



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

3
वैशाख

Certificate No.	: IN-JH21699133965412R
Certificate Issued Date	: 25-Sep-2019 11:23 AM
Account Reference	: GOVACC (GV)/ jhsrogv07/ CHAIBASA/ JH-WS
Unique Doc. Reference	: SUBIN-JHJHSROGV0729842307660733R
Purchased by	: ANWARUL HODA
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED T.K.M. CASE NO- 10(6) 09-10
Consideration Price (Rs.)	: 16,16,022 (Sixteen Lakh Sixteen Thousand And Twenty Two only)
First Party	: SMT BHASWATI MITTER
Second Party	: ANWARUL HODA
Stamp Duty Paid By	: ANWARUL HODA
Stamp Duty Amount(Rs.)	: 65,000 (Sixty Five Thousand only)



Please write or type below this line.

2019/CHAI/535/BK1/505

535/505
27/09/19

Anwar Hoda
19/11/19

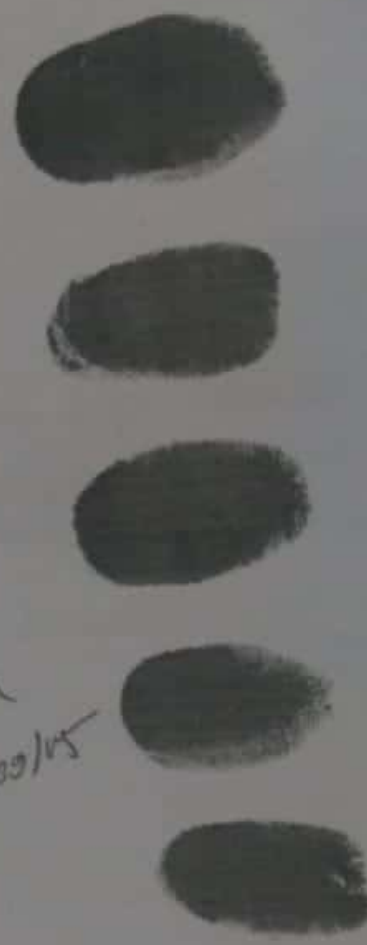
Sale Deed - 16.16.022/-, P.S. - Badar, Obsv. Ron.P. 4 SOP.

श्री. ...
- 23 -
Kus
Safalla



Shajirul Hoque
Shajirul Hoque

Advocate
Enrollment no 4039/15
30/7/19



DEED OF SALE

(Khas Mahal Lease Hold Land)

[Permission to transfer granted by the State of Jharkhand, Department Revenue and Land Reforms, vide its Letter no. 2858(7) dated 30/07/2019, in T.KM. case no. 10(G) / 2009-10]

Fee paid
- 48,481.00
- 3.00
- 1.00
- 2,010.00
50,495.00

Shajrul Hoda
30/9/19

NAME OF THE SELLER :- Smt Bhaswati Mitter W/o Sri Arup Kissen Mitter ,
aged about 64 by faith- Hindu by Occupation- Housewife R/o Mohalla-
Sentola Old ward no 2 po & ps Sadar Chaibasa District-West Singhbhum,
through their constituted attorney Mr. Shajrul Hoda, S/o Late Shafiul
Hoda, Aged about 42 years by faith mohammedan by occupation -
Bussiness, resident of barkandaz Toli, bari bazaar po & ps chaibasa
District—West Singhbhum, represented vide registered deed of attorney
bearing Deed no. 02565/2010, volume no 3, page no . 9476-9487 dated
3.5.2010, registered in the office of Sub Registry office additional registrar
of assurance office of the A.R.A-III Kolkata west bengal ,
PAN No.AEEPH2951K & Adhar No 3150 6274 4931

NATIONALITY =- Indian.

NAME OF THE PURCHASER :- Anwarul Hoda S/o Late Shafiul Hoda ,
Aged about 37 years by faith mohammedan by occupation - Bussiness,
resident of Shafi cottage barkandaj Toli behind electric office po & ps
chaibasa District—West Singhbhum

PAN No :- ACXPH3914M

Adhar No :- 8824 6347 9507

NATIONALITY =- Indian.

CLASS OF DEED — Sale Deed in respect of Khas Mahal Lease hold right

Approved
30/5/19

residential land along with premises situated, at New Ward no- 4 & Old ward no.2, Mohilla – sadar bazar P.O. and P.S.-Chaibasa. District-West Singhbhum.

GOVERNMENT VALUATION :-

1	Valuation of 0.04.768 Decimal of land situated by the side of Other road	= Rs 9,57,911/-
2	Valuation of the old pkka makan sahan @1771X365sqft.= 646415 government fix value by revenue department 658111	= Rs. 6,58,111/-
	Total Rs. (sixteen Lakhs Sixteen thousands twenty two rupees)	= Rs. 16,16,022/-

CONSIDERATION :- Rs.16,16,022/- (sixteen Lakhs Sixteen thousands twenty two rupees)

SCHEDULE OF THE PROPERTY HEREBY SOLD :- District and District Registry - Singhbhum west, Registry office at Chaibasa, Town and P.O. - Chaibasa, P.S. - Sadar, Mohalla- sadar bazar chaibasa , situated at Municipal Ward no 4 (Old ward no. 2) situated side road residencial makan sahan khas mahal Lease Hold housing Land with building, bearing Town Khas Mahal Holding no.178/1519, Plot no. 1866/1867/1885 old khata no 21 corresponding to present Survey New Plot no 246(part) total measuring 0.04.768 decimals it means 1 Khatas 17 Dhurs and 26 sqft. was leased out vide TKM Case No. 462(L)/94-65 in the name of Smt. Bhaswati mitter W/o Arup Kissen Mitter vide Registered Deed of Lease Being Deed No. 13/98 dated 6.1.1998 that the schedule property is jamabandi in co sadar volume no 3 page no 28 and present municipal holding no 0040000114000A1 , morefully described in Schedule .

Alekhya
30/9/19

North :- Road

South :- Portion of same holding

East :- Kamal kisto pradhan

West :— portion of same holding

A sketch map along with location of the land agreed to be sold in re is annexed with this deed which forms part of this deed.

ANNUAL RENT :- Rs. 4.80/- excluding cess.

LANDLORD :- Khas Mahal Officer-cum—LRDC, Sadar Chaibasa.

WHEREAS, the seller along with his Family , have been joint lease hold rights, by way of renewal of previous lease, situated at Ward no 4 (Old ward no. 2) situated side road residencial khas mahal Lease Hold housing Land with building, bearing Mahal Holding no.178/1519, Plot no. 1866/1867/1885 old correspond present Survey New Plot no 246(part) total measuring 0.04.768 means 1 Khatas 17 Dhurs and 26 sqft. was leased out vide TKM 462(L)/94-65 in the name of Smt. Bhaswati mitter W/o Arup K vide Registered Deed of Lease Being Deed No. 13/98 dated morefully described in Schedule .

Shehriyal &
30/9/19

AND

WHEREAS, the seller has entered into an agreement to Sale dated 1.5.2010 with the purchaser, with regard to sale of said property, measuring an area of measuring 0.04,768 decimals it means 1 Khatas 17 Dhurs and 26 sqft. Housing land with pakka makan in main road more fully described in schedule above, and is herein after referred to as "Schedule property".

AND

WHEREAS, the sellers had agreed under the said Government sale value to sale the schedule property at a consideration of Rs.16,16,022/- (sixteen Lakhs Sixteen thousands twenty two rupees)

AND

WHEREAS, as the schedule property is a lease hold property requiring prior permission of State Government for transfer and as renewal of lease of the same was pending, permission to transfer could not have been obtained prior to renewal of lease.

AND

WHEREAS, seller applied for obtaining permission to sell the schedule property in favour of the purchaser,

AND

WHEREAS, the said application has been numbered as T. 10(G) of 2009-10 and in the aforesaid proceeding permission accorded by the State of Jharkhand, Department of Revenue Reforms, vide its Letter no. 2858(7) dated 30.7.2019 following conditions :-

- (i) That the lessee shall deposit a sum of Rs.16,16,022/-(Sixteen thousands Twenty two rupees) in the government premium.
- (ii) That purchaser shall pay a sum of Rs. 4.80/-(Four paisa) excluding cess as yearly housing rent.
- (iii) That stamp duty on the transfer deed would be a sum of Rs.16,16,022/- (Sixteen lakhs Sixteen thousand rupees) .
- (iv) That after the transfer, the purchaser shall get a lease for remaining period of lease, after-getting his name in Khas Mahal.
- (v) That the use of land shall be Housing purposes only.
- (vi) That transfer of the lease of proposed land shall be subject to the approval of Deputy Commissioner after calculating the Salami.

North :- Road

South :- Portion of same holding

East :- Kamal kisto pradhan

West :- portion of same holding

A sketch map along with location of the land agreed to be sold in is annexed with this deed which forms part of this deed.

ANNUAL RENT :- Rs. 4.80/- excluding cess.

LANDLORD :- Khas Mahal Officer-cum—LRDC, Sadar Chaibas

WHEREAS, the seller along with his Family , have been joint lease hold rights, by way of renewal of previous lease, situated Ward no 4 (Old ward no. 2) situated side road residential khas mahal Lease Hold housing Land with building, bearing Mahal Holding no.178/1519, Plot no. 1866/1867/1885 old survey present Survey New Plot no 246(part) total measuring 0.04.70 means 1 Khatas 17 Dhurs and 26 sqft. was leased out vide T 462(L)/94-65 in the name of Smt. Bhaswati mitter W/o Arup vide Registered Deed of Lease Being Deed No. 13/98 dated morefully described in Schedule .

present market rate and upon deposit of Salami Amount but in no case it shall be lower than the approved amount.

- (vii) That provisions of Khas Mahal Manual and directions and directives issued by the Government, time to time, will have to be followed

AND

WHEREAS, accordingly, the seller through their attorney have deposited a sum of 1,91,583/- (One lakhs ninety one thousands five hundred eighty three rupees) in the Government account vide Treasury Chalan no. UTR-SBIN 319250667399 , dated 7.9.2019 in 0029 Bhurajasyav lagu sirsh 002900101010101 deposited on 7.9.2019 .

AND

WHEREAS, the aforesaid fact has been acknowledged by the AD.C. vide his letter issued on 16.9.2019, bearing Letter no. 1263(B), and seller has

Shripal Hooda



Amirul Hoda
Hoda

Amirul Hoda

Amirul Hoda
Hoda
4032/15



Amirul Hoda
20/11/19

IN WITNESS WHEREOF THE SELLER THE SELLER HAS PUT HIS
SIGNATURE ON THIS DEED OF SALE ON THIS
WITNESSES:

- (1) Samiul Hoda
S/o. Late Prof. Shafiqul Hoda
Shafi Cottage, Behind - Electric office
BazKandaj Tola, Bare Bazar, P.O. Chaibass
Dist - West Singhbhum, Jharkhand. 8332
- (2)

SAAHID ALAM

S/O MAHEUZ ALAM