

1946

1801

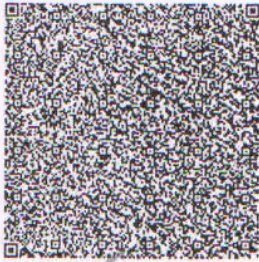


सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No. : IN-JH09371000621851Q
 Certificate Issued Date : 02-May-2018 11:57 AM
 Account Reference : SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
 Unique Doc. Reference : SUBIN-JHJHSHCIL0113153253146518Q
 Purchased by : SAJDA BANO AND OTHERS
 Description of Document : Article 23 Conveyance
 Property Description : SALE DEED
 Consideration Price (Rs.) : 25,00,000
 (Twenty Five Lakh only)
 First Party : RAJESH KUMAR SHARMA
 Second Party : SAJDA BANO AND OTHERS
 Stamp Duty Paid By : SAJDA BANO AND OTHERS
 Stamp Duty Amount (Rs.) : 1,00,000
 (One Lakh only)



Please write or type below this line



TQ 0002180289

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.

Rent - ✓
 Mutation - ✓

4.95 - ✓ - Deem - Azwal
 21.45 - ✓ - Dem - Azwal
 18.15 - ✓ - Dem - Azwal
 94.55 - ✓ - Deem - Azwal
 19401.52 + 2
 1803.11 + 2

19401.52
 19384.46
 1801.52
 2/5/18

19401.52
 1575.00
 20976.52
 Rajesh Kumar Sharma
 Complete Plot

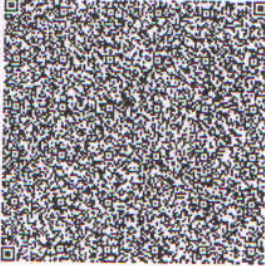


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Base Certificate No. : IN-JH09371000621851Q
Certificate No. : IN-JH09377344635747Q
Certificate Issued Date : 02-May-2018 01:56 PM
Account Reference : SHCIL (FI)/jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference : SUBIN-JHJHSHCIL0113164191976890Q
Purchased by : SAJDA BANO AND OTHERS
Description of Document : Article 23 Conveyance
Property Description : SALE DEED
Consideration Price (Rs.) : 25,00,000
(Twenty Five Lakh only)
First Party : RAJESH KUMAR SHARMA
Second Party : SAJDA BANO AND OTHERS
Stamp Duty Paid By : SAJDA BANO AND OTHERS
Stamp Duty Amount(Rs.) : 4,200
(Four Thousand Two Hundred only)



.....Please write or type below this line.....



Rajesh Kumar Sharma

TQ 0002180507

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
2604000/-

Rs.
mango

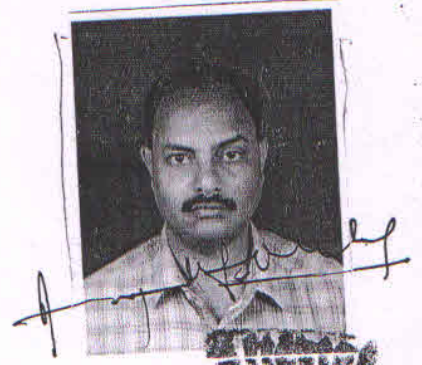
Stamp
1000000
+ 4200
1042000/-

21
21
21

मह. खा. नं. 829
नं. 2480 के माला,
जिला न. न. न. न.
2/5/18



Rajesh Kumar Sharma
2/5/18



नियम 2 के अधीन प्रस्तावित भारतीय स्टाम्प अधिनियम (इंडियन स्टाम्प ऐक्ट), 1899 की अनुसूची 1 या 1क, से. 2 के अधीन प्रस्तावित स्टाम्प-सहित प्रस्तावित स्टाम्प-शुल्क से विमुक्त या स्टाम्प-शुल्क अपात्र है।

Mupali
2/5/18

न्यूनतम मूल्यांकन सूची से जांचा गया नहीं जाया।

जिला अंतर निबंधक
उपस्थित उपरोक्त लेखकरी / निबंधक
नियम के अंतर्गत अधिकृत की गई है।
छायावादी कारकरी अधिनियम 1900
की धारा 4(3) के अंतर्गत नहीं है।
2/5/18

Rechargeable

Ass 7812000
Sal 250
P. No 0.94

SALE DEED

Grant value - 2604000/-

This Sale Deed is made on this the 2nd, day of May, 2018, at Jamshedpur.

BY AND BETWEEN

2/5/18

Mr. RAJESH KUMAR SHARMA, s/o Late Dayanand Sharma, By Faith Hindu, By Caste Lohar (Ironsmith), By Occupation Business, By Nationality Indian, Resident of Road No 4, Jawahar Nagar, P.O. Azadnagar, P.S. Mango, Town Jamshedpur, District East Singhbhum, and State Jharkhand. Hereinafter called the VENDOR / SELLER (which expression shall unless excluded by and / or repugnant to the context must mean and include his legal heirs, successors, administrators, executors, legal representatives, nominees, and assigns) of the One Part.

Rajesh Kumar Sharma

Rajesh Kumar
Sharma

215/18

IN FAVOUR OF

1. SAJDA BANO, wife of Alimuddin Ansari,
2. REHLA ABDA, wife of Akram Khan,

Both By Faith Muslim, By Nationality Indian, By Occupation Business, No. 2) Resident of House No 31, Road No 10 B, Azadnagar, Mango, P.O. & P.S. Azadnagar, Town Jamshedpur, Pin 832110, District East Singhbhum, and State Jharkhand, No. 1) Resident of 114, Road No 13 A, Jawahar Nagar, Near Belal Masjid, P.O. Azadnagar, Mango, Town Jamshedpur, Pin 832110, District East Singhbhum, State Jharkhand. Hereinafter called the VENDEE/S / PURCHASER/S (which expression shall unless excluded by and / or repugnant to the context must mean and include their legal heirs, successors, administrators, legal representatives, executors, nominees, and assigns) of the Other Part. UIDAI No 6924 4525 0098 & 2272 3590 2891 (Pan No BJVPB7900F & CROPA0898P)

NATURE OF DEED

SALE DEED

CONSIDERATION AMOUNT

Rs. 25,00,000/-

(Rupees Twenty Five Lacs) only

WITNESSETH AS FOLLOWS:

WHEREAS, the Vendor i.e. Rajesh Kumar Sharma, has purchased the schedule below property from its previous owner: Nand Kishore Mishra, s/o Late Ram Krishna Mishra, R/o Mango, Jamshedpur, by virtue of registered Sale Deed No 3101, Serial No 3738, Book I, Volume No 122, Pages 375 to 392, Dt: 19.04.2011, registered at the District Sub Registry Office, Jamshedpur, and after purchasing the same, he has also got his name mutated in the records of Circle Officer, Jamshedpur, vide Mutation Case No 557 / 2011 - 2012, being in Volume No 26 and in Page No 106, and from then onwards the Vendor came in peaceful physical possession over the said land more clearly mentioned in the schedule below, without any interruption from any person or corner, thereby exercising all his right, title and interest over the same, being its lawful, absolute, and bonafide owner, and is also paying the rent regularly to the State Government without making any arrears.

Rajesh Kumar
Sharma

2/5/18

AND WHEREAS, the Vendor being in urgent need of money to meet his financial expenses, for which he has decided to sell the schedule below property for full, final, and highest consideration amount of Rs. 25,00,000/- (Rupees Twenty Five Lacs) only, and approached the Purchaser, and the Purchaser agreed to purchase the same, hence, to avoid any or all kind of misunderstandings, legal disputes, and complications, the parties have decided to enter into this Sale Deed, on the following terms and conditions.

NOW THIS DEED OF SALE IS WITNESETH AS FOLLOWS:

1. That, in pursuance of mutual agreement and for consideration amount of Rs. 25,00,000/- (Rupees Twenty Five Lacs) only, is paid by the Purchaser/s to the Vendor, details is shown in memo of consideration, hereinafter, the receipt of which does hereby admitted as full, final, and highest consideration amount and acknowledges the same by the Vendor, and the Vendor does hereby absolutely and forever sell, convey, transfer, and deliver all that property, more fully described in the schedule below in favour of the Purchaser/s by this Sale Deed, TO HAVE AND TO HOLD the same, unto the Purchaser/s, along with their legal heirs and successors without any interruption from the side of the Vendor and his legal heirs and successors or any other persons or party claiming on their behalf together with all the common services, amenities, facilities, and advantages, etc., which the Vendor here before enjoyed over the schedule below property.
2. That, the Vendor delivered peaceful physical possession of the schedule below property to the Purchaser/s, and from this day the Purchaser/s will possess and enjoy the same as absolute owner in all possible ways, with power to dispose the same, by way of sale, gift, mortgage or any other ways whatsoever in any manner they like, and she also has the right to get mutated their names in the records of the State Government.

Rajesh Kumar
Sharma

3. That, from today the Vendor shall cease to have any right, title, and interest over the schedule below property, and all the right, title, and interest will now be completely vested unto the Purchaser.
4. That, the schedule below property hereby conveyed by this Sale Deed, is free from all encumbrances, liens, or charges of any kind whatsoever and after executing this sale deed and giving possession of the schedule below property, the Vendor will never make any claim over the same along with his legal heirs and successors.
5. That, the Vendor hereby declares that he has good and perfect title over the schedule below property, and if for any defect of title or possession of the Vendor in the schedule below property, the Purchaser/s suffers any loss, then the Vendor will be held liable to compensate the loss to the Purchaser/s or to their legal heirs and successors.
6. That, the Vendor further may execute any deed of assurance if required in future in favour of the Purchaser/s to perfect the title of the Purchaser/s for the said property.
7. That, the Vendor will deliver all original relevant documents to the Purchaser/s with respect to the schedule below property, and he also undertakes that he has not sold, transferred, or mortgaged the schedule below property in any bank or company or to any other person or party, and the same is free from any such mortgage or liability.
8. That, the Purchaser/s was entitled to obtain mutation of the schedule below property in their names in the record of the State Government (register II) through Circle Officer at Jamshedpur, and accordingly shall pay rent or any other charges for the same, and obtain receipts thereof in their names
9. That the terms and conditions of this Sale Deed, will be binding on both the parties i.e. the Vendor and the Purchaser/s which shall mean and include their respective legal heirs and successors. Jamshedpur Court alone has jurisdiction in any or all matters arising out of this Sale Deed.

Rajesh Kumar Shourie

SCHEDULE

All that piece and parcel of raiyati homestead land measuring an area 0.02.00 Hectare i.e. 0 - 3 - 0 Dhurs (Three Kathas) 4.95 Decimals approx along with small house consist of rooms, kitchen, latrine/bath, verandah etc., measuring Built Up Area 400 Sq.ft. more or less, being in Portion of New Plot No 2480, recorded under New Khata No 829, Situated in Mouza Mango, in Ward No 9 (M.N.A.C.) Thana No. 1642, P.S. Mango, under the District Sub Registry Office, Block and Town Jamshedpur, Sub Division Dhalbhum, District East Singhbhum, and State Jharkhand. (The property is situated in Other / Branch Road)

The above property is bounded as:

North : B. K. Tribedi

South : Mahendra Nath Sah

East : L K Mishra

West : Road

The annual rent payable to the landlord i.e. the State of Jharkhand, through Circle Officer, Jamshedpur

The above land is more clearly shown in the sketch map attach herewith which also forms part of this Sale Deed.

MEMO OF CONSIDERATION

| <u>Mode of Payment</u> | <u>Amount (Rs.)</u> |
|--|---------------------|
| fund Transfer by Cheque No. 559813, dt: 29/01/2018 | Rs. 9,00,000/- |
| fund Transfer by Cheque No. 559814, dt: 30/01/2018 | Rs. 8,00,000/- |
| fund Transfer by Cheque No. 559815, dt: 31/01/2018 | Rs. 8,00,000/- |
| All Cheques of Canara Bank, Mango Branch | |
| 5/ Total Amount paid to the Vendor is (Rupees Twenty Five Lacs) only. | Rs. 25,00,000/- |

Rajesh Kumar Shourie

Rajesh Kumar Sharma

In witness whereof the Vendor has hereunto set and subscribed his hand on this Sale Deed, today at Jamshedpur, on the date aforementioned.

Read over and explained the contents of this Sale Deed to the parties by me, who found it to be true and correct: A. Kishor

WITNESSES:

1. Shaham Shah Azam Ansari s/o Alimuddin Ansari
P/O - H.N.B - 11A, Road No - 13A Jawahar Nagar Mangra

2. Akrom Khan s/o Azimullah Khan Road No 10 B, H.N. 31
A Zadranga mangra J.S.A.

Drafted & Printed by: A. Kishor
Old Court Campus, Jamshedpur.

PURCHASERS/S



Handwritten signature of the first purchaser.



Handwritten signature of the first purchaser.



Handwritten signature of the second purchaser.



Handwritten signature of the second purchaser.

Certificate:

It is certified that the finger prints of left hand of each person whose photograph is affixed in the present document have been obtained before/by me. A. Kishor

AVIJIT MANDAL
Enrollment No.-14/2010
(Advocate Jsr. Court)



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

Token No: 32

Token Date/Time: 02/05/2018 13:52:53.

| | | | | | |
|----------------------------|---|------------------|---------------------|-------------------|-----------------------|
| Document Type | Sale Deed | Presenter | Rajesh Kumar Sharma | Date of Entry | 02/05/2018 |
| Presenter Name & Address | Roadno 4, Jawahar Nagar, Ps:Mango, Jamshepdur | DOE | | Total Pages | 74 |
| Stampable Doc. Value | 2604000 | Stamp Value | 104200 | Book | 1 |
| Document/Transaction Value | 2500000 | Serial /Deed No. | / | CNO/PNO | |
| Special Type | | Old Serial No. | / | e-Stamp Cert. No. | IN- |
| Remarks / Other Details | | App. ID | 191127 | | JH09371000621851Q;IN- |
| Property Details:- | | | | | JH09377344635747Q |

| Anchal | Th. No. | Wrd/Hlk | Mauza | Kh. No. | Plot No. | Regl. Vol | Regl. Pno | Plot Type | Boundary North | Boundary South | Boundary East | Boundary West | H No. | ULB | Category | Area | Min. Value |
|------------|---------|---------|-------|---------|----------|-----------|-----------|-----------|----------------|-------------------|---------------|---------------|-----------------|-----------|----------|--------------|------------|
| JAMSHEDPUR | 1642 | 9 | MANGO | 829 | 2480 | 26 | 106 | | B.K.Tribedi | Mahendra Nath Sah | L K Mishra | Road | 0090000194000a1 | MANGO NAC | U_RES | 4.95 Decimal | 1523808 |

Other Property Details:

| Property Type | Th. No. | Wrd | Mauza | Location | Area | Rate | Amount |
|---------------|---------|-----|-------|----------------------------------|------|-----------------|------------|
| U_RES_PAKKA | 1642 | 9 | MANGO | Small House At Mango, Jamshedpur | 400 | 2700.00 Sq. Ft. | 1080000.00 |

Party Details:

| Party Type | Party Name | Father/Husband | Occup. | Relation | Caste | Gender | PAN/F 60 | Mobile | Aadhar | Pres.Address | Perm. Address |
|------------|------------------------|----------------------|----------|-------------------|-------|--------|------------|------------|--------------|--|---------------|
| VENDOR | Rajesh Kumar Sharma | Late Dayanand Sharma | Business | स्वयं | | Male | AXDPS4161J | xxxxxxxx55 | xxxxxxxx5276 | Road No 4, Jawahar Nagar, Ps:Mango, Jamshepdur | Do |
| VENDEE | Sajda Bano | W/O Alimuddin Ansari | Business | कोई संबंध नहीं है | | Female | BJVPB7900F | xxxxxxxx91 | xxxxxxxx0098 | 114 Road No 13 A Jawahar Nagar, Mango, Jamshedpur | Do |
| VENDEE | Rehla Abda | W/O Akram Khan | Business | कोई संबंध नहीं है | | Female | CROPA0898P | xxxxxxxx91 | xxxxxxxx2891 | House No 31 Road No 10 B, Azadnagar, Mango, Jamshedpur | Do |
| Identifier | Shahanshah Azam Ansari | Alimuddin Ansari | Business | कोई संबंध नहीं है | | Male | | xxxxxxxx91 | xxxxxxxx5095 | 114 Road No 13 A Jawahar Nagar, Mango, Jamshedpur | Do |
| Witness1 | Shahanshah Azam Ansari | Alimuddin Ansari | Business | कोई संबंध नहीं है | | Male | | xxxxxxxx91 | xxxxxxxx5095 | 114 Road No 13 A Jawahar Nagar, Mango, Jamshedpur | Do |
| Witness2 | Akram Khan | Azimullah Khan | Business | कोई संबंध नहीं है | | Male | | xxxxxxxx91 | | House No 31 Road No 10 B, Azadnagar, Mango, Jamshedpur | Do |

Fee Details:

| SN. | Fee Name | Net Amount |
|-----|----------|------------|
| 1 | SP | 1110.00 |
| 2 | PR | 0.94 |
| 3 | LL | 2.50 |
| 4 | A1 | 78120.00 |
| | Total | 79233.44 |

Holding Details provided by the user has been mutated in the name of -Rajesh kumar sharma

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same. And the information provided by me are true to itself.formation provided by me are true to itself.
The details of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

Rajesh Kumar Sharma

Rehla Abda

Signature's of Executant & Claimant

उपर्युक्तटिप्पणियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

A. Anshu. Rajesh Kumar Sharma
दस्तावेज लेखक का हस्ताक्षर प्रस्तुतकर्ता का हस्ताक्षर डाटा इंद्रि अधिकारी का हस्ताक्षर

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

उपर्युक्त राजेश कुमार शर्मा ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया
जिसकी पहचान महेश्वर शंभर शंभर पिता अलीमुद्दीन शंभर
निवासी भांगगा पेशा अम् ने की।

Murad
निबंधन अधिकारी का हस्ताक्षर



निबंधन विभाग, झारखंड
जमशेदपुर

Token No.32 Token Date: 02/05/2018
Serial/Deed No./Year :1946/1801/2018
Deed Type: Sale Deed

| SN. | Party Details | Photo | Thumb |
|-----|--|-------|-------|
| 1 | Rajesh Kumar Sharma Father/Husband Name:Late Dayanand Sharma (VENDOR) Road No 4, Jawahar Nagar, Ps:Mango, Jamshepdur | | |
| 2 | Sajda Bano Father/Husband Name:W/O Alimuddin Ansari (VENDEE) 114 Road No 13 A Jawahar Nagar, Mango, Jamshedpur | | |
| 3 | Rehla Abda Father/Husband Name:W/O Akram Khan (VENDEE) House No 31 Road No 10 B, Azadnagar, Mango, Jamshedpur | | |
| 4 | Shahanshah Azam Ansari Father/Husband Name:Alimuddin Ansari (Identifier) 114 Road No 13 A Jawahar Nagar, Mango, Jamshedpur | | |
| 5 | Shahanshah Azam Ansari Father/Husband Name:Alimuddin Ansari (Witness1) 114 Road No 13 A Jawahar Nagar, Mango, Jamshedpur | | |
| 6 | Akram Khan Father/Husband Name:Azimullah Khan (Witness2) House No 31 Road No 10 B, Azadnagar, Mango, Jamshedpur | | |

Book No. I
Volume 294
Page 79 To 152
Deed No 1946 / 1801
Year 2018
Date 02/05/2018

M. S. D.
Registering Officer
2/5/18

[Signature]
Signature of Operator



झारखंड सरकार

राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र

CRSLP18023960 6/27/2018



| जिला का नाम | पूर्वी सिंहभूम | अनुमंडल नाम | धालभूम | अंचल का नाम | जमशेदपुर | हल्का | हल्का-9 | | |
|---|----------------------------|-------------------------------------|---|-----------------------------|--|--|---|------|---------------------------------------|
| इस्टेट का नाम | झारखण्ड | भाग वर्तमान(VOL) | 103 | पृष्ठ संख्या वर्तमान | 24 | धाना न. | 16412 | | |
| क्रमिक संख्या | केस न. | मौजा का नाम/ राजस्व धाना न. | धाना का नाम | स्वीकृत द्वारा और तिथि | परिवर्तन प्रकार | अभिधृत जिसमें नामांतरण संबंधित है खाता न. भाग वर्तमान पृष्ठ संख्या वर्तमान | कारोबार विस्तृत सूचना खाता न. प्लॉट न. क्षेत्रफल | लगान | रजिस्टर 2 अद्यतन तिथि अभ्युक्ति |
| 3960 | 362 /R27 2018 - 2019 | वार्ड नं.-9 अ.शे.मानगो/ 16412 | घाटशिला | (अंचलाधिकारी) 27/06/2018 | By Sale Deed No. 1801 Dated 02/05/2018 | 829 26 106 | 829 2480 4.95 डिसमील | 50 | 27/06/2018 (अंचलाधिकारी) |
| क्रेता का नाम : (SAJDA BANOपति-ALIMUDDIN ANSARI, जाति-अनसारी, पता-H.NO.114, ROAD NO.13A, JAWAHARNAGAR, MANGO, JAMSHEDPUR) | | | जमाबंदी रैयत का नाम : श्री राजेश कुमार शर्मा-पिता-स्व: दयानन्द शर्मा | | | विक्रेता का नाम : RAJESH KUMAR SHARMA, पिता-LATE DAYANAND SHARMA, जाति-शर्मा, पता-ROAD NO.04, JAWAHARNAGAR, MANGO, JAMSHEDPUR | | | |
| <p>राजस्व कर्मचारी हल्का-9 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित यह एक कंप्यूटर जनित प्रति है यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।</p> | | | | | | | | | |
| | | | | | <p>Approved By : MAHESHWAR MAHTO अंचलाधिकारी</p> | | | | |
| Correction Slip Successfully signed and Saved. | | | | | | | | | |