

162

146

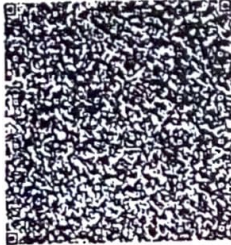


सत्यमेव जयते

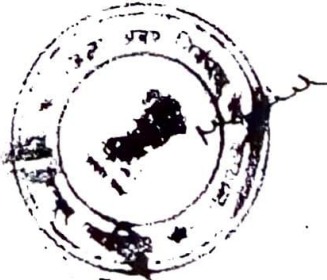
INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH02056751368605N
 Certificate Issued Date : 02-Dec-2015 01:41 PM
 Account Reference : SHCIL (FI) jhshcil01/ BISTUPUR/ JH-ES
 Unique Doc. Reference : SUBIN-JHJHSHCIL0102623926465236N
 Purchased by : PUNEET GUPTA
 Description of Document : Article 23 Conveyance
 Property Description : SALE DEED
 Consideration Price (Rs.) : 13,51,000
 (Thirteen Lakh Fifty One Thousand only)
 First Party : KRISHNA KANT KAMAL
 Second Party : PUNEET GUPTA
 Stamp Duty Paid By : PUNEET GUPTA
 Stamp Duty Amount(Rs.) : 54,100
 (Fifty Four Thousand One Hundred only)



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



(Signature)
13/1/16

0004361901

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.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.

Sale value Rs. 13,51,000/- P.S. Mango

Stamp No. SA1000/162
13/1/16

146
13/1/16



ATTESTED

MAHENDRA KUMAR
ADVOCATE

SALE DEED

THIS SALE DEED IS MADE ON THIS THE 13 TH DAY OF 13/1/16
JANUARY, 2016, AT JAMSHEDPUR; BY:-

MR. KRISHNA KANT KAMAL, Son of Late Ram Sevak Sahi, by Caste Bhumihar, by faith Hindu, by nationality Indian, by Occupation Service, resident of H.I.G, A/16, Madhav Bag, Mango, within the P.S:- Mango, Town:- Jamshedpur, District East Singhbhum, Hereinafter called and referred to as the VENDOR /SELLER [the term Vendor shall unless excluded by or repugnant to the subject or to context mean or meaning thereof deemed to be aforesaid Vendor and include his legal heirs successors, executors, legal representatives and assigns] of ONE PART; [Pan No ALPPK8020L]

IN FAVOUR OF

[1] MR. PUNEET GUPTA, Son of Sri Brij Mohan Gupta & [2] SMT. POOJA GUPTA, Wife of Mr. Puneet Gupta, both are by caste Agarwal, by faith Hindu, by nationality Indian, both are by occupation Business, resident of 24, New Baradwari, Flat No 1/1, Sakchi, P.S: Sitaramdera, Town:- Jamshedpur, District :- East Singhbhum, Hereinafter called and referred to as the VENDEE's / PURCHASER's [the term Vendee's shall unless excluded by or

Handwritten notes: AC 101-40530-20, Ltr- 2=50, P-0-91, @CHC-405-30

Handwritten signature and date: 13/1/16

Prishme Kant Kord

(Signature)

31/1/16

// 2 //

repugnant to the subject or to context mean or meaning thereof deemed to be aforesaid Vendee's and include their legal heirs successors, executors, legal representatives and assigns]of the OTHER PART.[Pan No 1:- AINPG1960C & No2:- AUBPP4566B]

NATURE OF DEED : **SALE DEED**

CONSIDERATION MONEY : Rs. 13,51,000/-[Rupees Thirteen Lakhs Fifty One Thousand] only

Government Value of the said property is Rs 11,01,660=00

WITNESSES AS FOLLOWS :-

WHEREAS, the land mentioned in Present New Khata No 484, in Mouza :- Pardih, Mango, Thana No 1641, Ward No 9, with portion of Plot No 369 with an area of 126 Decimals or 00.50.50 Hectare is the absolute recorded property of Lakhi Narayan Singh and Purna Chandra Singh in the present survey Khatiyan finally published in the year 1979 and they both executed a Registered General power of attorney No IV-729 dated 25/08/2004, in favour of Shri Rameshwar Prasad Verma , Son of Late Raghunandan Prasad Verma, of RoadNo 15, Mahabir Colony, NH-33, Jawaharnagar, P.S; Mango, Town Jamshedpur, District East Singhbhum, who sold the land area of 2700 Sq. ft or 36 ft X 75 ft or 0-03-15 [Three Kathas and Fifteen Dhurs]. of New Khata No 484, in Mouza :- Pardih, Mango, Thana No 1641, Ward No 9, with portion of Plot No 369 to one Mrs. Madhu Mishra, Wife of Sanjay Kumar Mishra, resident of 25,E-Road, Northern Town , Bistupur, Jamshedpur by virtue of Registered Sale Deed No 5624[sl No. 6394] dated 10/09/2005, registered at District Sub-Registry office at Jamshedpur in Book No I, vol. No 174, pages 189 to 212 , completion on 10/09/2005 and since purchase, the said Mrs. Madhu Mishra has been in peaceful physical possession over the same and who sold schdeule below

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Land area to the present Vendor by virtue of Registered Sale Deed No 6445[Sl. No 7710] dated 13/08/2010, registered before the District Sub-Registry office at Jamshedpur, recorded in Book No I, Vol No 236, Pages No 181 to 198 and after the said purchase, the said land as mentioned in the Schedule below has duly mutated before the concerned authority under the Mutation case No 2055 datd 2010-11 order dated 21/02/2011 by C.O. Jamshedpur and since the said mutation the present Vendor is paying the ground rent of the same land to the Superior land, the State of Jharkhand through by C.O. Jamshedpur and has been in peaceful physical possession over the same without any interruption from any corner.

AND WHEREAS, the present Vendor has agreed to sell the said land area as mentioned in the Schedule below to the present Vendee by executing this sale deed on the payment of aforesaid value of Rs. 13,51,000/-[Rupees Thirteen Lakhs Fifty One Thousand] only, on the under written terms and conditions :-

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS

1. That in the aforesaid Consideration money of Rs. 13,51,000/-[Rupees Thirteen Lakhs Fifty One Thousand] only, the purchaser has paid the same sale value to the Vendor as full and final sale value towards the purchase of the aforesaid land mentioned in the Schedule below and thereby the receipt of which has hereby admitted and acknowledged as full and final payment in respect of transfer of ownership by sale of the aforesaid landed property by the Vendor and for which the Vendor do hereby absolutely and forever sell, convey, transfer and deliver the all that aforesaid landed property mentioned in the schedule below, TOGETHER WITH ALL the things

Cont'd to page/4

3

Handwritten notes and signatures at the top of the page. The text "Jharkhand" is written vertically. There is a signature in a circle, the date "13/11/16", and the number "11411".

permanently attached thereto or fixed thereon and all the privileges, easements, profits, interest, use, possession, benefits, claim and demands whatsoever at law or otherwise the Vendor to the said land as mentioned and every things attached thereof TO HAVE AND TO HOLD the same unto and to the use and benefit of the Purchaser absolutely and for deliver, subject to the payment of ground rent chargeable to the Government of Jharkhand through C.O. Jamshedpur, in favour of Purchaser by this Deed of transfer of ownership by sale.

2. That the Seller/Vendor has delivered possession of the schedule below landed property to the Purchaser /Vendee and from this day, the purchaser/Vendee will possess and enjoy the same as absolute owner in all possible ways with power to dispose of the same in any manner they like & the Purchaser shall be at liberty to get their names mutated in the records of the C.O., Jamshedpur with respect to the said landed property and shall pay the ground rent for the same in their own names.

3. That from this day all the rights, title interest and claim over the schedule below landed property of the seller will cease to exist and will vest on both the Purchaser & both the Purchaser will become absolute owner thereof from this day.

4. That the landed property thereon hereby conveyed by this deed of sale is free from all encumbrances, charges and liens & free from any kind of attachment whatsoever.

5. That the Vendor hereby declares that he has good and perfect title, claim, interest and possession over the schedule below land which he has not sold, charged, mortgage or transferred the same in any way to any one else prior to this deed and any kind of dispute raised subsequently, which shall be the liabilities of the Vendor and if any loss occurred by the Purchaser, that shall be compensated by the Vendor.

Krishnakant Kumar
13/11/16
11511

6. That the Vendor has agreed to deliver all the relevant copies title document's of the aforesaid land mentioned in the schedule below to the present Purchaser on the execution of Transfer of ownership by Sale Deed.

SCHEDULE

[above referred to]

A piece and parcel of residential plot land recorded under Mouza P. S. ~~Mouza~~ Pardih, Mango, Thana No 1641, Ward No 9, New Khata No 484, with portion of New Plot No 369 with land area measuring 30 ft X 75 ft i.e, 2250 Sq. ft or 5.16 Decimals, Pargana Dhalbhum, within the District Sub-Registry office at Jamshedpur, District East Singhbhum, which is bounded as under :-

- North :- Portion of Plot No 369
- South :- Jaher Asthan
- East :- Khagen Mahato
- West :- Rasta

13/11/16
11511

The land is vacant land and situated on the branch road.

MODE OF PAYMENT

Cheque /DD/ cash	Dated	Amount [Rs]	Bank
080915	25/07/2015	2,00,000/-	ICICI Bank, Sakchi
Cash	25/07/2015	51,000/-	-----
002956	14/10/2015	3,00,000/-	ICICI Bank, Sakchi
001920	12/12/2015	1,50,000/-	ICICI Bank, Sakchi
332179	05/01/2016	6,50,000/-	STATE BANK OF INDIA

IN WITNESS WHERE OF the Vendor is executing this sale deed on this the date above written.

Read over and explained the contents of this deed to the Vendor in Hindi Language who admits the same to be true and correct.

13/11/16
5
cont'd to page/6

11611

Krishna Kant Kumar

(Signature)
13/1/16

Witnesses

- 1. R. K. Chaudhary 13/1/16
- 2. Rajendra Kumar

Drafted by *(Signature)*
13/1/16

Advocate, Jamshedpur civil Court.

NAME, SIGNATURE, LEFT HAND FIVE FINGER IMPRESSION OF PURCHASER'S

ATTESTED BY

(Signature)
13/1/16

MAHENDRA KUMAR
ADVOC.



MR. PUNEET GUPTA

Signature of the Purchaser No 1 *(Signature)* 13/1/16
Who put his left hand five finger impression in my presence.

ATTESTED BY

(Signature)
13/1/16

MAHENDRA KUMAR
ADVOC.



SMT. POOJA GUPTA

Signature of the Purchaser No 2 *(Signature)* 13/1/16
Who put her left hand five finger impression in my presence.

(Signature)
13/1/16
Advocate

6

7



Mouza: Pardih

Ward No 9

Thana No 1641

Thana Mango

Khata No 484 [New]

Plot No :- 369 [New] [portion]

Area :- 5.16 Decimals or 2250 Sq. ft

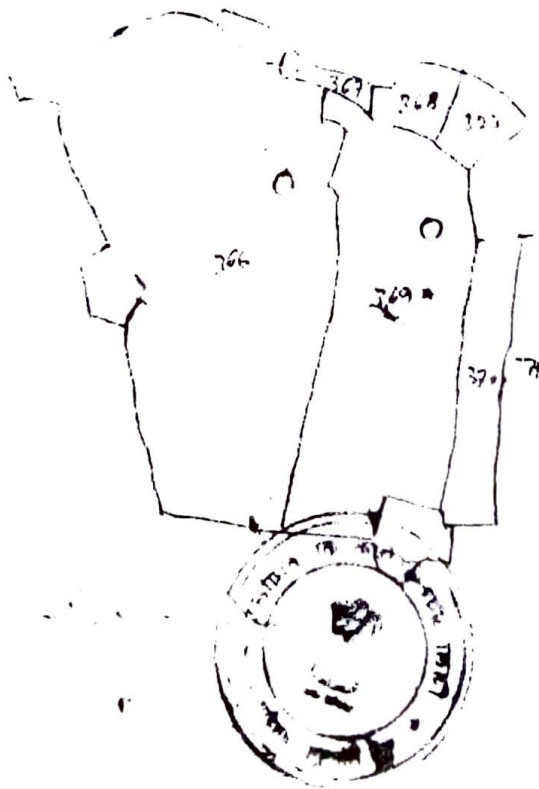
Land Marked on

Bounded By :- North :- Portion of Plot No 369

South :- Jaher Asthan ;

East :- Khagen Mahato

West :- Rasta











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7

निबंधन विभाग, झारखंड
जमशेदपुर

(51)

Token No.9 Token Date: 13/01/2016 11:58:26
Serial/Deed No./Year :162/146/2016
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Krishna Kant Kamal Father/Husband Name:Late Ram Sevak Sahi (VENDOR) H.I.G. A/16. Madhav Bag, Mango, P.S- Mango, Jsr		
2	Puneet Gupta Father/Husband Name:Brij Mohan Gupta (VENDEE) 24. New Baradwari, Flat No. 1/1, Sakchi, P.S- Sitaramdera, Jsr		
3	Pooja Gupta Father/Husband Name:W/O Puneet Gupta (VENDEE) 24. New Baradwari, Flat No. 1/1, Sakchi, P.S- Sitaramdera, Jsr		
4	Randhir Choudhary Father/Husband Name:Satya Narayan Choudhary (Identifier) 80 D.Mango Bazar, Mango, Jsr		
5	Randhir Choudhary Father/Husband Name:Satya Narayan Choudhary (Witness1) 80 D.Mango Bazar, Mango, Jsr	x	x
6	Rajesh Kumar Father/Husband Name:B.N. Sahu (Witness2) Pushpanjali Complex Dimna, Mango, Jsr	x	x

Book No. 1
Volume 19
Page 599 To 702
Deed No 162/146
Year 2016
Date 13/01/2016 12:51:35

Registering Officer

Signature of Operator

(51)

निबंधन विभाग, झारखंड
जमशेदपुर
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

(50)

Token No 9

Token Date/Time: 13/01/2016 11:58:26

Document Type	Sale Deed	Presenter	Krishna Kant Kamal
Presenter Name & Address	H.I.G, A/16, Madhav Bag, Mango, P.S- Mango, Jsr	Date of Entry	13/01/2016
Stampable Doc. Value	1351000	DOE	Total Pages 104
Document/Transaction Value	1351000	Stamp Value 54100	Book 1
Special Type:		Serial No 0	CNO/PNO Not Req..
Remarks / Other Details		Old Serial No /	
Property Details:		App. ID	e-Stamp Cert No IN- JH02056751368605N

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No.	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No	Category	Area	Min. Value
JAMSHEDPUR	1641	9	PARDIH	484 New	369 (P)		Portion Of Plot No. 369	Jaher Asthan	Khagen Mahalo	Rasta		U_RES	5.16 Decimal	1101660

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
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Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	UID	Mobile	Pres. Address	Perm. Address
1	VENDOR	Krishna Kant Kamal	Late Ram Sevak Sahi	Service		भुमीहार	Male	ALPPK8020L			H.I.G, A/16, Madhav Bag, Mango, P.S- Mango, Jsr	Do
2	VENDEE	Puneet Gupta	Brij Mohan Gupta	Business		अग्रवाल	Male	AINPG1960C			24, New Baradwari, Flat No. 1/1, Sakchi, P.S- Sitaramdera, Jsr	Do
3	VENDEE	Pooja Gupta	W/O Puneet Gupta	Business		अग्रवाल	Female	AUBPP4566B			24, New Baradwari, Flat No. 1/1, Sakchi, P.S- Sitaramdera, Jsr	Do
4	Identifier	Randhir Choudhary	Satya Narayan Choudhary	Business			Male				80 D.Mango Bazar, Mango, Jsr	Do
5	Witness1	Randhir Choudhary	Satya Narayan Choudhary	Business			Male				80 D.Mango Bazar, Mango, Jsr	Do
6	Witness2	Rajesh Kumar	B.N. Sahu	Business			Male				Pushpanjali Complex Dimna, Mango, Jsr	Do

Fee Details:

SN	Description	Amount	CHC	Net Amount
1	A1	40,530.00	405.30	40,935.30
2	SP	1,560.00	0.00	1,560.00
3	LL	2.50	0.00	2.50
4	PR	0.94	0.00	0.94
Total		42,093.44	405.30	42,498.74

(Signature)

उपर्युक्त पविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

दस्तावेज लेखक का हस्ताक्षर

प्रस्तुतकर्ता का हस्ताक्षर

निबंधन पूर्व सारांश में इप्स फार्म के अनुरूप डाटा इंट्री की गई है।

डाटा इंट्री ऑपरेटर का हस्ताक्षर

उपर्युक्त

के.के. कमल

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

स्वीकार किया

जिसकी

पहचान

निवासी

रणबीर चौधरी
मन्गो

पिता

सत्यनारायण चौधरी
पेशा व्यवसाय

ने की।

निबंधन पदाधिकारी का हस्ताक्षर

(50)

Issue Token 11:58:21 AM

419

Presenter/Executant's Name Krishna Kant Kamal
Token For Registry
Counter No. 1
Online Application ID (If Any) [Verify On-line Payment](#)
e-Stamp Certificate No. (If Any) IN-JH02056751368605N ; [Verify](#)

Issue Token

IN-JH02056751368605N

Stamp Details For Verification. Please click Issue after verification

CertificateNo IN-JH02056751368605N

CertificateIssuedDate 02-Dec-2015 01:41 PM

AccountReference SHCIL (FI)/jhshcil01/ BISTUPUR/ JH-ES

UniqueDocReference: SUBIN-JHJHSHCIL0102623926465236N

Purchasedby: PUNEET GUPTA

DescriptionofDocument: Article 23 Conveyance

PropertyDescription: SALE DEED

ConsiderationPnceRs: 13,51,000


FirstParty: KRISHNA KANT KAMAL

SecondParty: PUNEET GUPTA

StampDutyPaidBy: PUNEET GUPTA

StampDutyAmountRs: 54,100

Maximum Token Issue Time : 2 PM



40