

3997

3865



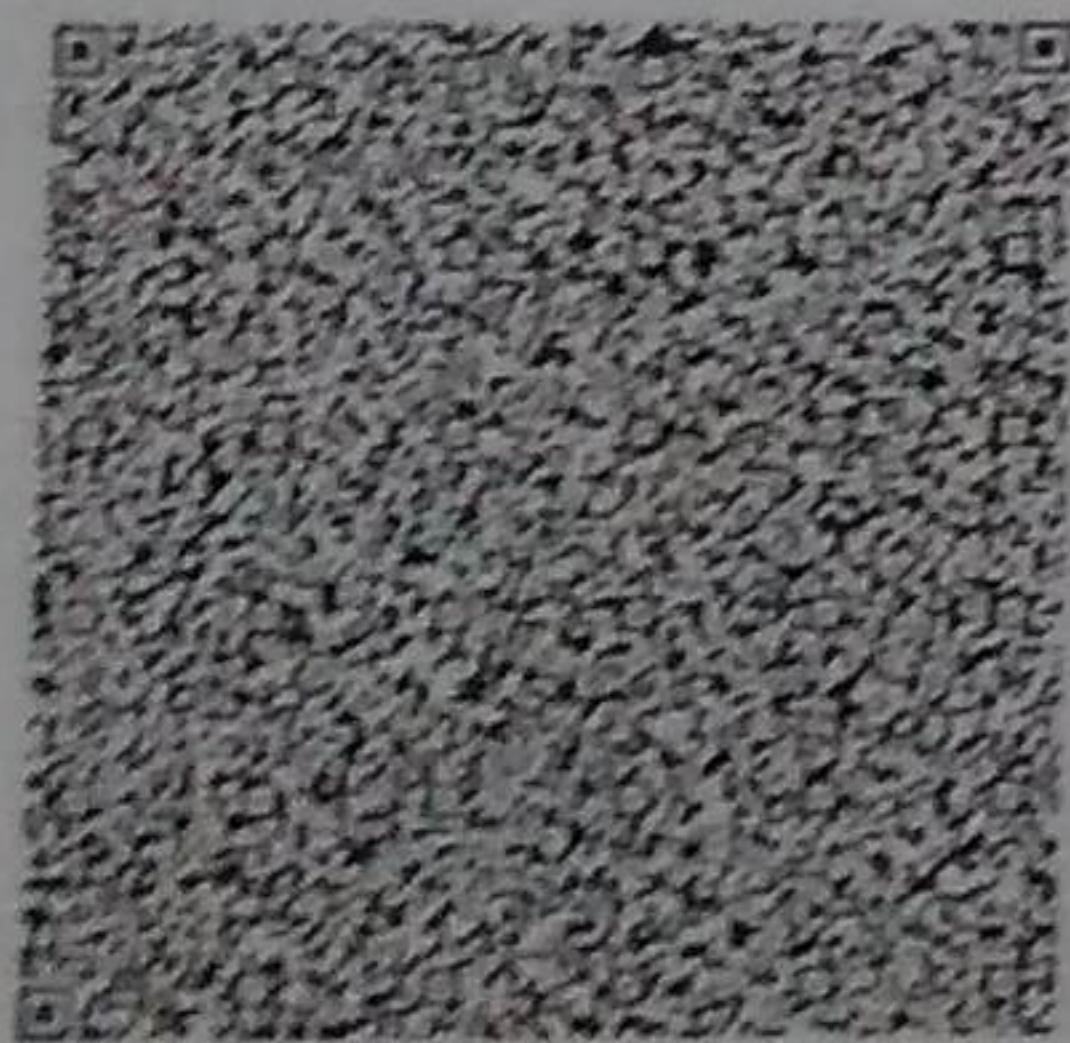
सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

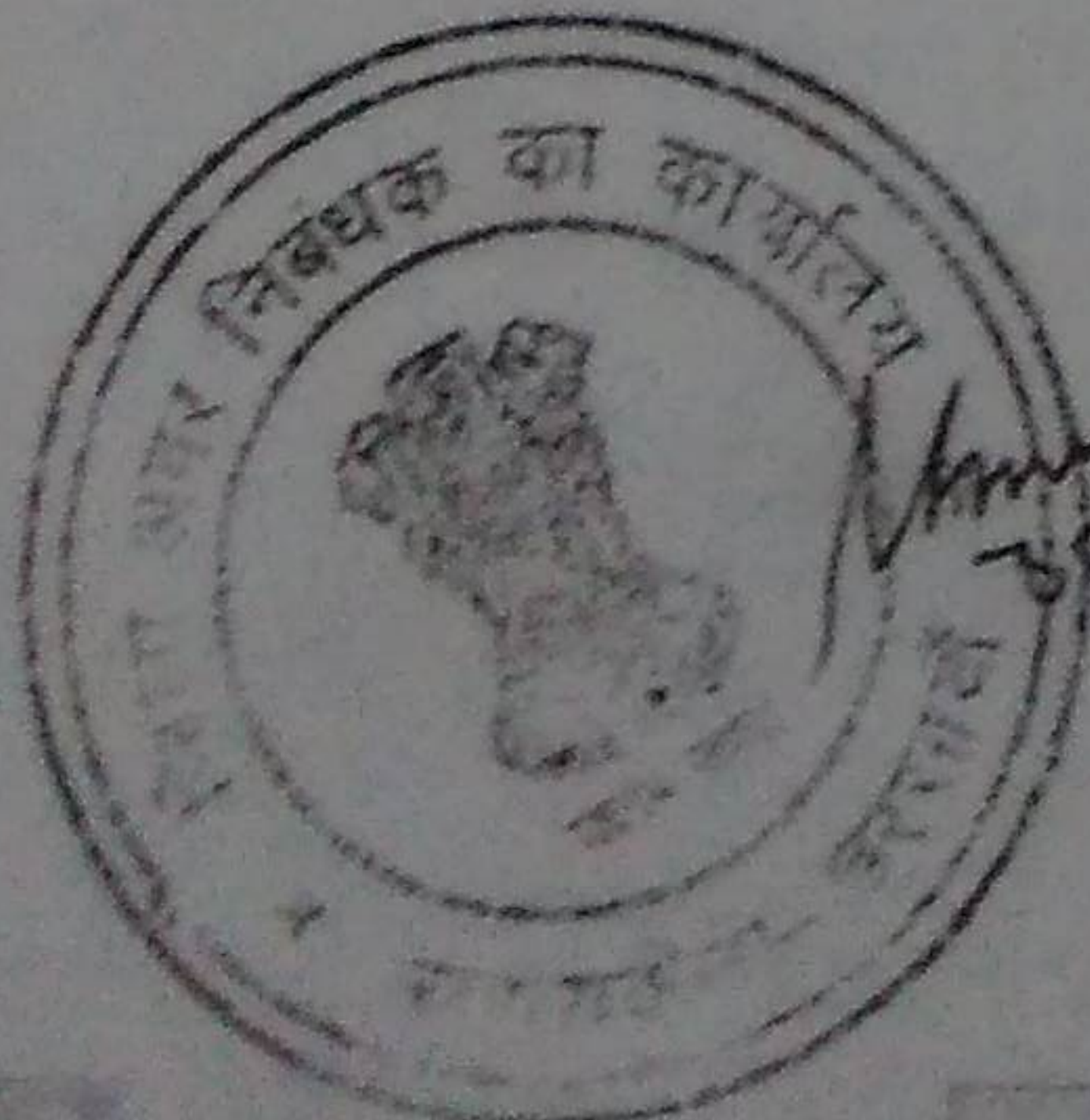
e-Stamp

TAD

Certificate No.	: IN-JH02037895448829N
Certificate Issued Date	: 24-Nov-2015 02:39 PM
Account Reference	: NONACC (BK)/ jhbobbk02/ GAMHARIA/ JH-SK
Unique Doc. Reference	: SUBIN-JHJHBOBBK0202600399211241N
Purchased by	: AKHILESH KUMAR TIWARY
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 6,12,500 (Six Lakh Twelve Thousand Five Hundred only)
First Party	: ABHISHEK KUMAR SINGH
Second Party	: AKHILESH KUMAR TIWARY
Stamp Duty Paid By	: AKHILESH KUMAR TIWARY
Stamp Duty Amount(Rs.)	: 24,500 (Twenty Four Thousand Five Hundred only)



-----Please write or type below this line-----



Handwritten signature and date: 30/11/15

*Abhishek K Singh
30/11/15*

0003391864

Statutory Alert

1. The authenticity of this Stamp Certificate should be verified at "www.sholestamp.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.

Site Value 6,12,500/- Stamp 24,500/- Atthigups 3865

3097

मुल्यांकन सूची में जांच किया

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

दस्तावेज जांच एवं मही पाया



Binod Kumar Attested By ADVOCATE Jamshedpur

Abhishek Singh 30/11/15



Abhishek Singh 30/11/15

SALE DEED

Govt. Value at Rs. 6,12,500/-

This Sale Deed is made on this the 30th day of November,

2015 at Seraikella;

By

MR. ABHISHEK KUMAR SINGH, S/o LATE BHARAT MANI SINGH, by faith Hindu, by caste : Rajput, by Occupation : Business, by Nationality Indian (Proprietor of "M/s H.S. INFRATECHS") Promoter and Developer, resident of House No. 87, C-Road, West Layout, Kagalnagar, Sonari, P.O. & P.S. Sonari, Town : Jamshedpur, Dist. Singhbhum East, hereinafter called the Vendor (which expression unless repugnant to the context shall mean and include his legal heirs, successors, representatives and assigns) of the CNE PART; PAN NO. : CUBIS1900E, I.D. No. JVN3033065.

Contd...2

Handwritten notes in Hindi on the left margin, including '20/11/15' and 'पदाधिकारी'.

Handwritten notes and calculations on the left margin, including '18375', '250', '183.75', and '18562.19'.

Abulhasan
30/11/015

-: 2 :-

IN FAVOUR OF

MR. AKHILESH KUMAR TIWARY, S/o Sri Nand Kumar Tiwary by
faith : Hindu, by Caste : Brahmine, by Occupation Business, by
Nationality Indian, Resident of Qr. No. 101/1, Near Railway Traffic
Colony, Bagbera, P.S. Bagbera, P.O. Tatanagar, Town
Jamshedpur, Dist. East Singhbhum, Jharkhand hereinafter called
the PURCHASER (which expression unless repugnant to the
context shall mean and include his LEGAL HEIRS,
SUCCESSORS, REPRESENTATIVES AND ASSIGNS) OF THE
OTHER part; PAN NO. AHSPT2088G, AADHAAR NO. 35246778
9053

NATURE OF DEED : SALE DEED

CONSIDERATION AMOUNT : Rs. 6,12,500/-

Whereas the vender is the proprietor of "M/s H.S. INFRATECHS",
having its office near Old C.P. Club, Sonari, P.S. Sonari, Town :
Jamshedpur, Dist. Singhbhum East;

And Whereas the vendor purchased a piece and parcel of land
measuring 37.72 decimals in Mouza Kuluptanga, recorded in
Khata No. 178, Plot No. 1649, within P.S. : R.I.T., Thana No. 130,
in Ward No. 17, New Ward No. 32, A.N.A.C., District Seraikella-
Kharsawan by means of a registered sale deed bearing Deed No.
2541/2530 dated 28.06.2012, registered at District Sub-Registry
Office at Seraikella from its previous owners Sri Sheo Kumar
Verma and others on payment of valuable consideration thereof
and came in peaceful possession over the same without any
interference from any corner;

Contd....3

Abhishah 9/20
30/11/2015

-: 3 :-

And whereas after purchase of aforesaid land, the vendor divided the same into sub-plots for out right sale of the same to intending purchasers;

Abhishah 9/20
30/11/2015

And Whereas on approach made by the purchaser, the vendor has agreed to sell one sub-plot bearing Sub-Plot No. 1, total measuring land area ⁹⁴¹ Sq.ft. i.e. 2.16 decimals, being portion of aforesaid Plot No. 1649, under Khata No. 178, in Mouza Kuluptanga, morefully described in the schedule below to the purchaser for a consideration of Rs. 6,12,500/- (Rupees Six Lakh Twelve Thousand Five Hundred)

NOW THIS SALE DEED WITNESSETH AS FOLLOWS :

- Abhishah 9/20
1. That in consideration of a sum of Rs. 6,12,500/- (Rupees Six Lakh Twelve Thousand Five Hundred) only paid by the purchaser to the vendor, receipt whereof the vendor hereby admits and acknowledges as full and final consideration amount, the vendor hereby sells and transfers aforesaid sub-plot No. 1, total measuring land Area⁹⁴¹ Sq.ft i.e. 2.16 decimals, morefully described in the schedule below, in favour of the purchaser TO HAVE AND TO HOLD the same as absolute owner thereof.
 2. That the vendor has delivered physical possession of the said sub-plot to the purchaser and the purchaser /Vendee will enjoy and possess the same as absolute owner thereof without any interference from any corner.

Contd..4

Ab Li-hu & 91
30/11/015-

-; 4 :-

3. That the vendor hereby declares that the said sub-plot is free from all encumbrances, liens and charges.
4. That the purchaser will be entitled to mutate the said sub-plot in his own name and to pay rent, cess etc. for the same in his own name to the concerned authorities of superior landlord.
5. That from this day the vendor shall have no right, title, interest and possession over the said sub-plot which will now vest unto the purchaser.
6. That the purchaser will be at liberty to enjoy and possess the said sub-plot in the manner he likes with the right to dispose of the same by way of sale, gift, mortgage etc.
7. That the vendor hereby declares that he has perfect title over the said sub-plot and if defect is found in future, than he will indemnify the purchaser for any loss sustained by the purchaser.
8. That the vendor hereby agrees to execute any further deed or document in favour of the purchaser, at the cost of the purchaser with respect to said sub-plot if so required in future.
9. That the vendor has delivered all relevant documents to the purchaser in respect of the schedule below property.

Contd...5

Abulhasan
30/11/015

-: 5 :-

10. That the schedule below land is situated in Branch Road.

SCHEDULE

Abulhasan
30/11/2015

In the District Seraikella-Kharsawan, Pargana Serikella, One sub-let bearing sub-plot No. 1, total measuring land area 941 Sq.ft. equivalent to 2.16 decimals, being under Khata No. 178, Portion of Plot No. 1649 within Thana No. 130, Ward No. 17, New Ward No.32, Adityapur Notified Area (ANAC). All that piece and parcel of Raiyati Don-II land. Within the premises known as "Sri Sai Baba Enclave" situated in Mouza : Kulptanga, Dist. Sub-Registry Office Seraikella, which is bounded by :-

North	:	Portion of Plot No. 1649
South	:	Portion of Plot No. 1649 & 1647
East	:	Plot No. 1652
West	:	18' Wide Road

Annual rent Rs. 3/- payable to the superior landlord, the state of Jharkhand through the C.O. Gamharia.

Contd...6

Akhilesh kr Tiwary
30/11/15

:-: 6 :-:

IN WITNESS WHEREOF the vendor put his signature on this deed
in presence of witnesses today at Seraikella.

Binod Kumar
Advocate

Enrolment No. 1334/2002
Draft by Advocate
Jamshedpur

Name of the Purchaser

Mr. AKHILESH KUMAR TIWARY



Binod Kumar
Attested By
ADVOCATE
Jamshedpur

Akhilesh kr Tiwary
30/11/015



Akhilesh kr Tiwary
30/11/015

Witnesses :

1. Brajkishor Kumar Panday. S/o Late
Badinath Panday. Bagbera
new Basti



Binod Kumar
Attested By
ADVOCATE
Jamshedpur

2. Abinash Kumar

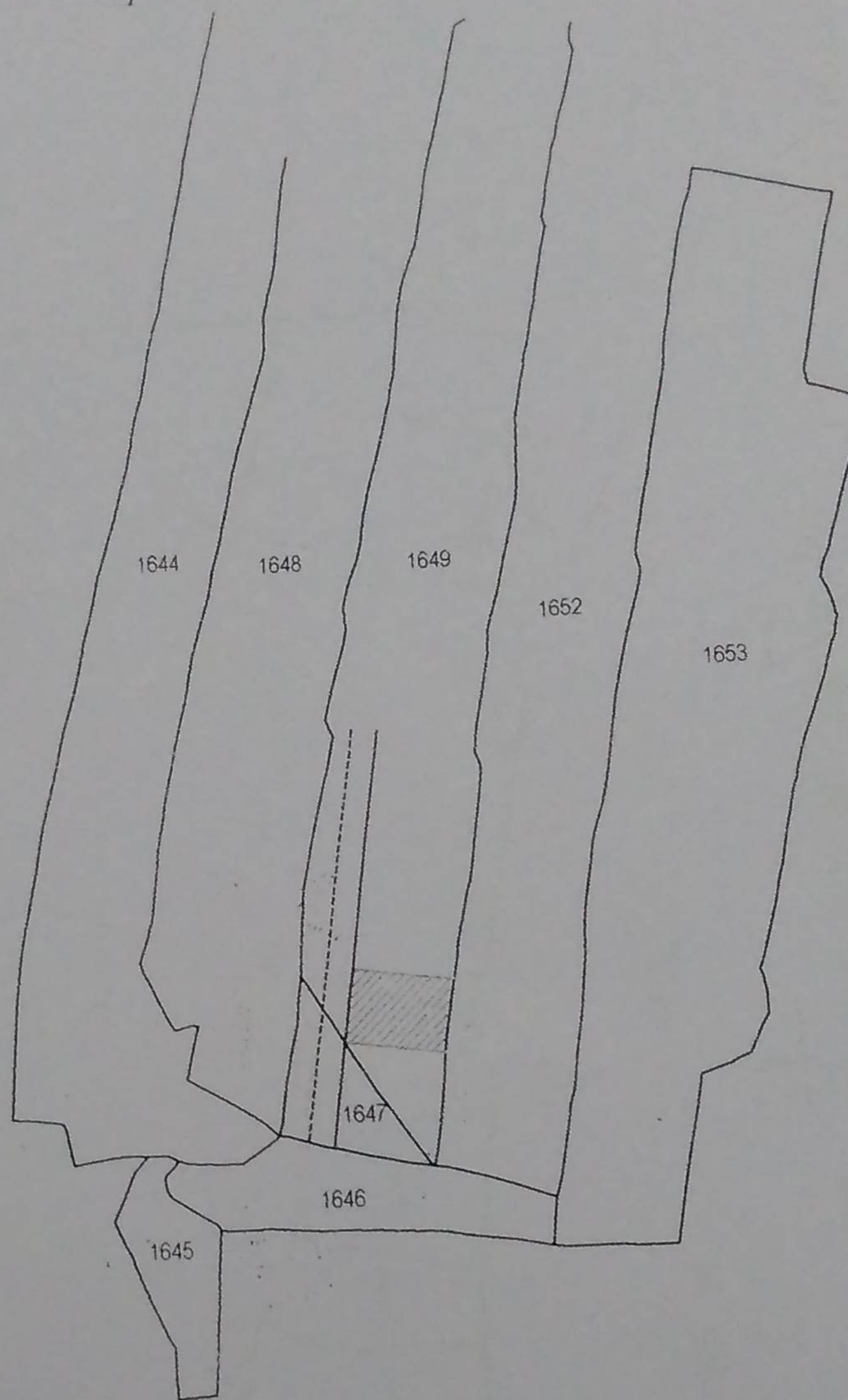
Brajkishor Kumar Panday
30/11/015

Certificate : S/o Late Mr. Badinath Panday
Certificate that the finger prints of left hand of each person whose
photographs is affixed in the documents have been obtained
before/by me.

Note :- (Retyped)
(Correction) regarding sq. 2494/
are been made in Pgs no. 3 line no. 2 &
in no. 16 Spage no. 5 line no. 3

Binod Kumar
Advocate
Enrolment No. 1334/2002
Jamshedpur
30/11/015

AC ADITYAPUR
 WARD NO. - 17, SHEET NO 12
 REV. THANA - SERAIKELA
 DIST. - SINGHBHUM (SERAIKELA KHARSWAN)
 SCALE - 1cm = 10 meter
 YEAR - 1976 - 77



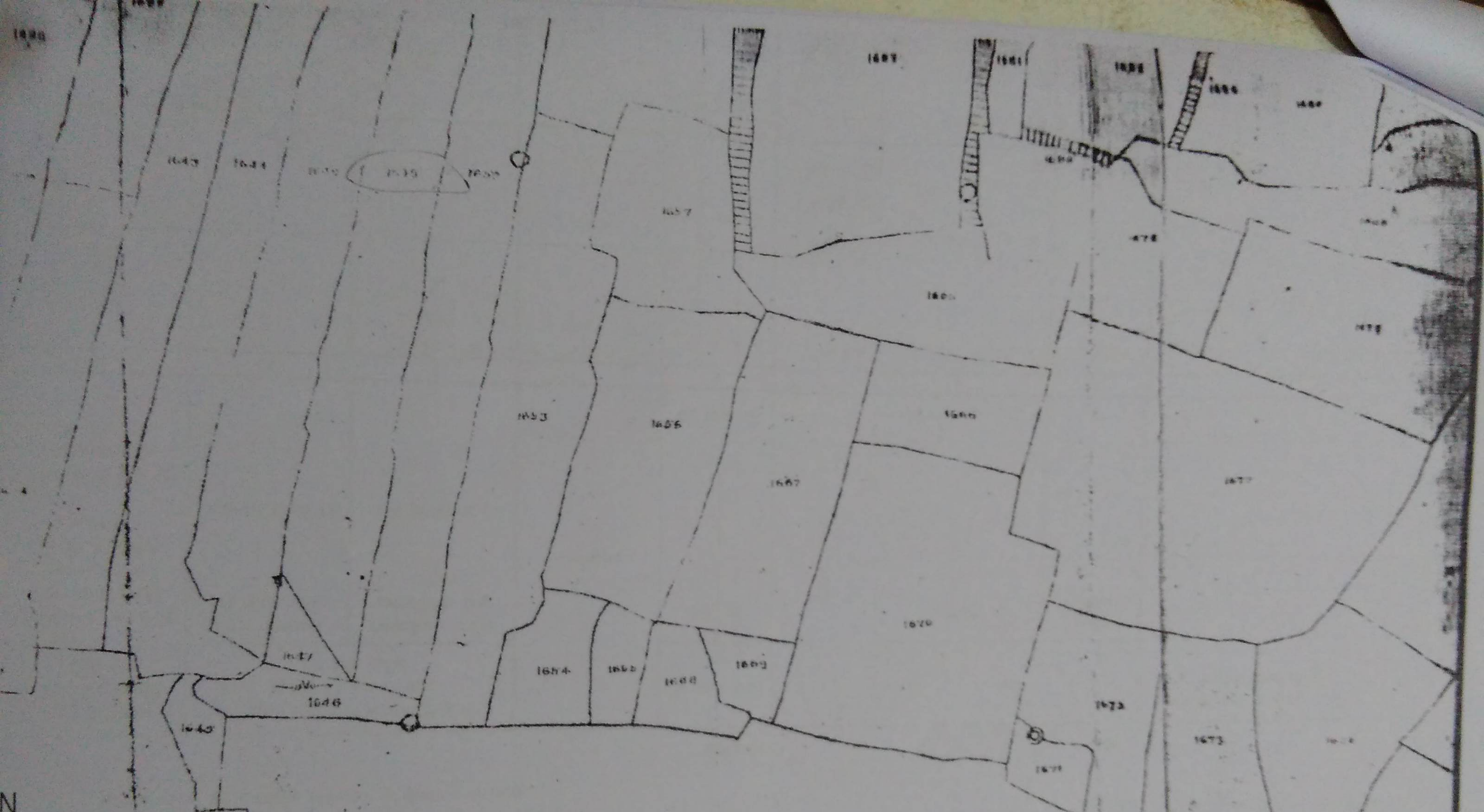
AREA SHOWN IN

KHATA NO	PLOT NO	AREA
178	1649 (P)	945 Sqft

NORTH - PORTION PLOT NO. 1649
 SOUTH - PORTION PLOT NO. 1649 & 1647
 EAST - PLOT NO. 1652
 WEST - 18' WIDE ROAD

*Abhi kush ko gin
 Abhi kush ko Tiwary
 30/11/05*

Abhi kush



100 Sq. Metres = 1 Acre
 1000 Sq. Metres = 1 Hectare
 1 Hectare = 2.47 Acres.

मिलाल चादर सं० 14

!-!

!-!

!-!

!-!

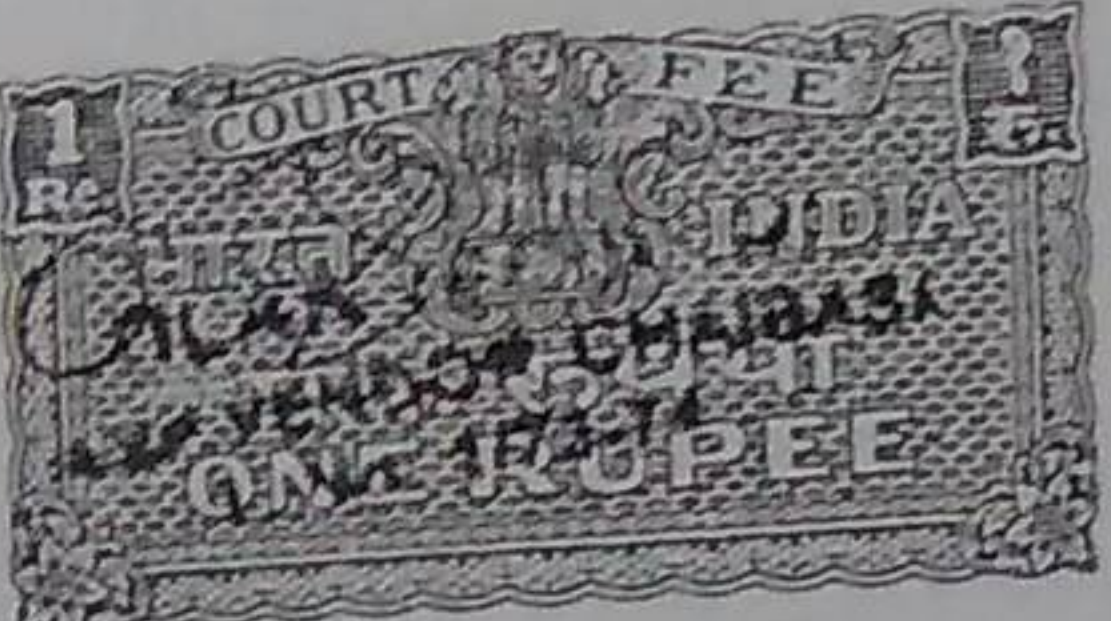
सरकारी प्राधिकार द्वारा कृत एवं प्रकाशित

*Abhi kumar Singh
 Akhlesh Kr Singh
 30/11/015*

21/2/21
 सहायक परिभाषक

NAC ADITYAPUR
 WARD NO. - 17, SHEET NO. - 12
 REV. THANA - SERAIKELA
 DIST. - SINGHBHUM (SERAIKELA KHARSWAN)
 SCALE - 1cm = 10 meter
 YEAR - 1976 - 77

आवेदन की



अपेक्षित संख्या सूचित करने की निश्चित तारीख
Date fixed for notifying the requisite Number of stamps and folios

अपेक्षित स्टाम्प और फोलियो देने की तारीख
Date of delivery of the requisite stamps and folios

तारीख जर्वाक देने के लिए प्रतिलिपि तैयार थी
Date of which the copy was ready for delivery

आवेदन की प्रतिलिपि देने की तारीख
Date of making over the copy to the applicant

परगना तौजी सं० स्वत्वधारी का नाम और उसकी खेवट-संख्या
अध्यवृत्ती मू स्वामी का नाम और उसकी खेवट संख्या यदि हो

आपेक्षित क्षेत्र माहिली 9570 17

अभिधारि का नाम, पिता का नाम, जाति और निवास।	खेत		भूमि का स्वरूप।	रकवा एकड़ में।		अभ्युक्ति।	गैर नगदी लगान वाले हरेक प्लाट के सामने बताएँ कि उसपर कब्जा कैसे है।		1) अधिमोमी रैयत की हैसियत और कब्जा की अवधि। 2) लगान किस प्रकार नियत किया गया, यदि आसोही (प्रोप्रेसिव) हो तब विशिष्टियां। 3) कोई विशेष शर्तें और आनुषंगिक बातें यदि हों।	
	खसरा संख्या।	चौहद्दी।		ए०	डि०		राजस्व पदाधिकारी द्वारा अभिनिश्चित लगान।	बंदोबस्त उचित लगान, यदि हो।		
1	2	3	4	5	6	7	8	9	10	
178	रामचंद्र शर्मा, रामचंद्र शर्मा, रामचंद्र शर्मा, रामचंद्र शर्मा, रामचंद्र शर्मा	995	3. 1/2	गोबर	0.16	40	अभ्युक्ति।	(1) लगान (2) सेस।	(1) लगान (2) सेस।	
		996	3. 1/2	गोबर	0.10	90				
		997	3. 1/2	गोबर	0.24	70				

Abhishek K
Abhishek K
30/11/07

लिपियों की आपूर्ति नहीं

अवेदन के लिए आवेदन की तारीख	सामग्री और लिपियों की आवेदन संख्या सूचित करने की निर्दिष्ट तारीख	आवेदन संख्या और लिपियों देने की तारीख	तारीख जबकि देने के लिए प्रतिनिधि देखा थी	अवेदन को प्रोसेसिंग देने की तारीख
13-3-11	13-3-11	8-11-11	9-11-11	9-11-11

117
178

क्र.	विवरण	3	4	5	6	7	8
1622	3. लकड़	3	लकड़	9/7/6	0.12	00	✓
	4. लकड़						
1636	3. लकड़	3	लकड़	9/7/6	0.10	30	✓
	4. लकड़						
1649	3. लकड़	3	लकड़	9/7/6	0.36	40	✓
	4. लकड़						
1662				मेर	0.03	30	✓
				मेर			
1663	3. लकड़	3	लकड़	9/7/6	0.27	35	✓
	4. लकड़						
1664				मेर	0.02	10	✓
				मेर			
1526	3. लकड़	3	लकड़	9/7/6	0.02	80	✓
	4. लकड़						
1602	3. लकड़	3	लकड़	9/7/6	0.16	35	✓
	4. लकड़						

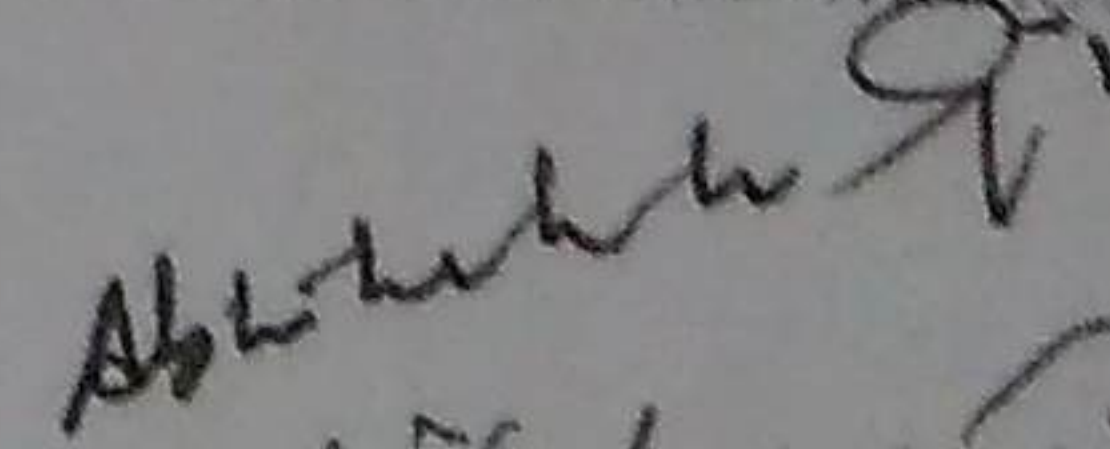
Abhi kaha Ga
P. K. Singh
30/11/06

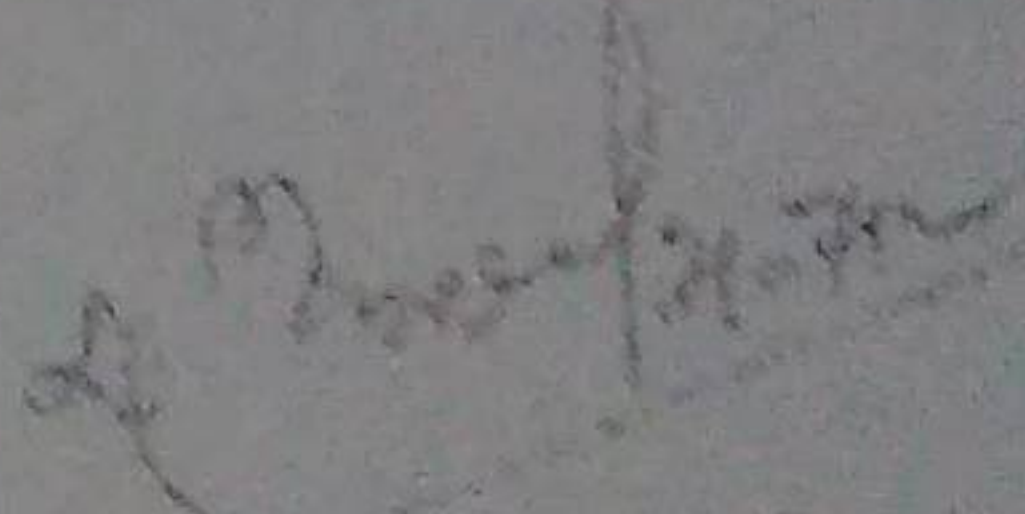
Correction Slip Showing Mutation in Respect of Tenancies in Estates Vested in Govt.

Dist- Seraikella-Kharsawan		Subdivision-Seraikella			Anchal-Gamharia		Halka No.		
Sl. No.	Mutation Case No. in Register 27	Village	Thana and Thana No.	No. of Tenancy to which the Mutation Relates	Authority Sanctioning Mutation with Date of Order	Whether Mutation Due to Sale Gift Exchange Partition or Succession	Full Details of Exchanges Effectee by Mutation	Date of Correction of the Halka Register by the K/c	Remarks
1	2	3	4	5	6	7	8	9	10
	2007/2012	2007/2012	सरायकेला / 130 गाई - 17	(0) 48 (1) 178	खाला नं०	अचल अधिकारी गम्हरिया दिनांक - 21/07/12	<p>जिव कुमारे वमो पि. शंकराथ साहु अशोक कु. साहु, संजय कु. साहु विक्रंता साहू वमो पि. स्व. हरि साहु अनम कु साहु आबुदु स. साहु, उमा साहु दिनांक कुमारे पि. राज केशरी साहु खाला नं० प्लॉट नं० रकबा वार्षिक लगान (0) 48 (1) 178 - 0.37.72 - 82.98 (रकम) प्लॉट नं० 1649 (खाला नं० 130)</p> <p>उपरोक्त भूमि पंजी II जिल्द सं० III पृष्ठ सं० 57 जमावदी रकम राज किर्त साहु एवं सागा ते गोविंद साहु इ. से खारिज कर केता श्री/श्रीमते अशोक कुमारे साहु के एवं मात गनी साहु</p> <p>नाम के पत्र में नामांकन स्वीकृत किया जाता है।</p>		

Forwarded to the Karmachari Halka No. 7 for information and Necessary Action

Forwarded to Sr/Smt अशोक कुमारे साहु Sr/Wo राज गरी साहु Village सोनी कुं साहु for information


 Anchal Adhikari
 Gamharia
 30/11/2015


 Anchal Adhikari
 Gamharia

