

2399

2285

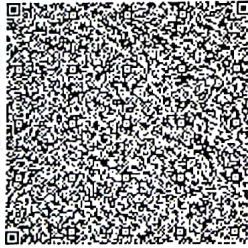


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH10832808356693Q
Certificate Issued Date	: 26-Jul-2018 06:19 PM
Account Reference	: GOVACC (GV)/jhsrogv07/ SERAIKELA/ JH-SK
Unique Doc. Reference	: SUBIN-JHJHSROGV0714781535291711Q
Purchased by	: ESTAMP JHARKHAND
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 20,47,500 (Twenty Lakh Forty Seven Thousand Five Hundred only)
First Party	: BABITA SINHA
Second Party	: VIKASH KUMAR SINGH
Stamp Duty Paid By	: VIKASH KUMAR SINGH
Stamp Duty Amount(Rs.)	: 73,478 (Seventy Three Thousand Four Hundred And Seventy Eight only)



.....Please write or type below this line.....



Babita Sinha
Ramesh
Sofia

TQ 0003808580

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

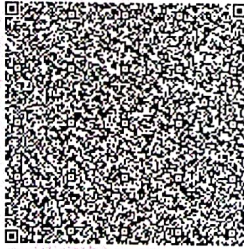


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH10832794510518Q
Certificate Issued Date : 26-Jul-2018 06:18 PM
Account Reference : GOVACC (GV)/ jhsrogv07/ SERAIKELA/ JH-SK
Unique Doc. Reference : SUBIN-JHJHSROGV0714840312452833Q
Purchased by : VIKASH KUMARSINGH
Description of Document : Article 23 Conveyance
Property Description : SALE DEED
Consideration Price (Rs.) : 20,47,500
(Twenty Lakh Forty Seven Thousand Five Hundred only)
First Party : BABITA SINHA
Second Party : VIKASH KUMAR SINGH
Stamp Duty Paid By : VIKASH KUMAR SINGH
Stamp Duty Amount(Rs.) : 8,500
(Eight Thousand Five Hundred only)



Please write or type below this line.



Babita Sinha
Ramesh
20/07/18

VO 0000718961

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Sale value - 20,47,500/- stamp - 81978/- Adityapur

मुल्यांकन सूची से जाँच 20/7/18

दस्तावेज जाँच एवं महा 20/7/18

उपर्युक्त दस्तावेज में लेख्यकारी की जाति... अंकित है। यह जाति C.N.T Act 1908 की धारा 461(B) के अन्तर्गत नहीं है

12
H
20/7
I 22
30/7/18



Babita Sinha
20/7/18

Babita Sinha
Ramesh
20/7/18

दस्तावेज में वर्णित भूमि प्रतिनिधित सूची से 20/7/18



--3--

SALE DEED

Valued at Rs. 20,47,500 /- Only .

This Deed of Sale made on this the 20th day of July 2018 , here at Seraikella .

Between :-

- (1) MRS. BABITA SINHA wife of Mr. Ramesh Chandra Sinha ,
PAN - HFUPS4694C & UID No. - 3537 9725 4508 ;
- (2) MR. RAMESH CHANDRA SINHA son of Hem Narayan Sinha ,
PAN - AOHPS4006B & UID No. - 9916 8432 5834 ;

both by Faith - Hindu , by Caste - Kayastha , by Occupation - No.1 Housewife & No.2 Service , by Nationality - Indian , both presently residing at Plot No.- LIG-90 , New Housing Colony , Near Sarita Talkies , Adityapur , P.O. & P.S. Adityapur , District. - Seraikella-Kharswan , State of Jharkhand , here-in-after called the " **SELLERS / VENDORS** " (which expression shall unless excluded by or repugnant to context be deemed to mean and include their successors or successors-in-interest , nominees and/or assigns) of the **ONE PART** .

नियम-21 के अधीन ग्राह्य भारतीय स्टाम्प अधिनियम (इण्डियन स्टाम्प एक्ट-1899) की अनुसूची-1 या 1 (क) सं०... के अधीन यथावत स्टाम्प सूचीय स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क अपेक्षित नहीं।

2018 20/7/18
निबंधन कारी
fees
Acid - 61425 = 00
Salami - 2050
Process - 0294
61428 = 44
20/7/18

17

Handwritten signature and initials 'Ae' to the left of the photograph.



Bahita Sinha
बहिता सिन्हा

ता. २०१०/१०/२०१० तक
 श्री. सुनीता सिंह
 पिता श्री. अशोक सिंह
 स्थान. आठिया, पो. आठिया
 पेशा. २२०० ने निबंधन के नि
 दस्तावेज पेश किया।

अपस्थापक का हस्ताक्षर निबंधन पदाधिकारी का हस्ताक्षर



3
1.
g
st
in
s.
sh
rs
ier
Jo.
ib-



Ramesh
Sofor 2018
(Ramesh Chandra Sinha)



--4--

Babita Sinha
Ramesh
Sofor 2018

In favour of

- (1) MR. VIKASH KUMAR SINGH son of Mr. Suresh Singh ,
PAN - BTZPS1762C & UID No. - 7772 0885 3995 ;
- (2) MRS. ASHA SINGH wife of Mr. Suresh Singh ,
PAN - BFJPS1023Q & UID No. - 2873 5916 6448 ;

both by Faith - Hindu , by Caste - Rajput , by Occupation - No.1 Service & No.2 Housewife , by Nationality - Indian , both resident of 01 , Bank Colony , Near Durga Mandir , Manjhitola , Adityapur , P.O. & P.S. Adityapur , District - Seraikella-Kharswan , State of Jharkhand , here-in-after called the " **PURCHASER / VENDEE** " (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs , successors , legal representatives and permitted assigns) of the **OTHER PART** .

WHEREAS , the land morefully and particularly described in the schedule below situated at Mouza - Jamalpur , P.S. Adityapur , Thana No. 63 , A.N.A.C. Ward No. 3 (Old) 2 (New) , under Old Khata No. 15 , being Old Plot No. 197 , corresponding to New Khata No. 98 , being New plot No. 2265 , an area measuring 2925 Sq.ft. i.e. 6.70 Decimals , have been jointly purchased by the above named present Sellers namely (1) Mrs. Babita Sinha wife of Mr. Ramesh Chandra Sinha and (2) Mr. Ramesh Chandra Sinha son of Hem Narayan Sinha from its previous owners namely Shyamapada Das son of Late. Chandra Mohan Das with six other co-sharers , by virtue of a registered Sale Deed bearing No. 3574 (Sl.No. 3595) , dated 11-08-2004 , registered in the office of the District. Sub-Registrar at Seraikella .

Babita Sinha
Ramesh
Soforans

--5--

AND WHEREAS , the aforesaid above named present Sellers namely (1) Mrs. Babita Sinha wife of Mr. Ramesh Chandra Sinha and (2) Mr. Ramesh Chandra Sinha son of Hem Narayan Sinha , have jointly got their names mutated previously in the office of the landlord through the Circle Officer at Gamharia , but due to some unavoidable circumstances occurred in the previous mutation , the present Sellers have filed an application for rectification of old plot before the competent authority the L.R.D.C. at Seraikella and the competent authority look after all the facts and after full satisfaction he passed an order for rectification of the aforesaid above Old Plot No. 197 instead of 127 , vide Letter No. 564 , dated 29-06-2018 for the Case bearing No. 01/2018-2019 to the Circle Officer at Gamharia and then the competent authority has corrected the property (Old Plot No. 197 instead of 127) of previous Mutation Case bearing No. 1223/2015-2016 , reordered on dated 24-07-2018 and which is earlier recorded in Register II , under Volume No. 5 and Page No. 40 .

AND WHEREAS , the present SELLERS/VENDORS namely (1) Mrs. Babita Sinha wife of Mr. Ramesh Chandra Sinha and (2) Mr. Ramesh Chandra Sinha son of Hem Narayan Sinha are the absolute , lawful and bonafide owners of the landed property morefully and particularly described in the schedule below since after purchased by exercising all the acts and then after they have been in jointly exclusive peaceful and physical possession over the same without any let , hindrance or interruption from any corner what-so-ever .

AND WHEREAS , the said SELLERS/VENDORS being in urgent need of money and for some other legal necessities offered to sell the land described in the schedule hereunder written situated at Mouza - Jamalpur, P.S. Adityapur , Thana No. 63 , A.N.A.C. Ward No. 3 (Old) 2 (New) , under Old Khata No. 15 , being Old Plot No. 197 , corresponding to New

Babite Sinha
Ramesh
Sofor

--6--

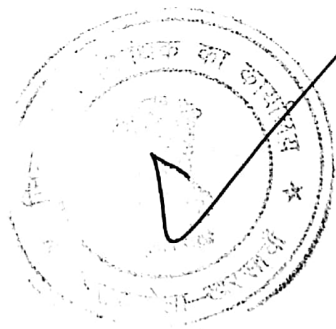
Khata No. 98 , being New plot No. 2265 , an area measuring 2925 Sq.ft. i.e. 6.70 Decimals and the PURCHASERS/VENDEES agreed to purchase the aforesaid land morefully and particularly described in the schedule below , free from all encumbrances for a fixed consideration of **Rs. 20,47,500 /- (Rupees Twenty Lakhs Forty Seven Thousands Five Hundreds)** only .

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS :

- A. That , in pursuance of receipt of the consideration amount aforesaid , the VENDORS have sold and transferred all that piece and parcel of land described in the schedule below to the VENDEES absolutely and forever .
- B. That , the VENDORS hereby admit and acknowledge the receipt of the entire consideration amount of **Rs. 20,47,500 /- (Rupees Twenty Lakhs Forty Seven Thousands Five Hundreds)** only from the VENDEES with regard to the said piece and parcel of land as morefully and particularly described in the schedule below .
- C. That , the VENDORS have sold and transferred all the rights , title and interest what-so-ever they have in the said property being used and enjoyed by the VENDEES as morefully described in the schedule below .
- D. That , the VENDORS have duly put the VENDEES in peaceful and physical possession over the land conveyed hereunder as described in the schedule below .
- E. That , henceforth the VENDEES have acquired a perfect indefeasible right, title and interest over the land/property as the sole , exclusive and rightful owners of the same .

Rabite Sinda
Ramesh
Sofiafret

- F. That , henceforth the VENDEES shall use and enjoy the landed property morefully described in the schedule below in any own manners and choice like a bonafide owners of the same without any interruption or disturbance from any corner what-so-ever .
- G. That , henceforth neither the VENDORS nor any body through or on behalf of the VENDORS shall be entitled to put any kind of claim over the landed property in question and if any body does so , the same shall be untenable and illegal under any provisions of law .
- H. That , henceforth the VENDEES shall now have all the right to sell , mortgage or lease out the landed property to any person/persons or any financial institutions over the landed property conveyed hereunder as described in the schedule below for their own use .
- I. That , the VENDEES are entitled to get their names mutated in the office of the landlord and shall obtain rent receipt .
- J. That , if the VENDEES sustain any loss or damage and deprive due to defect title of the VENDORS in respect of the said immovable property , the VENDORS shall be liable to the VENDEES for such loss together with all litigation expenses that may incur by the VENDEES to perfect the title in the demised immovable property .
- K. That , the land morefully described in the schedule below is free from Sarba Sadharan , Puja Sthal , Sairat , Kabrasthan , Anabad Jharkhand Sarkar (Govt. Land) etc. and also not comes under the provisions of C.N.T. Act 46 proviso 'a' & 'b' and not violating the provisions of Indian Registration Act 22 "A" of 1908 .



Babita Sinha
Ramesh
30/10/18

SCHEDULE

Mouza - Jamalpur , P.S. Adityapur , Thana No. 63 , A.N.A.C. Ward No. 3(Old)
2(New) , Distt. Sub-Registry Office at Seraikella , Distt. - Seraikella-Kharswan .

; Holding No. - 0020002405000M0 ;


<u>Khata No.</u>	<u>Plot No.</u>	<u>Kissim</u>	<u>Area</u>
15	197	Don-III at present Homestead Land .	2925 Sq.ft. i.e. 6.70 Decimals .

Bounded by :-


North :- Mrs. Puja Gautam .
South :- Mr. A. K. Verma .
East :- 20'ft. Road .
West :- Plot No. 201 .

Annual Rent of Rs. 15.00 payable to the State of Jharkhand through C.O.
Gamharia . A trace map is attached herewith .

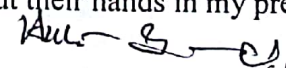
Identifier / Witness. 1.

 Aditya Kiri Singh , s/o Suresh Singh
Add- City Palace . Flat No - 744 G, Block, Adityapur

Witness. 2.

 Vikas Kumar s/o D-P Singh
add:- D/179, Khatasahi, Sonewari


Readover and explained the contents to the executants who after admitting
the contents is to be true and correct , put their hands in my presence .


ANTU SUND: 30/10/18
DEED WRITER SERAIKELLA
LICENCE NO 30/1997

Bahita Singh
Ramesh
Sofor 2018


(PHOTOGRAPH, SIGNATURE AND FINGER PRINTS OF VENDEES / PURCHASERS)

ANTU
A




ANTU
A


Vinod Singh
Sofor 2018



ANTU
A




Asha Singh
Sofor 2018



(PHOTOGRAPH AND SIGNATURE OF IDENTIFIER)

ANTU
A



ANTU
A

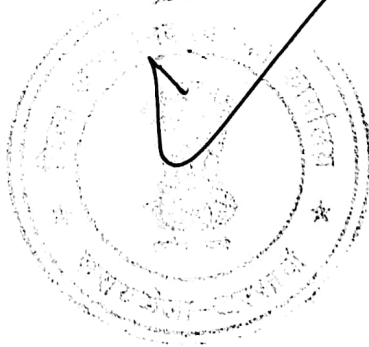
20-07-2018

Certified that the parties whose photographs are affixed herewith is attested by me and the finger prints of all the parties have taken by me .

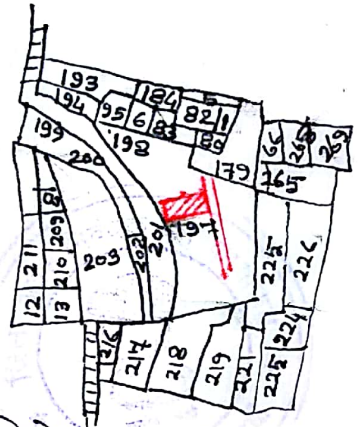
Typed by

20/7/18

ANTU SUND:
DEED WRITER SERAIKELLA
LICENCE NO. 30/199
Seraikella .



नाम - मौजा जमालपुर
 थाना - खराभकेला
 पाना नं० 63
 ग्रंथ - आदिलपुर
 जिला - खराभकेला - खरसावा
 पैमाना 16" = 1 मील
 सन् 1958-59 ई



मुख्य मानचित्र से घटे क्षेत्र
 किम्मा जाते हैं

खाता नं० 15
 खेत नं० 197/B
 किम्मा उपखेती
 रकबा 0.670 ए०

चाली
 N- श्री मतिपुजा नीलम
 S- श्री ए०के० वर्मा
 E- 20 फीट चरवा
 W- 20 फीट मंगल खेत

सहायक
 नं० 20/1

Rakesh Sinha
 Pannesar