

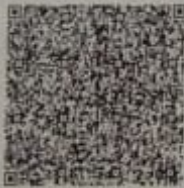


सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH27686596172041S
Certificate Issued Date	: 13-Mar-2020 02:33 PM
Account Reference	: NONACC (SV)/ jh9004904/ JAMSHEDPUR/ JH-ES
Unique Doc. Reference	: SUBIN-JHJH900490440818434120487S
Purchased by	: MRS SANDHYA TIWARY
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 35,00,000 (Thirty Five Lakh only)
First Party	: DR MANOJ KUMAR
Second Party	: MRS SANDHYA TIWARY
Stamp Duty Paid By	: MRS SANDHYA TIWARY
Stamp Duty Amount(Rs.)	: 10 (Ten only)



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Manoj Kumar
14-3-2020

SALE DEED

2020/JSR/1450/BK1/1311

SIR 0005565334

2020/33983
14/03/2020



Atul Singh
ADVOCATE, KOLKATA HIGH COURT
DIST COURT, JAMSHEDPUR

Manoj Kumar

14-3-2020



निम्नलिखित मनो ज्ञान (जति) 14/3/2020 को हस्ताक्षर के द्वारा
 प्रमाणित किया गया है कि मनो ज्ञान द्वारा प्रमाणित किया गया है कि
 संख्या 21 के अन्तर्गत मनो ज्ञान के परिवार में से एक है
 ने प्रमाणित (अर्थात्) है कि 14/3/2020 को 10/11 के द्वारा (या
 द्वारा) मनो ज्ञान के निम्नलिखित कर्तव्य में (..... स्थान पर) निम्नलिखित के लिए
 प्रमाणित किया गया है



निर्वाह-पदाधिकारी को हस्ताक्षर
14/3/2020



Atmeh Saha
ADVOCATE, KOLKATA HIGH COURT
DIST. COURT, JAMSHEDPUR

Chang Kumbh
14-3-2020
2500000



Manoj Kumar

P.S. mango

Stamp
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14/3/2020
न्यूनतम मूल्यांकन सूची से
जौचा रंत सही पाया।

जिला अदर लिदरकारक

हस्ताक्षरित दस्तावेज में संरक्षित / दिसपल
जति सं. 251511 जौचत को गई है।
जौदामपुर जिलादरती जौदामपुर 1908
को घरा सं. 251511 के अंतर्गत रही है।
14/3/2020

जिला 21 के जौदामपुर जिलादरती जौदामपुर
(जौदामपुर जिलादरती जौदामपुर 1908) को जौदामपुर
1 या 2, जौदामपुर जौदामपुर के अंतर्गत
दस्तावेज जौदामपुर जौदामपुर जौदामपुर
के जौदामपुर जौदामपुर जौदामपुर जौदामपुर

निबन्धन-पुस्तक
14/3/2020

जौदामपुर जौदामपुर 499 के 300
जौदामपुर 19/6/2017 के जौदामपुर
300 के 14/3/2020
जौदामपुर जौदामपुर 311 के जौदामपुर
जौदामपुर 1405 जौदामपुर 121
में रं रं रं रं
14/3/2020

Kanchan
AA/-
B/A-3-
P.P. 1-~

11/2/11

THIS DEED OF SALE IS MADE ON THIS THE 14TH DAY OF MARCH, 2020 AT JAMSHEDPUR;

BY

DR. (MR) MANOJ KUMAR, aged 50 Years son of Late Hridaya Nand Choudhary and grandson of Late Ram Pravesh Choudhary, by faith Hindu, by caste Bhumihar Brahmin, by Nationality Indian, by occupation Medical Practitioner, resident of Road No.2, New Subhash Colony, Sanjay Path, Dimna Road, Mango, P.O. & P.S. Mango, in town Jamshedpur, District East Singhbhum, State of Jharkhand, hereinafter called the **SELLER** (which expression shall unless repugnant to the context include his heirs, successors, administrators, legal representatives and assigns) of the **ONE PART; PAN-AKSPK0571E, Aadhaar No.2191 6466 4965.**

14/3/2020
दस्तावेज जौचा

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IN FAVOUR OF

MRS. SANDHYA TIWARI alias MRS. SANDHYA TIWARY, aged 55 years, wife of Mr. Anjani Kumar Tiwary, daughter of Late Dawarika Tiwari and granddaughter of Late Ram Swarath Tiwary, by faith Hindu, by caste Brahmin, by Nationality Indian, by occupation House wife, resident of House No. 101, U.S-2, Police Line, Golmuri, P.O. & P.S. Golmuri, in town Jamshedpur, District East Singhbhum, State of Jharkhand, hereinafter called the **PURCHASER** (which expression shall unless repugnant to the context includes her heirs, successors, administrators, legal representatives and assigns) of the **OTHER PART; PAN-AEPPT5109L, Aadhaar No. 5278 1687 0021.**

NATURE OF DEED

DEED OF SALE

CONSIDERATION AMOUNT : Rs. 35,00,000/- (Rupees Thirty Five Lakhs) only.

WHEREAS ALL THAT piece and parcel of home stead raiyati land measuring an area 0-2-13 (Two Kathas Thirteen Dhurs) i.e. 1900 sq. ft. covered by proper boundary and demarcation being portion of Plot No. 1405, under Khata No. 311, under Survey Ward No.9, MNAC, situated in Mouza Dimna, P.S. Mango, Thana No. 1643, town Jamshedpur, District East Singhbhum, (referred to as the said Land) had initially purchased by the seller Dr. Manoj Kumar jointly with his wife Mrs. Namrata Kumari, from its former owner Mrs. Anima Sarker wife of Late Amit Ranjan Sarker of Sonari Jamshedpur for valuable consideration amount by virtue of Sale

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Deed No. 5021, registered at the Office of District Sub-Registrar Jamshedpur, on 27.09.2001 and came in physical possession over the said land and Mrs. Namrata Kumari sold her undivided 50% share of land i.e. 0-1-6.5 dhurs within the said plot of land to her husband Dr. Manoj Kumar, the seller herein for valuable consideration amount by virtue of Sale Deed No. 170 registered at the office of District Sub-Registrar, Jamshedpur, on 08.01.2003 and therefore the seller came in physical possession over the entire land and constructed boundary wall to the knowledge of all and got his name mutated in the records of the superior landlord through the office of learned C.O. at Jamshedpur, vide Mutation Case No. 370/2015-16 order dated 09.07.2015 and has been in possession over the aforesaid land as exclusive owner in the eye of law, without any interruption or objection or impediment by and from any corner and on payment of due ground rent, cess and other charges to the superior landlord in his own name

AND WHEREAS the SELLER also applied and obtained Holding Number from the office of Mango Nagar Nigam, Mango, vide No. 0090003700000M0, under Ward No.9, dated 20.03.2019.

AND WHEREAS being in urgent need of money and also to acquire properties at elsewhere, has decided to sell and dispose of the land, described in the schedule hereunder written to one or more intending buyer/s and knowing the intention of the seller, the purchaser through her husband approach the seller and perused all relevant papers and documents in connection with the said land and having fully satisfied with those papers and documents and having discussed the parties hereto jointly agreed

Mangj Kundu

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that the seller would sale and outright dispose of and the purchaser would purchase and acquire the said immovable property for a total consideration amount of Rs. 35,00,000/- (Rupees Thirty Five Lakhs) only.

NOW THIS DEED OF SALE WITNESSETH:

1. **That** in pursuance of the above agreement and in consideration amount of Rs. 35,00,000/- (Rupees Thirty Five Lakhs) only paid by the purchaser to the seller, vide RTGS through Uco Bank, Jugsalai to the seller's account in Indian Overseas Bank, Baridih, Jamshedpur, dated 13.03.2020, the receipt whereof the said sum does hereby acknowledge and accept and admit as full and final consideration amount, having been received against ABSOLUTE SALE AND TRANSFER OF ALL THAT immovable property, more fully described in the schedule hereunder written, to the purchaser, the above seller does hereby convey, sale, transfer, deliver and assign unto the purchaser **ALL THAT** immovable property more particularly described in the Schedule hereunder written, together with all right, title, interest, privileges, advantages, etc., **TO HAVE AND TO HOLD** the same as absolute owner thereof, without any interruption or objection or interference by and from the seller his heirs and successors, together with whosoever persons claiming through or under him, with all right, title, interest and possession which the seller here before enjoyed in respect of the said immovable property.

Manoj Kumar

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2. **That** the seller is completely divested of all his rights and interest and/or claim in the schedule below property and shall cease to have any right or claim in the said property or part thereof hereby sold to the purchaser by these presents.

3. **That** the seller on receipt of full consideration amount from the purchaser hereby delivers free and peaceful vacant possession of the said immovable property, i.e. land with boundary wall, more particularly described in the Schedule hereunder written and all relevant papers, and documents to the purchaser.

5. **That** the purchaser will be at liberty to get her name mutated in the records of the superior landlord The State of Jharkhand, through the office of Learned C.O. at Jamshedpur and will pay the ground rent other taxes, services, out goings, levies, cess, etc., in her name to the superior landlord in respect of the said immovable property.

6. THAT THE SELLER HEREBY DECLARES AND COVENANTS:-

i/ he, i.e. the seller is the lawful owner of the said immovable property more fully described in the Schedule hereunder written, and there is/are no other co-owner or co-sharer or co-claimant or co-percener in this land.

ii/ prior to sell and execution of this Deed of sale, the seller, have has not sold or transferred or conveyed or delivered or mortgaged or entered in any agreement with any other buyer or party and the said land together with boundary wall or part

Mangj Kumar

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thereof to any party, person, concern or institution and same is absolutely free from all encumbrances, liens, attachments, acquisition and/or pending proceeding in any court of law and/or arrear etc.

iii/ the seller hereby assures the purchaser to execute any further paper, document, no-objection etc., at the cost of the purchaser that may require and/or deem to be required hereafter for mutating the said land in the name of the purchaser and for her peaceful possession forever.

iv/ in case the purchaser sustains any loss due to defect title of the seller in respect of the said land, the seller shall be liable to purchaser and shall recoup the purchaser for such loss that may incur by the purchaser to perfect her title in the demised land.

SCHEDULE
(Above referred to)

In the State of Jharkhand, District East Singhbhum, District Sub-Registry Office Jamshedpur, Pargana Dhalbhum, Mouza Dimna, P.S. Mango, Thana No. 1643, recorded under Khata No. 311, portion of Plot No. 1405, area measuring 0-2-13 (Two Kathas Thirteen Dhurs) i.e. 4.4 Decimals or equivalent to 1900 sq. ft. i.e. site measurement North: 40'ft. South: 40'ft. East: 45'ft. and West: 50'ft. of Residential Land together with boundary wall, and all its advantages, privileges, benefits etc.,

Which is bounded and butted as follows:

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NORTH :- Rasta;

SOUTH :- Site of Panchanan Choudhury now sold to others;

EAST :- Site of Nandlal Sharma and others;

WEST :- Site of Ganesh Shaw now sold to others;

The above land is situated at Branch Road.

Annual ground rent, cess, etc. payable to the superior landlord, the state of Jharkhand, through C.O. at Mango, Jamshedpur.

IN WITNESS WHEREOF the seller has hereunto set his hand and signature as record and reference, on this the day, month, year and place first above written.

Read over the contents of this deed and found it to be true and correct.

Manoj Kumar

WITNESSES

1. विनीत कुमार पाण्डे

पिता - शिव कुमार पाण्डे

भासगाँव

2. अंजना कुमार तिवारी

पिता - श्री मन्ना लाल तिवारी

Printing through

गोमती प्रिंटिंग

वाराणसी

Computer.

Drafted by :

Shankha

Advocate, Jsr. Court.

Manoj Kumar

12/12/2019

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Animesh Sinha
ADVOCATE, KOLKATA HIGH COURT
DIST COURT, JAMSHEDPUR



12/12/2019

SIGNATURE OF THE PURCHASER

Certified that the finger's prints of the left hand of each person, whose photographs are affixed in this deed, have been obtained by me.

Animesh Sinha

Advocate.

