



INDIA NON JUDICIAL

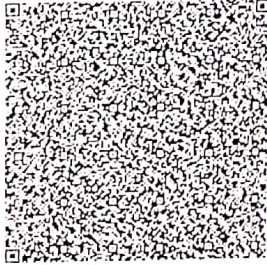
Government of Jharkhand

e-Stamp

T-1
12-0416

सत्यमेव जयते

Certificate No.	: IN-JH025135800479950
Certificate Issued Date	: 08-Apr-2016 01:06 PM
Account Reference	: SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference	: SUBIN-JHJHSHCIL01032083835781580
Purchased by	: BALDEV SINGH
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 1,80,00,000 (One Crore Eighty Lakh only)
First Party	: SUMITRA ROY AND SUPRAKASH ROY
Second Party	: BALDEV SINGH
Stamp Duty Paid By	: BALDEV SINGH
Stamp Duty Amount(Rs.)	: 7,20,000 (Seven Lakh Twenty Thousand only)



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

Sumitra Roy.
12/4/2016

12/04/16

Suprakash Roy



0004617312



Sale Deed No. 1, 80,00,000/- P.S. Sakchi
1762

Stamp No. 7, 20,000/-
1575
12/4/16



Sumitra Roy 12/4/16



12/4/16

Holding no- 43 राजेंद्र नगर
सकची पोस्टे जाहर है।
12/4/16

S. S. SARKAR
Deed Writer L. No. 14/2006
D.S.R.O., Jamshedpur

12/4/16
न्यायिक मूल्यांकन सूची से
जोड़ा एवं सही पाया।

जिजा नगर निबंधक
उपस्थित दस्तावेज में लेखकारी / दिग्गज
जारी क. 12/4/16 अक्षरों की गई है।
छोटानागपुर कागजकारी कार्यालय
की धारा 45(B) के अन्तर्गत नहीं है।
12/4/16

दस्तावेज जाँचा

SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE 12TH DAY OF
APRIL, 2016, AT JAMSHEDPUR;

संज्ञक के अर्थ में भारतीय स्वाम्य-अधिकार
का अधिनियम, 1956 की अनुसूची
की धारा 17 के अन्तर्गत
अधिकार प्राप्त है।
12/4/2016

BY

SMT. SUMITRA ROY wife of Shri Debabrata Roy, by
occupation house wife and daughter-in-law of Late
Panchu Gopal Roy (P.G. Roy) PAN-AKEPR799ON.

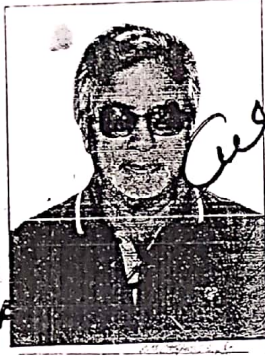
2) **SHRI SUPRAKASH ROY** son of Late Panchu Gopal Roy,
(P.G. Roy), by occupation Service : PAN-ABCPR8200N.

both by faith Hindu, by caste Kayastha, by Nationality Indians,
both resident of 43, Rajendra Nagar, Sakchi, P.O. & P.S.
Sakchi, in Town Jamshedpur-831 001, District East
Singhbhum, State of Jharkhand, hereinafter collectively called
the referred to as PROSPECTIVE VENDORS of the ONE PART;

IN FAVOUR OF

Fee paid
3,40,000/-
AC/101
3400/-
Q.C.A.C.

12/4/16



S. S. SARKAR
Deed Writer L. No. 14/2006
D.S.O., Jamshedpur

12/02/16

Suprakash Roy



[3]

Sumitra Roy

SHRI. BALDEV SINGH son of Shri Arjun Singh, by faith Sikh, by Nationality Indian, by occupation Business, by Caste Sonar, resident of Mandir Road, Azad Basti, Jemco, Near Kali Mati School, P.O. & P.S. Telco, in town Jamshedpur, District East Singhbhum, Jharkhand, PIN-831004, hereinafter called the referred to as the PURCHASER of the OTHER PART; PAN-AFZPS6641H.

NATURE OF DEED : SALE DEED

CONSIDERATION AMOUNT : Rs. 1,80,00,000/- (Rupees One Crore eighty lakhs) only.

In this Deed of Sale the following expressions unless repugnant to the context shall have the meaning assigned thereto.

- a) The vendors mean the said Smt. Sumitra Roy and Shri. Suprakash Roy includes their heirs, successors, administrators, legal representatives and assigns.
- b) The purchaser means the said Shri Baldev Singh includes his heirs, successors, administrators, legal representatives and assigns

Sumitra Roy.

Sumitra Roy
17/10/16

[4]

- c) The immovable property means ALL THAT piece and parcel of homestead land measuring 0.085 Acre or 3700 sq.ft. to be same and/or little more or less, comprising Society's Holding No. 43, situated at Rajendra Nagar, P.O. & P.S. Sakchi, in Town Jamshedpur-1, District East Singhbhum, together with double storeyed building and whatsoever structures standing thereon and all its advantages, privileges, benefits, utility services, amenities and the Sub-lease interest of the aforesaid premises (hereinafter referred to as the SAID IMMOVABLE PROPERTY) more specifically described in the SCHEDULE hereunder written, is the subject matter of this Deed of Sale.

WHEREAS one Panchu Gopal Roy (P.G. Roy) since deceased, was a constituent and bonafide member of The Jamshedpur Co-Operative House Building Society Ltd., Jamshedpur, vide Membership Serial No. 191;

AND WHEREAS said Panchu Gopal Roy during his life time acquired ALL THAT piece and parcel of homestead land measuring 3700 sq.ft. or 0.085 Acre be the same and/or little more or less, bearing Society's Sub-Plot No. 43, Rajendranagar, Sakchi, Jamshedpur-1, and constructed a double storeyed building over the aforesaid plot of land;

Sumitra Roy.

WILL
12/04/16

[5]

AND WHEREAS the right, title, interest and ownership at said Panchu Gopal Roy in respect of the aforesaid land with building was confirmed by virtue of Lease Deed (Sub-lease deed) executed by the Jamshedpur Co-Operative House Building Society Ltd., vide Sub-Lease Deed No. 7720 (Sl.No. 8036) dated 24th September, 1969, registered with the office of Sub-Registrar, Jamshedpur, in Book No. 1, Volume No. 11, Pages 407 to 423, for the year 1969, completion dated 24.09.1969, and had been in possession till his death, who expired on 14th September, 1999.

AND WHEREAS during his life time he the said Panchu Gopal Roy bequeathed the entire premises absolutely in favour of Smt. Sumitra Roy and Suprakash Roy vide WILL dated 06.04.1999.

AND WHEREAS after death of said Panchu Gopal Roy, the vendors herein namely Smt. Sumitra Roy and Shri Suprakash Roy got the WILL probated in respect of the entire premises, in Probate Case No. 112/2002, in the Court of District Judge, East Singhbhum, Jamshedpur vide his order dated 18.03.2004.

AND WHEREAS the vendors have been in possession by residing therein and exercising all acts of ownership over the entire premises as joint owners in the eye of laws, without any interruption or interference or impediment from or by any corner and on payment of

Sumitra Roy.

12/02/16

[6]

due charges, out goings, maintenance, utility services, amenities to the Society.

AND WHEREAS the vendors intent to leave Jamshedpur and to settle down at else where and/or out station and have jointly agreed to sell the entire premises to any intending buyer;

AND WHEREAS after knowing the intention of the Vendors, the purchaser approached the vendors and offered to purchase the entire premises in on an as is where is basis and having discussed in all matters with regard to Sale and purchase of the entire premises, the vendors agreed to sell and transfer and the purchaser accepted to purchase the entire premises together with Sub-lease interest of the aforesaid holding for a total consideration amount of Rs. 1,80,00,000/- (Rupees one crore eighty lakhs) only.

NOW THIS DEED OF SALE WITNESSETH :

1. That in pursuance of the above agreement and in consideration amount of Rs. 1,80,00,000/- (Rupees one crore eighty lakhs) only, the purchaser paid the sum of Rs. 25,00,000/- (Rupees twenty five lakhs) only to the vendor No. 1 Smt. Sumitra Roy, vide A/c. Cheque No. 123556 and paid Rs. 25,00,000/- (Rupees Twenty five lakhs) only to the Vendor No. 2, Shri Suprakash Roy, Vide A/c. Cheque No. 123557, both drawn on ICICI Bank, Sakchi Branch, dated 27.02.2016,

Sumitka Roy.

12/04/16

[7]

totaling Rs. 50,00,000/- (Rupees Fifty lakhs) only, and the purchaser has paid the remaining balance consideration amount of Rs. 1,30,00,000/- (Rupees One core thirty lakhs) only to the vendors by various cheques etc. the details of payment morefully mentioned in MEMO OF CONSIERATION herein below in this Deed, the receipt whereof the entire consideration amount do hereby acknowledge by them, jointly and severally, as full and final consideration amount, having been received, against ABSOLUTE AND OUTRIGHT sale and transfer of the entire building premises, morefully described in the SCHEDULE hereunder written, to the purchaser, the vendors by these presents hereby confirm the sell, convey, transfer, deliver and assign unto the purchaser ALL THAT said immovable property, morefully described in the SCHEDULE hereunder written, together with all right, title, interest, privileges, advantages, utility services, amenities and/or whatsoever structures standing therein or lying thereupon and the lease interest etc., TO HAVE AND TO HOLD the same without any interruption or disturbance or impediment from and by the vendors, their respective heirs and/or persons claming through or under or in trust of them with all right, title, interest, ownership and possession thereto, which the

Sumittra Roy.

12/02/16
Roy

[8]

- vendors herebefore enjoyed in respect of the said immovable property.
2. That the vendors and completely divested of all their interest and right in the said immovable property and shall cease to have any right, title, or claim in any manner in the said immovable property hereby sold, transferred and assigned to the purchaser by these presents.
 3. That the vendors, on receipt of full consideration amount from the purchaser, hereby deliver free and peaceful possession of the entire premises to him (Purchaser) and all relevant paper, documents, etc., in respect of the said premises to the purchaser.
 4. That the purchaser out of his own funds and/or through the financial resources of any Bank and others, shall or may repair, renovate and/or modify the said holding premises and/or to construct a building over the said plot of land at his discretion and will hold, enjoy and possess the same or part thereof, with full powers to sell, assign, mortgage or otherwise alienate, let out etc., and/or in any manner the purchaser likes.
 5. That the purchaser will be at liberty to obtain membership from the Society and get his name mutated in the records of

Sumit & Roy,

22/04/16

[9]

the Jamshedpur Co-operative House Building Society Ltd., and to renew the Sub-Lease in his name in respect of the said premises as per norms and rules of the Society. The purchaser shall pay the ground rent, all out goings, levies, municipal charges, other charges, including service charges, utility services, amenities, maintenance, other water and electricity to the Society in his own name.

6. THAT THE VENDORS HEREBY ASSURE THE PURCHASER AND COVENANT:

- a) the vendors are joint owners of the entire premises morefully described in the SCHEDULE hereunder written and there is no other co-owner or co-sharer or co-claimant in this property, except them.
- b) prior to execution of this Deed of Sale, the vendors, have not sold, transferred, assigned, delivered mortgaged or attached the said premises or part thereof to any party, person or concern or financial institution and the entire premises is free from all encumbrances, charges, liens, mortgages, attachments, pending proceedings etc., in any court of law.

Sumittra Roy

12/04/16

[10]

- c) from this day onwards neither the vendors, their heirs and/or persons claiming through or in trust of them would put forward or raise any fictitious claim over the said immovable property or part thereof hereby sold to the purchaser in any manner whatsoever and even if the vendors or their heirs or persons claiming through them are claim or done so at any point of time or in future, the same shall be rejected and shall be treated as null and void in the eye of law.
- d) the vendors hereby assure the purchaser to execute any further paper, document, no-objection etc., at the cost of the purchaser that may require or deem to be required for mutating and/or transferring the entire aforesaid premises in the name of the purchaser in the records at the Society and for this peaceful possession forever.
- e) the vendors hereby agree to save, harmless and keep indemnified the purchaser from all losses, damages, and defect in title in respect of the said property hereby sold by these premises.

Sumitra Roy.

11/02/22
22/02/16

[11]
SCHEDULE
(above referred to)

ALL THAT piece and parcel of homestead land measuring 3700 sq.ft. approximately or 0.085 Acre, be the same or more or less, comprising Society's Plot/Holding No. 43, together with double storeyed building standing thereon, out of which Ground floor 2000 sq.ft. and first floor 2500 sq.ft. super built up, and all its advantages, privileges, utility services, amenities, and the sublease interest of the aforesaid holding, situated at Rajendra Nagar Colony, Sakchi, P.O. & P.S. Sakchi, town and District Sub-Registry Office at Jamshedpur, District East Singhbhum,

which is bounded and butted as follows :-

NORT BY : Society's Road not yet named;
SOUTH BY : 20' ft wide Company's Alley;
EAST BY : Society's Plot No. 42;
WEST BY : Society's Plot No. 44;

The above premises is situated at Branch Road;

MEMO OF CONSIDERATION

That the purchaser, named within Shri. Baldev Singh paid the total consideration amount of Rs. 1,80,00,000/- (Rupees One crore eighty lakhs) only, to the vendors, named within viz. (i) Smt. Sumitra Roy and (ii) Shri Suprakash Roy, in the manner hereunder written as follows :-

Sumitra Roy

12/04/16

[12]

Sl. No.	Paid to Individual Vendor	Cheque No.	Drawn on/ issued through	Date	Amount
1.	Sumitra Roy	123556	ICICI Bank, Sakchi, Br. Jsr.	27.02.16	25,00,000/-
2.	Suprakash Roy	123557	-do-	27.02.16	25,00,000/-
3.	Sumitra Roy	123558	ICICI Bank, Sakchi	14.03.16	50,00,000/-
4.	Suprakash Roy	123559	-do-	26.03.16	50,00,000/-
5.	Sumitra Roy	123562	-do-	10.04.16	14,10,000/-
6.	Suprakash Roy	123563	-do-	10.04.16	14,10,000/-
7.	TDS on property(26QB)	Ack.No. AD0065951		07.04.2016	90,000/-
8.	TDS on property(26QB)	Ack.No. AD0074443		07.04.2016	90,000/-
Total Rs.					1,80,00,000/-

IN WITNESS WHEREOF the Vendors have hereunto set their respective hands and signatures as record and reference, on this the day, month, year and place first above written.

Read over and explained the contents of this Deed to the executants who admitted it to be true and correct. 12/04/16

WITNESSES

1. *[Signature]* (DEBABRATA ROY) s/o Late P. G. Roy.
43, Rajendra Nagar, Jamshedpur - 831001

2. Avnash Singh s/o H. Singh
4 No: - 4 Siba Ram dast 12/4/2016

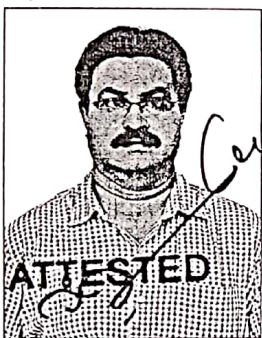
Sumitra Roy.

12/01/16

Printed through Computer

Drafted by:
B. Sinha

Advocate, Jamshedpur Court



S. S. SARKAR
Deed Writer L. No. 14/75
D.S.P. Jamshedpur



Baldev Singh

(BALDEV SINGH)

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 me.

B. Sinha
Advocate.

