

सत्यमेव जयते

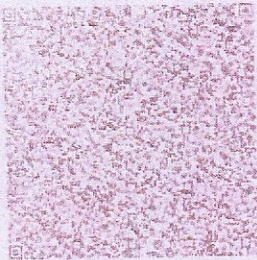
INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

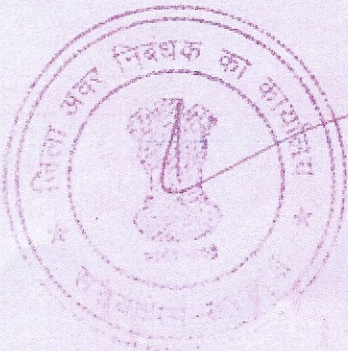
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Certificate No. : IN-JH08983411662010Q
 Certificate Issued Date : 03-Apr-2018 02:41 PM
 Account Reference : NONACC (FI)/ jhdopjc07/ SERAIKELA/ JH-SK
 Unique Doc. Reference : SUBIN-JHJHDOPJC0712687489621943Q
 Purchased by : DIWAKAR KUMAR
 Description of Document : Article 23 Conveyance
 Property Description : SALE DEED
 Consideration Price (Rs.) : 12,50,000
 (Twelve Lakh Fifty Thousand only)
 First Party : NA
 Second Party : DIWAKAR KUMAR
 Stamp Duty Paid By : DIWAKAR KUMAR
 Stamp Duty Amount(Rs.) : 50,000
 (Fifty Thousand only)

7-8
23/04/18



Please write or type below this line.



Ramesh Kumar Choudhary
24/05/2018

TQ 0002192335

Statutory Alert:

The authenticity of this Stamp Certificate should be verified at "www.shoestamp.com". Any discrepancy in the details on this Certificate and as available on the website, shall be invalid. The date of expiry of the stamp shall be on the basis of the certificate.

Sale Value 12,50,000/- Stamp 50,000/- Adityapur

मूल्यांकन सूची में जांच किया
दस्तावेज जांच में नहीं पाया

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

दस्तावेज में दर्जित जाति प्रतिबंधित सूची में नहीं है।
25/5/18
जाँचकर्ता



Binod Kumar
Attested By
ADVOCATE
Jamshepur

Pramod Kumar Choudhary
24/05/2018



Pramod Kumar Choudhary

SALE DEED

Property Value at Rs. 12,50,000/-

This Sale Deed is made on this the 24th day of May,

विधायक-21 के अधीन ग्राह्य
सर्वेक्षण स्टांप्प अधिनियम
(1907) के अधिनियम
(1907) की धारा 189 के
अनुच्छेद-1 या 1 (क) के
अधीन यथावत स्टांप्प शुल्क या
अन्य शुल्क से विमुक्त या
स्टांप्प शुल्क अशुद्ध नहीं।

2018 at Seraikella;

By

MR. PRAMOD KUMAR CHOWDHARY, @ Pramod
Chowdhary S/o Sri Ram Laxhan Chowdhary, by faith
Hindu, by Caste : Kalwar by Nationality Indian, by
Occupation : Service is resident of 52A, Kalpanapuri
Colony, Adityapur, P.O. & P.S. Adityapur, Dist. :
Seraikella-Kharsawan, State : Jharkhand hereinafter

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2018
37500.00
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37500.44
25/5/18

Prasad Kumar Choudhary
24/05/2018

-: 2 :-

called the Vendors (which expression unless repugnant to the context shall mean and include his legal heirs, successors, representatives and assigns) of the ONE PART;
PAN NO. : AAZPC7522Q Aadhar No. 7710 1606 2495

IN FAVOUR OF

Mr. Diwakar Kumar, S/o Sri Bamdeo Prasad Singh, by faith : Hindu, by Caste: Rajput, by Nationality: Indian, by Occupation : Service, At present resident of C/o A.N. Mishra, Qr. No. 283/2/1, Road NO. 9, Adityapur-2, P.O. Adityapur, P.S. RIT, Dist. Seraikella-Kharsawan, State: Jharkhand hereinafter called the PURCHASER (which expression unless repugnant to the context shall mean and include his LEGAL HEIR, SUCCESSOR, REPRESENTATIVES AND ASSIGN) OF THE OTHER part;

Adhar No. 4203 8971 6685, PAN No. BAZPK2687K.

NATURE OF DEED : SALE DEED
CONSIDERATION AMOUNT : Rs. 12,50,000/-

And Whereas the vendor purchased a piece and parcel of total land measuring area 2025 Sq.ft. i.e. 4.648 decimals, bearing Sub-Plot No. 7-O'A' in portion of Plot No. 995 (N), 640 (O) = 460 Sqft, 1588(N) (P), 639 (O) =552.5 Sq.ft Total land Area = 1012.5 sqft. Equivalent 2.32 Dec. Khata No. 178(N), 48(O) in Mouza Kuluptanga, Survey Old Ward No.17, New Ward No. 32, ANAC Adityapur within P.:S. RIT Thana No. 130, District Seraikella-Kharsawan, by means of a registered sale deed bearing Deed No. 5491 dated 30.11.2005, registered at District Sub-Registry.

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Pranod Kumar Choudhary
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Office at Seraikella, the vendors got the same mutated in his name vide mutation case No. 1079/2006-2007, C.O. Gamharia 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; that the above schedule below land mentioned of Panji II in page No. 112 and holding No. 0320000925000M0, Ward No. 32.

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;

And Whereas on approach made by the purchaser, the vendor has agreed to sell one sub-plot bearing Sub-Plot No. 7-OA total measuring land area 1012.5 Sq.ft. out of 2025 Sqft. Equivalent of 4.648 decimals, being portion of aforesaid Plot No. 995 (N) 640(O), 1588(P) 639(O) Under Khata No. 178(N), 48(O) in Mouza - Kuluptanga, morefully described in the schedule below to the purchaser for a consideration of Rs. 12,50,000/- (Rupees Twelve Lakhs Fifty Thousand Only)

NOW THIS SALE DEED WITNESSETH AS FOLLOWS :

1. That in pursuance of aforesaid agreement and in consideration amount of a sum of Rs. 12,50,000/- (Rupees Twelve Lakhs Fifty Thousand Only) by the purchaser to the Vendor details of which is shown is hereby admitted and acknowledge as full, final and the

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Pranod Kumar Choudhary
24/05/2018
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highest consideration amount against the sale of the schedule below land and the vendor have conveyed and transferred by way of absolute sale the schedule below land with all their rights, title, interest, possession, easements, and appurtenances thereto in favour of the purchaser TO HAVE AND TO HOLD the same as the 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.
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 the above land is free from Anabad Jharkhand Sarkar, Anabad Serba Sadharan Puja Sthal, Ban Bhumi and not belongs to ST, SC, OBC, CNT Act. The seller does not violate the under section 46(1) provijo act (a) Q.B. of CNT Act, 1908 and there is no violation of the sec. 22(A) of Indian Registration Act.

Pranod Kumar Chowdhury
24/05/2018

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6. 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.
7. 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.
8. That the vendor hereby declares that he has perfect title over the same the said sub-plot in favour of the purchaser.
9. 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.
10. That the vendor has delivered all relevant documents to the purchaser in respect of the schedule below property.
11. That the schedule below land is situated in Branch Road.

SCHEDULE

In the District Seraikella-Kharsawan, Pargana Seraikella, One Sub-let bearing Sub Plot No. 70A, Mouza : Kuluptanga, Portion of Plot No. 995 (N) 640(O), 1588(P) 639(O), Under Khata No. 178(N), 48(O), measuring land area 1012.5 Sqft. i.e. Equivent 2.32 Dec. out of total measuring land area 2025 Sq.ft i.e. Equivent 4.648 Dec., Raiyati Land Don-II, Old Ward No. 17, New Ward No. 32, Thana No. 130, ANAC, Adityapur, District Sub-Registry Office Seraikella, Dist. Seraikella-Kharsawan.

Which is bounded by :-

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Binod Kumar Choudhary
24/05/2018

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North : Portion of Plot No. 995 & 1588 (Sub Plot No. 7N)

South : Portion of Plot No.995, 1587 & 1588 (Sub Plot No.7OB)

East : Portion of Plot No. 1588 (Sub-Plot No. 6-C)

West : 20' Wide Road

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

Payment Schedule

1. Bank disbursement from SBI, Jsr.
Vide Ch. No. 754303 dtd. 12.4.2018 Rs. 8,75,000.00 ✓
 2. By Hands Rs. 3,75,000.00 ✓
- Total Rs. 12,50,000.00

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

1. Manish Kumar.
S/o. Sri Radhe Shyam Sah.
AT- Champanala Road
Po - Nathnagar
Dis. Bhagalpur.
State - Bihar. (812006)
2. Satyendra Kumar
S/o - Late Prashuram Bhujat
AT - Baridih, JSR



Binod Kumar
Attested By
ADVOCATE
Jamshedpur

24/05/2018

Draft by Advocate

Binod Kumar 24/05/2018
Advocate

Enrolment No.1334/2002
Jamshedpur

Contd...7

Ramesh Kumar Choudhary
24/05/2018

-: 7 :-

NAME OF THE PURCHASER
MR. DIWAKAR KUMAR



Binod Kumar
Attested By
ADVOCATE

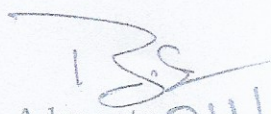
Jamshedpur
Diwakar Kumar
24/05/2018

Diwakar Kumar
24/05/2018



Certificate :

Certificate that the finger prints of left hand of each person whose photographs is affixed in the documents have been obtained before/ by me.


Advocate 24/05/2018

Binod Kumar
Advocate
Enrolment No.1334/2002
Jamshedpur