

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-JH23085858965015R

08-Nov-2019 11:55 AM

NONACC (SV)/ jh9003504/ JAMSHEDPUR/ JH-ES

SUBIN-JHJH900350432519554800923R

SHRIKANTI DEVI

Article 23 Conveyance

: Sale Deed

: 27.00.000

(Twenty Seven Lakh only)

: SHYAM KUMAR MAHESHWARI And ANOTHER

SHRIKANTI DEVI

SHRIKANTI DEVI

: 10

(Ten only)



Please write or type below this line

2019 JSR 4981BK114562

2019 JSR 4981BK114562

2019 JSR 0003514201



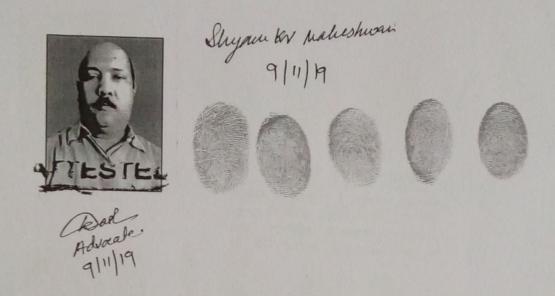
- 1. The authenticity of this Stamp Certificate should be verified at "www shoilestamp.com". Any discrepancy in the details on this Certificate and as
- 2. The onus of checking the legitimacy is on the users of the certificate
- 3. In case of any discrapancy please inform the Competent Authority.

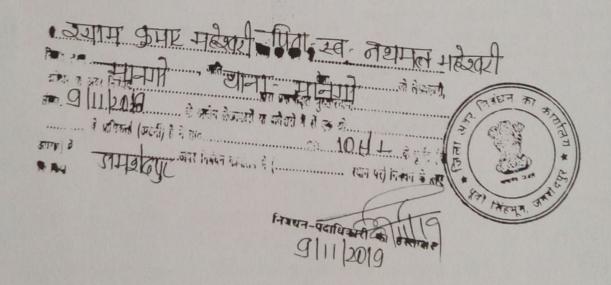
or RAM SOUT 36 OF WILL MEN 3887 4/201/m/ May 2 as 29/1/2 VAI W/4/2 1/6/2 er 500 14017 19/6/17 की कारतार द्वार दे जिला अवर निकल्यक मध्यितं सत्ती ज व लेख्याती / जाति के विकित्त की जेटानागपुर कालाकारी अधिनयन नियम 21 के राष्ट्रीय ग्रह्मा: चारतीय स्टाब्य-अधिनिया हाय ऐप्रट),1899 न्यूनतब मूर्त्यकर्न सूची सेह 70 Q. m. स्टाम-स्वित (ता रदाप-गुल्क SALE DEED Value ₹27,00,000/-

THIS DEED OF SALE IS MADE ON THIS THE 91h DAY OF NOVEMBER 2019, AT JAMSHEDPUR BY:-

- 1. SHYAM KUMAR MAHESHWARI, (PAN. ABIPM6469L, Aadhaar No. 5229 7026 9995), &
- 2. ASHOK KUMAR MAHESHWARI, (PAN. AESPM1103Q, Aadhaar No. 7699 58780620), both Sons of Late Nathmal Maheshwari, both by Faith Hindu, by Caste Bania, by Nationality Indian, by Occupation Business, resident of

9/11/19 2/11/19





Shyanu Kr naheshwar 9/11/19

Asmor Kumar Maheshwari

hereinafter called the VENDORS (which expression unless Jamshedpur, District East Singhbhum, Jharkhand,, heirs, successors, representatives, nominees and assigns) of the ONE PART. repugnant to the context, shall mean and include their legal Parash Nagar, Mango, P.O. and P.S.

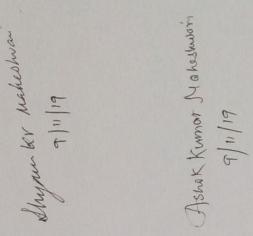
IN FAVOUR OF

administrators, nominees & assigns) of the OTHER PART. include his legal heirs, successors, executors, representatives Jharkhand, hereinafter called the PURCHESER (which expression unless repugnant to the context shall mean and of House No. 94, New Ulidih, Tank Road, Mango, P.O. & P.S. Kalwar, by occupation Housewife, by Nationality Indian, resident 9058) Wife of Vijay Kumar Prasad, by faith Hindu, by Caste SHRIKANTI DEVI, (PAN. BGMPD3248L, Aadhaar No. 9621 7694 Town Jamshedpur, District East Singhbhum,

NATURE OF DEED : SALE DEED CONSIDERATION AMOUNT : ₹27,00,000/-

WITNESSETH AS FOLLOWS;-

having portion thereon being Plot No. 3887 recorded under Khata No. inches, Southern side 26 Ft 3 inches, Eastern Side: 54 Ft. 6 Decimals approx, inside measurement Northern side 26 Ft., 3" homestead land measuring area 2 (Two) Kathas peaceful possession of all that a piece and parcel of raiyati WHEREAS the VENDORS are the absolute and lawful owners in situated built-up area measuring 500 Sq. Ft. standing over a and Western side: 55 Ft. or including a Pucca house at Mouza Mango, Survey Thana No. 1642 i.e. 3.30



Ward No. 10 MNAC, being H. No. 22 (New Holding No. 0010000042000A1), Baleshwar Singh Path, P.S. Mango, Town Jamshedpur, District Singhbhum East, morefully described in the schedule below;

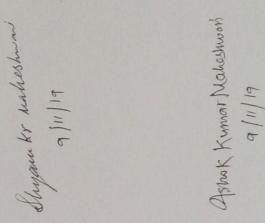
AND WHEREAS the VENDORS had acquired the aforesaid property by means of a registered Sale Deed being Deed No. 1570/1177 dated 13.03.2014, registered at District Sub Registration Office at Jamshedpur, morefully described in the schedule below from its previous owner namely Smt. Renu Debi;

AND WHEREAS the VENDORS after purchase of the aforesaid property morefully described in the schedule got the same mutated in their names vide Mutation Case No. 1707/2015-16 in the office of the C. O. Jamshedpur and are in peaceful possession of the same on payment of rent thereof to the State;

AND WHEREAS since the date of purchase of the aforesaid property morefully described in the schedule below the VENDORS have been in peaceful possession of the same without any interruption from anybody by exercising all act of ownership over the same;

AND WHEREAS being in urgent need of money, to acquire some other property the VENDORS have expressed their desire to sale their aforesaid property morefully described in the schedule below;

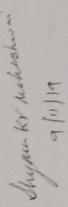
AND WHEREAS after coming to know about the aforesaid desire of the VENDORS the PURCHASER approached the VENDORS for purchase of the aforesaid property morefully described in the schedule below and offered them a sum of ₹27,00,000/-(Rupees Twenty Seven Lakhs) only as consideration thereof;

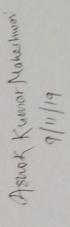


AND WHEREAS on the aforesaid approach made by the PURCHASER the VENDORS have also agreed to sale their aforesaid property morefully described in the schedule below on a total consideration amount of ₹27,00,000/-(Rupees Twenty Seven Lakhs) only.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

- 1. That in pursuant to the aforesaid agreement and in consideration of a sum of ₹27,00,000/-(Rupees Twenty Seven Lakhs) only paid by the PURCHASER, to the VENDORS as stated in detail in the Memo Of Payment of Consideration, the receipt whereof the VENDORS, do hereby admit and acknowledge as full, final and highest consideration amount against sale of the schedule below property and the VENDORS do hereby grant, sale, convey, transfer and assign unto the PURCHASER together with all their right, title, interest, possession, easement and appurtenances thereto in the aforesaid property morefully described in schedule below in favour of the PURCHASER, TO HAVE AND TO HOLD the same, as lawful owner thereof, without any interruption from the VENDORS or any other person or persons claiming through them.
- 2. That the VENDORS have delivered physical possession of the aforesaid property morefully described in the schedule below unto the PURCHASER and henceforth the PURCHASER shall have quiet and peaceful possession over the same as absolute owner thereof without any interference of the VENDORS or any person or persons claiming through them.





- 3. That the VENDORS have completely divested of all their rights, title, interest in the aforesaid property morefully described in the schedule below and henceforth the VENDORS will cease to have any manner of right, title, interest or possession over the aforesaid property morefully described in the schedule below.
- 4. That from today the PURCHASER shall enjoy and possess the aforesaid property morefully described in the schedule below as absolute owner thereof with full power to convey, transfer, alienate the same, or any part thereof to any person or persons.
- 5. That the VENDORS hereby declare that the aforesaid property hereby conveyed morefully described in the schedule below by the VENDORS to the PURCHASER is free from encumbrances or charges of any kind whatsoever.
- 6. That the PURCHASER shall be entitled to get her name mutate with respect to the schedule below property in the record of the concerned authority or authorities and shall be entitle to pay ground rents/malgujari, municipal charges and other charges and shall obtain receipt thereof in her name for which the VENDORS have got no objection.
- 7. That the VENDORS have further agreed to execute and register any further or other deed of assurance or document at the cost of the PURCHASER that may be required to more perfectly confirm the title, ownership and possession of the PURCHASER over the aforesaid property hereby conveyed morefully described in the schedule below.

8. That the VENDORS hereby assure to the PURCHASER that they are the lawful owners of the aforesaid property morefully described in the schedule below and no other person or persons has got any manner of right, title, interest or claim in any manner over the same and they have every right to transfer the same by way of sale and if the PURCHASER sustains any loss due to defect in the title of the VENDORS over the aforesaid property hereby conveyed morefully described in the schedule below in favour of the PURCHASER, then in that event the VENDORS shall compensate the PURCHASER sufficiently for such loss.

SCHEDULE

All that a piece and parcel of raiyati homestead land measuring area 2 (Two) Kathas i.e. 3.30 Decimals approx, inside measurement Northern side 26 Ft., 3" inches, Southern side 26 Ft 3 inches, Eastern Side: 54 Ft. 6 inches, and Western side: 55 Ft. or including a Pucca house having built-up area measuring 500 Sq. Ft. standing over a portion thereon being Plot No. 3887 recorded under Khata No. 36, situated at Mouza Mango, Survey Thana No. 1642 within Ward No. 10 MNAC, being H. No. 22 (New Holding No. 0010000042000A1), Baleshwar Singh Path, P.S. Mango, Town Jamshedpur, District Singhbhum East, and bounded as follows:-

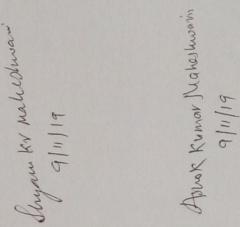
North: Budhu;

South: 12 Ft. wide Road;

East: Satwanty Debi;

West: Nirmal Debi, Wife of Laxmi Mistry;

New H. No. 0010000042000A1



MEMO OF CONSIDERATION

Sl. No.	Cheque No.	Amount	Name of Bank
1.	442387	₹4,50,000/-	
2.	442389	₹50,000/-	All drawn on IDBI Bank, Jamshedpur
3.	442390	₹4,50,000/-	
4.	442391	₹50,000/	
5.	442392	₹2,50,000/-	
6.	442393	₹2,50,000/-	
7.	442394	₹2,50,000/-	
8.	442395	₹2,50,000/-	
9.	442396	₹2,50,000/-	
10.	442397	₹2,50,000/-	
11.	442398	₹2,00,000/-	
	Total	₹27,00,000/-	

IN WITNESS WHEREOF the above named Vendors hereunto set their hands today at Jamshedpur, on this the day, month and year first above written.

Read over and explained the contents of this Deed to the executants, who admitted it to be true and correct.

Advocate

Shyru kr Melekuran 911/19 Arwk Kumar Mahashwari 9111/19

Witnesses:1. Rohid Maheshweni, 8/0 Shyun Kr. Maheshwani
R/O, Paras Nagar, Post office Load, Margo, Tamshedgur - 12.

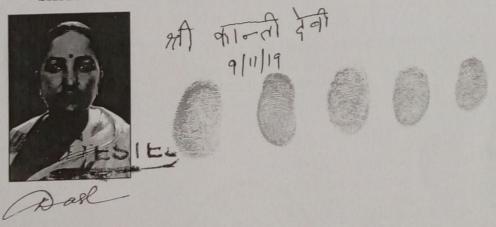
2. BATTHATH KUMAR, S/O VIJAY KUMAR PRUSEL

R/O - H-ND-94, NEW ULT DIH, TANK ROPD MAHGO, JAMShEDAR.

12

NAME OF PURCHASER

SHRIKANTI DEVI



Certificate: - The left hand five fingers impressions of all the persons whose photographs are attached herein in this Sale Deed are obtained in my presence.

Typed out by: -

D.L. Paul

Advocate

(RAJESH DASH)

Enr. No. 1817/1993



I, Shrikanti Devi, Wife of Vijay Kumar Prasad, by faith Hindu, by Caste Kalwar, by occupation Housewife, by Nationality Indian, resident of House No. 94, New Ulidih, Tank Road, Mango, P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, Jharkhand, do hereby solemnly affirm and declare as follows:

That I am an Indian citizen by birth.

That I am the sole purchaser of all that a piece and parcel of raiyati homestead land measuring area 2 (Two) Kathas i.e. 3.30 Decimals approx, inside measurement Northern side 26 Ft., 3" inches, Southern side 26 Ft 3 inches, Eastern Side: 54 Ft. 6 inches, and Western side: 55 Ft. or including a Pucca house having built-up area measuring 500 Sq. Ft. standing over a portion thereon being Plot No. 3887 recorded under Khata No. 36, situated at Mouza Mango, Survey Thana No. 1642 within Ward No. 10 MNAC, being H. No. 22 (New Holding No. 0010000042000A1), Baleshwar Singh Path, P.S. Mango, Town Jamshedpur, District

That till date I have not avail the benefit of registration of Sale Deed on rupees one as provided by the Government of Jharkhand vide its circular issued under reference No. 499/Ni dated

19.06.2017 nor will take the said benefit in future.

Solemnly affirmed and by stated deponent before me to is who true by identified Dash, Rajesh Advocate.

Jamshedpur.

Verification

statements The above are true to the best of my knowledge, belief and information and I sign on this the day of November 2019 at Jamshedpur.

श्री भागी देवी

Deponent The Deponent is known to me and has signed in my presence.

Advocate.

Bhola Nath Panda NOTARY District Court JAMSHEDPUR



Pre Registration Docket

Date :- 08-11-2019 04:23 pm

Office Name :- District SRO - Jamshedpur

Token No:- 20190000094708

Appoinment :- 09-Nov-2019 Time:- 10:20

Article	Sale Deed
Pre Registration Date	08-Nov-2019
No. Of Pages	49
Stamp Duty	1
Paid Stamp Duty	0
Total Fees	₹ 1,474.

Property Id: 237249 Valuation No.: 312042 / 2019 :- 2019-2020 User Id: 3093 Date: 08-November-2019 16:01:PM Tahsil: Jamshedpur District : EastSinghbhum State: Jharkhand Village/City : Mango Land Type : Urban Corporation: Mango Nagar Nigam Mango - Other Road Khata Number - 36 Plot Number - 3887 Holding Number - 0010000042000A1 Volume Number - 30 Page Number - 135 Construction Type : PUCCA **Property Rates Residential construction** ₹2970/- Square Feet Valuation Rule: Residential Construction Usage: Non Agri => Residential construction => Residential Construction **Property Details** 3.30 Decimal Land area 1 500 Square Feet Area of Constructed Property 2 No Have Depreciation certificate 3 0 to 10 Years 4 Age Certificate number 5 Calculation Details Total Calculation Sr.No. Description 1. 3.3 x 338624=1117459.2 ₹11,17,459/-Open Land Valuation 1. 500 x 2970=1485000 ₹14,85,000/-Constructed Property Valuation

₹26,02,459/-
₹26,02,500/-

Land measurement, Sub Part and House No.	Property Boundaries East: SATWANTY DEBI, West: NIRMAL DEBI W/O LAXMI MISTRY, South: 12'FT WIDE ROAD, North: BUDHU
Area	Land area: 3.30 Decimal, Area of Constructed Property: 500.00 Square Feet, Have Depreciation certificate: No, Age: 0 to 10 Years, Certificate number:
Other Description of the Property	Pin Code - 831012, Flat Number/Commercial Space Number - H NO 22 BALESHWAR SINGH PATH MANGO JAMSHEDPUR
Government/Market Value	2602459.2
Transaction Amount	2700000

SELLER	-Mr. SHYAM KUMAR MAHESHWARI, Address - PARASHNAGAR MANGO JAMSHEDPUR EAST SINGHBHUM-, Father/Husband Name LATE NATHMAL MAHESHWARI, PAN No ******469L,Permission Case No, Aadhaar No. ********9995			
	-Mr. ASHOK KUMAR MAHESHWARI, Address - PARASHNAGAR MANGO JAMSHEDPUR EAST SINGHBHUM-, Father/Husband Name LATE NATHMAL MAHESHWARI, PAN No ********103Q,Permission Case No, Aadhaar No. ***********************************			
PURCHASER	-Mrs. SHRIKANTI DEVI, Address - H NO 94 NEW ULIDIH TANK ROAD MANGO JAMSHEDPUR EAST SINGHBHUM-, Father/Husband Name VIJAY KUMAR PRASAD, PAN No *********248L,Permission Case No, Aadhaar No. **********9058			

Witness Information	Mr. BAIJNATH KUMAR, Address - H NO 94 NEW ULIDIH TANK ROAD MANGO JAMSHEDPUR EAST SINGHBHUM-,
	Father/Husband Name-VIJAY KUMAR PRASAD

Identifier Details	Mr. ROHIT MAHESHWARI , Address - PARASHNAGAR MANGO JAMSHEDPUR EAST SINGHBHUM-, Father/Husband Name-
	SHYAM KUMAR MAHESHWARI

Property Id: 2372		
Fee Rule:Sale D	eed	
1	Stamp Duty	1,08,000

1	SP	1,470
全体 经过度的	Total	1,470

Fee Ru	ty ld:237249 ule:Sale Dec	ed	
	1	PR	1
	2	LL	3
	3	A1	81,000
	DATE OF THE PARTY	Total	81,004

Sr.No. Exemption Detail Amount

Female Exemption

Stamp Duty

107999

A1 2

81000

All the entries made, have been verified by me and are found same as the entries of the document presented.

Disclaimer: I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for Shypur by mehishmand Asho K Kulwar Maheshwari registration after seeing the alert.

Deed Writer / Advocate

Vendee / Claimant

भी मान्से देवी

Vendor / Executant

Date:-09-Nov-2019

Document Registration Summary 1

。Government/Market Value: ₹2602500/-

• Transaction Amount: ₹2700000 /-

• Paid Stamp Duty: ₹10 /-

On Date 09-11-2019 Presented at District SRO -

Jamshedpur

Signature of Presenter

Anyone Kr Mahishwan

District SRO - Jamshedpur

Receipt: 233801

Receipt Date: 09-11-2019

Presenter Name: -

Stamp Duty

₹1

₹1470 SP

₹3 LL ₹10

₹1484 Total

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Paymen
Stamp Duty	1	10	-9	E- STAMP	SHRIKANTI DEVI	Certificate Number : IN- JH23085858965015R	10
PR	1	1	0	GRAS	ShyamKumarMaheshwari	GRN Number: 1902801120 DEPT Transaction Id: a2e2db2762a676d975e5 Transaction Type:	1
SP	1470	1470	0	GRAS	ShyamKumarMaheshwari	GRN Number: 1902801120 DEPT Transaction Id: a2e2db2762a676d975e5 Transaction Type:	1470
۸1	0	0	0			*/	

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Skill State				

America - Soils Disect Number of Pages - 10

Exemption Fax Rule	Fac Examplion
Egrain Emission	
Fanuis Exemption	\$1000 is

Manager Sporter

Signature of Small Clark

Signature of Enguitains Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

Deed Endorsement

Token No :- 2019000094708

Deed Type	Sale Deed
Number of Pages	98
Fee Details	Stamp Duty :- Rs. 1, PR :- Rs. 1, SP :- Rs. 1470, A1 :- Rs. 0, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.2602459/- ,Transaction Amount :- Rs.2700000/-
	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Mango Location :- Other
	Road, Mango Property Boundaries :- East: SATWANTY DEBI, West: NIRMAL DEBI W/O LAXMI MISTRY,
Property Details	South: 12'FT WIDE ROAD, North: BUDHU Khata Number - 36Plot Number - 3887Holding Number - 0010000042000A1Volume Number
	- 30Page Number - 135 Area Of Land :- 3.30 Decimal 500.00 Square Feet

Sh./Smt.SHYAM KUMAR MAHESHWARI s/o/d/o/w/o LATE NATHMAL MAHESHWARI has presented the document for registration in this office today dated :- 09-Nov-2019 Day :- Saturday Time :- 13:52:08 PM



SHYAM KUMAR MAHESHWARI(Individual)

	Document Type	Document Number		
Party Name		ABIPM6469L		
SHYAM KUMAR MAHESHWARI	PAN/UID	, DI 100		

: NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SHYAM KUMAR MAHESHWARI Address1 - PARASHNAGAR MANGO JAMSHEDPUR EAST SINGHBHUM, Address2 - , , , Jharkhand PAN No.: ABIPM6469L, Permission Case No	Yes	Shyam Kumar Maheshwari Address:-,, Paras Nagar Munsi Mohalla Mango,, JAMSHEDPUR, , Purbi Singhbhum, 831012,, Jharkhand, India		SELLER Age:47			Shypen by Makeshwani

Sr.NO 2	Party Name and Address ASHOK KUMAR MAHESHWARI Address1 - PARASHNAGAR MANGO JAMSHEDPUR EAST SINGHBHUM, Address2 - , , , Jharkhand PAN No.: AESPM1103Q, Permission Case No	Is e-KYC Verified? Yes	e-KYC Details Ashok Kumar Maheshwari Address:- shyam kunj, , parasnagar, Po - Mango, JAMSHEDPUR, , Purbi Singhbhum, 831012, , Jharkhand, India	Power Of Attorney	Party Type SELLER Age:42	Party_Photo	Finger Print	Fruck Kunnor Makeethoonsh
3	SHRIKANTI DEVI Address1 - H NO 94 NEW ULIDIH TANK ROAD MANGO JAMSHEDPUR EAST SINGHBHUM, Address2 - ,,, Jharkhand PAN No.: BGMPD3248L,Permission Case No	Yes	Shrikanti Devi Address:- House No-94,, New Ulidih Tank Road, Mango, jamshedpur, Madnabera,, East Singhbhum, 831012,, Jharkhand, India		PURCHASER Age:52			中一年 中一年

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	ROHIT MAHESHWARI S/o-D/o SHYAM KUMAR MAHESHWARI Address1 - PARASHNAGAR MANGO JAMSHEDPUR EAST SINGHBHUM, Address2 - , , , Jharkhand PAN No.:			"marribus Ash Hecky

Witness:

I/We individually/Collectively recognize the Seller(S) and Buyer(s)

umb Signature

Signature of Operator



Seal and Signature of Registering Officer

STATE OF THE PROPERTY OF STATE OF STATE