



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH27209402386875S
Certificate Issued Date : 29-Feb-2020 11:39 AM
Account Reference : SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference : SUBIN-JHJHSHCIL0139932190950406S
Purchased by : MAHALAXMI CONSTRUCTION
Description of Document : Article 23 Conveyance
Property Description : SALE DEED
Consideration Price (Rs.) : 49,50,000
(Forty Nine Lakh Fifty Thousand only)
First Party : NA
Second Party : MAHA LAXMI CONSTRUCTION
Stamp Duty Paid By : MAHA LAXMI CONSTRUCTION
Stamp Duty Amount(Rs.) : 1,98,000
(One Lakh Ninety Eight Thousand only)



Please write or type below this line

2020/JSR/1164/BK1/1046

2020/27196
29-2-2020



Bhupendra Singh
Ramesh Singh

29/2/2020

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ATTESTE:



MAHENDRA KUMAR
ADVOCATE

Binay Singh
29/2/2020



2.29/2/2020
जवाब देना 105 नंवा
जवाब 1555 नंवा
के 2/2/2020

ATTESTE:



MAHENDRA KUMAR
ADVOCATE

Binay Singh
Binay Singh
29/2/2020



29/2/2020
न्यूनतम मूल्यांकन सूची से
जोका संव सही प्रका।

ATTESTED



MAHENDRA KUMAR
ADVOCATE

Binay Singh
29/2/2020



जिला अवर निलम्बक
संयुक्त प्रशासन में असाहय / रिजल्ट
जति 2.11.14/2020 के नंवा से।
भोरानापुर फासबारी प्रति नियम 1908
के नंवा (क.1.1) के अंतर्गत नंवा 31
SALE DEED

29/2/2020

2.21 के अंतर्गत असाहय: भारतीय न्याय-शास्त्र
अन सारा नैतिक, 1908 की अनुसूची
के अंतर्गत (क.1.1) के अंतर्गत
भोरानापुर फासबारी प्रति नियम 1908
के अंतर्गत नंवा (क.1.1) के अंतर्गत नंवा 31

THIS DEED OF SALE IS MADE ON THIS THE 29th DAY OF
'FEBRUARY' 2020 AT JAMSHEDPUR; BY:

- 1) SHRI BINAY SINGH, (PAN – AEUPS3293P and UID No.7393 6474 5267), resident of Hill View Colony, Road No.2A, Dimna Road, P.O. & P.S. MGM, Mango, Town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin – 831018,

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- 2) **SHRI BINOD SINGH, (PAN – AEQPS4690Q and UID No.8224 6402 6232)**, resident of Flat No.602, 'K' Block, Vasundhara Estate, NH-33, P.O. & P.S. MGM, Mango, Town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin – 831018 and
- 3) **SHRI PROMOD SINGH, (PAN – ASSPS1398K and UID No.6428 6350 1067)**, resident of Flat No.702, 'K' Block, Vasundhara Estate, NH-33, P.O. & P.S. MGM, Mango, Town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin – 831018

All sons of Late Kapil Deo Singh and grandsons of Late Gorakhnath Singh;

All by faith Hindu, by Caste Rajput, by occupation Business, Nationality Indian, hereinafter called the **SELLERS** (which expression shall unless, excluded by or repugnant to the context, mean and include their respective heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **ONE PART**;

IN FAVOUR OF

MAHA LAXMI CONSTRUCTION, (PAN – ABLFM1144K), a Partnership firm, having its Office at Ashiyar Anantra, Flat No.R-131, 1st Floor, Dimna, Near Big Bazar, Mango, Jamshedpur, represented by its Partners namely –

- 1) **MR. SATENDRA KUMAR SINGH, (PAN – ANVPS8305E and UID No.4684 0602 8352)**, son of Lallan Choudhury and grandson of Ram Nihora Choudhury, by faith Hindu, by Caste Bhumihar, by occupation Business, by Nationality Indian, resident of Ripit Colony, Near Sidhu Kanhu School, P.S. M.G.M., Town Jamshedpur, District East Singhbhum, State of Jharkhand;
- 2) **MR. JITENDRA KUMAR SINGH, (PAN – AKXPS9196A and UID No.2492 1713 2539)**, son of Tej Narayan Singh and grandson of Late Mundrika Singh, by faith Hindu, by Caste Rajput, by occupation Business, by Nationality Indian, resident of Cross Road No.5, Anand Vihar Colony, P.S. M.G.M., Town Jamshedpur, District East Singhbhum, State of Jharkhand and

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3) **MR. DIGVIJAY SINGH, (PAN – ALCPS6108G and UID No.9032 9247 3066),** son of Rabindra Singh and grandson of Late Ramswarup Singh, by faith Hindu, by Caste Rajput, by occupation Business, by Nationality Indian, resident of Patel Nagar, Chhota Govindpur, P.S. Govindpur, Town Jamshedpur, District East Singhbhum, State of Jharkhand; hereinafter called the **PURCHASER** (which expression shall unless, excluded by or repugnant to the context, mean and include its/ their legal heirs, successors-in-office, executors, administrators, legal representatives, nominees and assigns) of the **OTHER PART**.

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

CONSIDERATION AMOUNT: **Rs.49,50,000/- (Rupees Forty nine lakhs fifty thousand) only.**

WHEREAS, the above named Sellers, vide a registered Sale Deed, bearing Deed No.4089, Sl. No.4679, dated 16.10.1996, recorded in Book No.I, Volume No.76, pages from 311 to 316, completed on 27.06.2007 of District Sub-Registry Office, Jamshedpur, jointly purchased for valuable consideration amount, a piece and parcel of raiyati land, measuring an area 5 (five) Kathas, being in Portion of Plot No.1555, recorded under Khata No.145 of Mouza Pardih, P.S. Mango, Thana No.1641, Ward No.9, JNAC (Mango), Town Jamshedpur, District Sub-Registry Office at Jamshedpur, District East Singhbhum, from its previous lawful owner Shri Batuk Bhai, son of Late Amrit Lal and since its purchase the Sellers above named have been in joint peaceful physical possession over and occupation over the same without any let, hindrance or disturbances from any person or persons and are the absolute, lawful and bonafide owners thereof by exercising all acts of ownership thereto;

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AND WHEREAS, the Sellers above named, in order to further ensure their right, title and interest over the aforesaid purchased property, have mutated the same, in their joint names, vide Mutation Case No.879/ 2010-11, Order dated 06.09.2010, from the office of the Superior landlord, the State, through the Circle Officer, Jamshedpur and since they are paying rent for the aforesaid property and obtained rent receipt in their joint names, entered in Volume No.54, Page No.32;

AND WHEREAS, the Sellers, being in urgent need of money, voluntarily expressed their intent of selling the Schedule below property and having come to know the intention of the Sellers, the Purchaser hereof has approached to them and after inspected the land at site, all title documents and relevant papers etc. and having fully satisfied to the Purchaser/s, proposed and offered to purchase the same on a consideration amount of **Rs.49,50,000/- (Rupees Forty nine lakhs fifty thousand) only**;

AND WHEREAS, on the aforesaid approach made by the Purchaser/s, the Sellers have jointly agreed to sell their said property, more fully described in the Schedule below, by this Sale Deed, on a total consideration amount of **Rs.49,50,000/- (Rupees Forty nine lakhs fifty thousand) only**.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

- 1) THAT, in pursuance of the aforesaid agreement and in consideration of a sum of **Rs.49,50,000/- (Rupees Forty nine lakhs fifty thousand) only**, paid by the Purchaser/s to the Sellers, details given in Mode of Payment, herein below mentioned, the receipt of which sum the Sellers above named do hereby admit and acknowledge as full, final and highest consideration amount against the sale of the property mentioned in the schedule below, the Sellers by these present do hereby sell, convey, transfer, deliver and assign all that property described in the schedule

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below, together with all rights, title, interest, possession, easement, appurtenances thereto TO HAVE AND TO HOLD the same without any interruption, hindrance or disturbances from or by the present Sellers and/ or any other person or persons claiming under them, together with all rights, title and possession which the Sellers herein before enjoyed in respect of the schedule below property.

- 2) THAT, the Sellers have handed over the peaceful physical possession of the schedule below land to the Purchaser/s, absolutely free from all encumbrances, lien or charges and attachments of any kind whatsoever.
- 3) THAT, the Sellers have completely divested of all their rights, title, interest, in the schedule below land and henceforth the Sellers shall cease to have any manner of title to the said property and claim on the said land.
- 4) THAT, from today, the Purchaser/s shall enjoy and possess the said land according to its/ their desire and requirement as absolute owner/s thereof, with full power to convey or dispose off or alienate the same or any part thereof to any person or persons.
- 5) THAT, henceforth the purchaser/s shall be at liberty to mutate its/ their name/s in the Office of the Superior landlord, the State of Jharkhand, through the C.O., Mango, Jamshedpur, in respect of the scheduled property and shall pay the rent for the same in its/ their own/ joint name/s.
- 6) THAT, the Purchaser/s shall also be at liberty to has or get its/ their name/s registered in the Office of Mango Notified Area Committee/ Mango Nagar Nigam or any other concerned authority and accordingly shall pay the Municipal/ Holding and/or charges/ taxes for the same, its/ their own/ joint name/s.

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7) THAT, the Sellers are the absolute and bonafide owners of the aforesaid land, fully described in the schedule below and are fully entitled to dispose off the same to the Purchaser/s.

8) THAT THE SELLERS HEREBY ASSURE THE PURCHASER/S AND COVENANT :

- a) that the Sellers are the lawful owners of the schedule below land and accordingly they have transferred the same in favour of the Purchaser/s.
 - b) that no right of easements of any kind is available to any other person or persons in respect of use and enjoyment of the said property.
 - c) that the Sellers have paid rent, cess and/ or other charges / taxes of the aforesaid property to the concerned authority up to date.
 - d) that from this day the Purchaser/s shall has/ have quiet and peaceful possession and enjoyment over the schedule below land.
 - e) that the Purchaser/s shall be entitled to obtain mutation of the schedule below property in its/ their own name/s in the records of the Landlord, through the Circle Officer at Mango, Jamshedpur and accordingly shall pay rent, tax etc. for the schedule below land, in its/ their own/ joint name/s.
- 7) THAT, the Sellers have further agreed to execute and register, at the cost of the Purchaser/s, any other deeds of assurance, if necessary, to more perfectly ensure the ownership and possession of the Purchaser/s, over the schedule below property.
- 8) THAT, the schedule below land is not belonged to S.T., B.C. does not comes under the Khashmahal and the land does not related to the

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Temple, and/ or religious places and the Seller does not violate the section 46 (l) a & b of Chhota Nagpur Tenancy Act, 1908 and this is not Govt. land and there is no violation of the Section 22 A of Indian Registration Act, 1908, the land situated in Urban Area.

9) THAT the sellers have handed over all relevant documents in respect of the schedule below property to the purchaser/s.

10) THAT, the schedule below land is situated on main Road.

SCHEDULE

(Description of the property hereby sold)

ALL THAT piece and parcel of raiyati homestead land, measuring an area, more or less 2½ (Two and Half) Kathas equivalent to 4.13 Decimals, more or less, being in Portion of New Plot No.1555, recorded under New Khata No.145 of Mouza PARDIH, P.S. Mango, Thana No.1641, Ward No.9, MNAC, Town Jamshedpur, District Sub-Registry Office at Jamshedpur, District East Singhbhum, State of Jharkhand, having Mango Nagar Nigam Holding No.0090006495000M0;

which is bounded by:

North : Moti Arh;
South : Rasta;
East : Portion of Plot No.1555 (Purchaser's Nij);
West : Uttam Singh.

Annual rent payable to the Landlord, the State of Jharkhand, through the C.O., Mango, Jamshedpur.

The schedule above property is situated at main road.

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The land aforementioned is shown in RED COLOUR in the map enclosed herewith, which will be treated as a part of this Sale Deed.

MODE OF PAYMENT

The purchaser/s has/ have paid the aforesaid total consideration amount of Rs.49,50,000/- (Rupees Forty nine lakhs fifty thousand) only, to the sellers, in the following manner:-

<u>Dated</u>	<u>Mode</u>	<u>Amount (in Rs.)</u>
01.11.2019	vide Cheque No.966920	6,00,000/-
17.10.2019	vide Cheque No.966915	5,00,000/-
17.10.2019	vide Cheque No.96616	5,00,000/-
17.10.2019	vide Cheque No.966917	10,00,000/-
17.10.2019	vide Cheque No.966918	10,00,000/-
04.12.2019	vide Cheque No.966925	5,00,000/-
28.02.2020	vide Cheque No.966930	7,00,000/-
01.11.2019	vide Cheque No.966919	1,50,000/-
	All Cheques drawn on State Bank of India, Bistupur Branch, Jamshedpur.	

Total : -----
49,50,000/- only.

(Rupees Forty nine lakhs fifty thousand) only



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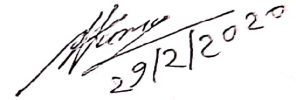
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IN WITNESS WHEREOF, the Sellers have hereunto signed at Jamshedpur, on this Deed of Sale, on the day, month and year first above mentioned.

Read over and explained the contents of this Deed to the Sellers and they have admitted all the contents to be true and correct.

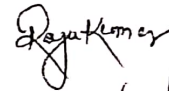

29/2/2020
Advocate

WITNESSES:

1. Raju Kumar

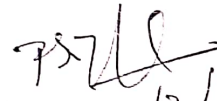
S/o Mr Lalan Chaudhary

Q No-122, East-plot-Basti
Punjabi line, Near Kaili Mandir
PO - Busmanianes JSR 831007


29/2/2020

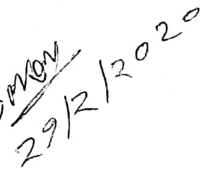
2. Bharat Bhushan Singh

S/o late R. P. Singh
Patel Nagar, Clutter
Govindpur, Jamshedpur
831015


29/2/2020

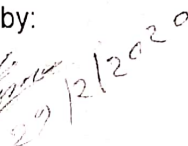
Printed by:


Jsr. Court


29/2/2020

Drafted by:


Advocate.


29/2/2020

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NAME OF THE PURCHASER :

MAHA LAXMI CONSTRUCTION

Represented by its Partners



ATTESTED

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29/2/20

MAHENDRA KUMAR
ADVOCATE

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BINOD KUMAR
29/2/2020



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MAHENDRA KUMAR
ADVOCATE

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BINOD KUMAR
29/2/2020



ATTESTED

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29/2/2020

MAHENDRA KUMAR
ADVOCATE

[Signature]
BINOD KUMAR
29/2/2020



Signature and finger pints of left hand of the Purchaser/s.

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.

[Signature]
29/2/20
Advocate.