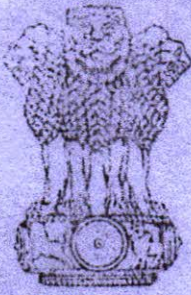


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of Jalesh A.M  
(Mango)

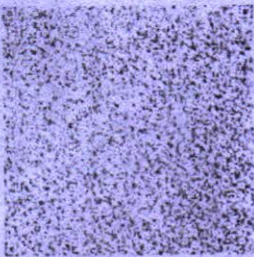
4695



सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Jharkhand  
e-Stamp

Certificate No.	: IN-JH12253800245950Q
Certificate Issued Date	: 11-Oct-2018 10:38 AM
Account Reference	: SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference	: SUBIN-JHJHSHCIL0116416997996243Q
Purchased by	: NUPUR MOHNANI
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 24,00,000 (Twenty Four Lakh only)
First Party	: NA
Second Party	: NUPUR MOHNANI
Stamp Duty Paid By	: NUPUR MOHNANI
Stamp Duty Amount(Rs.)	: 10 (Ten only)



Please write or type below the line

36



गुणवत्ता प्राप्त  
11.10.2018

0007790359



*Sale*  
*2705000/-*  
*R.S.*  
*Mango*  
*54000/-*  
*10/-*

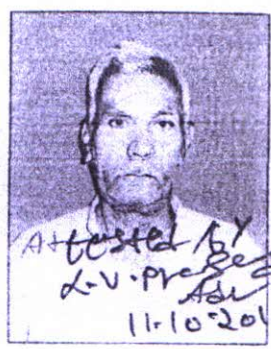
499/15 500/15  
 19/11/18 के अनुसार  
 [Signature]

162 नमूना नं. 611 के साथ  
 11/10/18  
 [Signature]

न्यूनतम मूल्यांकन सूची से  
 जँचा एवं सही पाया।

**जिला जय विवाहालय**

स्थान: [Blank]  
 जिला: [Blank]  
 पिन कोड: [Blank]  
 कां. सं. [Blank]



11-10-2018  
 [Signature]



म 21 के अधिन गणना: भारतीय स्वाम्य-अधिनियम  
 डेयन स्वाम्य (वै.सं.) 1880 की अनुसूची  
 या 1क. में [Blank] के अधीन  
 मवतु [Blank] [Blank] स्वाम्य-शुद्ध  
 विमुक्त या स्वाम्य-शुद्ध अर्थात् [Blank]

*Mupale*  
 निबंधन-पदाधिकारी 11/10/18

**SALE DEED**

Govt. Value: - 27,05,000/-  
 Consi. Valued: Rs.24,00,000/-

THIS SALE DEED is made on this the 11<sup>th</sup> day of October, 2018 at Jamshedpur; B Y: **SHUBANARAYAN TIWARI** son of Late Ramajyoti Tiwari, by faith Hindu, by Caste Brahmin, by Nationality Indian, by occupation Cultivation, resident of Village Bariyarpur, P.O. Hussainabad, P.S. Sahtwar, District Ballia (U.P.), Presently residing at N.H.-33, Pardih, P.S. Mango, Jamshedpur, District East Singhbhum, State- Jharkhand, hereinafter called the **VENDOR** (which expression shall unless, excluded by or repugnant to the context, mean and include his heirs, successors, executors, legal representatives, nominees and assigns) of the One Part; (PAN: AXOPT1219R, AADHAAR No. 5836 8651 8057)

**IN FAVOUR OF**

**NUPUR MOHNANI**, wife of Deepak Mohnani, by faith Hindu, by Caste Rajput, by Nationality Indian, by Occupation Business, resident of Holding No.04, Gandhi Marg, Devnagar Basti, P.O. Sakchi, P.S. Sitaramdera, Town Jamshedpur, District East Singhbhum, State-Jharkhand, Pin: 831001, hereinafter called the **PURCHASER** (which expression shall unless, excluded by or

*in chargeable*

*for 1000*  
*sal 2.50*  
*pl 0.84*

[Signature]  
 11/10/18



शुद्धी करवावली  
11.10.2018

: 2 :

repugnant to the context, mean and include her heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the Other Part; (PAN: EXEPM0464H, AADHAAR No. 6710 0394 8873)

**WITNESSETH AS FOLLOWS:**

WHEREAS, the Vendor is the absolute and lawful owner of homestead land area measuring 0-7-0 (Seven) Kathas together with house and structures standing thereon measuring built up area 500 Sq.ft. more or less, in portion of R.S. Plot No.426 under R.S. Khata No.317, corresponding to portion of present Survey Plot No.162, under present survey Khata No.611, situated in Mouza Pardih, Ward No.9, MNAC within P.S. Mango, Jamshedpur, District East Singhbhum;

AND WHEREAS, the Vendor purchased the aforesaid property from its previous owner Shambhuji Upadhyaya son of Late Ram Jugam Upadhyaya by virtue of Sale Deed No.4118, dated 31.07.2015 registered at District Sub-registry Office, Jamshedpur on payment of valuable consideration amount and since the date of purchase the present Vendor has been in peaceful physical possession and enjoyment over the aforesaid property without any interruption from any corner and got the said land mutated in his own name from the Office Circle Officer, Jamshedpur vide Mutation Case No.53/M/2017-18, entered in Vol. No.35, Page No.175, Receipt No.0677966175 and accordingly paying rent and obtain receipt thereof in his own name;

AND WHEREAS, the Vendor, being in urgent need of money, voluntarily expressed his intent of selling the said property fully described in the schedule below and having come to know the

11.10.2018

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having come to know the intention of the Vendor, the Purchaser hereof has approached the Vendor and after inspected the land at site, all title documents, mutation certificate, rent receipt and relevant papers etc. and having fully satisfied to them proposed and offered to purchase the same on a consideration amount of Rs.24,00,000/- (Rupees Twenty Four Lakhs) only;

AND WHEREAS on the aforesaid approach made by the Purchaser the Vendor has agreed to sell the property, more fully described in the schedule below, by this Sale deed on a total consideration amount of Rs.24,00,000/- (Rupees Twenty Four Lakhs) only;

**NOW THIS SALE DEED WITNESSETH AS FOLLOWS:**

1) That in consideration of a sum of Rs.24,00,000/- (Rupees Twenty Four Lakhs) only, paid by the Purchaser to the Vendor, the receipt of which sum the Vendor hereby admits and acknowledges as full, final and the highest consideration amount against the sale of the schedule below property, the Vendor has conveyed and transferred by way of sale the schedule below property with all his 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 Vendor or any other person or persons claiming under him.

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



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3) That from this day all rights, title and interest of the Vendor 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 Vendor is the sole and bonafide owner of the schedule below property and he is fully entitled to convey the same unto the Purchaser.

5) That the purchaser shall be entitled to obtain mutation of schedule below land in her 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 her own name.

6) THAT THE VENDOR HEREBY ASSURES THE PURCHASER AND COVENANTS:

a) that the Vendor is the lawful owner of the schedule below land and is fully entitled to convey the same.

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

c) that the Vendor has 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.

7) That the Vendor has handed over the relevant documents in connection with the schedule below property, to the Purchaser.

8) That the schedule below land is situated on Main Road.

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SCHEDULE

ALL THAT piece and parcel of raiyati homestead land, measuring an area of 3.50 Kathas or 5.79 Decimals, together with house and structures standing thereon measuring built up area 250 Sq.ft. more or less, in part of R.S.Plot No.426, under R.S. Khata No.317, corresponding to present Survey Plot No.162 (Part), under present Survey Khata No.611 of Mouza Pardih, P.S. Mango, Thana No.1641, Holding No. 0090000019000AI, Survey Ward No.9, M.N.A.C., District Sub-Registry Office and Town Jamshedpur, District Singhbhum East, Pergana Dhalbhum, State of Jharkhand, which is bounded by:

- North: Portion of Plot No. 162;
- South: N.H.33 Highway;
- East : Portion of Plot No. 162;
- West : Portion of Plot No. 162;

Annual Rent of Rs.2/- only payable to the Landlord the State of Jharkhand through C.O. Jamshedpur.

MODE OF PAYMENT

	<u>Chetue/Cash</u>	<u>Amount</u>	<u>Date</u>	<u>Bank</u>
①	725547	22,50,000	11.10.2018	S.B.I
②	Cash	1,50,000	11.10.2018	



11.10.2018  
J.V. Prasad

: 6 :

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

WITNESSES:

- 1) S Chaitali Mohanani W/o Sanjay Mohanani  
R/o H.No - 4, Gandhi Marg Debnagar
- 2) S (SOHANLAL) S/o Ram Lal  
R/o Sohani J.S.P. near Giridih

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

Typed by:

J.V. Prasad

Jsr. Court.

J.V. Prasad  
Advocate  
11.10.2018

NAME OF THE PURCHASER

NUPUR MOHNANI



Nupur Mohanani

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.

J.V. Prasad  
Advocate  
11.10.2018



### AFFIDAVIT

I, **NUPUR MOHNANI**, wife of Deepak Mohnani, by faith Hindu, by Caste Rajput, by Nationality Indian, by Occupation Business, resident of Holding No.04, Gandhi Marg, Devnagar Basti, P.O. Sakchi, P.S. Sitaramdera, Town Jamshedpur, District East Singhbhum, State-Jharkhand, do hereby solemnly affirm and declare as follows:-

1. That I am purchaser of the homestead land with house fully described in the sale deed.
2. That previously I have not taken benefit regarding registration of sale deed by Notification State of Jharkhand vide its Notification Ref. No.499 for stamp duty and vide its No.500 for regn.fee both dated 19.06.2017.
3. That I intend to get the sale deed registered in my name in the registering authority at Jamshedpur in first time in respect of the aforesaid property as per Notification of State Govt. Jharkhand.
4. That I swear this affidavit to declare the above facts and to produce before the registration office.

#### Verification

The statements made above are true to the best of my knowledge, belief and information and I sign this on today at Jamshedpur.

Solemnly affirmed and  
Declared before me to be true  
By the deponent who is  
Identified by Sri **L.V. PRASAD**  
Advocate, Jamshedpur.

*Nupur Mohnani*  
11.10.2018 Deponent  
Deponent has signed in my presence.

*L.V. Prasad*  
Advocate

Sl. No. *6*  
Date *11/10*  
Reg. No. 68/2002



*Kishore Kr. Agarwal*  
**NOTARY PUBLIC**  
East Singhbhum  
Jamshedpur Notary Public