

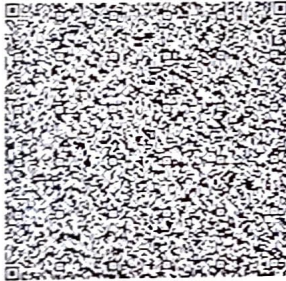


सत्यमेव जयते

# INDIA NON JUDICIAL Government of Jharkhand

## e-Stamp

Certificate No. : IN-JH022708335545040  
 Certificate Issued Date : 06-Feb-2016 04:44 PM  
 Account Reference : NONACC (BK)/ jhbobbk02/ GAMHARIA/ JH-SK  
 Unique Doc. Reference : SUBIN-JHJHBOBBK02029035936537240  
 Purchased by : ANJANI KUMARI AND RISHIRAJ KUMAR  
 Description of Document : Article 23 Conveyance  
 Property Description : LAND PURCHASING SIZE 1755 SQ FT  
 Consideration Price (Rs.) : 11,50,000  
 (Eleven Lakh Fifty Thousand only)  
 First Party : NA  
 Second Party : ANJANI KUMARI AND RISHIRAJ KUMAR  
 Stamp Duty Paid By : ANJANI KUMARI AND RISHIRAJ KUMAR  
 Stamp Duty Amount(Rs.) : 46,000  
 (Forty Six Thousand only)



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



ATTESTED

29/11/16  
Ajit Kumar Singh  
Notary Public

WN 0003388089

Kabita Karmal  
26/2/16

### Statutory Alert:

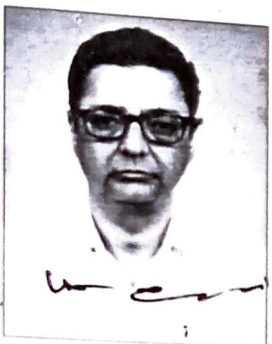
1. The authenticity of this Stamp Certificate should be verified at "www.sholestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate
3. In case of any discrepancy please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



987  
 Sale Value 11,50,000/- Stamp 46,000/- Adhyayans


Handwritten signature and date: 26/2/16

दस्तावेज नं. 26/2/16



Handwritten signature and date: 26/2/16

स्थानित मंत्रालय में लकाकारी की जाति... प्रमाणित... जाति... के...  
 C.N.T.A. ... 451(B) के...  
 26/2/16



Handwritten signature and date: 26/2/16

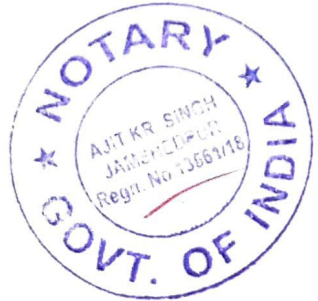
Kavita Kumari



Handwritten signature and date: 26/2/16



विशेष- 24 के प्रमाणित माल्य...  
 भारतीय...  
 (इंस्ट्रुमेंट अधिनियम 1908) की...  
 अनुसूची...  
 प्रमाणित...  
 स्थान...  
 26/2/16



2

**SALE DEED**


**ATTESTED**  
 29/10/12  
 Ajit Kr. Singh  
 Notary Public  
 Regn No. 13561/13  
 Govt. of India  
 Jharkhand, East Singhbhum

20/16...  
 February  
 34500/-  
 250  
 099  
 34500/-  
 34848.44  
 26/2/16

THIS DEED OF SALE IS MADE ON THIS THE 26th-DAY OF 'FEBRUARY' 2016 AT SERAIKELLA; BY:

- 1) **MR. PRAVIN KUMAR**, son of Late Thakur Choudhary, by occupation Service, (PAN – ABWPK3965D) &
- 2) **MRS. KAVITA CHOUDHARY @ KAVITA KUMARI**, wife of Mr. Pravin Kumar, by occupation Housewife, (Voter I.D. No.LRV3004140); By Caste Bhumihaar;



  
Kabita Kumal  
26/2/16

3

Both by faith Hindu, Nationality Indians, both residents of Flat No.658, Bara Supervisor Flat, Sidhgora, P.O. Agrico, P.S. Sidhgora, Town Jamshedpur, District East Singhbhum, State of Jharkhand, now have come to the jurisdiction of Seraikella, P.S. Seraikella, District Seraikella-Kharsawan, for the purpose of execution of this Deed, hereinafter called the **SELLERS** (which expression shall unless, excluded by or repugnant to the context, mean and include their legal heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **ONE PART**;

**IN FAVOUR OF**

- 1) **MRS. ANJANI KUMARI**, wife of Mr. Rishiraj Kumar, by occupation Housewife, (PAN – BCFPK4779L) &
- 2) **MR. RISHIRAJ KUMAR**, son of Sri Vilayti Prasad Singh, by occupation Service, (PAN – AJCPK0225A);

Both by faith Hindu, Nationality Indians, both residents of Flat No.16, GF-1 Flat, Golmuri, P.S. Golmuri, Town Jamshedpur, District East Singhbhum, State of Jharkhand, hereinafter called the **PURCHASERS** (which expression shall unless, excluded by or repugnant to the context, mean and include their legal heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **OTHER PART**,



**ATTESTED**

*29/10/16*  
Ajit Kr. Singh  
Notary Public  
Regn. No. 13551/16  
Govt. of India  
East Singhbhum

**NATURE OF THE DEED:**

**DEED OF SALE**

**CONSIDERATION AMOUNT:**

**Rs.10,11,000/- (Rupees Ten lakhs eleven thousand) only.**

**AS PER GOVT. VALUE :**

**Rs.11,50,000/- (Rupees Eleven lakhs fifty thousand) only.**



*[Signature]*  
Kabita Karmu  
26/2/16

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WHEREAS, the Sellers purchased all that raiyati land, measuring area 1755 Sq.ft., in Portion of Plot No.1588 (179 Sq.ft. and in Plot No.1589 (1576 Sq.ft.), bearing Sub-Plot No.6H, recorded under Khata No.178 or Mouza Kuluptanga, Ward No.17, Adityapur N.A.C., within P.S. Adityapur, District Sub-Registry Office at Seraikella, District Seraikella-Kharsawan, more fully described in the schedule below, from Shri Saurav Agarwal, son of Shri Suresh Kumar Agarwal, duly constituted and lawful attorney for 1) Shri Sheo Kumar Verma, son of Late Rashmay Sahu, 2) Shri Ashok Kumar Verma, 3) Shri Sanjay Kumar Verma, 4) Shri Ajay Kumar Verma, all sons of Late Hari Prasad Sahu, 5) Shri Awam Prasad Sahu, 6) Shri Anand Prasad Sahu, 7) Shri Uma Prasad Verma and 8) Shri Binod Kumar, all sons of Late Raj Kishore Sahu, all residents of Asangi, P.S. Adityapur, District Seraikella-Kharsawan, (Regd. G.P.A. No.IV-855, dated 09.10.2004) and Director of M/s. City Residency (India) Pvt. Ltd.), having its office at 'D.S. Tower' (beside Bank of India), Main Road, Adityapur, Jamshedpur, for valuable consideration amount, vide a registered Sale Deed, bearing Deed No.5294, dated 18.11.2005, completed on the same date in Book-I, Volume No.143, Pages from 327 to 348 of District Sub-Registry office, Seraikella, District Seraikella-Kharsawan and since purchase the Sellers have been in joint peaceful possession of the aforesaid land as absolute and lawful owners of the same, without any let, hindrance or interruption from any other person or persons, by exercising all acts of ownership thereof;




**ATTESTED**

*29/11/20*  
Vjit Kr. Singh  
Notary Public  
Regn No. 13561/13  
Govt. of India  
E.S.R. East Sinhbhum

AND WHEREAS, the Sellers in order to further ensure their right, title and interest over the aforesaid land, more fully described in the schedule below, have mutated the same, in their joint names vide Mutation Case No.202/ 2006 – 2007, Order dated 24.06.2006, from the office of the Superior landlord, the State of Jharkhand, through the Circle Officer, Gamharia and since they are paying rent for the said property and obtained rent receipt in their joint names;

AND WHEREAS, the Sellers, owing to their other commitments, being in urgent need of money, decided and subsequently agreed with the Purchasers for



  
 Kabita Kherwal  
 26/2/16

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ABSOLUTE AND OUTRIGHT SALE of the schedule below property, for a total consideration amount of Rs.10,11,000/- (Rupees Ten lakhs eleven thousand) only;

**NOW THIS DEED OF SALE WITNESSETH:**

- 1) THAT, in pursuance of the above and in consideration of the aforesaid sum of Rs.10,11,000/- (Rupees Ten lakhs eleven thousand) only, paid by the purchasers to the sellers, the receipt of which sum the sellers do hereby admit and acknowledge as full, final and highest consideration amount of the schedule below land and do hereby sale, convey, transfer and deliver the same, together with all its right, title, interest and possession, privileges and advantages the sellers here before enjoyed over the scheduled property UNTO AND TO THE USE of the purchasers, absolutely and forever.
- 2) THAT, from today, the sellers have also delivered the physical possession of the schedule below property in favour of the purchasers and the purchasers from this day shall possess and enjoy the schedule below land as its absolute owners in every possible manner with power to dispose of the same in any manner they like, without any let or hindrance of the sellers, their heirs or any other person/s claiming through them.
- 3) THAT, the schedule below property hereby sold and transferred in favour of the purchasers, is free from all encumbrances, liens or charges and prior to this transfer the sellers have not sold or otherwise alienated the same or part thereof to any other person(s) and for any defect of title or possession of the sellers over the scheduled property the purchasers suffer any loss due to dispossession from the same or part thereof then the sellers shall remain liable to compensate all such losses sustained to the purchasers.



**ATTESTED**

✓ 29/10/16  
 Ajit Kr. Singh  
 Notary Public  
 Regn No. 13561/13  
 Govt. of India  
 JSR. East Singhbhum

*Rajendra Kumar*  
*Kabita Karmal*  
 26/2/16

- 4) THAT, henceforth the purchasers shall be at liberty to mutate their names in the Office of the landlord, in respect of the schedule below landed property and shall pay the rent for the same in their joint names.
- 5) THAT, the sellers hereby also assure the purchasers that they shall, at the cost of the person (s) requiring the same, execute any other document(s), if so required, in respect of the schedule below landed property to further ensure the right, title and interest of the purchasers over the same.
- 6) THAT the sellers have handed over all relevant documents in respect of the schedule below property to the purchasers.

### SCHEDULE

(Description of the property hereby sold)

ALL THAT piece and parcel of raiyati land, presently in Homestead nature, measuring an area 1755 Sq.ft., in Portion of New Plot No.1588 (179 Sq.ft.) and in Portion of New Plot No.1589 (1576 Sq.ft.), bearing Sub-Plot No.6H, recorded under New Khata No.178 or Mouza KULUPTANGA, Ward No.17 (Old), 32 (New), Adityapur N.A.C., Thana No.130, within P.S. Adityapur, Anchal Gamharia, District Sub-Registry Office at Seraikella, District Seraikella-Kharsawan;

Which is bounded as follows:

**ATTESTED**

ON THE NORTH: Portion of Plot No.1588 (Sub-Plot No.6G);  
 ON THE SOUTH: Road;  
 ON THE EAST : Portion of Plot Nos.1588, 1589 & 1590 (Sub-Plot No.6L);  
 ON THE WEST : Road;

*29/11/16*  
**Ajit Kr. Singh**  
 Notary Public  
 Regn No. 13561/13  
 Govt. of India  
 JSR. East Singhbhum

Annual rent payable to the Landlord, the State of Jharkhand, through the C.O., Gamharia.

The land aforementioned is shown in RED COLOUR in the map enclosed herewith, which will be treated as a part of this Sale Deed.



*[Signature]*  
Kadita Kora  
26/2/18

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IN WITNESS WHEREOF, the Sellers have hereunto signed at Seraikella, on this Deed of Sale, on the day, month and year first above mentioned.

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

*[Signature]*  
**ANTU SUNDI**  
Deed Writer, Seraikella  
Licence No. - 30/1997

26-2-18

WITNESSES:

1. Binit Kumar  
S/O BIR BINOD SINGH  
RAJEV PATH, DIMNA ROAD ANUGO

2. Lalau Ram Baitha  
NAME - LALAN RAM BAITHA  
F. NAME - LATE AMERIKA RAM BAITHA  
ADD:- 3/LL SITARAMDERA LINK ROAD  
AGRICO, JAMSHEDPUR JHARKHAND

Typed by:

*[Signature]*

Jsr. Court.

Drafted by:



**ATTESTED**

*[Signature]*  
Advocate  
**ANTU SUNDI**  
Deed Writer, Seraikella  
Licence No. - 30/1997

26-2-18

*[Signature]* 26/2/20  
Ajit Kr. Singh  
Notary Public  
Regn No. 13551/10  
Govt. of India  
JSR. East Sirkabhum



*Kabeer Kumar*  
*28/2/16*

PHOTOGRAPH, SIGNATURE AND FINGER PRINTS  
OF THE PURCHASERS



*Arjni Kumar*



*Rishabh Kumar*



**ATTESTED**

*29/10/20*

**Ajit Kr. Singh**  
**Notary Public**  
**Regn. No. 13561/13**  
**Govt. of India**  
**JSR. East Singhbhum**

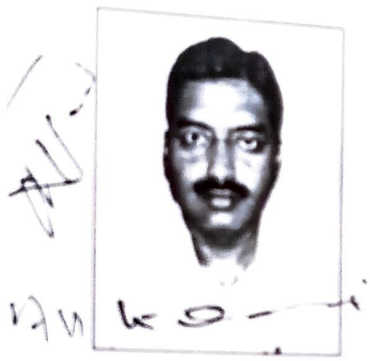
Certified that the fingerprints of the left hand of each person, whose photograph is affixed in the document, have been obtained by me or before me.

*Ashish SUNDI*  
**ASHISH SUNDI**  
**Deed Writer, Seralikella**  
**Licence No. - 301997**

*26/2/16*



*Rajendra*  
Kakitkar  
28/2/18



*Binit Kumar*

Photograph is Identifier as witness No.1.

Note : The schedule above land is not belonged to S.T., B.C. does not comes under the Khashmahal and the land does not related to the Temple, and/ or religious places and the Seller does not violate the section 46 (l) a & b of Chhota Nagpur Tenancy Act, 1908 and this is not Govt. land and there is no violation of the Section 22 A of Indian Registration Act, 1908, the land situated in Urban Area.

*Antu Sundi*  
ANTU SUNDI  
Advocate  
Deed Writer, Seraike  
Licence No. - 30/199

26-2-



**ATTESTED**  
*29/10/20*  
Ajit Kr. Singh  
Notary Public  
Regn No. 13561/18  
Govt. of India  
JSR. East Singhbhum