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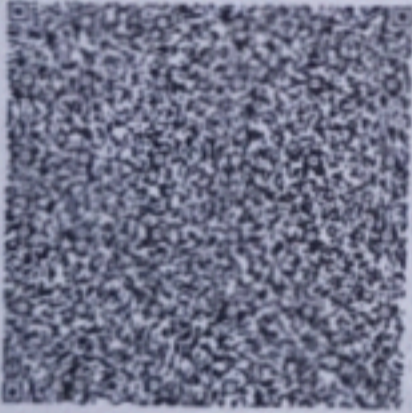
INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

T-32
29/1/15

सत्यमेव जयते

Certificate No.	: IN-JH00950916099535N
Certificate Issued Date	: 23-Jan-2015 06:04 PM--
Account Reference	: SHCIL (FI)/jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference	: SUBIN-JHJHSHCIL0101168924770643N
Purchased by	: MUKESH KUMAR KESHRI AND RANI KESHRI
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 18,00,000 (Eighteen Lakh only)
First Party	: BATESHWAR PANDEY S O D N PANDEY
Second Party	: MUKESH KUMAR KESHRI AND RANI KESHRI
Stamp Duty Paid By	: MUKESH KUMAR KESHRI AND RANI KESHRI
Stamp Duty Amount(Rs.)	: 72,000 (Seventy Two Thousand only)



.....Please write or type below this line.....



Bateshwar Pandey
29/1/15

SALE DEED

0002799693

Statutory Alert:

The authenticity of this Stamp Certificate should be verified at www.shcilstamp.com. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.

The duty of checking the legitimacy is on the users of the certificate.

In case of any discrepancy please inform the Competent Authority.

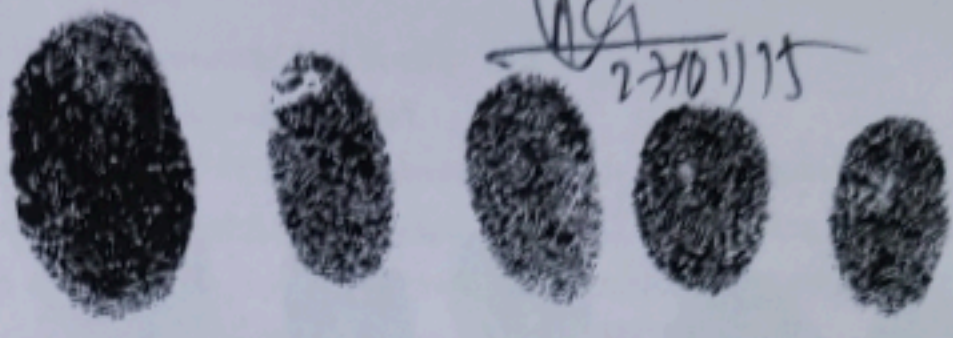


Sale value Rs = 18,00,000/- P.S. Mango



Bateshwar Pandey 27/1/15

Stamp No 72,000/-



Signature of Bateshwar Pandey 27/1/15

PRADIP R. SARKAR
Advocate
DISTRICT JUDGES COURT
JAMSHEDPUR

मू स्वामी मधवा लक्ष्मी
पुष्पा रानी चोव्धुरी
द्वारा श्री स्वामी चोव्धुरी
ज्योति के वड करी है।

Signature of Pradip R. Sarkar
पुष्पा रानी चोव्धुरी से
पंजीयत एवं लक्ष्मी मधवा ।

मिशन अफ सिविल
जमशेदपुर में लक्ष्मी मधवा
ज्योति के कायस्थ अर्थात् श्री
जमशेदपुर जिल्ला अदालत 1977
की धारा 13 (1) के अंतर्गत है।

SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE 27th DAY OF JANUARY 2015, AT JAMSHEDPUR, BY AND BETWEEN:

Mr Bateshwar Pandey Son of Sri D N Pandey, by faith Hindu, by Caste Brahmin, by Nationality Indian, by occupation Business, residing at Road No. 14, Jawahar Nagar, Mango, within P.S. Mango, town Jamshedpur, District East Singhbhum, in the State of Jharkhand, duly constituted attorney for Smt Pushpa Rani Chowdhury Wife of Late A.B. Chowdhury, by faith Hindu, by Caste Kayasth, by Nationality Indian, by occupation Household affairs, residing at 38, Pipe LLine Flat, P.O. & P.S. Bistupur, town Jamshedpur, District East Singhbhum, in the State of Jharkhand vide Regd. General Power of Attorney No. IV 609 dated 23.05.2014, Regd. at Dist. Sub-Registry office at Jamshedpur, hereinafter referred to as the **SELLER** (Which expression shall unless excluded or repugnant to the context, mean and include the legal heirs, successors, executors, administrators, nominees and assigns etc.) of the **ONE PART** (PAN No. AMOPP4799B);

IN FAVOUR OF

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MO
27/1/15

कुशाब्धि नमो भगवते वासुदेवाय
श्री गुरुभ्यो नमः
श्री गुरुभ्यो नमः
श्री गुरुभ्यो नमः

Fee Paid
10/11- 54,000
LR- 2=50
P.Fee. 0=94
S.C.H.C. 540

Signature of Bateshwar Pandey 27/1/15
दस्तावेज जारी



B. S. Sarkar
27/11/15



PRADIP R. SARKAR
Advocate
DISTRICT JUDGES COURT
JAMSHEDPUR

वर्तमान पक्षों के बीच शरण पत्रों के
आदि 30/11/15 को 27/11/15 को
10/11/15 को 27/11/15 को



27/11/15

Bateshwar Keshri
27/11/15

- 1) Mr Mukesh Kumar Keshri Son of Mahangi Lal Keshri and
2) Mrs Rani Keshri Wife of Mr Mukesh Kumar Keshri,
both by faith Hindu, by Caste Keshri Bania, by Nationality Indian, by occupation No.1 Service and No.2 Household duties, both residing at House No. 582, Shastrinagar, Block No.1, Gali No. 8, Kadma, within P.S. Kadma, town Jamshedpur, District East Singhbhum, in the State of Jharkhand, hereinafter referred to as the **PURCHASERS** (Which expression shall unless excluded or repugnant to the context, mean and include the legal heirs, successors, executors, administrators, nominees and assigns etc.) of the **OTHER PART** (PAN No. APYPK4718E).

NATURE OF DEED: SALE DEED

TOTAL CONSIDERATION AMOUNT: Rs. 18,00,000/- (Rupees Eighteen Lakhs)
only

Memo of Consideration

Cheque No.	Date	Amount (Rs.)	Drawn on Bank
G.C.C.	10.11.2014	40,000.00	State Bank of India
G.C.C.	11.11.2014	20,000.00	State Bank of India
147367	11.11.2014	40,000.00	State Bank of India
147376	21.11.2014	1,00,000.00	State Bank of India
147377	22.11.2014	1,00,000.00	State Bank of India
Through 10519800801	22.11.2014	1,50,000.00	State Bank of India
362696	27.01.2015	13,50,000.00	ICICI Bank Ltd.
Total Rs.		18,00,000.00	

SCHEDULE

(Description of the property hereby Sold)

All that piece and parcel of homestead land measuring area **40' X 70' i.e. 2800 Sq. ft. or 6.42 Dec.** being recorded under New Khata No.375, in portion of New Plot No. 1061 (being Sub Plot No. 47), corresponding to C.S. Plot No. 192, situated at Mouza Pardih, P.S. Mango Thana No. 1641, Ward No. 9 MNAC, in town Jamshedpur, District Singhbhum East, District Sub Registry Office at Jamshedpur, within the state of Jharkhand, which is bounded by:

On the North: 25' ft. wide proposed road,

On the South: Proposed Alley,

On the East: Sub Plot No. 48,

On the West: Sub Plot No. 46.

Annual ground rent payable to the landlord, the State of Jharkhand, through the C.O., Jamshedpur.

Baltesh Singh
27/11/11

WHEREAS, in the Survey Khatiyan of the last Survey Settlement operation records of which was finally published on 10.08.1979 the entire landed property under Khata No. 375 of Mouza Pardih, P.S Mango Thana No. 1641, Ward No. 9 MNAC, in town Jamshedpur, was recorded in the joint names of Bhagirathi Nandi and Durga Das Nandi, both Sons of Ananda Prasad Nandi, ~~each having equal shares;~~

AND WHEREAS, after the demise of the said Khatiyani recorded owners of the property aforesaid, the entire property devolved upon the surviving legal heirs and successors viz. Tarani Prasad Nandi, Jitendra Nath Nandi, Panchanan Nandi, all Sons of Late Bhagirathi Nandi, Hemanta Kumar Nandi, Srimanta Kumar Nandi, Bipad Bhanjan Nandi, all Sons of Late Durga Das Nandi, Smt Prabhavati Nandi Wife of Late Durga Das Nandi, Kumari Indira Nandi Daughter of Late Durga Das Nandi and all of whom became the joint owners of the said landed property by way of inheritance and succession :

AND WHEREAS, by virtue of the execution of a Regd. Sale Deed bearing Deed No. 6745 dated 22.11.1984, Regd. at Dist. Sub-Registry office at Jamshedpur, the Schedule above landed property was purchased by the Seller above named for valuable consideration amount of money from its previous lawful owners Tarani Prasad Nandi, Jitendra Nath Nandi, Panchanan Nandi, all Sons of Late Bhagirathi Nandi, Hemanta Kumar Nandi, Srimanta Kumar Nandi, Bipad Bhanjan Nandi, all Sons of Late Durga Das Nandi, Smt Prabhavati Nandi Wife of Late Durga Das Nandi, Kumari Indira Nandi Daughter of Late Durga Das Nandi, (Smt Prabhavati Nandi and Kumari Indira Nandi, represented by their duly constituted attorney Srimanta Kumar Nandi vide Regd. General Power of Attorney No. IV 320 dated 13.03.1984, Regd. at Dist. Sub-Registry office at Jamshedpur and since the date of its purchase, the Seller above named have been in peaceful physical possession and occupation over the same without any let, hindrance or disturbances from any corner and by exercising all acts of ownership thereto including payment of land revenue for the same to the landlord, the State in her own name after getting the said property recorded and mutated in her own name in the records of the landlord, the State and as such, the Seller above named is the sole, absolute and lawful owner of the Schedule above property ;

AND WHEREAS, now being in urgent need of money, the Seller above named proposed to sell her property more fully described in the Schedule above for a total consideration amount of **Rs. 18,00,000/- (Rupees Eighteen Lakhs) only** and the Purchasers have agreed to purchase the same for the said price.

NOW THIS DEED OF SALE WITNESSTH AS FOLLOWS

1. That in pursuance of the above agreement and in consideration of the said sum of **Rs. 18,00,000/- (Rupees Eighteen Lakhs) only** paid by the Purchasers, the receipt of

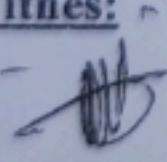
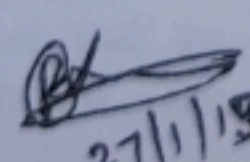
Batishan Kumar
27/1/15

which sum the Seller do hereby admit and acknowledge as full, final and highest consideration for the Schedule above property, the Seller by these presents do hereby **ABSOLUTELY AND FOREVER SALE, CONVEY** the all that property more fully described in the Schedule above in favour of the Purchasers by this Deed of Sale **TO HAVE AND TO HOLD** the same unto the Purchasers his/her/their heirs, successors together with all right, title, interest and possession without any interruption from the side of the Seller or any person claiming under him.

2. That after receipt of the total consideration amount aforesaid from the Purchasers for the Schedule above property, the Seller has handed over/delivered peaceful physical possession of the Schedule above property along with all the documents of title pertaining to the said property in favour the Purchasers and from this day the Purchasers 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 way whatsoever in manner he/she/they likes and the Purchasers shall be at liberty to get his/her/their names mutated in the office of the landlord, State and pay rent for the same in his/her/their own names. ~~The Seller hereby~~ declares that apart from the Seller, there are no other legal claimants of the Schedule above property and he/she is legally entitled to sell the same in favour of the Purchasers.
3. That from this day all the right, title, interest and possession of the Seller in the Schedule above property will cease to exist and shall vest unto the Purchasers. The property hereby conveyed by this Deed of Sale is free from all encumbrances, charges, liens, lispendens, attachments etc. whatsoever and prior to this Deed of Sale, the Seller has not charged or encumbered the Schedule above property in any way to any one else and if for any defect of right, title, interest or possession of the Seller in the Schedule above property, the Purchasers suffers any loss in future, then the Seller shall be liable to compensate such loss of the Purchasers.
4. That the terms Seller and Purchasers used in this Deed of Sale shall mean and include their respective legal heirs, successors etc. unless the same are repugnant to the context.

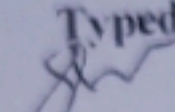
IN WITNESS WHEREOF the Seller have hereunto set and subscribed his hands on this Deed of Sale, on the day, month and year first above written.

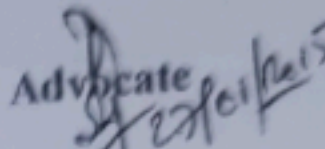
Witness:

1.  JAYANT K. CHAUDHARY Son of Shree
Amit Choudhary, Haldia NO 13, GANGOTRI
Complex, KADMA JHANSI D.P.R. 27/1/2015
2.  27/1/15 Parvin Kumar S/o Surendra Prasad,
R/o H. No-40, Dube Niwas, Kadma,
JSR. 4

Balishan Kumar
7/2

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

Typed by:

Shiva

Drafted by:

Advocate

Signature, Photograph and five finger prints of the left hand of the Purchasers



PRADIP R. SARKAR
DISTRICT JUDGES COURT
JAMSHEDPUR

Mukesh Keshri

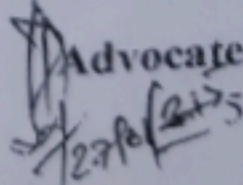


PRADIP R. SARKAR
DISTRICT JUDGES COURT
JAMSHEDPUR

Rani Keshri



Certified that the finger prints of the left hand of each person whose photographs are affixed in this document have been obtained by me or in my presence.


Advocate
7/27/2015