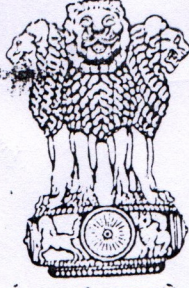


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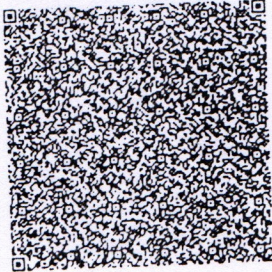
INDIA NON JUDICIAL
Government of Jharkhand

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-JH10101017682546Q
: 20-Jun-2018 11:04 AM
: SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
: SUBIN-JHJHSHCIL0114014938440854Q
: CHANDRAMOHAN CHOUDHARY
: Article 23 Conveyance
: SALE DEED
: 16,00,000
: (Sixteen Lakh only)
: SHIV SHANKAR
: CHANDRA MOHAN CHOUDHARY
: CHANDRA MOHAN CHOUDHARY
: 64,000
: (Sixty Four Thousand only)



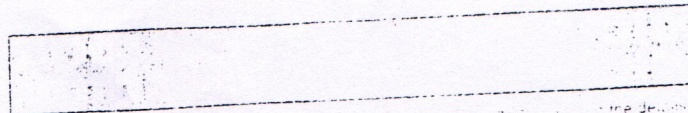
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Handwritten signature and date: 23/12/18

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resident of H.No.367, Dimna Road, Mango, P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the PURCHASER (which expression shall unless repugnant to the context include his legal heirs, successors, administrators, representatives and assigns) of the OTHER PART ;

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Aadhaar No. : 6473 8062 4766 ;

NATURE OF DEED : SALE DEED.
CONSIDERATION AMOUNT : Rs.16,00,000/- (Rupees sixteen lakhs) only.

WHEREAS, the Seller is the sole, absolute and lawful owner of the land measuring an area 40' x 60' ft. i.e. 2400 sq.ft. or 5.50 decimals, being in present survey Plot No.1061, recorded under present survey Khata No.375 of Mouza Pardih, P.S. Mango, Thana No.1641, within Ward No.9 MNAC, town Jamshedpur, District East Singhbhum, morefully described in the schedule below ;

AND WHEREAS, the seller has purchased the above land mentioned in the schedule below from its former owner Habila Ghosh w/o Sri Goutam Ghosh of Beldih Gram, C.H.Area, P.S. Bistapur, Jamshedpur by means of registered Sale Deed bearing Deed No.4128 (Sl.No.4490), dated 26.12.2017 registered at

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District Sub-Registry office Jamshedpur, since then the Seller came in possession of the schedule below land and thereafter the Seller also got his name mutated in respect of the schedule below land in the records of the landlord the State of Jharkhand through C.O. Jamshedpur, vide Mutation Case No.2098/R27/2017-2018, vide order dt.22.03.2018 and the Seller has been in peaceful possession over the schedule below land without any interruption from any body by payment of rent for the said land in his own name to the landlord through C.O. Jamshedpur, and obtaining Receipt for the same vide Rent Receipt Vol.No.102, Page-63 ;

AND WHEREAS, now being in urgent need of money the Seller has agreed with the Purchaser for absolute sale of the land measuring an area 2400 sq.ft. fully described in the schedule below for a total consideration amount of Rs.16,00,000/- (Rupees sixteen lakhs) only and the Purchaser has agreed to purchase the same at that price ;

NOW THIS SALE DEED WITNESSETH AS FOLLOWS :

1. That, in consideration of the said sum of Rs.16,00,000/- (Rupees sixteen lakhs) only paid by the Purchaser to the Seller, the receipt of which is hereby admitted and acknowledged as full and final payment in respect of sale of the schedule below land by the Seller, the Seller does hereby absolutely and forever sell, convey and transfer the all that land mentioned in the schedule below in favour of the Purchaser by this deed of sale

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TO HAVE AND TO HOLD the same unto the Purchaser his heirs, successors without any interruption from the side of the Seller or any person/s claiming under him.

2. That, the Seller has delivered possession of the schedule below land 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 in any manner he likes and the Purchaser shall be at liberty to get his name mutated in respect of the schedule below land in the records of the landlord the State of Jharkhand through C.O. Jamshedpur and shall pay rent for the same in his own name.

3. That, from this day all the right, title, claim and interest of the Seller in the schedule below land will cease to exist and will vest in the Purchaser and the Purchaser will become the sole and absolute owner thereof from this day.

4. That, the Seller hereby declares that he has good and perfect title over the schedule below land which he has not sold, charged or transferred the same in any way to any one else prior to this sale deed.

5. That, the land mentioned in the schedule below hereby sold by this deed of sale is free from all encumbrances, charges and liens.

6. That, if for any defect of title or possession of the Seller in the schedule below

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land shall be found, the Purchaser suffers any loss then the Seller will be liable to compensate the same.

SCHEDULE

(Description of the land hereby sold)

ALL THAT piece and parcel of homestead vacant land measuring an area 40' ft. x 60' ft. i.e. 2400 sq.ft. or 5.50 decimals, being in present survey Plot No.1061, recorded under present survey Khata No.375 of Mouza PARDII, P.S. Mango, Thana No.1641, within Ward No.9 MNAC, within town and District Sub-Registry office Jamshedpur., District East Singhbhum.

<u>Which is bounded by :</u>	<u>Dimension of the land</u>
North : Housing Plot No.72	60' ft.
South : Housing Plot No.70 ;	60' ft.
East : Alley ;	40' ft.
West : Road ;	40' ft.

Annual Rent Rs.55/-only payable to the landlord the State of Jharkhand through C.O. Jamshedpur. The schedule above property is situated on the other Road.

The location of the land shown in Red colour in the sketch map annexed herewith which shall form part of this deed.

The above schedule land situated within Holding No.00 10000 11300072 Ward No.9 MNAC Mango.

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MODE OF PAYMENT

The consideration amount of Rs.16,000/-only paid by the Purchaser to the Seller in the following manner :-

- | | |
|--|----------------|
| 1) Cheque No.665450
of Bank of India,
C.H.Area, Jsr. | Rs. 6,00,000/- |
| 2) Cheque No.093122
of IDBI Bank, Sakchi, Jsr. | Rs. 5,00,000/- |
| 3) Cheque No.168709
of S.B.I. Baradwari Branch
Jsr. | Rs.5,00,000/- |

Total :- Rs.16,00,000/-

(Rupees sixteen lakhs) only.


IN WITNESS WHEREOF the Seller is executing this sale deed at Jamshedpur on the date mentioned above.

23/6/15

Read over and explained the contents of this sale deed to the Executant who admits the same to be true and correct.

WITNESSES:

[Signature]
Advocate.

1. 
L. F.I. of Bijay Prasad
40- Pujan Prasad of Mangolan
2. Ashish Das s/o. Lt. B. Das
Sankasai Mango Isl

Typed by :
[Signature]
Jsr.court.

Drafted by:
[Signature]
Advocate, Jsr.court.

PURCHASER.



Chandra Mohan Choudhary



[Signature]
Advocate
B. N. Singh

Certified that the fingers print of left hand of each person whose photograph is affixed in the document have been taken by me.

[Signature]
Advocate.