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सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

| | |
|---------------------------|---|
| Certificate No. | : IN-JH26470854337297S |
| Certificate Issued Date | : 12-Feb-2020 04:45:PM |
| Account Reference | : SHCIL (FI)/jhshcil01/BISTUPUR/JH-ES |
| Unique Doc. Reference | : SUBIN-JHJHSHCIL0138556279581142S |
| Purchased by | : AVIJIT MANDAL |
| Description of Document | : Article 23 Conveyance |
| Property Description | : LAND |
| Consideration Price (Rs.) | : 23,00,000 (Twenty Three Lakh only) |
| First Party | : BAIDYA NATH PRASAD GUPTA AND OTHERS |
| Second Party | : ROUNAK GULATI |
| Stamp Duty Paid By | : ROUNAK GULATI |
| Stamp Duty Amount(Rs.) | : 92,000 (Ninety Two Thousand only) |

R. Gulati
2



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

14/2/2020
020/12730
14.02.20



Baidya Nath Prasad Gupta
Santosh Kumar Gupta
Prasad Bihari Singh
Nagesh Kumar Singh
Suresh Kumar Singh

14/2/2020

SR 0005571475

2020/JSR/672/BK1/582

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.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.

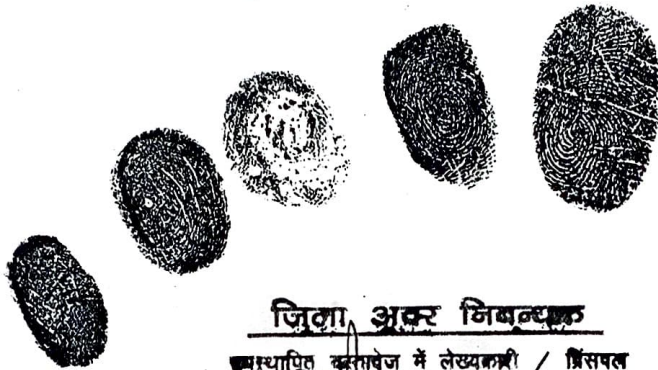
Sat 23/02/2020 - M.G.M. 12007-



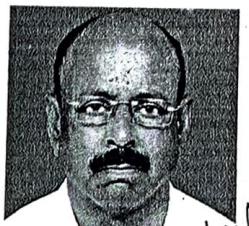
Baidyanath Prasad Gupta



न्यूनतम मूल्य के साथ से
जोचा एंव सही पाया।



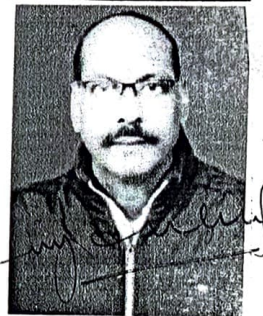
Santosh Kumar Gupta



Naresh Kumar Gupta
Suresh Kumar Gupta



Binod Bihari Gupta



जिला, अकर निबन्धक

कमस्थापित करगवेज में लेख्यकारी / प्रिसपल
जाति के 910711 अंकित कर गई है।
छोटानगरपुर काराकारी अधिनियम 1908
की धारा 46A(b) के अन्तर्गत नहीं है।

SALE DEED

This Sale Deed is made on this the 14th day of Feb, 2020, at Jamshedpur.

BY AND BETWEEN

1. Mr. BAIDYA NATH PRASAD GUPTA,
2. Mr. SANTOSH KUMAR GUPTA,
3. Mr. BINOD BIHARI GUPTA,
4. Mr. NARESH KUMAR GUPTA,
5. Mr. SURESH KUMAR GUPTA,

All sons of Late Tulsi Ram Sao,

✓
✓
✓
R. Gupta

अनुसूची
अधीन
स्टाम्प-शुल्क
अपेक्षित नहीं।
Fees charged
Ac 69000/-
3200/-
1200/-
दस्तावेज जोचा

Baidyanath Sonu Gupta
 Lalit Kumar Gupta
 Bimal Prasad Gupta



Nitesh Kumar Gupta



Suresh Kumar Gupta



✓
 ✓
 ✓

All By Caste Baniya, By Faith Hindu, By Nationality Indian, By Occupation 1, 2 & 3) Retired, 4) Business & 5) Government Service, No 1) Resident of A 8, Sahara Dream Nest, Ghorabandha, P.O. Luabasa, P.S. Govindpur, Town Jamshedpur, Pin 831008, District East Singhbhum, and State Jharkhand, No 2) Resident of Near Devi Sthan, Roushan Lal Colony, Phulwari, Anisabad, Patna, State Bihar, Pin 800002, No 3) Resident of 182, Kailash Kutir, Dimna Road, Mango, Bahar Dari, P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, State Jharkhand, Pin 831012, No 4) Resident of Kailash Kutir, Dimna Road, In front of Dharamshala, Mango, Bahar Dari, P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, State Jharkhand, & No 5) Resident of 102, Veenapani Apartment, Basant Vihar Colony, P.S. Argota, Harmu, Ranchi, District Ranchi, State Jharkhand, Pin 834002. 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, legal representatives, administrators, nominees, and assigns) of the ONE PART.

P. Gupta

Baidyavalki Poud Subba

Sambhu Kumar

Birajul Bihari Gupta

Naresh Kumar Gupta

Suresh Kumar Gupta

1. UIDAI No 3174 3543 7103; PAN No ABNPG0847R
2. UIDAI No 8574 8839 2220; PAN No ADDPG1796P
3. UIDAI No 8472 2923 1842; PAN No ABNPG0676Q
4. UIDAI No 7081 4277 9238; PAN No ALFPG6793E
5. UIDAI No 3696 1151 6752; PAN No ABDPG4303J

IN FAVOUR OF

Mr. ROUNAK GULATI, s/o Mr. Ram Awtar Gulati, By Faith Hindu, By Nationality Indian, By Occupation Business, Resident of Flat No B 1/2, Sura Bhawan, Gangotri House, South Park Area, Bistupur, P.O. & P.S. Bistupur, Town Jamshedpur, District East Singhbhum, and 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, administrators, legal representatives, executors, nominees, and assigns) of the OTHER PART. UIDAI No 7321 2631 3232 (Pan No AHNPG8988M)

NATURE OF DEED
CONSIDERATION AMOUNT
(Rupees Twenty Three Lacs) only

SALE DEED
Rs. 23,00,000/-

WITNESSETH AS FOLLOWS:

WHEREAS, all that piece and parcel of raiyati land measuring an area 3060 Sq.ft. i.e. 7 Decimals, being in Portion of Plot No 1403, recorded under Khata No 309, Situated in Mouza DIMNA, Thana No 1643, within Ward No 9 (M.N.A.C.), P.S. M.G.M. Medical College, Block Mango (Earlier Jamshedpur) under the District Sub Registry Office and Town Jamshedpur, District East Singhbhum, has been

R. Gulati

Baidyanath Bond Subor

Savitri Kumer Jyoti
Binod Bideri Supt
Manish Kumar Gupta
Suresh Kumar Gupta

purchased by Tulsi Ram Sao, s/o Late Deo Chand Sao, R/o Kalikapur, District East Singhbhum, from its previous owner : Kisto Choudhury & Others (legal heirs of recorded owner: Panchanan Choudhary, as mentioned in the khatian as per the last survey settlement records), and after purchasing the same, he came in peaceful physical possession over the said land during his lifetime, and after his demise, his sons i.e. the above named Vendors have inherited the above land and also got their names mutated in the records of the Circle Officer, Jamshedpur (Now C.O. Mango) vide Mutation Case No 712 / M / 2016 – 2017, on the basis of succession mutation and they are exercising all their right, title and interest over the said land, being its lawful, absolute and bonafide owners, and is also paying the rent regularly without making any arrears.

AND WHEREAS, the Vendors being in urgent need of money to meet their respective financial expenses, they have decided to sell the said land more clearly mentioned in the schedule below for full, final and highest consideration amount of Rs. 23,00,000/- (Rupees Twenty Three Lacs) only to which the Purchaser agreed and offered to pay said amount to the Vendors, hence, to avoid all or any kind of legal disputes, and legal complications, the parties have decided to enter into this Sale Deed, on the following terms and conditions.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

1. THAT, in pursuance of mutual agreement, the Purchaser has paid the consideration amount of Rs. 23,00,000/- (Rupees Twenty Three Lacs) only to the Vendors, the receipt is hereby admitted and acknowledged, as full and final consideration amount received against the sale of the schedule below property, and the Vendors does hereby absolutely and

A. Gupta

Baidyanath Prasad Smtor

Soubh Kumar Jyoti

Rinod Bihari Smtor

Munesh Kumar Chupta
Suresh Kumar Chupta

forever sell, convey, transfer, and deliver all that schedule below property, 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 any person/s claiming under them with all their right, title, and interest over the said property.

2. THAT, the Vendors delivered peaceful physical possession of the schedule below property to the Purchaser, and from today 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 manner he like, and the Purchaser is at liberty to get his name mutated in the record of the State of Jharkhand, through Circle Officer, Mango, and pay rent, and taxes for the same in his name and obtain receipt thereof.
3. THAT, from this day the Vendors shall ceases to have any right, title, and interest over the schedule below property, and all the right, title, and interest of the Vendors over the schedule below property 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. The Vendors hereby also confirms that the said land is never mortgaged with any bank or financial institution or with any party.
4. THAT, the Vendors hereby declares that they have good and perfect title over the said schedule below property and if for any defect of title or possession of the Vendors in the schedule below property the Purchaser suffers any loss then the Vendors will be liable to compensate the same to the Purchaser or his legal heirs and successors.

R. G. S. 2

Baidyanath Doms Suresh

Santosh Kumar Gupta

Bimal Bihari Gupta

Nresh Kumar Orayate
Suresh Kumar Singh

5. THAT; the Vendors further bound to execute any other deed of assurance that may be required in favour of the Purchaser to perfect the title of the Purchaser for schedule below property. It is also declared by the Vendors that till today i.e. the date of execution of this Sale Deed, if there is any kind of liability or outstanding dues left or charges pending over the said land then it must be cleared by the Vendors only.
6. THAT, the Vendors has delivered original copy of all relevant documents related to the schedule below property to the Purchaser, and after the execution of this Sale Deed, the Vendors does not hold any right, title or interest along with their legal heirs to claim the schedule below property.
7. THAT, this Sale Deed shall be binding on all concerned including the legal heirs and successors of both the parties, and if any dispute arise in future out of this Sale Deed, then it must be resolved within the jurisdiction of the Courts of Jamshedpur.

MEMO OF CONSIDERATION

| <u>Date</u> | <u>Cheque No</u> | <u>Bank</u> | <u>Amount (Rs)</u> |
|------------------------------------|------------------|-------------|--------------------|
| 13.2.2020 | 000022 | UCO Bank | Rs. 4,60,000/- |
| 13.2.2020 | 000023 | UCO Bank | Rs. 4,60,000/- |
| 13.2.2020 | 000024 | UCO Bank | Rs. 4,60,000/- |
| 13.2.2020 | 000025 | UCO Bank | Rs. 4,60,000/- |
| 13.2.2020 | 000026 | UCO Bank | Rs. 4,60,000/- |
| Total amount paid to the Vendor is | | | Rs. 23,00,000/- |
| (Rupees Twenty Three Lacs) only | | | |

Bimal Bihari Gupta

R.S. Singh

Bridywanth Sonu Subba
Santosh Kumar Gupta
Binod Bidari Gupta

Suresh Kumar Gupta

SCHEDULE

(Description of the landed property hereby sold)

All that piece and parcel of raiyati homestead / commercial land measuring an area 34'ft x 30'ft = 1020 Sq.ft. (Out of 3060 Sq.ft.) i.e. 2.33 Decimals (Out of 7 Decimals), being in Portion of Plot No 1403 recorded under Khata No 309, Situated in Mouza DIMNA, Thana No 1643, within Ward No 9 (M.N.A.C.), Block Mango (Earlier Jamshedpur), P.S. M.G.M. Medical College, under the District Sub Registry Office and Town Jamshedpur, Sub Division Dhalbhum, District East Singhbhum, State Jharkhand. (Holding No 0090005167000M0) The land is situated at Main Road i.e. National Highway 33

The above landed property is bounded as follows:

- North : 11'ft wide Road
South : Smt. Anita Gulati (Part of Plot No 1403)
East : 11'ft wide Road
West : Shiv Nandan Paswan

The annual rent payable to the State of Jharkhand through C.O., Mango.

The above landed property is clearly shown in the sketch map attach herewith which also forms part of this Sale Deed

In witness whereof the Vendors has hereunto set and subscribed their hands on this Sale Deed, today at Jamshedpur, on the date aforementioned.

R. Gulati

Daidywarath Bond Gula,
 Sambh Kumar Gupta
 Binod Bhatnagar Gupta
 Navegh Kumar Gupta
 Suresh Kumar Cepph

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

WITNESSES:

1. Ramawtar Gulati S/O LATE KRISHAN LAL GULATI
B-1/2 GANGOTRI HOUSE
BISTUPUR - JSR
2. Anish Gulati S/O RAMAWTAR GULATI
B-1/2 GANGOTRI FLATS

Drafted & Printed by: A. Kulkarni
 SOUTH PARK AREA
 BISTUPUR JAMSHEDPUR
 Old Court Campus, Jamshedpur.

PURCHASER



ROUNAK GULATI
R. Gulati



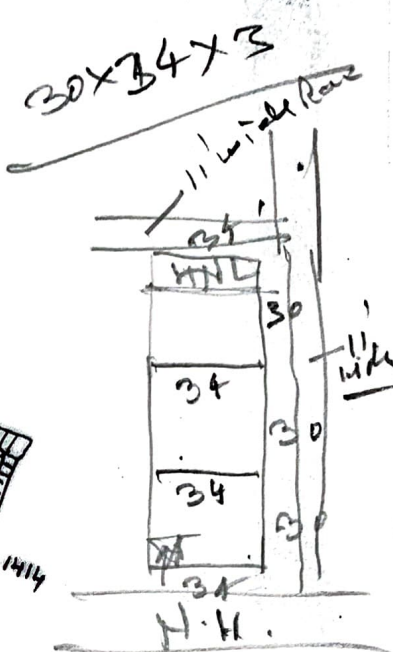
R. Gulati

Certificate:

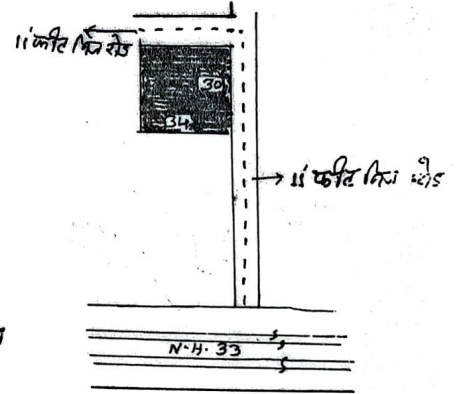
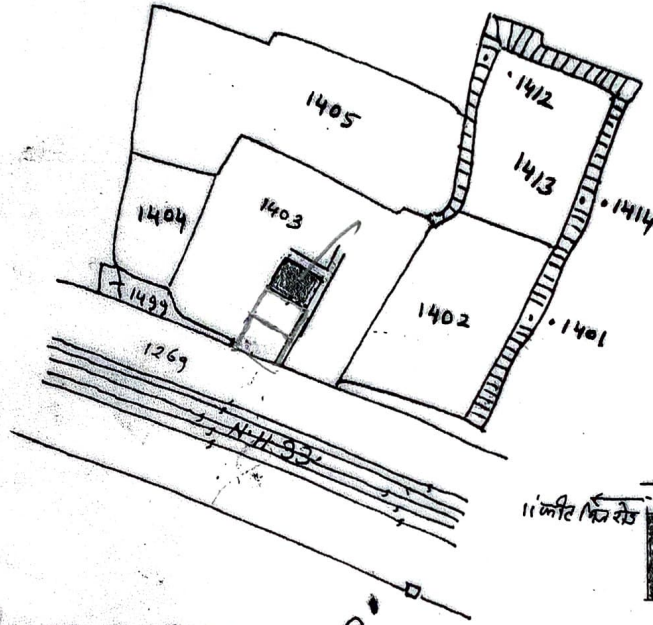
It is certified that the finger prints of left hand of each persons whose photograph is affixed in the document have been obtained before/by me.

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

नाम अधिसूचित क्षेत्र जमशेदपुर
 वार्ड 9
 चादर 5
 राजस्व थाना घाटशिला
 जिला सिंहभूम
 पैमाना 1 से० = 20 मी०
 सन 1970-71 ई०



3. रानीक गुलाटी -



संकेत :- हाल सर्व प्लॉट नं-1403/P का विवरण
 निम्न है :-
 खाता नं - प्लॉट नं - रकबा - वर्गीकृत
 309 - 1403/P - 34' X 36' = 1020 वर्गफीट

चौहद्दी :-
 उत्तर :- मित्र रोड (11' फीट)
 दक्षिण :- रानीला गुलाटी
 पूरव :- मित्र रोड (11' फीट)
 पश्चिम :- शिव नन्दन



Raidymath from Gurbos

R. Gulati

AMIN
 GIRINDRA KUMAR SAMAL
 Reg No - 134/97

| | | | | | | | | | |
|--------|-------------------------------|----------------------------|---|----|---------------|---|---|---|-------------|
| 1851 | अज्ञात अज्ञात | गढ़ा 0 | 0 | 6 | काबिल लगात | 0 | 0 | 0 | 1- कायमी |
| 1882/1 | अज्ञात अज्ञात | सहन 0 | 0 | 0 | काबिल लगात | 0 | 0 | 0 | 1- कायमी |
| 1882/2 | अज्ञात अज्ञात | 1मकान पक्का खपड़ा पोस 0 | 0 | 1 | काबिल लगात | 0 | 0 | 0 | 1- कायमी |
| 1882/3 | अज्ञात अज्ञात | 4गली 0 | 0 | 0 | काबिल लगात | 0 | 0 | 0 | 1- कायमी |
| 1882/4 | अज्ञात अज्ञात | गोड़ा-02 0 | 0 | 22 | काबिल लगात | 0 | 0 | 0 | 1- कायमी |
| 1882/5 | अज्ञात अज्ञात | 1मकान कच्चा खपड़ा पोस 0 | 0 | 0 | काबिल लगात | 0 | 0 | 0 | 1- कायमी |
| 1882/6 | अज्ञात अज्ञात | आँगन 0 | 0 | 1 | काबिल लगात | 0 | 0 | 0 | 1- कायमी |
| 1882/7 | अज्ञात अज्ञात | 1मकान कच्चा खपड़ा पोस 0 | 0 | 1 | काबिल लगात | 0 | 0 | 0 | 1- कायमी |
| 1918 | रास्ता धनंजय | गोड़ा-02 0 | 0 | 22 | काबिल लगात | 0 | 0 | 0 | 1- कायमी |
| 1944 | अमुल्य दास धनंजय चौधरी | गोड़ा-03 0 | 0 | 10 | काबिल लगात | 0 | 0 | 0 | 1- कायमी |
| 1947 | गोलोक चौधरी पंचानन्द चौधरी | दौन-03 0 | 0 | 4 | काबिल लगात | 0 | 0 | 0 | 1- कायमी |
| 1964 | सुलेखा देवी बिहार सरकार | दौन-02 0 | 0 | 12 | काबिल लगात | 0 | 0 | 0 | 1- कायमी |
| 2317 | धनंजय बिहार सरकार | पुरानी परती 0 | 0 | 18 | काबिल लगात | 0 | 0 | 0 | 1- कायमी |

| | | | | | | | | |
|-----------------------------|----|----------------------|---|---|-------------|---|---|---|
| खाता मे कुल प्लोट संख्या | 21 | खाता का कुल मिजान | 2 | 5 | खाता का कुल | 0 | 0 | 0 |
|-----------------------------|----|----------------------|---|---|-------------|---|---|---|

यह एक कंप्यूटर जनित प्रति है

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से
संपर्क करें।

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

✓
✓
✓
R. Gupta

2/14/2020
10:38:10
AM

Suresh Kumar Gupta
Naresh Kumar Gupta

Baidyanath Prasad Gupta, Purnea, Bihar, India