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INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

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22/11/16

Certificate No.	: IN-JH022003951811590
Certificate Issued Date	: 20-Jan-2016 11:59 AM
Account Reference	: SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference	: SUBIN-JHJHSHCIL01028132091617280
Purchased by	: JANMEJAY KUMAR SINGH
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 21,00,000 (Twenty One Lakh only)
First Party	: NA
Second Party	: JANMEJAY KUMAR SINGH
Stamp Duty Paid By	: JANMEJAY KUMAR SINGH
Stamp Duty Amount(Rs.)	: 84,000 (Eighty Four Thousand only)



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

Janmejay Singh



Harshwadee Shukla
22/11/16
Rajkumar Shukla
22/11/16

WIN 0004377276

Sale value Rs. 21,00,000/- P.S. Mango
 Stamp Rs. = 84000/-

22/1/16

Harendra Thakur
 22/1/16



21

MS
 22/1/16

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Raj Kumar Thakur
 22/1/16



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As per bid

AG 101-63000-20
 L.R. - 2=50
 P.fee. 0=9A
 @-CHC-630
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SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE 22ND DAY OF JANUARY, 2016 AT JAMSHEDPUR, BY :-

- 1) **MR. HARENDRA THAKUR**, Son of Late Mangal Thakur and
- 2) **MR. RAJ KUMAR THAKUR**, Son of Mr. Harendra Thakur, both by faith Hindu, by Caste - Lohar, both by Occupation Business, Nationality - Indian, resident of 15, Brahma Path, Jawahar Nagar, P.S. Mango, Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the "**SELLERS**" (which terms or expression shall unless excluded by or inconsistent to the context be

Harendra Thakur
 Raj Kumar Thakur

Mango

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deemed to include their heirs executors, administrators, legal representatives and assigns) of the **One Part**

No.1 :- P A N : AAPPT8295F;

No.2 :- P A N : AEVPT3176R;

IN FAVOUR OF

MR. JANMEJAY KUMAR SINGH, Son of Mr. Harendra Singh, by faith - Hindu, by Caste - Rajput, by Occupation- Business, Nationality - Indian, resident of Flat No. 5 D, Flamingo Block, Sharada City, Pardih, Mango, 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**:

P A N :- BXIPS2277M;

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

CONSIDERATION MONEY : Rs.21,00,000/- (Rupees twenty one lakhs) only.

WHEREAS, the seller are the absolute, lawful owners of all that Piece and parcel of land measuring 2 (two) Katha, i.e. 3.30 Decimals, together with pucca house standing thereon, recorded under New Khata No. 219, New Plot No. 1029, of Mouza Pardih, P.S. Mango, ward No. 9 M.N.A.C. Town Jamshedpur, District Sub-Registry Office at Jamshedpur, District East Singhbhum, morefully described in Schedule below:

AND WHEREAS, the Seller No.1, namely HARENDRA THAKUR has purchased all that piece and parcel of land measuring 0-3-0 (Three) Katha i.e. 4.95 Decimals, recorded under New Khata No. 219,

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fully mentioned in Schedule below from its previous lawful, bonafide owner namely Dilip Singh, Son of Sardar Hazara Singh, of Pennar Road, Sakchi, Jamshedpur, District East Singhbhum, (represented through his lawful Attorney namely Ashok Kumar Singh, Son of Hare Ram Singh of Pardih, Mango, Jamshedpur), District East Singhbhum, by means of Registered Sale Deed, bearing Deed No. **3972**, dated **29.07.2004**, Registered at District Sub-Registry Office, Jamshedpur and since then he came in physical possession over the same without any interruption from any body and hold and possesses the same as absolute owner thereof and same has been mutated in his name in the Office of the Anchal Adhikary(C.O.) Jamshedpur, vide Mutation Case No. **2185/2004-05**, dated **28.03.2005** and paying rent etc. for the same and he construed some house structure standing thereon;

AND WHEREAS, the Seller No.1, namely HARENDRA THAKUR has gifted 0-1-0 (One Katha) of Land out of his 0-3-0 (Three) Katha purchased land to his elder Son namely RAJ KUMAR THAKUR (Seller No.2 hereof), by virtue of Registered Gift Deed, bearing Deed No. **898**, dated **27.02.2015**, registered at District Sub-Registry Office Jamshedpur and same has been muted in the name of Seller No. 2, in the Office of Anchal Adhikary (C.O) Jamshedpur, vide Mutation Case No. **259/2015-2016**, dated **11.06.2015**, and paying rent etc. for the same and Seller No.1 also sold his one katha land to other person

AND WHEREAS, in this way both Seller No.1 and 2 become absolute owner thereof and hold and possesses the same without any interruption from any body and having every right to dispose of the same in any manner whatsoever they likes;

AND WHEREAS, that on account of urgent necessity of money the seller No.1, is agreed to sell his 0-1-0 (One Katha) of land and similarly Seller No.2 also agreed to sell his 0-1-0 (One Katha) of land

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Raj Kumar Thakur 22/1/16

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house standing thereon morefully described in schedule below for a consideration of Rs. 21,00,000/- (Rupees twenty one lakhs) only and the purchaser agreed to purchase the same and the consideration amount of Rs. 21,00,000/- (Rupees twenty one lakhs) only have been fixed by the sellers and purchaser as highest and full and final consideration amount against the sell and purchase of Schedule below property;

AND WHEREAS, the above named Sellers agreed to execute this Sale Deed in favour of the Purchaser with respect of aforesaid land and pucca house standing thereon, 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. 21,00,000/- (Rupees twenty one lakhs) only paid by the Purchaser to the Sellers, the receipt of which is hereby admitted and acknowledged, as full and final payment in respect of sale of the said land and house property morefully described in schedule below by the Sellers, the Sellers 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 his heirs, successors without any interruption from the side of the Sellers or any person/s claiming under them together with all the right, title, claim and interest which the Sellers here before enjoyed in respect of the land and house property mentioned in the Schedule below.

2. That the Sellers have delivered possession of the aforesaid land and house etc. standing thereon 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

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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 shall pay rent for the same in his own name.

4. That from this day all the right, title, claim and interest of the Sellers 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 Sellers do hereby covenant with the Purchaser that they not done or committed any act in any manner or thing by the reason whereof the property conveyed by this presents, have not been charged, mortgaged, hypothecated, gifted, sold, transferred or have not been encumbered in any manner whatsoever whether in title or in possession in respect of schedule below property

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

7. That the Sellers have delivered all the relevant documents (Xerox copies) together with original Sale Deeds in connection with the Schedule below property to the Purchaser.

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

9. That the Sellers have further agreed to execute and register any further or other Deed of assurance or document at the cost of the

Dr. Anand K

H. C. ...
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Raj Kumar Thakur
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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 land measuring 2 (two) Katha, i.e 3.30 Decimals, together with pucca house standing thereon having its built-up area 600 Sq.ft. recorded under New Khata No. 219, New Plot No. 1029, of Mouza Pardih, P.S. Mango, ward No. 9 M.N.A.C. Town Jamshedpur, District Sub-Registry Office at Jamshedpur, District East Singhbhum, within Thana No. 1641, which is bounded by:-

H. C. ...
Raj Kumar Thakur

- NORTH BY** : Natrajan Iyar;
- SOUTH BY** : Mr. Nandlal Goswami;
- EAST BY** : Boundary Wall of Mr. Nagin Parikh;
- WEST BY** : Road No. 15, i.e. Brahma Path;

Annual Rent : Rs. 32/- only payable to the landford the State of Jharkhand Through C.O. Jamshedpur;

That the location of the land shown in sketch map in red color annexed herewith which will part of this documents.

That the above property is on Branch Road.

MEMO OF CONSIDERATION

The consideration money of Rs.21,00,000/- (Rupees Twenty One lakhs) only have been paid by the Purchaser to the Sellers which was

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Harvendra Sheela
 2211114
 Rajkumar Thakur
 2211114

morefully detailed below:-

<u>RTGS/Cheque No.</u>	<u>Dated</u>	<u>Amount</u>	<u>Drawn on</u>
RTGS/ 11002063	23.12.2015	Rs. 5,50,000/-	ICICI Bank
Cheque No. 004528	01.01.2016	Rs. 5,50,000/-	-do-
Cheque No. 004532	22.01.2016	Rs. 5,50,000/-	-do-
Cheque No. 004533	22.01.2016	Rs. 4,00,000/-	-do-
Cheque No. 004534	22.01.2016	Rs. 50,000/-	-do-

Total of Rs.21,00,000/- (Rupees Twenty One lakhs) only

Harvendra Sheela
 Rajkumar Thakur

IN WITNESS whereof the Sellers do hereunto set their 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.

[Signature]

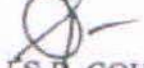
Witnesses :

Manoj K

1. *[Signature]* Harvendra Sheela
Road no-15 Jawaharnagar (mango)
2. Harvendra *[Signature]* Late Sri Jagmoh Singh
5/D Flamingo Sarda city mango JSR
3. Sant Kumar *[Signature]* Hari Das Thakur

Harinder Chohan
22/11/16
Raj Kumar Thakur
22/11/16
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TYPED BY :-


J.S.R. COURT

DRAFTED BY :-


22/11/16
ADVOCATE. J.S.R. COURT

PURCHASER

Photo, finger prints & signature of MR. JANMEJAY KUMAR SINGH





22/11/16
Harinder Chohan



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




22/11/16
Advocate