

15

12

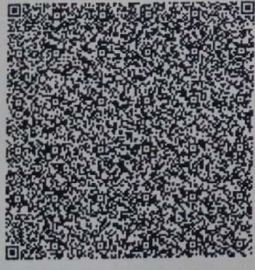


सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH08077661252180Q
Certificate Issued Date	: 02-Jan-2018 11:10 AM
Account Reference	: SHCIL (FI)/jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference	: SUBIN-JHJHSHCIL0111544451254112Q
Purchased by	: AVIJIT MANDAL
Description of Document	: Article 23 Conveyance
Property Description	: LAND
Consideration Price (Rs.)	: 30,00,000 (Thirty Lakh only)
First Party	: BIRENDRA KUMAR SINGH AND OTHER
Second Party	: SHAHRUKH KHAN
Stamp Duty Paid By	: SHAHRUKH KHAN
Stamp Duty Amount(Rs.)	: 1,20,000 (One Lakh Twenty Thousand only)



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

B.K. Singh



UP 0005561195

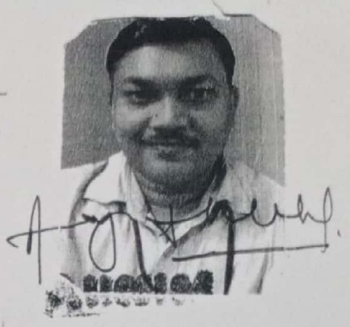


Scale 30,00,000/-
 pa name

Singh
 Standard
 120,000/-



Birendra Kumar Singh
 B.K. Singh
 3/1/18

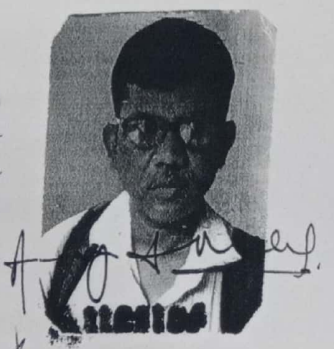


जिला: जमशेदपुर
 हस्ताक्षरित तारीख: 3/1/18
 जाति के: ...
 छोटानागपुर ... अधिनियम ...
 की धारा 46(B) के अन्तर्गत ...

5
 4
 3/1



Shyam Kumar Singh
 3/1/18



प्रमाणित प्रतिलिपि: कारहीर स्टाम्प-अभिप्रेत
 नं. ... 1820 की ...
 का ... के अधीन
 पर स्टाम्प-अभिप्रेत ...
 विमुक्त ... अधिनियम ...

जमशेदपुर जिला के ...
 न्यूनतम मूल्यांकन सूची से
 जाँचा एवं सही पाया।
 3/1/18

Mirza
 निबंधन-पंजाब/...

SALE DEED

This Sale Deed is made on this the 03rd day of Jan, 2018, at Jamshedpur.

BY AND BETWEEN

1. Mr. BIRENDRA KUMAR SINGH, &
 2. Mr. SHYAM KUMAR SINGH,
- Both Sons of Late Kapil Deo Singh,

Responsible
 Am 90,000/-
 Sal 2.50
 Pfr 2.94

Both By Faith Hindu. By Nationality Indian. By Occupation Service. By Caste Khushwaha.
 Kot No. 1) Resident of 34, Brahmani Road, Baridih. Old Baridih, P.O. Baridih, Town Jamshedpur, Pin 831017, District East Singhbhum, State Jharkhand, & No. 2) Resident of House No. 294, Bhuiyandih Kalindi Basti. Near Kalimati Samiti Club, P.O. Agrico. P.S. Sitaramdera. Town Jamshedpur, Pin 831009, District East Singhbhum, and State Jharkhand. Hereinafter called the "VENDOR/S / SELLER/S" (which expression shall unless excluded by and / or repugnant to the context must mean and include their legal heirs, successors, administrators, executors, legal representatives, nominees, and assigns) of the One Part. UIDAI No 6566 4358 2966 & 9320 4602 6635 (Pan No. AGRPS5238B & APAPS0651L)

3/1/18

B.K. Singh

3/1/18

IN FAVOUR OF

SHAHRUKH KHAN, s/o Nasim Khan, By Faith Muslim, By Nationality Indian, By Occupation ~~Service~~, By Caste Pathan, Resident C/o Md Mahboob Ali, House No. 55, Muslim Basti new Masjid, Haludpukhur, Pin 831002, District East Singhbhum, State Jharkhand. Hereinafter called the VENDEE / PURCHASER (which expression shall unless excluded by and / or repugnant to the context must mean and include his legal heirs, successors, executors, legal representatives, administrators, nominees, and assigns) of the Other Part. (Pan No. BPXPK2334C) UIDAI No 2289 4748 5557

NATURE OF DEED

SALE DEED

CONSIDERATION AMOUNT

Rs. 30.00.000/-

(Rupees Thirty Lacs) only

WITNESSETH AS FOLLOWS:

WHEREAS, all that piece and parcel of raiyati landed property measuring an area 2000 Sq.ft. i.e. 0 - 2 - 15 ½ Dhurs or 4.59 Decimals, being in Plot No. 783, recorded under Khata No. 997, Situated in Mouza Pardih, P.S. Mango, within Ward No. 8 (M.N.A.C.), Town Jamshedpur, District East Singhbhum, has been purchased by one said Kapil Deo Singh (Now Deceased), from its previous owner: Padmawati Devi Mishra, by virtue of registered Sale Deed No. 6898, Dt: 17.10.1985, registered at Sub Registry Office, Jamshedpur, and after purchasing the same, said Kapil Deo Singh, has got his name mutated in the records of the Circle Officer, Jamshedpur, vide Mutation Case No. 22/15 / 1986 - 87, Dt: 07.06.1986 and from then onwards he came is in peaceful physical possession over the same, 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 name is recorded in Page No. 866, Volume No. 4 as per the register II records of the State Government.

B.K. Singh

Singh
3/11/18

AND WHEREAS, after the demise of said Kapil Deo Singh, his two sons namely: Birendra Kumar Singh & Shyam Kumar Singh (Present Vendors) have inherited all his estates jointly as said Kapil Deo Singh died intestate and they being the only living legal heir and successor of said Kapil Deo Singh, they become its absolute and bonafide owner/s by inheritance, and presently they are exercising all their right, title and interest over the same, being its lawful owner/s.

AND WHEREAS, the Purchaser came to know of the fact that the Vendor/s are interested in disposal of the aforesaid property, so, the Purchaser approached the Vendor/s and asked the consideration for the schedule below, to which the Vendor has given their highest, full and final consideration price of Rs. 30,00,000/- (Rupees Thirty Lacs) only, to which the Purchaser agreed and offered to pay the said amount to the Vendor/s, hence, to avoid any or all kind of misunderstandings, disputes, and legal complications, among the parties, they 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 an agreement and for consideration amount of Rs. 30,00,000/- (Rupees Thirty Lacs) only, is paid by the Purchaser to the Vendor/s, details of which is shown in memo of consideration, hereinafter, the receipt of which is hereby admitted as full, final, and highest consideration amount and acknowledges the same by the Vendor/s, and the Vendor/s 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 by this Sale Deed. TO HAVE AND TO HOLD the same, unto the Purchaser, along with his legal heirs and successors without any interruption from the side of the Vendor/s or any other person/s or party claiming on her behalf together with all the common services, amenities, and advantages, etc.. which the Vendor/s here before enjoyed over the schedule below property.

B. K. Singh

~~Handwritten signature~~
3/11/18

2. That, the Vendor/s has delivered possession of the schedule below property to the Purchaser, and from this day the Purchaser will possess and enjoy the same as absolute owner in all possible ways, with power to dispose of the same, by way of sale, gift, mortgage or any other ways whatsoever in any manner he like, and he also has the right to get mutated his name in the records of the State Government i.e. the State of Jharkhand through Circle Officer, Jamshedpur.

3. That, from today the Vendor shall ceases 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. The 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/s will not make any claim over the schedule below property along with their legal heirs and successors.

4. That, the Vendor/s hereby declares that they have good and perfect title over the schedule below property, and if for any defect of title or possession of the Vendor/s in the schedule below property, the Purchaser suffers any loss, then the Vendor/s will be held liable to compensate the same, to the Purchaser or to the legal heirs and successors of the Purchaser.

5. That, the Vendor/s will be further bound to execute any deed of assurance at the cost of the Purchaser which may be required in favour of the Purchaser to perfect the title of the Purchaser over the schedule below property. The Vendor/s hereby promises to indemnify the Purchaser from any or all unforeseen consequences which may arise in future only by their legal heirs and successors, and the Vendor/s also promise to indemnify the Purchaser from any or all unforeseen consequences.

B. K. Singh

3/1/18

<u>SIDE</u>	<u>MEASUREMENT</u>	<u>BOUNDARY</u>
North :	50'ft	Portion of Plot No. 783
South :	50'ft	Portion of Plot No. 783,
East :	40'ft	Road.
West :	40'ft	Plot No. 784,

The annual rent payable to 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>Date</u>	<u>Cheque No / RTGS</u>	<u>Bank</u>	<u>Amount (Rs.)</u>
2/1/2018	SBINR520180 10200037608	S. B. I.	Rs. 15,00,000/-
2/1/2018	SBINR 520180 10200026496	S. B. I.	Rs. 15,00,000/-
Total amount paid to the Vendor is			Rs. 30,00,000/-

(Rupees Thirty Lacs) only

In witness whereof the Vendor has hereunto set and subscribed her 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. K. Singh.

B.K. Singh

3/1/18

WITNESSES:

1. Handwritten signature Fauz Akhla

2. Handwritten signature

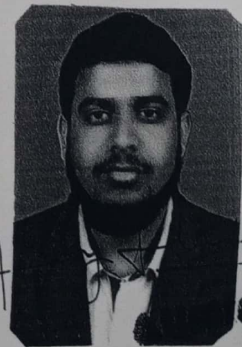
Drafted & Printed by: Handwritten signature

Old Court Campus, Jamshedpur.

PURCHASER



Handwritten signature: Handwritten signature S. H. K. K. K. K. K.



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.

Handwritten signature

AVIJIT MANDAL
Enrollment No. - 14

N

M.N.B.C. JAMSHEDPUR

Ward No. 8

Sheet No. 3

Thana - Mango

Thana No. 1641


Year of: 1970-71

Scale of: 1 cm = 20 m

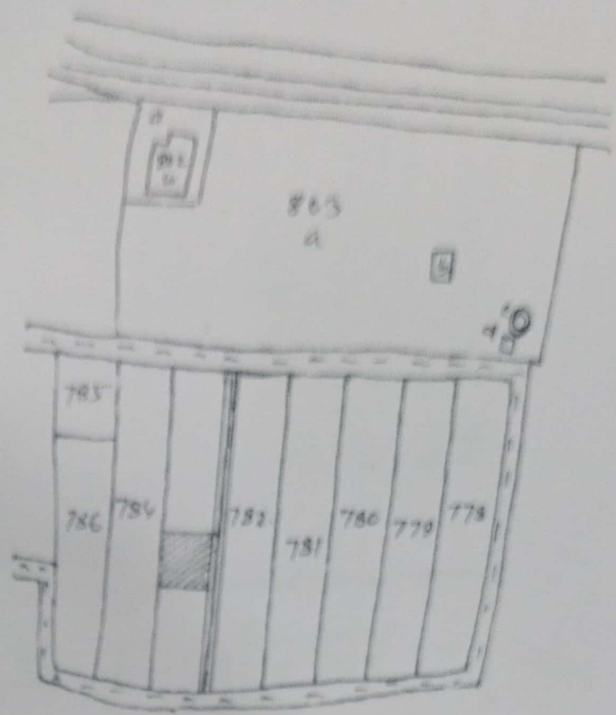
Khata No. 997

Plot No. 783

Area - 2000²ft = 4.59 Dec.

Land mark 02 - 

S



Side of: - North - 50'ft. South - 50'ft.
 East - 40'ft. West - 40'ft.

Bounded by: - North - Portion of plot No. 783
 South - Portion of plot No. 783
 East - Road
 West - Plot No. 784

Purchaser: -



Suresh Chandra
 Patil



भारत सरकार

GOVERNMENT OF INDIA



बिरेन्द्र कुमार सिंह

Birendra Kumar Singh

जन्म वर्ष/YoB:1968

पुरुष Male



6566 4358 2966

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O कपिल देव सिंह, ३४,
ब्रह्मानी रोड, बारीडीह,
ओल्ड बारीडीह पो-
बारीडीह, जमशेदपुर, पूर्वी
सिंहभूम
झारखण्ड, 831017

Address:

S/O Kapil Deo Singh, 34,
BRAHMANI ROAD, BARIDIH, OLD
BARIDIH PO-BARIDIH,
JAMSHEDPUR, Purbi Singhbhum
Jharkhand, 831017

B. K. Singh

B 312366

बिहार सरकार

सांख्यिकी एवं जनसांख्यिकी विभाग, बिहार

मृत्यु प्रमाण पत्र

B.K. Singh

जन्म और मृत्यु अधिनियम १९६९ के धारा २२ के अन्तर्गत निम्न
धारा २७

प्रमाणित किया जाता है कि निम्न जानकारी मूल

मृत्यु अभिलेख में प्राप्त की गई है जो बिहार राज्य

के पूर्वी सिंहभूम जिले के जमशैपुर तहसील
(स्थानीय क्षेत्र) संबंधी रजिस्टर में है

नाम **कपिल देव सिंह** उम्र **दुबल 1438**

मृत्यु का तिथि **10/06/1991** रजिस्ट्रेशन संख्या **29-6-91**

मृत्यु का स्थान **ही.एम.एच.** निवास का पता

पिता का नाम **श.व. लक्ष्मण सिंह**

जनसंख्या अधिकारी का हस्ताक्षर

मोहर **25/07/91**

तारीख **[Signature]**

[Signature]
रजिस्ट्रार