



सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH23542427306803R
Certificate Issued Date	: 21-Nov-2019 11:26 AM
Account Reference	: SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference	: SUBIN-JHJHSHCIL0133309150743211R
Purchased by	: KHUSHBOO CHOUDHARY
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 31,00,000 (Thirty One Lakh only)
First Party	: SANJEEV KUMAR OJHA
Second Party	: KHUSHBOO CHOUDHARY
Stamp Duty Paid By	: KHUSHBOO CHOUDHARY
Stamp Duty Amount(Rs.)	: 10 (Ten only)



Please write or type below this line

2019/JSR/5618/BK1/5116

Sanjeev kr ojha

24/12/19

2019/99470
21.11.19



SR 0005536851

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.

Sajeev K. Gide

IN FAVOUR OF

Mrs. KHUSHBOO CHOUDHARY, w/o Manish Kumar Choudhary, By Faith Hindu, By Caste Baniya, By Nationality Indian, By Occupation Business, Resident of House No 6, Straight Mile Road, Sakchi, P.O. & P.S. Sakchi, Town Jamshedpur, District East Singhbhum, Pin 831001, 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. UIDAI No 7991 8431 6595

NATURE OF DEED
CONSIDERATION AMOUNT
(Rupees Thirty One Lacs) only

SALE DEED
Rs. 31,00,000/-

WITNESSETH AS FOLLOWS:

WHEREAS, all that piece and parcel of raiyati land measuring an area 0 - 2
0 Kathas being in Portion of Plot No 3490, recorded under Khata No 214, Situated
in Mouza Mango, Thana No 1642, within Ward No 10 (M.N.A.C.), P.S. Mango,
Jamshedpur, has been purchased by one said Anil Kumar, s/o Ram Chandra Prasad,
R/o Gour Basti, Mango, from its previous recorded owner namely: Paresh Gour s/o
Late Khetra Mohan Gour, R/o Mango, Jamshedpur, by virtue of registered Sale
Deed No 44, Dt: 05.01.2001, registered at District Sub Registry Office, Jamshedpur,
and after purchasing the same, he has also got his name mutated in the records of the
Circle Officer, Jamshedpur (Now C.O. Mango), vide Mutation Case No 82 / 2004 -
05, and he is in peaceful physical possession over the said land without any
interruption from any person or corner, thereby exercising all his right, title and
interest over the said land.

Sanjeer k. dika

AND WHEREAS, all that piece and parcel of raiyati land measuring an area 1640 Sq.ft. i.e. 3.76 Decimals, being in Portion of Plot No 3490, recorded under Khata No 214, Situated in Mouza Mango, Thana No 1642, within Ward No 10 (M.N.A.C.), P.S. Mango, Jamshedpur, has been purchased by one said Smt. Vijaya Lakshmi, w/o Ram Vilas Sharma, R/o Gour Basti, Mango, from its previous recorded owner namely: Paresh Gour s/o Late Khetra Mohan Gour, R/o Mango, Jamshedpur, by virtue of registered Sale Deed No 4547, Dt: 24.12.1999, registered at District Sub Registry Office, Jamshedpur, and after purchasing the same, she has also got her name mutated in the records of the Circle Officer, Jamshedpur (Now C.O. Mango), vide Mutation Case No 87 / 2004 - 05, and she is in peaceful physical possession over the said land, without any interruption from any person or corner, thereby exercising all her right, title and interest over the said land.

AND WHEREAS, later on above named Mr. Anil Kumar & Smt. Vijaya Lakshmi, jointly sold their lands measuring an area 0 - 4 - 9 Dhurs i.e. 7.343 Decimals or 3181.62 Sq.ft., being in Portion of Plot No 3490, recorded under Khata No 214, Situated in Mouza Mango, Thana No 1642, in Ward No 10 (M.N.A.C.), P.S. Mango, Jamshedpur, to Krishna Kumar Mallick, s/o Hari Narayan Mallick, R/o Tube Baridih Colony, Jamshedpur, by virtue of registered Sale Deed No 6877, Dt: 18.12.2006, registered at the District Sub Registry Office, Jamshedpur, and after purchasing the same, he got his name mutated in the records of the Circle Officer, Jamshedpur (Now C.O. Mango), vide Mutation Case No 72 / 2007 - 08, and from then onwards he is in peaceful physical possession over the said land, without any interruption from any person or corner, thereby exercising all his right, title and interest over the said land.

Sanjeev Kr. Ojha

AND WHEREAS, later on Krishna Kumar Mallick, has then sold piece and parcel of land measuring an area 7.059 Decimals, i.e. 3078 Sq.ft., being in Plot NO 3490, recorded under Khata No 214, Situated in Mouza Mango, Thana No 1642, in Ward No 10 (M.N.A.C.), P.S. Mango, Jamshedpur, to the Present Vendor i.e. Sanjeev Kumar Ojha, s/o B. N. Ojha, R/o Tube Baridih, Jamshedpur, by virtue of registered Sale Deed No 3487, Dt: 05.05.2010, registered at the District Sub Registry Office, Jamshedpur, and after purchasing the same, he has also got his name mutated in the records of the Circle Officer, Jamshedpur (Now C.O. Mango), vide Mutation Case No 147 (Camp) / 2011 - 12, and from then onwards the Vendor is in peaceful physical possession over the same, without any interruption from any person or corner, thereby exercising all his right, title and interest over the same, being its lawful, absolute and bonafide owner.

AND WHEREAS, the Vendor being in urgent need of money to meet his financial expenses, he has decided to sell the schedule below property for full, final and highest consideration amount of Rs. 31,00,000/- (Rupees Thirty One Lacs) only, to which the Purchaser agreed and offered to pay the said amount to the Vendor, 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. 31,00,000/- (Rupees Thirty One Lacs) only is paid by the Purchaser to the Vendor, the receipt is hereby admitted and acknowledged, as full and final consideration amount against the sale of the schedule below

Satyam K. S. S.

property, and Vendor 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 him with all his right, title, and interest of the said property.

2. THAT, the Vendor 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 Vendor shall ceases to have any right, title, and interest over the schedule below property, and all the right, title, and interest of the Vendor in the schedule below property will now be completely vested unto the Purchaser. The schedule below property hereby conveyed by this sale deed is free from all encumbrances, liens, or charges of any kind whatsoever.
4. THAT, the Vendor hereby declares that he has good and perfect title over the said schedule below property and if for any defect of title or possession of the Vendor in the schedule below property the Purchaser suffers any loss then the Vendor will be liable to compensate the same to the Purchaser or her legal heirs and successors.

Sayeev kr. gha

5. THAT, the Vendor is 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 Vendor 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 only.
6. THAT, the Vendor 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 Vendor does not hold any right, title or interest along with his 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

All that piece and parcel of raiyati homestead land measuring an area 4 Kathas and 5 ½ Dhurs i.e. 7.059 Decimals or 3078 Sq.ft., being in Portion of New Plot No 3490, recorded under New Khata No 214, Situated in Mouza Mango, Thana No 1642, within Ward No 10 (M.N.A.C.). Halka No IX, P.S. Mango, Block Mango (Earlier Jamshedpur), under the District Sub Registry Office and Town Jamshedpur, District East Singhbhum, Sub Division Dhalbhum, State Jharkhand.

<u>SIDE</u>	<u>Measurement</u>	<u>Boundary</u>
North :	42'ft	Anand Singh
South :	39'ft	Paresh Gour & Sangita Rao
East :	83'ft	S. Bhattacharjee & Others & Road,
West :	73'ft	Amresh Bajpai & K. C. Choudhary

Sangeev kr. ejha

Together with facility of approach road measuring 42'ft x 13'ft running from South Eastern Side to Western Side

The annual rent of Rs. 70/- only is payable to the State of Jharkhand through Circle Officer, Mango.

MEMO OF CONSIDERATION

<u>Date</u>	<u>Cheque No</u>	<u>Bank</u>	<u>Amount (Rs)</u>
14.07.2018	155222	State Bank of India	Rs. 1,00,000/-
05.09.2018	153228	State Bank of India	Rs. 1,00,000/-
11.09.2018	Online Transfer	South Indian Bank	Rs. 75,000/-
23.01.2019	440821	State Bank of India	Rs. 75,000/-
31.07.2019	440832	State Bank of India	Rs. 1,00,000/-
09.10.2019	440837	State Bank of India	Rs. 2,50,000/-
16.10.2019	358552	State Bank of India	Rs. 1,00,000/-
20.10.2019	Online Transfer	State Bank of India	Rs. 1,50,000/-
13.11.2019	Online Transfer	South Indian Bank	Rs. 1,50,000/-
21.12.2019	585611	Punjab National Bank	Rs. 20,00,000/-

Total amount paid to the Vendor is

Rs. 31,00,000/-

(Rupees Thirty One Lacs) only

Cheque No. 585611 is subject to clearance.

In witness whereof the Vendor has hereunto set and subscribed his hand 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. [Signature]

Sangeev kr. ejha

Sanjeev kr. Jha

Together with facility of approach road measuring 42'ft x 13'ft running from South Eastern Side to Western Side

The annual rent of Rs. 70/- only is payable to the State of Jharkhand through Circle Officer, Mango.

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<u>Date</u>	<u>Cheque No</u>	<u>Bank</u>	<u>Amount (Rs)</u>
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31.07.2019	440832	State Bank of India	Rs. 1,00,000/-
09.10.2019	440837	State Bank of India	Rs. 2,50,000/-
16.10.2019	358552	State Bank of India	Rs. 1,00,000/-
20.10.2019	Online Transfer	State Bank of India	Rs. 1,50,000/-
13.11.2019	Online Transfer	South Indian Bank	Rs. 1,50,000/-
21.12.2019	585611	Punjab National Bank	Rs. 20,00,000/-
Total amount paid to the Vendor is			Rs. 31,00,000/-

(Rupees Thirty One Lacs) only

Cheque No. 585611 is subject to clearance.

In witness whereof the Vendor has hereunto set and subscribed his hand 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. Jha

Sanjeev kr. Jha

Sanjeev kr ojha

WITNESSES:

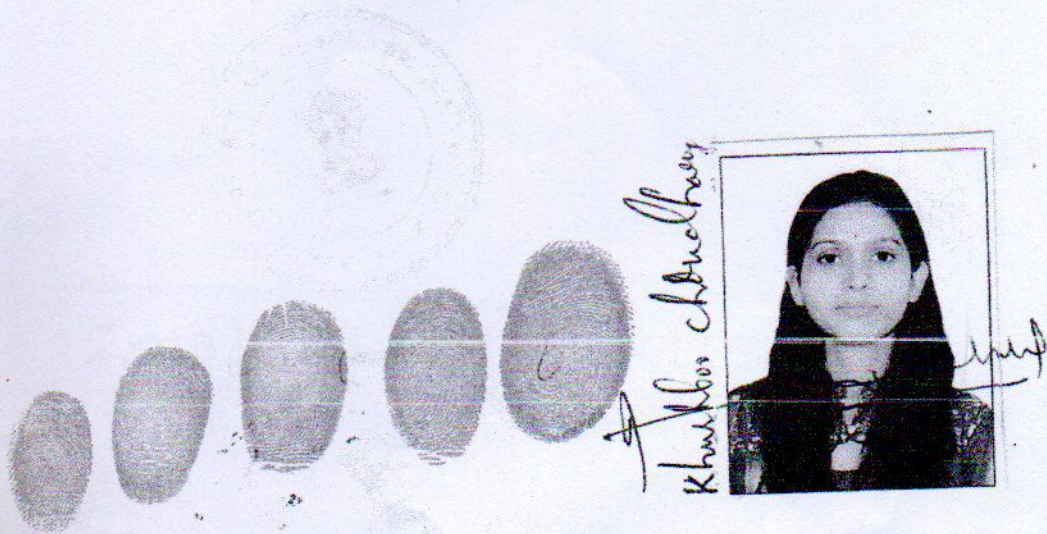
1. Manish Kumar choudhary S/o Navesh Kumar choudhary
6, Straight Mile Road Sakchi, Jamshedpur - 831001
2. Nishant Kumar Ojha S/o Sanjeev Kumar Ojha
79-66 Tube Baridih Near Joggers Park, Jamshedpur

Drafted & Printed by:

A. Mandal

Old Court Campus, Jamshedpur.

PURCHASER



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