

1078

978



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 982e63c603841934cf45

Receipt Date : 17-Mar-2023 03:03:12 pm

Receipt Amount : 178400/-

Amount In Words : One Lakh Seventy Eight Thousands Four Hundred Rupees Only

Token Number : 202300034279

Office Name : SRO - Saraikela

Document Type : Sale Deed

Payee Name : SHIV KUMAR BURMAN (Vendee)

GRN Number : 2316250645



-: For Office Use :-



[Handwritten Signature]

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।

Manish Salay
18/03/2023

Sale Value 44,60,000/- Stamp 178400/- Adhyapur 17/3

मूल्यांकन शु. सं. जांच कर्म. 18/3/2023

दस्तावेज जांच सं. जांच कर्म. 18/3/2023

समस्त अधिकार दस्तावेज में जांचकारी की जाति 19/11/21 461(B) के 18/3/2023

दस्तावेज में जांचकारी जाति जांच कर्म. 18/3/2023



Manisha Sahay 18/03/2023



विधय-29 के अधीन प्राहय भारतीय स्वाम्य अधिकारिण (संविधान के अंतर्गत) की अंगुली-...के 23

SALE DEED

This DEED OF ABSOLUTE SALE executed at SERAIKELLA on this the 18th day of March 2023, By:

MANISHA SAHAY (UID : xxxx xxxx 8203 and PAN : AMJPS5567P), D/o. Baidyanath Prasad Verma, by faith Hindu, by category General, by occupation Business, by nationality Indian, presently residing at Flat No. K3/01, Siroman Nagar Dimna Road Mango, Near M.G.M. Medical College, Town Jamshedpur, District East Singhbhum, hereinafter referred to as the **VENDOR / FIRST PARTY** (which expression wherever the context so requires shall mean and include his heirs, executors, administrators, legal representatives, successors etc.) of the One Part.

24/03/2023
Fee Paid
AO - 133800.00
Stamp 178400.00
133800.00
18/3/2023

Mouza Sakchi
18/03/2023

TO AND IN FAVOUR OF

SHIV KUMAR BURMAN (UID : xxxx xxxx 5900 and PAN : ABKPB5879P), S/o Janki Nath Burman, by faith Hindu, by category General, by occupation Business, Indian National, R/o H. no. 153, Dalda Line Sakchi Market, P.O. and P.S. Sakchi, Town Jamshedpur, District East Singhbhum, hereinafter referred to as the **PURCHASER / SECOND PARTY** (which expression wherever the context so requires shall mean and include his heirs, executors, administrators, legal representatives, successors etc.) of the Other Part.

NATURE OF DEED

: **SALE DEED**

ACTUAL CONSIDERATION AMOUNT : **Rs. 44,60,000.00**
(Rupees Forty Four Lakhs Sixty Thousand) Only.

WHEREAS the **VENDOR** had purchased All that land measuring an area 22 Decimals, recorded under old khata no. 55, being old plot no. 52 and 55, Mouza Anandpur, being survey ward no. 01, ANAC / AMC, P.S. Adityapur, Thana no. 62, District Sub Registry office at Seraikella, District Seraikella Kharsawan and morefully described in the **Schedule** hereunder written, from its previous lawful owner namely executed by Sadhu Das being represented by his duly constituted attorney's namely Pradeep Bej and Sandip Das, by the virtue of a registered sale deed bearing

Mandir Sabey

18/03/2023

deed no. 2021/SAR/440/BK1/417, dated 05-02-2021, registered at the District Sub registry office at Seraikella.

AND WHEREAS after purchasing the **Schedule** hereunder written property the **VENDOR** mutated her name in the government records vide mutation case no. 767 / R 27 / 2021-2022 and the same has also been recorded in the volume no. 3, page no. 70 in the register II of the Anchal Adhikari Gamharia.

AND WHEREAS the **VENDOR** is the exclusive owner of the **Schedule** hereunder written land and has been enjoying all acts of ownership thereto, without any disturbance from any corner and has absolute right to dispose of the same as in the manner the **VENDOR** wishes;

ANDWHEREAS the **VENDOR** is in need of funds in order to meet her personal commitments and family expenses and has decided to sell the **Schedule** hereunder written property for a sum of **Rs. 44,60,000.00** (Rupees Forty Four Lakhs Sixty Thousand) Only and the **PURCHASER** herein has also agreed to purchase the same for the said price.

NOW THIS INDENTURE OF SALE WITNESSETH AS UNDER:

THAT in consideration of a sum **Rs. 44,60,000.00** (Rupees Forty Four Lakhs Sixty Thousand) Only received by the **VENDOR** and the receipt of the said entire consideration of **Rs. 44,60,000.00** (Rupees Forty Four Lakhs Sixty Thousand) Only, the **VENDOR**

Manisha Saloj.
18/03/2025

doth hereby admit, acknowledge, acquit, release and discharge the **PURCHASER** from making further payment thereof and the **VENDOR** doth hereby sell, convey, transfer, and assigns unto and to the use of the **PURCHASER**, the property more fully described in the **Schedule** hereunder written together with the water ways, easements, advantages and appurtenances, and all estate, rights, title and interest of the **VENDOR** to and upon the said property **TO HAVE AND TO HOLD** the said property hereby conveyed unto the **PURCHASER** absolutely and forever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

1. **That** the property more fully described in the **Schedule** hereunder written shall be quietly and peacefully entered into and held and enjoyed by the **PURCHASER** without any interference, interruption, or disturbance from the **VENDOR** or any person claiming through or under him.

2. **That** the **VENDOR** has absolute right, title and full power to sell, convey and transfer unto the **PURCHASER** by way of absolute sale and that the **VENDOR** has not done anything or knowingly suffered anything whereby his right and power to sell and convey to the **PURCHASER** the property hereby conveyed.

3. **That** the property is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, acquisition proceedings by Government or any kind whatsoever and should

Moussa Sekou
13/03/2023

thereby and the **VENDOR** shall discharge the same from and out of his own funds and keep the **PURCHASER** indemnified.

4. That the **VENDOR** hereby declares with the **PURCHASER** that the **VENDOR** has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the property more fully described in the **Schedule** hereunder written up to the date of execution of this sale deed and the **PURCHASER** shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the same shall be discharged by the **VENDOR**

5. That the **VENDOR** has handed over the vacant possession of the property more fully described in the **Schedule** hereunder written to the **PURCHASER** and delivered the connected original title document in respect of the schedule hereunder mentioned property hereby conveyed on the date of execution of these presents.

6. That the **VENDOR** will at all times and at the cost of the **PURCHASER** execute, register or cause to be done, all such acts and deeds for perfecting the title to the **PURCHASER** in the property hereby sold and conveyed herein.

7. That the **VENDOR** do hereby covenants and assures that the **PURCHASER** is entitled to have mutation of his name in all public records, local body and also pay the required ground rent.

Mouza Seraj
18/03/2023

8. That the **VENDOR** declare that they are the lawful owner of the **Schedule** hereunder written land and that nobody else except the **VENDOR** have any title / claim or ownership etc., in the **Schedule** hereunder written property.

9. That from this day forth the **PURCHASER** shall be the sole owner of the **Schedule** hereunder written property and that the **PURCHASER** shall have every right to deal with the **Schedule** hereunder written property in the manner the **PURCHASER** deems fit and proper.

10. That the **Schedule** hereunder written property does not fall under the purview of Section 46 of the CNT and does not violate the principles as laid down U/S 22 A of the registration act.

SCHEDULE OF PROPERTY

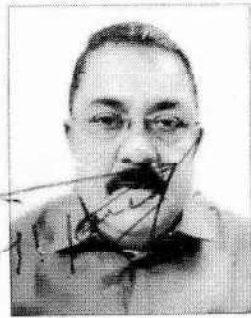
(description of the property hereby transferred)

District Seraikella Kharsawan, District Sub Registry office at Seraikella,
Mouza **ANANDPUR**, Thana No. 62, Ward No. 03 (old) 01 (New) ANAC /
AMC, P.S. Adityapur,

<u>Khata No.</u>	<u>Plot No.</u>	<u>Area in Decimal</u>	<u>Boundary</u>
55	52	11.0	N : Plot No. 51 & 53 S : Plot No. 56 E : Plot no. 49 and 56 W : Plot No. 55

Mausik Selay
18/03/2023


NAME OF THE PURCHASER
SHIV KUMAR BURMAN



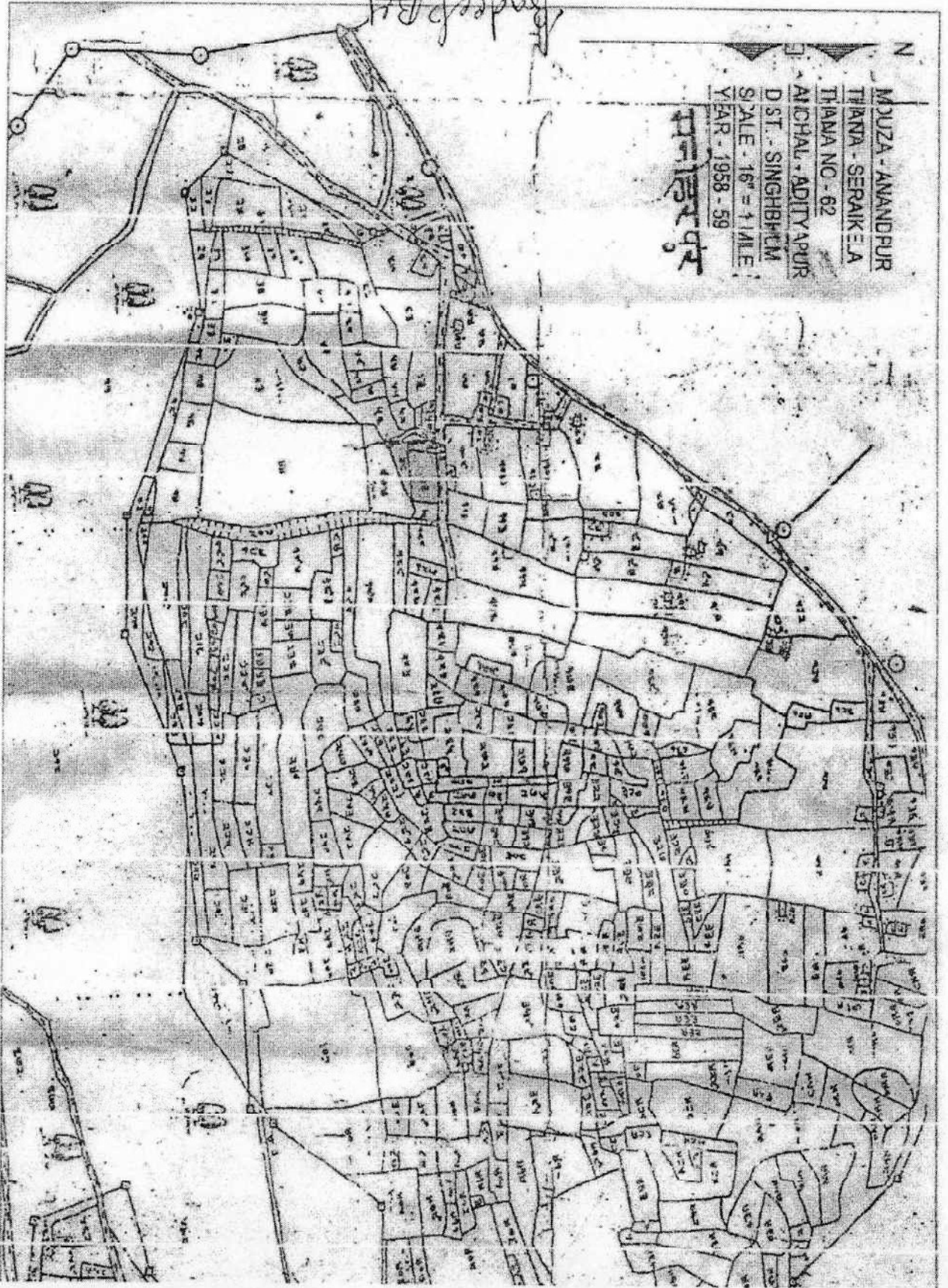
S. K. Burman
18/03/2023

Signature and finger print of the purchaser.

Certified that the finger print of left hand of each person whose photograph is affixed in this documents have been obtained by me or before me.


ADVOCATE
E. no. 742/09

Landes Dept

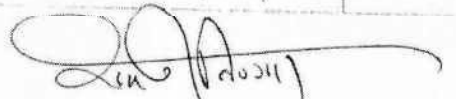


Manisre Solay

निबंधन कार्यालय में दस्तावेजों की जांच हेतु चेकलिस्ट

क्र०सं०	चेकलिस्ट का विषय	Yes	No
1.	खतियान की सत्यापित प्रति	✓	
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त :-		
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी- II अथवा		
	(ii) भू-स्वामित्व प्रमाण पत्र अथवा		
	(iii) शुद्धि पत्र		
	(iv) अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		
2.	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।	✓	
3.	पंजी- II का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4.	मुद्रांक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार सत्यापन	✓	
7.	PAN सत्यापन	✓	
8.	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	

जाँच लिपिक का हस्ताक्षर
तिथि सहित


निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित



Pre Registration Docket

Date :- 18-03-2023 11:30 am

Office Name :- SRO - Saraikela

Token No:- 202300034279

Appoinment :- 18-Mar-2023 Time:- 10:5

Article	Sale Deed
Pre Registration Date	17-Mar-2023
No. Of Pages	58
Stamp Duty	178400
Paid Stamp Duty	0
Total Fees	₹ 1,35,544.

Property Id: **929746**

Valuation No. : 1260296 / 2023	:- 2022-2023	Date : 17-March-2023 07:29:AM	
State : Jharkhand	District : SaraikelaKharsawan	Tahsil : Gamharia	
Land Type : Urban	Corporation :	Village/City : Anandpur-Ward No1 - 62	
Anandpur Ward No 1 Village Code 62 - Other Road		-	
Volume Number - 3			
Page Number - 70			
Holding Number - 0010000998000M0			
Khata Number - 55			
Plot Number - 52			
Property Rates			
Residential Land (Y)			
₹202411/- Decimal			
Valuation Rule : Residential Land			
Property Details			
1	Land area	11 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 11 x 202411=2226521	₹22,26,521/-
A	Total		₹22,26,521/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹22,26,600/-
Total Amount in Words : Twenty Two Lakhs Twenty Six Thousands Six Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO 49 AND 56, West: PLOT NO 55, South: PLOT NO 56, North: PLOT NO 51 & 53
Area	Land area : 11.00 Decimal
Other Description of the Property	Pin Code - 832108
Government/Market Value	2226521
Transaction Amount	4460000

Property Id: **929749**

Valuation No. : 1260300 / 2023	: 2022-2023	Date : 17-March-2023 07:31:AM	
State : Jharkhand	District : SaralkelaKharsawan	Tahsil : Gamharia	
Land Type : Urban	Corporation :	Village/City : Anandpur- Ward No1 - 62	
Anandpur Ward No 1 Village Code 62 - Other Road -			
Volume Number - 3			
Page Number - 70			
Holding Number - 0010000998000M0			
Khata Number - 55			
Plot Number - 55			
Property Rates			
Residential Land (Y)			
₹202411/- Decimal			
Valuation Rule : Residential Land			
Property Details			
1	Land area	11 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 11 x 202411=2226521	₹22,26,521/-
A	Total		₹22,26,521/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹22,26,600/-
Total Amount in Words : Twenty Two Lakhs Twenty Six Thousands Six Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO 52, West: PLOT NO 54, South: PLOT NO 58,57 & 56, North: PLOT NO 53
Area	Land area : 11.00 Decimal
Other Description of the Property	Pin Code - 832108
Government/Market Value	2226521
Transaction Amount	-

SELLER	-Mrs. MANISHA SAHAY , Address - FLAT NO K3-01, SIROMAN NAGAR, DIMNA ROAD, MANGO, JAMSHEDPUR, DIST EAST SINGHBHUM, STATE JHARKHAND- , Father/Husband Name DAUGHTER OF BAIDYANATH PRASAD VERMA , PAN No.- *****567P, Permission Case No.- , Aadhaar No. *****8203
PURCHASER	-Mr. SHIV KUMAR BURMAN , Address - H.NO 153, DALDA LINE SAKCHI MARKET, PO AND PS SAKCHI, JAMSHEDPUR, DIST EAST SINGHBHUM, STATE JHARKHAND , Father/Husband Name JANKI NATH BURMAN , PAN No.- *****879P, Permission Case No.- , Aadhaar No. *****5900

Witness Information	Mr. BIBHUTI KUMAR RAJHANS , Address - ICHHAPUR, ADIYAPUR -2 , DIST SERAIKELLA KHARSAWAN-, Father/Husband Name-NILAM RAJHANS
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Identifier Details	Mr. VICKY KUMAR GOTHWAL , Address - 13,5 AUR6 , CROSS ROAD NO 13 , DAIGHUTTU, MANGO, JAMSHEDPUR-, Father/Husband Name-ASHOK GHOTHWAL
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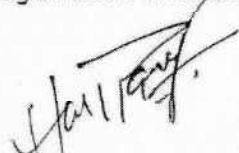
Fee Rule:Sale Deed		
1	Stamp Duty	1,78,400

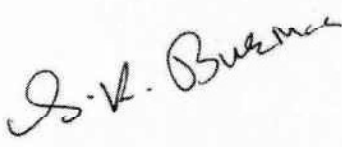
1	SP	1,740
Total		1,740

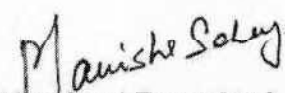
Fee Rule:Sale Deed		
1	A1	1,33,800
2	LL	3
3	PR	1
Total		1,33,804

All the entries made, have been verified by me and are found same as the entries of the document presented.

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.


Deed Writer / Advocate


Vendee / Claimant


Vendor / Executant



Document Registration Summary 1

Date :-18-Mar-2023

- Government/Market Value: ₹4453200/-
- Transaction Amount: ₹4460000 /-
- Paid Stamp Duty: ₹178400 /-

Receipt : 798320

Receipt Date : 18-03-2023

Presenter Name: -

On Date 18-03-2023 Presented at SRO - Saraikela

Signature of Presenter

Manish Soley
SRO - Saraikela

PR ₹1
SP ₹1740
LL ₹3
A1 ₹133800
Stamp Duty ₹178400

Total ₹313944

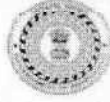
Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payor Name	Reference No.	Payment Amount
Stamp Duty	178400	178400	0	GRAS	ShivKumarBurman	GRN Number : 2316250645 DEPT Transaction Id : 982e63c603841934cf45 Transaction Type :	178400
PR	1	1	0	GRAS	ShivKumarBurman	GRN Number : 2316250367 DEPT Transaction Id : 25336ab59b887637c01e Transaction Type :	1
SP	1740	1740	0	GRAS	ShivKumarBurman	GRN Number : 2316250007 DEPT Transaction Id : 25336ab59b887637c01e Transaction Type :	1740
A1	133800	133800	0	GRAS	ShivKumarBurman	GRN Number : 2316250367 DEPT Transaction Id : 25336ab59b887637c01e Transaction Type :	133800
LL	3	3	0	GRAS	ShivKumarBurman	GRN Number : 2316250367 DEPT Transaction Id : 25336ab59b887637c01e Transaction Type :	3
Sub Total	313944	313944	0				

Article : Sale Deed Number of Pages : 116

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Saraikela

District Name :- SaraikelaKharsawan

State Name :- Jharkhand

Deed Endorsement

Token No :- 202300034279







Deed Type	Sale Deed
Number of Pages	116
Fee Details	Stamp Duty :- Rs. 178400, PR :- Rs. 1, SP :- Rs. 1740, A1 :- Rs. 133800, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.2226521/- ,Transaction Amount :- Rs.4460000/-
Property Details	District :- SaraikelaKharsawan , Tehsil :- Gamharia , Village Name :- Anandpur-Ward No1 - 62 Location :- Other Road, Anandpur Ward No 1 Village Code 62 Property Boundaries :- East: PLOT NO 49 AND 56, West: PLOT NO 55, South: PLOT NO 56, North: PLOT NO 51 & 53 Volume Number - 3Page Number - 70Holding Number - 0010000998000M0Khata Number - 55Plot Number - 52 Area Of Land :- 11.00 Decimal
Property No.	2
Valuation Details	Value :- Rs.2226521/- ,Transaction Amount :- Rs.0/-
Property Details	District :- SaraikelaKharsawan , Tehsil :- Gamharia , Village Name :- Anandpur-Ward No1 - 62 Location :- Other Road, Anandpur Ward No 1 Village Code 62 Property Boundaries :- East: PLOT NO 52, West: PLOT NO 54, South: PLOT NO 58,57 & 56, North: PLOT NO 53 Volume Number - 3Page Number - 70Holding Number - 0010000998000M0Khata Number - 55Plot Number - 55 Area Of Land :- 11.00 Decimal

Sh./Smt.MANISHA SAHAY s/o/d/o/w/o DAUGHTER OF BAIDYANATH PRASAD VERMA
has presented the document for registration in this office
today dated :- 18-Mar-2023 Day :- Saturday Time :- 12:31:19 PM






MANISHA SAHAY(Individual)

Party Name	Document Type	Document Number
MANISHA SAHAY	PAN/UID	AMJPS5567P

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	MANISHA SAHAY Address1 - FLAT NO K3-01, SIROMAN NAGAR, DIMNA ROAD. MANGO. JAMSHEDPUR, DIST EAST SINGHBHUM, STATE JHARKHAND, Address2 - ,,, Jharkhand PAN No.: AMJPS5567P, Permission Case No.-	Yes	Manisha Sahay Address:- Flat No-K3/01, Near- M G M Medical College, Siroman Nagar Dimna Road Mango, Jamshedpur, MGM, , Purbi Singhbhum, 831010, , Jharkhand, India		SELLER Age:47			
2	SHIV KUMAR BURMAN Address1 - H.NO 153, DALDA LINE SAKCHI MARKET, PO AND PS SAKCHI, JAMSHEDPUR, DIST EAST SINGHBHUM, STATE JHARKHAND, Address2 - ,,, Jharkhand PAN No.: ABKPB5879P, Permission Case No.-	Yes	Shiv Kumar Burman Address:- , H.No.- 153 , Dalda Line Sakchi Market, , Po.- Sakchi , Jamshedpur, Sakchi, Bistupur, , East Singhbhum, 831001, , Jharkhand, India		PURCHASER Age:59			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	VICKY KUMAR GOTHWAL S/o-D/o ASHOK GHOTHWAL Address1 - 13.5 AUR6 , CROSS ROAD NO 13 .. DAIGHUTTU, MANGO, JAMSHEDPUR. Address2 - ,,, Jharkhand PAN No.:			

Witness:

I/We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	BIBHUTI KUMAR RAJHANS Address1 - ICHHAPUR, ADIYAPUR -2 , DIST SERAIKELLA KHARSAWAN, Address2 - ,,, Jharkhand			

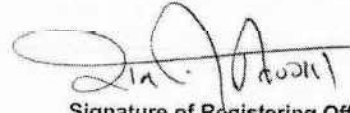
Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

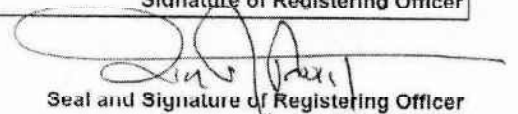
जिला अवर निवेशक
भारतकेला खरसावत

Above mentioned, (**MANISHA SAHAY**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**VICKY KUMAR GOTHWAL**) Son/Daughter/Wife of (**ASHOK GHOTHWAL**) resident of (**13,5 AUR6 , CROSS ROAD NO 13 , DAIGHUTTU, MANGO, JAMSHEDPUR**) and by occupation (**Business**).



Signature of Registering Officer

Date- 18-Mar-2023



Seal and Signature of Registering Officer

जिला अवग निवधव
सरापकेला म्मसमवे

Token No.: 202300034279

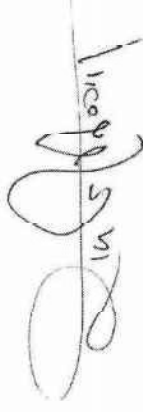
CERTIFICATE

Office of the SRO - Saraikela

This **Sale Deed** was presented before the registering officer on date **18-Mar-2023** by **MANISHA SAHAY**, S/O, D/O, W/O **DAUGHTER OF BAIDYANATH PRASAD VERMA** resident of FLAT NO K3-01, SIROMAN NAGAR, DIMNA ROAD, MANGO, JAMSHEDPUR, DIST EAST SINGHBHUM, STATE JHARKHAND ..

This deed was registered as Document No:- **2023/SAR/1078/BK1/978** in Book No :- **BK1**.Volume No :- 164 from Page No :- 353 to 468 at, office of **SRO - Saraikela**

Date:- **18-Mar-2023**



Registering Officer