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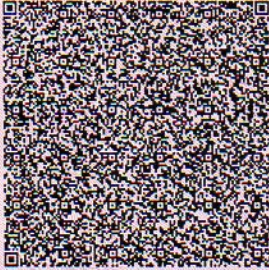


सत्यमेव जयते

# INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No. : IN-JH01768748151317N  
 Certificate Issued Date : 05-Aug-2015 04:37 PM  
 Account Reference : SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES  
 Unique Doc. Reference : SUBIN-JHJHSHCIL0102238390322113N  
 Purchased by : HEMLATA SHARMA  
 Description of Document : Article 23 Conveyance  
 Property Description : SALE DEED  
 Consideration Price (Rs.) : 7,50,000  
 (Seven Lakh Fifty Thousand only)  
 First Party : NA  
 Second Party : HEMLATA SHARMA  
 Stamp Duty Paid By : HEMLATA SHARMA  
 Stamp Duty Amount(Rs.) : 30,000  
 (Thirty Thousand only)



Please write or type below this line.



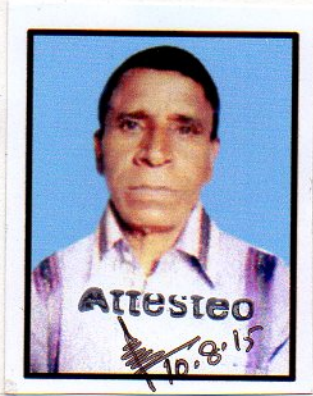
HEMLATA SHARMA  
10.8.15

WN 0002002035

**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.

Sale Value Rs = 7,50,000/- P.S. Mango  
 Stamp Rs = 30,000/-  
 10/8/15



Deepak Kumar Bagty

मिशनरी



मूल मालिक नारायण के लोके देवगाम  
 मूल मालिक नारायण देवगाम के लोके  
 सोनेम देवगाम का लोके  
 में कोई नहीं है

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 प्रमाण पत्र सही पाया।

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**SALE DEED**

10/8/2015

THIS DEED OF SALE IS MADE ON THIS THE 10<sup>th</sup> DAY OF AUGUST 2015 AT JAMSHEDPUR; **BETWEEN**

**SHRI LOK NATH GOUR**, son of Late Prabhakar Gour, by faith Hindu, by Caste Gour, by occupation cultivation, Nationality Indian, resident of Post Office Road, Gour Basti, Mango, P.O. & P.S. Mango, town Jamshedpur, District Singhbhum East, State of Jharkhand, hereinafter referred to as the **SELLER** (which expression shall unless repugnant to the context shall mean and include his legal heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **ONE PART**;

**IN FAVOUR OF**

**SMT. HEMLATA SHARMA**, wife of Late Prakash Sharma, by faith Hindu, by Caste Brahmin, by occupation Housewife, by Nationality Indian, resident of Santoshi Mata Mandir, Line No.22, Near Kasidih High School, P.O. & P.S. Sakchi, Town Jamshedpur, District East Singhbhum, State of Jharkhand, hereinafter referred to as the **PURCHASER** (which expression shall unless repugnant to the context, shall mean and included her legal

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Prabhakar Gour

heirs, successors, legal representatives, administrators, nominees, executors and assigns) of the **OTHER PART**, (PAN – EAMPS3119E).

**NATURE OF DEED:**

**SALE DEED**

**TOTAL CONSIDERATION:**

**Rs.7,50,000/- (Rupees Seven lakhs fifty thousand) only.**

WHEREAS, the landed property measuring an area 2.31 Acres, recorded under Khata No.286, in present Survey Plot No.4637, in Ward No.9, MNAC, Jamshedpur, District Singhbhum East, was originally recorded in the name of Prabhakar Gour, son of Raju Gour and others;

AND WHEREAS, in the order of Title Suit No.4 of 1963 and Title Suit No.20 of 1965, the aforesaid land declared in the possession of Prabhakar Gour only and after the death of said Prabhakar Gour, the said land recorded in the names of Khoka Gour, Baidnath Gour and Lok Nath Gour, all sons of Late Prabhakar Gour;

AND WHEREAS, later on a Rent Fixation case bearing No.76/ 87-88 filed in the Court of Learned L.R.D.C., Dhalbhum, Jamshedpur, by Baidnath Gour & others and accordance with the report of Ld. C.O., Jamshedpur, it appeared that the aforesaid land is recorded in the name of Prabhakar Gour and others in the Last Survey Settlement Operation and against which under Section 90 C.N.T. Act., Hon'ble L.R.D.C., Dhalbhum, Jamshedpur, in Case No.68/ 81-82 was ordered to remove the names of Prabhakar Gour and others and to record the names of Baidnath Gour & others and thereafter said Baidnath Gour & others amicable oral partitioned the aforesaid land between them by metes and bounds demarcating the shares of each, by virtue of which partition 1/3<sup>rd</sup> share, out of the aforesaid entire land, has been fell to the exclusive share of Shri Lok Nath Gour, the seller above named and since then the seller has been in peaceful physical possession and occupation over his said share of property, within any



51-8-01  
10-8-15  
MILIND KUMAR SINGH

- 4) That the seller has not charged or transferred the schedule below property in any way to any one else and if for any defect of title or possession, the purchaser suffers any loss, then the seller will be liable to compensate such loss of the purchaser.
- 5) That, the seller hereby also assures the purchaser that he shall; at the cost of the person (s) requiring the same, execute any other document(s), if so required, in respect of the schedule below property to further ensure the right, title and interest of the purchaser over the same
- 6) That the seller has handed over all relevant documents in respect of the schedule below landed property to the purchaser.

### SCHEDULE

(Description of the property hereby sold)

All that piece and parcel of raiyati Homestead land measuring an area 2 (Two) Kathas or 3.30 Decimals, situated in Mouza MANGO, P.S. Mango, Thana No.1642, Ward No.9, MNAC, recorded under New Khata No.286, in Portion of New Plot No.4637, District Sub-Registry office and Town Jamshedpur, District Singhbhum East, Pargana Dhalbhum, State of Jharkhand;

which is bounded by:

North : Rasta;

South : Guru Kripa Apartment;

East : Kamal Biadya;

West : Manoj Kumar Singh.

Annual ground rent payable to the landlord, the State of Jharkhand, through the C.O., Jamshedpur.

IN WITNESS WHEREOF the seller has hereunto set his hand on this deed of sale, on the day, month and year first above written.

11/10/2015  
10-8-15

Read over and explained the contents of this deed to the executants who admits the same to be true and correct.

Deepak Kumar Bagla

10-8-15  
Advocate

**WITNESSES:**

- 1. Amit K. Sharma.  
Let. Prakash Sharma.

- 2. सुधीर कुमार मा  
(सं नरेश) मा सुश्रीलाई न मातगी

Typed by:  
Jsr. Court.

Drafted by:  
Advocate 10-8-15

**PHOTOGRAPH, SIGNATURE AND FINGER PRINTS OF THE PURCHASER**



Deepak Kumar Bagla  
Advocate

11/10/15  
10-8-15



Certified that the fingerprints of the left hand of each person, whose photograph is affixed in the document, have been obtained by me or before me.

Advocate 10-8-15

10/20/15  
10/20/15  
10/20/15



निबंधन विभाग, झारखंड  
जमशेदपुर  
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 15

Token Date/Time: 10/08/2015 13:26:12

Document Type	Sale Deed	Presenter	Lok Nath Gour	Date of Entry	10/08/2015
Presenter Name & Address	Post Office Road ,Gour Basti ,Mango ,Jsr	DOE		Total Pages	36
Stampable Doc. Value	750000	Stamp Value	30000	Book	1
Document/Transaction Value	750000	Serial No.	0	CNO/PNO	
Special Type		Old Serial No.	/		
Remarks / Other Details		App. ID		e-Stamp Cert. No.	IN- JH01768748151317N

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
JAMSHEDPUR	1642	9	MANGO	286 New	4637(P)			U_RES	3.3 Decimal	670560

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
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Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	UID	Address
1	VENDOR	Lok Nath Gour	Late Prabhakar Gour	Cult	General	Form 60		Post Office Road ,Gour Basti ,Mango ,Jsr
2	VENDEE	Hemlata Sharma	W/O Late Prakash Sharma	H/W	General	Eamps3119e		Santoshi Mata Mandir ,Line No 22,Near Kasidih High School ,Ps Sakchi ,Jsr
3	Identifier	Amit Kumar Sharma	Late Prakash Sharma	Buisness	General			Sakchi, Jsr
4	Witness1	Amit Kumar Sharma	Late Prakash Sharma	Buisness	General			Sakchi, Jsr
5	Witness2	Sudhir Kr Jha	Late Naresh Jha	Buisness	General			Mango, Jsr

Fee Details:

SN	Description	Amount	CHC	Net Amount
1	LL	2.50	0.00	2.50
2	PR	0.94	0.00	0.94
3	A1	22,500.00	225.00	22,725.00
4	SP	540.00	0.00	540.00
Total		23,043.44	225.00	23,268.44

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंफॉर्म के अनुरूप डाटा इंद्रि की गई है।

दस्तावेज लेखक का हस्ताक्षर

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंद्रि ऑपरेटर का हस्ताक्षर

उपर्युक्त लोक नाथ गौर ने इस दस्तावेज के निष्पादन को मेरे समक्ष

स्वीकार किया

जिसकी

पहचान अमित कुमार शर्मा पिता स्व. प्रकाश शर्मा

निवासी साकची पेशा ब्यवसाय ने की।

निबंधन पदाधिकारी का हस्ताक्षर