



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 442f3968beff71f03e58

Receipt Date : 25-Jan-2021 01:29:29 pm

Receipt Amount : 15000/-

Amount In Words : Fifteen Thousands Rupees Only

Token Number : 20210000009334

Office Name : SRO - Ghatshila

Document Type : Sale Deed

Payee Name : MINOR SUJIT BERA REP HIS FATHER
HIMANGSHU SHEKHAR BERA (Vendee)

GRN Number : 2104010006



-: For Office Use :-



Aravind K. Suresh

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।

3/10/2021
3750202

8500
Chakulia

5000/-
15000/-

Verified that L.I. signature and Fingure Prints of the Left hand of the executant have been obtained by me.

Advocate

दिनांक 25/01/2021 को अर्जुन कुमार बिरा...
यसको कारण...
व्यक्ति...
प्रमाण...
नया अपडेट...
23



Arvind K. Sureka
25/1/21

SALE DEED

This Deed of sale is made on this the 25th day of January 2021 at Ghatsila by

SRI ARVIND KUMAR SUREKA Son of Late Gopal Sureka by faith Hindu by Caste Agrahari Baishya by Occupation -Business by Nationality Indian, resident of Purana Bazar, Near Bank Of India Chakulia PO and PS -Chakulia, Pargana Dhalbhum, District-East Singhbhum Jharkhand, hereinafter called the **VENDOR** (which terms or expression shall unless excluded by or repugnant to be context be deemed to include his heirs, executors, administration, legal representatives and assigns) of the **ONE PART** ; The vendor dose come under ST, SC. and BC

IN FAVOUR OF

MINOR SUJIT BERA Son of Sri Himangshu Shekhar Bera is represented by his natural guardian father Sri Himangshu Shekhar Bera S/O Late Srinath Bera by faith Hindu by Caste Kumhar by Occupation Student by Nationality-Indian, residence of Vill -Birdaha PO- Bhandaru, PS- Chakulia Dist -East Singhbhum Jharkhand hereir called the **VENDEE**

115
25/1/21

अर्जुन कुमार बिरा
25/1/21

Arvind K. Sureka

Am 1150
sal 3-0
P. 1.0
28, 1130.00

अर्जुन कुमार बिरा
25/1/21

Aravind Kr. Sureka
25/11/2021

Singhbhum, Jharkhand herein called the **VENDEE** (which terms or expression shall unless excluded by or repugnant to be context be deemed to include his heirs, executors, administration, legal representatives and assigns) of the **OTHER PART**;

NATURE OF TRANSFER : SALE DEED
CONSIDERATION MONEY : 3,75,000/- (Rupees Three Lakh
Seventy Five Thousand) Only

Whereas, the Vendor is sole absolute, lawful and bonafide owner of 4.38 decimals of land recorded under Khata no 115, Plot no 192 Mouza- Kankrisole Survey Thana no 345, in Halka No IV P.S. and Anchal Chakulia, morefully described in schedule below;

AND WHEREAS, the Vendor above named purchased the aforesaid property from its previous lawful and bonafide owner namely Mrs. Maina Devi Jaypuria, wife of Late Murli Monohar Jaipuria 2. Mr Jai Prakash Jaypuria, Son of Late Murli Monohar Jaipuria 3. Miss Rakhi Jaipuria Daughter of Late Murli Monohar Jaipuria, 4. Vijay Kanta Jaipuria, Son of Late Murli Monohar Jaipuria of C-4 Second floor, 93/78, Seniamma Kuli Strout, Chennai -600081 at Present residing at Chakulia PS-Chakulia Dist-East Singhbhum, by means of a Registered Sale Deed dated 28-01-2003 being No 629 Registered at Jamshedpur District Sub-Registry office and since then he hold and possess the same as full owner thereof without any interruption from any body, having every right to transfer the same by way of sale, gift, mortgage or any kind of transfer in any manner whatsoever, he likes, thinks, fit and proper. No body else the Vendor have got any right title interest or possession over the same.

AND WHEREAS, the Vendor has also mutated in his name in respect of the said property in the office of the Anchal Adhikary Chakulia Vide Mutation Case no 66 of 2003-2004 and paying rent etc. for the same regularly in his name by obtaining

Harind K. Suresh
25/1/2021

necessary rent receipt from the said Office which has been noted in page no -9, Volume no- 3 in the Register-II of the said office;

AND WHEREAS, the aforesaid land of Khaitan no 115 had been recorded in the present survey settlement operation of 1964 in the name of Hari Prasad Jaipuria and accordingly survey Khaitan was prepared in his name finally published in the year 1964;

AND WHEREAS, on account of urgent necessity of money for his domestic affairs and other legal expenses the Vendor advertised to sell his aforesaid property fully described in schedule below and the Vendor is being the highest bidder intends to purchase the same for a consideration money of Rs 3,75000/- (Rupees Three Lakh Seventy Five Thousand) Only the price fixed and the Vendor is also agreed to sell his property to the Vendee for the aforesaid consideration money of 3,7500/- (Rupees Three Lakh Seventy Five Thousand) Only on the following terms and condition :-

1. That in pursuance to the said agreement and in consideration money of Rs 3,75000/- (Rupees Three Lakh Seventy Five Thousand) Only paid by the Vendee to the Vendor the receipt of which the Vendor dose hereby acknowledge he conveys his aforesaid property, fully described in schedule below by this deed to the Vendee. The vendee including his heirs and to hold and possess the same as full owner thereof in his own right as he like, thinks, fit and proper and also will be entitled to sell, gift, mortgage etc. or any kind of transfer the aforesaid hereby sold, till the sun and Moon endure in the world fully described in schedule below. The Vendor including his hears and successors ceased to have any right title, interest or possession over the schedule below property and same vested upon the Vendee including his hears and successors.
2. That the Vendor has given vacate possession in the aforesaid property in question hereby sold, fully described in schedule below to the vendee and the Vendor or his heirs and

Aravind K. Suresh
25/11/2021

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 Vendee will pay the annual rent as mentioned in schedule below for the aforesaid property hereby sold to the Landlord State of Jharkhand and he will also be entitled to mutata his name in respect of the said property hereby sold fully described in schedule below before the Sherista of the said Landlord State of Jharkhand and any consent is required for the same from the said of the Vendor, in that event the Vendor will be bounded to give the same otherwise if will be done according to law.
4. That the Vendor has not sold Gifted Mortgage transfer or encumbered the aforesaid property hereby sold fully described in schedule below to anybody else previously. Neither have he been entered in to any agreement for the same anybody else previously, except the present Vendee of the deed if it is so found it will be null and void. The property is free from all kind of encumbrance. Be it noted that if due to defect of title or for any action of the Vendor, the Vendee is to be deprived from the aforesaid property in that event the Vendor will be bounded to compensate the Vendee for all his loss and damage.

In witness whereof the Vendor is executing this Deed today at Ghatsila on this day month and year as mention above.

SCHEDULE

(DESCRIPTION OF THE PROPERTY HERTEBY SOLD)

In the District of East Singhbhum, Pargana- Dhalbhum District Sub-Registry Office Jamshedpur, Sub- Registry Office Ghatsila, P.S. and Anchal Chakulia, raiyati land located in N.A.C.Area in mouza -Kankrisloe, Survey Thana No 345, Khata no 115 Plot No 192, measuring area 4.38 decimals of Gora II land.

Aravind K. Sureka
25/11/2021

Feet measurement of the land on the North Side 30 feet. On the South Side 32 feet. On the East Side 61.6 feet. On the West Side 61.6 feet. The location of the land clearly shown in the sketch map annexed herewith in Red color, which will form part of this deed. Bounded on the North : 13 feet common Rasta. South : Sushil Paul East : rest portion of plot no 192. West : Plot no 191. Annual rent 1.50 paise payable before the landlord State of Jharkhand through the C.O. Chakulia. The aforesaid property will be used for Homestead purpose. Out of Ceiling level, forest and Government Land, National Highway, and not under Canal.

Typed by and read over and explained the contents of this Deed to the executants, who admitted it to be correct.

Amir Kumar Paul
25/11/21

Witnesses

- 1 Aman Sureka., s/o Aravind Kumar Sureka
Chakulia East Singhbhum Jharkhand.
- 2 Rati Kanta Bhakat, s/o Late Shyam Pada
Bhakat, Vill- Banajhi, P.S- Ghatsila
Dist. East Singhbhum. 25/11/2021

Printed by

H Paul
25/11/21

Drafted by

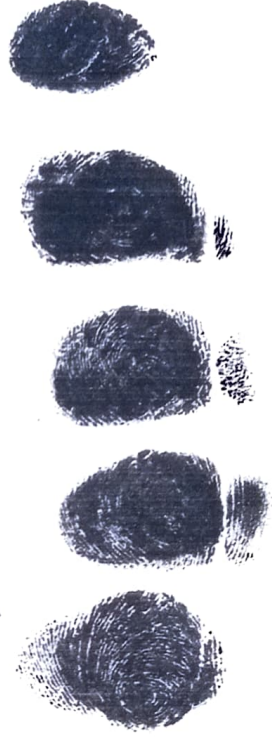
H Paul
25/11/21
ADVOCATE

Pravind kr. Surekhi
25/11/2021

PURCHASER



Civil Court
Bhimsila



Himangshu Shekhar Berra
25/11/2021

Certified that the finger prints of the left hand and photograph affixed in this Deed of the Vendee have been obtained before me.

[Handwritten signature and text in Odia script]

[Handwritten signature]
25/11/21
ADVOCATE



सत्यमेव जयते
भारत सरकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 1218/03007/01924

To
सुजित बेरा
Sujit Bera
S/O: Himangshu Shekhar Bera
gram birdaha post bhandaru
Bhandaru
Bhandaru
Chakulia East Singhbhum
Jharkhand 832301
8084220926

08/10/2015

295019020



MP950190205FT



आपका आधार क्रमांक / Your Aadhaar No. :

7259 5889 3666

आधार - आम आदमी का अधिकार



भारत सरकार
Government of India



सुजित बेरा
Sujit Bera
जन्म तिथि / DOB : 12/03/2010
पुरुष / Male



7259 5889 3666

आधार - आम आदमी का अधिकार

अंचल अधिकारी का कार्यालय, चाकुलिया ।

भूमि सत्यापन प्रतिवेदन

संख्या- 14/11

दिनांक- 25/11/21

आवेदक का नाम :- श्री. सुनील शैर- पिला- डिमांडु शैर शैर जोरा
 पता :- गाँव- बिरदह, गाना- चाकुलिया जिला- सुबौर सिंदूर
 भूमि सत्यापन का उद्देश्य :- भूकाना खाने के लिए

भूमि की विवरणी :- गाँवा- चाकुलिया, 28 गाँव - 345

क्र०	कृषि/व्यापारी/वकी-11 शैर का नाम	आवेदक से संबंध	खाना नं०	प्लॉट नं०	रकबा	किस्मती जमीन	अभियुक्ति
	श्री. सुनील शैर	स्वयं	115	192	4.38	शैर	N.S.D.
	श्री. डिमांडु शैर						
	श्री. बिरदह						

1
 11/11/21
 अंचल उपनिरीक्षक
 का हस्ताक्षर

1
 11/11/21
 अंचल निरीक्षक
 का हस्ताक्षर

11/11/21
 अंचल अधिकारी
 चाकुलिया, पूर्व सिंदूर

CHAKULIA NAGAR PANCHAYAT

झारखण्ड नगरपालिका अधिनियम-2011 की धारा 152 (3) के अन्तर्गत स्वनिर्धारित किये गये सम्पत्ती कर की सूचना।

Memo No : 634358140821032513

Date : 14-08-2021

प्रभावी : 4 2020-2021

श्री/श्रीमती/शुश्री : SUJIT BERA S/O HIMANGSHU SHEKHAR BERA,
मोहल्ला : KANKRISOLE, CHAKULIA CHAKULIA
EAST SINGHBHUM, 832301
6205025607

एस.ए. द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं - 0080000489000M0 का रस 8 हुआ है. आपके रत निर्धारण घोषणा पत्र 1 आधार पर वार्षिक निरास गृह 0/ रु निर्धारित किया गया है। इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना

क्रम सं.	Particulars	Amount (In Rs.)
1	गृह कर	22.00
2	जल कर	0.00
3	शौचालय कर	0.00
4	बिजली कर	0.00
5	अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रति तिमाही)		22.00



To be signed by the Applicant

नोट:-

1. कर निर्धारण की राशी CHAKULIA NAGAR PANCHAYAT Website, suda.jharkhand.gov.in पर प्रदर्शित है।
2. नियमावली कडिका 11.4 के तालोक से वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पत्ती कर का 50% होगा।
द्वितीयक जायदाद कि- वर्षा जल संरक्षण राशयना लगा कर निगम को सूचित करे तथा अतिरिक्त गृह कर से राहत पाये।
3. पर्यन्त वित्तीय वर्ष से सम्पत्ती कर का भुगतान त्रैमासिक देय होगा।
4. यदि किसी वर्ष के लिए सम्पत्ती कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियायत दी जाएगी।
5. निरी देय प्रति को निर्देशक समयावधि (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं चुकाया जाता है, तो 1% प्रतिमाह की दर से साधारण ब्याज देय होगा।
6. यह कर निर्धारण आपके रत निर्धारण एवं की गई घोषणा के आधार पर की जा रही है. इस स्व-निर्धारण-सह-घोषणा पत्र की स्थानीय जांच यथा समय निगम करा सकती है एवं तथ्य गलत पाए जाने पर नियमावली कडिका 13.2 के अनुसार निर्धारित शास्ति (Fine) एवं अंतर राशि देय होगा।
7. CHAKULIA NAGAR PANCHAYAT द्वारा संघहित इस सम्पत्ती कर इन इमरतों/शायों को कोई कानूनी हैसियत प्रदान नहीं करता है और/या न ही अपने मामलों/दस्तावेजों को कोई कानूनी अधिकार प्रदान करता है।
8. अगर आपको नया दर्ज/सूचना देनी है तो यह विशिष्ट संरचनाओं की श्रेणी से संलग्न हो जायेगा।

NOTE : This is a Computer generated receipt. This receipt does not require physical signature.



झारखंड सरकार

राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र

CRSLP18082635 2 27 2021



जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	घाटशिला	अंचल का नाम	चाकुलिया	हल्का	हल्का-04
इस्टेट का नाम	झारखण्ड	भाग वर्तमान (VOL)	8	पृष्ठ संख्या वर्तमान	75	थाना न.	345

क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व थाना न.	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिहित जिसमें नामांतरण संबंधित है			कारोबार विस्तृत सूचना			लगान	रजिस्टर 2 अद्यतन तिथि अभ्युक्ति
						खाता न.	भाग वर्तमान	पृष्ठ संख्या वर्तमान	खाता न.	प्लॉट न.	क्षेत्रफल		
2635	622 /R27 2020 - 2021	कांकरीशोल/ 345	घाटशिला	(अंचलाधिकारी) 27/02/2021	By Sale Deed No. 99 Dated 25/01/2021	115	3	9	115	192	4.38 डिसमील	5	27/02/2021 (अंचलाधिकारी)

क्रेता का नाम :

(MINOR SUJIT BERAपिता-HIMANGSHU SHEKHAR BERA. जाति-कन्हार, पत्ता-A1- BIRDAHA PO- BHANDARUP- CHAKULIA DIST- EAST SINGHBHUM PIN-832301)

जमाबंदी रैयत का नाम :

श्री अरविन्द कुमार सुरेका-पिता-श्री गोपाल सुरेका

विक्रेता का नाम :

ARVIND KUMAR SUREKA, पित्त-LATE GOPAL SUREKA. जाति-अग्रहरी, पत्ता-AT- PIRANA BAZAR NEAR BANK OF INDIA PO-PS - CHAKULIA DIST- EAST SINGHBHUM PIN- 832301

Approved By : DEOLAL ORAON

अंचलाधिकारी चाकुलिया

राजस्व कर्मचारी हल्का-04 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित।

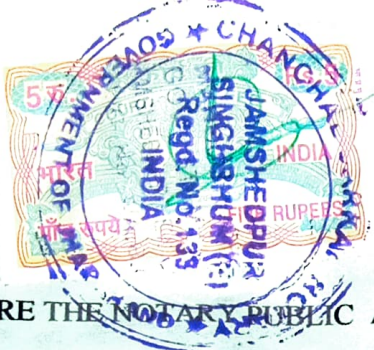
यह एक कंप्यूटर जनित प्रति है

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है

(ध्यान दें) से बचाल- कोरोना हरेगा, भारत जीतेगा। दो गज की दूरी भास्क है जरूरी, सोशल डिस्टेंसिंग करना होगा हम कोरोना से लड़ना होगा

Computer Slip Serially Generated and Signed



BEFORE THE NOTARY PUBLIC AT JAMSHEDPUR

AFFIDAVIT

I Himangsu Sekhar Bera S/O Late Sri Nath bera by faith Hindu resident of Village- Birdaha P.O- Bhandaru P.S.- Chakulia Dist-East Singhbhum Jharkhand at Present Kakrisole ,PO&PS Chakulia East Singhbhum Jharkhand do hereby solemnly affirm and declare as follows:-

- 1 That **Sujit Bera** is my son he is a owner of land having RS/MS plot no 192 Khata No 115 Thana no 345 Corresponding to the holding no 0080000489000M0 ward no of name of the authority Sujit Bera measuring an area of 4038 decimals at village Kankrisole PS Chakulia
- 2 That the land mentioned above is a freehold property and dose not belong to khas kaisare Hind District Board or Acquired land
- 3 That the land stated above is a tribal land /not a treble land for tribal land permission for transfer has been obtained vide case no year From SAR/DC/Commissioner Court
- 4 That I have applied a building plan bC case no.....
- 5 That further declare that in future if it will be found that property mentioned above are Gair Mazarua Aam Khas Kaisare Hind District Board ate Acquierd land property of Government the sanctioned map will be deemed to be cancelled due to misrepresentation and suppression of facts.
- 6 Sworn & Singed this affidavit on this the 8th day of Jan 2022 at Jamshedpur

SL. NO. 67
Date 8/1/2022

VERIFICATION

Identified by Sri
T K. Paul- Advocate
At Jamshedpur Court

The statement made above are true the best of my knowledge behalf and information and I signd on at Jamshedpur .Court

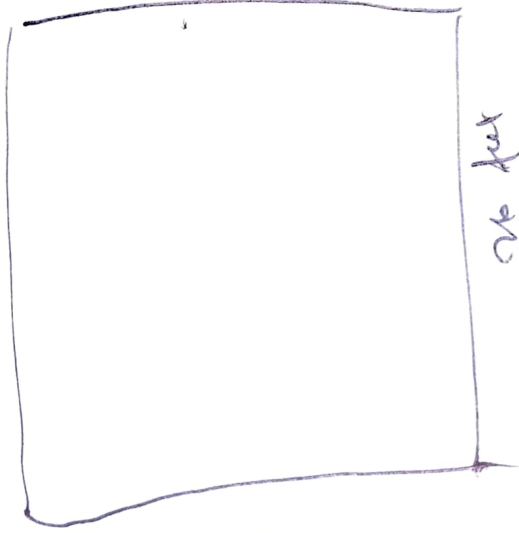
CHANCHAL SARKAR
NOTARY PUBLIC
JAMSHEDPUR, JAMSHEDPUR
GOVT OF JHARKHAND
8/1/2022

Himangshu Shokhar Bera

DEPONENT
The deponent signed in my presence

ADVOCATE
8/1/22

6205025607



- 2 bed room
- 1 Lat, kit (all bath)
- 1 fireplace
- 1 pool/com

Term - 800 sket