



सत्यमेव जयते

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e-Stamp

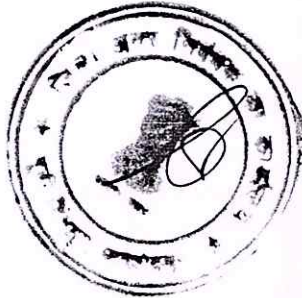
Certificate No. : IN-JH15498717621341R
Certificate Issued Date : 27-Mar-2019 10:58 AM
Account Reference : SHCIL (FI)/jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference : SUBIN-JHJHSHCIL0120008103667377R
Purchased by : SANJIVA KUMAR
Description of Document : Article 23 Conveyance
Property Description : SALE DEED
Consideration Price (Rs.) : 14,00,000
(Fourteen Lakh only)
First Party : NA
Second Party : SANJIVA KUMAR
Stamp Duty Paid By : SANJIVA KUMAR
Stamp Duty Amount(Rs.) : 56,000
(Fifty Six Thousand only)



Please write or type below this line

2019/JSR/1240/B14/1141

2019/8714
27/3/19



Sanjiva Kumar
27/3/19

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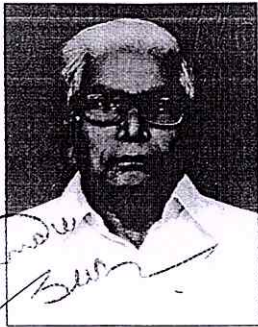
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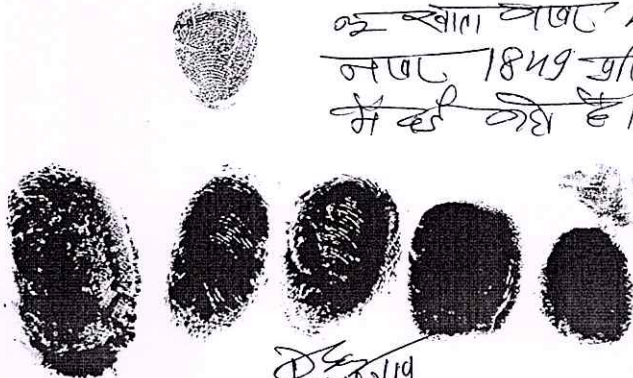
Sale 1400000 25 mango mch 19

27/3/19



Aswini Kumar Das 27/3/19

Aswini Kumar Das 27/3/19



27/3/19

27/3/19

Handwritten notes and signatures on the left side of the deed.

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SALE DEED

Handwritten note: *rechargeable*

Handwritten notes: *Act 4200000, sed 300, P. fee 07500*

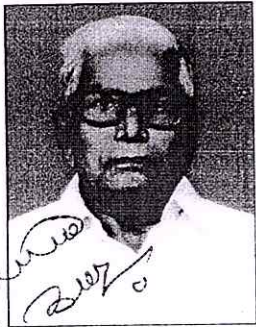
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Handwritten signature and date: *27/3/19*

THIS DEED OF SALE IS MADE ON THIS THE 27th DAY OF MARCH, 2019 AT JAMSHEDPUR, BY:-

MR. ASWINI KUMAR DAS, Son of late Amit Kumar Das, by faith-Hindu, by Caste- Kumhar, Nationality Indian, by Occupation-Business, resident of Dimna Basti, Shiv Mandir path, Dimna Road, in front of Kishori Engineering, Mango, P.O. and P.S. M.G.M. Medical College, Town Jamshedpur, Pin- 831018, District East Singhbhum, Jharkhand, hereinafter called the "**VENDOR**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to include his heirs executors, administrators, legal representatives and assigns) of the **One Part**;

UID No. 7668 8630 7646 & PAN :- AWTPD0776D



Handwritten signature or initials over the portrait.

Handwritten text: *Abhinav Kumar Das*
27/3/19



अश्विनी कुमार दास पिता अमित कुमार दास
जिना बस्ती, थाना: शम.जी. शम.
27/3/2019
जमशेदपुर 10 स 1



Handwritten signature
27/3/2019

Aswini Das
27/3/19

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IN FAVOUR OF

MR. SANJIVA KUMAR, Son of Late Sheo Shankar Prasad Verma, by faith Hindu, by Caste Kayastha, by Nationality Indian, by Occupation Service, resident of 1069/04, Sahu Enclave, Air force Station, Jodhpur, Jodhpur Residency Road, Rajasthan-342011, also residing at Sinha Sadan, Main Road No. 8, Jawahar Nagar, Mango, P.O. Azad Nagar, P.S. Mango, Town Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the "**PURCHASER**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to include his heirs executors, administrators, legal representatives and assign) of the Other Part;

UID No. 8022 2146 2821, **PAN :-** AMIPK3398P

NATURE OF DEED : **S A L E D E E D.**

CONSIDERATION MONEY : Rs. 14,00,000/- (Rupees fourteen lakhs) only.

WHEREAS, the Vendor is the sole, absolute, lawful and bonafide owner of all that piece and parcel of homestead vacant land measuring an area 1583.5 Sq.ft. or 3.635 Decimals, being in portion of New Plot No. 1849, recorded under New Khata No. 440, situated in Mouza-Dimna, with in Ward No.9, M.N.A.C., Thana No. 1643, P.S., Mango (M.G.M.) Town Jamshedpur, District East Singhbhum, District Sub-Registry Office at Jamshedpur, morefully described in Schedule below;

AND WHEREAS, the lands mentioned under Khata No. 440 in Mouza Dimna, Survey Ward No. 9 M.N.A.C, has been recorded in the recent Survey Settlement Operation in the names of Yudhisthir Das, Haripada Das, Madan Mohan Das all sons of Natwar Das and Aswini Das (Present vendor hereof) son of Late Amrit Das of Dimna and in the Said Khatian the Plot No. 1849 and other Plots have been shown in exclusive possession of the Present Vendor in the remarks column of the said Khatian No. 440 of Mouza Dimna, Survey ward No. 9 MNAC;

Contd...4/

Aswini Kumar Das
27/3/19

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AND WHEREAS, the above named Vendor has executed a General Power of Attorney vide G.P.A. No. IV-263, dated 06.09.2005, registered at ADSR Purulia, W.B. and nominate and constituted to one Sumita Singh (one of the Partner of M/S. YUVRAJ BUILDERS) and on the basis of said G.P.A. said Sumita Singh has sold/transfer the land measuring 18 Kathas recorded under Khata No. 440, portion of Plot No. 1849 of Mouza - Dimna, ward No. 9 MNAC to her firm M/S. YUVRAJ BUILDERS vide registered Sale Deed bearing No. 6555 dated 28.11.2005, registered at District Sub-Registry Office at Jamshedpur along with other land by separate sale deed and same has mutated in the name of M/S. YUVRAJ BUILDERS in respect of said land in the Office of the Anchal Adhikary (C.O.) Jamshedpur, Vide Mutation Case No. 1646/2005-2006, dated 28.01.2006,

AND WHEREAS, the Vendor above named has not received any consideration amount for such transfer of his lands and he filed a title suit No.71/2015, in the court of Civil Judge Junior Div.I, Jamshedpur against said Firm. But the said partnership firm M/S. YUVRAJ BUILDERS had resolved the same and accordingly on such the said Firm, as compensation, the said firm has transferred the land measuring 18 Kathas, i.e. 12960 or 29.72 Decimals, recorded under Khata No. 440, portion of Plot No. 1849 of Mouza - Dimna, ward No.9 MNAC, from its Sale Deed No. 6555 dated 28.11.2005, **in favour of Aswini Kumar Das (present Vendor hereof)** by means of Registered Sale Deed, bearing Deed No. 3571, (Sl.No. 3808), dated 31.07.2018, Registered at District Sub-Registry Office Jamshedpur, which has been copied in Book No.1, Vol. No. 582, Pages 501 to 584 completion on 31.07.2018, and since then the present Vendor came in physical possession over the same and has been in peaceful possession over the same, without any interruption from any body by exercising all acts of ownership thereof with power to dispose of the same in any manner he likes and the present Vendor got mutated his name in the Office of the Anchal Adhikary (C.O.) Jamshedpur, vide Mutation Case

Contd...5/

As per the Rs
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No.1073/R27 2018-2019, its ordered Dated 25.09.2018 in respect aforesaid landed property morefully described in schedule below along with other land and paying rent etc. for the same in his name by obtaining rent receipt from the said Office as such his name has been noted in Vol. No.103, Page No. 63, in Register II, in the said Office;

AND WHEREAS, now being in urgent need of money the Vendor has agreed with the Purchaser for ABSOLUTE SALE in respect of land measuring 1583.5 Sq.ft. or 3.635 Decimals morefully mentioned in the schedule below out of his land, for a total consideration amount of Rs. 14,00,000/- (Rupees fourteen lakhs) only and the Purchaser has also agreed to purchase the same at that price;

AND WHEREAS, the above named Vendor agreed to execute this Sale Deed in favour of the Purchaser with respect to the aforesaid Land, morefully described in Schedule below on the following terms and conditions:-

NOW THIS SALE DEED WITNESSETH AS FOLLOWS :-

1. That in consideration of the said sum of Rs. 14,00,000/- (Rupees fourteen lakhs) only paid by the Purchaser to the Vendor, the receipt of which is hereby admitted and acknowledged, as full and final payment in respect of sale of the said land morefully described in schedule below by the Vendor, the Vendor do hereby absolutely sell, convey, transfer the all that property mentioned in the schedule below in favour of the Purchaser by this sale Deed TO HAVE AND TO HOLD THE same unto the Purchaser or his heirs, successors without any interruption from the side of the Vendor or any person/s claiming under him together with all the right, title, claim and interest which the Vendor here before enjoyed in respect of the land mentioned in the Schedule below.

Contd...6/

Noted in the Deed
27/3/19

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2. That the Vendor has delivered physical possession of the aforesaid land morefully described in Schedule below to the Purchaser and from this day the Purchaser shall possess and enjoy the same as absolute owner in all possible ways with power to dispose of the same in any manner he likes.

3. That, henceforth the Purchaser shall also be entitled to mutate his name in respect of the said property hereby sold fully described in Schedule below to the sherista of the said landlord State Jharkhand through the C.O. Jamshedpur and shall pay rent for the same in his own name.

4. That from this day all the right, title, claim and interest of the Vendor in the property morefully described in schedule below shall cease to exist and will vest in the Purchaser and the Purchaser will become the absolute owner thereon from this day.

5. That the Vendor do hereby covenant with the Purchaser that he has not done or committed any act in any manner or thing by the reason whereof the property conveyed by this presents, has not been charged, mortgaged, hypothecated, gifted, sold, transferred or has not been encumbered in any manner whatsoever whether in title or in possession in respect of schedule below property.

6. That the Vendor hereby declare that he has good and perfect title over the said property mentioned in the Schedule below which he has not sold, charged or transferred the same in any way to any one else prior to this Sale Deed.

7. That the Vendor has delivered all the relevant documents (Photocopies) together with copy of title Sale Deeds in connection with the Schedule below property to the Purchaser.

Contd...7/

As per the Deed
27-13-19

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8. That the Vendor hereby agree to keep harmless and indemnified from all losses, expenses and costs incurred or suffered by the purchaser arising out of any defect in title of the Vendor over the said property morefully described in the schedule below.

9. That the Vendor has further agreed to execute and register any further or other Deed of assurance or document at the cost of the Purchaser that may be required to more perfectly confirm the ownership and possession of the Purchaser in the Schedule below property.

SCHEDULE

(Description of the property hereby sold)

ALL THAT piece and parcel of vacant homestead land measuring an area 1583.5 Sq.ft. or 3.635 Decimals, having its side measurement North & South by: 31' ft. 10" inch and East & West by: 49' ft. 9" inch, being in portion of New Plot No. 1849, recorded under New Khata No. 440, situated in Mouza- Dimna, with in Ward No. 9 M.N.A.C., Thana No. 1643, P.S. Mango (M.G.M.) Town Jamshedpur, District East Singhbhum, District Sub-Registry Office at Jamshedpur, which is bounded by :-

North : Proposed Road;
South : Chandraprabha Nagar Colony;
East : Plot No. 1849 (Part)/Rinku Devi;
West : Plot No. 1849 (Part)/Bibha Ojha;

Location of the land shown in the Sketch map in red colour and measurement of the land also mentioned in said map annexed herewith which shall form part of this deed.

Annual Rent : Rs. 36.50/- only payable to the landlord the State of Jharkhand Through C.O. Jamshedpur;

Contd...8/

Aswini Kumar Das
27/3/19

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MEMO OF CONSIDERATION

The consideration money of Rs. 14,00,000/- (Rupees fourteen lakhs) only has been paid by the Purchaser to the Vendor in following manner :-

Sl. No.	Cheque No.	Date of Payment	Amount (in Rupees)	Bank Name
1.	184780	02.04.2019	5,00,000/-	S.B.I., Jodhpur
2.	184781	04.04.2019	5,00,000/-	S.B.I., Jodhpur
3.	000012	06.04.2019	4,00,000/-	B.O.B., Mango
Rs. 14,00,000/- (Rupees fourteen lakhs) only				

IN WITNESS, whereof the Vendor do hereunto set his hand in it at Jamshedpur on this the day, month and year as mentioned above.

Read over and explained the contents of this sale deed to the executants who admit the same to be true and correct.



Witnesses :

1. Kunal Das.
S/o Aswini Kumar Das.
Dinma Bashi Mango JSK

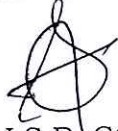
2. Sanjay Kr. Singh
S/o - Late. V.S.P. Singh
Singh Sadan Road No-8
Jawahar Nagar, Mango
Jamshedpur

Contd...9/

Asst. Secy. H.S. Das
27/3/19

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TYPED BY :-



J.S.R. COURT

DRAFTED BY :-



ADVOCATE. J.S.R. COURT

PURCHASER



AK
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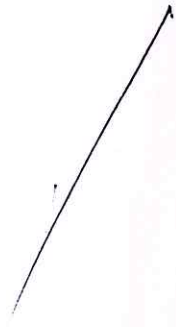
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Certified that the finger prints of the left hand of each person whose photographs are affixed in this document have been taken by me.

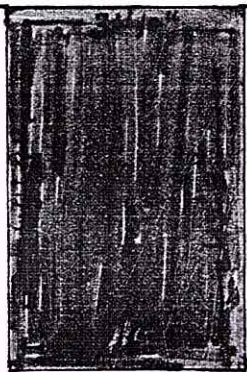
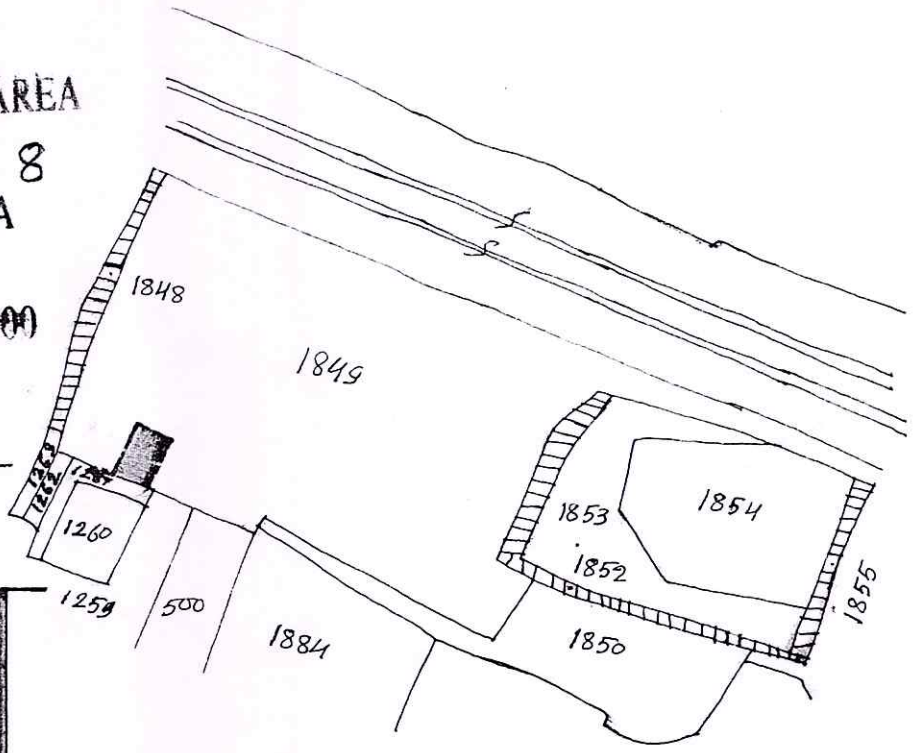


Advocate



JAMSHEDPUR NOTIFIED AREA
 WARD No- 9 SHEET No. 8
 REV-THANA - GHATSHILA
 DISTRICT:- SINGHBHUM
 SCALE:- 1C.M.= 20M./1:2000
 YEAR 1970-71 A.D.

-- Propose Road --



Khata NO	Plot NO	Area more/less in Sq.ft	Decimal	Dimension	Boundary:
440	1849(P)	1583.5	3.635	As sketch	North - Propose Road South - Chandraprabha Nagar East - Rinku Devi Plot No 1849 (Part) West - Bibha oja Plot No 1849 (Part)

Traced by
 G. N. Roy (Amm)
 JGR 22/03/2019

As per sketch

AKR/pe

