

Ramawtar Gulati.



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 40e031d7ab660e2eadc5

Receipt Date : 29-Oct-2022 10:59:57 am

Receipt Amount : 100000/-

Amount In Words : One Lakh Rupees Only

Token Number : 20220000128372

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : RAM AWTAR GULATI (Vendee)

GRN Number : 2214086372

S. Chakravarty



:: For Office Use ::

to face
@amt



2022 | JSR | 5411 | BK1 | 5032

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है। इस रसीद के आधार से यह न

जिसी तमाम का लेव तै। ल। ०१२ है।

Ramawtar Gulati

29/10/22

Rameshwar Gulati

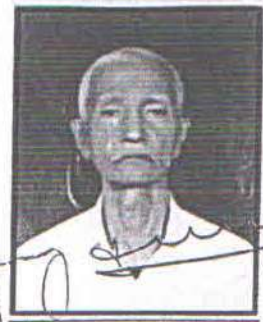
sale value
25,00,000/-

P.S.
Mango

Stamp
1,00,000/-



S. Chakravarty



खाता नम्बर... 396,799
प्लॉट नम्बर... 3862, 3863,
देय प्रतिबधित सूची में दर्ज नहीं है।

उपर्युक्त दस्तावेज में लेख्यकारी / प्रिंसापल
जाति के भारतीय अंकित की गई है।
छोटानागपुर कायदाकारी अधिनियम 1908
की धारा 46(B) के अन्तर्गत नहीं है।



S. Chakravarty



अधिनियम 21 के अधीन आस्था: भारतीय स्टाम्प-अधिनियम
स्टाम्प ऐक्ट, 1899 की अनुसूची
1 या 1क, सं. 2, 3, ... के अधीन
पंथायत् स्टाम्प-सहित (या स्टाम्प-शुल्क
के विमुख या स्टाम्प-शुल्क अपेक्षित नहीं)।

न्यूनतम मूल्यांकन सूची से
जाँचा एवं सही पाया।

Sale Deed

This Sale Deed is made on this the 29th day of Oct, 2022, at Jamshedpur.

मिनिन्द्रा-पट्टाधिकारी

BY AND BETWEEN

1. Mr. SUKUMAR CHAKRABARTY
2. Mr. SUNITH CHAKRAVARTY

Both Sons of Late Manindra Nath Chakrabarty alias Mani Chakravarty,

Teo Chakrabarty

A - 75,000 = 00
L - 65 = 00
PR - 02 = 00

Both By Faith Hindu, By Category General, By Nationality Indian, By Occupation Retired, No 1) Resident of Panchayat Chandil, P.O. & P.S. Chandil, Pin 832401, District Seraikela Kharsawan, State Jharkhand, & No 2) Resident of Sunday Market Area, New Dimna Road, Beside Madhusudan Villa, P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, State Jharkhand, Pin 831012. Hereinafter called the "VENDOR / SELLER" (which expression shall unless excluded by and / or repugnant to the context must mean and include his legal heirs, successors, legal representatives, administrators, executors, nominees and assigns) of the ONE PART. (UIDAI No XXXX XXXX 5745 & XXXX XXXX 8060) & Pan No AUKPC8052E & AAZPC7288F respectively

29/10/22
दस्तावेज जाँचा

Ramawtar Gulati

S. Chakravarty

Chakravarty

IN FAVOUR OF

Mr. RAM AWTAR GULATI, son of Late Krishan Lal Gulati, by Faith Hindu, by Category General, by Nationality Indian, by Occupation Business, Resident of B 1/2, Gangotri House, Sura Bhawan Area, South Park Area, Bistupur, P.O. & P.S. Bistupur, Town Jamshedpur, Pin 831001, District East Singhbhum, and State Jharkhand. Hereinafter called the VENDEE / PURCHASER (which expression shall unless excluded by and / or repugnant to the context must mean and include his legal heirs, successors, administrators, legal representatives, executors, nominees and assigns) of the OTHER PART.

NATURE OF DEED

SALE DEED

CONSIDERATION AMOUNT

Rs. 25,00,000/-

(Rupees Twenty Five Lakhs) only

WITNESSETH AS FOLLOWS:

WHEREAS, the Vendor No 2 i.e. Sunith Chakravarty, has inherited all that piece and parcel of raiyati land measuring an area 0.02.10 Hectare, being in Plot No 3863 a & b, recorded under Khata No 396, within Ward No 9 (M.N.A.C.), Situated in Mouza Mango, Block and P.S. Mango, under the District Sub Registry Office and Town Jamshedpur, District East Singhbhum, State Jharkhand, stands recorded in the name of Manindra Nath Chakravarty s/o Kumud Nath Chakravarty, in the khatian as per the last survey settlement records, and after his demise the same is inherited by his one son as per amicable family division as the other members relinquished their rights for land measuring an area 3.55 Decimals being in Plot No 3863 a & b, and the Vendor No 2 i.e. Sunith Chakravarty, has got his name mutated in the records of the Circle Officer, Mango, vide Mutation Case No 340 / R27 / 2022 - 2023 (Vol No 110 & Page No 14), and presently he 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.

Ramaultra Gulati

S. Chakravarty
S. Chakravarty.

AND WHEREAS, the Vendors jointly inherited all that piece and parcel of raiyati land measuring an area 0.02.00 Hectare, being in Plot No 3862 a, b, c, recorded under Khata No 799, within Ward No 9 (M.N.A.C.), Situated in Mouza Mango, Block and P.S. Mango, under the District Sub Registry Office and Town Jamshedpur, District East Singhbhum, State Jharkhand, stands recorded in the name of Mani Chakravarty alias Manindra Nath Chakravarty s/o Kumud Chakravarty, in the khatian as per the last survey settlement records, and after his demise the same is inherited by his sons and they got their names mutated in the records of the Circle Officer, Mango, (Vol No 31 & Page No 27), and they were in peaceful physical possession over the said, 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 owners.

AND WHEREAS, the Vendor being the rightful, bonafide and lawful owner in the eye of law with peaceful possession without any disturbance or hindrance, has expressed his desire to sell the land with part of pucca house with the piece and parcel of land clearly mentioned in the schedule below for full, final and highest consideration amount of Rs. 25,00,000/- (Rupees Twenty Five Lakhs) 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, the parties have decided to enter into this Sale Deed, on the following terms and conditions.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

Pranav Gulati

S. Chakraverty

February.

1. THAT, in pursuance of an agreement the Purchaser paid consideration amount of Rs. 25,00,000/- (Rupees Twenty Five Lakhs) only to the Vendor, the receipt is hereby admitted and acknowledged, as full and final consideration amount against the sale of the schedule below property, and the Vendor do 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 his legal heirs and successors without any interruption from any person 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 today the Purchaser will possess and enjoy the same as its lawful owner in the eye of law without any disturbance or hindrance or concern by and from the Vendor along with his legal heirs and successors. Hence, onwards, the Vendor is completely divested of all his interest, right, claim, and / or shall cease to have any right, title or interest in the said immovable property hereby sold to the Purchaser by these present, hence, the Purchaser has all the rights in all possible ways with power to dispose of the same by way of sale, gift, mortgage, or any other ways whatsoever in manner he like, and the Purchaser is at liberty to get his name mutated in the records of the State of Jharkhand, through Circle Officer, Mango, and pay rent, and taxes for the same in his name and obtain receipt thereof.
3. THAT, the Vendor on receipt of full consideration amount from the Purchaser herein, hereby delivers free and peaceful possession of the said immovable property and all relevant documents, paper etc., with respect to the said immovable property to the Purchaser.

Ramanar Gudele

S. Chakravarty
S. Chakravarty.

4. THAT, from this day the Vendor shall cease 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 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.
5. THAT, the Vendor hereby declares that he is the true, absolute and lawful owner of the said property and there is no other co-claimant or co-owner or co-sharer in this property except him. He also declared he has not sold or transferred or delivered or assigned or mortgaged the schedule below property to any person, party or concern, and the same is free from all encumbrances, liens and charges, mortgages, suits, proceedings, attachments, acquisitions or requisitions etc., and if for any kind of defect in title or possession of the Vendor over the schedule below property, the Purchaser suffer any loss then the Vendor will be held liable to compensate the same to the Purchaser or his legal heirs and successors.
6. 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.
7. THAT, the Vendor has delivered original relevant documents related to the schedule below property to the Purchaser, and after the execution of this Sale Deed, the Vendor do not hold any right, title or interest along with his legal heirs to claim back the schedule below property.

Tamara Gulati

S. Chakraverty
S. Chakraverty

8. THAT, the Vendor hereby declares and confirms that the schedule below property was never mortgaged with any bank or financial institution nor with any Third Party, and the said property is free from all encumbrances and has never been sold by the Vendor earlier.
9. That, the schedule below property was never acquired by any local or state government under any law, and the same is freehold property and in exclusive possession of the Vendor.
10. THAT, the schedule below property does not belongs to S.T., S.C., & OBC category and does not come under the Khasmahal and the land and house does not fall in Temple Land and / or religious places and the Seller does not violate the Section 46 (1) a & b of Chhota Nagpur Tenancy Act, 1908, and this is not Government Land and there is no violation of Section 22 A of Indian Registration Act, 1908, and land is situated in Urban Area.
11. THAT, this Sale Deed shall be binding on all concerned including the legal heirs and successors of both the parties, and still if any dispute arise in future out of this Sale Deed, then it must be resolved within the jurisdiction of the Courts of Jamshedpur.

MEMO OF CONSIDERATION

<u>Date</u>	<u>Cheque / DD No</u>	<u>Bank</u>	<u>Amount (Rs.)</u>
29.07.2022	000071	UCO Bank	Rs. 5,00,000/-
18.08.2022	000072	UCO Bank	Rs. 5,00,000/-
07.09.2022	000074	UCO Bank	Rs. 7,00,000/-
27.10.2022	000083	UCO Bank	Rs. 8,00,000/-
Total amount paid to the Vendors is			Rs. 25,00,000/-
(Rupees Twenty Five Lakhs) only			

Ramanta Gulati

S. Chakravarty

S. Chakravarty

SCHEDULE

All that portion of One Pucca House Structure measuring Built Up Area 230 Sq.ft. along with the piece and parcel of homestead / commercial land measuring an area 773.20 Sq.ft. or 1.775 Decimals (Out of Total area 3.55 Decimals), being in Portion of Plot No 3863 b - 1.275 Decimal, recorded under Khata No 396, & Plot No 3862 c - 0.50 Decimal, recorded under Khata No 799, within Ward No 9 (M.N.A.C.), Thana No 1641, Situated in Mouza Mango, Block and P.S. Mango, under the District Sub Registry Office and Town Jamshedpur, District East Singhbhum, State Jharkhand. (Volume No 110 and Page No 14) Holding No 0010004486000A1

The above property is bounded as:

North : Anita Gulati & Isha Gulati

South : Dimna Road

East : Plot No 3863 (P)

West : Plot No 3862 (Isha Gulati)

The annual rent is payable to the State of Jharkhand through Circle Officer, Mango.

The above property is more clearly shown in red color in the sketch map attached with this Sale Deed which also forms part of this indenture.

In witness whereof the Vendors have 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. Anand

Ram anur Ghatge

W. Chakravarty
S. Chakravarty

WITNESSES:

1. Sunita Banerjee (w/o Pratap Banerjee)
D-1/1, Savitri Tower, Kadmra
2. ~~Ram~~ (S/o. Mr. M.C. Banerjee)
D-1/1, Savitri Tower, Kadmra.

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

PURCHASER



Ram anur Ghatge



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. Mury 8 | Page
AVDIT MANDAL
Enrollment No.-14/2010
(Advocate Jsr. Court)

Anita Gulati



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 2ca08dc7251ea225a0ee

Receipt Date : 29-Oct-2022 10:29:54 am

Receipt Amount : 100000/-

Amount In Words : One Lakh Rupees Only

Token Number : 20220000128366

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : ANITA GULATI (Vendee)

GRN Number : 2214085932

Sharma



:- For Office Use :-

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@pr



2022/JSR/5413/BK1/5034

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है। इस रसीद के माध्यम से पूर्व में प्रिन्ट

प्रकार का प्रेष नहीं करी जाये।

Anita Gulati

29/10/22

Anita Gupta

Sahrales.
25,00,000/-

P.S.
Mango.

Stamb.
1,00,000/-

जिला अवर निबन्धक

दस्तावेज में लेख्यकारी / प्रिंसपल
प्रति के समान्य अंकित की गई है।
जेडानागपुर कारतकारी अधिनियम 1908
की धारा 481(B) के अन्तर्गत नहीं है।

खाता नम्बर...396.....
प्लोट नम्बर...3863.....
देय प्रतिबधित सूची में दर्ज नहीं है।

8
29/10



Signature
29/10/22

Signature
29/10/22

Signature
Chakravarty



नियम 21 के अधीन प्राप्ता: भारतीय स्टांप-अधिनियम
(इंडियन स्टांप ऐक्ट), 1909 की अनुसूची
1 या 1क, से. 2, 3, ... के अधीन
पदायत स्टांम-सहित (या स्टांप-शुल्क
के विमुख या स्टांप-शुल्क अर्पित नहीं है।

न्यूनतम मूल्यांकन सूची से
जाँचा एवं सही पाया।

SALE DEED

This Sale Deed is made on this the 29th day of Oct, 2022, at Jamshedpur.

Signature
29/10/22

BY AND BETWEEN

Mr. SUNITH CHAKRAVARTY, son of Late Manindra Nath Chakravarty, By Faith Hindu, By Category General, By Nationality Indian, By Occupation Retired, Resident of Sunday Market Area, New Dimna Road, Beside Madhusudan Villa, P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, State Jharkhand, Pin 831012. Hereinafter called the "VENDOR / SELLER" (which expression shall unless excluded by and / or repugnant to the context must mean and include his legal heirs, successors, legal representatives, administrators, executors, nominees and assigns) of the ONE PART. UIDAI No XXXX XXXX 8060 Pan No AAZPC7288F

Teachage 10

41-75,000=00
LL-03=00
PR-01=00

Signature
29/10/22
दस्तावेज जाँचा

Anita Gulati

Chakravarty

IN FAVOUR OF

Mrs. ANITA GULATI, wife of Mr. Ram Awtar Gulati, by Faith Hindu, by Category General, by Nationality Indian, by Occupation Business, Resident of B 1/2, Gangotri House, Sura Bhawan Area, South Park Area, Bistupur, P.O. & P.S. Bistupur, Town Jamshedpur, Pin 831001, District East Singhbhum, 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.

NATURE OF DEED
CONSIDERATION AMOUNT
(Rupees Twenty Five Lakhs) only

SALE DEED
Rs. 25,00,000/-

WITNESSETH AS FOLLOWS:

WHEREAS, the Vendor has inherited all that piece and parcel of raiyati land measuring an area 0.02.10 Hectare, being in Plot No 3863 a & b, recorded under Khata No 396, within Ward No 9 (M.N.A.C.), Situated in Mouza Mango, Block and P.S. Mango, under the District Sub Registry Office and Town Jamshedpur, District East Singhbhum, State Jharkhand, stands recorded in the name of Manindra Nath Chakravarty s/o Kumud Nath Chakravarty, in the khatian as per the last survey settlement records, and after his demise the same is inherited by his one son as per amicable family division as the other members relinquished their rights for land measuring an area 3.55 Decimals being in Plot No 3863 a & b, and the Present Vendor has got his name mutated in the records of the Circle Officer, Mango, vide Mutation Case No 340 / R27 / 2022 - 2023 (Vol No 110 & Page No 14), and presently he 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.

Anita Lyulati

Schrevaraj

AND WHEREAS, the Vendor being the rightful, bonafide and lawful owner in the eye of law with peaceful possession without any disturbance or hindrance, has expressed his desire to sell the land with part of pucca house with the piece and parcel of land clearly mentioned in the schedule below for full, final and highest consideration amount of Rs. 25,00,000/- (Rupees Twenty Five Lakhs) 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, 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 the Purchaser paid consideration amount of Rs. 25,00,000/- (Rupees Twenty Five Lakhs) only to the Vendor, the receipt is hereby admitted and acknowledged, as full and final consideration amount against the sale of the schedule below property, and the Vendor do 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 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 today the Purchaser will possess and enjoy the same as its lawful owner in the eye of law without any disturbance or hindrance or concern by and from the Vendor along with his legal heirs and successors. Hence, onwards, the Vendor is completely divested of all his interest, right, claim, and / or shall cease to have any right, title or interest in the said immovable property hereby

Anita Lyulati

J. Chakravarty

sold to the Purchaser by these present, hence, the Purchaser has all the rights 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, Mango, and pay rent, and taxes for the same in her name and obtain receipt thereof.

3. THAT, the Vendor on receipt of full consideration amount from the Purchaser herein, hereby delivers free and peaceful possession of the said immovable property and all relevant documents, paper etc., with respect to the said immovable property to the Purchaser.
4. 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 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.
5. THAT, the Vendor hereby declares that he is the true, absolute and lawful owner of the said property and there is no other co-claimant or co-owner or co-sharer in this property except him. He also declared he has not sold or transferred or delivered or assigned or mortgaged the schedule below property to any person, party or concern, and the same is free from all encumbrances, liens and charges, mortgages, suits, proceedings, attachments, acquisitions or requisitions etc., and if for any kind of defect in title or possession of the Vendor over the schedule below property, the Purchaser suffer any loss then the Vendor will be held liable to compensate the same to the Purchaser or her legal heirs and successors.

Johann

6. 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.
7. THAT, the Vendor has delivered original relevant documents related to the schedule below property to the Purchaser, and after the execution of this Sale Deed, the Vendor do not hold any right, title or interest along with his legal heirs to claim back the schedule below property.
8. THAT, the Vendor hereby declares and confirms that the schedule below property was never mortgaged with any bank or financial institution nor with any Third Party, and the said property is free from all encumbrances and has never been sold by the Vendor earlier.
9. That, the schedule below property was never acquired by any local or state government under any law, and the same is freehold property and in exclusive possession of the Vendor.
10. THAT, the schedule below property does not belongs to S.T., S.C., & OBC category and does not come under the Khasmahal and the land and house does not fall in Temple Land and / or religious places and the Seller does not violate the Section 46 (1) a & b of Chhota Nagpur Tenancy Act, 1908, and this is not Government Land and there is no violation of Section 22 A of Indian Registration Act, 1908, and land is situated in Urban Area.
11. THAT, this Sale Deed shall be binding on all concerned including the legal heirs and successors of both the parties, and still if any dispute arise in future out of this Sale Deed, then it must be resolved within the jurisdiction of the Courts of Jamshedpur.

Shrawan

MEMO OF CONSIDERATION

<u>Date</u>	<u>Cheque / DD No</u>	<u>Bank</u>	<u>Amount (Rs.)</u>
17.07.2022	019617	Canara Bank	Rs. 10,00,000/-
07.09.2022	019623	Canara Bank	Rs. 7,00,000/-
27.10.2022	161781	Canara Bank	Rs. 8,00,000/-
Total amount paid to the Vendors is			Rs. 25,00,000/-
(Rupees Twenty Five Lakhs) only			

SCHEDULE

All that portion of One Pucca House Structure measuring Built Up Area 230 Sq.ft. along with the piece and parcel of homestead / commercial land measuring an area 773.20 Sq.ft. or 1.775 Decimals (Out of Total area 3.55 Decimals), being in Portion of Plot No 3863 a & b, recorded under Khata No 396, in Ward No 9 (M.N.A.C.), Thana No 1641, Situated in Mouza Mango, Block and P.S. Mango, under the District Sub Registry Office and Town Jamshedpur, District East Singhbhum, State Jharkhand. (Volume No 110 and Page No 14) Holding No 0010004486000A1

The above property is bounded as:

- North : Plot No 3862 (Ashish Gulati)
South : Plot No 3863 (P) Ram Awtar Gulati
East : Plot No 3864
West : Plot No 3862 (Isha Gulati & Ashish Gulati)

The annual rent is payable to the State of Jharkhand through Circle Officer, Mango.

The above property is more clearly shown in red color in the sketch map attached with this Sale Deed which also forms part of this indenture.

Anita Gulati

J. Mandl

In witness whereof the Vendors have 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. Mandl

WITNESSES:

1. Sumita Banerjee (w/o Pratap Banerjee)
D-1/1 Savitri Tower, Kadma
2. ~~Pratap~~ (S/o. Mr. M.C. Banerjee)

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

PURCHASER



Anita Gulati



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

Ashish Gulati



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 147ef5cadc2d454cf675

Receipt Date : 29-Oct-2022 10:39:16 am

Receipt Amount : 100000/-

Amount In Words : One Lakh Rupees Only

Token Number : 20220000128369

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : ASHISH GULATI (Vende)

GRN Number : 2214086047

S. Chakraverty, S. Chakraverty



-: For Office Use :-

Defaced
@pau



2022/JSR/5410/BK1/5031

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है। इस रसीद के माध्यम से ही में जिला प्रकार का सेवा, नहीं ली गई है।

29/10/22

Ashish Gulati

₹ 25,00,000/-

P.S. Mango

₹ 1,00,000/-

Ashish Jaiswal

S. Chakravarty



Signature of Ashish Jaiswal

खिला अवर निरन्धक
पण्डित का... / रिपब्लिक
के... कित की गई है।
नामपुर... अधिनियम 1908
धारा 46A(3) के अन्तर्गत नहीं है।

खाता नम्बर... 799
प्लॉट नम्बर... 3862
देय प्रतिबन्धित सूची में दर्ज नहीं है।

Kep'h
29/10/22



Chakravarty

29/10/22

Signature of buyer

यह... का...
... का...
... का...
... का...

न्यूनतम मूल्यंकन सूची से
जोचा एवं सही पाया।

Kep'h
29/10/22

SALE DEED

This Sale Deed is made on this the 29th day of Oct, 2022, at Jamshedpur.

निर्वाहक...
Signature of Manindra Nath Chakravarty

BY AND BETWEEN

1. Mr. SUKUMAR CHAKRABARTY
2. Mr. SUNITH CHAKRAVARTY

Both Sons of Late Manindra Nath Chakravarty alias Mani Chakravarty,

₹ 75,000 = 00
- 03 = 00
- 01 = 00

Both By Faith Hindu, By Category General, By Nationality Indian, By Occupation Retired, No 1) Resident of Panchayat Chandil, P.O. & P.S. Chandil, Pin 832401, District Seraikela Kharsawan, State Jharkhand, & No 2) Resident of Sunday Market Area, New Dimna Road, Beside Madhusudan Villa, P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, State Jharkhand, Pin 831012. Hereinafter called the "VENDOR/S / SELLER/S" (which expression shall unless excluded by and / or repugnant to the context must mean and include their legal heirs, successors, legal representatives, administrators, executors, nominees and assigns) of the ONE PART. (UIDAI No XXXX XXXX 5745 & XXXX XXXX 8060) & Pan No AUKPC8052E &

Kep'h
29/10/22
Signature of buyer

Ashish Gulati

Mani Chakravarty

Chakravarty

IN FAVOUR OF

Mr. ASHISH GULATI, son of Mr. Ram Awtar Gulati, by Faith Hindu, by Category General, by Nationality Indian, by Occupation Business, Resident of B 1/2, Gangotri House, Sura Bhawan Area, South Park Area, Bistupur, P.O. & P.S. Bistupur, Town Jamshedpur, Pin 831001, District East Singhbhum, and State Jharkhand. Hereinafter called the VENDEE / PURCHASER (which expression shall unless excluded by and / or repugnant to the context must mean and include his legal heirs, successors, administrators, legal representatives, executors, nominees and assigns) of the OTHER PART.

NATURE OF DEED

SALE DEED

CONSIDERATION AMOUNT

Rs. 25,00,000/-

(Rupees Twenty Five Lakhs) only

WITNESSETH AS FOLLOWS:

WHEREAS, the Vendors has inherited all that piece and parcel of raiyati land measuring an area 0.02.00 Hectare, being in Plot No 3862 a, b, c, recorded under Khata No 799, within Ward No 9 (M.N.A.C.), Situated in Mouza Mango, Block and P.S. Mango, under the District Sub Registry Office and Town Jamshedpur, District East Singhbhum, State Jharkhand, stands recorded in the name of Mani Chakravarty alias Manindra Nath Chakravarty s/o Kumud Chakravarty, in the khatian as per the last survey settlement records, and after his demise the same is inherited by his sons and they got their names mutated in the records of the Circle Officer, Mango, (Vol No 31 & Page No 27), and they were in peaceful physical possession over the said, 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 owners.

Amish Jlati

S. Chakravarty
S. Chakravarty

AND WHEREAS, the Vendor/s being the rightful, bonafide and lawful owner in the eye of law with peaceful possession without any disturbance or hindrance, has expressed their desire to sell the land with part of pucca house with the piece and parcel of land clearly mentioned in the schedule below for full, final and highest consideration amount of Rs. 25,00,000/- (Rupees Twenty Five Lakhs) only, to which the Purchaser agreed and offered to pay the said amount to the Vendor/s, hence, to avoid all or any kind of legal disputes, and legal complication, 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 the Purchaser paid consideration amount of Rs. 25,00,000/- (Rupees Twenty Five Lakhs) only to the Vendor/s, the receipt is hereby admitted and acknowledged, as full and final consideration amount against the sale of the schedule below property, and Vendor/s 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 his legal heirs and successors without any interruption from any person claiming under him with all his right, title, and interest of the said property.
2. THAT, the Vendor/s has delivered peaceful physical possession of the schedule below property to the Purchaser, and from today the Purchaser will possess and enjoy the same as its lawful owner in the eye of law without any disturbance or hindrance or concern by and from the Vendor/s along with their legal heirs and successors. Hence, onwards, the Vendor/s is completely divested of all their interest, right, claim, and / or

Ashish Jindal

S. Chakravarty
S. Chakravarty.

shall cease to have any right, title or interest in the said immovable property hereby sold to the Purchaser by these present, hence, the Purchaser has all the rights in all possible ways with power to dispose of the same by way of sale, gift, mortgage, or any other ways whatsoever in manner he like, and the Purchaser is at liberty to get his name mutated in the records of the State of Jharkhand, through Circle Officer, Mango, and pay rent, and taxes for the same in his name and obtain receipt thereof.

3. THAT, the Vendor/s on receipt of full consideration amount from the Purchaser herein, hereby delivers free and peaceful possession of the said immovable property and all relevant documents, paper etc., with respect to the said immovable property to the Purchaser.
4. THAT, from this day the Vendor/s shall ceases to have any right, title, and interest over the schedule below property, and all the right, title, and interest of the Vendor/s in the schedule below property will 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.
5. THAT, the Vendor/s hereby declares that they are the true, absolute and lawful owners of the said property and there is no other co-claimant or co-owner or co-sharer in this property except them. They also declared they have not sold or transferred or delivered or assigned or mortgaged the schedule below property to any person, party or concern, and the same is free from all encumbrances, liens and charges, mortgages, suits, proceedings, attachments, acquisitions or requisitions etc., and if for any kind of defect in title or possession of the Vendor/s over the schedule below property, the Purchaser suffer any loss then the Vendor/s will be held liable to compensate the same to the Purchaser or his legal heirs and successors.

S. Chakravarty
S. Chakravarty.

Anish Jolati

6. THAT, the Vendor/s 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/s 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/s only.
7. THAT, the Vendor/s have delivered original relevant documents related to the schedule below property to the Purchaser, and after the execution of this Sale Deed, the Vendor/s does not hold any right, title or interest along with their legal heirs to claim back the schedule below property.
8. THAT, the Vendor/s hereby declares and confirms that the schedule below property was never mortgaged with any bank or financial institution nor with any Third Party, and the said property is free from all encumbrances and has never been sold by the Vendor/s earlier.
9. That, the schedule below property was never acquired by any local or state government under any law, and the same is freehold property and in exclusive possession of the Vendors.
10. THAT, the schedule below property does not belongs to S.T., S.C., & OBC category and does not come under the Khasmahal and the land and house does not fall in Temple Land and / or religious places and the Seller does not violate the Section 46 (1) a & b of Chhota Nagpur Tenancy Act, 1908, and this is not Government Land and there is no violation of Section 22 A of Indian Registration Act, 1908, and land is situated in Urban Area.
11. THAT, this Sale Deed shall be binding on all concerned including the legal heirs and successors of both the parties, and still if any dispute arise in future out of this Sale Deed, then it must be resolved within the jurisdiction of the Courts of Jamshedpur.

S. Chakravarty
S. Chakravarty

Ashish Gulati

MEMO OF CONSIDERATION

<u>Date</u>	<u>Cheque / DD No</u>	<u>Bank</u>	<u>Amount (Rs.)</u>
17.07.2022	000088	UCO Bank	Rs. 5,00,000/-
07.09.2022	000090	UCO Bank	Rs. 7,00,000/-
27.10.2022	000091	UCO Bank	Rs. 13,00,000/-
Total amount paid to the Vendors is (Rupees Twenty Five Lakhs) only			Rs. 25,00,000/-

SCHEDULE

All that portion of One Pucca House Structure measuring Built Up Area 105 Sq.ft. along with the piece and parcel of homestead / commercial land measuring an area 993.20 Sq.ft. or 2.28 Decimals (Out of Total area 0.02.00 Hectare), being in Portion of Plot No 3862 a & b, recorded under Khata No 799, within Ward No 9 (M.N.A.C.), Thana No 1641, Situated in Mouza Mango, Block and P.S. Mango, under the District Sub Registry Office and Town Jamshedpur, District East Singhbhum, State Jharkhand. (Volume No 31 and Page No 27) Holding No 0010004486000A1

The above property is bounded as:

North : Plot No 3862 (P)
South : Isha Gulati & Anita Gulati
East : Plot No 3864 / Anita Gulati
West : Plot No 3860 & 3861

The annual rent is payable to the State of Jharkhand through Circle Officer, Mango.

The above property is more clearly shown in red color in the sketch map attached with this Sale Deed which also forms part of this indenture.

S. Chakravarty
S. Chakravarty.

Anish Jlati

In witness whereof the Vendors have 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. Nundy.

WITNESSES:

1. Sumita Banerjee (w/o Prataap Banerjee)
D-1/1 Saritri Tower, Kadma
2. Bong (S/o. Mrs. M.C. Banerjee)

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

PURCHASER



Anish Jlati



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. Nundy.
AVIJIT MANDAL
Enrollment No.-17/2040
(Advocate Jsr. Court)

Isha Gulati



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : c02852571739b7944bb0

Receipt Date : 29-Oct-2022 11:43:41 am

Receipt Amount : 100000/-

Amount In Words : One Lakh Rupees Only

Token Number : 20220000128378

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : ISHA GULATI (Vendee)

GRN Number : 2214087228

S. Chakravarty



-: For Office Use :-

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@aw



2022/JSR/5412/BK1/5033

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है। इस रसीद के साक्षरता से हुए से

किसी तथ्यांक की सेवा नहीं की जाएगी।

Isha Gulati 29/10/22

Jsha Lpulate

सफ़ावात
25,00,000/-

P.S
Mango,

Starb.
1,00,000/-



S. Chakravarty



खाता नम्बर... 799,
प्लोट नम्बर... 3.8.62,
देय प्रतिबधित सूची में दर्ज नहीं है।

जिला अवर विधायक

उपस्थापित दस्तावेज में दोष/काशी / प्रिसपल
जाति के समुदाय अंकित की गई है।
छोटानागपुर कारतकारी अधिनियम 1908
की धारा 46(3) के अन्तर्गत नहीं है।

9
29/10

29/10/22

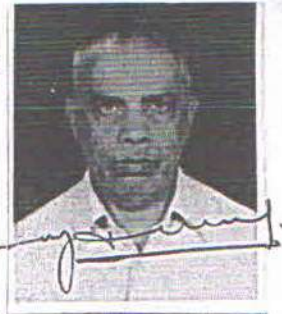
29/10/22

29/10/22

न्यूनतम मूल्यांकन सूची से
जाँचा एवं सही पाया।



S. Chakravarty



के जमीन ब्राह्मण कारतकारी अधिनियम
(1908) के अनुसूची
में या कि, तब... 2.3... के अधीन
यथावत् स्टान-सहित (या स्टान-शुल्क
के विमुख या स्टान-शुल्क

SALE DEED

This Sale Deed is made on this the 29th day of Oct, 2022, at Jamshedpur.

निबंधन पराधिकार

BY AND BETWEEN

1. Mr. SUKUMAR CHAKRABARTY
2. Mr. SUNITH CHAKRAVARTY

Both Sons of Late Manindra Nath Chakrabarty alias Mani Chakravarty,

Perdogerblo

41-75,000=00
LL-03=00
PR-01=00

Both By Faith Hindu, By Category General, By Nationality Indian, By Occupation Retired, No 1) Resident of Panchayat Chandil, P.O. & P.S. Chandil, Pin 832401, District Seraikela Kharsawan, State Jharkhand, & No 2) Resident of Sunday Market Area, New Dimna Road, Beside Madhusudan Villa, P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, State Jharkhand, Pin 831012. Hereinafter called the "VENDOR/S / SELLER/S" (which expression shall unless excluded by and / or repugnant to the context must mean and include their legal heirs, successors, legal representatives, administrators, executors, nominees and assigns) of the ONE PART. (UIDAI No XXXX XXXX 5745 & XXXX XXXX 8060) & Pan No AUKPC8052E &

29/10/22
दस्तावेज जाँचा

Isha Gulati

S. Chakravarty

Chakravarty

IN FAVOUR OF

Mrs. ISHA GULATI, wife of Mr. Rounak Gulati, by Faith Hindu, by Category General, by Nationality Indian, by Occupation Business, Resident of B 1/2, Gangotri House, Sura Bhawan Area, South Park Area, Bistupur, P.O. & P.S. Bistupur, Town Jamshedpur, Pin 831001, District East Singhbhum, 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.

NATURE OF DEED

SALE DEED

CONSIDERATION AMOUNT

Rs. 25,00,000/-

(Rupees Twenty Five Lakhs) only

WITNESSETH AS FOLLOWS:

WHEREAS, the Vendors has inherited all that piece and parcel of raiyati land measuring an area 0.02.00 Hectare, being in Plot No 3862 a, b, c, recorded under Khata No 799, within Ward No 9 (M.N.A.C.), Situated in Mouza Mango, Block and P.S. Mango, under the District Sub Registry Office and Town Jamshedpur, District East Singhbhum, State Jharkhand, stands recorded in the name of Mani Chakravarty alias Manindra Nath Chakravarty s/o Kumud Chakravarty, in the khatian as per the last survey settlement records, and after his demise the same is inherited by his sons and they got their names mutated in the records of the Circle Officer, Mango, (Vol No 31 & Page No 27), and they were in peaceful physical possession over the said, 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 owners.

Isha Gulati

S. Chakravarty

S. Chakravarty

AND WHEREAS, the Vendor/s being the rightful, bonafide and lawful owner in the eye of law with peaceful possession without any disturbance or hindrance, has expressed their desire to sell the land with part of pucca house with the piece and parcel of land clearly mentioned in the schedule below for full, final and highest consideration amount of Rs. 25,00,000/- (Rupees Twenty Five Lakhs) only, to which the Purchaser agreed and offered to pay the said amount to the Vendor/s, hence, to avoid all or any kind of legal disputes, and legal complication, 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 the Purchaser paid consideration amount of Rs. 25,00,000/- (Rupees Twenty Five Lakhs) only to the Vendor/s, the receipt is hereby admitted and acknowledged, as full and final consideration amount against the sale of the schedule below property, and Vendor/s 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 claiming under him with all his right, title, and interest of the said property.
2. THAT, the Vendor/s has delivered peaceful physical possession of the schedule below property to the Purchaser, and from today the Purchaser will possess and enjoy the same as its lawful owner in the eye of law without any disturbance or hindrance or concern by and from the Vendor/s along with their legal heirs and successors. Hence, onwards, the Vendor/s is completely divested of all their interest, right, claim, and / or

S. Chakraborty

S. Chakraborty

shall cease to have any right, title or interest in the said immovable property hereby sold to the Purchaser by these present, hence, the Purchaser has all the rights 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, Mango, and pay rent, and taxes for the same in her name and obtain receipt thereof.

3. THAT, the Vendor/s on receipt of full consideration amount from the Purchaser herein, hereby delivers free and peaceful possession of the said immovable property and all relevant documents, paper etc., with respect to the said immovable property to the Purchaser.
4. THAT, from this day the Vendor/s shall ceases to have any right, title, and interest over the schedule below property, and all the right, title, and interest of the Vendor/s in the schedule below property will 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.
5. THAT, the Vendor/s hereby declares that they are the true, absolute and lawful owners of the said property and there is no other co-claimant or co-owner or co-sharer in this property except them. They also declared they have not sold or transferred or delivered or assigned or mortgaged the schedule below property to any person, party or concern, and the same is free from all encumbrances, liens and charges, mortgages, suits, proceedings, attachments, acquisitions or requisitions etc., and if for any kind of defect in title or possession of the Vendor/s over the schedule below property, the Purchaser suffer any loss then the Vendor/s will be held liable to compensate the same to the Purchaser or her legal heirs and successors.

Isha Gulati

S. Chakravarty

S. Chakravarty

MEMO OF CONSIDERATION

<u>Date</u>	<u>Cheque / DD No</u>	<u>Bank</u>	<u>Amount (Rs.)</u>
25.07.2022	195776	AXIS Bank	Rs. 5,00,000/-
01.08.2022	195777	AXIS Bank	Rs. 4,00,000/-
27.10.2022	195778	AXIS Bank	Rs. 16,00,000/-
Total amount paid to the Vendors is (Rupees Twenty Five Lakhs) only			Rs. 25,00,000/-

SCHEDULE

All that portion of One Pucca House Structure measuring Built Up Area 110 Sq.ft. along with the piece and parcel of homestead / commercial land measuring an area 993.20 Sq.ft. or 2.28 Decimals (Out of Total area 0.02.00 Hectare), being in Portion of Plot No 3862 b, recorded under Khata No 799, within Ward No 9 (M.N.A.C.), Thana No 1641, Situated in Mouza Mango, Block and P.S. Mango, under the District Sub Registry Office and Town Jamshedpur, District East Singhbhum, State Jharkhand. (Volume No 31 and Page No 27) Holding No 0010004486000A1

The above property is bounded as:

North : Ashish Gulati

South : Dimna Road

East : Plot No 3863 (Ram Awtar Gulati & Anita Gulati), Plot No-3862 c,

West : Plot No 3861

The annual rent is payable to the State of Jharkhand through Circle Officer, Mango.

The above property is more clearly shown in red color in the sketch map attached with this Sale Deed which also forms part of this indenture.

Jisha Kulkarni

S. Chakraverty
S. Chakraverty

In witness whereof the Vendors have 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. Kulkarni

WITNESSES:

1. Sumita Banerjee (w/o Pratap Banerjee)
D-1/1, Savitri Tower, Kadma
2. ~~Pratap~~ Banerjee (s/o. Mr. M.C. Banerjee)
D-1/1, Savitri Tower, Kadma.

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

PURCHASER



Jisha Kulkarni



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. Kulkarni
AVI K T MANDAL
Enrollment No. 1472010
(Advocate Jsr. Court)