



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH15936178759917R
Certificate Issued Date : 09-Apr-2019 05:49 PM
Account Reference : SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference : SUBIN-JHJHSHCIL0120568749146276R
Purchased by : CHANDA KUMARI
Description of Document : Article 23 Conveyance
Property Description : SALE DEED
Consideration Price (Rs.) : 12,75,000
(Twelve Lakh Seventy Five Thousand only)
First Party : SHAFIQR RAHMAN AND OTHERS
Second Party : CHANDA KUMARI
Stamp Duty Paid By : CHANDA KUMARI
Stamp Duty Amount (Rs.) : 10
(Ten only)



Please write or type below this line

2019/JSR/1513/BK1/1392

23/10/19
2019/14178
10/04/19



S. P. De. n. n. n.

Dilip K. n. n. n.
10/04/19

SR 0001231069

1275 am

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SALE DEED

This Sale Deed is made on this the 10th day of April, 2019, 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, Baliguma, Mango, Jamshedpur, District East Singhbhum, State Jharkhand, (both are partners in Sai 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:

Handwritten notes and signatures on the left side.

S. Phemon
Dilip

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

Mrs. CHANDA KUMARI, wife of Mr. Mithilesh Kumar, By Faith Hindu, By Nationality Indian, By Occupation Housewife, Resident of Road No 11, Hanish Pandey Path, Anand Vihar Colony, Dimna, P.O. & P.S. M.G.M. Medical College, Town Jamshedpur, Pin 831018, 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 her legal heirs, successors, administrators, legal representatives, executors, nominees, and assigns) of the OTHER PART. (Pan No ARZPK8599E) UIDAI No 8576 2906 8605

NATURE OF DEED

SALE DEED

CONSIDERATION AMOUNT

Rs. 12,75,000/-

(Rupees Twelve Lacs and Seventy Five Thousand) only

WITNESSETH AS FOLLOWS:

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

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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. 12,75,000/- (Rupees Twelve Lacs and Seventy Five 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. 12,75,000/- (Rupees Twelve Lacs and Seventy Five 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.

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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 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. 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 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

S. Phamen
Dilip Mr

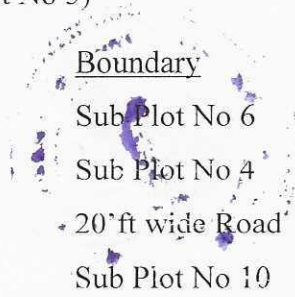
6. THAT, the Vendors has delivered copy of all relevant documents related to the schedule below property to the Purchaser, and after the execution of this Sale Deed, the Vendors does not hold any right, title or interest with their legal heirs to claim back the schedule below property.
7. THAT, this 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, Block 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	1464 (Part) (Colony Sub Plot No 5)	50'ft x 40'ft = 2000 Sq.ft. i.e. 4.59 Decimals

<u>SIDE</u>	<u>Measurement</u>	<u>Boundary</u>
North :		Sub Plot No 6
South :		Sub Plot No 4
East :		20'ft wide Road
West :		Sub Plot No 10



Dilip Mr
S. Phamen

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.

S. Phanna
Dilip Jha

MEMO OF CONSIDERATION

<u>Mode of Payment</u>	<u>Amount (Rs)</u>
By Several Cheque/s (Rupees Twelve Lacs and Seventy Five Thousand) only	Rs. 12,75,000/-

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. Lalit.

WITNESSES: Rubi Jha

1. RUBI JHA D/o MAHENDRA JHA R/o Kandi P.S Serkehi JSK
2. M.N. Singh S/o K.P. Singh of Nagra

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

PURCHASER



Chanda Kumari

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. Lalit
AVIJIT MANDAL
Enrollment No. 614/2010

MANGO NAC

क्र. 2016/15 नगरपालिका अधिनियम 2014 को धारा 162 (3) के अन्तर्गत स्वनिर्धारित किराये गये सम्पत्ती कर की सूचना।

Memo No : 258761291117011402

Date : 29-11-2017

प्रभावी : 1 2016-2017

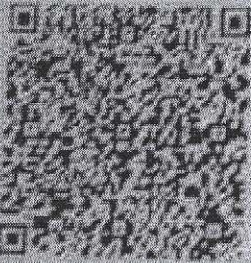
श्री/श्रीमती/शुभ्री SHAFIQUR RAHMAN DILIP JHA S/O LT SAJJAD HUSSAIN, DILIP JHA S/O LT SADABIR JHA,

पता नम्बर BALIGUMA DIMNA ROAD MANGO, MANGO, 8797585339, 8797585339
EAST SINGHERHUM, 831018

एतद्वारा आपको सूचित किया जाता है कि आपका नया मूह सं* - 0100000034000M0 वार्ड सं* 10 हुआ है, आपके मूह निर्धारण प्रमाण पत्र के आधार पर वार्षिक किराया मूल्य 0.00 रु* निर्धारित किया गया है।
इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना

क्रम सं*	Particulars	Amount (In Rs.)
1	मूह कर	253.00
2	जल कर	0.00
3	सीमांकन कर	0.00
4	विद्युत कर	0.00
5	वैयक्तिक मूह कर (यहाँ जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रति तिमाही)		253.00



[Signature box]

To be signed by the Applicant

1. यह सिफारिस की सूची MANGO NAC www.mangonac.gov.np पर उपलब्ध है।
2. सिफारिस के अतिरिक्त 11.2 के अन्तर्गत नया कर संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त मूह कर लगाना जयप्राया को सम्पत्ती कर का 50% ह्रास।
3. सिफारिस के अतिरिक्त नया कर संरक्षण लागू कर निर्धारण की सूचना को तब अतिरिक्त मूह कर से राहत पाये।
4. नया सिफारिस की संख्या कर का मूह संख्या केवल 253.00 है।
5. नया सिफारिस की संख्या कर का मूह संख्या केवल 253.00 है जो नया मूह संख्या के 5% की सिफारिस की जायगी।
6. नया सिफारिस के अतिरिक्त नया सिफारिस के अन्तर्गत नया कर संरक्षण की सूचना को तब अतिरिक्त मूह कर से राहत पाये।
7. नया सिफारिस के अतिरिक्त नया सिफारिस के अन्तर्गत नया कर संरक्षण लागू कर निर्धारण की सूचना को तब अतिरिक्त मूह कर से राहत पाये।
8. MANGO NAC द्वारा निर्धारित कर संरक्षण को तब अतिरिक्त मूह कर से राहत पाये।
9. नया सिफारिस की संख्या कर का मूह संख्या केवल 253.00 है जो नया मूह संख्या के 5% की सिफारिस की जायगी।

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



AFFIDAVIT

I, CHANDA KUMARI D/O BRIS KISHORE SINGH By Faith HINDU
By Nationality Indian, By Occupation HLW, Resident of Rel N-11, Hanish Pandey Path Anand Vihar Colony, Dimna Road P-3 MUM
do hereby solemnly affirm, undertake, and declare as follows: JR

1. That, I, have never obtained any discount or rebate in the past related to registration of immovable property, against Letter No. 499 & 500 Dt: 19.06.2017, and this is the First Time, I, am taking the benefit of this particular scheme of the Jharkhand State Government.
2. That, I, hereby confirm that I, am swearing this affidavit on my own free will and consent and without any influence from any person or corner.

Solemnly affirmed and stated before
me to be true by the Deponent who
is identified by
Advocate, B.N. Singh

Verification:

The statement made above is
true to the best of my knowledge
belief and Information and I sign
on this today at Jamshedpur.

Chanda Kumari
DEPONENT



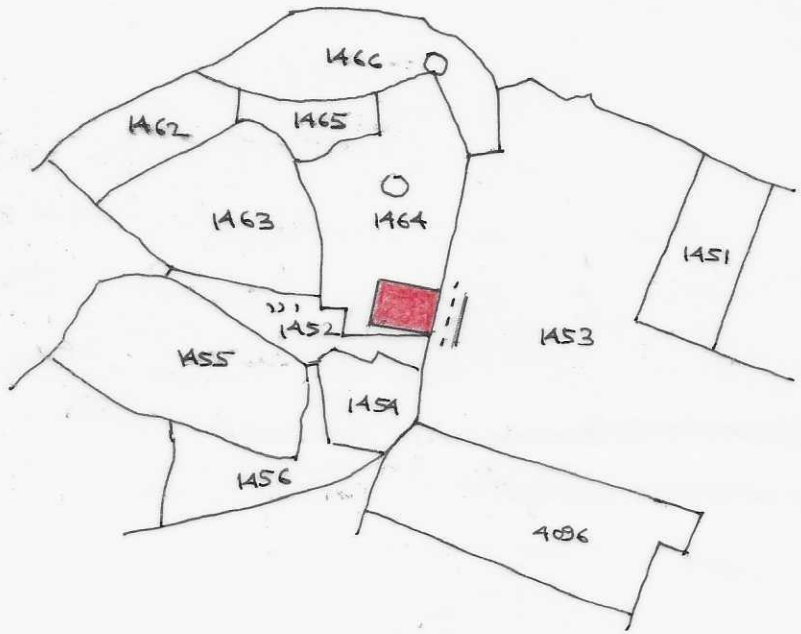
PRAMOD KUMAR BHAGAT
NOTARY PUBLIC
East Singhbhum, Reg. No.2842 (J)
Govt. of Jharkhand, JSR.(INDIA)

Known to me (Advocate)

नाम - अधिसूचित क्षेत्र जमशेदपुर
वार्ड संख्या - 10
चादर संख्या - 7
राजस्व थाना - घाटशिक्रा
जिला - सिंहभूम
पैमाना - 1 से.मी. = 20 मी.
सन् - 1970-71 ई.

काल रंग चिह्नित प्लॉट नं. 1464 का अंश रकबा - $50' \times 40' = 2000$ sqft
शवाता नं. - 425 Sub plot no - 5 4.591 Decimel

Boundary:
NORTH - Sub plot no-6
SOUTH - Sub plot no-4
EAST - 20'-0" Road
WEST - Sub plot no-10



S. Phaman



N.N. Raut Land Surveyor
Amin Raut
Nityananda Raut
Mango J.S.R