



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH23572933629531R
Certificate Issued Date	: 21-Nov-2019 04:09 PM
Account Reference	: SHCIL (FI)/jhshcil01/BISTUPUR/JH-ES
Unique Doc. Reference	: SUBIN-JHJHSHCIL0133364453367453R
Purchased by	: AVIJIT MANDAL
Description of Document	: Article 23 Conveyance
Property Description	: LAND
Consideration Price (Rs.)	: 1,93,10,000 (One Crore Ninety Three Lakh Ten Thousand only)
First Party	: ASHIM KUMAR DAS AND OTHERS
Second Party	: BABA SHYAM STEEL
Stamp Duty Paid By	: BABA SHYAM STEEL
Stamp Duty Amount(Rs.)	: 7,72,400 (Seven Lakh Seventy Two Thousand Four Hundred only)



Please write or type below this line

2019/JSR/5183/BK1/4739

2019-996682
22/11/19



Avijit Mandal
23/11/19

0005536682

Statutory Alert

The authenticity of this Stamp Certificate should be verified at www.shCIL.com and e-Stamp. Any discrepancy in the details in this Certificate and the original or the website website should be reported to the concerned authorities. The responsibility of ensuring the authenticity of the Stamp Certificate and the original or the website website should be on the user and the user should be aware of any discrepancy in the details in this Certificate and the original or the website website.

FOR BABA SHYAM STEEL

Rajesh Kumar Agrawal
Partner.

FOR BABA SHYAM STEEL

Vinod
Partner.

Partner.

Sub Value
1,93,10,000

P.S
M.G.M.

Stamp
7,72,400

महाराज जगत 335 नं-वा
जगल 773, 774 एवं 776 उत्तरिखण्ड
क्षेत्र में दर्ज नहीं है।
23/11/19



जिला एवं सत्राधिकारी, जामशेदपुर-प्रशासनिक
जामशेदपुर के जल
23 नं-वा
जामशेदपुर-प्रशासनिक
जामशेदपुर में दर्ज नहीं है।

जिला आवर जिलामुद्रा
जामशेदपुर में दर्ज नहीं है / प्रमाणित
जामशेदपुर कारागार अतिरिक्त 1908
की धारा 44(B) के अन्तर्गत नहीं है।
23/11/19

न्यूनतम मूल्यांकन सूची से
जादा एच सही पाया।

Fee charged

This Sale Deed is made on this the 23rd day of Nov, 2019, at Jamshedpur.

Rs. 579,300/-
L.A. 300/-
P.F. 100/-

BY AND BETWEEN

1) ASHIM KUMAR DAS, 2) ARUN KUMAR DAS, & 3) AJAY KUMAR DAS, all sons of Late Manindra Narayan Das, All By Faith Hindu, By Caste Kayastha, By Nationality Indian, By Occupation Retired, All Resident of N.H. 33, Baliguma, P.O. & P.S. M.G.M. Medical College, Town Jamshedpur, District East Singhbhum, State Jharkhand, represented by their lawful constituted attorney: JYOTI MUKHERJEE, s/o Late B. M. Mukherjee, By Faith Hindu, By Nationality Indian, By Occupation Business, Resident of S/L, Aastha Vijay, Uliyan, P.O. & P.S. Kadma, Town Jamshedpur, Pin 831005, District East Singhbhum, and State Jharkhand, by virtue of registered General Power of Attorney Deed No IV - 236, Serial No 4066, Dt: 14.08.2018, registered at the District Sub Registry Office, Jamshedpur. (The Principal/s are alive and living on the day of execution of this Sale Deed and the power is not revoked). 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.

23/11/19
श्रीमान जगत

For BABA SHYAM STEEL

For BABA SHYAM STEEL

Rajesh Kumar Agrawal
Partner.

Vijay
Partner.

20
20

IN FAVOUR OF

BABA SHYAM STEEL (Partnership Firm), having its Office at NS 46, Phase VI, Adityapur Industrial Area, Gamharia, District Seraikela Kharsawan, Pin 832108, State Jharkhand, represented by one of its Partner: Mr. VIKASH JAISUKA, s/o Mr. Kedarnath Jaisuka, By Faith Hindu, By Nationality Indian, By Occupation Business, Resident of Naya Bazaar Road, Jugsalai, P.O. & P.S. Jugsalai, Town Jamshedpur, Pin 831006, 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 its / his legal heirs, successors, administrators, legal representatives, executors, nominees, and assigns) of the OTHER PART. (Pan No AAIFB6761B) UIDAI No 6744 6877 3136

NATURE OF DEED

SALE DEED

CONSIDERATION AMOUNT

Rs. 1,93,10,000/-

(Rupees One Crore Ninety Three Lacs and Ten thousand) only

WITNESSETH AS FOLLOWS:

WHEREAS, all that piece and parcel of riyati land more clearly mentioned in the schedule below along with some other lands recorded under Khata No 335, being in various Plot/s, Situated in Mouza Baliguma, Thana No 1150, within Ward No 10 (M.N.A.C.), P.S. M.G.M. Medical College, Block Mungo, Jamshedpur, District East Singhbhum, Stands recorded in the name of Manindra Narayan Das, s/o Surendra Nath Das, R/o Baliguma, Jamshedpur, in the khatian as per the last survey settlement records, and he was in peaceful physical possession over the said lands during his lifetime and as the recorded owner died intestate, all his estates and immovable properties were inherited by his three sons namely: 1) Arhim Kumar Das, 2) Arun Kumar Das, & 3) Ajoy Kumar Das, (Present Vendor/s), as they being his only living legal heirs and successors and accordingly they have also got their

2 | Page

For BABA SHYAM STEEL

For BABA SHYAM STEEL

Rajesh Kumar Agawal

Partner.

Vikash

Partner.

For BABA SHYAM STEEL

name mutated by succession in the records of the Circle Officer, Jamshedpur (Now Mango) vide Mutation Case No 689 / R27 / 2018 - 19, and accordingly is also paying the rent regularly to the State Government and the last rent is paid vide Receipt No 0289731154 (Page No 93 & Volume No 101)

AND WHEREAS, the Vendor/s were in peaceful physical possession over the said lands 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 now as they were in urgent need of money to meet their financial expenses, they have decided to sell part of their land more clearly mentioned in the schedule below through their attorney for full, final and highest consideration amount of Rs. 1,93,10,000/- (Rupees One Crore Ninety Three Laes and Ten Thousand) only, to which the Purchaser/s agreed and offered to pay the same to the Vendor/s, 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 paid consideration amount of Rs. 1,93,10,000/- (Rupees One Crore Ninety Three Laes and Ten Thousand) only is paid by the Purchaser to the Vendor/s, 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 his legal heirs and successors without any interruption from any person/s claiming under them with all their right, title, and interest of the said property.

3 | Page

For BABA SHYAM STEEL

For BABA SHYAM STEEL

Rajesh Kumar Agarwal
Partner.

Rajesh
Partner.

20/01/2024

2. THAT, the Vendor/s 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 it like, and the Purchaser is at liberty to get its / his name mutated in the records of the State of Jharkhand, through Circle Officer, Jamshedpur, and pay rent, and taxes for the same in his name and obtain receipt thereof.
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/s 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 Vendor/s 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 his 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.

4 | Page

For BABA SHYAM STEEL

Rajshikhar Agrawal
Partner.

For BABA SHYAM STEEL

Vijay Kishor
Partner.

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6. THAT, the Vendors has delivered copy of all 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 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.

SCHEDULE

In the District East Singhbhum, 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 and Town Jamshedpur, Block Mango (Earlier Jamshedpur), State Jharkhand, all that piece and parcel of raiyati homestead land, recorded under:

<u>Khata No</u>	<u>Plot No</u>	<u>Area</u>	<u>Boundary</u>
335	773 a	0.04.69 Hectare	North : Plot No 778 & 779
335	773 b	0.00.81 Hectare	South : N.H. 33 (Main Road)
335	773 c	0.00.39 Hectare	East : Plot No 773 & 774 (P)
335	774	0.15.75 Hectare	West : Plot No 773 & 774 (P)
335	776	0.00.05 Hectare	
Total area measuring		0.21.69 Hectare i.e. 53.57 Decimals approx	

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

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

For BABA SHYAM STEEL

Rajesh Kumar Agwal
Partner.

For BABA SHYAM STEEL

Nikesh
Partner.

Rajesh Kumar Agwal
Partner

MEMO OF CONSIDERATION

<u>Mode of Payment</u>	<u>Amount (Rs)</u>
<u>Date</u> <u>Cheque / RTGS / NEFT</u> <u>Bank</u>	<u>Amount (Rs)</u>
06.11.2019 RTGS Bank of Baroda	Rs. 30,12,960/-
06.11.2019 RTGS Bank of Baroda	Rs. 25,12,960/-
06.11.2019 RTGS Bank of Baroda	Rs. 30,12,960/-
21.11.2019 000890 Bank of Baroda	Rs. 38,59,340/-
21.11.2019 000891 Bank of Baroda	Rs. 33,59,340/-
21.11.2019 000892 Bank of Baroda	Rs. 33,59,340/-
TDS Paid 1%	Rs. 1,93,100/-

Total amount paid to the Vendor is Rs. 1,93,10,000/-
(Rupees One Crore Ninety Three Lacs and Ten Thousand) only

In witness whereof the Vendor/s has hereunto set and subscribed their hands on this Sale Deed, today at Jamshedpur, on the date aforementioned.

Read over and explained the contents of this Sale Deed to the parties by me, who found it to be true and correct. A. Muly

WITNESSES:

1. Gaurav Khandelwal Add:- House No. 70
S/o - Suresh Khandelwal Khandelwal Bhawan,
Ram Tekri Road
Jugsalai, Jamshedpur
2. R.K. Agarwal s/o K.N. Agarwal R/W Hazra Bazar
Jugsalai

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

Jugsalai
Jamshedpur

For BABA SHYAM STEEL
Rajesh Kumar Agwal
Partner.

For BABA SHYAM STEEL
Vikash
Partner.

पति
विक्रम

PURCHASER



विक्रम

मंडल

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.

[Signature]

7/PAGE
AVIJIT MANDAL
Enrolment No -14/2010
(Advocate Jsr. Court)

राजस्थान अदालत

विक्रम



[Handwritten signature]

Jain N. Gupta

23/11/19

श्री. राजेश कुमार अग्रवाल
श्री. राजेश कुमार अग्रवाल
20/11/19
107/1/19



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निबन्धन-पदाधिकारी
23/11/19

RAJESH KUMAR AGRAWAL

RAJESH KUMAR AGRAWAL

Rajesh Kumar Agrawal
Partner.

Rajesh
Partner.



सत्यमेव जयते

Government of Jharkhand

e-Stamp

Certificate No. : IN-JH18978234664186R
 Certificate Issued Date : 18 JUL 2019 05:23 PM
 Account Reference : SHCIL (FI)/ Jhshcil01/ BISTUPUR/ JH-ES
 Unique Doc. Reference : SUBIN-JHJHSHCIL0125500411187366R
 Purchased by : AVIJIT MANDAL
 Description of Document : Article 23 Conveyance
 Property Description : LAND
 Consideration Price (Rs.) : 70,33,000
 (Seventy Lakh Thirty Three Thousand only)
 First Party : ASHIM KUMAR DAS AND OTHERS
 Second Party : SUBHASH JAISUKA
 Stamp Duty Paid By : SUBHASH JAISUKA
 Stamp Duty Amount(Rs.) : 2,82,000
 (Two Lakh Eighty Two Thousand only)



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2019/JSR/3086/BK1/2826

18
16/7/19
2019/JSR/3086



Subhash Jaisuka
16/7/19

SIR 0002695201

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.



Subhash

Enclure
70,37,300

PC
mrgo

Stamp
280,000/-

बिना दफ्तर सिद्धांत

अप्रतिबद्ध पदाधिकार में तैयार / सिद्धांत
जारी के 16/7/19 अंकित की गई है।
जिम्मेदार पदाधिकारी अधिनियम 1908
की धारा 48(D) के अंतर्गत नहीं है।



के अंतर्गत प्रमाण प्रमाणित तैयार / सिद्धांत
... का ... को ...
... के अंतर्गत
... का ...
... का ...

16/7/19
निष्ठा-व्यक्ति

16/7/19
सम्बन्धी सूची से
जोका एच लही नाम।

सूचना-335, सुल्ता
नं- 774, 773a, देय
प्रतिबंधित सूची में दर्ज
नहीं है

SALE DEED

This Sale Deed is made on this the 16th day of July, 2019, at Jamshedpur.

BY AND BETWEEN

2, 11, 119 = 0
3 ~
1 - 0

1) ASHIM KUMAR DAS, 2) ARUN KUMAR DAS, & 3) AJOY KUMAR DAS,
all sons of Late Manindra Narayan Das, All By Faith Hindu, By Caste Kayastha, By
Nationality Indian, By Occupation Retired, All Resident of N.H. 33, Baliguma, P.O.
& P.S. M.G.M. Medical College, Town Jamshedpur, District East Singhbhum, State
Jharkhand, represented by their lawful constituted attorney: JYOTI MUKHERJEE,
s/o Late B. M. Mukherjee, By Faith Hindu, By Nationality Indian, By Occupation
Business, Resident of 5/1, Aastha Vijay, Uliyan, P.O. & P.S. Kadma, Town
Jamshedpur, Pin 831005, District East Singhbhum, and State Jharkhand, by virtue of
registered General Power of Attorney Deed No IV - 236, Serial No 4066, Dt:
14.08.2018, registered at the District Sub Registry Office, Jamshedpur, (The
Principal/s are alive and living on the day of execution of this Sale Deed and the
power is not revoked). 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.

16/7/19
संज्ञा

16/7/19

Jai Bhai

IN FAVOUR OF

Mr. SUBHASH JAISUKA, son of Mr. Kedarnath Jaisuka, By Faith Hindu, By Nationality Indian, By Occupation Business, Resident of Naya Bazaar Road, Jugsalai, P.O. & P.S. Jugsalai, Town Jamshedpur, Pin 831006, 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 his legal heirs, successors, administrators, legal representatives, executors, nominees, and assigns) of the OTHER PART. (Pan No AECPJ2830H) UIDAI No 5242 6142 1595

NATURE OF DEED

SALE DEED

CONSIDERATION AMOUNT

Rs. 70,33,000/-

(Rupees Seventy Lacs and Thirty Three Thousand) only

WITNESSETH AS FOLLOWS:

WHEREAS, all that piece and parcel of raiyati land more clearly mentioned in the schedule below along with some other lands recorded under Khata No 335, being in various Plot/s. Situated in Mouza Baliguma, Thana No 1150, within Ward No 10 (M.N.A.C.), P.S. M.G.M. Medical College, Block Mango, Jamshedpur, District East Singhbhum, Stands recorded in the name of Manindra Narayan Das. s/o Surendra Nath Das. R/o Baliguma, Jamshedpur, in the khatian as per the last survey settlement records, and he was in peaceful physical possession over the said lands during his lifetime and as the recorded owner died intestate, all his estates and immovable properties were inherited by his three sons namely: 1) Ashim Kumar Das, 2) Arun Kumar Das, & 3) Ajoy Kumar Das. (Present Vendor/s), as they being his only living legal heirs and successors and accordingly they have also got their

2 | Page

Jai Bhai

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name mutated by succession in the records of the Circle Officer, Jamshedpur (Now Mango) vide Mutation Case No 689 / R27 / 2018 - 19, and accordingly is also paying the rent regularly to the State Government and the last rent is paid vide Receipt No 0289731154 (Page No 93 & Volume No 101)

AND WHEREAS, the Vendor/s were in peaceful physical possession over the said lands without any interruption from any person or corner, thereby exercising all their right, title and interest over the same, being its lawful, absolute and bona fide owner/s, and now as they were in urgent need of money to meet their financial expenses, they have decided to sell part of their land more clearly mentioned in the schedule below through their attorney for full, final and highest consideration amount of Rs. 70,33,000/- (Rupees Seventy Lacs and Thirty Three Thousand) only, to which the Purchaser/s agreed and offered to pay the same to the Vendor/s, 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 paid consideration amount of Rs. 70,33,000/- (Rupees Seventy Lacs and Thirty Three Thousand) only is paid by the Purchaser to the Vendor/s, 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 with all their right, title, and interest of the said property.

Handwritten signature

2019
15/11/19

2. THAT, the Vendor/s 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.
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/s 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 Vendor/s 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.

15/11/19

28

6. THAT, the Vendors has delivered copy of all 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 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.

SCHEDULE

In the District East Singhbhum, 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 and Town Jamshedpur, Block Mango (Earlier Jamshedpur), State Jharkhand, all that piece and parcel of raiyati homestead land, recorded under:

<u>Khata No</u>	<u>Plot No</u>	<u>Area</u>	<u>Boundary</u>
335	774	0-8-6 1/2 Dhurs	North : Plot No 779
335	773 a	0-4-13 1/2 Dhurs	South : N. H. 33
			East : Part of Plot No 773 & 774
			West : Part of Plot No 773
Total area measuring		13 Kathas or 21.487 Decimals	

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

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

28/1/19

Joshi

MEMO OF CONSIDERATION

<u>Mode of Payment</u>	<u>Amount (Rs)</u>
By Cheque No. 799944, Dt: 25/06/19 of ICICI Bank	Rs. 16,41,033/-
By Cheque No. 799981, Dt: 15/07/19 of ICICI Bank	Rs. 16,41,033/-
By Cheque No. 799982, Dt: 15/07/19 of ICICI Bank	Rs. 16,41,034/-
By Cheque No. 000962, Dt: 15/07/19 of ICICI Bank	Rs. 6,79,857/-
By Cheque No. 000963, Dt: 15/07/19 of ICICI Bank	Rs. 6,79,857/-
By Cheque No. 000964, Dt: 15/07/19 of ICICI Bank	Rs. 6,79,857/-
TDS Paid 1% of Actual Consideration	Rs. 70332/-

Total Amount paid is Rs. 70,33,003/-
 less Cash Returned Rs. 3/-

Total Amount paid to the Vendor is Rs. 70,33,000/-
 (Seventy Lakh and Thirty Three Thousand) only.

In witness whereof the Vendor/s has hereunto set and subscribed their hands on this Sale Deed, today at Jamshedpur. on the date aforementioned.

Read over and explained the contents of this Sale Deed to the parties by me, who found it to be true and correct: A. Mishra

WITNESSES:

1. Gaurav Khondelwal s/o Suresh Khondelwal of Ranchi, Jharkhand s/o Nayan Bazar Jugsala
2. R. K. Agarwal s/o R. N. Agarwal R/o Nayan Bazar Jugsala

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

Feb 19

Joshi

John Doe

PURCHASER



Chaitany

A

st

NOTE: Mode of Payment in the Sale deed is witnessed by hand in page no. 6 of this Sale deed.

Chaitany

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.

Chaitany
AVI. IT MANDAL
Enrollment No. 14/2010
(Advocate Jsr. Court)

Chaitany

OFFICE OF THE SUB REGISTRAR
 Office Name :- District SRO - Jamshedpur
 District Name :- EastSinghbhum
 State Name :- Jharkhand

Deed Endorsement

Token No :- 2019000052508

Deed Type	Sale Deed
Number of Pages	108
Fee Details	Stamp Duty :- Rs. 281492, PR :- Rs. 1, SP :- Rs. 1620, A1 :- Rs. 211119, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.7037278/- , Transaction Amount :- Rs.7033000/-
Property Details	District :- East(Singhbhum) , Tehsil :- Jamshedpur , Village Name :- Baliguma Location :- Main Road, Baliguma
	Property Boundaries :- East: PART OF PLOT NO 773 AND 774. West: PART OF PLOT NO 773 . South: N H 33, North: PLOT NO 779
	Khata Number - 335Plot Number - 774 773Volume Number - 93Page Number - 101Holding Number - 0100002496000A3
	Area Of Land :- 21.48 Decimal

Sh./Smt. JYOTI MUKHERJEE sold/w/o LATE B M MUKHERJEE has presented the document for registration in this office today dated :- 16-Jul-2019 Day :- Tuesday Time :- 16:04:53 PM



JYOTI MUKHERJEE (Power Of Attorney)

Party Name JYOTI MUKHERJEE	Document Type PAN/UID	Document Number AIOPM9456E
-------------------------------	--------------------------	-------------------------------

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	ASHIM KR DAS THROUGH Address1 - N H 33 BALIGUMA PS MGM JAMSHEDPUR EAST SINGHBHUM, Address2 Jharkhand PAN No.: ACZPD7098J				SELLER Age:77			

Handwritten signature/initials

No.: 20190000052508

CERTIFICATE

Office of the District SRO - Jamshedpur

This Sale Deed was presented before the registering officer on date 16-Jul-2019 by JYOTI MUKHERJEE , S/O, D/O, W/O LATE B M MUKHERJEE resident of 5/1 AASTHA VIJAY ULIYAN PS KADMA JAMSHEDPUR EAST SINGHBHUM .

This deed was registered as Document No:- 2019/JSR/3066/BK1/2826 in Book No :- BK1, Volume No :- 561 from Page No :- 109 to 216 at, office of District SRO - Jamshedpur

Date:- 16-Jul-2019

Registering Officer

Sharma

Jai Bhai

IN FAVOUR OF

Mr. SUBHASH JAISUKA, son of Mr. Kedarnath Jaisuka, By Faith Hindu, By Nationality Indian, By Occupation Business, Resident of Naya Bazaar Road, Jugsalai, P.O. & P.S. Jugsalai, Town Jamshedpur, Pin 831006, 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 his legal heirs, successors, administrators, legal representatives, executors, nominees, and assigns) of the OTHER PART. (Pan No AECPJ233011) UIDAI No 5242 6142 1595

NATURE OF DEED

SALE DEED

CONSIDERATION AMOUNT

Rs. 70,33,000/-

(Rupees Seventy Lacs and Thirty Three Thousand) only

WITNESSETH AS FOLLOWS:

WHEREAS, all that piece and parcel of raiyati land more clearly mentioned in the schedule below along with some other lands recorded under Khata No 335, being in various Plot/s, Situated in Mouza Baliguma, Thana No 1150, within Ward No 10 (M.N.A.C.), P.S. M.G.M. Medical College, Block Mango, Jamshedpur, District East Singhbhum, Stands recorded in the name of Manindra Narayan Das, s/o Surendra Nath Das, R/o Baliguma, Jamshedpur, in the khatian as per the last survey settlement records, and he was in peaceful physical possession over the said lands during his lifetime and as the recorded owner died intestate, all his estates and immovable properties were inherited by his three sons namely: 1) Ashim Kumar Das, 2) Arun Kumar Das, & 3) Ajoy Kumar Das, (Present Vendor/s), as they being his only living legal heirs and successors and accordingly they have also got their

21/3/14

21/3/14



सत्यमेव जयते

Government of Jharkhand

e-Stamp

Certificate No. : IN-JH18978410222943R
 Certificate Issued Date : 15-Jul-2019 05:23 PM
 Account Reference : SHCIL (FI)/Jhshc1101/ B1STUPUR/ JH-ES
 Unique Doc. Reference : SUBIN-JHJHSHCIL0125500402317952R
 Purchased by : AVIJIT MANDAL
 Description of Document : Article 23 Conveyance
 Property Description : LAND
 Consideration Price (Rs.) : 70,33,000
 (Seventy Lakh Thirty Three Thousand only)
 First Party : ASHIM KUMAR DAS AND OTHERS
 Second Party : RAJESH KUMAR AGARWAL
 Stamp Duty Paid By : RAJESH KUMAR AGARWAL
 Stamp Duty Amount(Rs.) : 2,82,000
 (Two Lakh Eighty Two Thousand only)



Please write or type below this line

2019/JSR/3068/BK1/2828

2019/52519
16.04.19



Rajesh Kumar Agarwal
16/7/19

SR 0002695200

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.shoosangr.com. Any discrepancy in the details on this Certificate should be reported on the website www.shoosangr.com.
2. The onus of checking the legitimacy is on the user of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Rajesh Kumar Agarwal

Sale no
70,37,200

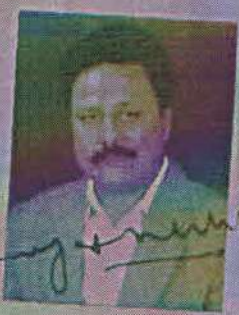
P.S
mngs

Jul
282,000 /

शु श्वाता नं. 335, शु प्लॉट नं 7730
द्वे प्रतिबंधित सूची में दर्ज नहीं हैं।
पिन
बालिगुम



Handwritten signature and initials.



बिना अंतर विवरण

कानून का अन्वयित न लेखक / विवाह
जो की कायस्थ / जाति की नहीं है।
जन्म का वर्ष 1988
की वारा अंतर को अज्ञात नहीं है।

16/7/19
कृतम मूलिकन सूची से
जांचा एवं सही पाया।

SALE DEED

This Sale Deed is made on this the 1st day of July, 2019, at Jamshedpur.

BY AND BETWEEN

Handwritten notes and signatures on the left margin.

1) ASHIM KUMAR DAS, 2) ARUN KUMAR DAS, & 3) AJOY KUMAR DAS,
all sons of Late Manindra Narayan Das, All By Faith Hindu. By Caste Kayastha. By
Nationality Indian, By Occupation Retired, All Resident of N.H. 33, Baliguma, P.O.
& P.S. M.G.M. Medical College, Town Jamshedpur, District East Singhbhum, State
Jharkhand, represented by their lawful constituted attorney: JYOTI MUKHERJEE,
s/o Late B. M. Mukherjee, By Faith Hindu, By Nationality Indian. By Occupation
Business, Resident of 5/1. Aastha Vijay, Uliyan, P.O. & P.S. Kadma, Town
Jamshedpur, Pin 831005, District East Singhbhum, and State Jharkhand, by virtue of
registered General Power of Attorney Deed No IV - 236, Serial No 4066. Dt:
14.08.2018, registered at the District Sub Registry Office, Jamshedpur, (The
Principal/s are alive and living on the day of execution of this Sale Deed and the
power is not revoked). Hereinafter called the "VENDOR/S / SELLERS" (which
expression shall unless excluded by and repugnant to the context must mean and
include their legal heirs, successors, legal representatives, administrators, executors,

Rajesh Kumar Agrawal

2016

IN FAVOUR OF

Mr. RAJESH KUMAR AGARWAL, s/o Mr. Kedar Nath Agarwal. By Faith Hindu, By Nationality Indian, By Occupation Business. Resident of H No 22, Naya Bazaar Road, Near Shitla Mandir, Ward No 11, Jugsalai, P.O. & P.S. Jugsalai, Town Jamshedpur, Pin 831006, 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 his legal heirs, successors, administrators, legal representatives, executors, nominees, and assigns) of the OTHER PART. (Pan No ABBPA7495H) UIDAI No 7201 4675 1573

NATURE OF DEED

SALE DEED

CONSIDERATION AMOUNT

Rs. 70,33,000/-

(Rupees Seventy Lacs and Thirty Three Thousand) only

WITNESSETH AS FOLLOWS:

WHEREAS, all that piece and parcel of raiyati land more clearly mentioned in the schedule below along with some other lands recorded under Khata No 335 being in various Plot/s, Situated in Mouza Baliguma, Thana No 1150, within Ward No 10 (M.N.A.C.), P.S. M.G.M. Medical College, Block Mango, Jamshedpur, District East Singhbhum, Stands recorded in the name of Manindra Narayan Das, s/o Surendra Nath Das, R/o Baliguma, Jamshedpur, in the khatian as per the last survey settlement records, and he was in peaceful physical possession over the said lands during his lifetime and as the recorded owner died intestate, all his estates and immovable properties were inherited by his three sons namely: 1) Ashim Kumar Das, 2) Arun Kumar Das, & 3) Ajoy Kumar Das, (Present Vendor/s), as they being his only living legal heirs and successors and accordingly they have also got their

2/0/16

Rajesh Kumar Agarwal

Jamshedpur

name mutated by succession in the records of the Circle Officer, Jamshedpur (Now Mango) vide Mutation Case No 689 / R27 / 2018 - 19, and accordingly is also paying the rent regularly to the State Government and the last rent is paid vide Receipt No 0289731154 (Page No 93 & Volume No 101)

AND WHEREAS, the Vendor/s were in peaceful physical possession over the said lands 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 now as they were in urgent need of money to meet their financial expenses, they have decided to sell part of their land more clearly mentioned in the schedule below through their attorney for full, final and highest consideration amount of Rs. 70,33,000/- (Rupees Seventy Lacs and Thirty Three Thousand) only, to which the Purchaser/s agreed and offered to pay the same to the Vendor/s, 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 paid consideration amount of Rs. 70,33,000/- (Rupees Seventy Lacs and Thirty Three Thousand) only is paid by the Purchaser to the Vendor/s, 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 with all their right, title, and interest of the said property.

Rajesh Kumar Agarwal

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2. THAT, the Vendor/s 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.
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/s 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 Vendor/s 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.

Rajesh Kumar Agawal

Joshi

6. THAT, the Vendors has delivered copy of all 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 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.

SCHEDULE

In the District East Singhbhum, 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 and Town Jamshedpur, Block Mango (Earlier Jamshedpur), State Jharkhand, all that piece and parcel of rayati homestead land, recorded under:

<u>Khata No</u>	<u>Plot No</u>	<u>Area</u>	<u>Boundary</u>
335	773 a	0 - 13 - 0 Kathas Or 21.487 Decimals	North : Plot No 772 South : N. H. 33 East : Part of Plot No 773 & 774 West : Plot No 772

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

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

Rajesh Kumar Agrewal

2019/07/15

MEMO OF CONSIDERATION

<u>Mode of Payment</u>	<u>Amount (Rs)</u>
By Cheque No. 799940 of ICICI Bank, dt: 25/6/19	Rs. 13,00,000/-
By Cheque No. 799941 of ICICI Bank, dt: 25/6/19	Rs. 13,00,000/-
By Cheque No. 799942 of ICICI Bank, dt: 25/6/19	Rs. 13,00,000/-
By Cheque No. 000942 of ICICI Bank, dt: 15/7/19	Rs. 10,20,890/-
By Cheque No. 000943 of ICICI Bank, dt: 15/7/19	Rs. 10,20,890/-
By Cheque No. 000944 of ICICI Bank, dt: 15/7/19	Rs. 10,20,890/-
V. TDS on Actuals	Rs. 70,352/-
<hr/>	
Total Amount paid is	Rs. 70,39,002/-
less Cash returned	Rs. 2/-
<hr/>	
Total Amount paid to the Vendor is	Rs. 70,39,000/-

(Clipped Security tax and Thirty Thousand) only.
In witness whereof the Vendor/s has hereunto set and subscribed their hands on this Sale Deed, today at Jamshedpur, on the date aforementioned.

Read over and explained the contents of this Sale Deed to the parties by me, who found it to be true and correct: A. K. M.

WITNESSES:

1. Gaurav Khandelwal
2. Vikash Jaisulea s/o K. A. Agarwal of Jaisulea

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

Rajesh Kumar Agarwal

Rajesh Kumar Agarwal

PURCHASER



Rajesh Kumar Aggarwal



[Signature]

NOTE: Mode of payment is written by hand in this Sale Deed on page No 6 by me. [Signature]

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.

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

Rajesh Kumar Aggarwal



A [Signature]

Joshi
16/7/17

ज्योति मुखर्जी पिता स्व. श्री. राम मुखर्जी

पिता स्व. श्री. राम मुखर्जी

16/7/2019

10

जयपुर



[Signature]
16/7/2019

4



सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No. : IN-JH1897833257173R
 Certificate Issued Date : 5-Jul-2019 05:22 PM
 Account Reference : SHCIL (FI) / Jhshcil01 / BISTURUR / JH-ES
 Unique Doc. Reference : SUBIN-JHJHSHCIL0125500426390899R
 Purchased by : AVIJIT MANDAL
 Description of Document : Article 23 Conveyance
 Property Description : LAND
 Consideration Price (Rs.) : 70,33,000
 (Seventy Lakh Thirty Three Thousand only)
 First Party : ASHIM KUMAR DAS AND OTHERS
 Second Party : VIKASH JAISUKA
 Stamp Duty Paid By : VIKASH JAISUKA
 Stamp Duty Amount (Rs.) : 2,82,000
 (Two Lakh Eighty Two Thousand only)



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16/12
2019/52492
16.04.19

2019/JSR/3065/BK1/2825



Jehi N...
16/11/19

SR 0002695202

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.shcilstamp.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.

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Sahib
27/07/2019

P.S.
Mango

Sahib
28/07/2019

सुख्याता नं- 335, सुप्लॉट नं. 774/773a
के प्रतिबंधित सूची में दर्ज नहीं है



16/7/19



न्यूनतम मूल्यंकन सूची से
जीवा एंव सही पाया।

जिला अफसर टिकमकाट
जिला अफसर टिकमकाट / जिला
जमी के 2011/1-2 अधिन ही गई है।
जिला अफसर टिकमकाट अधिन 1986
की धारा 48(B) के अन्तर्गत नहीं है।

SALE DEED

This Sale Deed is made on this the 16th day of July, 2019, at Jamshedpur.

BY AND BETWEEN

1) ASHIM KUMAR DAS, 2) ARUN KUMAR DAS, & 3) AJOY KUMAR DAS,
all sons of Late Manindra Narayan Das, All By Faith Hindu, By Caste Kayastha, By
Nationality Indian, By Occupation Retired, All Resident of N.H. 33, Baliguma, P.O.
& P.S. M.G.M. Medical College, Town Jamshedpur, District East Singhbhum, State
Jharkhand, represented by their lawful constituted attorney: JYOTI MUKHERJEE,
s/o Late B. M. Mukherjee, By Faith Hindu, By Nationality Indian, By Occupation
Business, Resident of 5/1, Aastha Vijay, Uliyan, P.O. & P.S. Kadma, Town
Jamshedpur, Pin 831005, District East Singhbhum, and State Jharkhand, by virtue of
registered General Power of Attorney Deed No IV - 236, Serial No 4066, Dt:
14.08.2018, registered at the District Sub Registry Office, Jamshedpur, (The
Principal/s are alive and living on the day of execution of this Sale Deed and the
power is not revoked). 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.

Handwritten notes on the left margin including dates like 11/11/19, 3-0, 1-0, and other illegible scribbles.

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Vikas

IN FAVOUR OF

Mr. VIKASH JAISUKA, s/o Mr. Kedarnath Jaisuka, By Faith Hindu, By Nationality Indian, By Occupation Business, Resident of Naya Bazaar Road, Jugsalai, P.O. & P.S. Jugsalai, Town Jamshedpur, Pin 831006, 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 his legal heirs, successors, administrators, legal representatives, executors, nominees, and assigns) of the OTHER PART. (Pan No AHOPJ505E) UIDAI No 6744 6877 3136

NATURE OF DEED

SALE DEED

CONSIDERATION AMOUNT

Rs. 70,33,000/-

(Rupees Seventy Lacs and Thirty Three Thousand) only

WITNESSETH AS FOLLOWS:

WHEREAS, all that piece and parcel of raiyati land more clearly mentioned in the schedule below along with some other lands recorded under Khata No 335, being in various Plot/s, Situated in Mouza Baliguma, Thana No 1150, within Ward No 10 (M.N.A.C.), P.S. M.G.M. Medical College, Block Mango, Jamshedpur, District East Singhbhum, Stands recorded in the name of Manindra Narayan Das, s/o Surendra Nath Das, R/o Baliguma, Jamshedpur, in the khatian as per the last survey settlement records, and he was in peaceful physical possession over the said lands during his lifetime and as the recorded owner died intestate, all his estate and immovable properties were inherited by his three sons namely: 1) Ashim Kumar Das, 2) Arun Kumar Das, & 3) Ajoy Kumar Das, (Present Vendor/s), as they being his only living legal heirs and successors and accordingly they have also got the

2 | Page

Vikas

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name mutated by succession in the records of the Circle Officer, Jamshedpur (Now Mango) vide Mutation Case No 689 / R27 / 2018 – 19, and accordingly is also paying the rent regularly to the State Government and the last rent is paid vide Receipt No 0289731154 (Page No 93 & Volume No 101)

AND WHEREAS, the Vendor/s were in peaceful physical possession over the said lands 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 now as they were in urgent need of money to meet their financial expenses, they have decided to sell part of their land more clearly mentioned in the schedule below through their attorney for full, final and highest consideration amount of Rs. 70,33,000/- (Rupees Seventy Lacs and Thirty Three Thousand) only, to which the Purchaser/s agreed and offered to pay the same to the Vendor/s, 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 paid consideration amount of Rs. 70,33,000/- (Rupees Seventy Lacs and Thirty Three Thousand) only is paid by the Purchaser to the Vendor/s, 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 Vendor does hereby absolutely and forever sell, convey, transfer, and deliver a 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 with all their right, title, and interest of the said property.

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2. THAT, the Vendor/s 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.
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/s 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 Vendor/s 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 or charges pending then it must be cleared by the Vendor/s only.

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6. THAT, the Vendors has delivered copy of all 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 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.

SCHEDULE

In the District East Singhbhum, 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 and Town Jamshedpur, Block Mango (Earlier Jamshedpur), State Jharkhand, all that piece and parcel of raiyati homestead land, recorded under:

<u>Khata No</u>	<u>Plot No</u>	<u>Area</u>	<u>Boundary</u>
<u>335</u>	<u>774</u>	0 - 8 - 10 Dhurs	North : Plot No 779
<u>335</u>	<u>773 a</u>	0 - 4 - 10 Dhurs	South : N.H. 33
			East : Part of Plot No 773 & 774
			West : Part of Plot No 773 & 774

Total area measuring 13 Kathas or 21.487 Decimals

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

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

5/1/80

Ujjwal

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MEMO OF CONSIDERATION

<u>Mode of Payment</u>	<u>Amount (Rs)</u>
By Cheque NO 799946, Dt: 25/6/19 of ICICI Bank	Rs. 16,41,033/-
By Cheque NO. 799947, Dt: 25/6/19 of ICICI Bank	Rs. 16,41,033/-
By Cheque NO. 799948, Dt: 25/6/19 of ICICI Bank	Rs. 16,41,034/-
By Cheque NO. 000952, Dt: 15/07/19 of ICICI Bank	Rs. 6,79,857/-
By Cheque NO. 000953, Dt: 15/07/19 of ICICI Bank	Rs. 6,79,857/-
By Cheque NO. 000954, Dt: 15/07/19 of ICICI Bank	Rs. 6,79,857/-
TDS 1% of Actual	Rs. 70,322/-

Total Amount paid to
his bank account

Rs. 70,33,008/-
Rs. 00

Total Amount paid to the vendors
(Super Sundry less and Thirty Three Thousand Only)

Rs. 70,33,000/-

In witness whereof the Vendor/s has hereunto set and subscribed their hands on this Sale Deed, today at Jamshedpur, on the date aforementioned.

Read over and explained the contents of this Sale Deed to the parties by me who found it to be true and correct:

[Handwritten signature]

WITNESSES:

- Gaurav Khandelwal s/o Suresh Khandelwal
Rajesh Kumar Agarwal s/o Nagesh Bazar, Jagdishpur
- R. K. Agarwal s/o K. N. Agarwal s/o Nagesh Bazar, Jagdishpur

Drafted & Printed by: *[Handwritten signature]*
Old Court Campus, Jamshedpur.

[Handwritten signature]

Prakash

PURCHASER



Vinay



NOTE: Mode of payment in the Sale Deed is mentioned by hand in page no: 6 of this Sale Deed.

Prakash

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.

Prakash
AVIJIT MANDAL
Enrollment No.-142010
(Advocate Jsr. Court)

Vinay



Jyoti
16/7/19

ज्योति मुखर्जी पिता- स्व- बी- एम- मुखर्जी
 जन्म तिथि 16/7/2019
 जन्म स्थान जमशेदपुर
 पता जमशेदपुर
 निवासी जमशेदपुर



निवचन-पराधिकारी का
 16/7/2019

Vijay