

सत्यमेव जयते

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

INDIA NON JUDICIAL

Government of Jharkhand

e-Stamp

IN-JH08552604669005Q

22-Feb-2018 01:30 PM

SHCIL (FI)/jhshcil01/BISTUPUR/JH:-ES

SUBIN-JHJHSHCIL0112151038632909Q

SHAMBHUNATH CHOUDHARY

Article 23 Conveyance

SALE DEED

11.00.000

(Eleven Lakh only)

計

SHAMBHU NATH CHOUDHARY

SHAMBHU NATH CHOUDHARY

44,000

(Forty Four Thousand only)

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



Griter chauselhave

0006274487

Statutory Alert:

- 1. The authenticity of this Stamp Certificate should be verified at "www.shollestamp.com". Any discrepancy in the details on this Certificate and as available on the website randers it involid.

 2. The onus of checking the legit macy light the users of the certificate.

 3. In case of any discrepancy please infour the Competent Authority.

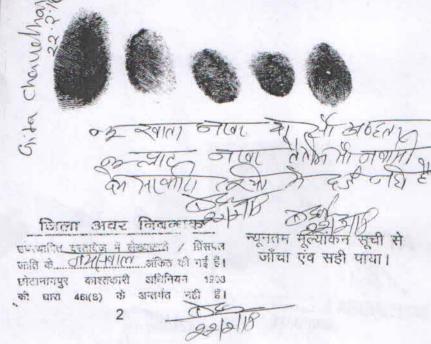
3

Shapper much chear

margo stern Sde our 2

27/7





निगम 21 भी अधीन उपहा: भारतीय स्टाब्य-अधिनियन (इंडियन स्टान्य ऐत्रह), 1899 की अपूर्वा 1 या १क, स०...२ के अधीन यथावत् रहाम्-मार्ग्य (इ) महाम्य-श्रास्य में विमुख या स्टान्क्न्युटक जलेकिको किहा।।

निवधन-पद्माधिकारा

6483),

SALE DEED

As Per Govt. Value: Rs.11,00,000/- only.

chauthory

THIS DEED OF SALE IS MADE ON FEBRUARY 2018 AT JAMSHEDPUR; BY:

THIS DEED OF SALE IS MADE ON THIS THE 22nd DAY OF

SMT. GITA CHAUDHARY, wife of Sri Bharat Prasad, by faith Hindu, by Caste Jaiswal, by occupation Household affairs, Nationality Indian, resident of New Ulidih, Tank Road, Near Radha Hotel, P.O. Mango, P.S. Ulidih, Town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin -831012, hereinafter called the SELLER (which expression shall unless, excluded by or repugnant to the context, mean and include her legal heirs. successors, executors, administrators, legal representatives, nominees and assigns) of the ONE PART, (PAN - AOSPC7586H and UID No.6665 4440

Shappen art chearly

3

Sita chavolhany

IN FAVOUR OF

SHRI SHAMBHU NATH CHOUDHARY, son of Saty. Narayan Cheudhary, by faith Hindu, by Caste Jaiswal, by occupation Business, Nationality Indian, resident of H. No.33, Dalma Base Colony, Chandrawati Nagar, P.O. & P.S. M.G.M. Medical College, Town Jamshedpur, District Singhbhum East, State of Jharkhand, Pin – 831018, hereinafter called the <u>PURCHASER</u> (which expression shall unless, excluded by or repugnant to the context, mean and include his legal heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the OTHER PART, (PAN – AEUPC1037P and UID No.5082 6833 9657).

NATURE OF THE DEED:

DEED OF SALE

CONSIDERATION AMOUNT:

Rs.4,50,000/- (Rupees Four lakhs fifty thousand) only.

WHEREAS, all that piece and parcel of raiyati land, measuring an area 23'ft. X 50'ft., being in Portion of Plot No.3389, recorded under Khata No.278 of Mouza Mango, P.S. Mango, Thana No.1642, Ward No.9, MNAC, District Sub-Registry Office and town Jamshedpur, Pergana Dhalbhum, District Singhbhum East, which was jointly purchased by Smt. Gita Choudhury, the seller above referred and one Smt. Radhika Devi, wife of Sri Nand Kumar Prasad, for valuable consideration amount, by virtue of a registered Sale Deed, bearing Deed No.2290, dated 10.05.1994, from its previous lawful owner Sri Indranil Chatterjee, son of Purna Chandra Chatterjee, registered at District Sub-Registry Office, Jamshedpur and thereafter the aforesaid land was recorded and mutated in their joint names, in the office of the superior landlord, the State, through the C.O., Jamshedpur, vide Mutation Case No.1293/ 2004-05, Order dated 13.10.2004 and rent for the said land paid to the landlord and obtained rent receipt in their joint name and since its

Dellan interesed

Gita chaudhany

purchase, the Seller and said Smt. Radhika Devi, were in joint peaceful physical possession over the aforesaid purchased land without any interruption from any corner;

4

AND WHEREAS, the aforesaid seller Smt. Gita Choudhury, and Smt. Radhika Devi, wife of Sri Nand Kumar Prasad, also jointly purchased all that piece and parcel of raiyati land, measuring an area 8'ft. X 50'ft., being in Portion of Plot No.3389, recorded under Khata No.278 of Mouza Mango, P.S. Mango, Thana No.1642, Ward No.9, MNAC, District Sub-Registry Office and town Jamshedpur, Pergana Dhalbhum, District Singhbhum East, for valuable consideration amount, by virtue of a registered Sale Deed, bearing Deed No.2865, dated 10.08.1999, from its previous lawful owner Shri Hemu Gour, son of Late Padu Gour, registered at District Sub-Registry Office, Jamshedpur and since its purchased they were in joint peaceful physical possession over the aforesaid purchased land without any interruption from any corner;

AND WHEREAS, later on, the aforesaid seller Smt. Gita Choudhury in order to further ensure her right, title and interest over her half share in the aforesaid land i.e. measuring an area 775 Sq.ft., being in Portion of Plot No.3389, recorded under Khata No.278 of Mouza Mango, P.S. Mango, Thana No.1642, Ward No.9, MNAC, Jamshedpur, has mutated the same, in her own name vide Mutation Case No.776/M/2016-17, Order dated 25.02.2017, from the office of the Superior landlord, the State, through the Circle Officer, Jamshedpur and she is paying rent for the same and obtained rent receipt in her own name;

AND WHEREAS, sometime in the past, said Smt. Radhika Devi, wife of Sri Nand Kumar Prasad, being the owner of 775 Sq.ft., being in Portion of Plot No.3389, recorded under Khata No.278 of Mouza Mango, P.S. Mango, Thana No.1642, Ward No.9, MNAC, Jamshedpur, sold conveyed and transferred the aforesaid landed property, after taking valuable consideration amount, in favour of Smt. Gita

5 harmontimentery

Gita chowolmany

Choudhury, the seller above referred, by means of a registered Sale Deed, bearing Deed No.1624, dated 13.04.2006, registered at District Sub-Registry Office, Jamshedpur and thereafter the aforesaid land has been recorded and mutated in her own name, in the office of the superior landlord, the State, through the C.O., Jamshedpur, vide Mutation Case No.777/M/ 2016-17 and she is paying rent for the same and obtained rent receipt in her own name;

5

AND WHEREAS, as such the seller above named, is the sole, absolute and lawful owner of total land measuring an area 1550 Sq.ft. i.e. 3.56 Decimals, being in Portion of Plot No.3389, recorded under Khata No.278 of Mouza Mango, P.S. Mango, Thana No.1642, Ward No.9, MNAC, Jamshedpur, more fully described in the Schedule below and the seller has been in peaceful physical possession and occupation of the same, without any let, hindrance or interruption from any other person or persons, by exercising all acts of ownership thereto;

AND WHEREAS, the Seller, being in urgent need of money, voluntarily expressed her intent of selling the Schedule below property and having come to know the intention of the Seller, the Purchaser hereof has approached to her and after inspected the land at site, all title documents and relevant papers etc. and having fully satisfied to him proposed and offered to purchase the same on a consideration amount of Rs.4,50,000/- (Rupees Four lakhs fifty thousand) only;

AND WHEREAS, on the aforesaid approach made by the Purchaser, the Seller has agreed to sell her said property, more fully described in the Schedule below, by this Sale Deed, on a total consideration amount of Rs.4,50,000/- (Rupees Four lakhs fifty thousand) only;

NOW THIS DEED OF SALE WITNESSETH:

 THAT, in pursuance of the above and in consideration of the aforesaid sum of Rs.4,50,000/- (Rupees Four lakhs fifty thousand) only, paid by the

Stambro not enoung

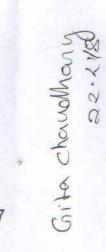


purchaser to the seller, details given in Mode of Payment, herein below mentioned, the receipt of which sum the seller does hereby admits and acknowledge as full, final and highest consideration amount of the schedule below land and does hereby sale, convey, transfer and deliver the same, together with all its right, title, interest and possession, privileges and advantages the seller here before enjoyed over the scheduled property UNTO AND TO THE USE of the purchaser, absolutely and forever.

6

- 2) THAT, from today, the seller has also delivered the physical possession of the schedule below property in favour of the purchaser and the purchaser from this day shall possess and enjoy the schedule below land as its absolute owner in every possible manner with power to dispose of the same in any manner he likes, without any let or hindrance of the seller, her heirs or any other person/s claiming through her.
- 3) THAT, the schedule below property hereby sold and transferred in favour of the purchaser, is free from all encumbrances, liens or charges and prior to this transfer the seller has not sold or otherwise alienated the same or part thereof to any other person(s) and for any defect of title or possession of the seller over the schedule below land the purchaser suffers any loss due to dispossession from the same or part thereof then the seller shall remain liable to compensate all such losses sustained to the purchaser.
- 4) THAT, henceforth the purchaser shall be at liberty to mutate his name in the Office of the landlord, in respect of the scheduled property and shall pay the rent for the same in his own name.
- 5) THAT, the seller hereby also assures the purchaser that she shall, at the cost of the person (s) requiring the same, execute any other document(s), if so

They more warry



required, in respect of the scheduled 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 property to the purchaser.

SCHEDULE

(Description of the property hereby sold)

ALL THAT piece and parcel of raiyati homestead vacant land, measuring an area 1550 Sq.ft. i.e. 3.56 Decimals, being in Portion of New Plot No.3389, recorded under New Khata No.278 of Mouza MANGO, P.S. Mango, Thana No.1642, Ward No.9, MNAC Holding No.0090000191000M0, Town Jamshedpur, District Sub-Registry Office at Jamshedpur, Pargana Dhalbhum, District Singhbhum East, State of Jharkhand;

Which is bounded as follows:

ON THE NORTH:

Plot No.3389:

ON THE SOUTH:

Plot No.3389;

ON THE EAST :

Road:

ON THE WEST :

Plot No.3308;

Annual rent payable to the Landlord, the State of Jharkhand, through the C.O., Jamshedpur, entered in Register-II, Volume No.35, Page No.247.

The land aforementioned is shown in RED COLOUR in the map enclosed herewith, which will be treated as a part of this Sale Deed.

The schedule above property is situated at other road.

Shermon het wary

site chaudhan

8

Mode of Payment

The Purchaser has paid the total consideration amount of Rs.4,50,000/- only, to the Seller, in the following manner:-

<u>Date</u>	Mode	Amount (in Rs.)
26.06.17	Cash	1,00,000/-
25.07.17	Cash	2,00,000/-
28.08.17	Cash	1,00,000/-
21.02.18	Cash	50,000/-

Total: 4,50,000/- only.

IN WITNESS WHEREOF, the Seller has hereunto signed at Jamshedpur, on this Deed of Sale, on the day, month and year first above mentioned.

Read over and explained the contents of this Deed to the Seller and she has admitted all the contents to be true and correct. 1 22 2 1 R

1. And kumar singh slo-Harbdeshwar singly 22 2.18 4. 110.54, Cross Road No 6 Dudgett a mango - 2. 2.18

2. 34 and their ah, 211 of one their 22.2.18 ENTER MAIN SAM AND AND NH. 33 Mango UMERUSI

Drafted by:

My 22/2/76 Advocate

3hamout curry

Gita Chaudhany

9



(SHRI SHAMBHU'CHAUDHARY) 22.21 18

(PURCHASER)

Signature of Purchaser with Photograph and fingerprints.

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.

Sharmon nitrecony

नाम अधिसूचित क्षेत्र जमशेदपूर

वार्ड संख्या

चादर संख्या

राजस्व थाना घाटशिला

जिला सिंहभूम

पैमाना 1 से0मी = 20 मी0 या प्र0मि0- 1:2000 सन् 1970-71 ईस्वी

नक खाता सं0- 278 निया प्लोट संo- 3389

कूल रकवा - 1550 वर्ग फीट = 3.56 Decimals

which is bounded by:

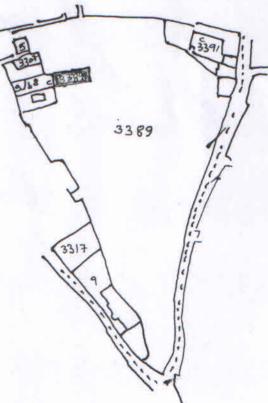
NORTH- Plot No-3389

SOUTH:- Plot No-3389

EAST:- Road

WEST:- Plot No-3308





प्रसतावित भूमि को लाल रंग में दर्शाया गया है।

Sherry Low checkery

Gita charolhary



Token No.29Token Date: 2/22/2018

Party Name: Gita Choudhary

Father/Husband Name: W/O Bharat Prasad Choudhary

(VENDOR)

New Ulidih, Tank Road, Near Radha Hotel, P.O. Mango, P.S. Ulidih, Town Jamshedpur,

District East Singhbhum

Deed Type: Sale Deed

Party Details	
Name:	Gita Chaudhary
Gender:	F
DOB:	29-10-1962
C/o:	W/O Bharat Prasad Choudhary
District:	Purbi Singhbhum
House/Building No.:	
Locality:	PO-Mango
Pincode:	831012
Post Office:	
State:	Jharkhand
Village/Town/City:	JAMSHEDPUR
Aadhaar No:	xxxxxxxx6483
Photo:	

Registering Office 2 18

Gite chaudhany Party Signature

Operator's Signature

Shormon maching



Token No.29Token Date: 2/22/2018 Party Name: Shambhu nath Choudhary

Father/Husband Name: Saty Narayan Choudhary

(VENDEE)

N H . 33, Dalma Base Colony, Chandrawati Nagar, P.O. & P.S. M.G.M. Medical College,

Town Jamshedpur, District Singhbhum East

Deed Type: Sale Deed

Party Details	发表,这种种类型的类型。
Name:	Shambhu Nath Choudhary
Gender:	M
DOB:	30-12-1982
C/o:	S/O Late Satynarayan Choudhary
District:	East Singhbhum
House/Building No.:	0
Locality:	Dalma Base Colony N.H 33 Jamshedpur
Pincode:	831018
Post Office:	M.G.M Medical College
State:	Jharkhand
Village/Town/City:	M.g.m Medical College
Aadhaar No:	xxxxxxxx9657
Photo:	
\sim	

Registering Officer 18

Party Signature Operator's Signature

Sharow his ceening



Token No.29Token Date: 2/22/2018

Party Name: Anil Kr Singh Father/Husband Name: N singh

(Identifier)

h no 54 c cross rd no 6 daigutu ps mango jsr

Deed Type: Sale Deed

Party Details	
Name:	Anil Kumar Singh
Gender:	M
DOB:	25-10-1977
C/o:	S/O Narwadeshavar Singh
District:	East Singhbhum
House/Building No.:	House No-54C
Locality:	Mango, Jamshedpur
Pincode:	832110
Post Office:	Azadnagar
State:	Jharkhand
Village/Town/City:	Azadnagar
Aadhaar No :	xxxxxxx3414
Photo:	

Registering Officer 2 12

Anig Kumar Storth
Party Signature

Operator's Signature

Starmen her curry



Payment is done of Rs. 34623.44 on 22/02/2018 with CIN - 10002162018022204223 & GRN No. - 1801264026 & Status - SUCCESS

Gita chaudhary

I rappe het clarry



IN-JH08552604669005Q:

Stamp Details For Verification. Please click issue after verification

CertificateNo: IN-JH08552604669005Q CertificateIssuedDate: 22-Feb-2018 01:30 PM

AccountReference: SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES UniqueDocReference: SUBIN-JHJHSHCIL0112151038632909Q

Purchasedby: SHAMBHUNATH CHOUDHARY

DescriptionofDocument: Article 23 Conveyance

PropertyDescription: SALE DEED
ConsiderationPriceRs: 11,00,000

FirstParty: NA

SecondParty: SHAMBHU NATH CHOUDHARY
StampDutyPaidBy: SHAMBHU NATH CHOUDHARY

StampDutyAmountRs: 44,000

Gita chaudhary

Shapon her corner



Online Payment Receipt for Registration Fees

Payment ID

2202201801271738837

Payment Date

Application ID

163725

2/22/2018

Applicant Name

Gita Choudhary

01:29:46 PM

Fee Name

Registration Fees

Fee Amount

34623.44

GRN No.

1801264026

Reference No.

Time

IGACYVLXE8

CIN No. **Payment Status** 10002162018022204223 SUCCESS: NA

Payment Mode

Rupees Thirty Four Thousand Six Hundred Twenty Three And Forty Four Paisa Only.

Pls. note Payment ID for future reference.

Pls. retain the copy of Receipt for future reference.

Gita chaudhary

Starmon het close



निबंधन विभाग, झारखंड

Jamshedpur

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Document	29	-		_	_	_					12			-	011515		,	-				18 13:38:0
resenter			ddres	5				Ulid	lih, Tani		i, Near Ra	esenter idha Hotel st Singhbl	70). Mang	o, P.S.			Date of En	try	22/02/2	018	
Stampable	Doc.	Valu	е				1100	000			DC	E						Total Page	S	108		
Document	Trans	actio	n Val	ie			4500	00			Sta	mp Value		4400	0			Book		1		
Special Ty	/pe										Se	rial /Deed N	lo.	1				CNO/PNO				
Remarks /			ils									Serial No.		1								
Property	Deta	is:									Ap	p. ID		1637	25			e-Stamp C	ert. No.	IN-JH0	8552604	669005Q
Anch	al	Th. No.	Wrd/	llk I	Mauza	Kh. No.	N. 200		II Regil I Pno		Boundary North	Boundary South	Во	undary East	Bound Wes		H NO.		ULB	Category	2017/2-2	Min. Value
JAMSHE	DPUR	1642	9	٨	AAINUSU JI	278 New	11 150 518 150	35	247		olot no 3389	plot no 3389	roa	ad	plot no 3308	0	0090000191000m0 MANGO NAC			U_RES	3.56 Decima	1095910.
Other Pr	opert	y Det	ails:	_		÷									-		-		-			
arty Det	ails:																					
Party Type	Part	y Nan	ne Fa	ther	/Hus ba	nd	Occu	p.	Relation	Cast	Gender	PAN/F 6	0	Mobi	le	Aadl	nar		Pres.A	ddress	**************************************	Perm. Address
VENDOR	Gita Chou	dhary	Pr	O Blasad	3 A S MIT		Househ Affairs	old	स्वयं		Female	AOSPC75	86H	xxxxxx	xx03 xx	XXXX	x6483	Hotel, P.O.	oad, Near I P.S. Ulidih, ct East Sing	Do		
VENDEE	100	nbhu dhar)	Ch	ty Na oudh	arayan nary	1	Busines		कोई संबंध नहीं है		Male	AEUPC103	37P	xxxxxx	xx81 xx	xxxxxxxx9657		Chandraw ati Nag M.G.M. Medical C		alma Base Colony, ati Nagar, P.O. & P.S. lical College, Town r, District Singhbhum East		Do
Identifier	Anil F	(r Sin	gh N	singh	Ŋ.	8	Busines		कोई संबंध नहीं है		Male			xxxxxx	xx81 xx	xxxxxxxx3414		h no 54 c cross rd		no 6 daigul	lu ps	DO
Witness1	Anil F	(r Sin	gh N	ingh	0	E	BUSINE		कोई संबंध नहीं है	y	Male			xxxxxx	xx81 xx	xxxxx	h no 54 c cross r mango jsr		no 54 c cross rd no 6 daigutu ps ango jsr		DO	
Witness2	Ankit		1000		ambhu noudhar	y I	h/w		कोई संबंध नहीं है		Female			xxxxxx	xx81 xx	xxxx		Chandraw ati Nagar, M.G.M. Medical Colle		l H. 33, Dalma Base Colony, handraw ati Nagar, P.O. & P.S. t.G.M. Medical College, Town amshedpur, District Singhbhum East		DO
ee Detai	ils:																	r		77		
SN.			Fee	Nam	е					N	et Amou	nt				0	i to	ch	acro	lhan	1	
1	SP										1620.0	00									X	
2	PR										0.9	94									0	
3	LL										2.5	50										
4	A1										33000.0	00										
	Tot	al									34623.4	14				5	nan	es dela	no	en c	need	com
Sisclaime ne are tr 'he deta	er:Ih rue to ils of	ereb itse prop	y ded If,fori erty's	lare natio	that al	I the	e conte d by m ber has	enti ne a	of uplo re true en veri	aded to itse fied b	documer elf. y me at the r seeing	-GITA CHO nt and the ne time of the alert.	ent	ginal do	ugh ale	nt are	exact nerate	ly same.	And the	informati . I am sati	on prov	ided by
											S	ta o	-h	alle	dhe	ny	S	ignature	's of E	Executa	nt & C	laimant
				-										M	14						0	1
परयुक्तटि	याँ दस्त	नावेज	में औ	कत त	ाथ्यों के	अनुस	हप है।					दस्ता	येज	लखक व	त हस्ता	तर	Q.E	ततकर्ता का	हस्ताक्षर	डाटा इंटि	3	का हस्ताक
								ो गई	清			दस्ता	येज	लेखक व	न हस्ता	तर	प्रस	तुतकर्ता का	हस्ताक्षर	डाटा इंट्रि	STREET	क्र हस्ताक्ष
नेबंधन पुर्व			पुट फ ≥¶	र्म के या	अनुरूप — रो			ो गई	15			दस्ता	येज		इस दस्त					डाटा इंट्रि वीकार किया		का हस्ताक्ष
परयुक्तदिः नेबंधन पुर्व परयुक्त जेसक ी पत	सारांश		पुट फ ≥¶		अनुरूप — रो	डाटा		ो गई	†'e-		पि	с ка	येज									क्य हस्ताक्ष

Starow retainey

Mungha Herriera



निबंधन विभाग, झारखंड जमशेदपुर

Token No.29 Token Date: 22/02/2018 Serial/Deed No./Year:799/726/2018

Deed Type: Sale Deed

SN	. Party Details	Photo	Thumb
1	Gita Choudhary Father/Husband Name:W/O Bharat Prasad Choudhary (VENDOR) New Ulidih, Tank Road, Near Radha Hotel, P.O. Mango, P.S. Ulidih, Town Jamshedpur, District East Singhbhum		
2	Shambhu nath Choudhary Father/Husband Name:Saty Narayan Choudhary (VENDEE) N H . 33, Dalma Base Colony, Chandrawati Nagar, P.O. & P.S. M.G.M. Medical College, Town Jamshedpur, District Singhbhum East		
3	Anil Kr Singh Father/Husband Name:N singh (Identifier) h no 54 c cross rd no 6 daigutu ps mango jsr		
4	Anil Kr Singh Father/Husband Name:N singh (Witness1) h no 54 c cross rd no 6 daigutu ps mango jsr		
1	Ankita choudhary Father/Husband Name:W/o Shambhu Nath Choudhary (Witness2) N H . 33, Dalma Base Colony, Chandrawati Nagar, P.O. & P.S. M.G.M. Medical College, Town Jamshedpur, District Singhbhum East		

Book No.		1					
Volume		116					
Page	587	То	694				
Deed No	799	726	,				
Year	2018						
Date	22/02/2018						
	Registering	28	12/18				

Signature of perator

Sharmone hetcecomy