

INDIA NON JUDICIAL

Government of Jharkhand

e-Stamp



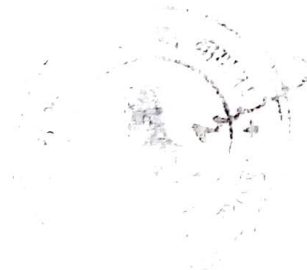
सत्यमेव जयते

Certificate No. : IN-JHC0892135140669N  
Certificate Issued Date : 09-Jan-2015 03:02 PM  
Account Reference : SHCIL (FI)/jhshcil01/BISTUPUR/JH-ES  
Unique Doc. Reference : SUBIN-JHJHSHCIL010109347536634211  
Purchased by : MRS KALAWATI DEVI AND OTHERS  
Description of Document : Article 23 Conveyance  
Property Description : SALE DEED  
Consideration Price (Rs.) : 30,00,000  
(Thirty Lakh only)  
First Party : MR SHANKAR LAL GUHA  
Second Party : MRS KALAWATI DEVI AND OTHERS  
Stamp Duty Paid By : MRS KALAWATI DEVI AND OTHERS  
Stamp Duty Amount(Rs.) : 1,20,000  
(One Lakh Twenty Thousand only)



Please write or type below this line

*Shankar Lal Guha*  
12/1/2015



Sale value Rs - 30,00,000/- P.S. Mango

Stamp Rs - 1,20,000/-



TESTED

P.K. Bhagat  
Advocate  
Civil Court, JSR.

Shankar Lal Guha  
13-01-2015

Ag 13/1/15



शुभकाली नवल साहू को ब्याप  
शुभकाली नवल साहू को ब्याप  
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शुभकाली नवल साहू को ब्याप  
13/1/15

13/1/15  
पुस्तक मूल्य का नमूना है  
जो कि मूल्य नहीं पाया है

शिवला अबर निरुद्धक  
निकासपत दरतावज में लेखाबारी  
नाम के अन्तर्गत अस्तित्व में है  
छांटानापुर निकासकारी अधिनियम 1911  
को धारा 46 (1) (a) के अन्तर्गत नहीं है  
13/1/15

SALE DEED

Valued Rs.30,00,000/-

**THIS SALE DEED** is made on this the 13th day of January 2015 at

Jamshedpur: **BY: MR. SHANKAR LAL GUHA**, Son of Late

Satya Sharan Guha, by faith Hindu, by caste Kayastha, by Nationality

Indian, by occupation Retired Person, resident of 54, Hill View

Colony, Main Road, Mango, within P.S. Mango, P.O. MGM., Town

Jamshedpur-831018 District East Singhbhum hereinafter called the

**"VENDOR"** (which expression shall unless, excluded by or repugnant

to the context mean and include his heirs, successors, executors,

administrators, legal representatives, nominees and assigns) of the One

Part: ( Pan No ABHPG 6766D )

IN FAVOUR OF

1) **MRS. KALAWATI DEVI**, wife of Shri Bhim Sahu, 2) **SHRI**

**SANJAY KUMAR** and 3) **SHRI MRBHAY KUMAR**, both Sons of

Shri Bhim Sahu all by faith Hindu, by caste Teli, by Nationality

Indian, by occupation No 1 House-work, No 2 and 3 Business, all

3  
Mango  
13/1/15  
25  
2  
Mango  
13/1/15

13/1/15  
23  
13/1/15

Agreed  
A0101-90000  
C.L.R. - 2-50  
Free - 0-94  
C.C.H.C. 0-00

Ag 13/1/15  
13/1/15

*Manu Lal Singh*  
13-01-2015

:2:

resident of 195, Nehru Colony, Sakchi, within P.S. Sakchi, Town  
Jamshedpur, District East Singhbhum hereinafter called the  
"PURCHASERS" (which expression shall unless, excluded by or  
repugnant to the context mean and include their heirs successors,  
executors, administrators, legal representatives nominees and assigns)  
of the Other Part ( Pan No. (2) ALHPK8973G, No. (3) BNAPK1685F)

**WITNESSETH AS FOLLOWS:-**

Whereas the lands mentioned under Khata No: 712, being Plot Nos  
2030 and 2031 of Mouza Mango, Survey Ward No9 JNAC (Mango )  
has been recorded in the recent survey settlement operation in the  
names of Tulsidas Guha son of Satya Charan Guha who was the  
recorded tenant of Landlord and he was in peaceful possession over the  
same; And

Whereas the said Tulsidas Guha died as bachelor leaving behind his  
full blood brother namely the Present Vendor as his legal heirs and  
successors he inherited and came in possession of the said land as the  
lawful owner thereof, without any interruption from any corner: And

Whereas the Purchasers approached the Vendor to purchase land  
measuring Eight Kathas Ten dhurs in Portion of Plot No 2030 and  
2031, under Khata No 712, situated at Mouza Mango, Survey Ward  
No 9 JNAC (Mango), within P.S. Mango, Town Jamshedpur, District  
East Singhbhum as more fully described in the schedule below and  
the said Vendor has also agreed to sell the aforesaid  
land more fully described in the schedule below to the present



Shaukatullah  
13-01-2018

:3:

Purchasers, on total consideration of Rs. 30,00,000/- (Rupees Thirty Lakhs ) only, on the following terms and conditions as stated below:-

**NOW THIS SALE DEED WITNESSETH AS FOLLOWS;**

- 1) That in Pursuance of the agreement and in consideration of a sum of Rs. 30,00,000/- (Rupees Thirty Lakhs ) only, paid by the purchasers to the Vendor, the receipt of which sum the Vendor above-named hereby admits and acknowledges as full, final and the highest consideration amount against the sale of the property mentioned in the schedule below, the Vendor by these present does hereby sell, convey, transfer, deliver and assign all that property described in the schedule below, together with all rights, title, interest, possession, easement, appurtenances thereto and full privileges and advantages TO HAVE AND TO HOLD the same without any interruption, hindrance or disturbances from or by the present vendor and/or any other person or persons claiming under him together with all rights, title and possession which the vendor here-before enjoyed in respect of the schedule below property.
- 2) That the Vendor has handed over the peaceful possession of the schedule below property to the purchaser, absolutely free from all encumbrances, liens or charges and attachments of any kind whatsoever.
- 3) That the Vendor has completely divested of all his rights, title, interest in the schedule below property and henceforth the Vendor shall in no way claim any manner of title to the said property and claim on the said property.

*Sanjay*  
13-01-2015

:4:

4) That from this day the purchasers shall use, enjoy and possess the said property according to their desire and requirement as absolute owners thereof with full power to convey or dispose off or alienate the same or any part thereof to any person or persons or party. The Purchasers shall also be at liberty to have or get their names mutated in the office of the Landlord through Circle Office Jamshedpur and accordingly shall pay the rent and/or other charges/taxes to the concerned authorities.

5) That the Vendor is the sole and bonafide owner of the aforesaid property and he is fully entitled to dispose off the schedule below property to the purchasers.

**6) THAT THE VENDOR HEREBY ASSURES THE PURCHASERS AND COVENANTS:**

a) that the vendor is the lawful owner of the schedule below property and accordingly he has transferred the same in favour of the purchasers.

b) that no right of easements of any kind is available to any other person or persons in respect of use and enjoyment of the said property.

c) that if the schedule below property or any part thereof being lost to the purchasers, on account of any defect in the title or possession of the vendor, then in that case the vendor shall be bound to make good the loss which the purchasers may sustain in future.

d) that the vendor has paid rent, cess and/or other charges/taxes of the aforesaid land to the concerned authority upto date.

:5:

*Handwritten signature*  
13-01-2015

- e) that from this day the purchasers shall have quiet and peaceful possession and enjoyment over the schedule below property.
- 7) That the Vendor has further agreed to execute and register, at the cost of the purchasers any other deeds of assurance, if necessary, to more perfectly ensure the ownership and possession of the purchasers over the schedule below property.
- 8) That the vendor has handed over the xerox copy of all the relevant documents in connection with the schedule below property, to the purchasers.
- 9) That the schedule below property is situated on Branch Road.
- 10) That the land hereby transferred has been shown in yellow colour in the sketch map attached herewith which forms part of this sale deed.

**"SCHEDULE"**

All that Piece and Parcel of Homestead land measuring 0.01.70 Hectare in Portion of New Plot No: 2030, land measuring 0.05.70 Hectare, in Portion of New Plot No: 2031( a,b,c. and part of f ) ( Total land measuring Eight Kathas Ten dhurs or 88.875 ft. X 69.16 ft. or 6146.59 Sq. ft. or 14.09 decimals Approx. ) recorded under New Khata No. 72 situated at Mouza Mango, Survey Ward No: 9 INAC (Mango), village of Mango, Town Jamshedpur, District East Singhbhum District Survey Office at Jamshedpur, which is bounded as follows:

N. by Arjun Singh ( Arjun Niwas )

S. by ...

E. by ...

W. by Arjun Singh ( Arjun Niwas )

*Handwritten signature*  
13-01-2015

:6:

Annual rental of Rs. 2/- only payable to the Circle Officer Jamshedpur.  
IN WITNESSES WHEREOF the Vendor has signed this sale deed at  
Jamshedpur on the date aforementioned, in the presence of witnesses.

**WITNESSES:**

1) *Explainer* *Trinity* *S/O* *Sri* *Megh* *Nath* *Trinity*  
*Sampal* *5* *Daman* *road* *Mango* *For*

2) RAMJEE KEMAR 508 NARESH CHANDER SINGH *mare* *Dinada*  
*sewa* *check*

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.

Typed by:

*Md. Umar*  
Md. Umar, JSR Court.

*Q.A.W.P.*  
13/01/15  
Advocate



*Kamalabai*  
13-01-2015

:7:

**NAME OF THE PURCHASERS:-**

**MRS. KALAWATI DEVI**



ATTEST  
P. K. Bhat  
Advocate  
Civil Court.



*Sanjay Kumar*

Signature and finger print of left hand of the Purchaser above named.  
**SHRI SANJAY KUMAR**



ATTEST  
P. K. Bhat  
Advocate  
Civil Court.



Signature and finger print of right hand of the Purchaser above named.



*Shri Nirbhay Kumar*  
15-01-2015

:8:

SHRI NIRBHAY KUMAR



*OK*  
**ATTES TED**  
**P. K. BH.**  
**ADVOC**  
**Civil Court**

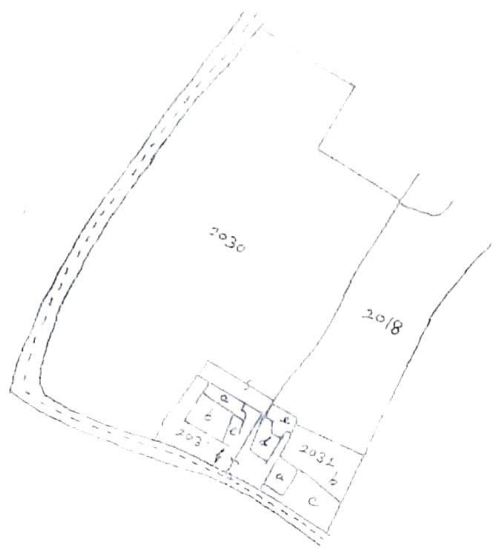


*Wahs*  
*Nirbhay Kumar*

Signature and finger print of left hand of the Purchaser above named.

Certified that the finger prints of left hand of person named above, whose photograph is affixed in this document, has been obtained before me.

*P.W.J.*  
*13/01/15*  
Advocate

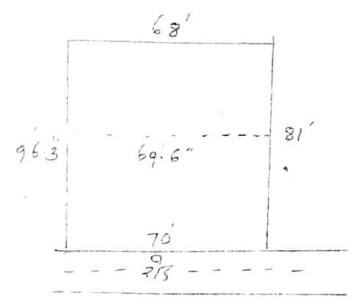


नाम नमिन्द्रसिंह सिंह लखनौपुर  
 बर्ड नं० - 9  
 प्लॉट नं० - 9  
 राज्य काना छाटाकिला  
 जिला सिंहभूम  
 पैमाना 1 से. मी. = 20 मीटर या  
 प्र. मि. 1:2000  
 सन 1970-71 ई.

सकल :-

हाका सर्वे प्लॉट नं० 2030/P, 2031/P को पीला रंग से दर्शाया गया है :-

खता नं०	प्लॉट नं०	रकबा / ई० आर	वर्ग फीट
712	2030/P	0.01.70 ई० आर	$88.875 \times 69.16$ $= 6146.59$ वर्ग फीट $= 3$ कट्टा 10 घुर
712	2031/P	(a) - 0.00.40 " "	
		(b) - 0.01.10 " "	
		(c) - 0.00.30 ई० आर	
	(P)/P - 0.02.20 ई० आर		
		0.05.70 ई० आर	



नमिन्द्रसिंह  
 लखनौपुर

नोट :- आर = निर्मल सिंह (अनुन निर्वाह)  
 दादा :- शैल  
 पुत्र :- मंकर देवा  
 पंडित :- निर्मल सिंह (अनुन निर्वाह)

(Faint handwritten text, possibly a signature or date)