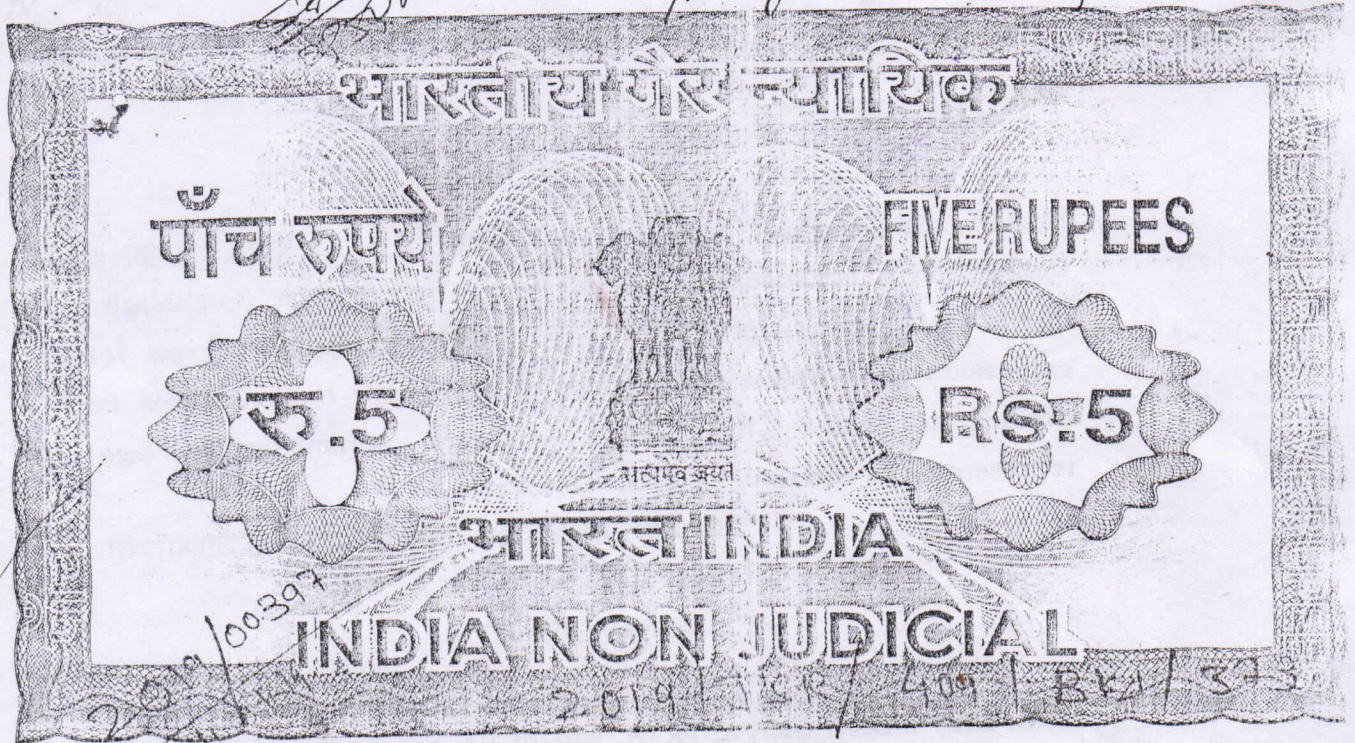


*sale deed* *85* *manoj* *Sharma*



झारखण्ड JHARKHAND

03AA 663928



*Dr. Aswini Kumar Das*  
*31/01/20*

*मूल मालिक श्री 440 अंश*  
*वाट मालिका 1849 का गणेशगो*  
*खेत के मालिक हैं।*

*31/01/19*

*मूल मालिक श्री 699 प्लॉट नंबर*  
*19.610 के मालिक हैं।*

जिम्मा अंतर विवरण

जिम्मा अंतर विवरण / विवरण  
जिम्मा अंतर विवरण / विवरण  
जिम्मा अंतर विवरण / विवरण

*31/01/19*  
मूल मालिक श्री से  
जिम्मा अंतर विवरण

**SALE DEED**

THIS DEED OF SALE IS MADE ON THIS THE 31st DAY OF JANUARY 2019 AT JAMSHEDPUR, BY:-

MR. ASWINI KUMAR DAS, Son of late Amit Kumar Das, by faith-Hindu, by Caste- Kumhar, Nationality Indian, by Occupation-Business, resident of Dimna Basti, Shiv Mandir path, Dimna Road, in front of

*Aswini Kumar Das*  
*31/01/19*  
*Aswini Kumar Das*  
*31/01/19*

As per the P29  
31/01/2019

(2)

Kishori Engineering, Mango, P.O. and P.S. M.G.M. Medical College, Town Jamshedpur, Pin- 831018, District East Singhbhum, Jharkhand, hereinafter called the "VENDOR" (which terms or expression shall unless excluded by or repugnant to the context be deemed to include his heirs executors, administrators, legal representatives and assigns) of the **One Part;**

**UID No. 7668 8630 7646 PAN :- AWTPD0776D**

**IN FAVOUR OF**

**MRS. RAJ LAXMI SRIVASTAVA**, wife of Mr. Sanjay Kumar Sinha, by faith Hindu, by Caste- Kayastha, by Nationality Indian, by Occupation- Private Tutor, resident of Sinha Sadan, Road No. 8, Jawahar Nagar, Main Road Mango, P.O. Azadnagar, P.S. Mango, Town Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the "PURCHASER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to include her heirs executors, administrators, legal representatives and assign) of the Other Part;

**UID No. 5162 8651 9322, PAN :- CMQPS6660G**

**NATURE OF DEED**

**: S A L E D E E D.**

**CONSIDERATION MONEY** : Rs. 29,50,000/- (Rupees twenty nine lakhs fifty thousand) only.

**WHEREAS**, the Vendor is the sole, absolute, lawful and bonafide owner of all that piece and parcel of homestead vacant land measuring an area 3034.75 Sq.ft. or 6.96 Decimals, being in portion of New Plot No. 1849, recorded under New Khata No. 440, situated in Mouza-Dimna, with in Ward No.9, M.N.A.C., Thana No. 1643, P.S. Mango (M.G.M.) Town Jamshedpur, District East Singhbhum, District Sub-Registry Office at Jamshedpur, morefully described in Schedule below;

Aswini Das  
31/01/2019

(3)

**AND WHEREAS**, the lands mentioned under Khata No. 440 in Mouza Dimna, Survey Ward No. 9 M.N.A.C, has been recorded in the recent Survey Settlement Operation in the names of Yudhisthir Das, Haripada Das, Madan Mohan Das all sons of Natwar Das and Aswini Das (Present vendor hereof) son of Late Amrit Das of Dimna and in the Said Khatian the Plot No. 1849 and other Plots have been shown in exclusive possession of the Present Vendor in the remarks column of the said Khatian No. 440 of Mouza Dimna, Survey ward No. 9 MNAC;

**AND WHEREAS**, the above named Vendor has executed a General Power of Attorney vide G.P.A. No. IV-263, dated 06.09.2005, registered at ADSR Purulia, W.B. and nominate and constituted to one Sumita Singh (one of the Partner of M/S. YUVRAJ BUILDERS) and on the basis of said G.P.A. said Sumita Singh has sold/transfer the land measuring 18 Kathas recorded under Khata No. 440, portion of Plot No. 1849 of Mouza - Dimna, ward No. 9 MNAC to her firm M/S. YUVRAJ BUILDERS vide registered Sale Deed bearing No. 6555 dated 28.11.2005, registered at District Sub-Registry Office at Jamshedpur along with other land by separate sale deed and same has mutated in the name of M/S. YUVRAJ BUILDERS in respect of said land in the Office of the Anchal Adhikary (C.O.) Jamshedpur, Vide Mutation Case No. 1646/2005-2006, dated 28.01.2006,

**AND WHEREAS**, the Vendor above named has not received any consideration amount for such transfer of his lands and he filed a title suit No.71/2015, in the court of Civil Judge Junior Div.I, Jamshedpur against said Firm. But the said partnership firm M/S. YUVRAJ BUILDERS had resolved the same and accordingly on such the said Firm, as compensation, the said firm has transferred the land measuring 18 Kathas, i.e. 12960 or 29.72 Decimals, recorded under Khata No. 440, portion of Plot No. 1849 of Mouza - Dimna, ward No.9

Aswini Kumar Das  
31/01/2019

(4)

MNAC, from its Sale Deed No. 6555 dated 28.11.2005, **in favour of Aswini Kumar Das (present Vendor hereof)** by means of Registered Sale Deed, bearing Deed No. **3571**, (Sl.No. 3808), dated **31.07.2018**, Registered at District Sub-Registry Office Jamshedpur, which has been copied in Book No.1, Vol. No. 582, Pages 501 to 584 completion on 31.07.2018, and since then the present Vendor came in physical possession over the same and has been in peaceful possession over the same, without any interruption from any body by exercising all acts of ownership thereof with power to dispose of the same in any manner he likes and the present Vendor got mutated his name in the Office of the Anchal Adhikary (C.O.) Jamshedpur, vide Mutation Case No.1073/R27 2018-2019, its ordered Dated 25.09.2018 in respect aforesaid landed property morefully described in schedule below along with other land and paying rent etc. for the same in his name by obtaining rent receipt from the said Office as such his name has been noted in Vol. No.103, Page No. 63, in Register-II, in the said Office;

**AND WHEREAS**, now being in urgent need of money the Vendor has agreed with the Purchaser for ABSOLUTE SALE in respect of land measuring 3034.75 Sq.ft. or 6.96 Decimals morefully mentioned in the schedule below out of his land, for a total consideration amount of Rs. 29,50,000/- (Rupees twenty nine lakhs fifty thousand) only and the Purchaser has also agreed to purchase the same at that price;

**AND WHEREAS**, the above named Vendor. agreed to execute this Sale Deed in favour of the Purchaser with respect to the aforesaid Land, morefully described in Schedule below on the following terms and conditions:-

**NOW THIS SALE DEED WITNESSETH AS FOLLOWS :-**

1. That in consideration of the said sum of Rs. 29,50,000/- (Rupees

Asst. Secy, Jharkhand  
31/01/2019

(5)

Vendor, the receipt of which is hereby admitted and acknowledged, as full and final payment in respect of sale of the said land morefully described in schedule below by the Vendor, the Vendor do hereby absolutely sell, convey, transfer the all that property mentioned in the schedule below in favour of the Purchaser by this sale Deed TO HAVE AND TO HOLD THE same unto the Purchaser or her heirs, successors without any interruption from the side of the Vendor or any person/s claiming under him together with all the right, title, claim and interest which the Vendor here before enjoyed in respect of the land mentioned in the Schedule below.

2. That the Vendor has delivered physical possession of the aforesaid land morefully described in Schedule below to the Purchaser and from this day the Purchaser shall possess and enjoy the same as absolute owner in all possible ways with power to dispose of the same in any manner she likes.

3. That, henceforth the Purchaser shall also be entitled to mutate her name in respect of the said property hereby sold fully described in Schedule below to the sherista of the said landlord State Jharkhand through the C.O. Jamshedpur and shall pay rent for the same in her own name.

4. That from this day all the right, title, claim and interest of the Vendor in the property morefully described in schedule below shall cease to exist and will vest in the Purchaser and the Purchaser will become the absolute owner thereon from this day.

5. That the Vendor do hereby covenant with the Purchaser that he not done or committed any act in any manner or thing by the reason whereof the property conveyed by this presents, have not been charged, mortgaged, hypothecated, gifted, sold, transferred or has not been encumbered in any manner whatsoever whether in title or in possession

PS Verma File 273  
31/01/2019

(6)

6. That the Vendor hereby declare that he has good and perfect title over the said property mentioned in the Schedule below which he has not sold, charged or transferred the same in any way to any one else prior to this Sale Deed.

7. That the Vendor has delivered all the relevant documents (Photocopies) together with copy of title Sale Deeds in connection with the Schedule below property to the Purchaser.

8. That the Vendor hereby agree to keep harmless and indemnified from all losses, expenses and costs incurred or suffered by the purchaser arising out of any defect in title of the Vendor over the said property morefully described in the schedule below

9. That the Vendor has 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 ownership and possession of the Purchaser in the Schedule below property.

#### SCHEDULE

(Description of the property hereby sold )

**ALL THAT** piece and parcel of vacant homestead land measuring an area 3034.75 Sq.ft. or 6.96 Decimals, having its side measurement North & South by: 61' ft. and East & West by: 49' ft. 9" inch, being in portion of New Plot No. 1849, recorded under New Khata No. 440, situated in Mouza- Dimna, with in Ward No. 9 M.N.A.C., Thana No. 1643, P.S. Mango (M.G.M.) Town, Jamshedpur, District East Singhbhum, District Sub-Registry Office at Jamshedpur, which is bounded by :-

**North** : Proposed Road;

**South** : Chandrababha Nagar Colony;

**East** : Dimna Residency / Park;

As per the 31/01/2019

Location of the land shown in the Sketch map in green colour and measurement of the land also mentioned in said map annexed herewith which shall form part of this deed.

**Annual Rent** : Rs. 70/- only payable to the landlord the State of Jharkhand Through C.O. Jamshedpur;

**MEMO OF CONSIDERATION**

The consideration money of Rs. 29,50,000/- (Rupees twenty nine lakhs fifty thousand) only has been paid by the Purchaser to the Vendor in following manner :-

Sl. No.	Cheque No.	Date of Payment	Amount (in Rupees )	Bank Name
1.	016295	17.12.2018	5,00,000/-	Union Bank of India, Mango
2.	016296	27.12.2018	8,50,000/-	Union Bank of India, Mango
3.	016297	23.01.2019	10,00,000/-	Union Bank of India, Mango
4.	016298	25.01.2019	2,00,000/-	Union Bank of India, Mango
5.	016299	20.02.2019	4,00,000/-	Union Bank of India, Mango
Rs. 29,50,000/- (Rupees twenty nine lakhs fifty thousand) only				

IN WITNESS, whereof the Vendor do hereunto set his hand in it at Jamshedpur on this the day, month and year as mentioned above.

Read over and explained the contents of this sale deed to the

Aswini Kumar Das  
31/01/2019

- 8 -

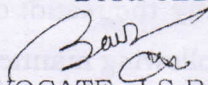
Witnesses :

1. Kamal Das .  
S/o - Aswini Kumar Das, Mango Jamsheedpur, Rimmara  
Near-Kishori, Engineering ,
2. Gityu Nu Gityu S/or Late. V. S. P. Sinha  
Sinha Sadan, Jawahar nagar, Road No-8, mango  
Jamsheedpur

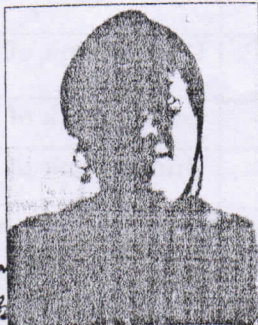
TYPED BY :-

  
J.S.R. COURT

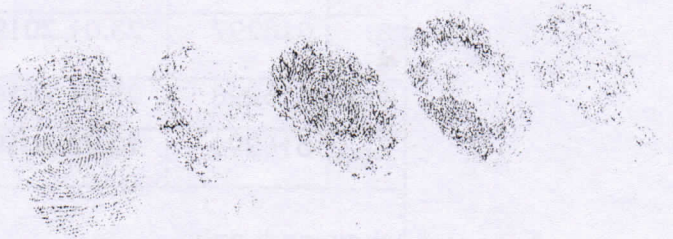
DRAFTED BY :-

  
ADVOCATE. J.S.R. COURT

PURCHASER

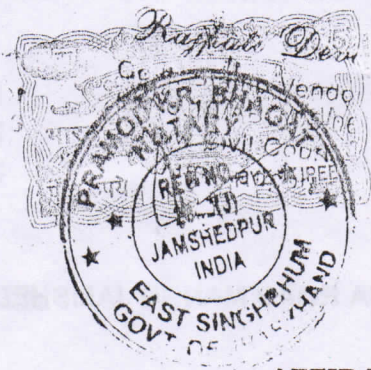


Rajdaxmi Srivastava



Certified that the finger prints of the left hand of each person whose

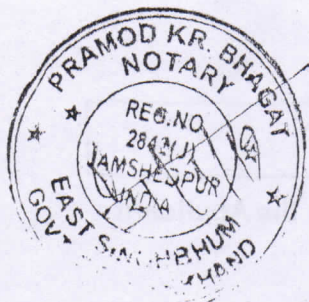




### AFFIDAVIT

**I MRS. RAJ LAXMI SRIVASTAVA**, wife of Mr. Sanjay Kumar Sinha, by faith Hindu, by Caste- Kayastha, by Nationality Indian, by Occupation- ~~Not Tutor~~, resident of Sinha Sadan, Road No. 8, Jawahar Nagar, Main Road Mango, P.O. Azadnagar, P.S. Mango, Town Jamshedpur, District East Singhbhum, Jharkhand, do hereby solemnly declare as follows:-

1. That I am the purchaser of all that homestead land morefully described in schedule of this sale deed , under this sale deed.
2. That, previously I have not taken any benefits regarding registration of Sale Deed, by the notification of state Govt. vide its Notification ref. No.499 for stamp duty and vide its No.500 for registration fees both dated 19.06.2017;
3. That, I intend to get the sale deed registered in my name in the registering authority at Jamshedpur in first time in respect of aforesaid property as per the notification of State Govt.
4. That I swear this affidavit to declare the above facts and produce the same before the Registration Office.



Identified by  
Sri **S. N. SARKAR**  
Advocate, Jsr.

**PRAMOD KUMAR BHAGAT**  
**NOTARY PUBLIC**  
East Singhbhum, Reg. No.2842 (J)  
Govt. of Jharkhand, JSR.(INDIA)  
Notary public Jamshedpur

### Verification

The statements made above are true to the best of my knowledge belief and information and I sign this today at Jamshedpur.

✓ **Raj laxmi Srivastava**  
Deponent  
Known to me.

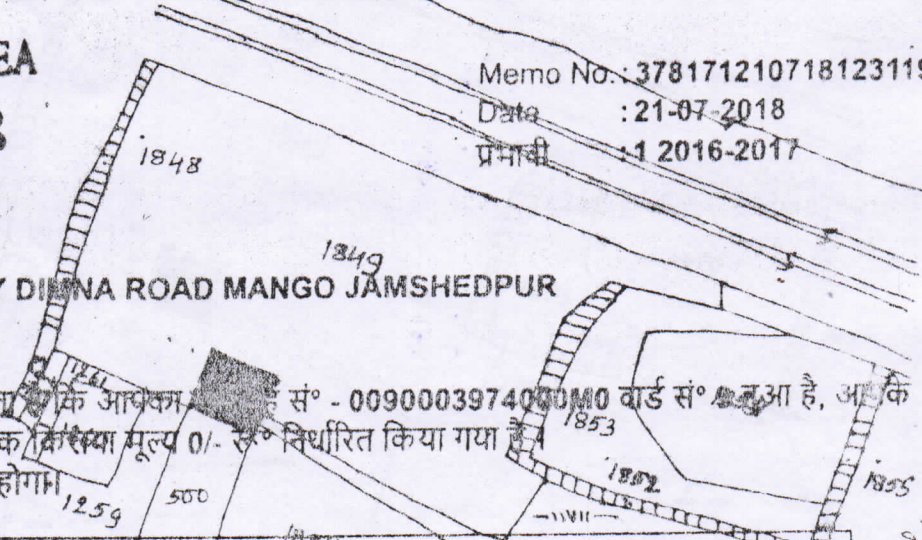
**Bur**  
Advocate

MANGO NAC

नगरपालिका अधिनियम-2011 की धारा 452 (3) के अन्तर्गत स्वनिर्धारित किये गये सम्पत्ती कर की सूचना।

JAMSHEDPUR NOTIFIED AREA  
 No-9 SHEET No. 8  
 CHAKA - GHATSHILA  
 DIENA ROAD MANGO JAMSHEDPUR

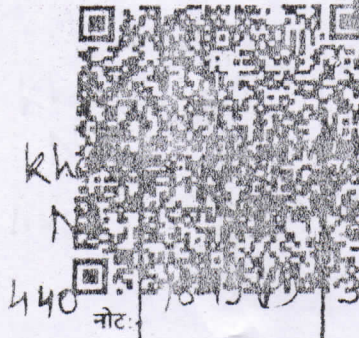
Memo No.: 378171210718123119  
 Date : 21-07-2018  
 प्रभावी : 1 2016-2017



क्रम सं०	Propose Road	Amount (In Rs.)
1.	गृह व	751.00
2.	जल व	0.00
3.	शौचा	0.00
4.	बिजल	751.00
	अतिरिक्त	0.00
	वर्षा	751.00

No work for Road

No work for Road



Kh...reamore / less in Dimension  
 N...ft Decimal  
 440 3034.75 6.9668  
 AS sketch

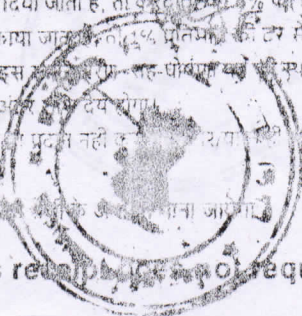
*[Signature]*  
 Boundary

To be signed by the Applicant

North - Propose Road  
 South - Chandrabasha Nagar

- कर निर्धारण की सूची MANGO NAC Website, [www.jharkhand.gov.in](http://www.jharkhand.gov.in) पर प्रदर्शित है।
- नियमवली कंडिका 11.4 के आलोक में वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जाएगा जो सम्पत्ती कर का 50% होगा।
- प्रत्येक वित्तीय वर्ष में सम्पत्ती कर का भुगतान त्रैमासिक देय होगा।
- यदि किसी वर्ष के लिए सम्पूर्ण घृति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 0% करिण देय होगा।
- किसी देय घृति को शिर्द्धि सममावधि (प्रत्येक तिमाही) के अन्तर या उसके पूर्व नहीं चुकाया जा सकता है।
- यह कर निर्धारण आपके स्वनिर्धारण पूर्व की गई घोषणा के अधिनियम पर की जा रही है, इस कर के लिए यह घोषणा आपके स्वनिर्धारण पूर्व की स्वीकृति पर आधारित है।
- MANGO NAC द्वारा निर्धारित इस सम्पत्ती कर इन इमारतों/दाचों का कोई भी हिस्सा प्रदान नहीं करता है।
- आप आपके उपरोक्त हॉलिंग्स के आखिरी एक 5/6/7/8 है तो यह विशिष्ट सरचनाओं के लिए अतिरिक्त कर लगाया जाएगा।

NOTE: This is a Computer generated receipt. This receipt does not require physical signature.



TSK