



# INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-JH23497887221033R

20-Nov-2019 10:47 AM

SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES

SUBIN-JHJHSHCIL0133229049324462R

ARCHANA KUMARI

Article 23 Conveyance

SALE DEED

21,00,000

(Twenty One Lakh only)

REKHA SINGH

ARCHANA KUMARI

ARCHANA KUMARI

(Ten only)



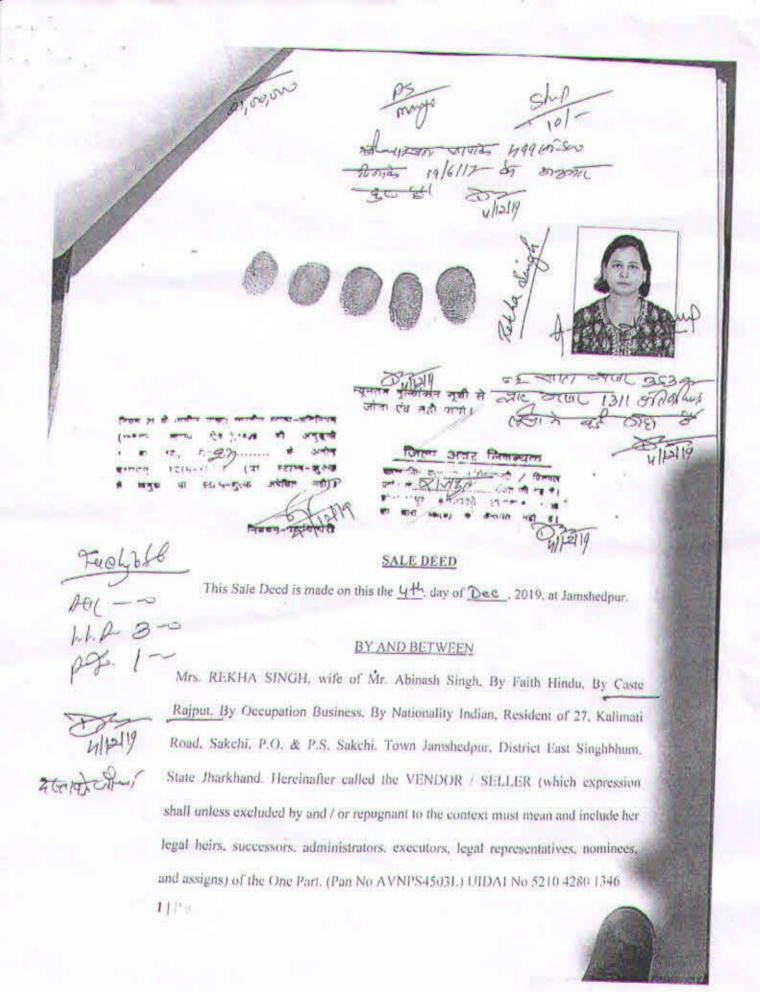




SIR 0005536957

Scanned by CamScanner

अनीना कुमारी



Scanned by CamScanner

अर्चना कुमरी





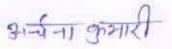
#### IN EAVOUR OF

Mrs. ARCHANA KUMARI, wife of Mr. Raghwesdin Practy Singh. By Built Hends. By Came Blamman, By Nationality Indian. By Occupation Housewife Resident of Oir No. 15/12. Amazini Read, Silgelli, P.O. & P.N. Sekchi, Town Jurishedper, Pin 3/4001. District Fast Silgellidam, and Some Buckhand Hereinstein called the VENDEL. PURCHANER (which expression shall unless uncluded in and or reprognosti to the context most mean and lockade her legal feats, accession, administrators, legal representativas, executors, nominees, and assigns) or the Other Part. UIDAI No. 5618 8029-8811 (Pan No. CXIPB4985F)

NATURE OF DEED CONSIDERATION AMOUNT (Ropers Twenty One Laus) only SALE DEED Rs. 21.00.000/-

#### WITNESSETH AS POLLOWS:

WHEREAS, iil that prove and garcel of ratival bennessend land measuring an area of 95 Decimals, being in Portion of New Plet Mb 1311, recentled under New Khata No 353, Situated in Mosta Diman. Flams No 1643, within Wart No 9 (M.N.A.C.), Block and P.S. Mongu. Town Jurnsheldpan District lies Minghibum, have been purchased by the Vendie Le. Rickba Singls, by virtue of registered Sile Deat No 3941, Serialt No 4700. Dt. 18.05.2011, registered at the District Solt. Registry Office, Jurnshestpar, and after povelstining the same, the Vendie has the get, her name manufed in the requiring of the Circle Offices, Minings, vice Monation Cong. No 246 / 827 /2019 – 20, and from their convents the Vendie is in peaceful physical, posterising over the same without any interruption from any person at somethereby exercising all list right side and interest over the same, being as lowful apsorbits and bonaride owner.





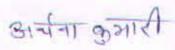
AND WHEREAS, the Vendor being in urgent need of money to meet her financial and family expenses she has decided to sell the schedule below property for full, final and highest consideration amount of Rs. 21,00,000/- (Rupees Twenty One Lacs) only, to which the Purchaser agreed to purchase the same, and paid the entire consideration amount, hence, to avoid any or all kind of misunderstandings, legal disputes, and complications, the parties 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 mutual agreement between the parties the Purchaser has paid an amount of Rs. 21.00.000/- (Rupees Twenty One Lacs) only, is paid by the Purchaser to the Vendor, details is shown in memo of consideration, hereinafter, the receipt of which does hereby admitted and acknowledged as full, final, and highest consideration amount by the Vendor, and the Vendor 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 her legal heirs and successors without any interruption from the side of the Vendor and her legal heirs and successors or any other persons or party claiming on her behalf together with all the common services, amenities, facilities, and advantages, etc., which the Vendor, here before enjoyed over the schedule below property.
- 2. That, the Vendor delivered peaceful physical 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 the same, by way of sale, gift, mortgage or any other ways whatsoever in any manner she like, and she also has the right to get mutated her name in the records of the State Government.

3 | Page

Scanned by CamScanner





- That, from today the Vendor shall cease 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.
- 4. That, the schedule below 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 will never make any claim over the same along with her legal heirs and successors.
- 5. That, the Vendor hereby declares that she has good and perfect title over the schedule below property, and if for any defect of title or possession of the Vendor in the schedule below property, the Purchaser suffer any loss, then the Vendor will be held liable to compensate the said loss to the Purchaser or to her legal heirs and successors.
- That, the Vendor further may execute any deed of assurance if required in future in favour of the Purchaser to perfect the title of the Purchaser for the said property.
- 7. That, the Vendor will deliver all original relevant documents to the Purchaser with respect to the schedule below property, and she also undertakes that she has not sold, transferred, or mortgaged the schedule below property in any bank or company or to any other person or party, and the same is free from any such mortgage or liability.
- 8. That, the Purchaser is entitled to obtain mutation of the schedule below property in her name in the record of the State Government (register II) through Circle Officer at Mango, and accordingly shall pay rent or any other charges for the same. and obtain receipts thereof in her name.
- That the terms and conditions of this Sale Deed, will be binding on both the
  parties i.e. the Vendor and the Purchaser which shall mean and include
  their respective legal heirs and successors. Jamshedpur Court alone has
  jurisdiction in any or all matters arising out of this Sale Deed.

4 | Page

Scanned by CamScanner

अर्चना कुमारी



#### SCHEDULE

All that piece and parcel of raiyati homestead land measuring an area 0-3-0 Kathas i.e. 4.95 Decimals, being in Portion of New Plot No 1311, recorded under New Khata No 353, Situated in Mouza DIMNA, within Ward No 9 (M.N.A.C.), Thana No. 1643, Block & P.S. Mango, under the District Sub Registry Office and Town Jamshedpur, Pargana Dhalbhum, District East Singhbhum, and State Jharkhand.

SIDE		MEASUREMENT	BOUNDARY
North	/10 L	36'ft	5'ft wide Alley
South		36°ft	12°ft wide Rasta
East	£	58.5°A	Arun Kumar & Sunita Devi
West	4	61.5°ft	Part of Plot No 1311 (Gopal Prasad &
			Shyam Prasad)

The annual rent of Rs. 10/- only is payable to the landlord i.e. the State of Jharkhand, through Circle Officer, Mango.

The above land is more clearly shown in the sketch map attach herewith which also forms part of this Sale Deed.

## MEMO OF CONSIDERATION

Mode of Payment

Amount (Rs.)

Rs. 2100,000/.

By Chaque/Cash.

5 Page

Scanned by CamScanner

अर्चना दुभारी

Rueha high

In witness whereof the Vendor has hereunto set and subscribed her hand on this Sale Deed, today at Jamshedpur, on the date aforementioned.

WITNESSES:

1. Super Karmar Lingly Sto Lake Ramball Lingly

1. Super Karmar Lingly Sto Lake Rose 1. 2 DS R. 821013

2. B Clocks Sheets R: Lake Blubon Rei 135F1A Monga Drafted & Printed by: A. Mely.

Old Court Campus. Jamshedpur.

PURCHASER

WHERE IN STATES

## 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.

AVIJIT MANDAL

Enrollment No.-14/2010 (Advocate Jsr. Court)

Scanned by CamScanner

अर्चना अभारी