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सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH14904537607272R
Certificate Issued Date	: 28-Feb-2019 03:26 PM
Account Reference	: SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference	: SUBIN-JHJHSHCIL0119276853397867R
Purchased by	: ANAND KUMAR
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 30,00,000 (Thirty Lakh only)
First Party	: BIRENDRA KUMAR RAI
Second Party	: ANAND KUMAR
Stamp Duty Paid By	: ANAND KUMAR
Stamp Duty Amount(Rs.)	: 1,20,000 (One Lakh Twenty Thousand only)



Please write or type below this line.

2019/JSR/916/BK1/838

"SALE DEED"

Valued of Rs.30,00,000/-

THIS DEED OF SALE is made on this the 02nd day of March 2019, at Jamshedpur By and between:-

SR 0001269055

Birendra Kumar Rai
2/03/19

2/3/19
2019/1503
02-03-19

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

Kishore Kumar
Advocate
Civil Court, Jamshedpur



Birendra Kumar Rai
02/03/19

~~बिरेन्द्र कुमार राय पिता बाबू लाल राय~~
~~जाकिरपुर~~
~~21/3/19~~ 10/1/19
~~जाकिरपुर~~
निबन्धन-पदाधिकारी का हस्ताक्षर
21/3/19



Birendra Kumar Pan
02/05/19

"IN FAVOUR OF"

MR. ANAND KUMAR son of Kamta Choudhry, Grandson of Ramdev Choudhry, having UID No-5940 3768 0207 & PAN-CVOPK3399H, by faith Hindu, by caste "Awadhiya Kurmi (Sawarn)", by Occupation Service, by Nationality Indian, residing at Village Gopalpur, P.O. Taradh & P.S. Nokha, Sasaram, District Rohtas, in the state of Bihar-802215, hereinafter referred to the "**VENDEE**" (which expression shall unless repugnant to the context be deemed to include legal heirs, successors, administrators, nominees and assigns) **PURCHASER** of the **SECOND PART**;

WITNESSETH AS FOLLOWS:

WHEREAS the Vendor is the absolute owner and possessor of piece and partial of homestead land area measuring 50' X 43'.6" i.e. 2175 sq.ft., in portion of New Plot No. 369, under New Khata No.484, situated at MOUZA PARDIH, Thana No. 1641, M.N.A.C. Ward No.9, within P.S. Mango, Town Jamshedpur, District Sub-Registry Office at Jamshedpur, District Singhbhum East, in the state of Jharkhand;

AND WHEREAS the property mentioned in Schedule below purchased by present Vendor by virtue of Registered SALE DEED vides Deed No. 5857 dated 14.10.2004 which is registered in the office District Sub-Registry Office at Jamshedpur and the landed property originally belongs to Mul Raiyat i.e. previous owners namely Shri Lakhi Narayan Singh and Shri Puran Chandra Singh both sons of Bhaskar Singh;

AND WHEREAS the present vendor after purchase the schedule below: Property filled before Circle Officer at Jamshedpur for correction of Records of Right in his favour after proper verification the circle officer mutated the said schedule below Property in favour of Present Vendor vides Mutation Case No.1563/2004-2005 dated 01.12.2004, he has possess with all rights, title, interest over schedule, below property without any hindrance;

AND WHEREAS the present Vendor assure to the Purchaser that the schedule below Property is free from all encumbrances, charges, mortgages, attachments, Court decrees, restrictive covenants, lispendance, acquisition and requisition proceedings, minor claims, maintenance claims and any other claims of

Birendra Kumar Rai
02/03/19

3. That from this day the Purchaser shall enjoy and possess the said property as absolute owner with full power to convey or dispose off or alienate the same or any part thereof to any person or persons. The Vendee/purchaser shall also be at liberty to get his name mutated in the office of landlord the State of Jharkhand through concerning Circle Officer, and will pay ground rent and other taxes accordingly.

4. That the vendor already delivers the possession of the schedule below landed property to the purchaser.

5. That this sale shall be binding on all concerned including the legal heirs and successors of both the vendor and purchaser.

"SCHEDULE"

ALL THAT piece and parcel of homestead land area measuring 50' X 43'.6" i.e. 2175 sq.ft., i.e. 4.98 Decimal in portion of New Plot No. 369, under New Khata No.484, situated at MOUZA PARDIH, Thana No. 1641, M.N.A.C. Ward No.9, within P.S. Mango, Town Jamshedpur, District Sub-Registry Office at Jamshedpur, District Singhbhum East, in the state of Jharkhand, which is bounded as follows;

North :- 20' wide Katcha Rast;
South :- Portion of Plot No. 369;
East :- 18' wide Katcha Rasta;
West :- 4' wide Passage.

MEMO OF CONSIDERATION

The purchaser paid a sum of Rs.30,00,000/- (Rupees thirty Lac) only to the Vendor/Seller in the under following manner ;

Mode of Payment through Cheque & DD of Dena Bank Jamshedpur Branch

<u>S.L.</u>	<u>Cheque/DD</u>	<u>Amount(Rs.)</u>
1.	Cheque No. 005926 of dated 24.01.2019 for	Rs.01, 00,000/-
2.	DD No. of dated 01.03.2019 for	Rs.29, 00,000/-
		Total Rs. 30,00,000/-

(Rupees thirty Lac) only

DD No. 366095 for Rs. 990000.00
DD No. 366096 for Rs. 990000.00
DD No. 366097 for Rs. 920000.00
Total 29,00,000.00

Birendra Kumar Rai
02/03/2019

Birendra Kumar Rai
02/03/19

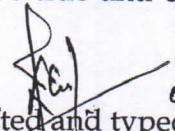
➤ Note: - That in the above mentioned land not covered U/S 46 (1) (b) CNT Act 1908, and situated at Branch Road.

IN WITNESS WHEREOF the Vendor has signed this Sale Deed, today, at Jamshedpur, on the date aforementioned.

WITNESSES:-


1. Arun Kumar s/o Shrinath Bhagat, Chandil 02/03/19
2. Sukh chandra Jha s/o Late Raj Kant Jha
Sonari 02/03/19

Drafted, read over and explained the contents of this Sale Deed to the Executant / Vendor in Hindi, who found and admitted the same to be true and correct and this Sale Deed has 1157 words.


02/03/19
Drafted and typed by
Kishore Kumar
Advocate
Civil Court, Jamshedpur

Name & Photo of the Purchaser:-
MR. ANAND KUMAR.





Kishore Kumar
02/03/19
Advocate
Civil Court, Jamshedpur

Anand Kumar

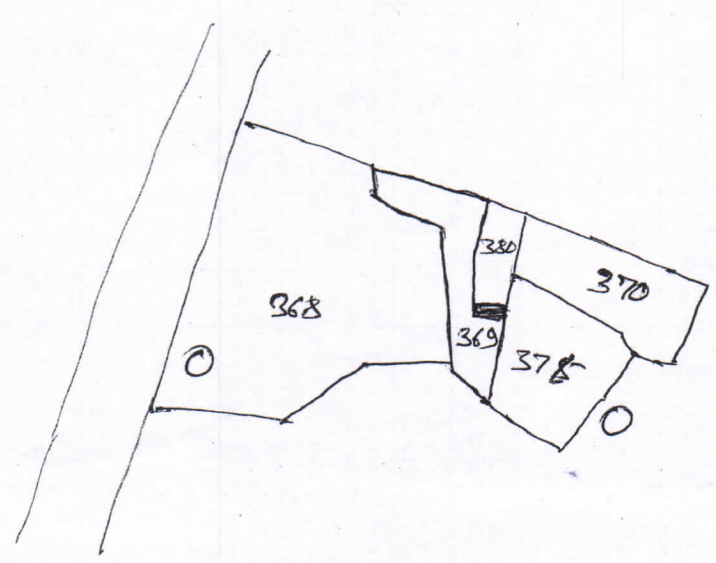
ANAND KUMAR
02/03/19

Certified that the fingerprint of left hand of each person whose photograph is affixed on the document has been obtained by me /before me.


02/03/19
Kishore Kumar
Advocate
Civil Court, Jamshedpur

आवासीय क्षेत्र पत्रांक
 प्लॉट संख्या - 8
 पार्क संख्या - 3
 राजपथ धारा दशावधि
 जिला सिद्धपुर
 फौजगढ़ 140-142-20000 50' जमीन 1:2500
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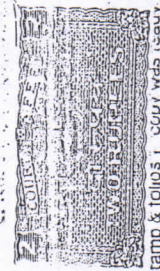
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खाली संख्या	क्षेत्र संख्या	क्षेत्र
484	369	4.68

$43.6' \times 50' = 2175 \text{ sq ft}$

Brindar Kumar Rai



मार्गदर्शिका का लिए आवेदन का तारीख Date of application for the copy	रजिस्ट्रार और नोडल अधिकारी को अपेक्षित संख्या सूचित करने की तिथि तारीख Date fixed for notifying the requisite number of stamps and folio	प्रमाणित कालिजा Date of certified copy	अनुपस्थित को तिथि Date of making over the copy to the applicant
11/3/2014	11/3/2014	10/2/2014	18/8/14

FOLIO NOT AVAILABLE

संख्या प्रतिलिपि अंतिम प्रकाशित खतियान के खसरा संख्या 349, 369
 खता सं. 484
 गांव आंध्रप्रदेश जमशेदपुर अधिसूचित क्षेत्र, जिला सिंहभूम ।
 थाना जमशेदपुर महल्ला पट्टी

स्वत्वधारी का नाम और उसकी खेवट संख्या मध्यवर्ती पू-स्वामी का नाम और उसका खेवट संख्या यदि हो।
 (1) अविभोगी रैवत को हैसियत और कब्जे की अवधि ।
 (2) लगान किस प्रकार नियत किया गया, आरिही (ओमिसिव) हो तो विशिष्टता ।
 (3) कोई विशेष शर्त और आनुषंगिक बातें यदि हो ।

खतियान की क्रम सं.	अधिधारी का नाम पिता का नाम जाति और निवास	खेत		भूमि का स्वरूप	रकबा हे० आर सं०	अभ्युक्ति	गैर नगदी लगान वाले हेक् लोट के सामने बताए कि उस पर कब्जा कैसे है । बदोबस्त उचित लगान यदि हो । १। लगान 1.2। सेस ।	१०
		खेसरा संख्या	चौहदी					
484	आंध्रप्रदेश जमशेदपुर	349	369	को-ऑपरेटिव	0.57 30	0.57 80	6	10
	जमशेदपुर							

16 AUG 1979
18 AUG 1979