

2328

2115



## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 75cf44e836152cddde7c

Receipt Date : 05-Apr-2022 04:27:44 pm

Receipt Amount : 199970/-

Amount In Words : One Lakh Ninety Nine Thousands Nine  
Hundred And Seventy Rupees Only

Token Number : 20220000043180

Office Name : SRO - Dhanbad

Document Type : Sale Deed

Payee Name : NIPA SINGH ( Vendee )

GRN Number : 2210694391



For Office Use :-

अधिकारी द्वारा जारी की गयी 46 के अर्धी-  
की अनुसूची 1 या 1 क 23 के अर्धी-  
बचावत स्टांभ लगाया गया है। अथवा टिकट  
स्थी में विद्यमान है या स्टांभ - शुल्क अपेक्षित  
रही है।

निदेशन पदाधिकारी

06.04.22

Anel Ghosh  
Kalyani Ghosh

05/04/22

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।

ST 143570/  
Deed of sale in 14357000/Dhanbad

FEE PAID ₹ 151234/.....VIDE

GRN... 5240/.....

DATE... 05/04/22

नाफशील वर्णित जमीन का मुल्क मार्गदर्शिका कंपनी  
06.04



Amit Ghosh  
Kalyani Ghosh.  
05/04/22



Amal by  
Kalyani

Adarsh Nagar  
By 143570  
No. 3  
No. 1  
143574

**DEED OF SALE**

06.04/22

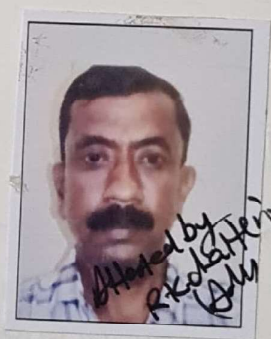
**THIS DEED OF ABSOLUTE SALE** is made on this the 05<sup>th</sup> day of April, 2022 (Two thousand Twenty Two), BY AND BETWEEN : 1. **SRI AMIT GHOSH (Adhar No.xxxx xxxx 8322 & PAN : AOGPG8400G)** 2. **SRI ASHIM GHOSH (Adhar No.xxxx xxxx 5857 & PAN : ABPPG5575Q)** sons of Late Samar Ghosh, 3. **SMT. KALYANI GHOSH (Adhar No.xxxx xxxx 3847 & PAN : AHJPG6644E)** wife of Late Ashish Ghosh, all by faith Hindu, by Category General, by occupation No.1 & 2 Services & No.3 Housewife, resident of No.1 & 3 at Adarsh Nagar, Telipara, Hirapur, Dhanbad, P.S. & District Dhanbad, No.2 at 49, CRPF Gate-3, behind Dolphin School, Rajgruha Nagar, Digdoh, Nagpur, Tahsil Hingna, District Nagpur, Pin : 440016, hereinafter called and referred to as the VENDORS: (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, successors, administrators, legal representatives and assigns) of the ONE PART : Vendor No.2 represented his constituted attorney to the vendor No.1 hereto Sri Amit Ghosh son of Late Samar Ghosh, vide Power No.6287-2021 dated 14.09.2021 registered at sub registry office Hingna, Nagpur, and vendor No.2 alive and this power is not revoke till today.

6/4/2022 को 1011 अपराधन में जिला अवर मुहर  
के कार्यालय धनबाद में लेख्यकारी दावदार या अवर निबंधक  
द्वारा प्रमाणित प्रस्तावनामा \_\_\_\_\_ तहसीला \_\_\_\_\_ 200 \_\_\_\_\_ अर्द्ध  
लेख्यकारिया या दावदारों में से एक अमीत चौध  
चितापति का नाम वि. रजनी चौध जिला \_\_\_\_\_

सम वि. रजनी चौध को वि. रजनी चौध के लिए पेश किया गया है।  
कति वि. रजनी चौध

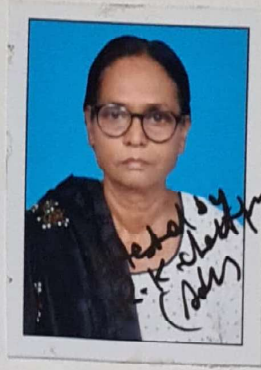
अमीत चौध  
अधीन अधिकारी का हस्ताक्षर  
6/4/2022

अपर मुहर का स्थान



Amil Ghosh  
06/04/22





-2-

Amit Ghosh

Kalyani Ghosh.  
05/04/22



**AND IN FAVOUR OF**

**SMT. NIPA SINGH** (Adhar No.xxxx xxxx 2522 & PAN : JAOPS7670R) W/o Amit Kumar Singh, by faith Hindu, by Category General, by occupation Housewife, resident of Bithika Apartment, 3/B Adarsh Nagar, Hirapur, P.S. & District Dhanbad, Jharkhand, hereinafter called and referred to as the PURCHASER : (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, successors, administrators, legal representatives and assigns) of the OTHER PART:

WHEREAS the land which is morefully described in the schedule below, purchased by virtue of a registered deed of sale being No.8435 dated 08.05.1959, from Sri Ram Mohan Agarwala, in favour of Bithi Ghosh wife of Samar Ghosh, mother of the vendor No.1 & 2 and mother in law of vendor No.3, registered at Dhanbad registry office and paying rent for the same under Thoka No.473 and after the death of mother of the vendor No.1 & 2 and mother in law of the vendor No.3, they are in peaceful possession thereof and mutated their name vide succession mutation case No.4783/R27 2021-22 and recorded in register II, vide Volume No.103 and Page No.54 in the name of Amit Ghosh, Ashim Ghosh and Kalyani Ghosh (Vendor's own name), and constructed Double storied residential house thereon.

AND WHEREAS the vendors being in urgent need of money to meet their personal expenses expressed their desire to sell the land together with Double storied residential pucca house construction thereon, which is described in the schedule below and whereas the purchaser has agreed to purchase the same and offered to pay a sum of Rs.45,00,000/- (Rupees Forty five lacs) only, as the highest consideration thereof, which the vendor has accepted.

**NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :**

1. That in consideration of the sum of Rs.45,00,000/- (Rupees Forty five lacs) only, paid by the purchaser to the vendors (the receipt whereof the vendors doth hereby admit and acknowledge) for the sale of the said property which is described in the schedule below, and in consideration of the terms, conditions and covenants hereinafter contained, the vendors doth hereby absolutely and indefeasibly grant, sells, conveys, transfers and assigns unto the purchaser by

Amil Ghosh  
Kalyani Ghosh  
05/04/22

-3-

way of ABSOLUTE SALE all their right, title, interest and possession etc. together with all claims, demands, liberties, benefits, easements etc. belonging to or appertaining to free from all encumbrances whatsoever, TO HAVE AND TO HOLD the same to and unto the use of the purchaser peacefully and quietly for all times to come subject to the payment of rent that to the landlord the state of Jharkhand, having full right and authority to transfer the same by sale, gift, mortgage by making another and further construction thereon by living thereon or by letting out the same to any person or persons or otherwise as the purchaser likes.

2. That the vendors doth hereby covenant with the purchaser that the vendors are the true and lawful owner of the property and they are in sole and exclusive possession over the said property and they have not in any way or manner transferred or encumbered the said property or any part or portion thereof and should therefore in future if it transpires that the vendors are not the true and lawful owner of the property or has other sharer or co-sharer or that the vendors have no right and authority to transfer the said property and if by any other reasons thereof the purchaser is put to any loss the vendors doth hereby unconditionally and irrevocably undertake to compensate the purchaser in every respect thereof.

3. That the purchaser shall hereafter pay the proportionate annual rent and cess 50 paise to the landlord the State of Jharkhand or any other amount that may be assessed for the said property hereby sold to the purchaser by virtue of this deed.

4. That the vendors doth hereby further covenant with the purchaser to do or to execute all such acts, deeds and things as may be required reasonably for better assuring to the purchaser to in and over the vendors' property and the vendors shall render all possible aid and assistance to the purchaser in the matter of mutation etc.

That the property conveyed by this deed is not prohibited by Govt., i.e. does not come under Govt. land, Govt. settled land, Bhudan land, Forest land, Adhivasi land and does not come under Govt. Acquisition land, and the vendor hereto does not comes under the reserve classes of C.N.T. Act and the vendor and purchaser satisfied with the contents of this deed.

That as per rate fixed by the Jharkhand Govt. the purchaser is paying stamp duty and registration fees for a sum of Rs.49,99,000/- only.

The Seller does not come under the Category of SC/ST & other 51 castes mentioned in U/S 46 of the CNT Act, 1908.

Anil Ghosh  
Kalyani Ghosh.  
05/04/22

PHOTOGRAPH OF PURCHASER :



Nipa Singh  
05/04/22



Certified that the finger prints of the left hand of the vendor and the purchaser, whose photographs affixed in the documents have been duly obtained before me. Prepared the documents as per details supplied by the parties.

Signature Raj Kumar Chatterjee  
Advocate -  
Dhanbad  
E.No - 804/2010  
05/04/22

WITNESSES :

1. Shankar Kumar Chatterjee  
C/o Gndu Shankar Chatterjee  
Bithika Apartment  
B.No 2/A ADASH Nagar,  
Jhiza Pur  
Pin 826001  
05/04/22
2. Asoke Kumar Majumdar  
C/o. Prarat Majumdar  
561, KBM, Chakdaha  
Wadin - 741222 (WB)  
ph. 9046249653  
05/04/22.
3. S. K. Mukherjee  
S/o Sri R. N. Mukherjee  
H/o at Dhanbad.

**SELLERS:** 1. **SRI AMIT GHOSH** 2. **SRI ASHIM GHOSH** sons of Late Samar Ghosh, 3. **SMT. KALYANI GHOSH** wife of Late Ashish Ghosh, resident of No.1 & 3 at Adarsh Nagar, Telipara, Hirapur, Dhanbad, P.S. & District Dhanbad, No.2 at 49, CRPF Gate-3, behind Dolphin School, Rajgruha Nagar, Digidoh, Nagpur, Tahsil Hingna, District Nagpur, Pin : 440016,

**ATTORNEY :** Vendor No.2 **SRI ASHIM GHOSH** son of Late Samar Ghosh, represented his constituted attorney to the vendor No.1 **SRI AMIT GHOSH** son of Late Samar Ghosh.

**PURCHASER :** **SMT. NIPA SINGH** W/o Amit Kumar Singh, resident of Bithika Apartment, 3/B Adarsh Nagar, Hirapur, P.S. & District Dhanbad,

**SCHEDULE :** **MOUZA : HIRAPUR, Mouza No.7, KHATA NO.61, Plot No.2192, Area 4.69 dec.** of residential land together with Double storied pucca house construction thereon, Butted and bounded as follows :- **Plinth area of Ground floor 700 sqft and First floor 598 sqft total Area 1298 sqft**

North : Pradip Sen. ~~X~~ South : Mahesh Pradhan.

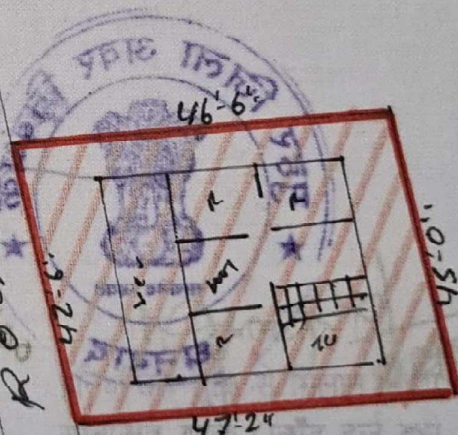
East : Golak Baherjee. West : Road.

Shown in colour Red.



*Amity Ghosh*  
*Kalyani Ghosh*  
*Nipa Singh*  
*05/04/22*

Road



*Amit Ghosh*  
*Kalyani Ghosh*