



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : cbdcf5ef39ec82ee79ea

Receipt Date : 29-Sep-2022 12:21:12 pm

Receipt Amount : 320000/-

Amount In Words : Three Lakh Twenty Thousands Rupees Only

Token Number : 20220000118837

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : SARBAMANGALA ASSOCIATES REP BY
SATYA PRIYA MAZUMDAR (Vendee)

GRN Number : 2213726240



:- For Office Use :-

*Detached
@ans*



2022/ISR/4948/BK1/4602

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।

निसरी प्रहार से रस्ता नये की गई है

29/09/2022
Nikhil Kumar Dutta
29/09/2022

Nikhil Kumar D.H

Salerahe
80,00,000/-

P.S.
Sonari

Stamp
3,20,000/-



Nikhil Kumar Dutta
27/09/2022



PRADIP R. SARKAR
Advocate
District Civil Court
Jamshedpur

खाता नम्बर 477
प्लोट नम्बर 467
देय प्रतिबन्धित सूची में दर्ज नहीं है।

जिला अवर निबन्धक

दस्तावेज में लेखकारी / पितृपल
जहाँ के जामशेदपुर जिला की गई है।
छोटानागपुर कारतकारी अधिनियम 1608
की धारा 48(B) के अन्तर्गत नहीं है।

न्यूनतम मूल्यांकन सूची से
जाँचा एवं सही पाया।

SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE 29th DAY
OF SEPTEMBER 2022, AT JAMSHEDPUR, BY AND
BETWEEN:

Sri Nikhil Kumar Dutta Son of Late J.L. Dutta, by faith
Hindu, by Caste General (Non CNT), by occupation
Retired, by Nationality Indian, at present resident at Flat
No. 1 BC, Ellora Apartment, Chandra Jyoti Nagar, Sonari,
within P.O. & P.S. Sonari, town Jamshedpur, District
Singhbhum East, in the State of Jharkhand, hereinafter
referred to as the **Seller** (Which expression shall, unless
excluded or repugnant to the context, mean and include
the legal heirs, successors, executors, administrators,
nominees and assigns etc.) of the One Part (PAN No.
AAZPD5990P, UID No. ~~92000117431~~ 7431);

प 21 के अधीन प्राण्यः भारतीय स्टाम्प-अधिनियम
प्रान्त स्टाम्प ऐक्ट), 1999 की अनुसूची
या 1क, से 23 के अधीन
वत् स्टाम्प-राहित (या स्टाम्प-शुल्क
विमुक्त वा स्टाम्प-शुल्क अपेक्षित नहीं)।

Chogee
1- 2,40,000=00
- 03=00
2- 01=00

29/9/22
दस्तावेज जाँचा

Mishra kumar
Date
29/07/2022

IN FAVOUR OF

M/s SARBAMANGALA ASSOCIATES, a Partnership firm (PAN No. AESFS4253D), having its office at Shop/Unit No. 1/A, First Floor, Prerna Tower, Near Akashdeep Plaza, Holding No. A-1/1, Bijay Nagar, Golmuri, within P.S. Sisdhgora, town Jamshedpur, District East Singhbhum, in the State of Jharkhand, represented by one of its Partners Sri Satya Priya Mazumdar Son of Late Sukumar Mazumdar, by faith Hindu, by occupation Business, by Nationality Indian, resident of Flat No. 5 AB, H. No. 108, Prerna Sarala Apartmenbt, New Baradwari, P.S. Sitaramdera, town Jamshedpur, District East Singhbhum, in the State of Jharkhand (PAN No. AESPM9576M, UID No. ~~8411~~ 8411), hereinafter referred to as the Purchaser (Which expression shall unless excluded or repugnant to the context, mean and include the respective legal heirs, successors, executors, administrators, nominees, assigns etc. of the Partners of the Firm, successors in office etc.) of the Other Part .

Nature of Deed: Sale Deed

Consideration Amount: Rs. 80,00,000/- (Rupees Eighty Lakhs) only

SCHEDULE

(Description of the property hereby Sold)

All that piece and parcel of raiyati homestead landed property measuring area 5 Kathas or 80'ft. X 45'ft. i.e. 3600 sq. ft., recorded under New Khata No. 477, in Portion of New Plot No. 467, which have been entered in Volume No. 6, Page No. 133, situated within Mouza Sonari, P.S. Sonari, Survey Thana No.1156, Ward No. 1 J.N.A.C., in town Jamshedpur, District Singhbhum East, District Sub-Registry office at Jamshedpur, in the State of Jharkhand, which is bounded by:

- On the North: 3'ft. wide proposed Kutcha Alley,
- On the South: 14'ft. wide proposed Kutcha Rasta,
- On the East: Smt Renu Sharma,
- On the West: Pucca Road.

Nitish Kumar Dutta

29/09/2022

Annual ground rent payable to the landlord, the State of Jharkhand, through the C.O., Jamshedpur.

WHEREAS, the Seller above named is the sole, absolute, lawful, bonafide owner of the Schedule above property and he has been in peaceful physical possession and occupation over the said property without any kind of let, hindrance or disturbances from any corner and is the lawful, absolute, bonafide owner thereof by exercising all acts of ownership thereto;

Whereas, in the Survey Khatiyan of the last Survey Settlement operation, records of which was finally published on 24th December 1995 the landed property under Khata No. 477, Plot No. 467 of Mouza & P.S. Sonari, Survey Thana No.1156, Ward No. 1 J.N.A.C., Jamshedpur, District Singhbhum East, was recorded in the names of Lakhi Narayan Das, Shashi Bhusan Das, Surendra Nath Das, Hutasan Das, all Sons of Late Krishna Chandra Das ;

And Whereas, in the meantime the said Khatiyani recorded owner Surendra Nath Das Son of Late Krishna Chandra Das, died intestate, un-married and hence issueless and the said Lakhi Narayan Das Son of Late Krishna Chandra Das also died leaving behind 1) Sri Lalit Das, 2) Sri Akhay Das, 3) Prahlad Das, all Sons of Late Lakhi Narayan Das, 4) Nuni Bala Devi Wife of Late Lakhi Narayan Das, as the surviving legal heirs and successors and as such 1) Sri Lalit Das, 2) Sri Akhay Das, 3) Prahlad Das, all Sons of Late Lakhi Narayan Das, 4) Sri Nimai Das Son of Sri Shashi Bhusan Das, 5) Nuni Bala Devi Wife of Late Lakhi Narayan Das, 6) Shashi Bhusan Das, 7) Hutasan Das, both Sons of Late Krishna Das, became the lawful joint owners of the said property by way of inheritance and succession and had been in peaceful physical possession over the said entire landed property;

Mitchhil Kumar Datta
29/09/2022

And Whereas, by the execution of a Registered Sale Deed bearing Deed No. 7678 dated 12.12.1990, Regd. at Dist. Sub-Registry office at Jamshedpur, the Schedule below landed property was initially purchased by Smt Maya Devi Wife of Mr M.P. Sharma for valuable consideration amount of money from its previous lawful owners 1) Sri Lalit Das, 2) Sri Akhay Das, both Sons of Late Lakhi Narayan Das, both for self, 3) Sri Nimai Das Son of Sri Shashi Bhusan Das, the duly constituted Attorney of 4) Smt Nuni Bala Devi Wife of Late Lakhi Narayan Das, 5) Sri Prahlad Das Son of Late Lakhi Narayan Das, 6) Sri Shashi Bhusan Das, 7) Sri Hutasan Das, both Sons of Late Krishna Das vide Regd. General Power of Attorney No. IV 206 (Sl. No. 1495) dated 26.02.1988, Regd. at DSRO Jamshedpur and since the date of such purchase the said purchaser Smt Maya Devi Wife of Mr M.P. Sharma was in peaceful physical possession over the same by the exercise of all acts of ownership thereto;

And Whereas, later on, by the execution of a Registered Sale Deed bearing Deed No. 6074 dated 08.12.2003, Regd. at Dist. Sub-Registry office at Jamshedpur, the Schedule below landed property was purchased by the Seller above named for valuable consideration amount of money from its previous lawful owner Smt Maya Devi Wife of Mr M.P. Sharma and thereafter by the issue of a Correction slip showing mutation vide Mutation Case No. 1654 (Camp) / 2011-12 order dated 09.05.2011, the said purchased piece of land was recorded and mutated in the records of the Landlord, the State in the name of the Seller above named and he has been paying land revenue for the said landed property to the Landlord, the State and obtains receipts in his own name and since the date of such purchase the Seller above named have been in peaceful physical possession and occupation over the said property morefully described in the Schedule above without any let, hindrance of disturbances from any corner and by the exercise of all acts of ownership thereto;

Nikhil Kumar Datta
29/09/2022

AND WHEREAS, now being in urgent need of money, the Seller above named proposed to sale the property more fully described in the Schedule above for a total consideration amount of **Rs. 80,00,000/- (Rupees Eighty Lakhs) only** and the Purchaser have agreed to purchase the same for the said price.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS

1. That in pursuance of the above agreement and in consideration of the said sum of **Rs. 80,00,000/- (Rupees Eighty Lakhs) only** paid by the Purchaser, the receipt of which sum the Seller do hereby admit and acknowledge as the full, final and highest consideration amount for the Schedule above property, the Seller by these presents, do hereby **ABSOLUTELY AND FOREVER SALE, CONVEY** the all that property more fully described in the Schedule above in favour of the Purchaser by this Deed of Sale **TO HAVE AND TO HOLD** the same unto the Purchaser, its / his heirs, successors together with all right, title, interest and possession without any interruption from the side of the Seller or any person claiming through the Seller.

2. That after receipt of the total consideration amount aforesaid from the Purchaser for the Schedule above property, the Seller have handed over / delivered the peaceful physical possession of the Schedule above property along with all the documents of title pertaining to the said property in favour the Purchaser and from this day the Purchaser will possess and enjoy the same as absolute lawful owner in all possible ways with power to dispose of the same by way of sale, gift, mortgage or any other way whatsoever in manner it/he likes and the Purchaser shall be at liberty to get its/his name recorded and mutated in the office of the landlord, State and pay rent for the same in its/his own name. The Seller hereby declares that apart from him, there are no other legal

Nikhil Kumar Dutta

claimants of the Schedule above property and he is legally entitled to sell the same in favour of the Purchaser.

3. That from this day all the right, title, interest and possession of the Seller in the Schedule above property will cease to exist and shall vest unto the Purchaser. The property hereby conveyed by this Deed of Sale is free from all encumbrances, charges, liens, lispendens, attachments etc. whatsoever and prior to this Deed of Sale, the Seller have not charged or encumbered the Schedule above property in any way to any one else and if for any defect of right, title, interest or possession of the Seller in the Schedule above property, the Purchaser suffers any loss in future, then the Seller shall be liable to compensate such loss of the Purchaser.

4. That the Schedule above landed property do not belong to Schedule Caste / Schedule Tribe / Mandir / Majid / Church etc. and is not a Forest Land, Railway land or Govt. vest Land and is free from Anabad Jharkhand Sarkar, Sarbasadharan and the Seller do not belong to any of the restrictive classes as per the provisions of Section 46 (1) (a, b) of Chhota Nagpur Tenancy Act 1908 and there is no violation of Sec 22 (a) of Indian Registration Act 1908.

5. That the terms Seller and Purchaser used in this Deed of Sale shall mean and include their respective legal heirs, successors etc. unless the same are repugnant to the context.

IN WITNESS WHEREOF the Seller have hereunto set and subscribed his hands on this Deed of Sale, on the day, month and year first above written.

Mitchal Kumar
Datta
29/09/2022

Witness:

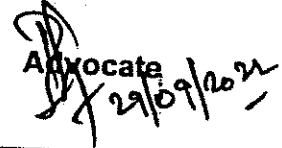
1. Jacobson Lal Adharjee
S/o-late B.T. Adharjee 02/5 Havajeevan Complex, Baradhi JSR17
 2. Sandeep Tapas's S/o Sushil K. Tapas
Tapas's Compound Statni Road Jyelsai
- 29/09/2022

Read over and explained the contents of this deed to the executants who admits the same it to be true and correct.

Typed by:


Shiva

Drafted by:


Advocate
29/09/2022

Memo of Consideration

Cheque No.	Date	Amount (Rs.)	Drawn on Bank
000019	20.02.2020	5,00,000/-	Bank of Baroda
	27.02.2020	5,00,000/-	Bank of Baroda
980256	09.06.2020	2,00,000/-	State Bank of India
202769	09.06.2020	8,00,000/-	State Bank of India
980266	19.06.2020	6,00,000/-	State Bank of India
980271	07.07.2020	8,00,000/-	State Bank of India
046886	07.08.2020	5,00,000/-	Union Bank
977413	10.09.2020	5,00,000/-	State Bank of India
001226	12.05.2022	3,00,000/-	Bank of Baroda
001227	13.05.2022	3,00,000/-	Bank of Baroda
000169	13.05.2022	4,00,000/-	Bank of Baroda
055259	20.09.2022	5,00,000/-	Union Bank
055260	21.09.2022	5,00,000/-	Union Bank
	01.02.2021	11,00,000/-	State Bank of India
	01.02.2021	5,00,000/-	State Bank of India
Total Rs.		80,00,000/-	

Nishul Kumar
Sinha
29/09/2022

Signature, Photograph and five finger prints of the left hand of the Purchaser

Pradip R. Sarkar
29/09/2022



PRADIP R. SARKAR
Advocate
District Civil Court
Jamshedpur

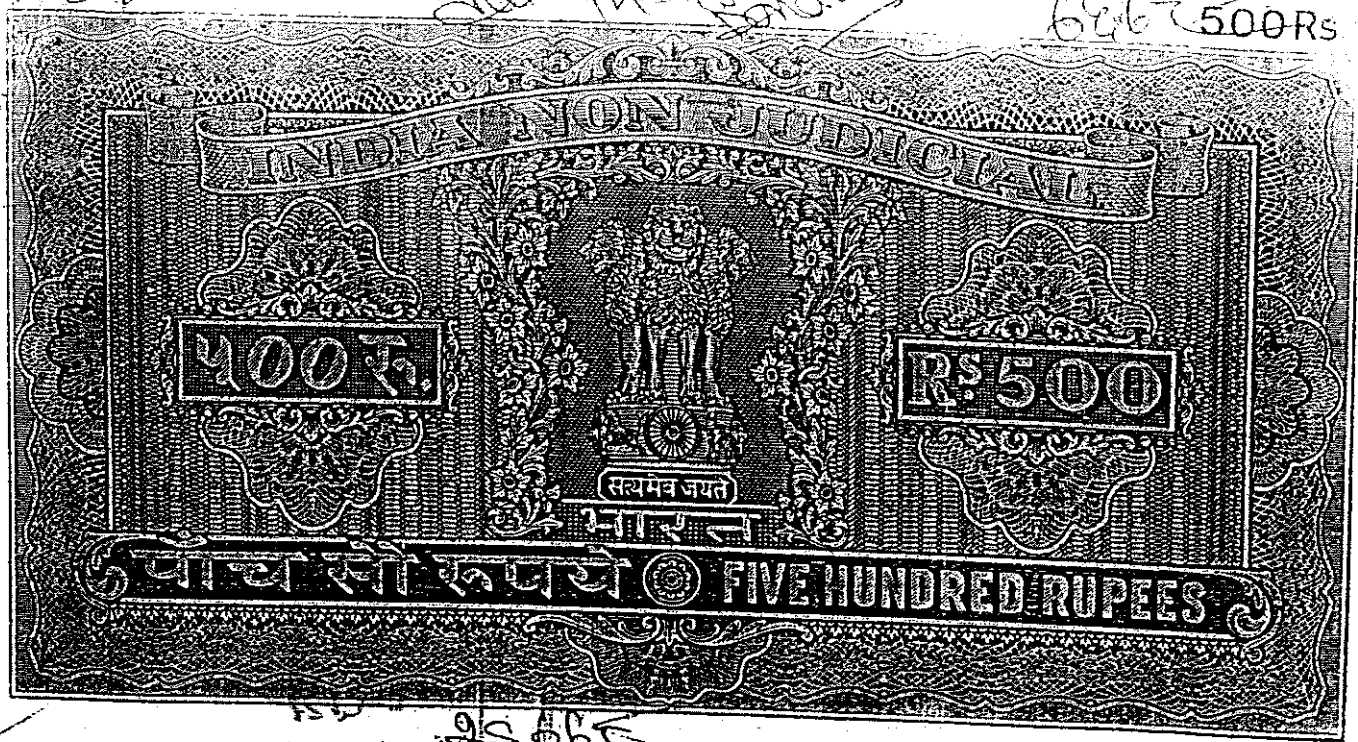


Certified that the finger prints of the left hand of each person whose photographs are affixed in this document have been obtained by me or in my presence.

Advocate
29/09/2022

late these sonari

626 500Rs



Handwritten notes and signatures: 'AS 280', '45', 'CH 12/12/90', '12-12-90', 'M. S. Das', '06/12/90', '06/12/90', '06/12/90'.

Small illegible text on the left side, possibly a stamp or official note.

S A L E D E E D

THIS DEED OF SALE is made on this the 12th day of December 1990, B E T W E E N :

1. Sri LALIT DAS, son of Late Lakhi Narayan Das,
2. AKHAY DAS, son of Late Lakhi Narayan Das, for self;
3. NIMAI DAS, son of Sri Shashi Bhusan Das, both constituted Attorney for
4. NUNI BALA DEVI, wife of Late Lakhi Narayan Das,
5. PRAHLAD DAS, son of Late Lakhi Narayan Das,
6. SHASHI BRUSAN DAS,
7. HITASAN DAS, both sons of Late Krishna Das, vide General Power of Attorney No. IV-206, (Sl. No. 1495) dated 26.2.88, registered at Jamshedpur Sub-Registry Office, all by faith Hindu, by Nationality Indian, resident of Old sonari, P-9. sonari, in town Jamshedpur, District Singhbhum East, hereinafter called the "SELLERS" of the ONE PART :

Handwritten notes on the left: '92-92-11', '21/12/24', '2000', '28691', '12/12'.

IN FAVOUR OF

Handwritten signature or initials at the bottom left.

200Rs



92-92-86
 Page No. 2.
 17/12/90
 17/12/90

Mrs. MAYA DEVI, wife of Mr. M. P. Sharma, by faith Hindu,
 by Nationality Indian, resident of Gandhi Nagar, Mango, P.S.
 Mango, in town Jamshedpur, District Singbhum East, hereinafter
 called the "PURCHASER" of the OTHER PART;

NATURE OF TRANSFER : S A L E.

VALUE OF THE LAND : Rs. 14,000/- (Rupees Fourteen Thousand) only.

S C H E D U L E.

(Description of the Land hereby transferred)

ALL THAT Agricultural Ralyatt land, measuring an area :
 0-5-0 (Five) Kathas, in part of Old Plot Nos. 95 & 96, Under
 Old Khata No. 38, corresponding to New Survey Plot No. 467 (part)
 Under Not final Khata No. 237 (New), in monza Sonari, recorded
 in Ward No. 1 Jamshedpur N-A-C. P.S. Sonari, Thana No. 1156,
 in town Jamshedpur, District Sub-Registry Office, Singbhum East,
 Jamshedpur, District Singbhum East;

which is bounded and butted as follows; that is to say :-

On the North By : 3' ft. wide Alley;

On the South By : 14' ft. wide Rasta;

RB

200Rs.



Page No. 3.

15/01/2024
 98-92/0
 26/12/98
 26/12/98

On the East By : At present Renu Sharma;

On the West By : Niz;

Annual rent Rs.1.25 Paise only; Payable to the Landlord : The State of Bihar, Block at Jamshedpur.

The Location of the Land shown in Red Colour of the Sketch Map Attached herewith which will be treated a part of this Deed.

KNOW ALL MEN BY THESE PRESENTS;

WHEREAS the Sellers are the sole, exclusive and lawful owners of ALL THAT RAIYATI AGRICULTURAL LAND, more fully mentioned in the Schedule above; AND

WHEREAS the Land under old Khata No. 38 of mouza Sonari recorded in Ward No. 1 Jamshedpur N.A.C. has been recorded in the names of Lakhi Narayan Das, deceased husband of the Seller No. 4, and father of Sellers No. 1, 2 & 5, & Shashi Bhusan Das Seller No. 6 and Hutasan Das Seller No. 7 along with one Surendra Nath Das; who died unmarried and issue less & after his death the present Sellers being his heirs and surviving successors inherited all Estate left by said

RB



Page No. 4.

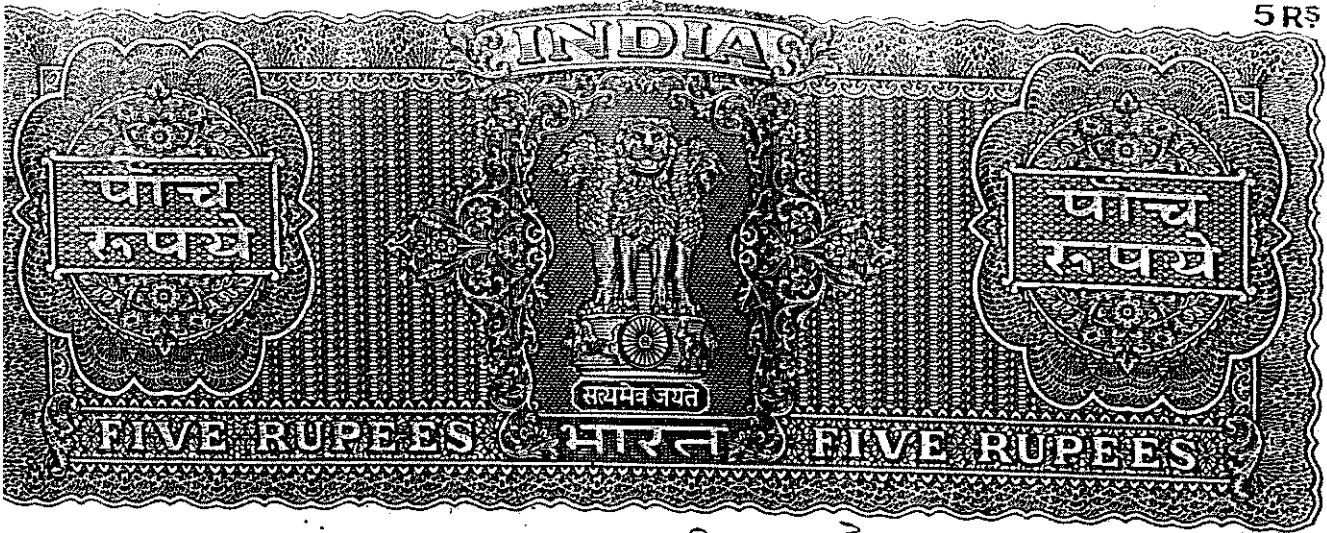
Surendra Nath Das, including the share of land under Khata No. 38 aforesaid and have been in possession over the same. Said Laxhi Narayan Das since deceased, and after his death the Seller No. 4 and Sellers No. 1, 2 & 5, respectively his widow and sons, inherited the share of land left by said Laxhi Narayan Das, and have been in possession over the same. The Sellers being in the absolute owners of the aforesaid land more fully mentioned in the Schedule above and have been in possession and exercising all acts of ownership thereto, to the knowledge of all, without any interruption from any corner; AND

WHEREAS the sellers have agreed with the Purchaser for ABSOLUTE SALE OF THE said land to her for a total consideration of Rs. 14,000/- (Rupees Fourteen thousand) only;

NOW THIS DEED OF SALE WITNESSETH :

THAT in pursuance of the said agreement and in consideration of the said sum of Rs. 14,000/- (Rupees Fourteen thousand) only; the Purchaser paid to-day to the Sellers a sum of Rs. 14,000/- (Rupees Fourteen thousand) only; which sum the Sellers do hereby accept and acknowledge as full, final and highest consideration money of the said land and does hereby convey their said land

RB



92-86-86
 11/2/19
 10/2/19
 16/2/19
 Page No. 5.

to the Purchaser by this Deed of Sale.

THAT all the rights, title and interest of the said land of the Sellers are now vested in the Purchaser and the Purchaser with her heirs will enjoy and possess the same for ever without any interruption from the side of the Sellers and their heirs and successors.

THAT Sellers or their heirs and successors will have no claim over the land hereby conveyed by this deed of sale.

THAT the ground rent of the said land now will be paid by the Purchaser in place of the Sellers and the Sellers also gave delivery of possession of the said land in favour of the Purchaser and she will be at liberty to get her name mutated and recorded in the office of the Landlord in respect of the said land and will pay ground rent in her own name.

THAT the Land hereby conveyed is free from all encumbrances, charges or liens and prior to this sale the Sellers have not conveyed or otherwise alienated the said land or part thereof to any other third party or concern.

IN WITNESS WHEREOF the Sellers do herenunto set their hands to-day at Jamshedpur on the date mentioned above.

Page No. 6.

Handwritten notes in the top right corner, including the date 17/12/90 and other illegible scribbles.

Read over and explained the contents of this Deed to the executant who admit it to be correct. M.M.

WITNESSES :-

- 1. Prabodh Singh
- 2. 12/12/90

Sarkar 12/12
Typed by : M.M. Sarkar, Jamshedpur. M.M.
12/12/90.

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 25000
 25000
 25000

02DD 435928

INDE OFFICIA

8/12/03

Rs. 336000
 Rs. 8000 = A
 Rs. 41600 = T

SALE DEED

This deed of sale is made on this the 8th day of December, 2003 at Janshedpur, BY :

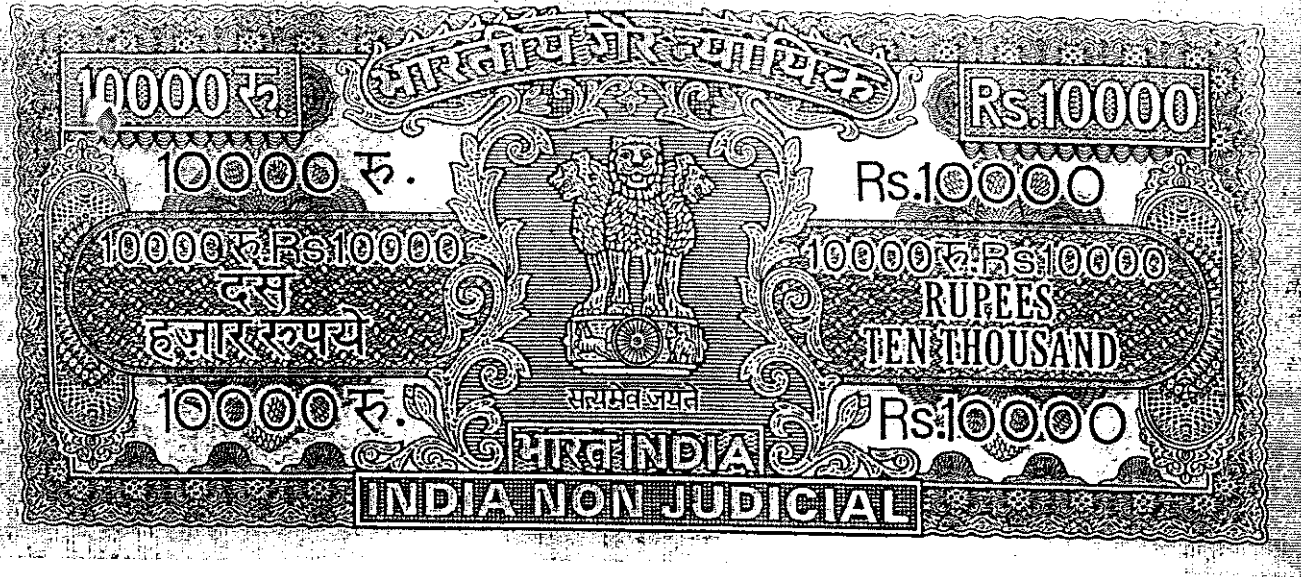
Smt. Maya Devi wife of Mr. M. P. Sharma, by faith Hindu, by Nationality Indian, by occupation housewife, resident of A-Block, L.65, Sonari, P.O. and P.S. Sonari, town Janshedpur, District Singhbhum East, hereinafter called the "VENDOR" (which expression unless repugnant to the context shall mean and include her legal heirs, successors, representatives and assigns) of ONE PART ;

IN FAVOUR OF :

Sri Nikhil Kumar Dutta Son of Late J.L. Dutta, by faith Hindu, by Nationality Indian, by occupation Service, resident of Holding No. 377, G-Road, Sonari West, Layout, P.S. and P.O. Sonari, town Janshedpur, District Singhbhum East, hereinafter called the "PURCHASER" (which expression unless repugnant to the context shall mean and include his

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 For said
 AO 80000
 N/A 2700
 State...
 P...
 8030.44

Handwritten signature/initials



03AA 781479

M. T. C. OF B.A.
8/12/03

- 2 -

legal heirs, successors, representatives and assigns)
of the OTHER PART;

WITNESSETH AS FOLLOWS :

Whereas, the land under Old Khata No. 38, within ward 1 J.N.A.C. of Mouza Sonari, P.S. Sonari, town Janshedpur, District Singhbhum East, previously belonged to (1) Nuni Bala Devi w/o Late Lakhi Narayan Das, (2) Sri Lalit Das, (3) Akhay Das, (4) Prahlad Das, all sons of Late Lakhi Narayan Das, (5) Nimai Das s/o Sri Shashi Bhusan Das, (6) Shashi Bhusan Das, and (7) Hutasan Das both sons of Late Krishna Das of Sonari Janshedpur and while they had been in peaceful possession of the said land morefully described in the schedule below as absolute owners thereof without any interference from any corner in any manner whatsoever, they transferred the same in favour of the present vendor vide sale deed No. 7678 dated 12.12.'90 registered at District sub-Registry office, Janshedpur;

3000Rs.



माला देवी
8/12/08

- 3 -

And whereas, since purchase the vendor is in peaceful possession and enjoyment over the said land fully described in the schedule below exercising all acts of ownership over the same without any interference from any corner in any manner whatsoever, as absolute owner thereof;

And whereas, being in urgent need of money to acquire some other properties the vendor has expressed her desircus to sell the aforesaid land fully described in the schedule below and having come to know about the said desire of the vendor the purchaser approached her for purchase of the said land morefully described in the schedule below and offered a sum of Rs. 4,00,000/- (Rupees four lakhs) only;

And whereas, the vendor has agreed to sell and the purchaser has agreed to purchase the said land morefully described in the schedule below on the said consideration amount of Rs. 4,00,000/- (Rupees four lakhs) only.

3000Rs.



11/12/03
B/R

- 4 -

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :

1) That in consideration of a sum of Rs. 4,00,000/-
(Rupees four lakhs) only, being the total sale price
of the Schedule below land paid by the Purchaser vide draft
No.041784 of Bank of Baroda dated 3.12.'03 to the vendor,
the receipt whereof the vendor hereby admits and acknowledges,
the vendor has conveyed and transferred by way of absolute
sale by these presents all that piece and parcel of land
morefully described in the schedule below with all her
rights, title, interest, easements, appurtenances thereto
in favour of the Purchaser TO HAVE AND TO HOLD the same as
absolute owner thereof.

2) That the vendor has delivered vacant physical possession
of the said land to the Purchaser absolutely free from
encumbrances, liens or charges of any kind whatsoever, and
the Purchaser shall have quiet and peaceful possession of
the same without any interruption from the Vendor or any
other person or persons claiming under her.

[Handwritten signature]



Mafadew
 8/11/02

-: 5 :-

3) That the Purchaser shall be entitled to have his name mutated in respect of the Schedule below land in the records of the State of Jharkhand through the Circle office, Jamshedpur and to pay rent and obtain rent receipts of the said land in his own name for which the vendor has got no objection whatsoever.

4) That the vendor has ceased to have any right, title, interest, possession or claim over the schedule below land from this date.

5) That the vendor hereby assures the Purchaser that if for any defect in the title of the vendor in the said landed property the Purchaser suffers any loss the vendor shall compensate the Purchaser for such loss.

6) That the vendor has further agreed to execute and register any further or other deed of assurance or document at the cost of the Purchaser that may be required to more perfectly confirm the ownership and possession of the Purchaser in the schedule below landed property.

Ball

100Rs.



Mouza Devi
20/7/08

-- 6 :-

S c h e d u l e

(Description of land hereby sold)

All that piece and parcel of raiyati homestead land measuring more or less 5 (five) kathas being portion of R. S. Plot No. 95, 96, 97, and 98, P. S. Khata No. 39, corresponding to portion of present survey Plot No. 467, situated at Mouza Sonari, Survey Thana No. 1156, within Ward No. 1 J.N.A.C., P. S. Sonari, town Jamshedpur, District Singhbhum East, and bounded as follows :

North :- 3' ft. wide proposed kutchha alley,
South :- 14' ft. wide proposed kutchha Rasta,
East :- Smt. Renu Sharma,
West :- Pucca Road,

Annual rent Rs. 5/- payable to the landlord, the state of Jharkhand, through the C.O. Jamshedpur.

RB

11/12/03
8/12/03

-: 7 :-

In witness whereof, the vendor has executed this deed of sale at Jamshedpur on this the day, month and year first above mentioned after fully understanding the contents of this deed.

Witnesses :-

1. Arstaul
T. K. PAUL
8, HILL VIEW ROAD,
KUNJNAGAR,
SONARI, JSR- II.

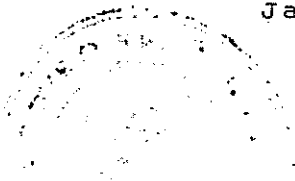
2. Raj Kumar Das
8/12/03

Note :- Certified that the original and Duplicate copy of this deed are same and exact copy of each other and each contains 1465 words.

Sapay Kund
8/12/03

Typed by :
[Signature]
Jamshedpur.

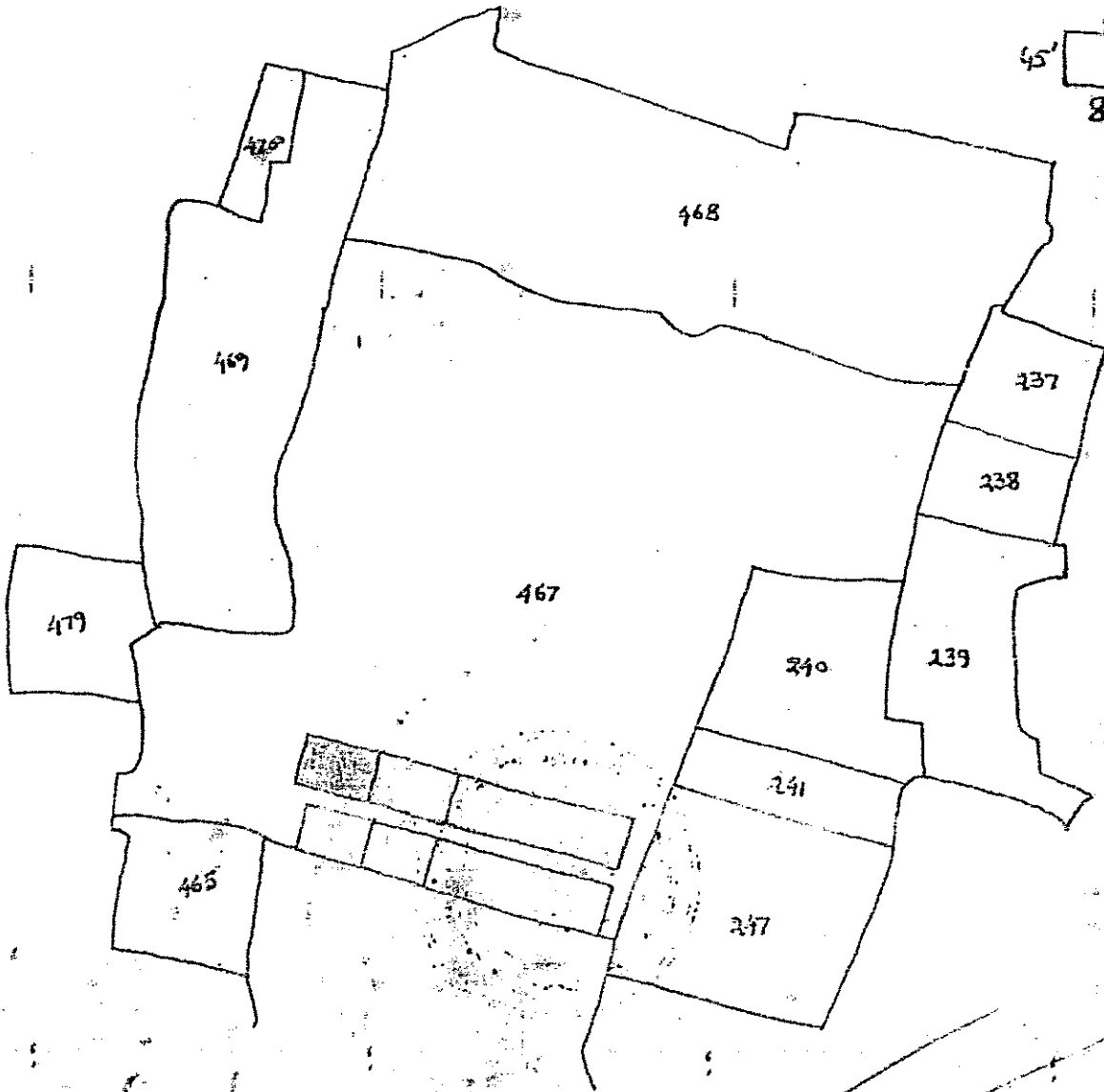
Drafted by :
[Signature]
Advocate
Jamshedpur.



[Signature]

गाम आदिलखेत क्षेत्र जमशेदपुर, जिला संख्या 1, टावर संख्या 4
 राजस्व थाना सादरगंज, जिला सिंघुडन, पैमाना 1 से.मी. = 20 मी. सं. 1972
 कां. 2। अखिल फूट नं. 467 का अंश संख्या 0-5-0 अंश

Certified that this trace map is exact and true copy of the original map.



[Handwritten signature]

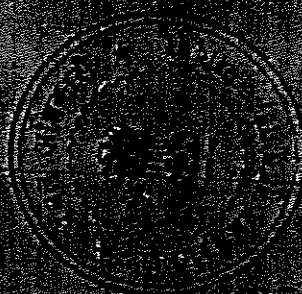
12/12/90

ESTATES VESTED IN GOVERNMENT
Part 1: X

REGISTRATION NO. 1000
CORRECTION SHOWING MUTATION
Sub Division of District

S.No.	Village	Block	Taluk	District	Date of Correction of the Register by the Kamuchari	Remarks
1	Village	Block	Taluk	District	9	10
2	Village	Block	Taluk	District		
3	Village	Block	Taluk	District		

M. K. Kumar Date



[Handwritten signature]

Registrar, District

V

जमशेदपुर सोनारी 1156 निखिल कुमार दत्ता		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
477	467	0 एकड़ 8.3 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
------------	-------------	------------------------

जोत का सालाना मांग मय तफसील (बकाया वॉ हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2021-2022)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2020-2021)	
माल गुजारी (नकदी) (भावली)	81.00				81.00	81.00
सेस	20.25				20.25	20.25
सूद	40.50				40.50	40.50
मूतफरकात	40.50				40.50	40.50
मीजान	16.20				16.20	16.20
	198.45				198.45	198.45

तफसील अदायकारी

अदायकारी बावत	सालाना	बकाया				मोतालबा हाल (2021-2022)	फाजिल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2020-2021)		
माल गुजारी (नकदी) (भावली)					81.00	81.00	
सेस					20.25	20.25	
सूद					40.50	40.50	
मूतफरकात					40.50	40.50	
मीजान अदायकारी					16.20	16.20	
					198.45	198.45	

(१) मीजान कुल (लफजों में) : Three Hundred Ninety Six Rupees and Ninety Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 396.90

खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है। तारीख अमला तहसील कुनिन्दा : 10-03-2022



यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान।

JAMSHEDPUR(NAG), JAMSHEDPUR(NAG)

HOLDING TAX DEMAND
(THIS IS NOT PAYMENT RECEIPT)

Department / Section : Revenue Section
 Account Description : Holding Tax & Others
 Property Type : Vacant Land
 Assessment Type : New Assessment

Ward No : 1
 SAF No : SAF720935020922030300
 Print Date Time : 02-09-2022 15:02 PM

Owner Name : NIKHIL KUMAR DUTTA S/O JATINDRA LAL DUTTA
 Address : PLOT NO 467 FIRST VIEW ROAD, PO PS SONARI, JSR 831011, JAMSHEDPUR(NAG), EAST
 GHBHUM - 831011
 File No: 9263720074 [For Online please call toll free no. 18002586545]

Yearly Tax Demand	ARV	Erect From	Yearly Tax		
	0	1/2022-2023	1008.00		
Yearly Tax Demand	ARV	Penalty	Advance Tax	Total Demand	Total Due
2022-2023	2871.262	0.00	0.00	2871.262	3124.00
2022-2023	2871.262	0.00	252.00	4632.00	1008.00
				Total Demand	4032.00
				Total Advance	0.00
				Total Penalty	3232.00
				Grand Total Demand	7264.00

Rs. Seven Thousand Two Hundred and Sixty-Four Rupees Only

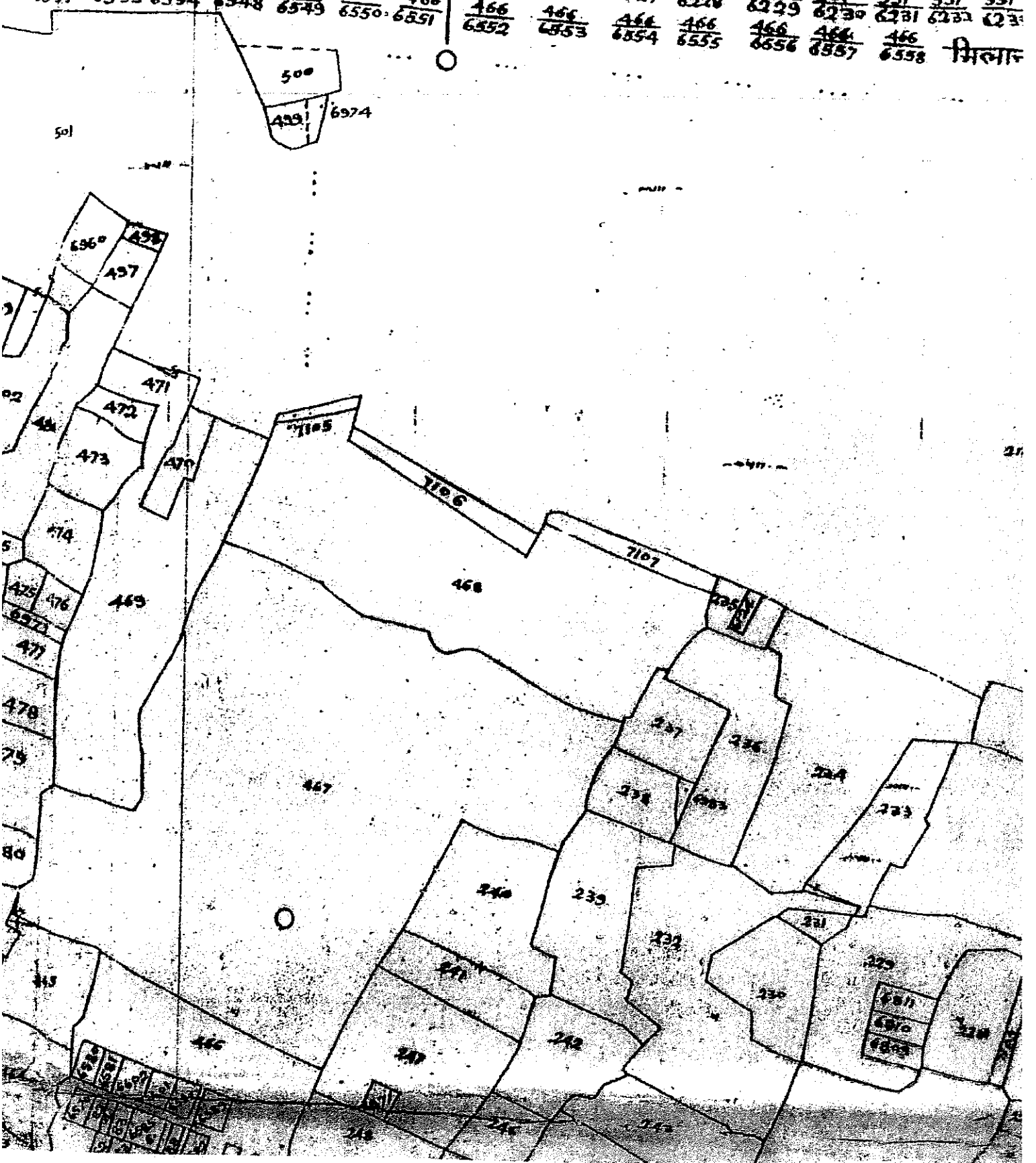
Value of land on yearly Holding Tax Amount by paying the tax before 30th June of the Financial Year. After 30 June Penalty @1% Per Month will be levied.
 This is only demand and not Payment Receipt. (यह भुगतान नहीं, मांग रसीद है।)
 Please take payment receipt from tax collector if payment is made against this demand.
 You will receive SMS in your registered Mobile no. for amount paid. If SMS is not received verify your amount by calling toll free no. 18002586545

Details Please Visit : suda.jharkhand.gov.in
 Call us at 18002586545

Issued by : JAMSHEDPUR(NAG)
 In Collaboration With
 Sparrow Softtech Pvt. Ltd.

जिल्हा सिद्धास पैमाना सेंटिमीटर = 20 मीटर या प्रतीक 1:2000 सन् 1970

176	182	328	328	328	328	385	361	235	563	563	563
6114	6115	6116	6117	6118	6119	6120	6121	6124	6130	6131	6132
414	414	414	414	414	414	414	414	414	414	551	551
6220	6221	6222	6223	6224	6225	6226	6227	6228	6229	6230	6231
571	571	501	501	501	466	466	466	466	466	466	466
6533	6533	6534	6538	6549	6550	6551	6552	6553	6554	6555	6556
											6557
											6558



Handwritten signature



नाम अधिसूचित क्षेत्र जमशेदपुर
वार्ड संख्या 1
चादर संख्या 4

राजस्व थाना घाटशिला
जिला सिंहभूम

पैमाना 1से0मी = 20 मी0 या प्र0मि0- 1:2000

सन् 1970-71 ईस्वी
प्रस्तावित भूमि को लाल
रंग में दर्शाया गया है।

Bounded by:-

North-3'ft Wide Proposed Kutcha alley

South- 14'ft Wide Proposed Kutcha alley

East- Smt. Renu Sharma

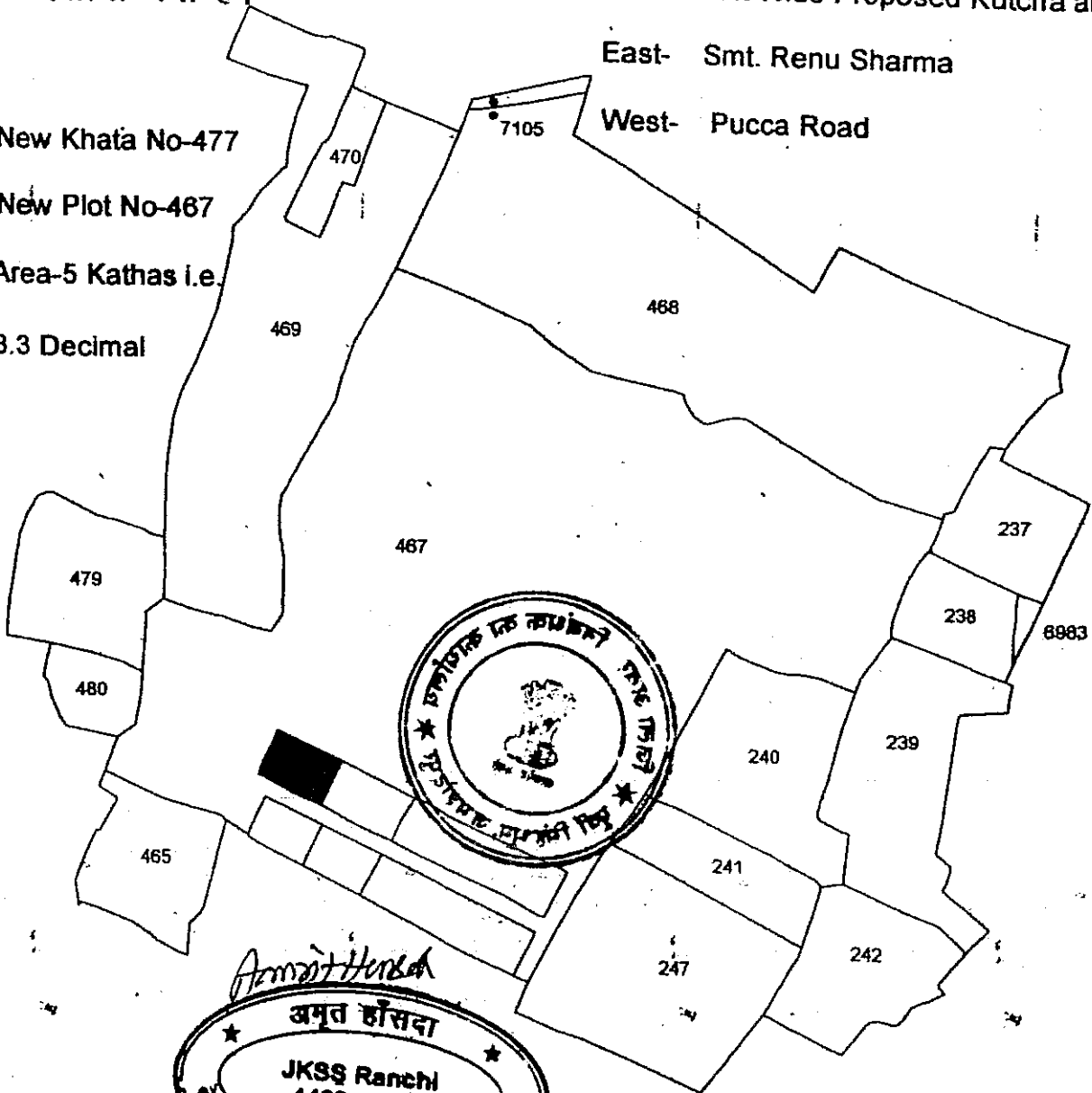
West- Pucca Road

New Khata No-477

New Plot No-467

Area-5 Kathas i.e.

8.3 Decimal



Anant Kumar
अमृत कुमार
JKSS Ranchi
4468 / 2014
अमृत कुमार (अमीन), गोडगोड, मानगा

Nikhil Kumar Gupta
NKG

Tax Payer Counterfoil

PAN **AESFS4253D**

Received from : SARBAMANGALA
ASSOCIATES

Rs : **80000/-**

(in words) : Eighty Thousand Rupees Only

Drawn On : **Internet Banking through SBI**

PAN ON ACCOUNT OF INCOME TAX
ON: Major Head : OTHER THAN
COMPANIES TAX[0021]
Minor Head : TDS on Sale of Property[800]

For the assessment year : 2023-24

Payment Status : **Success**

SBI Ref No. : IK0BXECNJ7

BSR Code	Tender date	Challan No
0014431	280922	00993

CIN
Date of challan : 28-09-2022

State Bank of India
Gandhinagar
Bangalore
(Internet Collection Center)

Nikhil Kumar Dutta



Form 26QB

Your E-tax Acknowledgement Number is AJ8588016

- The Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save above Acknowledgement No. for downloading Form 16B from TRACES website
- As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after atleast 2 days of deposit of tax amount at the respective Bank.
- The TDS amount as per Form 26QB should be entered in the field 'Basic Tax' (Income Tax) on the Bank's web-portal as TDS certificate (Form 16B) will be based on 'Basic Tax' (Income Tax) only.
- If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of deduction is less than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of furnishing Form 26QB is beyond prescribed due date, the same may attract late filing fee u/s 234E.

Tax Applicable	0021	Assessment Year	2023-24
Minor Head Code	800	Financial Year	2022-23
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	AESFS4253D	Permanent Account No. (PAN) of Transferor (Payee/Seller)	AAZPD5990P
Full Name (Masked) of the Transferee	SARBAMANGALA ASSOCIATES	Full Name (Masked) of the Transferor	NIKHIL KUMAR DUTTA
Category of Transferee on the basis of PAN	Firm and/or Limited Liability Partnership	Category of Transferor on the basis of PAN	Individual
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

Complete Address of the Party Transferee

Name of premises/Building/ Village	SHOP NO 1A
Flat/Door/Block No.	PRERNA TOWER,
Road/Street/Lane	NEAR AKASH DEEP PLAZA
City/District	GOLMURI, JAMSHEDPUR
State	JHARKHAND
Pin Code	831003
Email ID	SANDEEPTAPADIA7@GMAIL.CO M
Mobile No.	9431345317

Complete Address of the Party Transferor

Name of premises/Building/ Village	S/O JITENDRA LAL DUTTA
Flat/Door/Block No.	1 BC ELLORA APARTMENT
Road/Street/Lane	CHANDRA JYOTI NAGAR
City/District	SONARI, JAMSHEDPUR
State	JHARKHAND
Pin Code	831011
Email ID	SANDEEPTAPADIA7@GMAIL.CO M
Mobile No.	9835361186

Date of Agreement/Booking	25/08/2022	Whether more than one Transferee/Buyer	No
Date of Payment/Credit	25/08/2022	Whether more than one Transferor/Seller	No
Date of Tax Deduction	25/08/2022		
Payment Type	Lumpsum		

Complete Address of the Party Transferred

Party Transferred	
-------------------	--

Tax Deposit Details

Tax Deposit Details	
---------------------	--

Type of Property Land
 Name of premises/Building/ Village
 Flat/Door/Block No.
 Road/Street/Lane PLOT NO 467 HILL VIEW RD
 City/District SONARI, JAMSHEDPUR
 State JHARKHAND
 Pin Code 831011

Confirmation Page
 Rate of TDS (in %): 1
 Total Amount Paid/Credited 8000000
 TDS Amount to be paid 80000
 Interest 0
 Fee 0
 Total payment 80000.00
 Value in words Eighty Thousand Rupees and pais
 e

Total Value of Consideration (Property Value) 8000000 Stamp Duty Value For Property 8000000
 Mode of Payment Online (Net-Banking)
 Bank Name State Bank of India

Note
 This Acknowledgement is only for the information regarding TDS on sale of property submitted to Tax Information Network (TIN). This cannot be construed as proof of payment of taxes.



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAZPD5990P



नाम /NAME
NIKHIL KUMAR DUTTA

पिता का नाम /FATHER'S NAME
JATINDRA LAL DUTTA

जन्म तिथि /DATE OF BIRTH
01-10-1943

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, रांची
COMMISSIONER OF INCOME-TAX, RANCHI

Nikhil Kumar Dutta

भारत सरकार

Government of India

Registration No / Enrollment No 1124/10092/00487

To
निखिल कुमार दुत्ता
Nikhil Kumar Dutta
S/O Jatindra Lal Dutta
1 BC, Elora Apartment
Chandra Jyoti Nagar, Sonari
P.O - Sonari
Jamshedpur
Sonari Purbi, Singhbhum
Jharkhand 831011

17/01/2011

Ref 307 / 22E / 611950 / 612465 / P



UE511130901IN



आपका आधार क्रमांक / Your Aadhaar No. :

5950 0410 7431

आधार - आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA

निखिल कुमार दुत्ता
Nikhil Kumar Dutta
जन्म वर्ष / Year of Birth : 1943
पुरुष / Male



5950 0410 7431

आधार - आम आदमी का अधिकार

Nikhil Kumar Dutta

पहचान का प्रमाण है, नागरिकता का नहीं

पहचान का प्रमाण अंतरराष्ट्रीय प्रौद्योगिकी के द्वारा है।

This is proof of identity, not of citizenship

To establish identity, authenticate online

संसार में मान्य है।

आधार मविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ
उठाने में उपयोगी होगा।

Aadhaar is valid throughout the country.

Aadhaar will be helpful in availing Government
and Non-Government services in future.

22E / 611950



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O निखिल कुमार दुत्ता, 1 बी.सी.,
एलारा अपार्टमेंट, चंद्रा ज्योति नगर,
सोनारी, पी.ओ. - सोनारी, जमशेदपुर, पूर्वी
सिंहभूम, झारखण्ड, 831011

Address: S/O Jatindra Lal Dutta, 1
BC, Elora Apartment, Chandra
Jyoti Nagar, Sonari, P.O - Sonari,
Jamshedpur, Sonari, Purbi
Singhbhum, Jharkhand, 831011

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

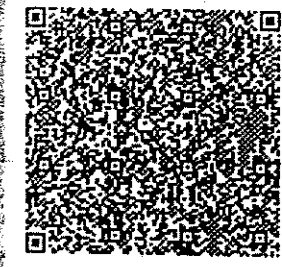
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी जवाबदारी कार्ड
Permanent Account Number Card

AE SFS4253D



नाम/Name
SARBA MANGAL ASSOCIATES

21052022

भारतीय प्रत्यक्ष कर विभाग
भारतीय प्रत्यक्ष कर विभाग
12/05/2022

Satyaj Priya Mozumdar

भारत सरकार
Government of India

सत्य प्रिया मजुमदार
Satya Priya Majumdar
जन्म तिथि/DOB: 05/11/1968
पुल्ल/ MALE

8411
VID: 9103 1898 2803 2987

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
एस. मजुमदार, 5-ए बी, एच.नं.- 108, प्रेरणा सरला
अपार्टमेंट, नया बरादवारी, ऑफ टेलीफोन के पीछे
एक्सचेंज ऑफिस, पो- साक्ची, साक्ची, साक्ची, बिस्तुपुर,
ईस्ट सिंगभुम,
झारखण्ड - 831001

Address:
C/O S. Majumdar, 5-AB, H.NO.- 108,
PRERNA SARALA APARTMENT, NEW
BARADWARI, Back Side Of Telephon,
Exchange Office, Po- Sakchi, SAKCHI,
Sakchi, Bistupur, East Singhbhum,
Jharkhand - 831001

8411
VID: 9103 1898 2803 2987

www.India.gov.in

Satya Priya Majumdar

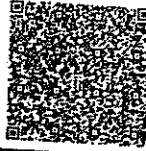


भारत सरकार

Government of India



Sandeep Tapadia
DOB : 03/10/1981
Male



~~2999~~ ~~9448~~ 6279

आधार - आम आदमी का अधिकार

*Sandeep Tapadia
29/9/22*



भारतीय विशिष्टता संयोजन प्राधिकरण

Unique Identification Authority of India

Address:


S/O: Sushil Kumar Tapadia, Flat No-101, Mathura villa,
Station Road, Near Ghora Chowk, jugsalai, Jugsalai,
Jugsalai, East Singhbhum, Jharkhand, 831006

~~2999~~ ~~9448~~ 6279

1947
1800 300 1947

✉
help@uidai.gov.in


WWW
www.uidai.gov.in


 जवाहर लाल आदर्ज
 Jawahar Lal Adharjee
 जन्म तिथि/DOB: 29/05/1965
 लिंग/ GENDER: MALE

9041
 VID: 9121 6779 2893 0721

मेरा आधार, मेरी पहचान

Adharjee


 भारत
 Ministry of Information and Public Relations
 Government of India

पता:
 S/O Rishobotsh Adharjee, H. NO. 02/5, नवार्जन कम्प्लेक्स,
 पो. बरिडीह, पूर्वी सिंहभूम,
 झारखण्ड - 831017

Address:
 S/O Rishobotsh Adharjee, H. NO. 02/5,
 NAVAJAN COMPLEX, PO. BARIDIH,
 WESTBENGAL, Purbi Singhbhum,
 Jharkhand - 831017

9041
 VID: 9121 6779 2893 0721

ON Card with Photo (optional)
Printed on 100% Recycled Paper

Transaction Success!

Name	SarbamangalaAssociatesRepBySatyaPriyaMazumdar
Token No / Depositor ID	20220000118837
Amount	241504
Transaction ID	2b19fd32468fb6d29c2e
GRN	2213726306
CIN	10002162022092904308
Time	2022-09-29 12:23:33

कोरोना को हराना है सफाई को अपनाना है

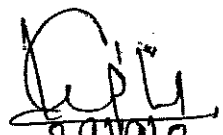


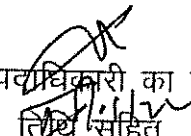
दो गज की दूरी मास्क है जरूरी

Mihir Kumar Dutta

निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र० सं०	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-॥ 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-॥ 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



OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

Deed Endorsement

Token No :- 20220000118837

Deed Type	Sale Deed
Number of Pages	100
Fee Details	Stamp Duty :- Rs. 320000, PR :- Rs. 1, SP :- Rs. 1500, A1 :- Rs. 240000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.7936883/- ,Transaction Amount :- Rs.8000000/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Sonari Location :- Other Road, Sonari Property Boundaries :- East: SMT RENU SHARMA, West: PUCCA ROAD, South: 14 FT WIDE PROPOSED KUTCHA RASTA, North: 3 FT WIDE PROPOSED KUTCHA ALLEY Volume Number - 6Page Number - 133Khata Number - 477Plot Number - 467SAF Number - SAF720935020922030300 Area Of Land :- 8.30 Decimal

Sh./Smt.NIKHIL KUMAR DUTTA s/o/d/o/w/o LATE J L DUTTA has presented the document for registration in this office

today dated :- 29-Sep-2022 Day :- Thursday Time :- 13:54:03 PM



NIKHIL KUMAR DUTTA(Individual)

Party Name	Document Type	Document Number
NIKHIL KUMAR DUTTA	PAN/UID	AAZPD5990P

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
-------	------------------------	--------------------	---------------	-------------------	------------	-------------	--------------	-----------

1 NIKHIL KUMAR DUTTA
 Address1 - FLAT NO.1 B
 C ELLORA APARTMENT
 CHANDRA JYOTI NAGAR
 • SOARNI PS-SONARI
 TOWN JAMSHEDPUR,
 Address2 -
 , , , Jharkhand
 PAN No.:
 AAZPD5990P,Permission
 Case No.-

Yes Nikhil Kumar
 Dutta
 Address:- 1
 BC, Ellora
 Apartment, ,
 Chandra Jyoti
 Nagar,
 Sonari, P O -
 Sonari,
 Jamshedpur,
 , Purbi
 Singhbhum,
 831011, ,
 Jharkhand,
 India

SELLER
 Age:79



Nikhil Kumar Dutta
29/09/2022

2 **SARBAMANGALA
 ASSOCIATES REP BY
 SATYA PRIYA
 MAZUMDAR**
 Address1 - OFFICE AT
 SHOP/UNIT NO.1/A
 FIRST FLOOR PRERNA
 TOWER NEAR
 AKASHDEEP PLAZA
 HOLDING NO.A-1/1
 BIJAY NAGAR GOLMURI
 PS-SIDHGORA TOWN
 JAMSHEDPUR,
 Address2 -
 , , , Jharkhand
 PAN No.:
 AESFS4253D,Permission
 Case No.-

Yes Satya Priya
 Majumdar
 Address:- 5-
 AB, H.NO.-
 108,
 PRERNA
 SARALA
 APARTMENT,
 Back Side Of
 Telephon,
 Exchange
 Office, Po-
 Sakchi, NEW
 BARADWARI,
 SAKCHI,
 Sakchi,
 Bistupur, ,
 East
 Singhbhum,
 831001, ,
 Jharkhand,
 India

PURCHASER
 Age:54



Satya Priya Mazumdar
29/9/22

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	JAHAR LAL ADHARJEE S/o-D/o LATE BHABOTOSH ADHARJEE Address1 - H NO.02/5 NAVAJIBAN COMPLEX BARIDIH TOWN JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.:			<i>Jahar Lal Adharjee</i> <i>29/09/22</i>

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SANDEEP TAPADIA Address1 - FLAT NO.101 MATHURA VILLA STATION ROAD JUGSALAI TOWN JAMSHEDPUR, Address2 - Jharkhand			

[Handwritten Signature]
Signature of Operator



[Handwritten Signature]
Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (NIKHIL KUMAR DUTTA), has/have admitted the execution before me. He/ She/ They has / have been identified by (JAHAR LAL ADHARJEE) Son/Daughter/Wife of (LATE BHABOTOSH ADHARJEE) resident of (H NO.02/5 NAVAJIBAN COMPLEX BARIDIH TOWN JAMSHEDPUR) and by occupation (Business).



[Handwritten Signature]
Signature of Registering Officer

Date:- 29-Sep-2022

[Handwritten Signature]
Seal and Signature of Registering Officer



Document Registration Summary 1

Date :-29-Sep-2022

- Government/Market Value: ₹7936900/-
- Transaction Amount: ₹8000000 /-
- Paid Stamp Duty: ₹320000 /-

On Date 29-09-2022 Presented at District SRO -
Jamshedpur

Signature of Presenter

Mihir Kumar Dutta
District SRO - Jamshedpur 29/09/2022

Receipt : 717476

Receipt Date : 29-09-2022

Presenter Name: -

PR ₹1
SP ₹1500
LL ₹3
A1 ₹240000
Stamp Duty ₹320000

Total

₹561504

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	320000	320000	0	GRAS	SarbamangalaAssociatesRepBySatyaPriyaMazumdar	• GRN Number : 2213726240 • DEPT Transaction Id : cbdcf5ef39ec82ee79ea • Transaction Type :	320000
PR	1	1	0	GRAS	SarbamangalaAssociatesRepBySatyaPriyaMazumdar	• GRN Number : 2213726306 • DEPT Transaction Id : 2b19fd32468fb6d29c2e • Transaction Type :	1
SP	1500	1500	0	GRAS	SarbamangalaAssociatesRepBySatyaPriyaMazumdar	• GRN Number : 2213726306 • DEPT Transaction Id : 2b19fd32468fb6d29c2e • Transaction Type :	1500
A1	240000	240000	0	GRAS	SarbamangalaAssociatesRepBySatyaPriyaMazumdar	• GRN Number : 2213726306 • DEPT Transaction Id : 2b19fd32468fb6d29c2e • Transaction Type :	240000
LL	3	3	0	GRAS	SarbamangalaAssociatesRepBySatyaPriyaMazumdar	• GRN Number : 2213726306 • DEPT Transaction Id : 2b19fd32468fb6d29c2e • Transaction Type :	3
Sub Total	561504	561504	0				

Article : Sale Deed Number of Pages : 100

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer



Pre Registration Docket

Date :- 29-09-2022 12:27 pm

Office Name :- District SRO - Jamshedpur

Token No:- 20220000118837

Appoinment :- 29-Sep-2022 Time:- 11:20

Article	Sale Deed
Pre Registration Date	29-Sep-2022
No. Of Pages	50
Stamp Duty	320000
Paid Stamp Duty	0
Total Fees	₹ 2,41,504.

Property Id: 825068

Valuation No. : 1116133 / 2022	:- 2022-2023	Date : 29-September-2022 12:09:PM
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur
Land Type : Urban	Corporation : Jamshedpur(NAC)	Village/City : Sonari
Sonari - Other Road		
Volume Number - 6		
Page Number - 133		
Khata Number - 477		
Plot Number - 467		
SAF Number - SAF720935020922030300		

Property Rates	
Residential Land (Y)	
₹956251/- Decimal	
Valuation Rule : Residential Land	

Property Details			
1	Land area	8.30 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 8.3 x 956251=7936883.3	₹79,36,883/-
A	Total		₹79,36,883/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)	₹79,36,900/-
Total Amount in Words	Seventy-Nine Lakh Thirty Six Thousand Nine Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: SMT RENU SHARMA, West: PUCCA ROAD, South: 14 FT WIDE PROPOSED KUTCHA RASTA, North: 3 FT WIDE PROPOSED KUTCHA ALLEY
Area	Land area : 8.30 Decimal
Other Description of the Property	Pin Code - 831011
Government/Market Value	7936883.3
Transaction Amount	8000000

SELLER	-Mr. NIKHIL KUMAR DUTTA, Address - FLAT NO.1 B C ELLORA APARTMENT CHANDRA JYOTI NAGAR SOARNI PS-SONARI TOWN JAMSHEDPUR- ,Father/Husband Name LATE J L DUTTA , PAN No.- *****990P,Permission Case No.- , Aadhaar No. *****7431
PURCHASER	-Ms. SARBAMANGALA ASSOCIATES REP BY SATYA PRIYA MAZUMDAR, Address - OFFICE AT SHOP/UNIT NO.1/A FIRST FLOOR PRERNA TOWER NEAR AKASHDEEP PLAZA HOLDING NO.A-1/1 BIJAY NAGAR GOLMURI PS-SIDHGORA TOWN JAMSHEDPUR- ,Father/Husband Name LATE SUKUMAR MAZUMDAR , PAN No.- *****253D,Permission Case No.- , Aadhaar No. *****8411

Witness Information	Mr. SANDEEP TAPADIA , Address - FLAT NO.101 MATHURA VILLA STATION ROAD JUGSALAI TOWN JAMSHEDPUR- , Father/Husband Name-SUSHIL KUMAR TAPADIA
---------------------	--

Identifier Details	Mr. JAHAR LAL ADHARJEE , Address - H NO.02/5 NAVAJIBAN COMPLEX BARIDIH TOWN JAMSHEDPUR- , Father/Husband Name-LATE BHABOTOSH ADHARJEE
--------------------	--

Fee Rule:Sale Deed		
1	Stamp Duty	3,20,000

1	SP	1,500
Total		1,500

Fee Rule:Sale Deed		
1	A1	2,40,000
2	LL	3
3	PR	1
Total		2,40,004

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

I/We 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 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.

[Signature]
29/09/2022

Deed Writer / Advocate

Satya Priya Mazumdar
29/9/2022

Vendee / Claimant

Nikhil Kumar Dutta
29/09/2022

Vendor / Executant





झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

रैयत का नाम, अभिभावक का नाम, रिश्ता
जाखिनारायण दास, पिता-कृष्ण चन्द्र दास एक अंश, जाति-अज्ञात, निवासी-निज ग्राम

जिला का नाम पूर्वी सिंहभूम अंचल का नाम जमशेदपुर हलका का नाम हल्का-6 मौजा का नाम सोनारी खाता रैयती का प्रकार

खेवट नम्बर 1 खाता नम्बर 477 थाना का नाम घाटशिला थाना नम्बर 1156

खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान		कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
				कियारी संख्या (5)				रौ (10)	आ (11)	पै (12)	
477	467	2. निज 2. निज	दौन-01 1	0 एकड़	0 डिसमील	1	---	0	0	10	1
खाता मे कुल प्लोट संख्या		0	खाता का कुल मिजान (खतियान के अनुसार)	0	0		खाता का कुल लगान	0 0 10			

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
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

9/29/2022

Nikhil Kumar Dutta

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अतिरिक्त



का नाम, अधिकार का नाम, रियल

नारायण दास शशि भूषण दास सुरेन्द्र दास मोहन दास कात्रिपदी दास, पिता: कृष्ण दास अना समान, जाति: वैष्णव, निवास: निजग्राम

का नाम	पूर्वाधिकारी का नाम	अचल का नाम	जमशेदपुर	हलका का नाम	हलका-6	मोजा का नाम	सोनारी	खाता का प्रकार	रैयती	
नम्बर	खाता नम्बर	38	धाना का नाम	घाटशिला	धाना नम्बर	1156				
खेसरा नम्बर	चौहद्दी उत्तर	चौहद्दी दक्खिन	किस्म जमीन	मिजान	केफियत / अभुक्ति	हाकिम के तहकीकात मुतादिक लगान/सेस	लगान	खास शर्त		
(1)	(2)	(3)	किपाती संख्या (5)		(8)	(9)	रो (10)	आ (11)	पै (12)	(13)
6	2. बड़ा जंगल ?	2. बड़ा जंगल	दोन-02 4	1 एकड़	38 डिसमील					1- कायमी
66	2. धानी निज ?	2. धानी दुबराज महतो	दोन-02 1	0 एकड़	3 डिसमील					1- कायमी
75	2. धानी दुबराज महतो ?	2. सिकान्तो महतो	दोन-02 4	0 एकड़	36 डिसमील					1- कायमी
153	2. धानी निलकण्ठ भूमिज ?	2. धानी गौर दास	दोन-03 1	0 एकड़	21 डिसमील					1- कायमी
331	2. प्रहलाद महतो ?	2. प्रहलाद महतो	दोन-02 21	3 एकड़	7 डिसमील					1- कायमी
343	2. बान्ध मानिक ?	2. हरि दास	दोन-02 3	0 एकड़	42 डिसमील					1- कायमी
443	2. वस्तु गद निज ?	2. आरवन वलोक	गोड़ा-01 1	0 एकड़	38 डिसमील					1- कायमी
65	2. धानी विषम महतो ?	2. धानी प्रहलाद महतो	दोन-02 12	1 एकड़	5 डिसमील					1- कायमी
71	2. धानी प्रहलाद महतो ?	2. धानी रतन महतो	दोन-02 2	0 एकड़	34 डिसमील					1- कायमी
148	2. पुरातन पतीत ?	2. धानी प्रहलाद महतो	दोन-03 1	0 एकड़	15 डिसमील					1- कायमी
164	2. धानी चैतन केवट ?	2. धानी अर्चुन सिंह	दोन-02 1	0 एकड़	40 डिसमील					1- कायमी
330	2. धानी गौरा दास ?	2. सड़क	दोन-03 4	0 एकड़	42 डिसमील					1- कायमी
349	2. धानी श्रीकान्त महतो ?	2. धानी प्रहलाद महतो	गोड़ा-02 2	0 एकड़	51 डिसमील					1- कायमी
354	2. जंगल ?	2. जंगल	दोन-01 4	0 एकड़	0 डिसमील		0	0	0	1- कायमी
367	2. गोड़ा नीज ?	2. धानी प्रहलाद महतो	दोन-03 6	0 एकड़	31 डिसमील					1- कायमी
370	2. धानी प्रहलाद महतो ?	2. धानी गौर दास	दोन-03 1	0 एकड़	5 डिसमील					1- कायमी
99	2. धानी दुबराज ?	2. धानी दुबराज	दोन-02 1	0 एकड़	21 डिसमील					1- कायमी
95	2. धानी ?	2. धानी भीम महतो	दोन-02 2	0 एकड़	57 डिसमील					1- कायमी
149	2. धानी नीज ?	2. धानी दुबराज	दोन-03 3	0 एकड़	14 डिसमील					1- कायमी
96	2. धानी नीज ?	2. धानी रावन मंडल	दोन-02 17	0 एकड़	19 डिसमील					1- कायमी
97	2. धानी ?	2. धानी	दोन-02 0	0 एकड़	0 डिसमील					1- कायमी
98	2. धानी वताई दास ?	2. धानी नीज	दोन-02 15	1 एकड़	46 डिसमील					1- कायमी
321	2. सड़क ?	2. पुरातन पतीत	दोन-03 1	0 एकड़	10 डिसमील					1- कायमी
435	2. रास्ता ?	2. आर्वन ब्लोक	गोड़ा-01 2	0 एकड़	42 डिसमील					1- कायमी
522	2. पुरातन पतीत ?	2. धानी प्रहलाद महतो	दोन-02 4	2 एकड़	29 डिसमील					1- कायमी
444	2. रास्ता ?	2. गोड़ा नीज	वास्तुघर/3, आगन/1 0	0 एकड़	15 डिसमील					1- कायमी
445	2. रास्ता ?	2. गोड़ा नीज	खमार 1	0 एकड़	11 डिसमील					1- कायमी
खाता मे कुल प्लोट संख्या		27	खाता का कुल मिजान (खतियायन के अनुसार)		0	0	खाता का कुल लगान		0 0 0	

मह एक कंप्यूटर जनित प्रति है

9/29/2022

मह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करें।

Aditya Kumar Dutta

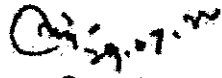
अंचल अधिकारी का कार्यालय, जमशेदपुर, पूर्वी सिंहभूम

पत्रांक 1452

दिनांक 29/07/2022

जमाबंदी प्रमाण पत्र

राजस्व उप निरीक्षक एवं अंचल निरीक्षक के जाँच प्रतिवेदन के आधार पर प्रमाणित किया जाता है कि मौजा-सोनारी, थाना नं०-1156, खाता नं०-477, प्लॉट नं०-467/अंश, रकबा 8.3 डिसमिल भूमि पंजी 11 के भाग-6, पृष्ठ-133 में निखिल कुमार दत्ता, पिता स्व० जे. एल. दत्ता के नाम पर जमाबंदी दर्ज है एवं लगान वर्ष 2021-22 तक भुगतान किया गया है।


अंचल अधिकारी
जमशेदपुर

mscel - csiy-es-jhr@nic.in

Dt - 29.9.2022

Nikhil Kumar Dutta



झारखंड सरकार
राजस्व एवं भूमि सुधार

Ma

पंजी II प्रति

भाग वर्तमान	6	पृष्ठ संख्या	133
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धातभूम
मौजा का नाम	सोनारी	होलिंग संख्या	477
अंचल का नाम	जमशेदपुर	हलका का नाम	हल्का-10
तौजी संख्या	0	इस्टेट का नाम	झारखण्ड
थाना नम्बर	1156		

निखिल कुमार दत्ता, पिता-स्व जे एस दत्ता, जाति- अजात

खता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार											
177	467	0 बीघा 5 कठ 0 घुर	नाममांतरण मुकदमा संख्या . 1654/camp - /2010-2011 दिनांक 09/05/2011											
कुल परिमाण		0 ऐ 8.3 डि 0 हे	लगान	सेस										
81	117.45													
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	नागत बकाया	नागत घानू साल	रोड सेस बकाया	रोड सेस घानू साल	शिक्षा सेस बकाया	शिक्षा सेस घानू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस घानू साल	कृषि सेस बकाया	कृषि सेस घानू साल	
27/11/1913	5443880	2012-2013	2013-2014	81	81	20.25	20.25	40.5	40.5	40.5	40.5		16.2	

List Of Mutation Cases on the above transaction in Register-II Mutation Cases Not Found !!

वपसतरी

यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है
किसी भी प्रकार की आपुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करें
त्राट का नमूना देखने के लिए प्लॉट नंबर क्लिक करें

Nikhil Kumar Datta



राजस्व, निबंधन एवं भूमि सुधार विभाग

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पंजी ॥ विवरण

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विवरण

भाग वर्तमान	: 6	पृष्ठ संख्या	: 133
जिला का नाम	: पूर्वी सिंहभूम	अनुमंडल नाम	: धालभूम
अंचल का नाम	: जमशेदपुर	हलका का नाम	: हल्का-10
मोजा का नाम	: सोनारी	होस्टिंग संख्या	: 477
थाना नाम	: घाटशिला	थाना नंबर	: 01
तोजी संख्या	: 0	इस्टेट का नाम	: झारखण्ड

रेयत का नाम	: क्रम सं.	रेयत का नाम	जाति	निवासी
	1.	निखिल कुमार दत्ता पिता स्व जे एल दत्ता	अज्ञात	

बकाया राशि का विवरण

कुल बकाया राशि	: 793.80		
से वर्ष	: 2014-2015	तक वर्ष	: 2017-2018
कुल वर्ष	: 4		

क्रमांक	वित्तीय वर्ष	लगान	रोड सेस	शिक्षा सेस	स्वास्थ्य सेस	कृषि सेस	कुल
1	2014-2015	81.00	20.25	40.50	40.50	16.20	198.45
2	2015-2016	81.00	20.25	40.50	40.50	16.20	198.45
3	2016-2017	81.00	20.25	40.50	40.50	16.20	198.45
4	2017-2018	81.00	20.25	40.50	40.50	16.20	198.45

रजिस्टर-॥ विवरणी

पिछली भुगतान देखें

पुनः खोज करें

Nikhil Kumar Dutta

Token No.: 20220000118837

CERTIFICATE

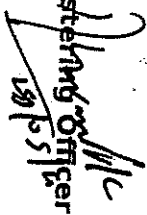
Office of the District SRO - Jamsshedpur

This Sale Deed was presented before the registering officer on date 29-Sep-2022 by NIKHIL KUMAR DUTTA, S/O, D/O, W/O LATE J L DUTTA resident of FLAT NO.1 B C ELLORA APARTMENT CHANDRA JYOTI NAGAR SOARNI PS-SONARI TOWN JAMSHEDPUR .,

This deed was registered as Document No:- 2022/JSR/4946/BK1/4602 in Book No :- BK1, Volume No :- 826 from Page No :- 235 to 334 at, office of District SRO - Jamsshedpur

Date:- 29-Sep-2022

Registering Officer



जमशेदपुर | सोनारी | 1156 | SARBAMANGALA ASSOCIATES

खाता संख्या 477	खेत्र संख्या 437	रकबा (एकड़ में) 0 एकड़ 8.25 डिसमील 0 ईंचर
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अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
------------	-------------	------------------------

जोत का सालाना मांग मय तफसील (बकाया दो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	170.00					170.00
गुजारी (भावली)	42.50					42.50
सेस	85.00					85.00
सूद	85.00					85.00
मुतफरकात	34.00					34.00
मीजान	416.50					416.50

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					170.00	
गुजारी (भावली)					42.50	
सेस					85.00	
सूद					85.00	
मुतफरकात					34.00	
मीजान अदायकारी					416.50	

(१) मीजान कुल (लफजों में) : Four Hundred Sixteen Rupees and Fifty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 416.50

तारीख अमला तहसील कुनिन्दा : 05-01-2023

खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान।

Print



हाराखंड सरकार

राजस्व एवं भूमि सुधार विभाग

नामांतरण शर्तिकापत्र

CRSLP/180214430 1/11/2023



पूरी शर्तिकापत्र
 अमुदकत नाम धारण
 अचल का नाम
 अचल का नाम
 वामशेखर
 प्लॉट नं. 1156
 भाग वर्तमान (VOL) 51
 पृष्ठ संख्या वर्तमान 79
 प्लॉट नं. 1156

शर्तिकापत्र संख्या	केस नं.	भूजा का नाम/ प्लॉट संख्या नं.	धारा का नाम	स्वीकृत धारा और दिनांक	परिवर्तन प्रकार	आधिपत्य विस्तार नामांतरण संबंधित है खाला नं. भाग वर्तमान पृष्ठ संख्या वर्तमान	कालोबात विस्तार सूचना खाला नं. प्लॉट नं. क्षेत्रफल	लगात	पंजीकरण तिथि अभ्युक्ति
14430	1993 /R27 2022 - 2023	सोनाती/ 1156	भारतिया	11/01/2023	By Sale Deed No. 4602 Dated 29/09/2022	477 6 133	477 467 8.25 किमील	170	11/01/2023 (अचलधिकारी)

भूजा का नाम :
 (SARBAMANGALA ASSOCIATES निदेशक-SATYA
 PRIYA MAZUMDAR, जॉर्जि-अनात, प्लॉट-FLAT NO FIVE AB
 H NO ONE ZERO EIGHT PRERNA SARAJA
 APARTMENT NEW BARADWARI PS
 SITARAMDERA)

कालोबाती धारा का नाम :
 निदेशक कुमार धारा-भित्त-सर्व से प्लॉट धारा

निदेशक का नाम :
 NIKHIL KUMAR DUTTA, निदेशक-FLAT THE J.L. DUTTA, जॉर्जि-अनात,
 प्लॉट-FLAT NO IBC ELLORA APARTMENT CHANDBRA
 JYOTI NAGAR SONARI JAMSHEDPUR

पंजीकरण तिथि 11/01/2023
 को आवस्यक कार्यवाही एवं सूचनाएं प्रदान की गई हैं।
 यह एक संशुद्ध जर्नल पृष्ठ है।
 यह पृष्ठ केवल जर्नल की जानकारी के लिए है।
 प्लॉट अचल का नाम नं. भाग वर्तमान से प्लॉट नं. की त्रुटि का संशुद्ध है।



Approved By : AMIT KUMAR SRIVASTWA
 अचलधिकारी

Correction Slip Successfully signed and Saved.