

2063  
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सत्यमेव जयते

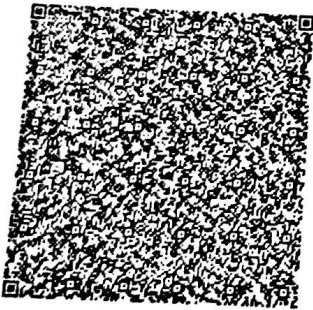
INDIA NON JUDICIAL  
Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH07114168506927P
Certificate Issued Date	: 12-Sep-2017 11:16 AM
Account Reference	: SHCIL (FI) jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference	: SUBIN-JHJHSHCIL0110210633056157P
Purchased by	: DIPAK KUMAR
Description of Document	: Article 18 Certificate of Sale
Property Description	: ANCHAL - GAMHARIA, THANA NO - 131 , NEW WARD NO. - 22. MAUZA - ASHANGI, PLOT NO - 346/A
Consideration Price (Rs.)	: 11,00,000 (Eleven Lakh only)
First Party	: NISHA SINGH
Second Party	: ASHIM GHOSH
Stamp Duty Paid By	: ASHIM GHOSH
Stamp Duty Amount(Rs.)	: 44,000 (Forty Four Thousand only)

Required

- 1) Current Land Rent Receipt
- 2) - Holding Tax Receipt (2017-18)

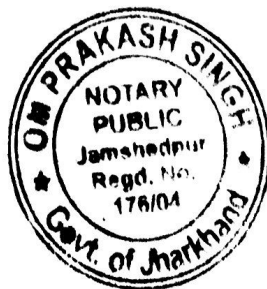


Attested

14/09/2017

Om Prakash Singh  
NOTARY PUBLIC  
Jamshedpur  
East Singhbhum  
R/No. - 176/2004

Please write or type below this line



Handwritten signature

23.10.2017

UP 0003455656

Sale Value 11,00,000/- Stamp 44,000/- Alingapur

दस्तावेज में वर्णित भूमि  
प्रतिबंधित सूची में कायम है।

23/10/17  
जांचकर्ता

मूल्यांकन

23/10/17  
किये

उपरोक्त

की

अंत

दस्तावेज कायम है।

23/10/17  
किये

रजिस्ट्रार

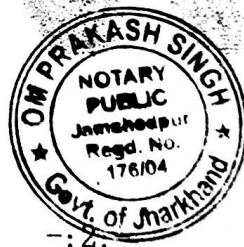
23/10/17



Attested by

Ramohan

E. No- 134



Attested

Om Prakash Singh  
NOTARY PUBLIC  
Jamsheepur  
East Singhbhum  
RINOL-176/2004

23/10/17

23.10.2017

Hishma Singh

SALE DEED

VALUE AT RS. 11,00,000/- ONLY.

RUPEES: ELEVEN LAKHS ONLY.

This DEED OF SALE made this the "23<sup>rd</sup> DAY OF October 2017"

here at Seraikella by and between:

MRS. NISHA SINGH WIFE OF MR. SHURJEET SINGH, by faith-  
Hindu, by Caste- Rajput, Nationality-Indian, by Occupation-  
House Wife,

Contd..3..

को अधीन ग्राह्य  
प्रतिनियम  
(1999) की  
के  
सदस्य या  
विमुक्त  
नहीं।

23/10/17  
निबंधन पदाधिकारी

33000.00  
2.50  
299  
33003.44  
23/10/17

193/20  
23.10.20

resident of Village-Baijdpur, P.O.-Dalan Chhapra, P.S.- Dokti, District-Ballia, U.P., Pin-277204, Present Residing at L.R.G. House No.-129, Adityapur-1, Near Sarita Cinema Hall, P.O. & P.S.-Adityapur, District-Seraikella-Kharsawan, Jharkhand, Pin-831013, hereinafter called the FIRST PARTY/VENDOR/SELLER (which expression shall unless, excluded by or repugnant to the context, mean and include her heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the ONE PART. PAN NO. - BVQPS3238A. AADHAAR ID NO. -7328 3127 8560.

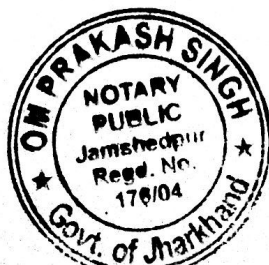
IN FAVOUR OF

MR. ASHIM GHOSH SON OF LATE NAVIN CHANDRA GHOSH, by Faith-Hindu, by Caste-Gowala, Nationality-Indian, by Occupation-Business, resident of Block No.-64/1/1, Road No.-16, Adityapur-2, P.O. And P.S.- R. I. T. Adityapur, District-Seraikella-Kharsawan, Jharkhand, Pin-831013, hereinafter called the SECOND PARTY/VENDEE/PURCHASER (which expression shall unless, excluded by or repugnant to the context, mean and include his heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the OTHER PART: PAN NO. -AJVPG8190K. AADHAAR ID NO. -9145 0544 8330.

NATURE OF DEED :Deed of transfer by way of Sale.

CONSIDERATION AMOUNT: RS. 11,00,000/- only (RUPEES: ELEVEN LAKHS) ONLY.

WHEREAS, the VENDOR is the sole, absolute, lawful and bonafide owner of all that land measuring an Area- 3.66 Decimals i.e. 1600 sq.ft., recorded under Old Khata No.- 117, New Khata No.-101, Old Plot No.- 1144, New Plot No.- 346, of Mouza - ASHANGI, Thana- R. I. T. Adityapur, Thana No.-131, within A. N. A. C. Old ward No.-15 Corresponding to New ward No.-22, District-Seraikella - Kharsawan, more fully described in schedule below:



Attested

2/14/6/021  
Om Prakash Singh  
NOTARY PUBLIC  
Jamshedpur  
Jharkhand

Contd.. 4..

Wishu  
23.10.20

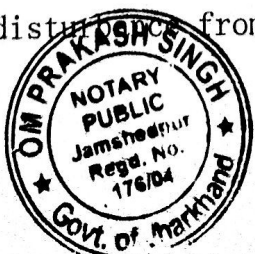
WHEREAS, the land more fully described in the schedule below situated at Mouza-ASHANGI, Thana-R. I. T. Adityapur, Thana No. -131, within A. N. A. C. old ward No. - 15 corresponding to New Ward No. - 22 is self acquired property of the present VENDOR which she has purchased by virtue of registered SALE DEED NO. - 2879, DATED - 04.09.2014. And same has been mutated in favour of present VENDOR vide MUTATION CASE NO. -768/2014-2015. IN REGISTER-2, VOLUME NO. -6, PAGE NO. -77, RENT RECEIPT NO. -  $\frac{1H}{13}$  A 023083. And the present VENDOR is in peaceful physical possession over schedule mention land on payment of regular rent thereof without any hindrances or interruption from any corner.

AND WHEREAS, now being in urgent need of money the VENDOR has agreed with the VANDEE for ABSOLUTE SALE of the said landed property measuring an area- 3.66 Decimals i.e. 1600 Sq.ft. fully mentioned in the schedule below for a total consideration amount of Rs. 11,00,000/- (RUPEES: ELEVEN LAKHS) only and the VENDEE has also agreed to purchase the same at that price;

NOW THIS SALE DEED WITNESSETH AS UNDER:

1. THAT, in pursuance of the above agreement and in consideration amount of Rs. 11,00,000/- (RUPEES: ELEVEN LAKHS) only, paid through Cheque by the VENDEE to the VENDOR, the receipt where of the said sum here by acknowledges as full and final and highest consideration amount having received against absolute and outright sale of the said immovable property more particularly describe in the schedule here under written to the VENDEE, the VENDOR by these presents does hereby sale, convey, transfer, deliver and assign unto the VENDEE, all that immovable property more fully describe in the schedule here under written together all right, title, interest, privileges, advantages, TO HAVE AND TO HOLD the same without any interruption or disturbance from or by the VENDOR, Contd..5..

Attested  
14/10/20  
Prakash Singh  
NOTARY PUBLIC  
Jamshedpur  
East Singhbhum  
R/No. -176/2004





her heirs and/or any person or persons claiming under or in trust of him, with all right, title, interest and possession hereto which the VENDOR here before enjoyed in respect of the said property.

2. THAT, the VENDOR is completely divested of all her interest and right in the schedule property and shall cease to has any right or title in the property hereby sold to the VENDEE by these presents.

3. THAT, the VENDOR on receipt of full and final highest consideration amount of Rs. 11,00,000/- (RUPEES: ELEVEN LAKHS) only, vide Cheque, from the VENDEE has delivered possession of the schedule property in favour of the VENDEE and all relevant papers and documents of the said property to him.

4. THAT, the VENDEE out of his own funds or through any financial sources shall or may construct any further structures, buildings and renovate the same or part thereof and will enjoy and possess the same or part thereof with full powers of sale, convey, transfer, deliver, mortgage or otherwise alienate the same or part thereof to any part or in any manner he like.

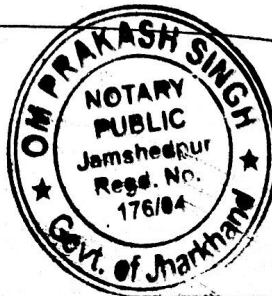
5. THAT, the VENDEE shall be at liberty to get his name mutated in the superior landlord through the office of C.O. at GAMHARIA, and shall pay the ground rent and other taxes in his own name in respect of the said property.

THAT THE VENDOR HEREBY ASSURES THE VENDEE AND COVENANTS.

1. THAT, the VENDOR is the lawful owner of the said property and there is no other co-owner or co-sharers or co-partner if the said property, except him.

2. THAT, prior to execution of this SALE DEED, the VENDOR has not sold conveyed or delivers or transferred or mortgaged the said property of part thereof to any other party and it is free from all encumbrances, charges and liens.

*Om Prakash Singh*  
**NOTARY PUBLIC**  
Jamshedpur  
East Singhbhum  
Dist. No. - 173/2004



Contd..6..

N/Singh  
23.10.20

3. THAT, the VENDOR hereby assures the VENDEE to execute any further papers and documents, at the cost of the VENDOR as may be required in future for recording and mutating VENDEE' S name in the records of the superior landlord and or concerned office or authority and for its peaceful possession forever.

4. THAT, the VENDOR hereby assures the VENDEE that schedule land is not fall under the SEC. 46 (1-B) OF THE C.N.T. ACT, 1908. And the schedule property is not belongs to ST, SC or BC (the list of caste which is annexed into CNT Act. 1908). And there is no violation of the SECTION 22 (A) OF INDIAN REGISTRATION ACT 1908).

5. THAT, the VENDOR hereby assures the VENDEE that land hereby sold to the VENDEE is free from land ceiling Act. The land is not belongs to Temple, Mosque, Church, Gurudwara, Sarna, Masna, Hargadi, Graveyard, School or College. And the land is not belongs to Bhuihari, Panhai, Khutkati or Khas Mahal.

6. THAT, in case the VENDEE sustain any losses or damage and / or deprive from the schedule property due to defect title of the VENDOR over the schedule mentioned property, in that event the VENDOR will be liable to compensate the VENDEE for such losses and damages.

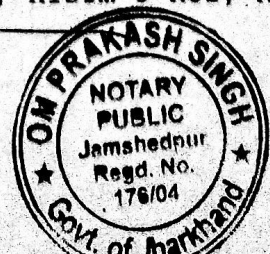
SCHEDULE

PROJECT PLOT NO. - "S-4" "FORTUNE CITY" AT ASHANGI.

**Attested**  
14/10/20  
Mr. Prakash Singh  
NOTARY PUBLIC  
Jamshedpur  
East Singhbhum  
R/No. -176/2004

District-Seraikella-Kharsawan, District sub registry office at Seraikella, Mouza-ASHANGI, Thana-R. I. T. Adityapur, Thana No. -131, A. N. A. C. Old Ward No. - 15 corresponding to New Ward No. -22, OLD KHATA NO. - 117, NEW KHATA NO. -101, OLD PLOT NO. - 1144, NEW PLOT NO. -346, Kisim-U-Res, Area-3.66 Decimals,

i. e. 1600 Sq. Ft.



Contd.. 7..

Hishu S  
23.10.2017.

BOUNDED AS:

NORTH - 20 FEET WIDE ROAD (PART OF SURVEY PLOT NO. -346).

SOUTH - PROJECT PLOT NO. - S-3 (PART OF SURVEY PLOT NO. -346).

EAST - 20 FEET WIDE ROAD (PART OF SURVEY PLOT NO. -346).

WEST - PROJECT PLOT NO. - S-1 (PART OF SURVEY PLOT NO. -346).

GOVT. LAND VALUE- AREA-3.66 Decimals i.e. 1600 sq. ft. - Rs. 9,76,881.00.

(U-Res. - @ Rs. 2,66,200/-Per Decimals)

ANNUAL RENT: Rs. 2.00 payable to the state through circle officer, GAMHARIA.

HOLDING NO : 0220000186000MO (RECEIPT NO. -105940130917104711).

Read over and explained the contents of this SALE DEED to the executants who admit the same to be true and correct.

Ram dhan Mahata  
Advocate  
23/10/2017

WITNESSES:-

1.



Maya Ghosh.  
W/o Lt. Navin Chandra Ghosh  
Road No-16, Block No-64/1/1  
Adityapur-2, Jamshedpur-13

23.10.2017.

Attested

Om Prakash Singh  
NOTARY PUBLIC  
Jamshedpur  
East Singhbhum  
R/No. -176/2004

Attested  
Ram dhan Mahata  
E. No. 134/2017

PHOTO & SIGNATURE

OF IDENTIFIER AS WELL AS WITNESS NO. 1.

2. Vinay Pradhan S/o Late M. Pradhan S/o Vikram

23.10.2017.

TYPED BY:

Navin  
23.10.2017.



Ram dhan Mahata  
23/10/2017

DRAFTED BY:  
Ramanathan Mahata  
ADVOCATE  
23/10/2017

Contd.. 8..



Hishce Sinha  
23.10.2017.

PURCHASER



Attest  
Rand  
E. No-

Ashim Ghosh

23.10.2017.



Attested

14/10/2017  
Mr. Prakash Singh  
NOTARY PUBLIC  
Jamshedpur  
East Singhbhum  
R/No.-176/2004

Certified that the fingers print of the left hand of each person whose photographs are affixed on the document have been taken by/obtained by/before me.

Typed by.

Ramdhari Mahata  
23/10/2017  
Advocate.

Mahata  
23.10.2017.

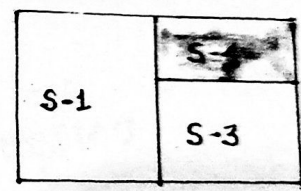


Mouza - Ashangi.  
 Thana - R. I. T. Adityapur.  
 Thana No. - 131.  
 A. N. A. C. Ward No. -15 (Old),  
 22 (New).  
 District-Seraikella-  
 Kharsawan,  
 Jharkhand.



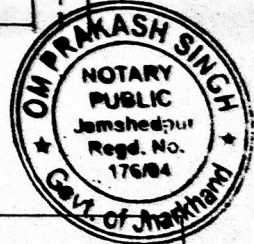
Attested

*Prakash Singh*  
 NOTARY PUBLIC  
 Jamshedpur  
 East Singhbhum  
 R/No. -176/2004



**SCHEDULE**

PROJECT PLOT NO. - "S-4" "FORTUNE CITY" AT ASHANGI



KHATA NO.	PLOT NO.	KISIM	AREA	BOUNDRY
117 (Old) 101 (New)	1144 (Old) 346 (New)	U-RES	3.66 DECIMALS i.e. 1600 sq. ft.	NORTH : 20 FEET WIDE ROAD (PART OF SURVEY PLOT NO. -346). SOUTH : PROJECT PLOT NO. -S-3 (PART OF SURVEY PLOT NO. -346). EAST : 20 FEET WIDE ROAD (PART OF SURVEY PLOT NO. -346). WEST : PROJECT PLOT NO. -S-1 (PART OF SURVEY PLOT NO. -346).

**BUDHESWAR MAHATO**

AMIN

SIGNATURE

REGD. NO. -748/02-03 B.S. Mahato

*Hemant Kumar*

23.10.2017.

23.10.2017.



चादर सं- 12

नाम अधिसूचित क्षेत्र प्रादित्यपुर

वार्ड संख्या 15

चादर संख्या 5

राजस्व थाना सरायकेला

जिला सिंहभूम

पैमाजा 1 से.मी० = 10 मी० या प्र० मि० 1:1000

सन् 1976-77 ईस्वी

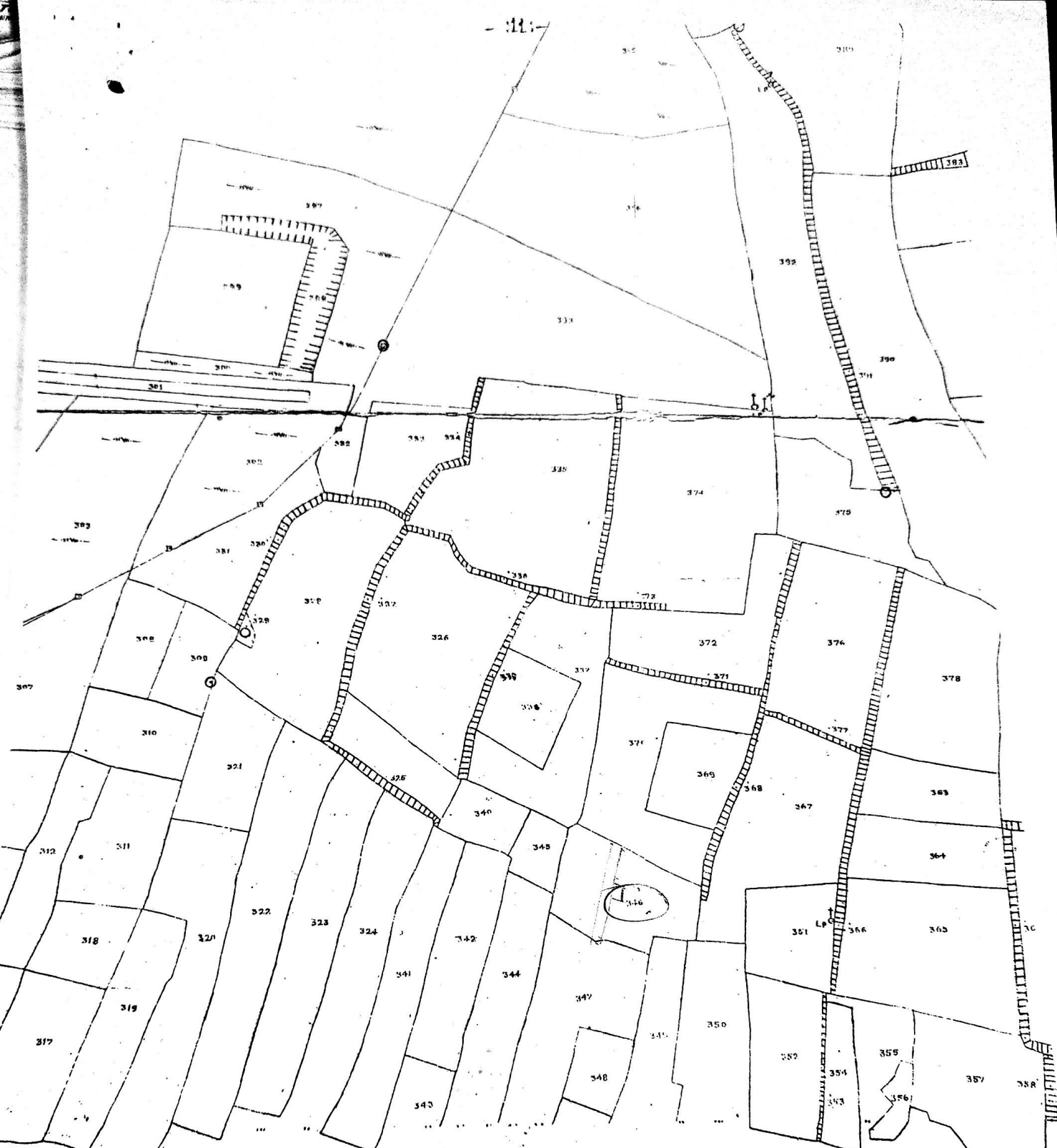
वार्ड सं- 14



Attested

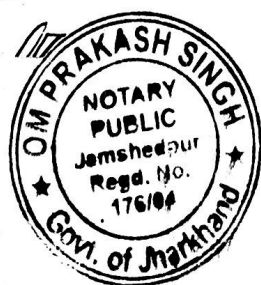
3/14/1021  
Om Prakash Singh  
NOTARY PUBLIC  
Jamshedpur  
East Singhbhum  
R/No. -176/2004

Husha Simon  
23.10.2017.  
Ashim Ghosh  
23.10.2017.



1 Acre  
Hectare  
7 Acres

मिलान चादर सं० ८



Kushal Singh  
Ashim Ghosh

Attested

21/11/2021

Om Prakash Singh  
NOTARY PUBLIC  
Jamshedpur  
East Singhbhum  
R/Nol.-176/2004

फोलियो की आपूर्ति नहीं



प्रतिलिपि के लिए आवेदन की तारीख	स्टाम्प और फोलियो की आपेक्षित संख्या सूचित करने की निश्चित तारीख	आपेक्षित स्टाम्प और फोलियो देने की तारीख	तारीख जबकि देने के लिए प्रतिलिपि तैयार थी	आवेदक को प्रतिलिपि देने की तारीख
24-6-17	24-6-17	11-10-17	12-10-17	12-10-17

मोजा आखंजी

महल

परगना

तोजी नं०

मालिक का नाम वी नम्बर खेवट

थाना सरायकेला

पट्टी

थाना नं० 929

दरमियानी हकदार का नाम वी नम्बर खेवट

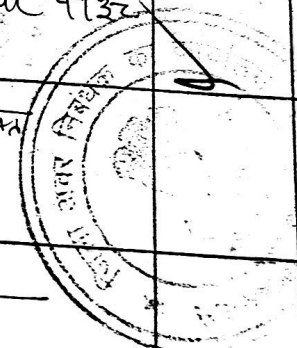
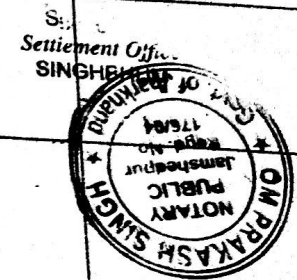
खत	खेसरा नम्बर	खेत	किरम जमीन	रकबा			कफियत	लगान वेला नगदी खेतों के निरवत शर्तें कब्जा लिखें		1. नवयत गैर दाखिलकार रयत के कब्जे मुदत। 2. तरीका ठहराने लगान वी शरावत लगान अगर हीले होले पडता हो। 3. खास शर्तें अगर कोई हो
				ए०	डी०	हेक्टर और		हकियत के तहफिकात मोतायिक	ठहराया हुआ मुनासिब लगान अगर कोई हो	
असमी का नाम बल्लियत सखूनत और जात										
खतियान का सिलसिलवार नम्बर										
1. Ashim Choshi 23.10.2017. 14587 S/24	OM PRAKASH SINGH NOTARY PUBLIC Jamshepur R/No. 176/2004	वाहदी Prakash Singh NOTARY PUBLIC Jamshepur East Singhbhum R/No. 176/2004	Attested							
9. 996	3. 9992	उ. किछोचरण द. निज	शेन रक 8	0	12	220	दखल देवेइ तप्पा सुरेइ गौइ भशे-रामान	9 लगान 2 सेस		
देवेइ तप्पा सुरेइ गौइ पिता जानपति गौइ रक अशे भशे समान प्रदरी तप्पा अलीव गौइ पिता रदई गौइ रक अशे अशे समान जानि स्वाभा निवसि निज ग्राम	9996	उ. निज द. निज	शेन रक 5	0	18	26	दखल देवेइ गौइ इत्यादि बसरह नम्बर 9922	92 लगान 2 सेस		
9936	उ. किछोचरण द. निज	गोडादे परती रक शाल	0	16	62	दखल देवेइ गौइ इत्यादि बसरह नम्बर 9922			ह०/अस०: राजस्य पंथाधिकारी	



तावे 996 देवेइ गौड़ इल्पादी  
12/10/12

1.	2.	3.	4.	5.	6.	7.	8.	9.	10.
9982	उ. निज द. राधु	शेन ख व	082-782	दखल देवीन्द गौड़ इल्पादी वसरह नम्बर 9932					
9988	उ. निज द. मोचीराम	शेन दो व	082-920	दखल भद्रो गौड़ इल्पादी वसरह नम्बर 9932					
9932	उ. राजकेश्वर द. निज	गौड़ दो नई पत्नी सक खाल	0-08-028	दखल भद्रो गौड़ इल्पादी वसरह नम्बर 9932					
9989	उ. निज द. निज	शेन दो व	082-982	दखल भद्रो गौड़ इल्पादी वसरह नम्बर 9932					
9802	उ. निज द. भरल	शेन दो व	096-62	दखल खमूका					
9938	उ. राजकेश्वर द. निज	शेन दो व	032-922						
3			3-22-9-3-92						

Record of right Finally Frame  
Published Under Section 8(2) of  
the Chetanapur Tenancy Act  
13 DEC 196 19.6.1  
Certificate of final publication was  
Putted on 1-30-96 12.6



NOTARY PUBLIC  
Jamshepur  
R/No. 1762/204  
East Singhbhum

Arrested  
12/10/12

1. आवेदन पत्र
2. तलाशी पत्र
3. अतिरिक्त पत्र
4. चर्चा
5. फाईल
6. न्यायाधीश के कार्यालय
7. जज के कार्यालय
8. जज के कार्यालय
9. जज के कार्यालय
10. जज के कार्यालय

तुलना किताब  
150 प्रमाणीकरण बुक  
12/10/12  
इंचार्ज तुलना किताब

सभी अभिप्रमाणित प्रतिलिपि  
अपने दोस्त

अभिदेखानाल  
उपान्त का कार्यालय  
प० सिंहपुर जामशेपुरा  
अधिनियम (1) सन् 1872 के  
धारा 7 के अन्तर्गत अभिप्रमाणित

12/10/12

10/11/7

17

99-90 2096

**FORM NO. 27**  
(Form of application for information)

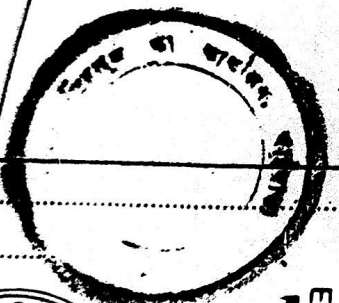
221  
1/4/2017

Number and Date	Name & residence of applicant	Nature of information required	Ordinary searching fee	Extra searching fee	Date & hour have been paid by which information is to be ready	Signature of Officer receiving the applicant
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सर्वे सै 2 ल से 2 वर्ष 1983 में प्रकाशित स्वतंत्रता के अनुसार अधिसूचित क्षेत्र आदिन्यपुर वार्ड नं 15 खाना नं 101 प्लॉट नं 337, 345, 346 का क्विबकी।

खाना नं	खेत का नाम	प्लॉट नं	किसम जमीन	रकबा रू. डि. ई. 0	दस्तावेज
101	गोड़ मोंडि बुन्द गोड़ पित्त जनपति गोड़ मोंडि बुन्द के नोडेश्वर मोंडि पिता रिबु मोंडि निवासी निज वार्ड	337	कैरि रूक	0.12-90	मद गोंड
		345	कैरि रूक	0.02-75	मद गोंड
		346	कैरि रूक	0.10-20	ईवना मोंडि

23/10/2017  
 Ashim Chosh  
 23.10.2017  
 101  
 337  
 345  
 346



Om Prakash Singh  
NOTARY PUBLIC  
Jamshedpur  
East Singhbhum  
R/No.-176/2004

Attested

Hishu Sireem  
Ashim Chosh

Received from..... application No..... and date of.....  
 which will be ready on.....  
 Date.....