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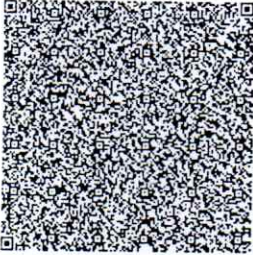


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

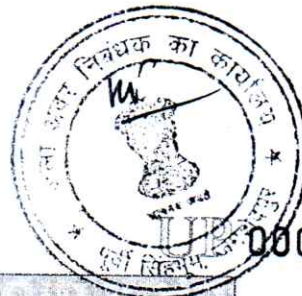
Certificate No. : IN-JH06733106983371P
 Certificate Issued Date : 02-Aug-2017 01:06 PM
 Account Reference : SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
 Unique Doc. Reference : SUBIN-JHJHSHCIL0109657806274263P
 Purchased by : AVIJIT MANDAL
 Description of Document : Article 23 Conveyance
 Property Description : LAND
 Consideration Price (Rs.) : 11,00,000
 (Eleven Lakh only)
 First Party : SHAFIQR RAHMAN AND OTHER
 Second Party : NIRMALA DEVI
 Stamp Duty Paid By : NIRMALA DEVI
 Stamp Duty Amount(Rs.) : 50
 (Fifty only)



-----Please write or type below this line-----

S. Rahman

Dilip Kumar

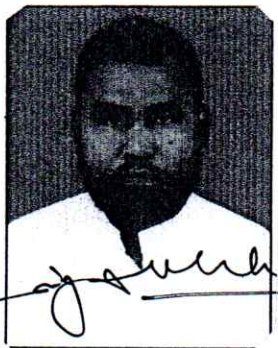


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Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.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 1100 over 250 million 57000 501



जिला अंतर निबन्धक

उपस्थापित दस्तावेज में लेख्यकारी / प्रिंसपल जाति के Ansari अंकित की गई है।
छोटानागपुर कारतकारी अधिनियम 1908 की धारा 43A(B) के अन्तर्गत नहीं है।



न्यूनतम मूल्यांकन सूची से जाँचा एवं सही पाया।

कै अधीन प्राणा: भारतीय स्टाम्प-...
स्टाम्प ऐक्ट), 1899 की...
या 1क, स०... के...
वत् स्टाम्प-सहित (या स्टाम्प-शुल्क
विमुख या स्टाम्प-शुल्क अपेक्षित (नहीं)।

Murphy
निबन्धन-पदाधिकारी

जवाब-चाल ली
पुस्तिका के अन्तर्गत
जोड़कर वचन के
पुस्तिका के अन्तर्गत

SALE DEED

This Sale Deed is made on this the 2nd day of Aug, 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, 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, Kharanghajhar, 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:

Reddy
Am 20
Sep 2.12
Dec 0.94
31871A



S. Phans 3/8/17



समिष्टाचार नि. लो. सेवा एगें. के प्रभिकर्ता (अटनी) हैं ने ता. 3/8/17

20 के अश्विन लेखकारो व पुर्वकारो में से एक थी

अपना निबंन कार्यालय में स्थान पर निबंन के लिए

Mupale 3/8/17 निबंन-पदाधिकारी का हस्ताक्षर



S. Phamur
Dilip the
3/8/17

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. NIRMALA DEVI, wife of Mr. Bishnudeo Prasad, daughter of Dashrath Prasad, By Faith Hindu, By Nationality Indian, By Occupation Housewife, Resident of Gurmha, Samai, Sadipur, Nawada, District Nawada, Pin 805104, and State Bihar. 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. DMPPD3527K) Aadhaar No 3321 5283 0046

NATURE OF DEED

SALE DEED

CONSIDERATION AMOUNT

Rs. 11,00,000/-

(Rupees Eleven Lacs) 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 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

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Dilip Sh
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their only legal heirs and successors i.e. their two sons namely: Ranendra Pratap Singh & Dharendra 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. 11,00,000/- (Rupees Eleven 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. 11,00,000/- (Rupees Eleven Lacs) 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 Saie 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.

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Philip the
3/8/17

6. THAT, the Vendors has delivered copy of all original 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	1455 (Part) (Sub Plot No 10)	1600 Sq.ft. i.e. 2.22 Kathas 3.669 Decimals

<u>Side</u>	<u>Measurement</u>	<u>Boundary</u>
North :	40'ft	Sub Plot No. 9
South :	40'ft	Vendor Nij
East :	40'ft	Sub Plot No. 5
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

Mode of Payment

By Cheque/s
(Rupees Eleven Lacs) only

Amount (Rs)

Rs. 11,00,000/-

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. Mandal

WITNESSES:

1. Tobias Barua

2. *[Signature]*

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

PURCHASER



Certificate:

निर्मला देवी

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. Mandal

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



AFFIDAVIT

I, NIRMALA DEVI, wife of Mr. Bishnudeo Prasad, daughter of Dashrath Prasad, By Faith Hindu, By Nationality Indian, By Occupation Housewife, Resident of Gurmha, Samai, Sadipur, Nawada, District Nawada, Pin 805104, and State Bihar, does hereby solemnly affirm, undertake, and declare as follows:

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 **B. N. Singh** Advocate,

Verification:

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


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


DEPONENT

Signed / Put L.T.I
in my presence

Known to me (Advocate)


Advocate
Date.....



निबंधन विभाग, झारखंड
Jamshedpur

Token No.21 Token Date: 2017-08-03
Party Name: Shafiqur Rahman
Father/Husband Name:Late Sajjad Hussain
(Vendor/Power Holder)
Road No-13, Jawahar Nagar, P.S. Mango, Jsr

Deed Type: Sale Deed

Party Details	
Name :	Safiqur Rahman
Gender :	M
DOB :	01-01-1969
C/o :	S/O Sazzad Hussain
District :	Purbi Singhbhum
House/Building No. :	H. N0- 20 B
Locality :	Po- Azadnagar
Pincode :	832110
Post Office :	
State :	Jharkhand
Village/Town/City :	Jamshedpur
Aadhaar No :	xxxxxxxx1055
Photo :	

Registering Officer

S. Rahman
Party Signature

Operator's Signature



निबंधन विभाग, झारखंड
Jamshedpur

Token No.21 Token Date: 2017-08-03


Party Name: Dilip Jha

Father/Husband Name: Sadabir Jha

(Vendor/Power Holder)

N.H. 33, Baliguma, Mango, Jsr

Deed Type: Sale Deed

Party Details	
Name :	Dilip Kumar Jha
Gender :	M
DOB :	12-10-1975
C/o :	S/O Satabir Jha
District :	Purbi Singhbhum
House/Building No. :	H N0-1496
Locality :	PO-M G M
Pincode :	831018
Post Office :	
State :	Jharkhand
Village/Town/City :	JAMSHEDPUR
Aadhaar No :	xxxxxxxx8910
Photo :	

Registering Office
Miyali

Dilip Jha
Party Signature

[Signature]
Operator's Signature



निबंधन विभाग, झारखंड
Jamshedpur


Token No.21 Token Date: 2017-08-03

Party Name: Nirmala Devi

Father/Husband Name: W/O Bishnudeo Prasad
(VENDEE)

Gurmha Samai, Sadipur Nawada, Dist- Nawada, Bihar

Deed Type: Sale Deed

Party Details	
Name :	Nirmala Devi
Gender :	F
DOB :	01-07-1966
C/o :	W/O Bishnudeo Prasad
District :	Nawada
House/Building No. :	
Locality :	Gurmha
Pincode :	805104
Post Office :	
State :	Bihar
Village/Town/City :	Samai
Aadhaar No :	xxxxxxxx0046
Photo :	

Registering Officer

Party Signature

Operator's Signature



निबंधन विभाग, झारखंड
Jamshedpur


Token No.21 Token Date: 2017-08-03

Party Name: Tobias Bara

Father/Husband Name: Ramish Bara
(Identifier)

Baliguma, Mango, Jsr

Deed Type: Sale Deed

Party Details	
Name :	Tobias Bara
Gender :	M
DOB :	29-07-1975
C/o :	S/O Remish Bara
District :	Purbi Singhbhum
House/Building No. :	
Locality :	
Pincode :	831018
Post Office :	
State :	Jharkhand
Village/Town/City :	Jamshedpur
Aadhaar No :	xxxxxxxx1206
Photo :	

Registering Officer

Tobias Bara
Party Signature

Operator's Signature



निबंधन विभाग, झारखंड

(शुल्क प्राप्ति रसीद)

Application ID **49075** Date **2017-08-02**
 Presenter **Shafiqur Rahman** Time
Road No-13, Jawahar Status **Vendor/Power**
Nagar, P.S. Mango, Jsr **Holder**

Online Payment Details :

CIN **02200170308201770017** Ref. No. **JSBI5548331646**
 TID **49075030817123445**

SN	Description	Amount
1	SP	1,560.00
2	PR	0.94
3	LL	2.50
4	A1	0.00

Total Amount **1563.44**

Previously Paid **0**

Balance Payable **1563.44**

Rupees One Thousand Five Hundred Sixty Three And Forty Four Paise

Print

Payment done through NEFT/RTGS/Challan will be realised after 3-4 days.

S. Rahman

विक्रय/दान/बंटवारा/एकरारनामा/पावर ऑफ एटोर्नी/पट्टा/बच पत्र/वसियत नामा/साझेदारी/अन्य विवरण दे।

(क) लीज अवधि

(ख) अग्रिम भुगतान (यदि ह तो)

(ग) सेक्युरिटी (यदि हेतो)

(घ) मासिक/वार्षिक किराया

लेख्यकारी/लेख्याकारी प्रतिनिधि

अन्य विवरण दे।

49075

Sale deed

Shefigur Rahman R/o. Road N.13, Jawahar Nagar Po- Arzel Nagar, Ps-mangs Jh

43 Pagar. T B. N. 3 = 50

11000-000/

110000007,

501-

ग्रामीण भूमि-कृषि/औद्योगिक/आवासीय/व्यवसायिक/शहरी भूमि/आवासीय--अन्य मार्ग/मुख्य मार्ग शहरी भूमि व्यवसायिक-अन्य मार्ग / मुख्य मार्ग प्लेट

सम्पत्ति का विवरण	थाना नं०	वार्ड/हल्का	मौजा	खाता नं०	प्लॉट नं०	प्लॉट प्रकार	होलिडिंग नं०	स्थिति कोड	क्षेत्रफल (डि० में)	चौहद्दी
JSR	1150	10	Balgumra	425	1455 45	H/S	-	01	3.669 Dea	उ०- द०- पूर्व- प०-
										उ०- Sub Plot N- 9 द०- Kander N.Y. पूर्व- Sub Plot N- 5 प०- 20 ft veredle Rail

1 संवत्सक संकेत

2 मुख्य सड़क

3 घरबाड़ी

4 अन्य

अपार्टमेंट का नाम

प्लॉट संख्या

प्लॉट संख्या

प्लॉट संख्या

प्लॉट संख्या

प्लॉट संख्या

प्लॉट संख्या

प्लॉट संख्या



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

Token No.21

Token Date/Time: 03/08/2017 13:08:30.

Document Type	Sale Deed	Presenter	Shafiqur Rahman
Presenter Name & Address	Road No-13, Jawahar Nagar, P. S. Mango, Jsr	Date of Entry	03/08/2017
Stampable Doc. Value	1100000	DOE	Total Pages 104
Document Transaction Value	1100000	Stamp Value 50	Book 1
Special Type		Serial /Deed No. /	CNO/PNO
Remarks /Other Details		Old Serial No. /	
Property Details:		App. ID 49075	e-Stamp Cert. No. IN- JH06733106983371P

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- 9	Vendor Nij	Sub Plot No- 5	20 Ft Wide Road		U_RES	3.66 Decimal	999216.6

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	Bussiness	स्वयं		Male	APVPR3808M	xxxxxxxx1055	xxxxxxxx87	Road No-13, Jawahar Nagar, P. S. Mango, Jsr	Do
2	Vendor/Power Holder	Dilip Jha	Sadabir Jha	Bussiness	स्वयं		Male	AGSPJ6673L	xxxxxxxx8910	xxxxxxxx87	N.H. 33, Baliguma, Mango, Jsr	Do
3	VENDEE	Nirmala Devi	W/O Bishnudeo Prasad	House Wife	कोई संबंध नहीं है		Female	DMPPD3527K	xxxxxxxx0046	xxxxxxxx75	Gurmha Samai, Sadipur Nawada, Dist- Nawada, Bihar	Do
4	Identifier	Tobias Bara	Ramish Bara	Bussiness	कोई संबंध नहीं है		Male		xxxxxxxx1206	xxxxxxxx75	Baliguma, Mango, Jsr	Do
5	Witness1	Tobias Bara	Ramish Bara	Bussiness	कोई संबंध नहीं है		Male		xxxxxxxx1206	xxxxxxxx75	Baliguma, Mango, Jsr	Do
6	Witness2	Nagendra Kumar	Late Banshi Mahato	Bussiness	कोई संबंध नहीं है		Male			xxxxxxxx56	Gamharia Jsr	Do

Fee Details:

SN	Description	Amount	CHC	Net Amount
1	SP	1,560.00	0.00	1,560.00
2	PR	0.94	0.00	0.94
3	LL	2.50	0.00	2.50
4	A1	0.00	0.00	0.00
Total		1,563.44	0.00	1,563.44

S. Rahman

उपर्युक्तदिये दस्तावेज में अंकित तथ्यों के अनुरूप है।

निबंधन पूर्व सारांश में इंफॉर्म के अनुरूप डाटा इंट्री की गई है।

उपर्युक्त स्वीकार किया

जिसकी

पहचान

निवासी

शफीकुर रहमान व दिलीप झा

लेखियत बाड़ा
गानगी

पिता

पेशा

रामिश बाड़ा

am

निबंधन पदाधिकारी का हस्ताक्षर

18/8/17

Tapen Mondal
दस्तावेज लेखक का हस्ताक्षर

प्रस्तुतकर्ता का हस्ताक्षर


डाटा इंट्री ऑपरेटर का हस्ताक्षर

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

ने की।

sue Token 1:06:46 PM

resenter/Executant's Name

oken For 

oun ter No.

nline Application ID (If Any) [Verify On-line Payment](#)

Stamp Certificate No. (If Any) [Verify](#)

ine payment is done of Rs. 1563.44 on 03/08/2017 with CIN - 02200170308201770017

aximum Token Issue Time : 2 PM

S. Rahman

Issue Token 1:07:06 PM

Presenter/Executant's Name
Token For
Counter No.
Online Application ID (If Any) [Verify On-line Payment](#)
Stamp Certificate No. (If Any) [Verify](#)

JH06733106983371P:
mp Details For Verification. Please click issue after verification
rtificateNo: IN-JH06733106983371P
rtificateIssuedDate: 02-Aug-2017 01:06 PM
ountReference: SHCIL (FI)/jhshcil01/ BISTUPUR/ JH-ES
iqueDocReference: SUBIN-JHJHSHCIL0109657806274263P
rchasedby: AVIJIT MANDAL
criptionofDocument: Article 23 Conveyance
ropertyDescription: LAND
nsiderationPriceRs: 11,00,000
stParty: SHAFIQR RAHMAN AND OTHER
ondParty: NIRMALA DEVI
mpDutyPaidBy: NIRMALA DEVI
mpDutyAmountRs: 50

Maximum Token Issue Time : 2 PM

S. Rahman



निबंधन विभाग, झारखंड
जमशेदपुर

Token No.21 Token Date: 2017-08-03
Serial/Deed No./Year :2842/2631/2017
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, Jsr		
2	Dilip Jha Father/Husband Name:Sadabir Jha (Vendor/Power Holder) N.H. 33, Baliguma, Mango, Jsr		
3	Nirmala Devi Father/Husband Name:W/O Bishnudeo Prasad (VENDEE) Gurmha Samai, Sadipur Nawada, Dist- Nawada, Bihar		
4	Tobias Bara Father/Husband Name:Ramish Bara (Identifier) Baliguma, Mango, Jsr		
5	Tobias Bara Father/Husband Name:Ramish Bara (Witness1) Baliguma, Mango, Jsr		
6	Nagendra Kumar Father/Husband Name:Late Banshi Mahato (Witness2) Gamharia Jsr		

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Date 2017-08-03

Registering Officer
3/8/17

Signature of Operator