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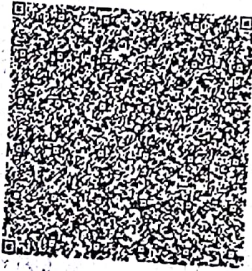


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH06916183626426P
Certificate Issued Date : 22-Aug-2017 01:58 PM
Account Reference : SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference : SUBIN-JHJHSHCIL0109923399133664P
Purchased by : SUNIL KUMAR
Description of Document : Article 23 Conveyance
Property Description : SALE DEED
Consideration Price (Rs.) : 17,00,000
(Seventeen Lakh only)
First Party : MOHAN SINGH
Second Party : SUNIL KUMAR
Stamp Duty Paid By : SUNIL KUMAR
Stamp Duty Amount(Rs.) : 68,000
(Sixty Eight Thousand only)



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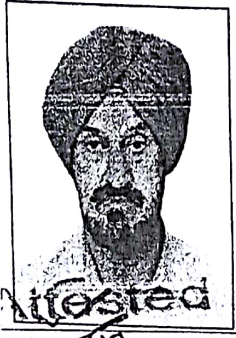
UP 0002861297

Statutory Alert:

1750,000/-

8.5 mango

68000/-



Anil Dhiver Advocate

11/9/17



11/9/17

निगम 21 के अधीन प्राप्ता: भारतीय स्टाम्प-अधिनियम (इंडियन स्टाम्प एक्ट), 1929 की अनुसूची 1 या 1क, से 0.50 के अधीन यथावत् स्टाम्प-सहित (या स्टाम्प-शुल्क से विमुख या स्टाम्प-मुक्त अपेक्षित नहीं)।

न्यूनतम मूल्यांकन सूची से जाँचा एवं सही पाया।

Handwritten notes in Hindi regarding stamp duty and verification.

Handwritten signature and date 11/9/17.

जिला अवर निबन्धक
उपरोक्त वस्तुओं में लिखित जाति के व्यक्ति की गई है।
2 छंटानागपुर कारतकारी अधिनियम 1909 की धारा 46(2) के अन्तर्गत नहीं हैं।

SALE DEED

Handwritten notes: 1750000, 250, etc.

THIS DEED OF SALE IS MADE ON THIS THE 07th DAY OF Sept. 2017 AT JAMSHEDPUR; BY:

SRI MOHAN SINGH, son of Late Kesar Singh, by faith Sikh, by Caste Ramgaria, by occupation Retired, Nationality Indian, at present residing at Flat No.305, 3rd floor, Pearl View Apartment, Road No.7, Extension, Sonari, P.O. & P.S. Sonari, Town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin - 831 011, hereinafter called the SELLER (which expression shall unless, excluded by or repugnant to the context, mean and include his heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the ONE PART, (PAN - AIOPS7721A & UID No.6385 6648 6796);

Handwritten signature and date 11/9/17.

15/10/19
M. Singh

IN FAVOUR OF

SRI SUNIL KUMAR, son of Basuki Ray, by faith Hindu, by Caste Bhumihaar, by occupation Business, Nationality Indian, resident of Bajrang Nagar, Pardih, NH-33, Near Talab, P.S. Mango, town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin – 832110, hereinafter called the **PURCHASER** (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 – AYRPK4871E & UID No.8525 3033 1989).

NATURE OF THE DEED: SALE DEED

CONSIDERATION AMOUNT: Rs.17,00,000/- (Rupees Seventeen lakhs) only.

WHEREAS, the Seller Mohan Singh above referred, purchased, all that piece and parcel of raiyati land measuring an area 37'ft. X 65'ft., being in Portion of Present Survey Plot No.1061, recorded under Present Survey Khata No.375, corresponding to C.S. Plot No.192, in Mouza PARDIH, P.S. Mango, Survey Ward No.9, JNAC, Jamshedpur, District Singhbhum, for valuable consideration amount, by means of a registered Sale Deed, bearing Deed No.6741, (Sl. No.7974), dated 22.11.1984, registered at Sub-Registry office, Jamshedpur, from its previous lawful owners Sri Tarani Prasad Nandi and others and since its purchase the Seller above named has been in peaceful physical possession and occupation of the aforesaid land as sole, absolute and lawful owner of the same, without any let, hindrance or interruption from any other person or persons, by exercising all acts of ownership thereto;

Handwritten signature and date: 21/6/16

AND WHEREAS, the Seller, in order to further ensure his right, title and interest over the aforesaid purchased land, has mutated the same in his own name from the office of the Superior landlord, the State of Jharkhand, through C.O., Jamshedpur, vide Mutation Case No.107/XV/MNAC/ 85-86, Order dated 24.10.1986, in Volume No.IV, Pardih, Page - 833 and he is paying rent for the same and obtained rent receipt in his own name;

AND WHEREAS, the Seller, being in urgent need of money, voluntarily expressed his intent of selling the Schedule below property and having come to know the intention of the Seller, the Purchaser hereof has approached to him 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.17,00,000/- (Rupees Seventeen lakhs) only;

AND WHEREAS, on the aforesaid approach made by the Purchaser, the Seller has agreed to sell his said property, more fully described in the Schedule below, by this Sale Deed, on a total consideration amount of Rs.17,00,000/- (Rupees Seventeen lakhs) only;

NOW THIS DEED OF SALE WITNESSETH:

- 1) THAT, in pursuance of the above and in consideration of the aforesaid sum of Rs.17,00,000/- (Rupees Seventeen lakhs) only, paid by the 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, privilege and advantages the seller here before enjoyed over the scheduled property UNTO AND TO THE USE of the purchaser, absolutely and forever.

- 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, his heirs or any other person/s claiming through him.
- 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 he shall, at the cost of the person (s) requiring the same, execute any other document(s), if so 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 2405 Sq.ft. or 5.516 Decimals i.e. North : 65'ft.; South : 65'ft.; East : 37'ft. and West : 37'ft., being in Portion of Old Plot No.801, under Old Khata No.269,

6/16/17
Sudhakar

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corresponding to Portion of Present Survey Plot No.1061, recorded under Present Survey Khata No.375 of **Mouza PARDIH**, P.S. Mango, Thana No.1641, Survey Ward No.9, **MNAC Holding No.46914**, town Jamshedpur, District Sub-Registry office at Jamshedpur, District East Singhbhum, State of Jharkhand; which is bounded by:

- North: Sub-Plot No.66;
- South: Sub-Plot No.68 (S. N. Prasad);
- East : 25'ft. wide Road;
- West : 8'ft. wide Alley;

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

The schedule above property is situated at other road.

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

Mode of Payment

The Purchaser has paid the total consideration amount of Rs.170,000/- only, to the Seller, in the following manner :-

<u>Date</u>	<u>Mode</u>	<u>Amount (in Rs.)</u>
24.08.2017	Through RTGS Vide Cheque No.001058	10,00,000/-
24.08.2017	Through RTGS Vide Cheque No.001059	7,00,000/-

Both Cheques drawn on
HDFC Bank, 105, SNP Area,
Main Road, Jamshedpur

Total : 17,00,000/- only.


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CIB/E
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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 he has
admitted all the contents to be true and correct.

D. H. ...
07/09/17
Advocate

WITNESSES:

1.  K.T.G. Sr.
Bijay Prasad
S/O Late Purnam Prasad of Mahaveer Colony.
Jawaharnagar Mangro 2/9/17
2. Harbinder Singh S/o Mohan Singh
R/o 305, 3rd Floor, Pearl view Apart, 7th Extn, Sonari
Jamshedpur. 2/9/17

Typed by:

D. H. ...
Jsr. Court.

Drafted by:

D. H. ...
07/09/17
Advocate

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Kilbale
N. Srinivasan



Dr. A.
Dr. A. Nil Diver
Advocate

Sunil Kumar
7/9/17

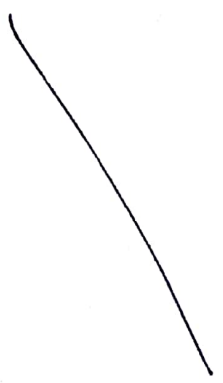


(SRI SUNIL KUMAR)
(PURCHASER)

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.

Dr. A.
Dr. A. Nil Diver
Advocate.



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AIOPS7721A

नाम /NAME
MOHAN SINGH

पिता का नाम /FATHER'S NAME
KESAR SINGH

जन्म तिथि /DATE OF BIRTH
22-03-1942

हस्ताक्षर /SIGNATURE
Mohan Singh

आयकर आयुक्त, रांची
COMMISSIONER OF INCOME-TAX, RANCHI

Mohan Singh
21/9/17



भारत सरकार
GOVERNMENT OF INDIA



मोहन सिंह
Mohan Singh
DOB: 22-03-1942
Gender: Male



6385 6648 6796

आधार - आम आदमी का अधिकार

Mohan Singh
2/9/12



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/o केशर सिंह, फ्लैट नं०-305,
तीसरा फ्लोर, पEARL व्यू अपार्टमेंट, रोड
नं०-7, एक्सटेंशन, जमशेदपुर,
सोनारी, सोनारी, जमशेदपुर, पूर्वी
बिहार, झारखण्ड, 831011

Address:
S/o Kesar Singh, Flat No-305, 3rd
Floor, Pearl View Apartment, Road
No-7, Extension, Jamshedpur,
Sonari, Sonari, Jamshepur, East
Singhbhum, Jharkhand, 831011

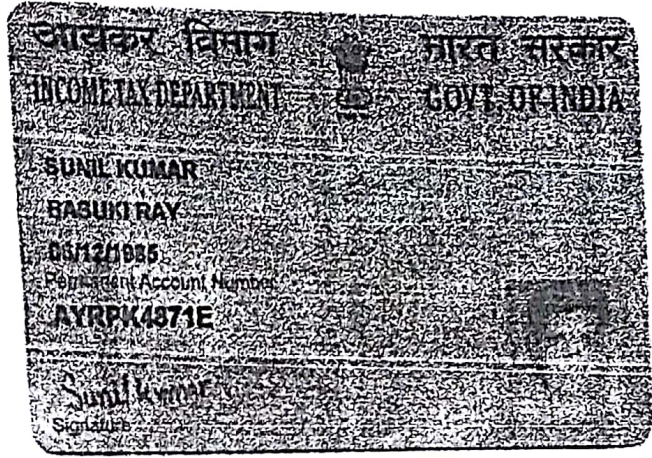


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helpline: 311 000 0000

www.uidai.gov.in



UIDAI, New Delhi




Sunil Kumar
21/9/12

पद स्थिति Pa
वर्ग Vo
24

भारत सरकार
GOVERNMENT OF INDIA

सुनील कुमार
Sunil Kumar
जन्म वर्ष / Year of Birth : 1985
पुरुष / Male




8525 3033 1989

आधार — आम आदमी का अधिकार

Sunil Kumar
21/9/17

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



प्रेम: S/O बासुकी राय, बजरंग नगर
पारधी नगर-33, मानगा,
समीप-तानाब, पो- कपल, जमशेदपुर,
पूर्वी सिंहभूम, झारखण्ड, 832110

Address: S/O Basuki Ray, Bajrang
Nagar Parthi N H-33, Mango,
Near/Tatab, Po- Kapal,
JAMSHEDPUR, Azadnagar, Purbi,
Singbhum, Jharkhand, 832110

1947
1800 160 1647

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001



निबंधन विभाग, झारखंड

(शुल्क प्राप्ति रसीद)

Application ID 51087 Date 2017-08-26

Presenter Mohan Singh
Flatno 305, 3rd Floor, Pearl View Apartment, Roadno 7, Extension, Sonari, Po 7 Ps:Sonari, Jamshepdur Time
Status VENDOR

Online Payment Details :

CIN 02200170709201770009 Ref. No. JSBI5641617520
TID 51087070917102411

SN	Description	Amount
1	SP	1,110.00
2	PR	0.94
3	LL	2.50
4	A1	51,000.00
Total Amount		52113.44
Previously Paid		0
Balance Payable		52113.44

Rupees Fifty Two Thousand One Hundred Thirteen And Forty Four Paise

Print

Payment done through NEFT/RTGS/ challan will be realised after 3-4 days

Pls. do not make double payment in one Application Id. Confirm from concerned office.



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

Token No: 4

Token Date/Time: 07/09/2017 11:58:12.

Document Type	Sale Deed	Presenter	Mohan Singh
Presenter Name & Address	Flat No. 305, 3rd Floor, Pearl View Apartment, Roadno 7, Extension, Sonari, P.O. & P.S. Sonari, Jamshedpur	Date of Entry	07/09/2017
Stampable Doc. Value	1700000	DOE	Total Pages 74
Document/Transaction Value	1700000	Stamp Value	68000
Special Type		Serial /Deed No.	/
Remarks / Other Details		Old Serial No.	/
Property Details:		App. ID	51087
		e-Stamp Cert. No.	IN-JH06916183626426P

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Registerl Vol.No.	Registerl Page No.	Plot North	Boundary South	Boundary East	Boundary West	H No	Category	Area	Min. Value
JAMSHEDPUR	1641	9	PARDIH	375 New	1061 New	4	833	Sub Plot No 66	Sub Plot No 68 (S.N.Prasad)	25' Ft Wide Road	8' Ft Wide Alley	46914	U_RES	5.51 Decimal	1500924

Other Property Details:

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

SN	P Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/IF 60	UID	Mobile	Pres. Address	Perm. Address
1	VENDOR	Mohan Singh	Late Kesar Singh	Retired	स्वयं		Male	AJOPS7721A	xxxxxxxx6796	xxxxxxxx02	Flat No. 305, 3rd Floor, Pearl View Apartment, Roadno 7, Extension, Sonari, P.O. & P.S. Sonari, Jamshedpur	Do
2	VENDEE	Sunil Kumar	Basuki Ray	Business	कोई संबंध नहीं है	भुमीहार	Male	AYRPK4871E	xxxxxxxx1989	xxxxxxxx81	Bajrang Nagar, Pardi, Nh-33, Near Talab, Ps:Mango, Jamshedpur	Do
3	Identifier	Bijay Prasad	Late Pujan Prasad	Business	कोई संबंध नहीं है		Male		xxxxxxxx6465	xxxxxxxx90	House No. 90, Road No. 15, Near Vikas Vidyalaya, Mahaveer Colony, Jawaharnagar, Mango, Jamshedpur	Do
4	Witness1	Bijay Prasad	Late Pujan Prasad	Business	कोई संबंध नहीं है		Male		xxxxxxxx6465	xxxxxxxx90	House No. 90, Road No. 15, Near Vikas Vidyalaya, Mahaveer Colony, Jawaharnagar, Mango, Jamshedpur	Do
5	Witness2	Harbinder Singh	Mohan Singh	Business	कोई संबंध नहीं है		Male			xxxxxxxx75	Flat No. 305, 3rd Floor, Pearl View Apartment, Roadno 7, Extension, Sonari, P.O. & P.S. Sonari, Jamshedpur	Do

Fee Details:

SN	Description	Amount	CHC	Net Amount
1	SP	1,110.00	0.00	1,110.00
2	PR	0.94	0.00	0.94
3	LL	2.50	0.00	2.50
4	A1	51,000.00	0.00	51,000.00
Total		52,113.44	0.00	52,113.44

उपर्युक्तद्वारा दस्तावेज में अंकित तथ्यों के अनुरूप है।

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

दस्तावेज लेखक का हस्ताक्षर







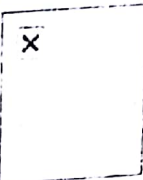
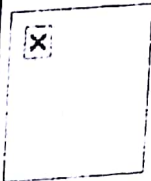

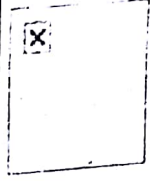
प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंट्री ऑपरेटर का हस्ताक्षर

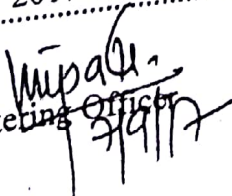
उपर्युक्त मोहन सिंह ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

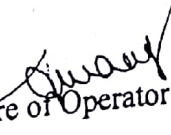
जिसकी विजय प्रसाद पिता स्व. पूजन प्रसाद ने की।

पहचान मानगी पेशा निबंधन पदाधिकारी का हस्ताक्षर

SN	Party Details	Photo	Thumb
1	Mohan Singh Father/Husband Name: Late Kesar Singh (VENDOR) Flat No. 305, 3rd Floor, Pearl View Apartment, Roadno 7, Extension, Sonari, P.O. & P.S. Sonari, Jamshepdur		
2	Sunil Kumar Father/Husband Name: Basuki Ray (VENDEE) Bajrang Nagar, Pardih, Nh-33, Near Talab, Ps: Mango, Jamshedpur		
3	Bijay Prasad Father/Husband Name: Late Pujan Prasad (Identifier) House No. 90, Road No. 15, Near Vikas Vidyalaya, Mahaveer Colony, Jawaharnagar, Mango, Jamshedpur		
4	Bijay Prasad Father/Husband Name: Late Pujan Prasad (Witness1) House No. 90, Road No. 15, Near Vikas Vidyalaya, Mahaveer Colony, Jawaharnagar, Mango, Jamshedpur		
5	Harbinder Singh Father/Husband Name: Mohan Singh (Witness2) Flat No. 305, 3rd Floor, Pearl View Apartment, Roadno 7, Extension, Sonari, P.O. & P.S. Sonari, Jamshepdur		

Book No. I
 Volume 482
 Page 545 To 618
 Deed No 3353/3093
 Year 2017
 Date 2017-09-07

Registering Officer


Signature of Operator


sch XIV F. No. 180V

झारखण्ड सरकार
राजस्व एवं भूमि सुधार विभाग
लगान रसीद



V

जिला का नाम झारखण्ड
अनुमण्डल का नाम झारखण्ड
अंचल का नाम झारखण्ड
मौजा आदिवासी भाग
थाना वीथाना नम्बर 10-9

रसीद क्रमांक JH 12 A 052875
रेयत का नाम मोहन सिंह
पिता का नाम केशर सिंह
जमाबन्दी नम्बर 10-11, 10-12, 10-13

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
<u>375/4</u>	<u>10617</u>	<u>0-03-04</u>

जोत की सालाना मांग एवं मांग का विवरण (बकाया एवं हाल) चालू वर्ष का

मांग	वार्षिक	बकाया				हाल
		3 वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	जिगत वर्ष	
लगान	<u>20-00</u>					
सेस	<u>29-00</u>					
*ब्याज	/					
विविध	/					
योग	<u>49-00</u>				<u>1225-00</u> <u>49-00</u>	

भुगतान का विवरण

अदायगी	बकाया				16-12	अग्रिम
	3 वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	जिगत वर्ष		
लगान				<u>500-00</u>	<u>20-00</u>	
सेस				<u>725-00</u>	<u>29-00</u>	
*ब्याज				/	/	
विविध				/	/	
योग				<u>1225-00</u>	<u>49-00</u>	

- कुल योग (शब्दों में) रु 1274-00
- नाम अदाकर्ता 29-00
- कुल बकाया 1274-00

हस्ताक्षर एवं दिनांक

* खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों जिन पर कि सर्टिफिकेट जारी हो) मूद नहीं लिया जाता है।

SPL/2015

Mango Notified Area Committee, Jamshedpur

Receipt No.: 25524 ^{3/11/17} RECEIPT Date: 6/9/17

Received from Shri/Smt. A. K. Singh
Address 11/11, Sector 5, Jamshedpur

a sum of Rs. 2700/- (in words) towards 2000/- Dated 6/9/17

vide Cash/Cheque/Demand Draft/Banker's Cheque No. _____ Dated _____
drawn on _____ Bank _____ Branch/Place of the Bank _____

against Annual dues 46914/-

8/2/17 6/9/17

Signature of Clerk

Signature of Authorised Officer
*यह का वॉरंटिंग का मुद्रांकित मुद्रा है।
अन्यथा हक से संबंधित नहीं है। यह
विवेक शुल्क के रूप में लिया जा रहा है।*

Entered in Collection Register

Page No.

N.B. : Cheque/Draft/Banker's cheque are subject to realisation

8/2/17
6/9/17