHBHUM, Jharkhand, INDIA, 831012
Payment type	Date of Payment/ Credit	Date of Deduction	Amount paid/credited currently
LUMPSUM	10-Oct-2023	10-Oct-2023	₹ 60,75,000
	Whether stamp duty value is higher than sale consideration ?	Total stamp duty value of the property	
	Yes	₹ 64,39,200	

Tax Deposit Details

Amount on which TDS to be deducted	₹ 64,39,200
TDS Amount	₹ 64,392
(a) Basic Tax	₹ 64,392
(b) Interest	₹ 0
(c) Fee under section 234E	₹ 0
Total (a + b + c)	₹ 64,392
In words	Rupees sixty four thousand three hundred and ninety two Only

(This is a computer generated Acknowledgement Receipt and needs no signature)



INCOME TAX DEPARTMENT

Challan Receipt



e-Filing *Anywhere Anytime*
Income Tax Department, Government of India

PAN	:	AAUPI6372F
Name	:	SYED ASGHAR IMAM
Assessment Year	:	2024-25
Financial Year	:	2023-24
Major Head	:	Income Tax (Other than Companies) (0021)
Minor Head	:	TDS on Sale of Property (800)
Amount (in Rs.)	:	₹ 64,392
Amount (in words)	:	Rupees Sixty Four Thousand Three Hundred And Ninety Two Only
CIN	:	23101000104223SBIN
Acknowledgement Number	:	AK10585024
Mode of Payment	:	Net Banking
Bank Name	:	State Bank Of India
Bank Reference Number	:	IK0CMDSPG0
Date of Deposit	:	10-Oct-2023
BSR code	:	0002271
Challan No	:	30095
Tender Date	:	10/10/2023

Deposit Details (Amount In ₹)

	Amount on which TDS to be deducted	₹ 64,39,200
	TDS Amount	₹ 64,392
A	Basic Tax	₹ 64,392
B	Interest	₹ 0
C	Fee under section 234E	₹ 0
	Total (A+B+C)	₹ 64,392
	Total (In Words)	Rupees Sixty Four Thousand Three Hundred And Ninety Two Only



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Congrats! Here's what you have just achieved by choosing to pay online:



Time

Quick and Seamless



Paper

Save Environment



e-Receipt

Easy Access



M. N. A. C. JAMSHEDPUR

Ward No. 9

Sheet No. - 3.

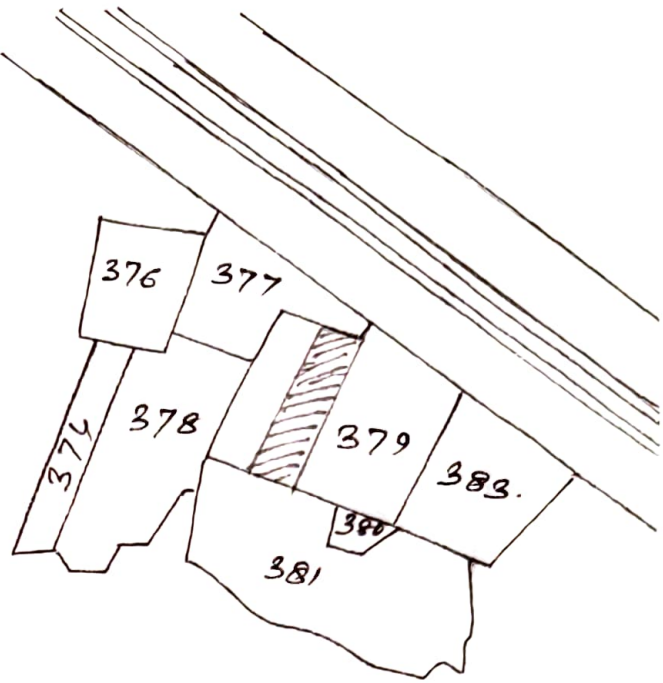
Thana - Mango

Thana No. - 1661

Year of :- 1970-71

Scale of :- 1 cm = 20 M.

Land Mark on - 



Khata No	Plot No	Area	Bounded by
94	379	9 Katha = 14.8. Dec.	N- plot No - 377 (purchase NIS i.e. Syed Asghar Imam) S- plot No - 381 E- Portion of plot No - 379 W- Portion of plot No - 379

Nirmanjan Pd. Kedia

Syed Asghar Imam. 16-10-2023

S/o. Late Syed Abdul Ghafoor

PO:- Rd. No. 15, Basi Colony,

Jawahar Nagar, Mango, P.O.

Syed

Shahab