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INDIA NON JUDICIAL
Government of Jharkhand

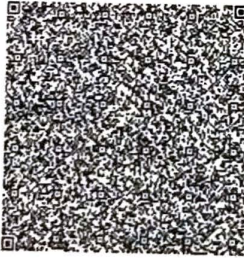
e-Stamp

T-8

31-05-16

सत्यमेव जयते

Certificate No.	: IN-JH027119383964230
Certificate Issued Date	: 30-May-2016 05:03 PM
Account Reference	: SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference	: SUBIN-JHJHSHCIL01034817126266630
Purchased by	: SARITA SHARMA
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 18,12,500 (Eighteen Lakh Twelve Thousand Five Hundred only)
First Party	: SHIO BHARAT PRASAD
Second Party	: SARITA SHARMA
Stamp Duty Paid By	: SARITA SHARMA
Stamp Duty Amount(Rs.)	: 65,250 (Sixty Five Thousand Two Hundred And Fifty only)



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



S. B. Prasad

VO 0000731873

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 = 18, 12, 500/- P.S. Mango
Stamp No. - 63250/-

जिला अवर निकायक 1395
दि 12/11/15 को जामशेदपुर में

31/11/16

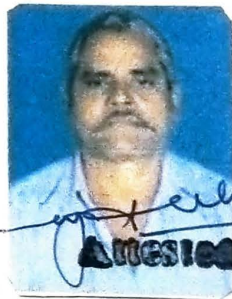
29
12/11/15

नए खाता नंबर के माँ बखाना के
जो नंबर नोट में फताला
वैल मलगा के माँ में वही नंबर

31/11/16

जिला अवर निकायक

एव स्थानित दस्तावेज में प्रमाणित / प्रमाणित
जाति के कुम्हार जाति की गई है।
जो पास 48(3) के अन्तर्गत नहीं है।



31/11/16
दस्तावेज जाँचा



नूतनत मुद्रित सही से
जाँचा एव सही पाया।

SALE DEED

अधिनियम 24 के अधीन प्रमाणित: भारतीय स्टाम्प-अधिनियम
के अन्तर्गत स्टाम्प एवम् एंटर प्रमाणित की अवस्था
में 12, 50, 000/- के अन्तर्गत
प्रमाणित स्टाम्प-सहित (यदि This Sale Deed is made on this the 31st day of May, 2016, at Jamshedpur.
में विद्यमान या स्टाम्प-बिना प्रमाणित नहीं।)

31/11/2016
निकायक-पदाधिकारी

BY AND BETWEEN

Mr. SHIO BHARAT PRASAD, son of Late Deo Chand Prasad, By Faith Hindu, By
Nationality Indian, By Occupation Service, By Caste Kumhar (Prajapati), Resident
of Baliguma, Ward No. 10 (M.N.A.C.), Mango. P.S. M.G.M, Town Jamshedpur,
District East Singhbhum, and State Jharkhand. Hereinafter called the "VENDOR /
SELLER" (which expression shall unless excluded by and / or repugnant to the
context must mean and include his legal heirs, successors, legal representatives,
administrators, executors, nominees, and assigns) of the ONE PART.

Account
A/C No - 48997 = 50
L.R - 2 = 50
P.R - 0 = 9A
Q.C.H.C - 489 = 17

31/11/16

जिला अवर निकायक 1396/160
दि 12/11/15 को जामशेदपुर में

31/11/16

S. B. Prasad

S. B. Prasad

IN FAVOUR OF

Ms. SARITA SHARMA, wife of Mr. Umesh Prasad Sharma, By Faith Hindu, By Nationality Indian, By Occupation Housewife, By Caste Badhai, Resident of H. No. 42, Road No. 1, New Kasidih East, P.O. & P.S. Sakchi, Town Jamshedpur, Pin 831001, District East Singhbhum, 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, legal representatives, administrators, executors, nominees, and assigns) of the OTHER PART. (Pan No. BRHPS7884K)

NATURE OF DEED

SALE DEED

CONSIDERATION AMOUNT

Rs. 18,12,500/-

(Rupees Eighteen Lacs Twelve Thousand and Five Hundred) only

WITNESSETH AS FOLLOWS:

WHEREAS, all that piece and parcel of raiyati land measuring an area 0.33.80 Hectare, being in Plot No. 345, recorded under New Khata No. 648, Situated in Mouza Baliguma, Ward No. 10 (M.N.A.C.), Thana No. 1150, P.S. M.G.M., Town Jamshedpur, District East Singhbhum, stands recorded in the name of Smt. Bimla Kumari, w/o Sri Krishna Singh, in the khatian as per the last survey settlement records of 1980 - 81, and she was in peaceful physical possession over the same, without any interruption from any person or corner, and later on Smt. Bimla Kumari Singh @ Bimla Kumari, w/o Late Krishna Singh, has sold a piece and parcel of raiyati land more clearly mentioned in the schedule below out of the above mention total land through Chandra Bhushan Singh (on the strength of one General Power of Attorney Deed No. IV 514, Dt: 29.07.2002), to the Present Vendor i.e. Shio Bharat Prasad, by virtue of registered Sale Deed No. 6333, Dt: 16.12.2002, registered at the

S. B. Prasad

District Sub Registry Office, Jamshedpur, and after purchasing the said land, the Vendor came in peaceful physical possession over the schedule below land, without any interruption from any person or corner, thereby exercising all his right, title and interest over the same being its lawful, absolute and bonafide owner, and also got his name mutated in the records of the Circle Officer, Jamshedpur vide Mutation Case No. 1554 / 2015 – 16, Order, Dt: 23.01.2016.

AND WHEREAS, the Vendor/s being in urgent need of money to meet their financial expenses for which she has decided to sell the schedule below property for full, final, and highest consideration amount of Rs. 18,12,500/- (Rupees Eighteen Lacs Twelve Thousand and Five Hundred) only, to which the Purchaser agreed and offered to pay the same to the Vendor, hence, to avoid all or any kind of misunderstandings, legal disputes, and complications, both, the parties decided to enter into this Sale Deed, on the following terms and conditions.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

1. THAT, in pursuance this indenture and in consideration amount of Rs. 18,12,500/- (Rupees Eighteen Lacs Twelve Thousand and Five Hundred) only, paid by the Purchaser to the Vendor/s, details of which is shown in memo of consideration, the receipt of which is hereby admitted and acknowledged, as full, final, and highest consideration amount for the sale of schedule below property; and the Vendor 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 him together with all the right, title, and interest over the said property.

2. THAT, the Vendor has delivered peaceful 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 she is at liberty to get her name recorded in register II of the State Government through C.O. Jamshedpur.
3. THAT, from this day the Vendor/s shall ceases to have any right, title, and interest over the schedule below property, and all the right, title, and interest of the Vendor in the schedule below property will now be completely vested unto the Purchaser. The property hereby conveyed by this sale deed, is free from any or all kind of encumbrances, liens, or charges, whatsoever.
4. THAT, the Vendor hereby declares that he has good and perfect title over the said schedule below property and if any defect of title or possession of the Vendor in the schedule below property, the Purchaser suffers any loss then the Vendor will be liable to compensate the same, to the Purchaser or her legal heirs and successors even in future.
5. THAT, the Vendor is 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 schedule below property. The Vendor also promises to indemnify the Purchaser from any or all consequences arise by his legal heirs and successors.
6. THAT, the Vendor has delivered all original relevant documents to the Purchaser with respect to the schedule below property, and after the date of execution of this Sale Deed, the Vendor does not hold any right along with his 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 arises in future out of this Sale Deed, then it must be resolved by an arbitrator, failing which the Courts of Jamshedpur will have superior jurisdiction.

S. B. Prasad

SCHEDULE

All that piece and parcel of raiyati homestead land measuring an area 0 - 2 - 10 Dhurs (Two Kathas and Ten Dhurs) or 4.13 Decimals i.e. 30'ft x 60'ft = 1800 Sq.ft., being in Portion of New Plot No. 345, recorded under New Khata No. 648, 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, and State Jharkhand. (The above land is situated in Branch / Other Road)

The above land is bounded as:

North : Jogendra Sharma
South : 10'ft wide Rasta
East : Kumar Ajit
West : Sunil Kumar Sharma

The annual rent payable to the State of Jharkhand through C. O. Jamshedpur

The above land is more clearly shown in red colour in the sketch map attach herewith which also forms part of this indenture.

MEMO OF CONSIDERATION

By Cheque NO. 155845 of Corporation Bank, - Rs. 18,01,500/-
Dt. 31/05/2016

By Cash - Rs. 11,000/-

(Rupees Eighteen Lacs Twelve Thousand Five Hundred only) Rs. 18,12,500/-

S. B. Prasad

S. B. Prasad

In witness whereof the Vendor has hereunto set and subscribed his hand, on this sale deed, today at Jamshedpur, on the date aforementioned.

READ AND FOUND CORRECT
S. B. Prasad

WITNESSES:

1. Ashok Kumar Bhardi
2. Abhishek Kumar

Drafted & Printed by: A. Mandal
Old Civil Court Campus, Jamshedpur.

PURCHASER



Savitra
Savitra Sharma



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.

A. Mandal


AVIJIT MANDAL age
Enrollment No.-14/2010
(Advocate Jsr. Court)

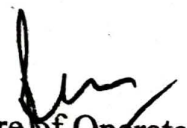

निबंधन विभाग, एमएसएम
जयशंकरपुर

Entry No. & Entry Date: 31/05/2016 13:38:31
Serial/Deed No. Year: 2534/2265/2016
Deed Type: Sale Deed

Sl.	Party Details	Photo	Thumb
1	Shri Bharat Prasad Father/Husband Name: Late Deo Chand Prasad (VENUEE) Malguma, Ward No. 10, (M.N.A.C.) Mango, P.S. M.G.M. Jsr		
2	Shrieta Sharma Father/Husband Name: WO Umesh Prasad Sharma (VENUEE) H. No. 42, Road No. 1, New Kasidih East, P.O. & P.S. Sakshi, Jsr		
3	Ashok Kumar Bharati Father/Husband Name: Late C. B. Singh (Identifier) 44, Block No. 03, Shastrinagar Kadma, Jsr		
4	Ashok Kumar Bharati Father/Husband Name: Late C. B. Singh (Witness 1) 44, Block No. 03, Shastrinagar Kadma, Jsr	X	X
5	Abhishek Kumar Father/Husband Name: Arun Roy Ranjan (Witness 2) Flat No. 14 E, Phase 5, Sonari, Jsr	X	X

Book No. I
Volume 322
Page 331 To 388
Deed No. 2534/2265
Year 2016
Date 31/05/2016 13:38:31


Registering Officer


Signature of Operator