

2848

2632

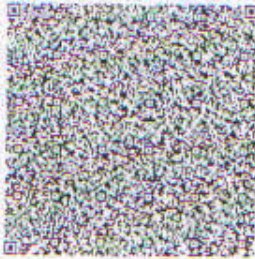


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH06730199126526P
 Certificate Issued Date : 02-Aug-2017 11:47-AM
 Account Reference : SHCIL (FI)/jhshcil01/BISTUPUR/JH-ES
 Unique Doc. Reference : SUBIN-JHJHSHCIL0109652822757755P
 Purchased by : RAJANI DEVI
 Description of Document : Article 23 Conveyance
 Property Description : SALE DEED
 Consideration Price (Rs.) : 22,50,000
 (Twenty Two Lakh Fifty Thousand only)
 First Party : NA
 Second Party : RAJANI DEVI
 Stamp Duty Paid By : RAJANI DEVI
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



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



S. Ramesh
 Dilip Kumar

UP 0001459669

Sale 250,000/-
 85/-
 Singh
 57500/-
 100/-
 3/8/17

कॉपीकरण कार्यालय 497/15/520
 15/8/17 को दर्ज कराया गया



S. Rahman
 3/8/17
 [Signature]

सूत्रतम मूल्यांकन सूची से
 जाँचा एवं सही पाया।



Dilip Jha
 3/8/17
 [Signature]

जिला अटॉर लिखबन्धक

कार्यवाही दस्तावेज में लेखकारी / प्रिंटर
 जाति के Ansari व्यक्ति की गई है।
 कोटागापुर कारशाकारी अधिनियम 1958
 की धारा 45(1B) के अन्तर्गत नहीं है।

महाराजगढ़ जिला
 कोटागापुर
 कारशाकारी अधिनियम 1958
 की धारा 45(1B) के अन्तर्गत नहीं है।
 3/8/17

Mipali
 निबंधन-3/8/17

SALE DEED

This Sale Deed is made on this the and day of Aug, 2017, at Jamshedpur.

BY AND BETWEEN

1) SHAFIQR RAHMAN, s/o Late Sajjad Hussain, By Religion Islam (Muslim),
 By Caste Ansari, By Nationality Indian, By Occupation Business, Resident of Road
 No. 13, Jawahar Nagar, P.O. Azadnagar, P.S. Mango, Jamshedpur, District East
 Singhbhum, and State Jharkhand. & 2) Mr. DILIP JHA, son of Sadabir Jha, By
 Caste Brahmin, By Faith Hindu, By Nationality Indian, By Occupation Business,
 Resident of N. H. 33, Baliguma, Mango, Jamshedpur, District East Singhbhum,
 State Jharkhand, (both are partners in Sai Sangam Homes) and they are the lawful
 constituted attorneys for: 1) RANENDRA PRATAP SINGH, & 2) DHIRENDRA
 PRATAP SINGH, both sons of Late Narendra Pratap Singh & Late Laxmi Devi,
 Both By Faith Hindu, By Caste Rajput (General Caste), By Nationality Indian,
 Resident of Radhikanagar, Madhav Bhawan, Kharanghajhar, Telco, P.O. & P.S.
 Telco, Town Jamshedpur, District East Singhbhum, State Jharkhand, on the strength
 of registered General Power of Attorney Deed No. IV - 1203, Serial No. 5525, Dt:

Ranendra
 31/8/17

S. Phani

Dilip Anra

3/8/17

23.08.13, (Rectification G.P.A. No. 1003, Dt: 05.11.2015), both, registered at the District Sub Registry Office, Jamshedpur (The Principal/s are alive and living on the day of execution of this Sale Deed). Hereinafter called the "VENDOR/S / SELLER/S" (which expression shall unless excluded by and repugnant to the context must mean and include their legal heirs, successors, legal representatives, administrators, executors, nominees, and assigns) of the ONE PART.

IN FAVOUR OF

Mrs. RAJANI DEVI, wife of Mr. Navin Kumar, By Faith Hindu, By Nationality Indian, By Occupation Housewife, Resident of Ward No. 4, Kamta Singh, Thakurbari, Barahiya, Lakhisarai, District Lakhisarai, Pin 811302, and State Bihar. 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. (Pan No. BESPD0340D) Aadhaar No 8563 6956 2394

NATURE OF DEED

SALE DEED

CONSIDERATION AMOUNT

Rs. 22,50,000/-

(Rupees Twenty Two Lacs and Fifty Thousand) only

WITNESSETH AS FOLLOWS:

WHEREAS, the schedule below landed property, along with other properties are recorded in the name of Smt. Laxmi Devi, w/o Narendra Pratap Singh, R/o Baliguma, Jamshedpur, in the Khatian as per the last survey settlement of 1981, but, after the demise of said Smt. Laxmi Devi & her husband namely: Narendra Pratap Singh, the above named Vendors has inherited the properties and their estates being

S. Sharma
Dilip H.
3/8/17-

their only legal heirs and successors i.e. their two sons namely: Ranendra Pratap Singh & Dharendra Pratap Singh, and they came in peaceful physical possession over their estates without any interruption from any person or corner, thereby exercising all their right, title, and interest over the same, being its lawful, absolute, and bonafide owner/s.

AND WHEREAS, the Vendor/s being in urgent need of money to meet their financial expenses, they have jointly decided to sell the schedule below property for full, final and highest consideration amount of Rs. 22,50,000/- (Rupees Twenty Two Lacs and Fifty Thousand) only, to which the Purchaser/s agreed and offered to pay the same to the Vendor/s, hence, to avoid all or any kind of legal disputes, and legal complication, both 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 an agreement and paid consideration amount of Rs. 22,50,000/- (Rupees Twenty Two Lacs and Fifty Thousand) only is paid by the Purchaser to the Vendor/s, the receipt of which is hereby admitted and acknowledged, as full and final consideration amount against the sale of the schedule below property, and the Vendors does hereby absolutely and 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 of the said property.

S. Kumar

Dilip K.

3/8/17

2. THAT, the Vendor/s has 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 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 records of the State of Jharkhand, through Circle Officer, Jamshedpur, 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 in 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.
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.
5. THAT, the Vendor/s was 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 over the said 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 then it must be cleared by the Vendor/s only.

S. Phamun

Dilip Sh
318/12

6. THAT, the Vendors has delivered copy of all original 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 with their legal heirs to claim back 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.

SCHEDULE

In the District East Singhbhum, Situated in Mouza Baliguma, P.S. M.G.M. (Mango), Thana No. 1150, within Ward No. 10 (M.N.A.C.), under the District Sub Registry Office, Anchal, and Town Jamshedpur, and State Jharkhand, all that piece and parcel of raiyati homestead land recorded under:

<u>Khata No</u>	<u>Plot No</u>	<u>Area</u>
425	1455 (Part)	3000 Sq.ft. i.e. 0 - 4 - 3 ½ Dhurs i.e.
	(Sub Plot No 24)	<u>6.88 Decimals</u>

<u>Side</u>	<u>Measurement</u>	<u>Boundary</u>
North :	67'ft	Sub Plot No. 25
South :	83'ft	Nij
East :	40'ft	20'ft wide Road
West :	40'ft	Deepak

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

S. Hanuman
Dileep H.
3/8/17

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

MEMO OF CONSIDERATION

<u>Mode of Payment</u>	<u>Amount (Rs)</u>
By Cheque/s (Rupees twenty Two Lacs and Fifty Thousand) only	Rs. 22,50,000/-

In witness whereof the Vendor/s has hereunto set and subscribed their hands 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. Nand

WITNESSES:

1. Vijesh Kumar

2. [Signature]

Drafted & Printed by: A. Nand

Old Court Campus, Jamshedpur.

PURCHASER



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. Nand
5 Page