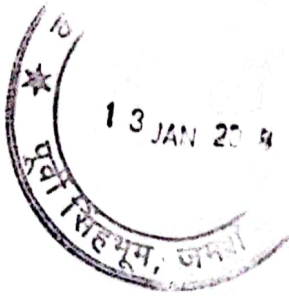


No. 8725 Date 16/01/2018
Name Meera Koley
Per. S. K. S. S. S.
Total Rs. Total Value

B. KUMAR
Govt. Stamp Vendor
Jamshedpur Co. St.
L. No. A.B.C. 948



ATTESTED
MAHENDRA KUMAR
D.V.O.



Ravinder Singh
17/1/18

विवाह का अंतर-निबंधक
पारस ए. माजरी
17/01/18 10 AM



Kupaku
17/1/18
विवाह-पदाधिकारी का हस्ताक्षर

SRI JUGAL KISHORE SINGH, Son of Santan Bihari, Aged about 60 years, by faith Hindu, by caste Rajput, by nationality Indian, by occupation Business, Resident of Road No 4, Jawahar Nagar, P.S: Azadnagar[Mango], Town:- Jamshedpur, District East Singhbhum, State of Jharkhand, do hereby nominate, constitute and appoint **SRI RAVINDER SINGH**, Son of Late Kuldeep Singh Padam, Aged about 42 years, by caste Sikh, by nationality Indian, by occupation Business, resident of Ankur Enn Works, 112, Fardih, Mango, Jamshedpur, District East Singhbhum, Jharkhand, through Registered General Power of Attorney being its No. IV- 172 [Serial No 2192] Dated 28/06/2017, Registered before the District Sub-Registry office at Jamshedpur, Hereinafter called the Vendor (which expression unless repugnant to the context shall mean and Vendor include his legal heirs, successors, assigns and representatives) of the ONE PART. [Pan No ALKPP7685D & UID No 4888 8305 7631

IN FAVOUR OF

SMT MEERA PANDEY, Wife of Sri Akhilesh Kumar Pandey, aged about 38 years, by faith Hindu, by caste Brahmin, by nationality Indian, by occupation Housewife, resident of Flat No 134, Deo Kunj apartment, N.H.-33, near Pardi Chowk, Mango, Jamshedpur -831020, District East Singhbhum, State of Jharkhand hereinafter called the PURCHASER (which expression unless repugnant to the context shall mean and include the Purchaser and her legal heirs, successors, executors, administrators, assigns, nominees, and Legal representatives) of the OTHER PART. [PAN NO EFNPP4420R & UID NO 4968 2432 7635]

Nature of Deed :- SALE DEED

Consideration amount:- Rs 28,00,000/- [Rupees Twenty Eight Lakhs] only
Government value of the property is Rs 9,97,000/-

8/1/18
17/1/18

3

WITNESSETH AS FOLLOWS:


WHEREAS , all that raiyati residential plot of land situated in Mouza:- Pardih, P.S: Mango, Thana No 1641, Survey Ward NO 9, Mango Notified Area Committee, Mango, in New Khata No 131, New Plot No 376, recorded in the name of Tarini Prasad Nandi, on Survey settlement record of the year 1979.

AND WHEREAS, the said recorded raiyat Sri Tarini Prasad Nandi sold an area of 35 ft X 55 ft = 1925 Sq. ft to Smt. Sheela Rani , Wife of Sri Bal Krishna Barnwal through registered Sale Deed being its No 4912 dated 19.07.1986.

AND WHEREAS, after purchased of said landed property, Smt Sheela Rani , Wife of Sri Bal Krishna Barnwal has got mutated her name with respect the said property before the Super Landlord the state of Bihar[now Jharkhand] through Mutation Case No IX-(I)227/89-90 and paid ground rent to the Government of Bihar[Now Jharkhand] through Rent Receipt No X/15 132244 Dated 30/03/1989 for the period of 1988-89 to 1989-90 and since then said Smt Sheela Rani came in peaceful physical possession over the said landed property within the knowledge of all concerned.

AND WHEREAS, thereafter ,Smt Sheela Rani , Wife of Bal Krishna Barnwal resident of Qtr. No X-123, Main Road, Sidhgora, P.S: Sidhgora, Town- Jamshedpur, sold the said landed property fully described in the Schedule below to Sri Jugal Kishore Singh , Son of Late Santan Bihari through by Registered Sale Deed No 6294[Serial No 7266] dated 14/12/2002 and after the said land has got mutated in the name of Jugal Kishore Singh before the Superior Landlord , the state of Jharkhand through by Anchal Adhikari, Karandih, Jamshedpur ,East Singhbhum under the Mutation case No 512/2017-18 and pay the Ground rent for the same for the period of 2017-18.

/4


17/11/18

4

AND WHEREAS, thereafter the said Jugal Kishore Singh has executed a Registered General Power of Attorney Vide Deed No IV-172 [Serial No 2192] dated 28/06/2017 before the District Sub-Registry office at Jamshedpur, with all power to execute any conveyance deed ,i.e Deed of Sale , with respect to the aforesaid land or any part thereof .

AND WHEREAS, the present Vendor aforesaid has possessed the scheduled land as the absolute owner with every right , title, interest, claim and demand over the same without any interruption from any corner and have power to dispose the same to the prospective buyer .

AND WHEREAS owing to the urgent family matter, the Present Vendor has expressed his desire to sell the aforesaid land area thereon morefully described in the schedule below on receipt of valuable consideration;

AND WHEREAS the Purchaser on coming to know about the aforesaid intention of the Vendor and approached the Vendor to purchase the aforesaid land area mentioned in the Schedule below for a total consideration amount of Rs 28,00,000/-[Rupees Twenty Eight Lakhs] only as full and final sale consideration thereof to which the Vendor has agreed to sell the aforesaid land area more fully mentioned in the Schedule below for the said consideration amount and to facilitate the absolute transfer by sale documents being prepared with such terms and conditions recited as under:-

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. That in consideration of a sum of Rs 28,00,000/- [Rupees Twenty Eight Lakhs] only paid by the Purchaser to the Vendor by way of cheque & cash as more fully mentioned in the Mode of payment and the receipt entire sale value whereof the Vendor hereby admits and acknowledge as full and final consideration amount and the Vendor does hereby sell, transfer, assign & convey by way of absolute sale of all

/5

Handwritten signature and date: 21/11/18
5

that piece and parcel of homestead land morefully described in the schedule below, in favour of the Purchaser TO HAVE AND TO HOLD THE SAME as owner thereof together with all right, title, interest, easement and appurtenances thereto which the aforesaid mentioned Vendor had hereto before prior to this sale.

2. That the land is hereby given in sale, is free from all encumbrances, liens and charges whatsoever and free from the attachment and if it transpires that the said landed property is not free from all encumbrances, or any other discrepancies are found, then the Vendor, Power of Attorney holder and their legal heirs and successors will be civilly and criminally liable to the Purchaser and their legal heirs/successors will be bound to make good loss, if any sustained by the Purchaser and her heirs and successors.

3. That the Vendor has delivered peaceful vacant possession of the said landed area more fully described in the schedule below to the Purchaser and hence forth the Purchaser will enjoy and possess the same as absolute owner thereof without any interference from the Vendor or any other person or persons claiming through the Vendor.

4. That the Purchaser shall be entitled to get the land mutated in her own names before the records of the superior landlord, the State of Jharkhand through Anchal Adhikari, Karandih, Jamshedpur, East Singhbhum and shall be entitled to pay the ground rent for the same in her own name.

5. That the Vendor has assured that if any defect of title, possession, interest on the said land is subject to compensate the Purchaser.

6. That the Vendor has delivered the all original relevant papers, documents, deeds, certificates etc in connection with the Schedule below property to the Purchaser.

/6



8/11/18
6

SCHEDULE


In District East Singhbhum, District Sub-Registry office at Jamshedpur, in Mouza Pardih, Thana No 1641, Survey Ward No 9, Mango Notified Area Committee, Mango, Jamshedpur, recorded in New Plot No 376, New Khata No 131, with an area of 29 ft X 55 ft =1595 Sq. ft or 3.66 decimals, Anchal and Town Jamshedpur, Pargana Dhalbhum, District Sub-Registry office at Jamshedpur and said land is Vacant land and on the branch road, which is bounded as under:-

North:- Vendor's Nij[Portion of Plot No 376] then Smt. Eva Singh
South:- Road
East :- Road
West :- Portion of Plot No 376

MODE OF PAYMENT TOTAL CONDITRATION OF RS 28,00,000/

Cheque /Cash	Date	Amount	Bank
436917	18.11.2017	5,00,000/-	Syndicate Bank Mango Branch, Jamshedpur [RTGS]
436919	21.11.2017	6,00,000/-	Syndicate Bank Mango Branch, Jamshedpur [RTGS]
122387	20.11.2017	50,000/-	Gramin Bank, Ghorabandha Branch [RTGS]
018553	20.11.2017	50,000/-	Bank of India, Collectoriate Branch, Jamshedpur [NEFT]
cash	20.11.2017	50,000/-	-----
cash	24.11.2017	2,00,000/-	-----
436920	15.01.2018	13,50,000/-	Syndicate Bank Mango Branch, Jamshedpur [RTGS]

IN WITNESS WHEREOF the Power of Attorney holder has put his signature as the legally appointed attorney for the Vendor Jugal Kishore Singh on the day, month and year mentioned herein above at Jamshedpur in presence of the witnesses.

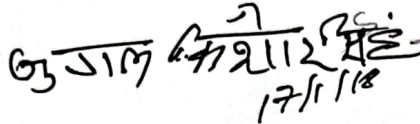

17/11/18

7

Read over the content of the entire sale deed in presence of the Vendor and Signaturing authority of the Purchaser in Hindi Language .

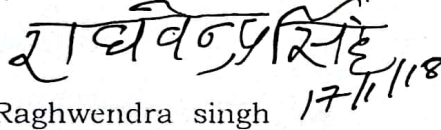
WITNESSES:

1.


17/11/18

Jugal Kishore singh @ Yugal Kishor Singh
Son of Late Santan Bihari @ Santan Bihari Singh
R/o Road No 4, Jawahar Nagar,
P.S: Azad Nagar [Mango]
Town -- Jamshedpur ,District:_
East Singhbhum, Jharkhand.
[UID No 7626 5460 5700]

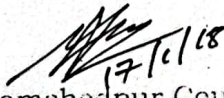
2.


17/11/18

Raghwendra singh
Son of Late Santan Bihari
R/o 31/8 ,Road No 4, Jawahar Nagar,
P.S: Azad Nagar [Mango]
Town -- Jamshedpur ,District:_
East Singhbhum, Jharkhand.
[UID No 2116 3621 7276]


Ravinder Singh
17/11/18

Typed by me:


17/11/18

Typist, Jamshedpur Court

Drafted by me:


17/11/18

Advocate:

18

Handwritten signature and date: 8/11/18

Name of the Purchaser:



Handwritten date: 8/11/18



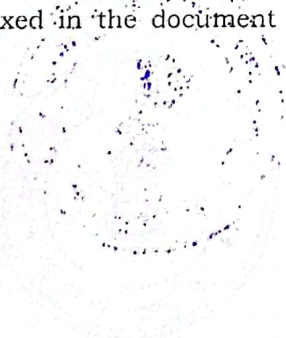
ATTESTED
Handwritten signature and date: 8/11/18
MAHENDRA KUMAR
ADVOCATE

MEERA PANDEY

Signature and Finger Prints of Left Hand of Signaturing authority of the Purchaser:

CERTIFICATE

Certified that the finger prints of left hand of person, whose photographs are affixed in the document have been obtained by me.



Handwritten signature and date: 8/11/18
ADVOCATE:

Handwritten vertical line or signature.



17/11/18

[Signature]
17/11/18

V. Kishore
a 272400+3,66 de = 9,969841 -

म अधिसूचित क्षेत्र जमशेदपुर

वार्ड संख्या - 9

घाट संख्या - 3

शेखर थाना - घाटशिला

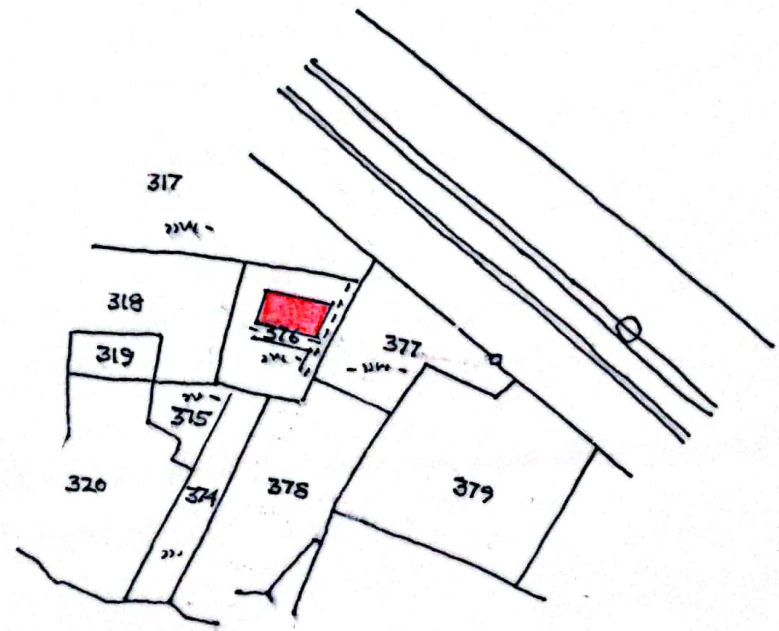
जिला - सिंहभूम

दिनांक - 1 से. सी. = 20 सी.

वर्ष - 1970-71 ई.

5. कालु शं विहित प्लॉट नं. 376 का अंश रकबा $55' \times 29' = 1595$ अर्थात् 3.66 Decimal

खता नं. - 131



SIDE	SIZE	BOUNDARY
NORTH	55'-0"	Vendor Nij
SOUTH	55'-0"	Road
EAST	29'-0"	Road
WEST	29'-0"	Part of plot no 376



N.N. RAUT (LAND SURVEYOR)

N.Raut
AMIN Nityananda Raut
Mango J.S.R


[Signature] 17/11/15



निबंधन विभाग, झारखंड
Jamshedpur

Token No.22 Token Date: 1/17/2018
Party Name: Meera Pandey
Father/Husband Name: W/O Akhilesh Kumar Pandey
(VENDEE)
Flat No. 134, Deo Kunj Apartment, Nh-33, Near Pardih Chowk, Mango, Jsr

Deed Type: Sale Deed

Party Details	
Name :	Meera Pandey
Gender :	F
DOB :	10-09-1977
C/o :	W/O Sri Akhilesh Kumar Pandey
District :	East Singhbhum
House/Building No. :	Flat No 134 Deo Kunj Apartment
Locality :	Mango
Pincode :	831012
Post Office :	Mango
State :	Jharkhand
Village/Town/City :	Jamshedpur
Aadhaar No :	xxxxxxxx7635
Photo :	

Meera Pandey
13/1/18
Registering Officer

Meera Pandey
Party Signature

[Signature]
Operator's Signature



निबंधन विभाग, झारखंड

Payment is done of Rs. 2163.44 on 17/01/2018 with CIN - 10002162018011701356 & GRN No. - 335092 & Status - SUCCESS

[Handwritten signature]

17/01/18





निबंधन विभाग, झारखंड
Jamshedpur

Online Payment Receipt for Registration Fees

Payment ID	1701201812333457812	Payment Date	1/17/2018
Application ID	136810	Time	12:36:01 PM
Applicant Name	Ravinder Singh		
Fee Name	Registration Fees		
Fee Amount	2163.44		
GRN No.	1800935092	Reference No.	IGACSXDUK4
CIN No.	10002162018011701356		
Payment Status	SUCCESS; NA		
Payment Mode			

Rupees Two Thousand One Hundred Sixty Three And Forty Four Paise Only.

Pls. note Payment ID for future reference.
Pls. retain the copy of Receipt for future reference.


17/1/18



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

Token Date/Time: 17/01/2018 13:02:11.

Sale Deed		Presenter		Date of Entry	
Ankur Enn Works, 112, Pardih, Mango, Jamshedpur		Ravinder Singh		17/01/2018	
2800000		DOE		Total Pages 144	
2800000		Stamp Value 10		Book 1	
		Serial /Deed No. /		CNO/PNO Not Req.	
		Old Serial No. /		e-Stamp Cert. No.	
		App. ID 136810			

Anchal	Th. No.	Wrd/Hlk	Mauza	Kh. No.	Plot No.	Regl. Vol	Regl. Pno	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No.	ULB	Category	Area	Min. Value
JAMSHEDPUR	1641	9	PARDIH	131 New	376 New	101	62		Vendor'S Nij...	Road	Road	Portion Of Plot No. 376	0090000054000m0	MANGO NAC	U_RES	3.66 Decimal	996984

Other Property Details:

Party Details:

Party Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	Mobile	Aadhar	Pres.Address	Perm. Address
VENDOR	Jugal Kishore Singh Through	Late Santan Bihari	Business	स्वयं	राजपुत	Male				Road No. 4, Jawahar Nagar, P.S. Azadnagar, Mango, Jsr	Do
Power Holder	Ravinder Singh	Late Kuldeep Singh Padam	Business	कोई संबंध नहीं है		Male	ALKPP7685D	xxxxxxxxx22	xxxxxxxxx7631	C/o Ankur Enn Works, 112, Pardih, Mango, Jamshedpur	Do
VENDEE	Meera Pandey	W/O Akhilesh Kumar Pandey	House Wife	कोई संबंध नहीं है	ब्रह्मण	Female	EFNPP4420R	xxxxxxxxx66	xxxxxxxxx7635	Flat No. 134, Deo Kunj Apartment, Nh-33, Near Pardih Chowk, Mango, Jsr	Do
Identifier	Yugal Kishor Singh	Late Shantan Bihari Singh	Business	कोई संबंध नहीं है		Male		xxxxxxxxx41	xxxxxxxxx5700	Road No. 4, Jawahar Nagar, P.S. Azadnagar, Mango, Jsr	Do
Witness1	Yugal Kishor Singh	Late Shantan Bihari Singh	Business	कोई संबंध नहीं है		Male		xxxxxxxxx41	xxxxxxxxx5700	Road No. 4, Jawahar Nagar, P.S. Azadnagar, Mango, Jsr	Do
Witness2	Raghwendra Singh	Late Shantan Bihari Singh	Business	कोई संबंध नहीं है		Male		xxxxxxxxx53	xxxxxxxxx7276	Road No. 4, Jawahar Nagar, P.S. Azadnagar, Mango, Jsr	Do

Fee Details:

SN.	Fee Name	Net Amount
1	SP	2160.00
2	PR	0.94
3	LL	2.50
4	A1	0.00
	Total	2163.44

Holding Details provided by the user has been mutated in the name of -JUGAL KISHORE SINGH

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same. And the information provided by me are true to itself.formation provided by me are true to itself.
The details of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

Signature's of Executant & Claimant

उपर्युक्तियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

दस्तावेज लेखक का हस्ताक्षर

प्रस्तुतकर्ता का हस्ताक्षर डाटा इंद्रि ऑपरेटर का हस्ताक्षर

निबंधन पूर्व सारांश में इंपुट फार्म के अनुरूप डाटा इंद्रि की गई है।

उपर्युक्त रविन्दर सिंह - ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी पहचान युगल किशोर सिंह - पिता स. संतान बिहारी - सिंह -

निवासी भानगो पेशा ने की।

निबंधन पदाधिकारी का हस्ताक्षर



निबंधन विभाग, झारखंड
जमशेदपुर

Token No.22 Token Date: 17/01/2018
Serial/Deed No./Year :199/178/2018
Deed Type: Sale Deed

SN.	Party Details	Photo	Thumb
1	Jugal Kishore Singh Through Father/Husband Name:Late Santan Bihari (VENDOR) Road No. 4, Jawahar Nagar, P.S. Azadnagar, Mango, Jsr		
2	Ravinder Singh Father/Husband Name:Late Kuldeep Singh Padam (Power Holder) C/o Ankur Ern Works, 112, Pardih, Mango, Jamshedpur		
3	Meera Pandey Father/Husband Name:W/O Akhilesh Kumar Pandey (VENDEE) Flat No. 134, Deo Kunj Apartment, Nh-33, Near Pardih Chowk, Mango, Jsr		
4	Yugal Kishor Singh Father/Husband Name:Late Shantan Bihari Singh (Identifier) Road No. 4, Jawahar Nagar, P.S. Azadnagar, Mango, Jsr		
5	Yugal Kishor Singh Father/Husband Name:Late Shantan Bihari Singh (Witness1) Road No. 4, Jawahar Nagar, P.S. Azadnagar, Mango, Jsr		
6	Raghwendra Singh Father/Husband Name:Late Shantan Bihari Singh (Witness2) Road No. 4, Jawahar Nagar, P.S. Azadnagar, Mango, Jsr		

Book No. I
Volume 29
Page 55 To 198
Deed No 199 / 178
Year 2018
Date 17/01/2018

Registering Officer
17/01/2018

Signature of Operator