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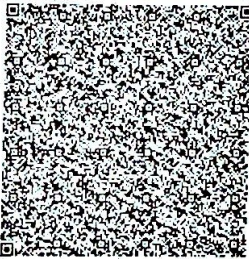


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

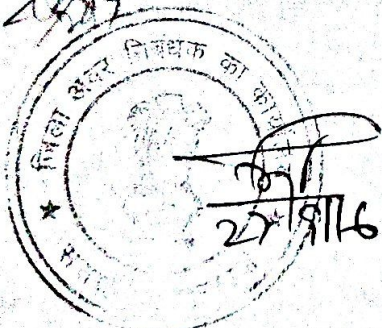
e-Stamp

Certificate No.	: IN-JH033761917431270
Certificate Issued Date	: 20-Sep-2016 10:29 AM
Account Reference	: NONACC (BK)/ jhbobbk02/ ADITYAPUR/ JH-SK
Unique Doc. Reference	: SUBIN-JHJHBOBBK02044690581558700
Purchased by	: KAMLESH KUMAR SINGH
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 12,40,000 (Twelve Lakh Forty Thousand only)
First Party	: SURESH KUMAR
Second Party	: KAMLESH KUMAR SINGH
Stamp Duty Paid By	: KAMLESH KUMAR SINGH
Stamp Duty Amount(Rs.)	: 49,600 (Forty Nine Thousand Six Hundred only)



Please write or type below this line

29/8/16



Suresh
26/09/2016

ATTESTED
Safal Paul
NOTARY
SAFAL PAUL
JAMESHPUR COURT
(JHARKHAND)

26 APR 2021

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Statutory Alert:

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

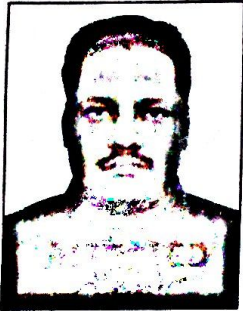
Sale Value 12,40,000/- Stamp 49600/- Alkhyapur

दस्तावेज में वर्णित मूमि प्रतिबंधित सुची से है।

मुल्यांकन सुची से किया

दस्तावेज जांच

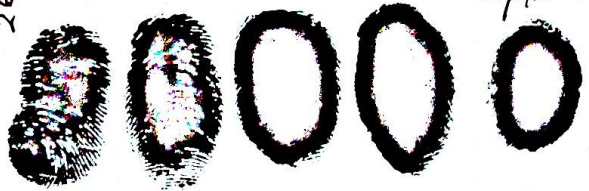
उपरोक्त मूमि की जांच C.N.T.A. 1905 की धारा 401(B) के अन्तर्गत नहीं है।



Animesh Sinha
ADVOCATE, KOLKATA HIGH COUR
DIST COURT, JAMSHEDPUR

Suresh Kumar

(SURESH KUMAR)
26/9/16



Suresh Kumar

26/9/16

[2]

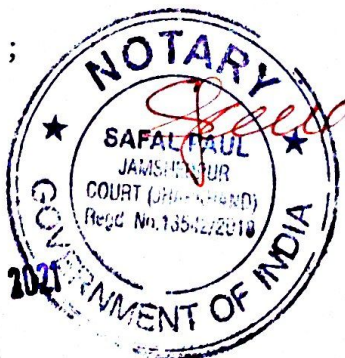
DEED OF SALE

THIS DEED OF SALE IS MADE ON THIS THE 26th DAY OF SEPTEMBER, 2016 AT SERAIKELLA;

BY

SHRI SURESH KUMAR son of Shri Surya Narayan, by occupation service, by caste- Kushwaha, by Religion Hindu, by Nationality Indian, resident of Flat No.207 B, Tower-2, Panchsheel Wellington, Crossing Republic, Ghaziabad, State of Uttar Pradesh-201016, hereinafter called the **VENDOR** (which expression shall unless repugnant to the context includes his heirs, successors, administrators, legal representatives and assigns) of the ONE PART:

PAN- APWPK8823N ;



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SAFAL PAUL
JAMSHEDPUR COURT
(JHARKHAND)

16 APR 2017

नियम-21 के अधीन ग्राह्य भारतीय रतान्य अधिकाधिक (इंग्लिशन सतान्य) की अनुसूची-1 के अधीन ग्राह्य रतान्य शुल्क से रतान्य शुल्क अधिन नहीं।

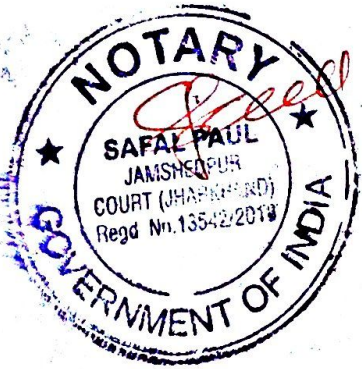
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[Handwritten Signature]
26/09/2016

[3]

IN FAVOUR OF

SHRI KAMLESH KUMAR SINGH son of Shri Ram Ekbal Singh, by faith Hindu, by caste Rajput, by occupation service, resident of L4/1, Cross Road No. 2, Agrico, P.S. Sidhgora, P.O Agrico, in town Jamshedpur, Dist. East Singhbhum, Jharkhand, hereinafter called and referred to as the "**PURCHASER**" (which expression shall unless repugnant to the context include his heirs, successors, administrators, legal representatives and assigns) of the OTHER PART; PAN- AEUPS3220C ;



NATURE OF DEED : DEED OF SALE

ACTUAL CONSIDERATION AMOUNT: Rs. 11,00,000/- (Rupees Eleven Lakhs only) but stamp duty paid as per prevailing market rate on Rs. 12,40,000/- (Rupees Twelve Lakhs forty thousand only).

TITLE INDENTURE :

ATTESTED

[Handwritten Signature]
**NOTARY
SAFAL PAUL
JAMSHEDPUR COURT
(JHARKHAND)**

16 APR 2021

WHEREAS the land measuring 0.13.80 Hectare ,being in Plot No. 1215, under Khata No. 208 of Mouza Asangi, Ward No.14 Adityapur NAC ,Dist. Seraikella Kharswan, was entered and recorded in the name of Budheshwar Gour son of Lopa Gour, in the last survey settlement operation finally published in the year 1983 ;

AND WHEREAS upon the death of said Budheshwar Gour ,the entire aforesaid land devolved upon and vested to his only son Shri

Surinder
26/09/2016

[4]

Anil Pradhan as his legal heir who became the lawful owner of the aforesaid land

and got his name mutated in the records of the superior landlord through the office of Learned C.O. at Gamharia, vide Mutation Case No. 1529/2010-11.

AND WHEREAS ALL THAT land measuring 0.10.50 Hectare or 10.08 Kathas being in Plot No.1217 under Khata No.209 of Mouza Asangi, Ward No.14 Adityapur NAC ,Dist. Seraikella Kharswan, was entered and recorded in the name of Benudhar Gour in the last survey settlement operation finally published in the year 1983 ;

AND WHEREAS, upon the death of said Benudhar Gour ,the aforementioned land vested to and devolved upon his widow Sm. Rukmani Devi and three sons namely Prabhat Pradhan, Shikhar Pradhan and Sanjay Pradhan ,as his legal heirs.

ATTESTED AND WHEREAS based on family arrangement the said landed property described above ,mutated in the name of said Rukmani Devi

in the records of the superior landlord through the office of Learned C.O. at Gamharia, vide Mutation Case No. 1183/2005-06 ;

AND WHEREAS the aforesaid Anil Pradhan and Rukmani Devi, appointed the said Kamal Kishore Kajaria and Anil Srivastava as their lawful Attorneys to develop their above land fit for residential



NOTARY
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JAMSHEPUR COURT
(JHARKHAND)

16 APR 2021

Surendra
26/09/2016

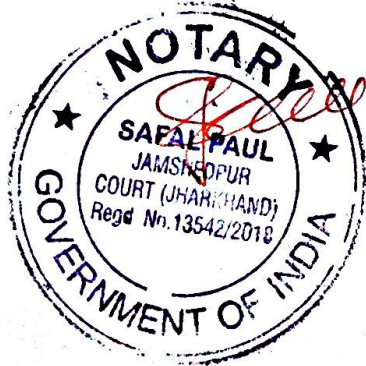
[5]

purposes by virtue of two registered G.P.A. Nos.IV-387 and IV-1238 registered at Jamshedpur.

AND WHEREAS the above named attorneys on behalf of Shree Housing Developers sold the Sub Plot Nos. B1 & B2 to the present vendor by virtue of registered Sale Deed No.1300 (Sl.No. 1317) registered in the Office of Dist. Sub-Registrar at Seraikella on 15.05.2014.

AND WHEREAS thereafter the vendor got his name mutated in the records of Superior landlord through the office of C.O at Gamharia, vide Mutation Case No. 116/ 2015-16. order dated 25.09.2015.

AND WHEREAS since purchase of the aforesaid sub plots, the vendor hereof has been exercising all acts of ownership thereto without any objection or impediment or interference by and from any corner.



ATTESTED

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NOTARY
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JAMSHEDPUR COURT
(JHARKHAND)

16 APR 2021

AND WHEREAS the vendor being urgent need of money to meet up his personal expenditure and to acquire immovable property at elsewhere has decided to sell and dispose of the Plot No.B2, measuring 2450 sq.ft along with facilities provided therein to any intending buyers.

AND WHEREAS the vendor, based on Agreement dated 11.06.2016 with the purchaser jointly agreed that the former i.e. the vendor

Surendra
26/09/2011

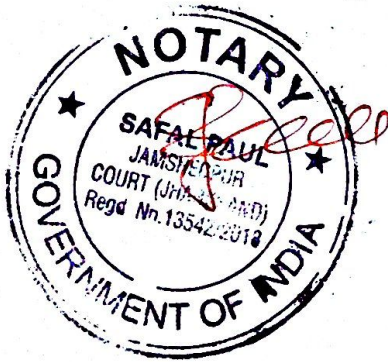
[6]

hereof would sell and transfer and the later i.e. the purchaser hereof would purchase and acquire the Plot No. B2 measuring 2450 sq.ft along with facilities provided therein for a total consideration amount of Rs.11,00,000/- (Rupees Eleven lakhs only).

AND WHEREAS the parties hereto jointly agreed a proper document under conveyance should be made and executed in favour of the purchaser by the vendor and it is expedient to do so by registered Sale Deed.

NOW THIS DEED OF SALE WITNESSETH :-

1. That in pursuance of the above agreement and in consideration amount of Rs. 11,00,000/- (Rupees Eleven Lakhs only) paid by the purchaser to the vendor, morefully described in the MEMO OF THE CONSIDERATION herein below, the receipt whereof the said sum is hereby admitted and acknowledged by him, as full and final consideration amount against ABSOLUTE AND OUT RIGHT SALE of the said land more specifically and particularly described in the Schedule hereunder written, to the purchaser, the vendor by these presents does hereby sell, convey, transfer, deliver and assign unto the purchaser ALL THAT aforementioned land together with all right, title, interest, privileges, advantages, and benefits etc., including the benefit given by Shree Housing



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Safal Paul
**NOTARY
SAFAL PAUL
JAMSHEDPUR COURT
(JHARKHAND)**

16 APR 2021

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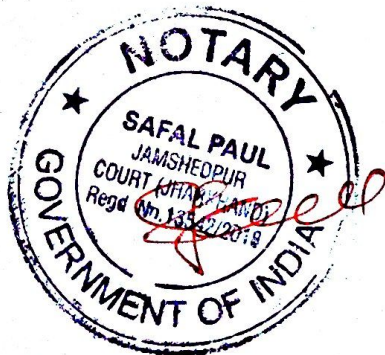
[7]

Developers Pvt. Ltd., thereto or therein TO HAVE AND TO HOLD the same as lawful owner thereof, without any interruption or interference or objection or impediment by and from the vendor, his heirs, successors, with all right, title, interest and possession which the vendor here before enjoyed in respect of the said immovable property/land.

2. That the vendor on receipt of full consideration amount from the purchaser, hereby delivers quite peaceful vacant possession of the said land and all relevant papers to the purchasers and hence forth the purchaser shall hold, enjoy and possess the same as ABSOLUTE OWNER THEREOF with full power to sell, dispose of, alienate the said property to any person or concern, without the wrongful interference or disturbance from the vendor, his heirs.

3. That hence onwards the vendor is completely divested of all their interest, right and claim over and in respect of the said land and shall cease to have any claim in the said property hereby sold to the purchaser by these presents, which now vest unto the purchaser.

5. That the purchaser will be at liberty to get his name mutated in the records of the superior landlord through the office of Learned C.O. at Gamharia and will pay the ground rent other



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JAMSHEDPUR COURT
(JHARKHAND)

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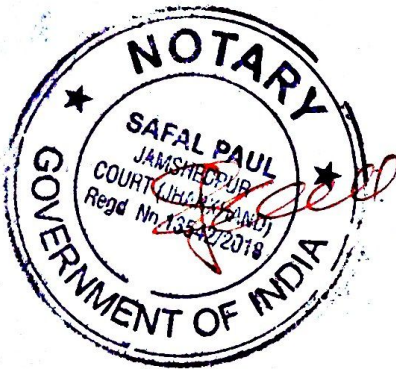
Safal Paul
26/09/2016

[8]

taxes, services, out goings, levies, cess, etc., to the superior landlord and/or concerned authorities in respect of the said immovable property.

6. THAT THE VENDOR/TRANSFEROR HEREBY DECLARES AND COVENANTS :-

- i/ He is the lawful owners of the said immovable property morefully described in the Schedule hereunder written, and there is/are no other co-owner or co-sharer or co-claimant in this property, except him.
- ii/ prior to sale and execution of this Deed of Transfer by sale, the vendor/transferor has not sold or transferred or conveyed or delivered or mortgaged the said land or part thereof to any party, person, concern or institution and the said land or part thereof is free from all encumbrances, charges, liens, suit, proceeding, acquisition and/or requisition etc. and the vendor has clear and marketable title over the aforesaid immovable property.
- iii/ the vendor hereby assures the purchaser to execute any further paper, document, no-objection etc., at the cost of the purchaser that may require and/or deem to be required hereafter for mutating the said immovable



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(JHARKHAND)

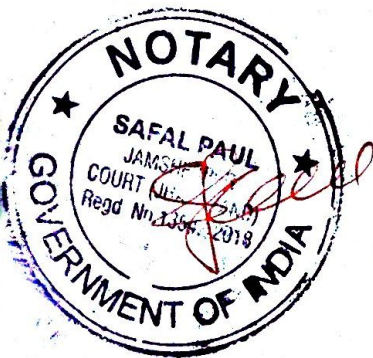
16 APR 2021

Suresh
26/09/2016

[9]

property in the name of the purchaser and for his peaceful possession for ever.

iv/ in case the purchaser suffers or sustains any loss or damage and/or deprived of the said property or part thereof due to defect in title of the vendor/transferor, in that event the vendor/ transferor shall be liable to compensate the purchaser for such losses and damages, together with all expenses that may incur to get its title perfected in the said immovable property.



7. That the purchaser hereby declares and covenants;
- (i) the purchaser will be at liberty to change the status of the land into a homestead and out of their own fund shall look after, manage and maintain the said land.
 - (ii) the purchaser shall construct house as per sanctioned plan of appropriate authority.

ATTESTED

Suresh

**NOTARY
SAFAL PAUL
JAMSHEDPUR COURT
(JHARKHAND)**

25 APR 2021

It should be noted here that the internal structures and construction may be varied from one house to other, but the front elevation and/or the out-look of all houses shall be remain same.

- (iii) It is decided and agreed by and between the builder, vendor and purchaser hereof that the purchaser shall or may prepare

Suresh
26/09/2016

[10]

The building plan through his appointed Architect, planner and/or Civil Engineer and/or through the Architect of Shree Housing Developers Pvt. Ltd .

- (iv) all the residents including the builders shall or may form a Society and/or owner's Association for proper maintenance of the complex named as "SHREE BHOOMI".

SCHEDULE

(above referred to)

In District Seraikella Kharsawan, District Sub-Registry Office at Seraikella, Mouza Asangi, P.S. RIT Adityapur, Thana No. 131, recorded under Survey Ward No.14, Adityapur N.A.C. within Ward No. 22 AMC, sub-plot No. B2 within the campus of Shree Bhoomi, under -

<u>Khata No.</u>	<u>Plot No.</u>	<u>Area</u>	<u>Bounded by :-</u>
208	1215(P)	2450 sq.ft	North : Sub Plot No. B1 ; South : Sub Plot No. B3; East : Sub Plot No. B5 ; West : 40 ft wide Road ;
	Total	2450 sq.ft or 5.624 dec.	

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JAMSHEDPUR COURT
(SHARKHAND)

18 APR 2021

Annual Ground rent and other taxes payable Rs. 31.06 to the Superior ,landlord The State of Jharkhand through C.O. at Gamharia.

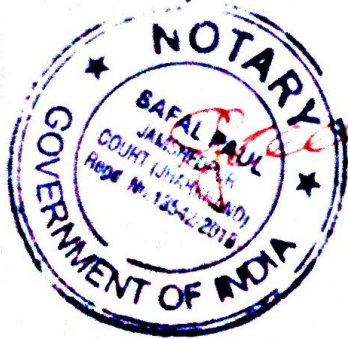
Samir
26/09/2016

[11]

MEMO OF CONSIDERATION

The Purchaser named within, paid the sum of Rs. 11,00,000/-
(Rupees Eleven Lakhs only) to the vendor named within in the
following manner:-

Sl. No.	Cheque No.	Drawn on	Date	Amount in Rs.
1	000001	BOB, Bhuiyadih Br	05.05.16	1,00,000/-
1	000002	BOB, Bhuiyadih Br	10.06.16	1,50,000/-
2	878845	Canara Bank, Golmuri Br.	10.06.16	5,00,000/-
3	878846	Canara Bank, Golmuri Br.	21.09.16	3,50,000/-
Total Rs.				11,00,000/-



IN WITNESS WHEREOF the vendor has hereunto set his hand and
signature hereto on this the day, month, year and place first above
written.

Read over and explained the contents of this Deed to the Executant's
who admitted it to be true and correct. *Samir 26/09/16*

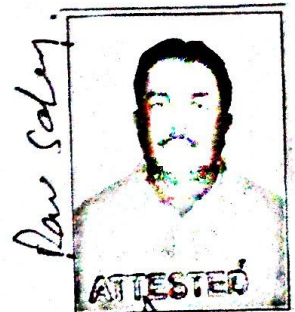
WITNESSES

1. *Ravi Sahay.*
S/o - *Shri A.C. Sahay.*
Dr. No- 84/H6, Nandih Road
Bumanes - 7, Janshedpur
2. *Saroj Kumar Singh*
S/o - *Late Shivjee Singh.*
45, H/6, Cherab Road, Eakhi, Jsr-01
East Singhbhum, Jharkhand.

ATTESTED

Samir
NOTARY
SAFAL PAUL
JANSHEDPUR COURT
(JHARKHAND)

16 APR 2016



Samir
Atmish Saha
ADVOCATE, KOLKATA HIGH COURT
DIST COURT, JANSHEDPUR

Photograph and signature of the Identifier

Suresh
26/09/2016

[12]

Be it noted that the land described in the schedule 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 violatin the provisions of Indian Registration Act,1908 in Section 22 "A".

Suresh
26/09/2016
Signature of the Vendor

Printing through Computer

Drafted by :
Animesh Sinha
26/09/16
Animesh Sinha
Advocate
Reg.No. F-1609/02



ATTESTED

Animesh
Animesh Sinha
ADVOCATE, KOLKATA HIGH COURT
DIST COURT JAVS

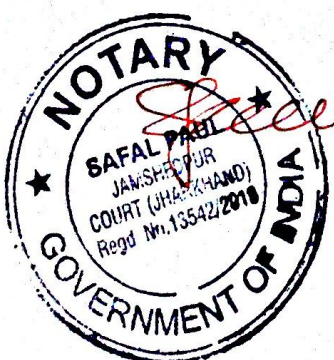


(Kamlesh Kumar Singh)

K Singh
26/9/2016
Signature of the Purchaser

Certified that the finger's prints of the left hand of each person, whose photographs are affixed in this deed, have been obtained by

Animesh
26/9/16
Advocate.



ATTESTED
Suresh
NOTARY
SAFAL PAUL
JAMSHEDPUR COURT
(JHARKHAND)

16 APR 2021