

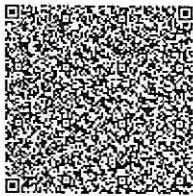


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

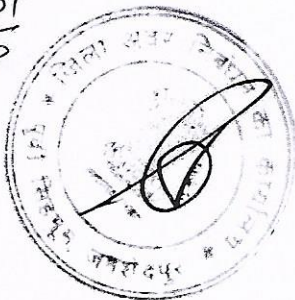
Certificate No. : IN-JH30706900865518S
Certificate Issued Date : 30-Jul-2020 04:28 PM
Account Reference : SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference : SUBIN-JHJHSHCIL0146329228208523S
Purchased by : RAJENDRAPRASAD GUPTA
Description of Document : Article 23 Conveyance
Property Description : SALE DEED
Consideration Price (Rs.) : 33,00,000
(Thirty Three Lakh only)
First Party : SUNIL KUMAR GUPTA
Second Party : RAJENDRA PRASAD GUPTA
Stamp Duty Paid By : RAJENDRA PRASAD GUPTA
Stamp Duty Amount(Rs.) : 1,45,500
(One Lakh Forty Five Thousand Five Hundred only)



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

2020/JSR/2152/BK1/1953

2020/60057
31-7-2020



SR 0006206261

Statutory Alert:

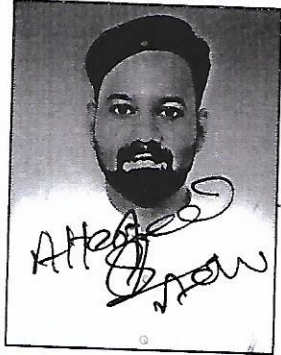
1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please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

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SALE DEED

Consideration:33,00,000/-

THIS SALE DEED is made on this the 31st day of July, 2020 at Jamshedpur; B Y:

1) DIPAK RANJAN PAUL (Aadhaar No.7019 5056 5579, PAN: DFFPP9085F) and 2) SEBAK RANJAN PAUL (Aadhaar No.5662 7707 8335, PAN: ABOPP4822A), both son of Late Amiya Ranjan Paul, by faith Hindu, by Caste Kayastha, by Nationality Indian, both by occupation Retired Person, residents of Bhatia Basti, Kadma, P.O. & P.S. Kadma, Town Jamshedpur, District East Singhbhum, State- Jharkhand, represented through their Constituted Attorney Mr. SUNIL KUMAR GUPTA (Aadhaar No.9069 6200 1531, PAN: ASBPG8876P), son of Sri.Rajendra Prasad Gupta, by faith Hindu, by Caste Baniya, by Nationality Indian, by occupation Business, resident of Block No.3, Nirmal Colony, Shastri Nagar, P.O. & P.S. Kadma, Jamshedpur, District East Singhbhum, State- Jharkhand, office at 4th floor in K.L. Tower, P.O. & P.S. Kadma, Jamshedpur, District East Singhbhum, Jharkhand, vide General Power of Attorney No. IV-250, dated 12.09.2017 registered at District Sub-registry Office, Jamshedpur, hereinafter called the VENDORS

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दस्तावेज जाँचा

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(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 One Part

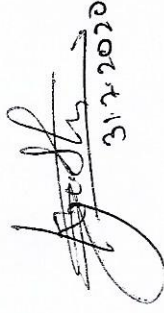
IN FAVOUR OF

RAJENDRA PRAŠAD GUPTA (Aadhaar No.8790 5248 2527, PAN: BAQPG3948A), son of Ram Lal Gupta, by faith Hindu, by Caste Baniya, by nationality Indian, by occupation Business, resident of Shastrinagar Block No.3, Kadma, Near Nirmal Seva Sadan, P.O. & P.S. Kadma, Town Jamshedpur, District East Singhbhum, State-Jharkhand, hereinafter called the 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;

WITNESSETH AS FOLLOWS:

WHEREAS, the mother of the Vendors Srimati Dipali Paul purchased land measuring 0-1-10 Dhurs in Plot No. 1068 and land measuring 0-3-02 Dhurs in Plot No.1069 (Total land measuring 4 Kathas 12 Dhurs) both under Khata No.31, situated in Mouza Uliyan, Thana No. 1158, Jamshedpur from its previous owner by virtue of registered Deed of Conveyance No. 3972, dated 29.06.1959, registered at Jamshedpur Sub-registry Office on payment of valuable consideration and she was in peaceful possession over the same;

AND WHEREAS, in the receipt survey settlement operation the name of Smt. Dipali Paul has been recorded in the Khatian;

 31.7.2020

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AND WHEREAS, after the death of the mother of the present vendors Smt. Dipali Paul, the present vendors Dipak Ranjan Paul and Sebak Ranjan Paul, being the legal heirs and successors inherited the aforesaid landed property and have been in joint peaceful physical possession over the same without any interruption from any corner as the absolute owners;

AND WHEREAS, after acquiring the said land the present Vendors mutated the said land in their own name in the records of Circle Officer, Jamshedpur under Succession Mutation Case No.451/M/2016-17, dated 15.10.2016 and accordingly paying rent and obtain receipt thereof, in their own name;

AND WHEREAS, the Vendor being in urgent need of money for their personal emergent expenses as such they expressed their intention to sell away the land fully described in the schedule below for a total consideration of Rs.33,00,000/- (Rupees Thirty Three Lakhs) only and the purchaser having come to know about the intention of the Vendors approached the Vendors and agreed to purchase the schedule below land on the said price, on the following terms and conditions;

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

1) That in consideration of a sum of Rs.33,00,000/- (Rupees Thirty Three Lakhs) only, paid by the Purchaser to the Vendors, the receipt of which sum the Vendors hereby admit and acknowledge as full, final and the highest consideration amount against the sale of the schedule below property, the Vendors have conveyed and transferred by way of sale the schedule below land

31.7.2020
[Signature]

: 4 :

with all their rights, title, interest, possession, easements and appurtenances thereto in favour of the Purchaser TO HAVE AND TO HOLD the same as the lawful owner thereof, without any interruption from or by the present Vendors or any other person or persons claiming under them.

2) That the Vendors have delivered the peaceful possession of the schedule below property to the Purchaser, absolutely free from all encumbrances, liens or charges of any kind whatsoever.

3) That from this day all rights, title and interest of the Vendors over the schedule below property vested completely with the Purchaser who has become the lawful owner of the same and is free to use and enjoy over the same in any manner as the purchaser may deem fit and proper.

4) That the Vendors are the sole and bonafide owners of the schedule below property and they are fully entitled to convey the same unto the Purchaser.

5) That the purchaser shall be entitled to obtain mutation of schedule below property in his own name in the records of Landlord through Circle Officer at Jamshedpur and accordingly shall pay rent for the same and to obtain receipts thereof in his own name.

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

a) that the Vendors are the lawful owners of the schedule below property and they are fully entitled to convey the same.

31.7.2020
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: 5 :

b) that prior to sell and execution of this deed the Vendors have not conveyed or delivered or transferred or sold or mortgaged the said property or part thereof to any other party and same is free from all encumbrances, charges, liens and lispences.

7) That the Vendors have further agreed to execute and register, at the cost of the purchaser, any further deeds of assurance, if necessary, to more perfectly ensure the ownership and possession of the purchaser, over the schedule below property.

8) That if for any defect of title or possession of the vendors in the schedule below property, the Purchaser suffers any loss, then the vendors will be liable to make good the loss to be sustained by the Purchaser.

9) That the Vendors have handed over the relevant documents and papers in connection with the schedule below property to the purchaser.

10) That the schedule below property is situated on Branch Road.

SCHEDULE

ALL THAT piece and parcel of homestead land measuring an area 5.75 Decimals being portion of Old Plot No.1069 under Old Khata No.31, corresponding to New Plot No.2113, under New Khata No. 365 situated in Mouza Uliyan, Thana No.1158, Survey Ward No.2, JNAC, within P.S. Kādma, Town Jamshedpur, District Sub-registry Office at Jamshedpur, Dist. East Singhbhum, which is bounded as follows:

31-7-2020
[Signature]

: 6 :

North : Mr. Pramanik & Mr. Jha;

South : Mr. Pramanik & Kishor Sangh Club

East : Road;

West : Mr. Bhattacharjee & Rajni Apartment'

Annual Rent payable to the Landlord the State of Jharkhand through C.O. Jamshedpur.

WITNESS WHEREOF the Vendor has signed this Sale Deed today at Jamshedpur on the date aforementioned.

WITNESSES:

- 1) Santosh Royer. S/o Rajendra Royer.
R/o Bhatia Basti Kaelma J.K.
- 2) Pradeep Singh S/o Late S.C. Singh
R/o Mandir Path Bhatia Basti Kaelma J.K.

Drafted, read over and explained the contents of this Sale Deed to the Vendor in Hindi who found and admitted the same to be true and correct.

Typed by:

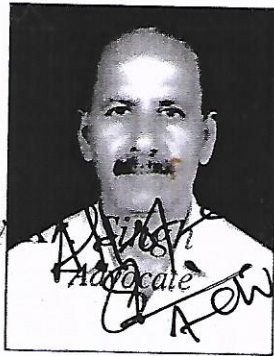
[Signature]
Jsr. Court.

[Signature] 31-7-2020
Advocate
Sanjay Kr. Singh
Advocate

[Handwritten signature]
31/7/2020

: 7 :

NAME OF THE PURCHASER
RAJENDRA PRASAD GUPTA



Sanjay



राजेंद्र प्रसाद गुप्ता
31/7/2020

Signature and Finger Print of Left Hand of the Purchaser.

Certified that the finger prints of left hand of each person whose photographs affixed in the document have been obtained by me.

[Handwritten signature]
31/7/2020
Sanjay Kr. Singh
Advocate