



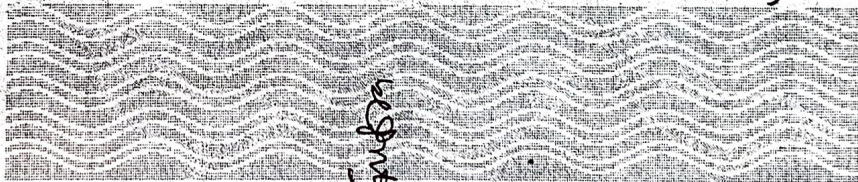
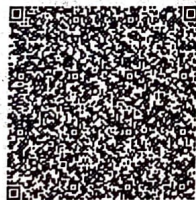
सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No. : IN-JH26470906487845S
 Certificate Issued Date : 12-Feb-2020 04:46 PM
 Account Reference : SHGIL (FI)/Jhshcl01/BISTUPUR/JH-ES
 Unique Doc. Reference : SUBIN-JHJHSHGIL0138556242150441S
 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 : ANITA GULATI
 Stamp Duty Paid By : ANITA GULATI
 Stamp Duty Amount(Rs.) : 92,000
 (Ninety Two Thousand only)

Anita Gulati



Please write or type below this line...

2020/JSR 671/BK1/58

Baidyanath Prasad Gupta
Santosh Kumar Gupta
Binod Bihari Gulati
Nareesh Kumar Gupta
Suresh Kumar Gupta

14/2/2020



SR 0005571474

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shclstamp.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 07 11.0.11 925.00

Baidyanath Prasad Gupta



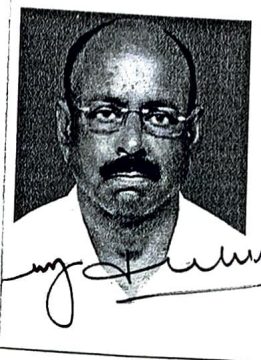
जिला अवर मित्तलपत्रक

उपस्थापित दस्तावेज में लेख्यकारी / प्रिंसपल जाति के... अक्षित की गई है।
छोटानागपुर कानूनकारी अधिनियम 1908 की धारा 48(B) के अन्तर्गत नहीं है।

न्यूनतम मूल्यांकन सूची से जोचा एवं सही पाया।

14/2/2020

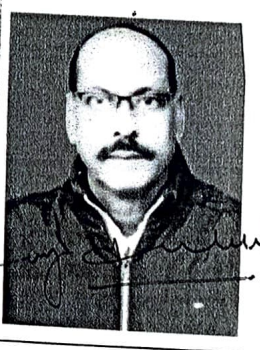
Santosh Kumar Gupta



Naresh Kumar Gupta
Suresh Kumar Gupta

उक्त सात जवाब 399 म
का 1403 वृत्तवर्ष...
(17/2) के कर...

Binod Bihari Gupta



के अयोग गाहा: भारतीय...
स्टाम्प (एकर), 1898
के अयोग...
स्टाम्प...
स्टाम्प-युक्त अयोग नहीं।

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.

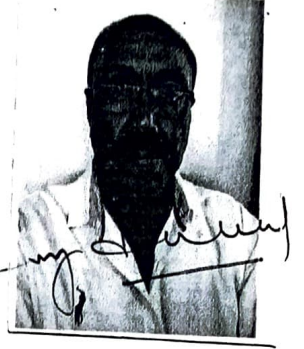
Anita Syalati

3200
1200
दस्तावेज जोचा

Baidyanath Prasad Gupta
Santosh Kumar Gupta
Prasad Bihari Gupta,



Narresh 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. Argora, 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.

Anita Tyulati

Raidyanath Boro Gupta
Santosh Kumar
Bino Bihari Gupta
Narell 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

Mrs. ANITA GULATI, w/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, State Jharkhand. Hereinafter called the VENDEE / PURCHASER (which expression shall unless excluded by and / or repugnant to the context must mean and include her legal heirs, successors, administrators, legal representatives, executors, nominees, and assigns) of the OTHER PART. UIDAI No 4629 3445 6372 (Pan No ABNPG1255D)

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

Anita Gulati

Devidyanath Ram Subbar

Santosh Kumar Jyoti
Binod Bijhari Gupta
Naresh Kumar Gupta
Suresh Kumar Gouda

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

Amita Gulati

Baidyanath Prasad Gupta

Santosh Kumar Gupta

Prasad Bihari Gupta

Narendra Kumar Gupta

Suresh Kumar Gupta

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 her 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 she like, and the Purchaser is at liberty to get her name mutated in the record of the State of Jharkhand, through Circle Officer, Mango, and pay rent, and taxes for the same in her 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 her legal heirs and successors.

Anita Gupta

Baidyanath Barad Gubbar
Santosh Kumar Gupta
Binod Bihari Gupta
Naresh Kumar Gupta
Suresh Kumar Gupta

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	654463	Canara Bank	Rs. 4,60,000/-
13.2.2020	654464	Canara Bank	Rs. 4,60,000/-
13.2.2020	654465	Canara Bank	Rs. 4,60,000/-
13.2.2020	654466	Canara Bank	Rs. 4,60,000/-
13.2.2020	654467	Canara Bank	Rs. 4,60,000/-

Total amount paid to the Vendor is

Rs. 23,00,000/-

(Rupees Twenty Three Lacs) only

Binod Bihari Gupta.

Anita Gulati

Baidyath Prasad Subda
Santosh Kumar Gupta
Binod Bishni Gupta
Anurag Kumar 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 $34'ft \times 30'ft = 1020$ Sq.ft. (Out of 3060 Sq.ft.) i.e. 2.34 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 : Mr. Raunak Gulati (Part of Plot No 1403)

South : Mr. Ashish 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.

Anita Gulati

Pradyumn Singh Gouda-

Santosh Kumar Gupta

Binod Bihari Gupta

Munish Kumar Gupta

Suresh Kumar Gupta

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. Ram Awtar Gulati S/O LATE KRISHAN LAL GULATI
B-1/2 GANOTRI HOUSE
BISTUPUR-JSR
2. Ashish Gulati S/O RAM AWTAR GULATI
B 1/2 GANOTRI FLATS
SOUTH PARK AREA
DRAFTED & PRINTED BY: BISTUPUR JAMSHEDPUR
A. Kulkarni
Old Court Campus, Jamshedpur.

PURCHASER



Anita Gulati



Anita Gulati

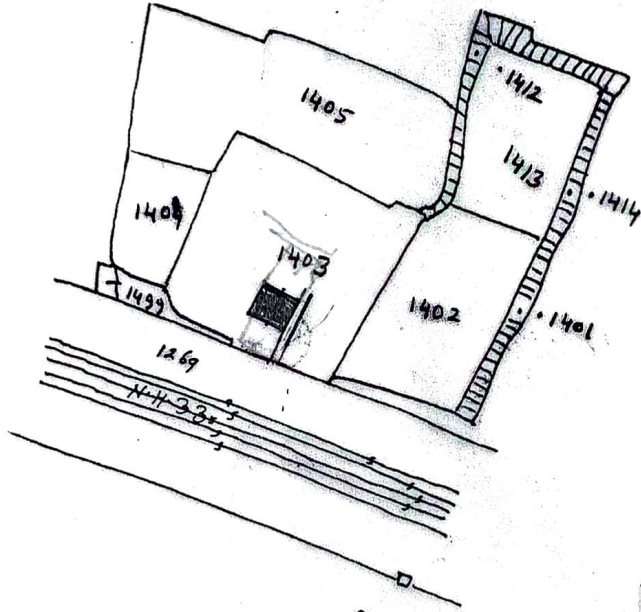
Certificate:

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 81 Page
AVIJIT MANDAL
Enrollment No.-14/2010
(Advocate Jsr. Court)

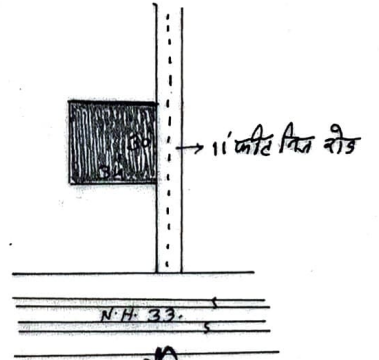
नाम अधिसूचित क्षेत्र जमशेदपुर
 वार्ड 9
 चादर 5
 राजस्व थाना घाटशिला
 जिला सिंहभूम
 पैमाना 1 से 0 = 20 मी 0
 सन 1970-71 ई०

2. अनीता गुलाटी



अनीता गुलाटी

संकेत - हाल सर्वे प्लॉट नं०-1403/P का विवरण
 निम्न है:-
 खता नं० - प्लॉट नं० - रकबा - बर्गीकरण
 309 - 1403/P - 34' x 30' = 1020 की फीट



चौधरी -
 उत्तर - रीनक गुलाटी
 दक्षिण - अमीष गुलाटी
 पूरव - मिज रोड (11 फीट)
 पश्चिम - भिव नन्दन पासवान।

Handwritten signature: Girindra Kumar Samal

AMIN
 GIRINDRA KUMAR SAMAL
 Reg No - 134/97





झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

जमीनदार नाम	रैयत का नाम, अभिभावक का नाम, रिश्ता
झारखण्ड सरकार	पंचानन चौधरी, पिता-हरिपद चौधरी एक अंश व अमर चौधरी, पिता-मनसा चौधरी एक अंश

जिला का पूर्व नाम	अंचल का नाम	मानगो नाम	हलका का नाम	हल्का-2 नाम	मौजा का नाम	वार्ड नं.-9	खाता रैयती अ.क्षे.मानगो का प्रकार
सिंहभूम							

खेवट नम्बर	खाता नम्बर	309	थाना का नाम	घाटशिला थाना	16412
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खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान		कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
				कियारी संख्या (5)	रे			डिग्री	रौ (10)	आ (11)	
(1)	(2)	(3)	(5)	रे	डिग्री	(8)	(9)	(10)	(11)	(12)	(13)
	1403	निज सड़क पक्की	दौन-02 5	0	30		काबिल लगान	0	0	0	1- कायमी
	1404	निज सरकार माड़ी	दौन-02 1	0	6		काबिल लगान	0	0	0	1- कायमी
	1862	धनंजय चौधरी निज	दौन-02 1	0	17		काबिल लगान	0	0	0	1- धनयमी
	1865	निज धनंजय चौधरी	गोड़ा-02 1	0	7		काबिल लगान	0	0	0	1- कायमी
309	1879/1	अज्ञात अज्ञात	मकान 0	0	0		काबिल लगान	0	0	0	1- कायमी
	1879/2	अज्ञात अज्ञात	सहन 0	0	16		काबिल लगान	0	0	0	1- कायमी
	1949	कृतिवास चौधरी धनंजय चौधरी	गोड़ा-02 0	0	10		काबिल लगान	0	0	0	1- कायमी
	1951	धनंजय चौधरी कृतिवास चौधरी	दौन-02 0	0	14		काबिल लगान	0	0	0	1- कायमी

Baidyuth Prasad

Naresh Kumar Gupta

Suresh Kumar Gupta

Arata Jyoti

Binod Kumar Gupta

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	सस्ता धनंजय	गोड़ा-02 0	0	22	काबिल लगात	0	0	0	1- कायमी
1944	अमृत्यु 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		खाता का कुल			खाता का कुल				
प्लोट संख्या 21		मिजान 2 5						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 विलक करें।

2/14/2020

10:38:10

AM

Anita Jyoti

Baidyashankar Prasad

Amrta

Binod Prasad

Mangal Kumar Gupta