

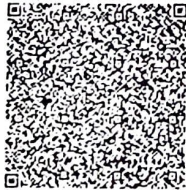


सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No. : IN-JH20942532773005R
 Certificate Issued Date : 03-Sep-2019 10:38 AM
 Account Reference : SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
 Unique Doc. Reference : SUBIN-JHJHSHCIL0128850123939119R
 Purchased by : RUMA DEVI
 Description of Document : Article 23 Conveyance
 Property Description : SALE DEED
 Consideration Price (Rs.) : 21,75,000
 (Twenty One Lakh Seventy Five Thousand only)
 First Party : NA
 Second Party : RUMA DEVI
 Stamp Duty Paid By : RUMA DEVI
 Stamp Duty Amount(Rs.) : 10
 (Ten only)



-----Please write or type below this line-----

2019/72234/SR/4005/BK1/3677

2019/72234
03.09.19



Roghendra Singh
31/9/19

SR 0003536263



Statutory Alert:

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3. In case of any discrepancy please inform the Competent Authority.

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दिनांक 19/6/17 के कठमरुट
है।



Anand Kumar Dasgupta
Advocate

Raghunath gope
3/9/19

यू खाता न- 294, न्यू फ्लॉर न-
3468 दूय प्रतिबंधित सभी बैंक
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3/9/19

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SALE DEED

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[Signature]
3/9/19

रत्नवती नाया

THIS DEED OF SALE IS MADE ON THIS THE 31st DAY OF
'AUGUST' 2019 AT JAMSHEDPUR; B.Y

SHATRUGHAN GOUR, (PAN - ADSPG5406F and UID No.4132 7507
0773), son of Late Budhu Gour, by faith Hindu, by Caste Gour (Gowala), by
occupation Cultivation, by Nationality Indian, resident of Gour Basti, Post
Office Road, Near Radha Krishna Mandir, Mango, P.O. & P.S. Mango,
town Jamshedpur, District Singhbhum East, State of Jharkhand, Pin -
831012, represented through his duly constituted and lawful Attorney S-R
RAGHUNATH GOPE, (PAN - AEUPG5054J and UID No.9413 1562
7160), son of Sri Shatrughan Gour, by faith Hindu, by Caste Gour
(Gowala), by occupation Business, by Nationality Indian, resident of Gour
Basti, Post Office Road, Near Radha Krishna Mandir, Mango, P.O. & P.S.
Mango, town Jamshedpur, District Singhbhum East, State of Jharkhand,
Pin - 831012, bearing Document No.2019/JSR/3760/BK4/295, in Book
No.BK4, Volume No.40, from Page No.259 to 328, dated 20.08.2019,



Raghunath gope

3/9/19



Ropal Kumar Singh
Advocate

रघुनाथ गोप पिता शत्रुघन गौड़
 मानगी थाना-मानगी
 3/9/2019
 जमशदपुर



3/9/2019
 3/9/2019

Raghunath gope
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registered at District Sub-Registry Office, Jamshedpur hereinafter called the **SELLER** (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**;

IN FAVOUR OF

SMT. RUMA DEVI, (PAN – FAEPD8496N and UID No.6653 1264 6812), wife of Shri Pramod Kumar, by faith Hindu, by Caste Swarnkar (So nar), by occupation Housewife, Nationality Indian, resident of 6/1, Vastu Vihar, Baikunth Nagar, Post Office Road, Mango, P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin – 831012, hereinafter called the **PURCHASER (which expression shall unless, excluded by or repugnant to the context, mean and include her legal heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **OTHER PART**.**

NATURE OF THE DEED:

DEED OF SALE

CONSIDERATION AMOUNT: Rs.21,75,000/- (Rupees Twenty one lakhs seventy five thousand) only.

WHEREAS, the Khatiyā of the last Survey Settlement Operation, records of which was finally published in the year, 1979, the entire landed property under Khata No.294 of Mouza Mango, P.S. Mango, Thana No.1642, Ward No.10, MNAC, Jamshedpur, has been recorded in the joint names of Benu Gour, Budhu Gour & others;

AND WHEREAS, in the dakhāl column of the said Khatiyā, the Plot No.3468 under Khata No.294 of Mouza Mango, P.S. Mango, Thana No.1642, Ward No.10, MNAC, Jamshedpur, along with other land, has been entered and recorded in the

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name of Budhu Gour and he had been in peaceful possession over his share of properties without any interruption from any corner or co-sharers, till his death;

AND WHEREAS, aforesaid recorded tenant Budhu Gour, died intestate leaving behind his three sons namely i) Shri Shatrughan Gour (the Seller above referred) ii) Shri Khatia Gour and iii) Dumeshan Gour, being his surviving legal heirs and successors with respect his aforesaid properties;

AND WHEREAS, later on aforesaid legal heirs of Late Budhu Gour, namely i) Shri Shatrughan Gour (the Seller above referred), ii) Shri Khatia Gour and iii) Dumeshan Gour, in order to further ensure their right, title and interest over the said inherited property, measuring an area 1.36.50 Hectares i.e. 3.12 Acres, situated in Mouza Mango, P.S. Mango, Thana No.1642, Ward No.10, MNAC, Jamshedpur, has mutated the same in their joint names, on the basis of Succession, vide Mutation Case No.50/XV/M.N.A.C./ 87-88, Order dated 30.08.87, from the office of the Superior Landlord, The State, through the C.O., Jamshedpur and since they are paying rent for the same and obtained rent receipt in their joint names, entered in Volume No.5, Page No. 188;

AND WHEREAS, be it mentioned that aforesaid Dumeshan Gour was a patient of acute Leprosy and he had no source of income and therefore he was completely under the care and control of his aforesaid two brothers i.e. Satrugan Gour and Kathia Gour, till his death and during his lifetime, said Dumeshan Gour orally relinquished and disowned all his right, title, interest and possession in respect of the aforesaid land in favour of the Seller Satrugan Gour and Kathia Gour, being his brothers;

AND WHEREAS, said Dumeshan Gour was a bachelor had expired on 10.04.2005, leaving behind his two brothers namely Satrugan Gour, the Seller above referred and Kathia Gour;

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AND WHEREAS, later on, the above named Seller Shatrughan Gour and his said brother Shri Kathia Gour, amicably partitioned the said property, measuring an area 19,254 Sq.ft. or 44.16 Decimals, being in New Plot No.3468, recorded under New Khata No.294, situated in Mouza MANGO, P.S. Mango, Thana No.1642, Survey Ward No.10, MNAC, Town Jamshedpur, District Sub-Registry Office at Jamshedpur, District East Singhbhum, State of Jharkhand, by metes and bounds demarcating the shares of each, by the execution of a Memorandum of Partition, on dated 21.08.2018 and by virtue of the said partition, the Schedule below land along with other lands fell to the exclusive share of the Seller Shatrughan Gour and since then the Seller has been in peaceful physical possession and occupation over his share of properties, without any let, hindrance or disturbances from any corner or co-sharers and is the sole, absolute, lawful and bonafide owner thereof by exercising all acts of ownership thereto;

AND WHEREAS, the Seller, being in urgent need of money, voluntarily expressed his intent of selling the Schedule below property and having come to know the intention of the Seller, the Purchaser hereof has approached to him and after inspected the land at site, all title documents and relevant papers etc. and having fully satisfied to her proposed and offered to purchase the same on a consideration amount of Rs.21,75,000/- (Rupees Twenty one lakhs seventy five thousand) only;

AND WHEREAS, on the aforesaid approach made by the Purchaser, the Seller has agreed to sell his said property more fully described in the Schedule below, by this Sale Deed, on a total consideration amount of Rs.21,75,000/- (Rupees Twenty one lakhs seventy five thousand) only;

NOW THIS DEED OF SALE WITNESSETH:

- 1) THAT, in pursuance of the above and in consideration of the aforesaid sum of Rs.21,75,000/- (Rupees Twenty one lakhs seventy five thousand) only,

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paid by the purchaser to the seller, details given in Mode of Payment, herein below mentioned, the receipt of which sum the seller does hereby admits and acknowledge as full, final and highest consideration amount of the schedule below land and does hereby sell, convey, transfer and deliver the same, together with all its right, title, interest and possession, privileges and advantages the seller here before enjoyed over the scheduled property UNTO AND TO THE USE of the purchaser, absolutely and forever.

- 2) THAT, from today, the seller has also delivered the physical possession of the schedule below property in favour of the purchaser and the purchaser from this day shall possess and enjoy the schedule below land as its absolute owner in every possible manner with power to dispose of the same in any manner she likes, without any let or hindrance of the seller, his heirs or any other person/s claiming through him.
- 3) THAT, the schedule below property hereby sold and transferred in favour of the purchaser, is free from all encumbrances, liens or charges and prior to this transfer the seller has not sold or otherwise alienated the same or part thereof to any other person(s) and if for any defect of title or possession of the seller over the schedule below land the purchaser suffers any loss due to dispossession from the same or part thereof then the seller shall remain liable to compensate all such losses sustained to the purchaser.
- 4) THAT, henceforth the purchaser shall be at liberty to mutate her name in the Office of the landlord, the State, through the C.O., Mango, in respect of the scheduled property and shall pay the rent for the same in her own name.
- 5) THAT, the Purchaser shall also be at liberty to have or get her name registered in the Office of Mango Notified Area Committee and accordingly shall pay the Municipal/ Holding and/or charges/ taxes for the same, in her own name.

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- 6) THAT, the seller hereby also assures the purchaser that he shall, at the cost of the person (s) requiring the same, execute any other document(s), if so required, in respect of the scheduled property to further ensure the right, title and interest of the purchaser over the same.
- 7) THAT the seller has handed over all relevant documents in respect of the schedule below property to the purchaser.

SCHEDULE

(Description of the property hereby sold)

ALL THAT piece and parcel of homestead land, measuring an area **1059 Sq.ft. or 2.42 Decimals**, more or less, being in Portion of New Plot No.3468, under New Khata No.294 of **Mouza MANGO**, P.S. Mango, Thana No.1642, Survey Ward No.10, MNAC, Town Jamshedpur, District Sub-Registry Office at Jamshedpur, District East Singhbhum, Pargana Dhalbhum, State of Jharkhand, having **Mango Nagar Nigam Holding No.0100001363000M0**;

which is bounded as follows: -

NORTH: 12'ft. wide Road;
SOUTH: Other's Plot;
EAST : Seller's Nij;
WEST : 14'ft. wide Road,

Annual rent payable to the Landlord, the State of Jharkhand, through the C.O., Jamshedpur.

The land aforementioned is shown in RED COLOUR in the map enclosed herewith, which will be treated as a part of this Sale Deed

The schedule above property is situated at other road.

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Mode of Payment

The Purchaser has paid the total consideration amount of Rs.21,75,000/- only to the Sellers, in the following manner :-

<u>Date</u>	<u>Mode</u>	<u>Amount (in Rs.)</u>
28.08.2019	Vide Banker's Cheque No.341700 of SBI, Jsr.	9,20,000/-
28.08.2019	Vide Banker's Cheque No.319274 of Punjab & Sindh Bank, Bistupur, Jsr.	12,55,000/-

Total : 21,75,000/- only.

IN WITNESS WHEREOF, the Seller has hereunto signed at Jamshedpur, on this Deed of Sale, through his Attorney, on the day, month and year first above mentioned.

Read over and explained the contents of this Deed to the Executant and he has admitted all the contents to be true and correct.

Advocate

WITNESSES:

1. Pramod. Kumar
S/o S. N. Prasad.
6/1, VASTU. Vihar. Post-office. Road.
Mangru. Jsr

2. Shubmathi Jabe
S/O KATHIABOUR
GOUR BASTI MANSO
P. R Road
J-S.R

Printed by:

B. Sarker
Jsr. Court.

Drafted by:

Advocate

Rajhansh Gope
3/9/19



Ruma Devi



Rajhansh Gope
Advocate

(SMT. RUMA DEVI)

(PURCHASER)

Signature of Purchaser with
Photograph and fingerprints.

Certified that the fingerprints of the left hand of each person, whose photograph is
affixed in the document, have been obtained by me or before me.

Advocate
3-9-19

