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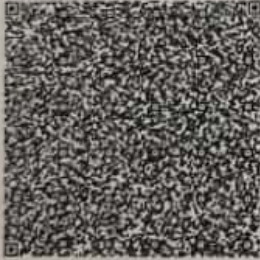


INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

217
निपात
सत्यमेव जयते

Certificate No.	: IN-JH04700948369665P
Certificate Issued Date	: 08-Feb-2017 01:00 PM
Account Reference	: SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference	: SUBIN-JHJHSHCIL0106602842496114P
Purchased by	: RITA KUMARI AND OTHER
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 8,00,000 (Eight Lakh only)
First Party	: DR PRAMOD KUMAR PATHAK
Second Party	: RITA KUMARI AND OTHER
Stamp Duty Paid By	: RITA KUMARI AND OTHER
Stamp Duty Amount(Rs.)	: 32,000 (Thirty Two Thousand only)



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



[Handwritten Signature]

VO 0003213633



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.



ATTESTED

Stich
Adv

[Signature]
10/4/12



यसो एमि प्लेस प्याि एवंगलेल न्मथ प्लेस
ओल एन्गेरुल न्मथ प्लेस मागेदी
10/4/12 10/1
नन्गेरुल



[Signature]
10/4/12

IN FAVOUR OF

- 1) **SMT. RITA KUMARI**, wife of **Sri Kundan Kumar Singh**, by occupation Service, (PAN – ATQPK0753K, Aadhaar No.3102 6956 0475) and
- 2) **SRI KUNDAN KUMAR SINGH**, son of **Lekh Narayan Singh**, by occupation Business, (PAN – BQNPS0764H, Aadhaar No.8379 6309 9507);

Both by faith Hindu, by Caste Rajput, Nationality Indians, both residents of 128, Bagan Area, Sidhgora, Near Shiv Mandir, P.O. Agrico, P.S. Sidhgora, Town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin – 831009, hereinafter called the **PURCHASERS** (which expression shall unless, excluded by or repugnant to the context, mean and include their legal heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **OTHER PART..**

NATURE OF THE DEED: **DEED OF SALE**

CONSIDERATION AMOUNT: **Rs.8,00,000/- (Rupees Eight lakhs) only.**

WHEREAS, the Seller above named purchased, all that piece and parcel of raiyati land measuring an area 40'ft. X 35'ft. i.e. 1400 Sq.ft., being in Portion of Plot No.3091, recorded under Khata No.378 of Mouza Pardih, P.S. Mango, Thana No.1642, Ward No.8, town Jamshedpur, District Sub-Registry office at Jamshedpur, District East Singhbhum, for a valuable consideration amount, by means of a registered Sale Deed, bearing Deed No.3701, Sl. No.4628, dated 12.08.1993, completed on 15.01.99, recorded in Book-I, Volume No.4, pages from 493 to 496 of District Sub-Registry Office, Jamshedpur, from its previous lawful owner Smt. Parvati Devi (the recorded Raiyat), wife of Shri Khem Chand Choudhury, represented through her duly constituted and lawful attorney Mr. Pawan Kumar Choudhury, son of Shri Khem Chand Choudhury and since its



purchase the seller has been in peaceful physical possession and occupation over the aforesaid purchased land, without any let, hindrance or disturbances from any corner and is the sole, absolute and lawful owner thereof by exercising all acts of ownership thereto;

AND WHEREAS, the Seller, in order to further ensure his right, title and interest over the aforesaid property, has mutated the same in his own name, vide Mutation Case No.38/ 2000-01 (Camp), Order dated 27.04.2000, from the office of the Superior Landlord, The State, through the C.O., Jamshedpur and since he is paying rent for the aforesaid property and obtained rent receipt in his own name;

AND WHEREAS, the Seller, owing to his other commitments, being in urgent need of money, decided and subsequently agreed with the Purchasers for ABSOLUTE AND OUTRIGHT SALE of the schedule below land, for a total consideration amount of Rs.8,00,000/- (Rupees Eight lakhs) only;

NOW THIS DEED OF SALE WITNESSETH:

- 1) THAT, in pursuance of the above and in consideration of the aforesaid sum of **Rs.8,00,000/- (Rupees Eight lakhs) only**, paid by the purchasers to the seller, by Cheque, as per mode of payment mentioned herein below, the receipt of which sum the seller does hereby admits and acknowledges as full, final and highest consideration amount of the schedule below land and does hereby sale, 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 schedule below land UNTO AND TO THE USE of the purchasers, absolutely and forever.
- 2) THAT, from today, the seller has also delivered the physical possession of the schedule land etc. in favour of the purchasers and the purchasers from this

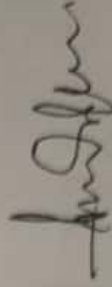
day shall possess and enjoy the schedule below land as its absolute owners in every possible manner with power to dispose of the same in any manner they like, without any let or hindrance of the seller, his heirs or any other person/s claiming through him.

- 3) THAT, the schedule below land hereby sold and transferred in favour of the purchasers, 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 for any defect of title or possession of the seller over the schedule below land the purchasers suffer 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 purchasers.
- 4) THAT, henceforth the purchasers shall be at liberty to mutate their names in the Office of the landlord, in respect of the schedule below land and shall pay the rent for the same in their joint names.
- 5) THAT, the seller hereby also assures the purchasers 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 schedule below land to further ensure the right, title and interest of the purchasers over the same.
- 6) THAT, the seller has handed over all relevant documents in respect of the schedule below landed property to the purchasers.

SCHEDULE

(Description of the landed property hereby sold)

ALL THAT piece and parcel of raiyati ^{vairant} land, presently in Homestead nature, measuring an area 40'ft. X 35'ft. i.e. 1400 Sq.ft. equivalent to 3.21 Decimals, being in Portion of New Plot No.3091, (being Sub-Plot No.33), recorded under



New Khata No.378 of Mouza PARDIH, P.S. Mango, Thana No.1642, Ward No.8,
MNAC, Town Jamshedpur, District Sub-Registry Office at Jamshedpur, District
East Singhbhum, Pargana Dhalbhum, State of Jharkhand;

Which is bounded by:

NORTH : Sub-Plot No.25;

SOUTH : 15'ft. wide Road;

EAST : Road;

WEST : Sub-Plot No.34

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.

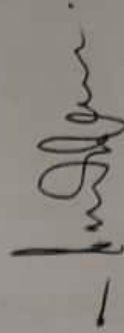
The Schedule above land is situated at Branch Road.

Mode of Payment

The Purchasers have paid the total consideration amount of Rs.8,00,000/- only, to
the Seller, in the following manner :-

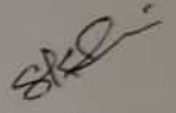
<u>Cheque No.</u>	<u>Date</u>	<u>Amount</u> (in Rs.)	<u>Drawn on</u>
000050	05.03.17	5,00,000/-	Bank of India
964207	07.03.17	1,00,000/-	State Bank of India
021803	02.04.17	80,000/-	Bank of India
013866	02.04.17	75,000/-	Bank of India
964208	02.04.17	45,000/-	State Bank of India
Total :		8,00,000/- only.	

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

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



Advocate

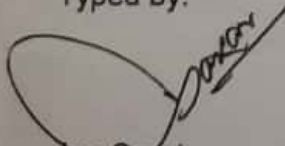
WITNESSES:

SURESH KUMAR SINGH
ADV.

1. विनोद यादव

2. समीर कुमार

Typed by:



Jsr. Court.

Drafted by:

Advocate

[Handwritten signature]

PHOTOGRAPH, SIGNATURE AND FINGER PRINTS
OF THE PURCHASERS



Rita Kumari



ATTE

[Handwritten signature]



Kundan Kumar Singh



ATTESTED

[Handwritten signature]

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.

[Handwritten signature]
Advocate

MANGO NAGAR KIGRM
Citizen Copy
Holding Tax Payment Receipt

MANGO NAGAR KIGRM
Citizen Copy
Holding Tax Payment Receipt

Date : 11-08-2021
POS ID : X000000000
Transaction No.: 123912711082021062958
Payment Mode : Cash
Ward No. : 8
Holding No. : 008000270700000
Name : RITA KUMARI
Address : Daiguttu Road No. 10 Kum
har Para Nala Par Mango
Dues From : 0:1 | FY : 2020-2021
Dues Upto : 0:4 | FY : 2021-2022
Total Dues : Rs.415.00

Amount : 415.00 Rs.

TC Name : MANGAL SINGH KERRI
Mobile No. : 9123461804

For any query:
Call us(Toll Free) 18001212241 or 0651-714
55511

Visit : <https://suda.jharkhand.gov.in>
Please keep this Bill For Future Referenc
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MANGO NAGAR KIGRM
Municipal Copy
Holding Tax Payment Receipt

Date : 11-08-2021
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55511

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MANGO NAGAR KIGRM
Sparrow Softech Pvt. Ltd. Copy
Holding Tax Payment Receipt

Date : 11-08-2021
POS ID : X000000000
Transaction No.: 123912711082021062958
Payment Mode : Cash
Ward No. : 8
Holding No. : 008000270700000
Name : RITA KUMARI
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Dues From : 0:1 | FY : 2020-2021
Dues Upto : 0:4 | FY : 2021-2022
Total Dues : Rs.415.00

Amount : 415.00 Rs.

TC Name : MANGAL SINGH KERRI
Mobile No. : 9123461804

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55511

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Please keep this Bill For Future Referenc
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Date : 11-08-2021
POS ID : X000000000
Transaction No.: 123912511082021062308
Payment Mode : Cash
Ward No. : 1
Holding No. : 001000886600002
Name : RITA KUMARI
Address : Daiguttu Road No. 10 Kum
har Para Nala Par Mango
Dues From : 0:1 | FY : 2021-2022
Dues Upto : 0:4 | FY : 2021-2022
Total Dues : Rs.285.00

Amount : 285.00 Rs.

TC Name : MANGAL SINGH KERRI
Mobile No. : 9123461804

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55511

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MANGO NAGAR KIGRM
Municipal Copy
Holding Tax Payment Receipt

Date : 11-08-2021
POS ID : X000000000
Transaction No.: 123912511082021062308
Payment Mode : Cash
Ward No. : 1
Holding No. : 001000886600002
Name : RITA KUMARI
Address : Daiguttu Road No. 10 Kum
har Para Nala Par Mango
Dues From : 0:1 | FY : 2021-2022
Dues Upto : 0:4 | FY : 2021-2022
Total Dues : Rs.285.00

Amount : 285.00 Rs.

TC Name : MANGAL SINGH KERRI
Mobile No. : 9123461804

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Sparrow Softech Pvt. Ltd. Copy
Holding Tax Payment Receipt

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Holding No. : 001000886600002
Name : RITA KUMARI
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55511

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JBVNL PAYMENT RECEIPT

MACHINE NO: XIP/JSR/006
LOCATION : Mango
SUB-DIVISION Mango

TRANS NO: 7b8cc45149c2
BOOK NO: DGT3
CONS NO: DGT1338
CONS NAME: nita kuman

K.No:140141002723
TOTAL PAID AMOUNT : Rs.3200.00

Mode:CASH
PAYMENT DATE: 10/08/2021

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