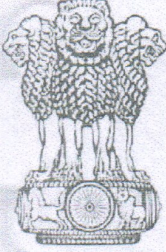


2019/TSR/800/BK1/732



सत्यमेव जयते

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Certificate No. : IN-JH14530082598110R  
Certificate Issued Date : 13-Feb-2019 05:17 PM  
Account Reference : SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES  
Unique Doc. Reference : SUBIN-JHJHSHCIL0118836850714990R  
Purchased by : BIMAL KUMAR GUPTA AND OTHERS  
Description of Document : Article 23 Conveyance  
Property Description : SALE DEED  
Consideration Price (Rs.) : 1,00,00,000  
(One Crore only)  
First Party : RAJAT DASGUPTA  
Second Party : BIMAL KUMAR GUPTA AND OTHERS  
Stamp Duty Paid By : BIMAL KUMAR GUPTA AND OTHERS  
Stamp Duty Amount(Rs.) : 4,00,000  
(Four Lakh only)



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

2019/1112  
21.02.19



Rajat Dasgupta  
(RAJAT DAS GUPTA)

TQ 0003849886

**Mandatory Alert**

The authenticity of this Stamp Certificate should be verified at: [www.e-stamp.com](http://www.e-stamp.com). Any discrepancy in the details on this Certificate and as available on the website renders it invalid.  
The responsibility for ensuring the legitimacy is on the users of the Certificate.  
In case of any discrepancy, please inform the Competent Authority.

*K. Gupta*  
21/2/19

: 2 :

**IN FAVOUR OF**

1) **MR. BIMAL KUMAR GUPTA**, Son of Late Trilok Chand Gupta, grandson of Late Matu Ram Gupta, and 2) **MRS. LAXMI GUPTA**, Wife of Mr. Bimal Kumar Gupta, Daughter of Ram Babu Agarwal and granddaughter of Late Ram Niwas Agarwal, both by faith Hindu, by Caste Agarwal, by Nationality Indian, by occupation Business and Housewife respectively, residents of Flat No.3A, Third Floor, Aakash Manna Apartment, Sangam Vihar, Beside Moni Baba Ashram, Sonari, P.O. & P.S. Sonari, Town Jamshedpur, District East Singhbhum, hereinafter called the "**PURCHASERS**" (which expression shall unless, excluded by or repugnant to the context, mean and include their heirs successors executors, administrators, legal representatives, Nominees and assigns) of the Other Part (PAN: **ACAPG5516D**, AADHAAR No. **5219 1324 5979** of Purchaser No.1 and PAN: **ACAPG5515A**, AADHAAR No. **2694 7713 8092** of Purchaser No.2)

**WITNESSETH AS FOLLOWS:-**

Whereas Jamshedpur Co-operative House Building Society Ltd., is a registered Society under Bihar & Orissa Co-operative Society act and having its registered Office at Rajendra Nagar Sakchi, Jamshedpur; And

21/2/19

: 3 :

Whereas the aforesaid Society acquired land measuring Twenty Nine Bighas more or less within New Plot Nos: 569, 597, 568, 593, 594, 589, 588, 576, 586, 583, 532, 530, 590, 591, 592, 598, 570, 574, 575, 587, 582, 528, 529, 580, 584, 613, 581, 527 and 609 in Mouza Sonari, Survey Ward No 1, JNAC, within P.S. Sonari, Town Jamshedpur, District East Singhbhum, for the purpose of suitable residential plots to its members;

And Whereas, the Vendor is a registered member of said Society and the said Jamshedpur House Building Co-operative Society Ltd., allotted a residential Plot No MIG- 47, over an area measuring 2400 Sq.ft more or less. equivalent to 0.055 Acre situated at Sangam Vihar Colony, Sonari, Jamshedpur to the present Vendor for his residential purposes by virtue of Lease Deed No 7647, dated 10-10-1991 which was duly registered at Jamshedpur Dist. Sub-registry office;

And Whereas the Vendor after taking possession of aforesaid plot from the said Society he constructed his pucca residential house Consisting ground floor of the said holding and has been in peaceful physical possession and enjoyment over the same and residing therein as the absolute owner thereof, without any interruption from any corner;

Signature  
21/2/19

: 5 :

rights, title, interest, possession, easements and appurtenances thereto in favour of the purchasers **TO HAVE AND TO HOLD** the same, as the lawful owners thereof without any interruption hindrance or disturbances from or by the present Vendor or any other person or persons claiming under him.

2) That the Vendor has delivered the peaceful possession of schedule below property to the purchasers, absolutely free from all encumbrances, liens or charges and attachments of any kind whatsoever with the tenant.

3) **THAT THE VENDOR HEREBY ASSURES THE PURCHASERS AND COVENANTS:-**

i) That the Vendor is the lawful owner of the property described in the schedule below with perfect right and power to transfer the same and accordingly the Vendor has conveyed and transferred the same in favour of the present purchasers absolutely forever by these presents after receipt of full consideration amount referred to above.

ii) That from today the purchasers shall have peaceful possession and enjoyment of the property hereby sold which is fully described in the schedule below.

iii) That from today all rights, title and interest of the Vendor over the schedule below property has vested completely with the purchasers, who have become lawful owners of the same

21/12/19

: 7:

viii) That the Vendor has handed over the original Lease Deed relating to the schedule below property to the Purchaser today. And the Purchaser hereby undertakes to abide by the terms and conditions as mentioned in the said Lease Deed No: 7647, dated 10-10-1991.

#### SCHEDULE

A pucca residential house Consisting verandah Five rooms, kitchen, latrine, bath room, dining space and parking on the ground floor, having total built up area more or less 1450 Sq.ft. standing on Society Plot No MIG- 47, over an area measuring 2400 Sq.ft more or less. equivalent to 0.055 Acre within present survey Plot No 586, under Khata No 413 in Mouza Sonari, Survey Ward No: 1, JNAC, situated at Sangam Vihar Colony, Sonari, within P.S. Sonari, Town Jamshedpur, District East Singhbhum, District Sub-registry Office at Jamshedpur, which is bounded as follows:-:

North: Plot No: MIG-52

South: Society's Road

East: Society Plot No.MIG-46

West: Society Plot No. MIG-48

21/2/19

: 8 :

Monthly ground rent payable to Jamshedpur Co-operative House Building Society Limited, Jamshedpur.

**MODE OF PAYMENT OF CONSIDERATION**

Date	Mode	UTR No.	Amount(Rs)
19.11.18	RTGS	SBIN52018111900041759	10,00,000/-
14.02.19	RTGS	SBIN52019021400049352	50,00,000/-
16.02.19	RTGS	SBIN52019021600061159	25,00,000/-
19.02.19	RTGS	SBIN52019021900068289	14,00,000/-
TDS 1%	Challan No.05491		1,00,000/-

Total: 1,00,00,000/-

In Witnesses Whereof the Vendor has signed this Sale Deed today at Jamshedpur on the date aforementioned in the presence of witnesses.

**Witnesses:**

1) Shammi Kashyap S/o. Ravinder Kashyap  
Q.No.8, Shiv Path, Bhatia Basti, P.O. & P.S. Kadma, Jamshedpur. 21/2/19

Shammi Kashyap, S/o Ravinder Kashyap, R/o Q.No.8, Block No.7, Shiv Path, Bhatia Basti, P.O. & P.S. Kadma, Jamshedpur.

2) Raja Gupta S/o Bimal Kumar Gupta  
R/o. Plot No. 3rd floor, Bhatia Basti, P.O. & P.S. Kadma, Jamshedpur. 21/2/19

Raja Gupta S/o Bimal Kumar Gupta, R/o Vijaya Heritage, Dhaulagiri, Flat No.2713, Anil Sur Path, P.O. & P.S. Kadma, Jamshedpur.

- Drafted, read over and explained the contents of this sale deed to the Executant/Vendor who found and admitted the same to be true and correct.

Typed by

Kaushal  
Advocate 21/2/19

Jsr. Court.