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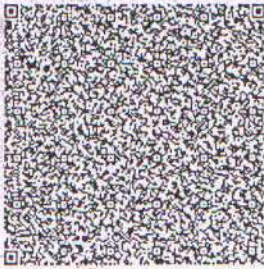


सत्यमेव जयते

## INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No. : IN-JH025892877312650  
 Certificate Issued Date : 27-Apr-2016 05:54 PM  
 Account Reference : SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES  
 Unique Doc. Reference : SUBIN-JHJHSHCIL01033142763672350  
 Purchased by : VIBHA SINGH  
 Description of Document : Article 23 Conveyance  
 Property Description : SALE DEED  
 Consideration Price (Rs.) : 7,75,000  
 (Seven Lakh Seventy Five Thousand only)  
 First Party : SHAFIQR RAHMAN AND OTHER  
 Second Party : VIBHA SINGH  
 Stamp Duty Paid By : VIBHA SINGH  
 Stamp Duty Amount(Rs.) : 27,900  
 (Twenty Seven Thousand Nine Hundred only)



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



*Dileep Thra*  
*S. Rohman*

Vibha Singh

WN 0001991858

#### Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.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 = 7,75,000/- P.S. Mango 181 2  
 2021 Stamp Rs = 27900/-

20  
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 MS/16



Signature MS/16  
 13/5/16 - 12/11/15  
 के माझे नगर /



नए-खाल जखल जाला पच्छोस  
 नए-खाल जखल नौदह की विपण  
 क्या सजाप लखी के देना नही है।

Signature MS/16  
 दस्तावेज जाँचा

न्यूनतम प्रत्याकन सूची से  
 जाँचा एवं सही पाया।



अध्याय 24 के अन्तर्गत प्रस्तावित: भारतीय संविधान के अनुच्छेद 123 के अन्तर्गत  
 अध्याय 24 के अन्तर्गत प्रस्तावित: भारतीय संविधान के अनुच्छेद 123 के अन्तर्गत  
 अध्याय 24 के अन्तर्गत प्रस्तावित: भारतीय संविधान के अनुच्छेद 123 के अन्तर्गत

**जिला अवर निबंधक**

प्रस्तावित दस्तावेज में लेखकर्ता / प्रिंटर  
 जारों के MS/16 अंकित की गई है।  
 जोटनागपुर कार्यालयी बांकीनगर 1908  
 की धारा 49(8) के अन्तर्गत नहीं है।

Signature MS/16  
 21/5/16  
 प्रिंटर के माझे नगर /



Signature MS/16  
 निबंधक-बनाधिकारी

**SALE DEED**

This Sale Deed is made on this the 2nd day of May, 2016, at Jamshedpur.

**BY AND BETWEEN**

1) SHAFIQR RAHMAN, son of Late Sajjad Hussain, By Religion Islam (Muslim), By  
 Caste Ansari, By Nationality Indian, By Occupation Business, Resident of Road No. 13,  
 Jawahar Nagar, P.O. Azadnagar, P.S. Mango, Jamshedpur, District East Singhbhum, and  
 State Jharkhand, & 2) Mr. DILIP JHA, son of Sadabir Jha, By Caste Brahmin, By Faith  
 Hindu, By Nationality Indian, By Occupation Business, Resident of N. H. 33, Baliguma,  
 Mango, Jamshedpur, District East Singhbhum, State Jharkhand, (both are partners in Sai  
 Sangam Homes) and they are the lawful constituted attorneys for: Mr. RANENDRA  
 PRATAP SINGH, & Mr. DHIRENDRA PRATAP SINGH, both sons of Late Narendra  
 Pratap Singh & Late Laxmi Devi, By Faith Hindu, By Caste Rajput (General Caste), By  
 Nationality Indian, Resident of Radhikanagar, Madhav Bhawan, Kharanghajhar, Telco,

Signature MS/16  
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Signature MS/16  
 13/5/16 MS/16  
 के माझे नगर /

Kibha Singh



S. Rahman

Dilip Singh

P.S. Telco, Town Jamshedpur, District East Singhbhum, State Jharkhand, on the strength of registered General Power of Attorney Deed No. IV - 1203, Serial No. 5525, Dt: 23.08.13, (Rectification G.P.A. No. 1003, Dt: 05.11.2015), both, registered at the District Sub Registry Office, Jamshedpur (The Principal/s are alive and living on the day of execution of this Sale Deed). Hereinafter called the "VENDOR/S / SELLER/S" (which expression shall unless excluded by and repugnant to the context must mean and include their legal heirs, successors, legal representatives, administrators, executors, nominees, and assigns) of the ONE PART.

IN FAVOUR OF

Mrs. VIBHA SINGH, wife of Mr. Ajay Kumar Singh, By Faith Hindu, By Nationality Indian, By Occupation Housewife, Resident of Qtr. No. 53/ L6, Road No. 5, Farm Area, Kadma, P.O. & P.S. Kadma, Town Jamshedpur, Pin 831005, District East Singhbhum, and State Jharkhand. Hereinafter called the VENDEE / PURCHASER (which expression shall unless excluded by and / or repugnant to the context must mean and include her legal heirs, successors, executors, legal representatives, administrators, nominees, and assigns) of the OTHER PART. (Pan No. ECMPS3066L)

NATURE OF DEED

SALE DEED

CONSIDERATION AMOUNT

Rs. 7,75,000/- only

WITNESETH AS FOLLOWS:

WHEREAS, the schedule below landed property, along with other properties are recorded in the name of Smt. Laxmi Devi, w/o Narendra Pratap Singh, R/o Baliguma, Jamshedpur, in the Khatian as per the last survey settlement of 1981, but, after the demise of said Smt. Laxmi Devi & her husband namely: Narendra Pratap Singh, the above named Vendors has inherited the properties and their estates being their only legal heirs and successors i.e. their two sons namely: Ranendra Pratap Singh & Dhirendra Pratap Singh,

Vibha Singh

S. Rahman  
Dileep the

and they came in peaceful physical possession over their estates without any interruption from any person or corner, thereby exercising all their right, title, and interest over the same, being its lawful, absolute, and bonafide owner/s.

AND WHEREAS, the Vendor/s being in urgent need of money to meet their financial expenses, they have jointly decided to sell the schedule below property for full, final and highest consideration amount of Rs. 7,75,000/- (Rupees Seven Lacs and Seventy Five Thousand) only, to which the Purchaser agreed and offered to pay the same to the Vendors, hence, to avoid all or any kind of legal disputes, and legal complication, both the parties have decided to enter into this Sale Deed, on the following terms and conditions.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

1. THAT, in pursuance of an agreement and in highest consideration amount of Rs. 7,75,000/- only, paid by the Purchaser to the Vendors, the receipt of which is hereby admitted and acknowledged, as full and final consideration amount against the sale of the schedule below property, and the Vendors does hereby absolutely and forever sell, convey, transfer, and deliver all that schedule below property, in favour of the purchaser by this sale deed TO HAVE AND TO HOLD, the same unto the Purchaser, along with her legal heirs and successors without any interruption from any person/s claiming under them together with all their right, title, and interest of the said property.
2. THAT, the Vendors has delivered peaceful physical possession of the schedule below property 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 by way of sale, gift, mortgage, or any other ways whatsoever in manner she like, and the Purchaser is at liberty to get her name mutated in the records of the State of Jharkhand, through Circle Officer, Jamshedpur, and pay rent, and taxes for the same in her name and obtain receipt thereof.

Kishu Singh



S. Robinson

Dilip Singh

3. THAT, from this day the Vendors shall cease to have any right, title, and interest over the schedule below property, and all the right, title, and interest of the Vendors in the schedule below property will now be completely vested unto the Purchaser. The property hereby conveyed by this sale deed is free from all encumbrances, liens, or charges of any kind whatsoever.

4. THAT, the Vendors hereby declares that they have good and perfect title over the said schedule below property and if for any defect of title or possession of the Vendors in the schedule below property the Purchaser suffers any loss then the Vendors will be liable to compensate the same to the Purchaser or her legal heirs and successors.

5. THAT, the Vendor/s was further bound to execute any other deed of assurance that may be required in favour of the Purchaser to perfect the title of the Purchaser over the said schedule below property. It is also declared by the Vendors that till today i.e. the date of execution of this Sale Deed, if there is any kind of liability or outstanding dues left or charges pending then it must be cleared by the Vendor/s only.

6. THAT, the Vendor/s have delivered copy of all original relevant documents related to the schedule below property to the Purchaser, and after the execution of this Sale Deed, the Vendors does not hold any right, title or interest along with their legal heirs to claim back the schedule below property.

7. THAT, this Sale Deed shall be binding on all concerned including the legal heirs and successors of both the parties, and if any dispute arise in future out of this Sale Deed, then it must be resolved within the jurisdiction of the Courts of Jamshedpur.

Kibha Singh

S. Rahman  
Ajit Jha

MEMO OF CONSIDERATION

Mode of Payment

Amount (Rs.)

By Cheque / Cash

Rs. 7,75,000/-

(Rupees Seven Lacs and Seventy Five Thousand) only

SCHEDULE

All that piece and parcel of raiyati homestead land measuring an area 2000 Sq.ft. i.e. 4.59 Decimals (Colony Sub Plot No 51), being in Portion of Plot No 1453, recorded under New Khata No. 425, Situated in Mouza Baliguma, P.S. M.G.M. (Mango), Thana No. 1150, within Ward No. 10 (M.N.A.C.), under the District Sub Registry Office, Anchal, and Town Jamshedpur, District East-Singhbhum, State Jharkhand. (The above landed property is situated in Branch / Other Road)

<u>Side:</u>	<u>Measurement</u>	<u>Boundary</u>
North :		Colony Sub Plot No. 52,
South :		Colony Sub Plot No. 50,
East :		16'ft wide Road,
West :		Colony Sub Plot No. 48,

The annual rent payable to the State of Jharkhand through Circle Officer, Jamshedpur.

The above landed property is more clearly shown in the sketch map attach herewith which also forms part of this Sale Deed.

In witness whereof the Vendors has hereunto set and subscribed their hands on this sale deed, today at Jamshedpur, on the date aforementioned.

Read and found correct:

Vibha Singh

S. Rahman



S. Robinson

Dilip the

WITNESSES:

1. Asory Kumar Singh

2. *[Handwritten Name]*

Drafted & Printed by: *A. K. Singh*  
Old Court Campus, Jamshedpur.



Certificate:

It is certified that the finger prints of left hand of each persons whose photograph is affixed in the document have been obtained before/by me.

*Vibha Singh*

*[Signature]*  
**AVIJIT MANDAL**  
Enrollment No.-14/2010  
(Advocate Jsr. Court)

राज्य सरकार, आरखण्ड राज्य, रांची

S. Sharma  
D. Singh

अधिसूचना

राज्य संख्या 01/ दिनांक 15/ 15

रांची, दिनांक 15/ 15

भारतीय मुद्रांक अधिनियम, 1899 (अधिनियम 2, 1899) की धारा 9 एवं अनुच्छेद (1) के अधीन प्रदत्त शक्तियों का प्रयोग करते हुए राज्यपाल, आरखण्ड द्वारा महिलाओं महिलाओं द्वारा क्रयित भूमि / संपत्ति के विक्रय बिलेटों पर देय मुद्रांक शुल्क में 10% शुल्क की छूट दी जाती है।

परन्तु यदि क्रयों की संख्या एक से अधिक है तो यह छूट तभी दी जा सकेगी जब सभी क्रय महिलाएँ हों।

(ii) विभागीय अधिसूचना संख्या- 141 दिनांक 31.05.04 एवं अधिसूचना संख्या 14 दिनांक 17.05.15 इस हद तक संशोधित समझी जाए।

(iii) यह प्रावधान अधिसूचना की तिथि से प्रभावी होगा।

आरखण्ड राज्यपाल के आदेश से

ह0/-

(कमल किशोर शर्मा)

सरकार के सचिव

रांची, दिनांक-

ज्ञापक

प्रतिलिपि- अधीक्षक राजकीय मुद्रणालय, आरखण्ड रांची को गजट के अगले अंक में प्रकाशनार्थ प्रेषित।

ह0/-

सरकार के सचिव

ज्ञापक- 1395

रांची, दिनांक- 15/ 15

प्रतिलिपि- महालेखाकार, आरखण्ड रांची / मुख्यमंत्री के प्रधान सचिव / मुख्य सचिव के सचिव / प्रधान सचिव, योजना-सह वित्त विभाग / प्रधान सचिव, कार्यालय, आरखण्ड राज्य सरकार के राजस्व विभाग / प्रधान सचिव, सांख्यिक वित्त विभाग / सभी प्रमुख विभागीय आयुक्त / सभी आयुक्त / सभी जिला अवर निबंधक / सभी अवर निबंधक / महालेखाकार स्टेट बैंक कमेटी, आरखण्ड को सूचनाएँ एवं अधिसूचना प्रेषित।

7

Vibha Singh



S. Sharma  
Dr. Singh

**झारखण्ड सरकार**  
**राजस्व निबंधन एवं भूमि सुधार विभाग**

**॥ अधिसूचना ॥**

संख्या - /नि.सं. रांची दिनांक .....  
 नियंत्रण अधिनियम 1908 (अधिनियम 16, 1908) की धारा-78 के अधीन प्रदत्त शक्ति के अन्तर्गत  
 करने हुए झारखण्ड झारखण्ड द्वारा महिलाओं द्वारा ग्रथित भूमि/संपत्ति के विक्रय विलेखों पर अधिसूचना  
 "क" के अधीन दत्त निबंधन शुल्क में 50% की छूट दी जाती है।

परन्तु कि यदि क्रेताओं की संख्या एक से अधिक है तो यह छूट तभी दी जा सकेगी जब सभी  
 क्रेता महिलाएँ हों

- (ii) विभागीय अधिसूचना संख्या-460 दिनांक 14 मई, 2011 इस हद तक संशोधित समझी जाय।
- (iii) यह प्रावधान अधिसूचना की तिथि से प्रभावी होगा।

झारखण्ड राजगणपति को आदेश है।

हस्ताक्षर  
 (मंगल विश्वेश्वर शर्मा)  
 सरकार के सचिव  
 रांची, दिनांक .....

आपका प्रतिनिधि : अधीक्षक, राजकीय मुद्रणालय, झारखण्ड प्रेस, रांची को गजट के अगले अंक में  
 प्रकाशनार्थ प्रेषित।

हस्ताक्षर  
 सरकार के सचिव  
 रांची, दिनांक 12/11/11

आपका प्रतिनिधि : झारखण्ड सरकार/मुख्यमंत्री के प्रधान सचिव/मुख्य सचिव के सचिव/  
 प्रधान सचिव योजना-सह-निर्माण विभाग, प्रधान सचिव, कर्मिक, प्रशासनिक सुधार तथा राजस्व  
 विभाग/प्रधान सचिव स्वस्थता सेवा विभाग/राजी प्रमुखीय आयुक्त/राजी सहायक/राजी विवर  
 सार निबंधक/राजी अपर निबंधक/गहनप्रबंधक, हाई लेवल बैंकर्स कमिटी, झारखण्ड को सूचनाार्थ यह  
 सूचना का कार्य प्रेषित।

*(Signature)*  
 12/11/11