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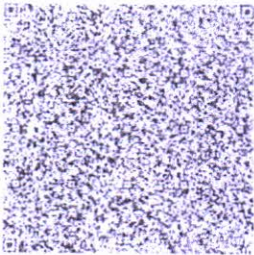


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH12253836498384Q
Certificate Issued Date : 11-Oct-2018 10:38 AM
Account Reference : SHCIL (FI)/jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference : SUBIN-JHJHSHCIL0116417004361985Q
Purchased by : CHAITALI MOHANANI
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 : CHAITALI MOHANANI
Stamp Duty Paid By : CHAITALI MOHANANI
Stamp Duty Amount(Rs.) : 10
(Ten only)



Please write or type below this line.

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CHAITALI MOHANANI
11.10.2018

0007790358

sale
2705000/-

Rs
mango

107/1

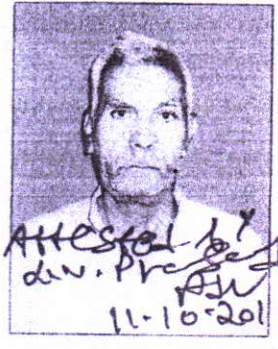
2705000/- 2705000/-
500 दिनांक 19.10.2018

खाली प्लॉट 64 अ-एच
नं. 162 गंधी मार्ग, बरदवारी
45 जघे हा
11/10/18

जिला अवर निबन्धक

उपरोक्त वस्तुओं में लेखकारी / प्रिंसपल
जारी के... अहित वी गई है।
आदानामपुर कारतकारी अधिनियम 1909
की धारा 46(ए) के अन्तर्गत नहीं है।
11/10/18

न्यूनतम मूल्यांकन सूची से
जाँचा एवं सही पाया।



2705000/- 11-10-2018



कंप 21 के कपीय माहान: भारतीय स्वाम्य-अधिनियम
द्विपन स्वाम्य देवता, 1909 की अनुसूची
का 14, 15, 16 के अधीन
आगत स्वाम्य-अधिनियम स्वाम्य-शुल्क
विमुख या स्वाम्य-शुल्क अर्थात् नहीं।

Mupate
निबन्धन-पदाधिकारी 11/10/18

SALE DEED

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

exchangeable
for 0000
val 2-50
for 84

11/10/18

THIS SALE DEED is made on this the 11th 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 NH-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

CHAITALI MOHANANI, wife of Sanjay Mohanani, by faith Hindu, by Caste Rajput, by Nationality Indian, by Occupation Business, resident of Holding No.4, Gandhi Marg, Dev Nagar, Baradwari, behind Girish Apartment, P.O. Sakchi, P.S. Sitaramdera, Town Jamshedpur, District East Singhbhum, State-Jharkhand, Pin: 831001, hereinafter called the PURCHASER (which expression

11.10.2018
Shambhuji Upadhaya

: 2 :

shall unless, excluded by or repugnant to the context, mean and include her heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the Other Part; (PAN: EXEPM0389F, AADHAAR No. 8527 6053 0058)

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 Upadhaya son of Late Ram Jugam Upadhaya 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

21/09/2018
11.10.2018

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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.

21/07/2018
11.10.2018

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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 lispences.

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.

81020111
11.10.2018
S. B. I.

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SCHEDULE

ALL THAT piece and parcel of raiyati homestead land, measuring an area of 3.48 Kathas or 5.76 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. 0090000019000A1, 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>Amount</u>	<u>Date</u>	<u>Bank</u>
① Cheque/cash 725540	22,50,000/=	11.10.2018	S.B.I
② cash	1,50,000/=	11.10.2018	

2/10/2018
11.10.2018

: 6 :

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

WITNESSES:

- 1) Nafuz Mohanani w/o Deepak Mohanani R/o H.No-4
Gramdhi Matia DEVRAGAR BENTOLD WARI
- 2) Shambh 310 Dam dal
R/o Sonahi near J.S.R. near Giridih

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

Typed by:

[Signature]

Jsr. Court.

[Signature]
Advocate

NAME OF THE PURCHASER

CHAITALI MOHANANI



Chaitali Mohanani
11.10.2018

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.

[Signature]
Advocate



AFFIDAVIT

I, **CHAITALI MGHANANI**, wife of Sanjay Mohanani, by faith Hindu, by Caste Rajput, by Nationality Indian, by Occupation Business, resident of Holding No.4, Gandhi Marg, Dev Nagar, Baradwari, behind Girish Apartment, 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.

Sl. No. 7
Date. 11/10/18
Regd.No.65/2002

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.

Chaitali Mohanani

11.10.2018
Deponent

Deponent has signed in my presence.

11.10.2018

L.V. Prasad

Advocate
11.10.2018

Kishore Kr. Agarwal
NOTARY PUBLIC
East Singhbhum
Jamshedpur

Notary Public