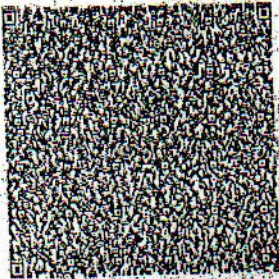


सत्यमेव जयते

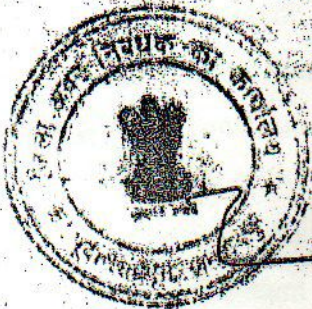
INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No. : IN-JH05652213774050P
 Certificate Issued Date : 02-May-2017 06:30 PM
 Account Reference : SHCIL (FI)/ Jhshcil01/ BISTUPUR/ JH-ES
 Unique Doc. Reference : SUBIN-JHJHSHCIL0108073914919158P
 Purchased by : NANDA DEVI AND OTHERS
 Description of Document : Article 23 Conveyance
 Property Description : SALE DEED
 Consideration Price (Rs.) : 8,00,000
 (Eight Lakh only)
 First Party : SHAFIQR RAHMAN AND OTHERS
 Second Party : NANDA DEVI AND OTHERS
 Stamp Duty Paid By : NANDA DEVI AND OTHERS
 Stamp Duty Amount(Rs.) : 32,000
 (Thirty Two Thousand only)



Please write or type below this line



S. Prasad

Dilip K.

UP 0000838790

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shclstamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

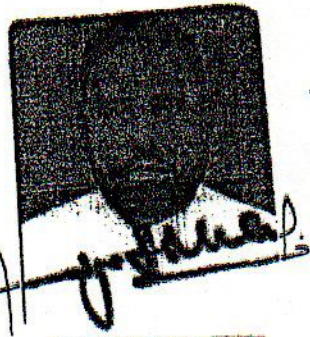
Sale
800,000

RS
mango

22/05/17



S. Rahman



मन्त्र खाना जगत या लीपचोम मन्
जात काल सुदृष्ट ली चपक के
सकाल लक्ष्मी के ली नये ह

Dilip Jha



15/5/17



के लीपचोम मन्
जात काल सुदृष्ट ली चपक के
सकाल लक्ष्मी के ली नये ह

Handwritten signature and date: 15/5/17

Handwritten signature and date: 15/5/17

SALE DEED

This Sale Deed is made on this the 3rd day of May, 2017, at Jamshedpur.

BY AND BETWEEN

1) SHAFIQR RAHMAN, s/o Late Sajjad Hussain, By Religion Islam (Muslim), By Caste Ansari. By Nationality Indian, By Occupation Business, Resident of Road No. 13, Jawahar Nagar, P.O. Azadnagar, P.S. Mango, Jamshedpur, District East Singhbhum, and State Jharkhand, & 2) Mr. DILIP JHA, son of Sadabir Jha, By Caste Brahmin, By Faith Hindu, By Nationality Indian, By Occupation Business, Resident of N. H. 33, Baligunia, Mango, Jamshedpur, District East Singhbhum, State Jharkhand, (both are partners in Sal Sangam Homes) and they are the lawful constituted attorneys for: 1) RANENDRA PRATAP SINGH, & 2) DHIRENDRA PRATAP SINGH, both sons of Late Narendra Pratap Singh & Late Laxmi Devi, Both By Faith Hindu, By Caste Rajput (General Caste), By Nationality Indian, Resident of Radhikanagar, Madhav, Bhawan, Kharanghajar, Telco, P.O. & P.S. Telco, Town Jamshedpur, District East Singhbhum, State Jharkhand, on the strength of registered General Power of Attorney Deed No. IV - 1203, Serial No. 5525, Dt:

rechargeable
INR 240000.00
of 2.15
fee 0.94

Handwritten signature and date: 15/5/17

S. Sharma

Dilip Sh

23.08.13. (Rectification G.P.A. No. 1003, Dt: 05.11.2015), both, registered at the District Sub Registry Office, Jamshedpur (The Principal/s are alive and living on the day of execution of this Sale Deed). 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.

IN FAVOUR OF

1. Mrs. NANDA DEVI, wife of Mr. Bijendra Sharma,
2. Mr. PAPPU KUMAR, son of Mr. Bijendra Sharma.

Both By Faith Hindu, By Nationality Indian, By Occupation 1) Housewife & 2) Business, Resident of Jall Chowk, Peon Colony, Sakchi, P.O. & P.S. Sakchi, Town Jamshedpur, District East Singhbhum, and State Jharkhand. Hereinafter called the VENDEE/S / PURCHASER/S (which expression shall unless excluded by and / or repugnant to the context must mean and include their legal heirs, successors, administrators, legal representatives, executors, nominees, and assigns) of the OTHER PART.

NATURE OF DEED
CONSIDERATION AMOUNT
(Rupees Eight Lacs) only

SALE DEED
Rs. 8.00,000/-

WITNESSETH AS FOLLOWS:

S. Khanna

Dilip K.

WHEREAS, the schedule below landed property, along with other properties are recorded in the name of Smt. Laxmi Devi, w/o Narendra Pratap Singh, R/o Baliguma, Jamshedpur, in the Khatian as per the last survey settlement of 1981, but after the demise of said Smt. Laxmi Devi & her husband namely: Narendra Pratap Singh, the above named Vendors has inherited the properties and their estates being their only legal heirs and successors i.e. their two sons namely: Ranendra Pratap Singh & Dhirendra Pratap Singh, and they came in peaceful physical possession over their estates 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 WHEREAS, the Vendor/s being in urgent need of money to meet their financial expenses, they have jointly decided to sell the schedule below property for full, final and highest consideration amount of Rs. 8,00,000/- (Rupees Eight Lacs) 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. 8,00,000/- (Rupees Eight Lacs) only is paid by the Purchaser/s 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

S. Ramesh
Dilip Ch

of the Purchaser/s by this sale deed TO HAVE AND TO HOLD, the same unto the Purchaser/s, along with their 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.

2. THAT, the Vendor/s has delivered peaceful physical possession of the schedule below property to the Purchaser/s, and from this day the Purchaser/s will possess and enjoy the same as absolute owner/s in all possible ways with power to dispose of the same by way of sale, gift, mortgage, or any other ways whatsoever in manner they like, and the Purchaser/s is at liberty to get their names mutated in the records of the State of Jharkhand, through Circle Officer, Jamshedpur, and pay rent and taxes for the same in their name/s and obtain receipt thereof.
3. THAT, from this day the Vendors shall ceases to have any right, title, and interest over the schedule below property, and all the right, title, and interest of the Vendors in the schedule below property will now be completely vested unto the Purchaser/s. The property hereby conveyed by this sale deed is free from all encumbrances, liens, or charges of any kind whatsoever.
4. THAT, the Vendors 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/s suffers any loss then the Vendors will be liable to compensate the same to the Purchaser/s or their legal heirs and successors.

S. Ramesh
Dilip Sh

5. THAT, the Vendor/s was further bound to execute any other deed of assurance that may be required in favour of the Purchaser/s to perfect the title of the Purchaser/s 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.
6. THAT, the Vendors has delivered copy of all original relevant documents related to the schedule below property to the Purchaser/s, 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, Anchal. and Town Jamshedpur, and State Jharkhand, all that piece and parcel of raiyati homestead land recorded under:

<u>Khata No</u>	<u>Plot No</u>	<u>Area</u>
425	1455 (Part) (Sub Plot No. 22)	40'ft x 40'ft = 1600 Sq.ft. i.e. 3.67 Decimals

S. Phanna

<u>Side</u>	<u>Measurement</u>	<u>Boundary</u>
North :	40'ft	Sub Plot No. 21
South :	40'ft	Sub Plot No. 23
East :	40'ft	Sub Plot No. 15
West :	40'ft	20'ft wide Road

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

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

MEMO OF CONSIDERATION

<u>Date</u>	<u>Cheque No</u>	<u>Bank</u>	<u>Amount (Rs)</u>
26.4.2017	086124	Corporation Bank	5,00,000/-
26.4.2017	086125	Corporation Bank	3,00,000/-
Total			Rs 8,00,000/-

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: A. Murali.



निबंधन विभाग, झारखंड
Jamshedpur
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 30

Token Date/Time: 16/05/2017 13:36:21.

Document Type	Sale Deed	Presenter	Shafiqur Rahman
Presenter Name & Address	Road No. 13, Jawahar Nagar, P.S. Mango, Jamshedpur	Date of Entry	15/05/2017
Stampable Doc. Value	800000	DOE	Total Pages 132
Document/Transaction Value	800000	Stamp Value	32000
Special Type	Serial /Deed No. /	Old Serial No. /	CNO/PNO
Remarks / Other Details	App. ID	48844	e-Stamp Cert. No. IN-
Property Details:	JH05852213774050P		

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No	Category	Area	Min. Value
JAMSHEDPUR	1150	10	BALIGUMA	425 New	1455 (P)		Sub. Plot No. 21	Sub. Plot No. 23	Sub. Plot No. 15	20 Ft. Wide Road		U_RES	3.67 Decimal	739211.4

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	ULB	Area	Rate	Amount
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Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	UID	Mobile	Pres. Address	Perm. Address
1	Vendor/Power Holder	Shafiqur Rahman	Late Sajjad Hussain	Business			Male	APVPR3808M	382271861055		Road No. 13, Jawahar Nagar, P.S. Mango, Jamshedpur	Do
2	Vendor/Power Holder	Dilip Jha	Sadabr Jha	Business			Male	AG8PJ6673L	328258158910		N.H. 33, Ballguma, Mango, Jamshedpur, East Singhbhum	Do
3	VENDEE	Nanda Devi	W/O Bijendra Sharma	House Wife			Female	FORM 61	585150599809		Jail Chowk, Peon Colony, Sakchi, P.O. & P.S. Sakchi, Town Jamshedpur	Do
4	VENDEE	Pappu Kumar	Bijendra Sharma	Business			Male	BHYPK6489H	264994344188		Jail Chowk, Peon Colony, Sakchi, P.O. & P.S. Sakchi, Town Jamshedpur	Do
5	Identifier	Vivek Kumar	Bijendra Sharma	Business			Male		828857060315		Jail Chowk, Peon Colony, Sakchi, P.O. & P.S. Sakchi, Town Jamshedpur	Do
6	Witness1	Vivek Kumar	Bijendra Sharma	Business			Male		828857060315		Jail Chowk, Peon Colony, Sakchi, P.O. & P.S. Sakchi, Town Jamshedpur	Do
7	Witness2	J. Kumar	R. Yadav	Service			Male				Jamshedpur Court, Jsr	Do

Fee Details:

SN	Description	Amount	CHC	Net Amount
1	SP	1,980.00	0.00	1,980.00
2	PR	0.94	0.00	0.94
3	LL	2.50	0.00	2.50
4	A1	24,000.00	0.00	24,000.00
Total		25,983.44	0.00	25,983.44

S. Rahman

उपर्युक्तदिये दस्तावेज में अंकित तथ्यों के अनुरूप है।

दस्तावेज लेखक का हस्ताक्षर

निबंधन पूर्व सारांश में इंप्रूट फार्म के अनुरूप बादा इंद्रि की गई है।

डाटा इंद्रि ऑपरेटर का हस्ताक्षर

उपर्युक्त S. Rahman, Dilip Jha ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी

पहचान

निवासी

V. Kumar
Sakchi

B. Sharma
Business

निबंधन पदाधिकारी का हस्ताक्षर

15/5/17



निबंधन विभाग, झारखंड
जमशेदपुर

Token No.30 Token Date: 2017-05-15
Serial/Deed No./Year :1545/1419/2017
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Shafiqur Rahman Father/Husband Name:Late Sajjad Hussain (Vendor/Power Holder) Road No. 13, Jawahar Nagar, P.S. Mango, Jamshedpur		
2	Dilip Jha Father/Husband Name:Sadabir Jha (Vendor/Power Holder) N.H. 33, Baliguma, Mango, Jamshedpur,East Singhbhum		
3	Nanda Devi Father/Husband Name:W/O Bijendra Sharma (VENDEE) Jail Chowk, Peon Colony, Sakchi, P.O. & P.S. Sakchi, Town Jamshedpur		
4	Pappu Kumar Father/Husband Name:Bijendra Sharma (VENDEE) Jail Chowk, Peon Colony, Sakchi, P.O. & P.S. Sakchi, Town Jamshedpur		
5	Vivek Kumar Father/Husband Name:Bijendra Sharma (Identifler) Jail Chowk, Peon Colony, Sakchi, P.O. & P.S. Sakchi, Town Jamshedpur		
6	Vivek Kumar Father/Husband Name:Bijendra Sharma (Witness1) Jail Chowk, Peon Colony, Sakchi, P.O. & P.S. Sakchi, Town Jamshedpur		

Book No. I
Volume 211
Page 353 To 484
Deed No 1545/1419
Year 2017
Date 2017-05-15

Registering Officer

Signature of Operator



जमशेदपुर

30 Token Date: 2017-05-15

Deed No./Year : 1545/1419/2017

Type: Sale Deed

SN	Party Details	Photo	Thumb
7	J. Kumar Father/Husband Name: R. Yadav (Witness2) Jamshedpur Court, Jsr	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Book No.

I

Volume

211

Page

353

To

484

Deed No


1545/1419

Year

2017

Date

2017-05-15


Registering Officer

Signature of Operator

S. Phouan

Dilip

WITNESSES:

- 1. Pooja Singh
- 2. Jitendra Kumar

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

PURCHASER/S



Finger Print of Left Hand of
 Nandla Devi By the Pin of

Dev
 15/11/17



Certificate:

It is certified that the finger prints of left hand of each persons whose photograph is affixed in the document have been obtained before/by me. A. Mandl

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