



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : e694abfeb36d9e90b8fd

Receipt Date : 18-Aug-2023 03:18:26 pm

Receipt Amount : 220000/-

Amount In Words : Two Lakh Twenty Thousands Rupees Only

Token Number : 202300111145

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : SUSHANTO GOUR (Vendee)

GRN Number : 2318820428



-: For Office Use :-

Defaced
Copy



Sushanto Gour

2023/ISR/4697/BKI/4373

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 रसीद के माध्यम से पूर्व में किसी प्रकार की शिकायत नहीं लगी गई है।

Sushanto Gour

18.8.2023

Ashok Kumar Gope

₹ 55,00,000/-

P.S
M.G.M

₹ 2,20,000/-



ATTESTED

MAHENDRA KUMAR
ADVOCATE

Ashok Kumar Gope
18.8.2023



पंजीयन क्रमांक 538
प्लॉट नंबर 1740
जो कतिबाधा सूची में दर्ज नहीं है।

नयम 21 के अर्धीन भारत की भारतीय न्याय व्यवस्था के अधीन (भारतीय न्याय वेब), 1999 की अनुसूची 1 या 1B, सेक्शन 23 के अधीन कानून स्टॉक-सहित (या अन्यथा) के तहत से निष्पन्न हो सकता है अर्थात् अर्धीन नहीं।

जिला अंतर सिंघभूम
कथं प्रतिपत्ति प्राप्त करने में लेखकनी / दिग्दर्शन जाति के AMIN बाकेल की गाँव में।
अटामागपुर काश्तकारी 2 अधिनियम 1909 की धारा 4(3) के अन्तर्गत नया 22. न्यूनतम न्यूनतम सूची में दर्ज नहीं है।

COPY
18/8/23

SALE DEED

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18/8/2023

THIS DEED OF SALE IS MADE ON THIS THE 18th DAY OF 'AUGUST' 2023 AT JAMSHEDPUR;

BY:

SHRI KAUSHIK MAITY, (PAN – AHMPM0573F and UID No. XXXX XXXX 8603), son of Late Chandī Das Maity, by faith Hindu, by Category General, by occupation Business, by Nationality Indian, resident of C/99, 'B' Block, Pardeshi Para, Sonari, P.O. & P.S. Sonari, Town Jamshedpur, District Singhbhum East, State of Jharkhand, Pin - 831011, represented through his duly constituted and lawful attorney SHRI ASHOK KUMAR GOPE, (PAN – AIDPG4506G and UID No. XXXX XXXX 5595), son of Late Kashi Nath Gope, by faith Hindu, by Category General, by occupation Business, by Nationality Indian, resident of Pokhari, Near Shiv

Sushanta Gou

₹ 165,000 = 00

U - 03 = 00

PR - 01 = 00

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दस्तावेज जारी

Asstok K. K. G. G.
10.8.2023

3

Mandir, Bhelaipahari, P.O. Bhelaipahari, P.S. M.G.M. Dimna, District Singhbhum East, State of Jharkhand, Pin – 831012, vide registered General Power of Attorney, bearing Document No.2023/JSR/4668/BK4/311, in Book No.BK4, Volume No.44, from Page No.271 to 336, registered at District Sub-Registry Office, Jamshedpur on 16th day of August, 2023, hereinafter called the **SELLER** (which expression shall unless, excluded by or repugnant to the context, mean and include his legal heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **ONE PART**;

IN FAVOUR OF

SHRI SUSHANTO GOUR, (PAN – AITPG9354N and UID No. ~~XXXX XXXX~~ 2681), son of Ramesh Gour, by faith Hindu, by Category General, by occupation Business, by Nationality Indian, resident of Near Suman Hotel, Hill View Colony, P.O. & P.S. M.G.M. Medical College Town Jamshedpur, District Singhbhum East, State of Jharkhand, Pin – 831018, hereinafter called the **PURCHASER** (which expression shall unless, excluded by or repugnant to the context, mean and include his legal heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **OTHER PART**.

NATURE OF THE DEED:

DEED OF SALE

CONSIDERATION AMOUNT:

Rs.55,00,000/- (Rupees Fifty five lakhs) only.

WHEREAS, the above named Seller, vide a registered Sale Deed, bearing Deed No.2799, dated 06.08.1999, registered at District Sub-

Sushanto Gour

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18.11.2023

4

Registry Office, Jamshedpur, purchased for valuable consideration amount, a piece and parcel of **raiya homestead land, measuring an area 27'ft. X 60'ft. i.e. more or less 0-2-5 Dhurs**, being in **Plot No.1740**, recorded under **Khata No.538**, situated in **Mouza DIMNA**, P.S.. M.G.M. Medical College, Mango, Survey Ward No.9, M.N.A.C. (at present Mango Nagar Nigam), District Sub-Registry Office and Town Jamshedpur, District East Singhbhum, from its previous lawful owner Sri Brij Bhushan Jalpori, son of Sri Dwarika Nath Zalpori and since its purchase the seller above named has been in peaceful physical possession and occupation over the same, without any let, hindrance or disturbances from any corner and is the sole, absolute, lawful and bonafide owner thereof, by exercising all acts of ownership thereto;

AND WHEREAS, the Seller in order to further ensure his right, title and interest over the aforesaid purchased property, has mutated the same, in his own name, vide **Mutation Case No.1108/ 2001-2002, Order dated 03.03.2002**, from the office of the Superior landlord, the State, through the Circle Officer, Jamshedpur, and since he is paying rent for the aforesaid property and obtained rent receipt in his own name, **entered in Volume No.07, Page No.18**;

AND WHEREAS, later on, the Seller above named constructed a **House over the aforesaid plot of land, measuring built up area 1000 Sq.ft., more fully described in the schedule below**, after sanctioned building plan and permit, vide **Permit No.39/02, dated 19.10.2002, issued from MNAC, Jamshedpur, in favour of the above named Seller**;

AND WHEREAS, the Seller, being in urgent need of money, voluntarily expressed his intent of selling the aforesaid property, **more fully**

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Ashok Kumar Gope
18.8.2023

4

described in the Schedule below and having come to know the intention of the Seller, the Purchaser hereof has approached to the Seller and after inspecting the land with house at site, all title documents and relevant papers etc. and having fully satisfied to him proposed and offered to purchase the same on a consideration amount of Rs.55,00,000/- (Rupees Fifty five lakhs) only;

AND WHEREAS, on the aforesaid approach made by the Purchaser, the Seller has agreed to sell his aforesaid property, more fully described in the Schedule below, by this Sale Deed, on a total consideration amount of Rs.55,00,000/- (Rupees Fifty five lakhs) only;

NOW THIS DEED OF SALE WITNESSETH:

- 1) THAT, in pursuance of the above and in consideration of the aforesaid sum of Rs.55,00,000/- (Rupees Fifty five lakhs) only, paid by the purchaser to the seller, details given in Mode of Payment, herein below mentioned, the receipt of which sum the seller does hereby admits and acknowledges as full, final and highest consideration amount of the schedule below property and does hereby sale, convey, transfer and deliver the same, together with all its right, title, interest and possession, privileges and advantages the seller here before enjoyed over the scheduled below property UNTO AND TO THE USE of the purchaser, absolutely and forever.
- 2) THAT, from today, the seller has also delivered the physical possession of the schedule below property in favour of the purchaser and the purchaser from this day shall possess and enjoy the schedule

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18.18.2023

6

below property as its absolute owner in every possible manner with power to dispose of the same in any manner he likes, without any let or hindrance of the seller, his heirs or any other person/s claiming through him.

- 3) THAT, the schedule below property hereby sold and transferred in favour of the purchaser, is free from all encumbrances, liens or charges and prior to this transfer the seller has not sold or otherwise alienated the same or part thereof to any other person(s) and if for any defect of title or possession of the seller over the schedule below property the purchaser suffers any loss due to dispossession from the same or part thereof then the seller shall remain liable to compensate all such losses sustained to the purchaser.
- 4) THAT, henceforth the purchaser shall be at liberty to mutate his name in the Office of the landlord, the State of Jharkhand, through the C.O., Mango, Jamshedpur, in respect of the schedule below property and shall pay the rent for the same in his own name.
- 5) THAT, the Purchaser shall also be at liberty to has or get his name registered in the Office of Mango Notified Area Committee/ Mango Nagar Nigam or any other concerned authority and accordingly shall pay the Municipal/ Holding and/or any other charges/ taxes for the same, in his own name, with respect to the schedule below property.
- 6) THAT, the Purchaser shall or may re-construct/ renovate the existing House and/ or construct other structures, whatsoever he likes, over the schedule below plot of land or part thereof at his absolute discretion and take electricity, water connection from the concerned authority in his own name.

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7

- 7) THAT, the seller hereby also assures the purchaser that he shall, at the cost of the person (s) requiring the same, execute any other document(s), if so required, in respect of the schedule below property to further ensure the right, title and interest of the purchaser over the same.
- 8) THAT the seller has handed over all relevant documents in respect of the schedule below property to the purchaser.

SCHEDULE

(Description of the Shop hereby sold)

ALL THAT piece and parcel of raiyati homestead land, measuring an area 27'ft. X 60'ft. = 1620 Sq.ft. i.e. more or less 0-2-5 Dhurs or 3.71 Decimals, together with house and structures standing thereon, measuring built up area 1000 Sq.ft. approx., being in New Plot No.1740, recorded under New Khata No.538, situated in Mouza DIMNA, P.S.. M.G.M. Medical College, Mango, Survey Ward No.9, Mango Nagar Nigam, District Sub-Registry Office and Town Jamshedpur, District East Singhbhum, Pargana Dhalbhum, State of Jharkhand;

Which is bounded as follows:

ON THE NORTH: Road;
ON THE SOUTH: Plot Nos.1801, 1803 (Deepak Bhattacharya);
ON THE EAST : Plot No.1740 (Part) (K. Sanyal);
ON THE WEST : Plot No.1740 (Part) (Kuntal Sen).

Annual rent payable to the Landlord, the State of Jharkhand, through the C.O., Mango, Jamshedpur.

Mango Nagar Nigam Holding No.0090005174000A1.

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18.8.2023

8

The schedule above property is situated at Other road.

Mode of Payment

The Purchaser has paid the total consideration amount of **Rs.55,00,000/- (Rupees Fifty five lakhs) only**, to the Seller, in the following manner :-

<u>Date</u>	<u>Mode</u>	<u>Amount (in Rs.)</u>
21.07.2023	Vide Cheque No.250530 (RTGS) - PNB Bank.	5,00,000/-
29.07.2023	Vide Cheque No.119966	5,00,000/-
08.08.2023	Vide Cheque No.119695	10,00,000/-
16.08.2023	Vide Cheque No.119699	10,00,000/-
18.08.2023	Vide Cheque No.119700 All Cheques drawn on Axis Bank.	10,00,000/-
16.08.2023	Vide Cheque No.250531 (RTGS) - PNB Bank.	10,00,000/-
18.08.2023	Vide Cheque No.250532, Drawn on PNB Bank.	3,00,000/-
17.08.2023	By Cash	1,45,000/-
18.08.2023	TDS	55,000/-

Total : 55,00,000/- only

(Rupees Fifty five lakhs).

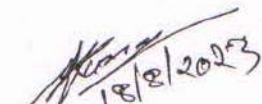
IN WITNESS WHEREOF, the Seller has hereunto signed at Jamshedpur, on this Deed of Sale, through his Attorney, on the day, month and year first above mentioned.

Sushant Gope

Astori. Konyo Gope
18.8.2023

9


Drafted, Read over and explained the contents of this Deed to the Executant and he has admitted all the contents to be true and correct.


18/8/2023
Advocate.


WITNESSES:

1. Biren Gore s/o Kato Rajender Gath Gope
R/o Road no-15 Janesh Nagar Mangol J.R.
Biren Gope 18/8/2023
2. SAHIL GOOR S/O SUSHANTO GOOR
R/o Hill view colony, Dimma J.R.
18/8/2023

Printed by:


18/8/2023
Jsr. Court.

Drafted by:


18/8/2023
Advocate, Jsr. Court.

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Ashok Kumar Gupta
18.8.2023

10

NAME OF THE PURCHASER:

SHRI SUSHANTO GOUR



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18.8.2023



ATTE
18/8/2023
MAHENDRA KUMAR
ADVOCATE

Signature and left hand fingerprints of the Purchaser.

Certified that the fingerprints of the left hand of each person, whose photograph is affixed in the document, have been obtained by me or before me.

18/8/2023
Advocate

Sushanto Gour