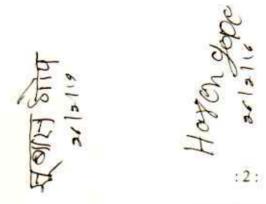


THIS SALE DEED is made on this the 2)th day of February, 2019 at Jamshedpur: BY: 1) SUBHASH GOPE (PAN: CLJPG3564R, AADHAAR No.3689 5170 0680) and 2) HAREN GOPE (PAN: AKYPG0966B, AADHAAR No.3944 4503 9846) both son of Late Man Govind Gope @ Manu Gour, Grandson of Late Radhu Gope, by faith Hindu, by caste Gours by Nationality Indian, by occupation Cultivation, resident of Rajeev Path, Near Moon City, Mango, P.S. Mango, Town Jamshedpur, District East Singhbhum, State Jharkhand, hereinafter called the "VENDOR" (which expression shall unless,

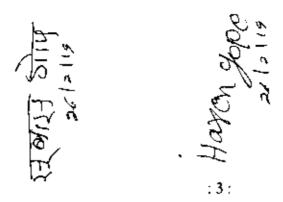


IN FAVOUR OF

SMT. RENU DUBEY (PAN: ARUPD7215R, AADHAAR No.4526 0952 0432), Wife of Shri Sunil Kumar Dubey, Daughter of Bharat Shukla, granddaughter of Late Ram Bachan Shukla, by faith Hindu, by caste Brahmin, by Nationality Indian, by occupation Housewife, resident of Dubauli, P.O. Belauna, District Bhojpur, Bihar- 802154, hereinafter called the "PURCHASER" (Which expression shall unless excluded by or repugnant to the context, mean and include her heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the Other Part;

WHEREAS the land mentioned under Khata No: 308 of Mouza Mango, Survey Ward No 10, JNAC (Mango) in the recent survey settlement operation in the name of Manu Gour @ Mangovind Gour the recorded tenant of Landlord and he was in peaceful possession over the said land; And

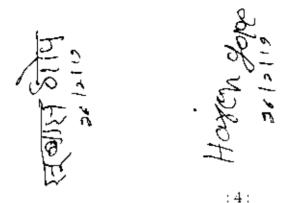
Whereas the said recorded tenant Manu Gour @ Mangovind Gour died leaving behind the present Vendors as his legal heirs and successors and they inherited and came in peaceful possession over the land left by the deceased and after amicable partition the present Vendors got their respective share of the aforesaid land and they have been in peaceful physical possession over the same without any interruption from any



Whereas the Vendors being in urgent need of money for their personal emergent expenses as such they jointly declared their intention to sell away their respective shares of land fully described in the schedule below for a total consideration of Rs.22,00,000/- (Rupees Twenty Two Lakhs) only and the Purchaser having come to know about it approached the Vendors and agreed to purchase the schedule below land on the said price, on the following terms and conditions:-

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

- I) That in consideration of a sum of Rs.22,00,000/- (Rupees Twenty Two Lakhs) only paid by the Purchaser to the Vendors, the details of payment hereby given below, the receipt of which sum the Vendors above-named hereby admit and acknowledge as full, final and the highest consideration amount against the sale of the property mentioned in the schedule below, the Vendors by these present do hereby sell, convey, transfer, deliver and assign all that property described in the schedule below, together with all rights, title, interest, possession, easement, appurtenances thereto and full privileges and advantages TO HAVE AND TO HOLD the same without any interruption, hindrance or disturbances from or by the present vendors and or any other person or persons claiming under them together with all rights, title and possession which the vendors herebefore enjoyed in respect of the schedule below property.
- 2) That the Vendors have delivered the peaceful possession of the schedule below property to the purchaser, absolutely free from all encumbrances, liens or charges and attachments of any kind whatsoever.



cease to have any manner of title to the said property and claim on the said property.

- 4) That from this day the purchaser has become the lawful owner of the schedule below property and shall use, enjoy and possess the said property according to her desire and requirement as absolute owner thereof with full power to convey or dispose off or alienate the same or any part thereof to any person or persons or party. The Purchaser shall also be at liberty to have or get her name mutated in the office of the Landlord through Circle Office Jamshedpur and accordingly shall pay the rent and/or other charges/taxes to the concerned authorities.
- 5) That the Vendors are the sole and bonatide owners of the aforesaid property and are fully entitled to dispose off the schedule below property to the purchaser.

6) THAT THE VENDORS HEREBY ASSURSE THE PURCHASER AND COVENANT:

- a) that the vendors are the lawful owners of the schedule below property and accordingly they have transferred the same in favour of the purchaser.
- b) that no right of easements of any kind is available to any other person or persons in respect of use and enjoyment of the said property.
- c) that the schedule below property or any part thereof being lost to the Purchaser, on account of any defect in the title or possession of the





- that the Vendors have paid rent, cess and/or other charges taxes
- e) that from this day the Purchaser shall have quiet and peaceful

possession and enjoyment over the schedule below property.

of the aforesaid land to the concerned authority upto date.

- That the Vendors have further agreed to execute and register, at the cost of the purchaser, any other deeds of assurance, if necessary, to more perfectly ensure the ownership and possession of the purchaser, over
- the schedule below property.

 8) That the vendors have handed over the relevant documents in
- connection with the schedule below property, to the purchaser.
- 9) That the property hereby transferred is situated on branch road.

the sketch map attached which forms part of this sale deed.

10) That the land hereby transferred has been shown in red colour in

"SCHEDALE"

All that Piece and Parcel of Homestead land measuring total area 2012 Sq.ft. i.e. 0.01.87 Hectare or 2.795 Kathas i.e. 4.61 decimals in Portion of New Plot No: 2129, under New Khata No: 308, situated at Mouza Mango, Survey Ward No: 10, MNAC, Holding Nos. 0100002924000M0 and 0100002923000M0 within P.S. Mango, Thana No: 1642, Town lamshedput, District East Sinhbhum, District Sub-registry Office at

Jamshedpur, which is bounded as follows:

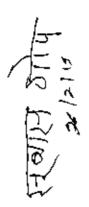
North: 12'ft, Rasta;

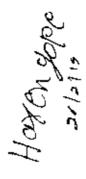
South: Nand Kishor Sharma;

East : 6'ft. Rasta;

West : 12'ft. Rasta;

Annual rental payable to the Circle Officer Jamshedpur.





:6:

MODE OF PAYMENT

<u>Ch</u> eque No.	D <u>ate</u>	$\underline{Amount(Rs)}$	In favour of
257900	16.03.2018	2,00,000	Haren Gope
257901	27.03,2018	4.00,000/-	Subhash Gope
2 57 9 02	27.03.2018	3,50,000/-	Haren Gope
304797	25.02.2019	6,00,000/-	Haren Gope
304796	25.02.2019	6,00,000/-	Subhash Gopë
Cash		<u>. 50,000/-</u>	
	_		

Total:22,00,000

IN WITNESSES WHEREOF the Vendors have signed this sale deed at Jamshedpur on the date aforementioned, in the presence of witnesses.

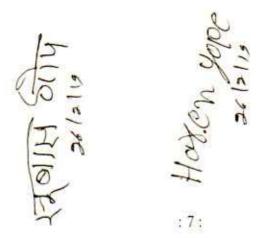
WITNESSES:

1) चरत राज्या पिता स्वः राम बन्पान मुबला कान सरिया सीताराम हैरा श्रेष्ठा नव १०° बीस

Drafted, read over and explained the contents of this sale deed to the Executant/Vendor in Hindi who found and admitted the same to be true and correct.

Typed by

romoter 1 d)



NAME OF THE PURCHASER:-

SMT. RENU DUBEY



Reny Dube Y
Signature and finger print of left hand of the Purchaser above named.

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

Yaus Advocate

CERTIFICATE

Office of the District SRO - Jamshedpur

This deed was registered as Document No:- 2019/JSR/902/BK1/825 in Book No :- BK1.Volume No :- 153 D/O, W/O MAN GOVIND GOPE resident of RAJEEV PATH NEAR MOON CITY MANGO JSR ... This Sale Deed was presented before the registering officer on date 27-Feb-2019 by SUBHASH GOPE, S/O,

from Page No :- 449 to 536 at, office of District SRO - Jamshedpur

Date:- 27-Feb-2019

Registering officer 11