Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number :	fd823090ae0e6a845e1a
Receipt Date :	30-Sep-2020 05:50:33 pm
Receipt Amount :	123200/-
Amount In Words :	One Lakh Twenty Three Thousands Two Hundred Rupees Only
Token Number :	20200000079822
Office Name :	District SRO - Jamshedpur
Document Type :	Sale Deed
Payee Name :	SUNIL CHOUDHARY (Vendee)
GRN Number :	2002140147

Deface कर दिया
Bhty
01.10.20

2020-79822
01.10.2020

-: For Office Use :-

2020/JSR/2909/BK1/2635

नियम 21 के अधीन यथा: भारतीय स्टाम्प-अधिनियम (इंडियन स्टाम्प ऐक्ट), 1899 की अनुसूची 1 या 1क, सं०.....23.. के अधीन यथावत् स्टाम्प-सहित (या स्टाम्प-शुल्क से विमुक्त या स्टाम्प-शुल्क अपेक्षित नहीं)।

निबंधन-पदाधिकारी

जिला अवर निबंधन का कार्यालय
पूर्वी सिंहभूम, जमशेदपुर

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।

Sale no
30,79 300

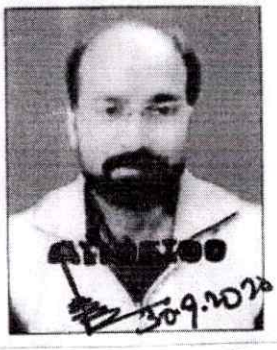
PS
Parsudih

Stamp
123200
+ 100
123300



Mamta Choubey

Deepak Kumar Bagti
Advocate



Anil K. Choubey

Deepak Kumar Bagti
Advocate

न्यू खाता नम्बर 172 के लाट नम्बर 772 प्रतिमानिकरण में दर्ज नहीं है।
01/10/2020

1/10/2020
न्यूनतम मूल्यांकन सूची से जाँचा एंव सही पाया।

जिला अवर निबन्धक
2 स्थापित दस्तावेज में लेखकारी / प्रिंसपल जाति के ब्रह्मण अंकित की गई है। छोटानागपुर काश्तकारी अधिनियम 1908 की धारा 46(B) के अन्तर्गत नहीं है।
1/10/2020

Kee chybtd
Ant 92379=00
H.R 3=00
P.Jo. 1=00

1/10/2020
दस्तावेज जाँचा

SALE DEED

As per Govt. Value : Rs. 30 79, 300/-/- only

THIS DEED OF SALE IS MADE ON THIS THE 30th DAY OF 'SEPTEMBER' 2020 AT JAMSHEDPUR; BETWEEN:

1) **SMT. MAMTA CHOUBEY, (PAN – AMIPC2643R and UID No.3227 9617 9661),** wife of Anil Kumar Choubey, by Caste Brahmin, by faith Hindu, by occupation Business, by Nationality Indian, resident of EWS Flat, Q. No.E18/9, Road No.10, Adityapur, P.S. Adityapur, District Seraikella-Kharsawan, State of Jharkhand, at present Chhota Govindpur, P.S. Parsudih, Jamshedpur, District East Singhbhum, State of Jharkhand



Mamta Choubey



Deepak Kumar Dayty
Advocate

ममता चौबे पति अनिल कुमार चौबे
आदित्यपुर ... आदित्यपुर
... के अधीन लेख्यपत्रों व वसीयतों में से एक ...
... (अंतर्गत) है ने ता० 01/10/2020 10 ...
... अवर निबंधन कार्यालय में (... ...
... नमशेदपुर

निबंधन-पदाधिकारी का हस्ताक्षर
01/10/2020

जिला अवर निबंधन का कार्यालय
पूर्वी सिंहभूम, जमशेदपुर

Mamta Choubey
Anil K. Choubey

AND

2) **MAA CONSTRUCTION** (Builder & Developer), a Partnership Firm, having its office at H. No.25/521, Tanga Line, Kasidih, Near Yashwee International Hotel, Sakchi, P.S. Sakchi, Jamshedpur, District Singhbhum East, State of Jharkhand, represented by its one of the Partner **MR. ANIL KUMAR CHOUBEY, (PAN – ADNPC6626N and UID No.6312 3661 4588)**, son of Sri Panchanand Choubey, by Caste Brahmin, by faith Hindu, by occupation Business, by Nationality Indian, resident of EWS Flat, Q. No.E18/9, Road No.10, Adityapur, P.S. Adityapur, District Seraikella-Kharsawan, State of Jharkhand, hereinafter referred to as the **BUILDER/ SELLER NO.2**;

(the expression Seller No.1 shall unless excluded by or repugnant to the subject or to the context mean and meaning thereof deemed to be herself and include her heirs, successors, legal representatives, nominees and the expression Seller No.2 shall unless excluded by or repugnant to the subject mean and meaning thereof the said firm and includes its partners their heirs, successors, assigns, legal representatives and successors-in-interest) of the **ONE PART**;

IN FAVOUR OF

MR. SUNIL CHOUDHARY, (PAN – AJVPC1680Q and UID No.2983 7620 2370), son of Amrit Lal Choudhary, by faith Hindu, by occupation Business, Nationality Indian, resident of H. No.48, Verma Bhawan, Ambedkar Nagar, Harharguttu, P.S. Bagbera, Town Jamshedpur, District East Singhbhum, State of Jharkhand, hereinafter referred to as the **PURCHASER** (which expression shall unless, excluded by or repugnant to the context, mean and include his heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the OTHER PART.

Mamta Choubey
Anil Kumar Choubey

CONSIDERATION AMOUNT: **Rs.30,00,000/- (Rupees Thirty lakhs) only.**

WHEREAS, the landed property situated within Mouza Chhota Govindpur, P.S. Parsudih, Thana No.1194, Halka No.III, recoded under Khata No.172, in Portion of Plot No.772, measuring an area 8.25 Decimals, i.e. 5 Kathas, within town Jamshedpur, District Singhbhum East, which has been purchased by Smt. Mamta Choubey, wife of Anil Kumar Choubey (the landowner/ Seller No.1) from Smt. Dipu Mukherjee, wife of Late Ramdas Mukherjee and Banshi Karmakar, son of Late Chandra Kamar, by means of a registered Sale Deed vide Deed No.7934, Sl. No.9463 dated 29.11.2008, registered at District Sub-Registry office at Jamshedpur;

AND WHEREAS, said land owner/ Seller No.1 above named, has mutated the said land in her own name in the office of the State of Jharkhand Sarkar through Circle office, Jamshedpur, vide Mutation Case No.732/2009-10, Order dated 30.09.2009 and she has been paying rent regularly and obtained rent receipt in her own name and has been in peaceful physical possession and occupation over the same without any let, hindrance or disturbances from any corner and is the sole, absolute and lawful owner thereof by exercising all acts of ownership thereto;

AND WHEREAS, some time in the past said landowner Smt. Mamta Choubey, the landowner/ Seller No.1 formed a Partnership firm with her husband Sri Anil Kumar Choubey and executed a Partnership Deed vide Deed No.472, dated 24.03.2011, registered at District Sub-Registry office, Jamshedpur, for the construction/ development works, under the name and style of MAA CONSTRUCTION (builder & developer), the Seller No.2 above referred;

AND WHEREAS, the Seller No.1 Smt. Mamta Ch[illegible]

Mamta Choubey
Anil-4, Electric

said land, approached the builder (the Seller No.2) Maa Construction, which is carrying on Real Estate Development and Associated business, and accordingly a Development Agreement was executed between the Seller No.1/ landowner and the Seller No.2/ Promoter, for their terms and conditions contained therein the said Agreement for development and constructions of proposed multi storied building over the said land, more fully described in the schedule 'A' below;

AND WHEREAS, in conformity of the said Development Agreement, which is Notarized at Jamshedpur, the Seller No.2 has developed the schedule 'A' land and has constructed a multi storied building and parking space now known as **'MAA APARTMENT'**, consisting of flats, shops, parking spaces etc. over the same with provided common facilities and common utility as per the approved plan of the Competent Authority, with intent to sell/transfer those flats, shops, parking spaces etc. and together with undivided proportionate share of land in the schedule 'A' land to such person or persons who would agree to acquire them on the terms and conditions laid down for the same;

AND WHEREAS, the present purchaser/s in response to the offer made by the Sellers and also being satisfied with the title and ownership of the Sellers and in conformity of the terms, the purchaser/s has/have been fixed for it and agreed to purchase one Residential Flat bearing **Flat No.H-2** at the **Third floor** of the building known as **"MAA APARTMENT"**, situated at Near Durga Mandir, Chhota Govindpur, P.S. Parsudih, Jamshedpur, having super built up area **1100 Sq.ft.**, including one parking space, more fully described in the Schedule 'B' below together with undivided proportionate share of land over the Schedule 'A' below land;

AND WHEREAS, in pursuance of the agreement between the Sellers and the Purchaser/s, the sellers above named have agreed to execute and register a Deed of Sale in favour of the present Purchaser/s in respect of the said Flat

Mamta Choubey
Anil Kr. Choubey

together with undivided proportionate share of land in the Schedule 'A' below land and right to use other common facilities and amenities provided therein in the said **"MAA APARTMENT"**, situated at Near Durga Mandir, Chhota Govindpur, P.S. Parsudih, Jamshedpur.

NOW THIS DEED OF SALE WITNESSETH:

1) THAT, in pursuance of the above agreement and in consideration of the said sum of **Rs.30,00,000/- (Rupees Thirty lakhs) only**, paid by the purchaser/s to the Sellers, details given in Mode of Payment, herein below mentioned, the receipt of which sum the Sellers hereby admits and acknowledges as full, final and highest consideration of the schedule below property, the Sellers by these presents do hereby absolutely sell, convey, transfer the all that property in favour of the purchaser/s by this deed of sale TO HAVE AND TO HOLD the same unto the purchaser/s, his/ her/ their heirs, successors together with all right, title, interest, possession, privileges advantages, common services etc without any interruption from the side of the Sellers or any person or persons claiming under them.

2) THAT, the Sellers have delivered possession of the schedule below property to the purchaser/s and from this day the purchaser/s will possess and enjoy the same as absolute owner/s in all possible ways with power to dispose of the same by way of Sale, Gift, Mortgage or any other way whatsoever in manner he/ she/ they like/s and the purchaser/s shall be at liberty to get his/ her/ their name/s mutated in the office of the landlord and pay rent and other charges for the same in his/ her/ their own name/s.

3) THAT, from this day all the right, title, interest and possession of the Sellers in the schedule below property will cease to exist and will vest unto the purchaser/s. The property hereby conveyed by this deed of sale is free from

7 Mamta Choudhary Advocate

4) THAT the purchaser/s will pay the proportionate ground rent, maintenance charges and proportionate electricity charges for the common area as per reading of the common meter to the in charges authority and/or owner's Association of the complex.

5) THAT the purchaser/s shall pay the electricity charges according to the meter reading exclusively in respect of the schedule below residential flat.

6) THAT the purchaser/s shall not store or keep the prohibited articles and/or articles which are like to effect the construction/structures of the said building.

7) THAT the purchaser/s shall not decorate the exterior of the building otherwise than in manner agreed by the complex authority or owners of the Apartment.

8) THAT the purchaser/s shall not claim any right, title or interest over and in respect of the roof of the building. However the purchaser/s may use the roof without causing any damage of the roof and/or any hindrance or obstruct to other purchasers and occupants of the said building.

9) THAT, the Sellers have not charged or transferred the schedule below property in any way to any one else and if for any defect of title or possession, the purchaser/s suffer/s any loss, then the Sellers will be liable to compensate such loss of the purchaser/s.

10) **THAT THE PURCHASER/S HEREBY DECLARE AND COVENANT:**

i) to hold, occupy and enjoy the demised flat as per rules and regulations of the complex Society, time being enforce and so shall be amended from time to

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ii) to maintain and manage the said schedule below flat at his/her/their exclusive fund and management.

iii) to use and hold the premises, for residential purpose only and not to convert the flat into an industry or other purpose.

iv) not to use and hold the flat in such a manner so as to damage or injure the adjacent or neighboring flats of the said complex.

v) not to store or stack any materials or waste in the common areas including the stair ways, but such space or spaces shall remain open and vacant for the free movement of all occupants of the said complex.

11) That the name of the Complex shall be **"MAA APARTMENT"**.

SCHEDULE; 'A'

(Description of the entire land)

In the District East Singhbhum, Pargana Dhalbhum, District Sub-Registry office and town Jamshedpur, situated at Near Durga Mandir, within Mouza Chhota Govindpur, P.S. Parsudih, Thana No.1194, Halka No.III, recoded under New Khata No.172, in Portion of New Plot No.772, measuring an area 8.25 Decimals, i.e. 5 Kathas of raiyati homestead land;

which is bounded by;

North: Durga Mandir;

South: 17'ft. wide Road;

East : Gouranga Gope;

9 Mamta Choubey Anil M. Choubey

SCHEDULE: 'B'

(Description of the property to be transferred)

ALL THAT residential **FLAT bearing No.H-2** at the **Third floor** within the multistoried building known as **"MAA APARTMENT"**, having **Super Built up area 1100 Sq.ft.**, consisting of Bed rooms, drawing cum dining space, kitchen, Toilet/ bath, balcony etc., including One parking space at the parking area of the complex and right to common use of stair case, common landing, right of ingress & egress, other common services, amenities, within the said multistoried building, together with undivided and unmarked proportionate share of land measuring **150 Sq.ft.**

Boundary of the Flat is as follows :

North : Flat No.G-2;

South : Open to sky;

East : Open to sky;

West : Flat No.H-1.

Annual ground rent payable to the landlord, the State of Jharkhand, through the C.O., Jamshedpur, entered in Volume No.14, Page No.39 and other proportionate charges are payable to the Complex authorities/Society.

The Schedule above property is situated at other Road.

Note : Note : The photocopy of Building Permit No.2448, dated 07.10.2009 and Building Plan, issued from C.O., Jamshedpur, are annexed herewith.

IN WITNESS WHEREOF, the Sellers have hereunto set their hands on this deed of sale, on the day, month and year first above written.

Drafted, Read over and explained the contents of this Deed to the Sellers and they have admitted the same to be true and correct.

Mamta Choubey
Anil N. Choubey

WITNESSES:

1. Bhola Nath Ghosh
   S/o - Late Gopi Ballabh Ghosh
   R/O - Kasidih, Line NO-01, Bagan NO-4, Sakchi, JSR
2. Geetesh Ka. Singh
   S/o - Mr. Rang Bahadur Singh
   Thabri Basti Sonari

Printed by:

Jsr. Court.

PHOTOGRAPHS, SIGNATURE AND FINGER PRINTS OF THE PURCHASER



Deepak Kumar Bagri
Advocate

Sunil Choudhary



Certified that the fingerprints of the left hand of each person, whose photograph is affixed in the document, have been obtained by me or before me.

30.9.2020

Mallta Choubey
Anil-N. Choubey

Mode of Payment

The Purchaser has paid the total consideration amount of **Rs.30,00,000/- (Rupees Thirty lakhs) only**, to the Sellers, in the following manner :-

Date	Mode	Amount (in Rs.)
29.07.2020	Vide Cheque No.000004 Drawn on SBI, Jsr.	2,00,000/-
21.09.2020	Through NEFT	1,00,000/-
28.09.2020	Vide D.D. No.972019 of Canara Bank, Bistupur, Jamshedpur.	27,00,000/-
	Total :	**30,00,000/- only.**

(Rupees Thirty lakhs) only.