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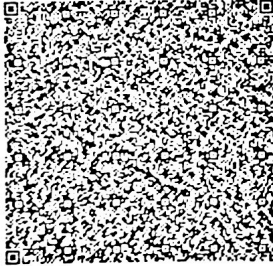
INDIA NON JUDICIAL  
Government of Jharkhand

e-Stamp

T-38

सत्यमेव जयते

Certificate No. : IN-JH02029180250934N  
 Certificate Issued Date : 20-Nov-2015 04:35 PM  
 Account Reference : SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES  
 Unique Doc. Reference : SUBIN-JHJHSHCIL0102589917695402N  
 Purchased by : JYOTI KUMAR PANDEY  
 Description of Document : Article 23 Conveyance  
 Property Description : SALE DEED  
 Consideration Price (Rs.) : 13,00,000  
 (Thirteen Lakh only)  
 First Party : SARANJEET SINGH  
 Second Party : JYOTI KUMAR PANDEY  
 Stamp Duty Paid By : JYOTI KUMAR PANDEY  
 Stamp Duty Amount(Rs.) : 52,000  
 (Fifty Two Thousand only)



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



Saranjeet Singh  
16.12.16

WN 0003386955

Statutory Alert:

The authenticity of the Stamp Certificate should be verified at [www.shasteeetamp.com](http://www.shasteeetamp.com). Any discrepancy in the details on this Certificate and as available on the website renders it invalid.  
 In case of observing the illegitimacy of the users of the certificate  
 in case of any discrepancy please mail to the Controller, Jharkhand

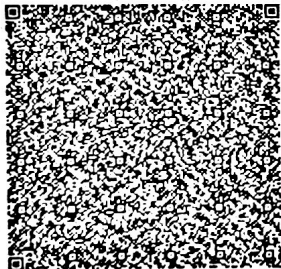


सत्यमेव जयते

# INDIA NON JUDICIAL Government of Jharkhand

## e-Stamp

Base Certificate No.	: IN-JH02029180250934N
Certificate No.	: IN-JH040244369415940
Certificate Issued Date	: 29-Nov-2016 02:15 PM
Account Reference	: SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference	: SUBIN-JHJHSHCIL01055666552743560
Purchased by	: JYOTI KUMAR PANDEY
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 13,00,000 (Thirteen Lakh only)
First Party	: SARANJEET SINGH
Second Party	: JYOTI KUMAR PANDEY
Stamp Duty Paid By	: JYOTI KUMAR PANDEY
Stamp Duty Amount(Rs.)	: 4,000 (Four Thousand only)



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

*Saranjeet Singh*  
16.12.16



VO 0003176464

### Statutory Alert:

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

*Sale*  
*14/02/16*  
*1.8*  
*margin*  
*Saran*  
*52,000/- 86000/-*

19  
 16/12/16



*Saranjeet Singh*  
*16/12/16*

*16/12/16*

न्यूनतम मूल्य... से  
 जाँचा एवं सही पाया!

ATTORNEY  
 16/12/16  
 ADVOCATE

विधय 21 के अधीन आता: भारतीय स्टाम्प-अभिनियम  
 (इम्प्रीन स्टाम्प ऐक्ट), 1899 की अनुच्छेद  
 1 का अन्तर्गत... के अधीन  
 प्रमाणित स्टाम्प-सहित (या स्टाम्प-शुल्क  
 से विमुक्त या स्टाम्प-शुल्क अर्पित नहीं)।

*श्री सरानजैत सिंह*  
*पुत्र कुल्दीप सिंह के*  
*द्वारा*  
*श्री सरानजैत सिंह*  
*पुत्र कुल्दीप सिंह के*  
*द्वारा*  
*श्री सरानजैत सिंह*  
*पुत्र कुल्दीप सिंह के*  
*द्वारा*  
 अंतर विबण्डक

निबंधन-पदाधिकारी

16/12/16 SALE DEED

समस्तभारत में प्रचलित / प्रचलित  
 जाति के... 11/11/11...  
 प्रोडान्तपुर जवराजरी अधिनियम: 1906  
 के धारा 8(B) से अनर्गत नहीं है।

16/12/16

*feederizable*  
*for 4000/-*  
*sal 215*  
*for 0.94*  
*on 470.0*

THIS DEED OF SALE IS MADE ON THIS THE 16<sup>th</sup> DAY OF  
 'DECEMBER' 2016 AT JAMSHEDPUR; BY:

SRI SARANJEET SINGH, son of Kuldip Singh, by faith Sikh, by Caste  
Mazbi, by occupation Business, Nationality Indian, resident of 55/A,  
Gurudwara Basti, Sakchi, Hira Singh Bagan, P.O. & P.S. Sakchi, town  
Jamshedpur, District East Singhbhum, State of Jharkhand, 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 - BVDPS7056M);

*16/12/16*  
 दस्तावेज जाँचा

4  
 2



4

**IN FAVOUR OF**

**SRI JYOTI KUMAR PANDEY**, son of Mr. Uday Shankar Pandey, by faith Hindu, by Caste Brahmin, by occupation Business, Nationality Indian, resident of H. No.406, H Road, Sonari West Layout, P.O. & P.S. Sonari, Town Jamshedpur, District East Singhbhum, State of Jharkhand, 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 - AKJPP4762H**).


**NATURE OF THE DEED:** **DEED OF SALE**

**CONSIDERATION AMOUNT:** **Rs.14,00,000/- (Rupees Fourteen lakhs) only.**

WHEREAS, the Seller above named purchased, a piece and parcel of ralyati homestead land measuring an area 2400 Sq.ft., i.e. 40'ft. X 60'ft. (5 ½ Decimals), being in Portion of Plot Nos.318 & 376, recorded under Khata No.131, situated in Mouza Pardih, P.S. Mango, Thana No.1641, Ward No.9, MNAC, town Jamshedpur, Pargana Dhalbhum, District Sub-Registry office at Jamshedpur, District East Singhbhum, State of Jharkhand, more fully described in the schedule below, for a valuable consideration amount, by means of a registered Sale Deed, bearing Deed No.371, Sl. No.514, dated 02.02.2013, completion of the same date, recorded in Book-I, Volume No.16, pages from 421 to 440 of District Sub-Registry Office, Jamshedpur, from its previous lawful owners i) Smt. Chandrawati Devi, wife of Late Jadunandan Singh and ii) Sri Rajesh Kumar, son of Late Jadunandan Singh 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;

(5)  
A. A. A.





AND WHEREAS, the Seller, in order to further ensure his right, title and interest over the aforesaid property, has mutated the same in his own name, in the Court Case No 1072/ 2013 2014, Order dated 31 12 2013, from the office of the Superior Landlord, The State, through the C.O., Jammu & Kashmir and since he is paying rent for the aforesaid property and obtained rent receipt in his own name.

AND WHEREAS, the Seller, owing to his other commitments, being in urgent need of money, decided and subsequently agreed with the Purchaser for ABSOLUTE AND OUTRIGHT SALE of the schedule below land, for a total consideration amount of **Rs.14,00,000/- (Rupees Fourteen lakhs) only.**

**NOW THIS DEED OF SALE WITNESSETH:**

- 1) THAT, in pursuance of the above and in consideration of the aforesaid sum of **Rs.14,00,000/- (Rupees Fourteen lakhs) only**, paid by the purchaser to the seller, as per mode of payment, herein below mentioned, the receipt of which sum the seller does hereby admits and acknowledges 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, privileges and advantages the seller here before enjoyed over the schedule below land **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 land etc. 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 land hereby sold and transferred in favour of the purchaser, is free from all encumbrances, liens or charges and prior to this

①  
23

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 schedule below land 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 schedule below land 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 landed property to the purchaser.

### SCHEDULE

(Description of the property hereby sold)

In the District East Singhbhum, District Sub-Registry office and Town Jamshedpur, Pargana Dhalbhum, State of Jharkhand, all that piece and parcel of raiyati Homestead land, situated in Mouza Pardih, P.S. Mango, Thana No. 1641, Ward No.9, MNAC,, recorded under Khata No., Plot No., Area and boundary, herein below mentioned :-

<u>Khata No.</u>	<u>Plot No.</u>	<u>Area</u>
131 - New	318 (P) - New	1400 Sq.ft.
"	376 (P) - New	1000 Sq.ft.
Total :		2400 Sq.ft., i.e. (40'ft. X 60'ft.) or 5 ½ Decimals of raiyati homestead land.

7

Sanjiv Singh  
16/12/16

7

Which is bounded by:

NORTH : Hirannyan Manjari Devi;

SOUTH : House of Mr. Singhjee;

EAST : Nursing Home;

WEST : Road.

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

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

The Schedule above land is situated at Branch Road.

**Mode of Payment**

The Purchaser has paid the total consideration amount of Rs.14,00,000/- only, to the Seller, in the following manner :-

<u>Date</u>	<u>Mode</u>	<u>Amount</u> (in Rs.)
28.10.15	vide Cheque No.091416 Drawn on Kotak Mahindra Bank, Jamshedpur.	7,00,000/-
04.07.16	Through RTGS	3,00,000/-
31.12.16	vide Cheque No.091478	1,50,000/-
15.02.17	vide Cheque No.091479 both Cheques drawn on Kotak Mahindra Bank, Jamshedpur	2,50,000/-

Total : 14,00,000/- only.

IN WITNESS WHEREOF, the Seller has hereunto signed at Jamshedpur, on this Deed of Sale, on the day, month and year first above mentioned.

8  
[Signature]



Sanjiv Singh  
16/12/16  
8

Read over and explained the contents of this Deed to the Seller and he has admitted all the contents to be true and correct.

*[Signature]*  
16/12/16  
Advocate

**WITNESSES:**

1. Manoj Choudhary  
16/12/16

2. Rajiv Singh

Typed by:

*[Signature]*  
Jsr. Court.

Drafted by:

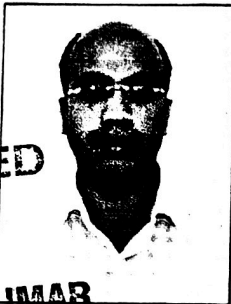
⑤  
[Signature]

*[Signature]*  
16/12/16  
Advocate

*Sanjiv Singh*  
16/12/16  
9

**PHOTOGRAPH, SIGNATURE AND FINGER PRINTS**  
**OF THE PURCHASER**

**ATTESTED**  
*[Signature]*  
16/12/16  
**MAHENDRA KUMAR**  
ADVOCATE



*[Signature]*  
16/12/16

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.

*[Signature]*  
16/12/16  
Advocate

⑩  
21

JAMSHEDPUR NOTIFIED AREA

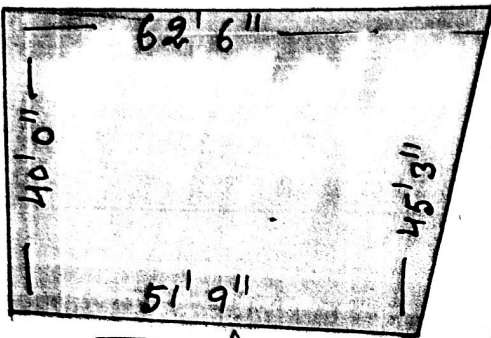
WARD NO-9 SHEET NO-3

REVTHANA - BHATSHILA

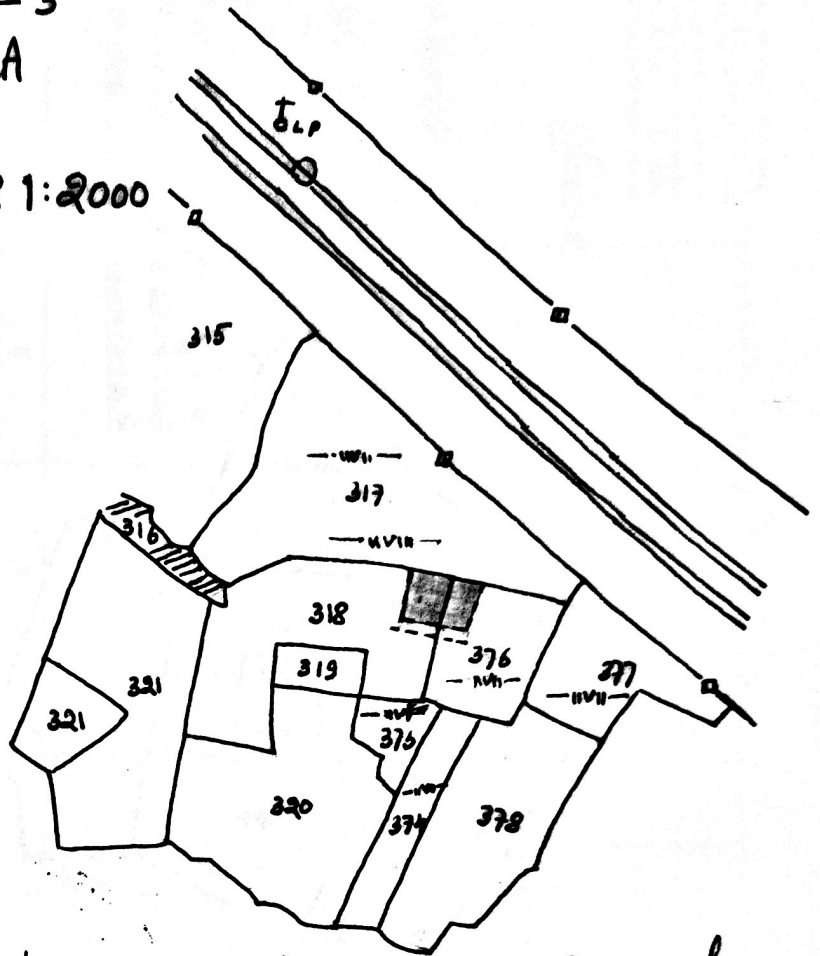
DIST - SINGHBHUM

SCALE 1 C.M. = 20 M. OR 1:2000

YEAR 1970-71 A-D.



Road



**Symbol**

Indicated by green colour area is part of Plot No 318<sup>(A)</sup> and 376<sup>(B)</sup> measuring an area more/less 1400 sq ft or 0.013006 Hectare or 0.032139 Acre and 1000 sq ft or 0.009290 Hectare or 0.02956 Acre. Total area 2400 sq ft or 0.022296 Hectare or 0.05096 Acre. of above cited ward No 9 Jamshedpur Notified Area. Bounded as follows:-

North - Nala 21/21/21

South - Road

East - Rest part of plot No 376

West - Rest part of plot No 318



Traced by  
G.N. Roy (Amm)  
JGR 24/11/15

Gangadhar Singh

16/12/16

(11)

20

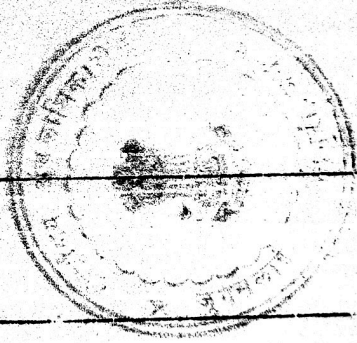




**CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TENANCIES IN ESTATED IN GOVT.**

District : East Singhbhum Division : Dhalbhum Circle / Anchal : Golmuri-cum-Jugsalai Halka No. IX

Mutation case number in Register 27	Village	Thana and Thana Number	Khata No.	Authority Sanctioning mutation with date of order	Whether mutation is due to sale gift exchange succession or partition	Full details of exchange affected by mutation	Date of the Form
2							
1147 2004-05	अधि सुभित क्षेत्र मानगो	Ghatsila वाडिन-9	131	Anchal Adhikari Jamshedpur 28-9-04	विश्रुतिपाला ख-5865 दिनांक 25-11-88	गोंजा - अधि सुभित क्षेत्र मानगो खालान प्लोरन रकवा 131 318 1400 वर्गफीट 376 1000 " 2 2400 वर्गफीट मा००२३५६० वार्षिक लगान रु 10200 (दस रुपये) प्राप्ति गीसील अर्थात् सेस के साथ आवेदक जदु नन्दन सिंह पिता- सु जय चरण सिंह, सा- सेनारी जमशेदपूर के माध पर नामान्तरण स्वीकृत।	



Gangajit Singh  
16/12/16

Approved to the Karmachari Halka No IX, श्रीरजिन्द्र प्रसाद For information and necessary action

Anchal Adhikari  
Jamshedpur

(19)

## CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TENANCIES IN ESTATES INVESTED IN GOVERNMENT

District : East Singhbhum

Sub Division : Dhalbhum

Circle/Anchal : Jamshedpur

Halka : IX

Name of State : Jharkhand

Tauzi Number :

Sl. No.	Mutation case number in Register 27	Village	Thana and Thana Number	Khata No. with which mutation relates	Authorizing mutation with date of order	Whether mutation is due to sale gift exchange succession or partition	Full details of exchanges effected by Mutation	Date of Correction of the Halkas Register by the karmachari	Remarks
1	2	3	4	5	6	7	8	9	10
	1072 2013-14	भानगो अधिसूचित क्षेत्र	घाटशिला वार्ड नं०-9	131 15-27	अंचल अधिकारी जमशेदपुर 31.12.2013	निबंधित बिक्री केवाला संख्या 371 दिनांक 02.02.2013	पूर्व जमाबंदी रयत - जदु कदम सिंह, पिता स्व० जयकरण सिंह  खाता नं० रकबा 131 318 1400 वर्गफीट 376 1000 वर्गफीट कुल 2400 वर्गफीट  वार्षिक लगान 10.00 (रुस) रुपये प्रति जिसमिल अलावे से.र के साथ SRI SARANJEET SINGH, Son of Kuldip Singh, स०-साकवी, जमशेदपुर के नाम पर नामान्तरण स्वीकृत किया गया।		

Ganesh Singh  
16/12/16



Circle Officer/Anchal Achikhari, Jamshedpur.  
Circle/Anchal : Jamshedpur.  
21/12/16  
(15)

For Information and necessary action

Forwarded to the karmachari, Halka No. IX

श्री यदुपति राज