

B332

2607



सत्यमेव जयते

# INDIA NON JUDICIAL Government of Jharkhand

## e-Stamp

Certificate No.	: IN-JH00249260530693M
Certificate Issued Date	: 11-Jun-2014 01:14 PM
Account Reference	: SHCIL (FI) jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference	: SUBIN-JHJHSHCIL0100321124140196M
Purchased by	: PREM LATA DEVI
Description of Document	: Article 23 Conveyance
Property Description	: MOUZA BALIGUMA, P.S. M.G.M
Consideration Price (Rs.)	: 5,37,500 (Five Lakh Thirty Seven Thousand Five Hundred only)
First Party	: HIMANSHU ARWIND
Second Party	: PREM LATA DEVI
Stamp Duty Paid By	: PREM LATA DEVI
Stamp Duty Amount(Rs.)	: 21,500 (Twenty One Thousand Five Hundred only)



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



*Himanshu Arwind*  
12/06/14

**XM 0000696185**

*Prem Lata Devi*

**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.

Sale Value Rs = 9,37,000/- P.S. MM -

Stamp Rs = 21500/-

*[Signature]*  
12/6/14

9

R.O  
12/6/14



*[Signature]*  
12/6/14



व्यक्ति नाम: श्री. अरवि  
पता: नया बंगला, नया  
बंगला, नया बंगला, नया  
बंगला, नया बंगला

नया बंगला, नया बंगला, नया बंगला, नया बंगला, नया बंगला

23

12/6/2014

**SALE DEED**

जिला अंतर निवास  
जमशेदपुर के जिला अंतर निवास  
जमशेदपुर के जिला अंतर निवास  
जमशेदपुर के जिला अंतर निवास

This Deed of Sale is made on this the 12<sup>th</sup> day of June, 2014, at Jamshedpur, by:

*[Handwritten notes and signatures]*  
10/11-16/11  
-LR- 2-50  
-Roe-0-9A  
*[Signature]*

KUSUM CONSTRUCTION (Promoters & Developers), a Proprietorship Firm, having Office at B/7, 2<sup>nd</sup> Floor, Chandra Tower, Dimina Road, Mango, P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, and State Jharkhand, represented by its Proprietor: Mr. HIMANSHU ARWIND, son of Mr. Rajendra Prasad. By Faith Hindu, By Occupation Business, By Nationality Indian, By Caste Yadav (Gawala), Resident of H. No. 21, Bagan Area, New Layout, Sitaramdera, P.S. Sitaramdera, Town Jamshedpur, District East Singhbhum, and State Jharkhand. Hereinafter called the "VENDOR / SELLER" (which expression shall unless excluded by or repugnant to the context must mean and include their legal heirs, successors, executors, administrators, legal representatives, nominees, and assigns) of the One Part. (Pan No. AJAPA6133D)

*[Handwritten signature]*  
1 | Page

*Himanshu Prasad*

IN FAVOUR OF

Mrs. PREMLATA DEVI, wife of Mr. Dilip Kumar Jha, By Faith Hindu, By Nationality Indian, By Occupation Business, By Caste Brahmin, Resident of 1496, Baliguma, Mango, P.O. M.G.M. Medical College, Town Jamshedpur, Pin 831018, District East Singhbhum, State Jharkhand. Hereinafter called the "VENDEE / PURCHASER" (which expression shall unless excluded by or repugnant to the context must mean and include her legal heirs, successors, executors, administrators, legal representatives, nominees, and assigns) of the Other Part. (Pan No. BASPD6232J)

NATURE OF DEED

SALE DEED

CONSIDERATION MONEY

Rs. 5,37,000/- only.

Witnesses as follows:

WHEREAS, all the landed property measuring an area 0.37.00 Hectare, recorded under Khata No. 698, being in Plot No. 373, Situated in Mouza Baliguma, within P.S. M.G.M. (Mango), Thana No. 1150, Survey Ward No. 10 M.N.A.C., Town Jamshedpur, District East Singhbhum, State Jharkhand, more fully described in the schedule below was actually recorded in the name of Smt. Laxmi Devi (now deceased), wife of Late Narendra Pratap Singh @ Narendra Prasad Singh, in the Khatian finally published in the year 1980 - 81, and she was in peaceful physical possession over the same in her lifetime without any interruption from any person or corner.

AND WHEREAS, after the demise of said Laxmi Devi, his two sons namely: 1) Ranendra Pratap Singh, & 2) Dhirendra Pratap Singh, have jointly inherited the said landed property, being the only legal heirs and successors, and came in peaceful physical possession over the same, and thereafter they have also got mutated the above mentioned land in their own names in the record of the Anchal Adhikari, Jamshedpur, vide Mutation

*Premlata Devi*

*Himanshu Arwind*

Case No. 1150 (Camp) / 2011 - 12, on the basis of succession mutation, and presently they were in peaceful physical possession over the same without any interruption from any corner or person, thereby exercising all their right, title and interest over the same being its lawful, absolute, and bonafide owner/s.

AND WHEREAS, the Present Vendor i.e. KUSUM CONSTRUCTION (Promoters & Developers), a Proprietorship Firm, having Office at B/7, 2<sup>nd</sup> Floor, Chandra Tower, Dimna Road, Mango, P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, and State Jharkhand, represented by its Proprietor: Mr. HIMANSHU ARWIND, son of Mr. Rajendra Prasad, Resident of H. No. 21, Bagan Area, New Layout, Sitaramdera, P.S. Sitaramdera, Town Jamshedpur, District East Singhbhum, State Jharkhand, has purchased the entire above mentioned land from said Ranendra Pratap Singh & Dharendra Pratap Singh, Both Resident of Baliguma, Mango, Jamshedpur, by virtue of a registered Sale Deed No. 821, Serial No. 1107, Dt: 26.02.13, registered at the District Sub Registry Office, Jamshedpur, and from then onwards the firm is in peaceful physical possession over the same without any interruption from any person or corner, thereby exercising all its right, title and interest over the same being its lawful, absolute and bonafide owner.

AND WHEREAS, the firm i.e. the Vendor after acquiring the land has decided to develop it by providing road, sewer line, alley etc. and by dividing the land into various sub plots within its boundary wall for the purpose of constructing duplexes, and the Vendor also published advertisements through different media modes, and after knowing about the project the Purchaser has visited and selected a sub plot and then approached the Vendor and requested him to sell the said plot more fully described in the schedule 'B' below, to which the Vendor agreed and fixed the full and final consideration amount for the plot of land at Rs. 5,37,000/- only, but the Vendor has taken booking for the duplex which will be constructed later on the said plot and the Purchaser is bound to get it register once they get possession of the said duplex by paying requisite stamp duty as per the state government, hence, the Vendor is executing this Sale Deed in favour of the Purchaser only on the following terms and conditions which the Purchaser bound to follow strictly.

*Basmata Devi*

Himanshu Arvind

Now this Sale Deed witnesseth as follows:

1. That, in consideration of a sum of Rs. 5,37,000/- only, paid by the Purchaser to the Vendor for the schedule 'B' below land only, and not for the Duplex, however, the Duplex which will be built on the schedule 'B' below land will only be constructed by the Vendor and not by any other person / party or the Purchaser, the payment made is more clearly mentioned in the memo of consideration the receipt of which the Vendor hereby admits, acknowledges, as full, final and highest consideration amount received for the sale of the schedule 'B' below property only, the Vendor has conveyed and transferred by way of sale the schedule 'B' below property with all his right, title, interest, possession, easements, and appurtenances thereto in favour of the Purchaser TO HAVE AND TO HOLD the same as the lawful owners thereof, along with right to use the facilities, amenities, advantages and all other common services as provided by the Firm for the said project commonly known as "KUSUM GARDEN", Baliguma, Mango, Jamshedpur.
2. That, from today all rights, title and interest of the Vendor over the schedule 'B' below property has vested completely with the Purchaser, and they become the lawful owners of the same and they are free to enjoy over the same in any manner as the Purchaser may deem fit and proper.
3. That, the Purchaser shall be entitled to obtain, mutation of the schedule below property in his name in the record of the Landlord i.e. the State of Jharkhand, through Circle Officer at Jamshedpur and accordingly shall pay the rent, taxes or any other charges for the same and to obtain receipts thereof in his name.
4. That, the Vendor hereby declares that prior to this date he has not sold / transferred the schedule below property to any person or persons except the Purchaser by executing this Sale Deed. This schedule 'B' below property is free from all encumbrances, liens and charges of any kind whatsoever.

Beem data devi

*Himanshu Mehta*

5. That, it has been mutually decided between the Vendor and the Purchaser that the Purchaser unconditionally appointed the Vendor firm: KUSUM CONSTRUCTION as their developer for construction and building the Duplex No. 10, within the Society Sub Plot No. 10, as allotted by the Vendor within the campus of "KUSUM GARDEN" at the cost of the Purchaser, and the Purchaser will also follow the rules and regulations of the Society strictly and exactly with other Occupant/s of said KUSUM GARDEN.
6. That, the Vendor has further agreed to execute and register at the cost of the Purchaser any deed of assurance that may required in future to more perfectly ensure the ownership and possession of the Purchaser over the schedule 'B' below property.
7. That, the Purchaser is not authorized to make any kind of deviation or outlook modification of the duplex, however, if the Purchaser want they can make any changes in the duplex from inside but not outside as the Firm will construct as per the approved drawing / plan which will be identical with the other duplexes/s.
8. That, the Purchaser is not authorized to make, amend, alter and / or modify any water pipeline, sewer line, or electricity line, nor is he supposed to litter any garbage within the premises of KUSUM GARDEN, and fully co - operate to keep the premises of the colony / society neat, clean, and in hygienic condition.
9. That, the Purchaser will pay the proportionate ground rent, taxes, and other charges, generator fuel charges, sewerage cleaning, security, common maintenance, and common electricity charges, etc., to the Vendor and / or to the Owner's Association form or to be formed and/or in charge authority as per their proportion.
10. That, neither the Purchaser nor any Occupant/s shall trespass or block the common space, passages, common roads, passages, or alleys or pavements etc., of the colony commonly known as "KUSUM GARDEN", as such space/s must remain open for free movement of all Occupant/s.

*Beem Zaita Devi*

Himanshu Singh

11. That, the Vendor along with its/his legal heirs and successors will have no any claim over the schedule "B" below land hereby conveyed by this Sale Deed. The Purchaser will use the said schedule 'B' below land to construct Duplex only for residential purpose and will not store or keep any prohibited articles which are likely to affect the environment or neighboring occupant/s.

12. That, this Sale Deed shall be binding on all concerned including the legal heirs and successors of both the Vendor and Purchaser. Jamshedpur Court alone has jurisdiction in all the matters arising out of this indenture.

MEMO OF CONSIDERATION

Mode of Payment

By Cheque/s / Cash

Amount (Rs.)

Rs. 5,37,000/- only.

SCHEDULE 'A'

(Description of the Entire Landed Property)

All that piece and parcel of raiyati homestead land measuring an area 0.20.00 Hectare (Out of 0.37.00 Hectare as per Khatian) i.e. 49.40 Decimals, recorded under Khata No. 698, being in Portion of Plot No. 373, Situated in Mouza' Baliguma, Survey Ward No. 10 (M.N.A.C.), P.S. M.G.M. (Mango), Thana No. 1150, under the District Sub Registry Office and Town Jamshedpur, District East Singhbhum, and State Jharkhand.

This is bounded by:

North: Plot No. 382,

South: Plot No. 368 & 387,

East: Plot No. 372,

West: 30'ft wide Road & Plot No. 374.

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

Baam. data devi

Himanshu Agrawal

SCHEDULE 'B'

(Description of the landed property hereby Sold)

A Piece and Parcel of Raiyati Homestead Land, Situated in the Campus / Society known as "KUSUM GARDEN" Baliguma, Mango, measuring an area 1268.50 Sq.ft. i.e. 2.91 Decimals, being in Portion of Plot No. 373 {Society Sub Plot No. 1}, recorded under Khata No. 698, from above 'A' schedule land, Situated in Mouza Baliguma, P.S. M.G.M., Thana No. 1150, Ward No. 10 (M.N.A.C), under the District Sub Registry Office & Town Jamshedpur, District East Singhbhum, and State Jharkhand, along with all its advantages, privileges, amenities, facilities, and common services as installed therein by the Vendor / Developer, with right to ingress and egress using common roads, pathways, alleys, and passages etc.

<u>Side:</u>	<u>Measurement</u>	<u>Boundary</u>
North:	30'ft	Society Road,
South:	29'ft	Suman Dutta School,
East:	43'ft	Society Sub Plot No. 2,
West:	43'ft	Plot of Sohan Hansda.

Himanshu Agrawal

At Present Land is Vacant.

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

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed his hand, on this Sale Deed today at Jamshedpur, on the date aforementioned.

Read and found correct;

Himanshu Agrawal

WITNESSES:

1. Dilip Kumar

2. A. K. Singh

Drafted & Printed by: A. K. Singh



Himanshu Singh

108



Premata Devi

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.

*Avijit Mandal*  
**AVIJIT MANDAL**

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

Premata Devi



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

Token Date/Time: 12/06/2014 13:12:17

Token No: 11

Document Type	Sale Deed	Presenter	Himanshu Arwind	Date of Entry	12/06/2014
Presenter Name & Address	Office At B/7,2nd Floor Chandra Tower,Dimna Road,Mango,Ps Mango,Jsr			Total Pages	32
Stampable Doc. Value	537000	DOE		Book	1
Document/Transaction Value	537000	Stamp Value	21500	CNO/PNO	
Special Type		Serial No.	0		
Remarks / Other Details		Old Serial No.	/		
Property Details:		App. ID	19386	e-Stamp Cert. No.	IN-JH00249260530693M

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
JAMSHEDPUR	1150	10	BALIGUMA	698	373			U_RES	2.91 Decimal	400125

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
---------------	---------	-----	-------	----------	------	------	--------

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	UID	Address
1	VENDOR	Kusum Construction (Promoters & Developers) Rep By Himanshu Arwind	Rajendra Prasad	Business	General			Office At B/7,2nd Floor Chandra Tower,Dimna Road,Mango,Ps Mango,Jsr
2	VENDEE	Premlata Devi	Dilip Kumar Jha	Business	General			1496,baliguma ,p.o m.g.m medical college jsr
3	Identifier	Dilip Kr Jha	Sadavir Jha	Business	General			baliguma mango.jsr
4	Witness1	Dilip Kr Jha	Sadavir Jha	Business	General			Baliguma Mango,Jsr
5	Witness2	Avijit Mandal	Tapan Mandal	Adv	General			Jsr Court

Fee Details:

SN	Description	Amount
1	A1	16,110.00
2	SP	480.00
3	LL	2.50
4	PR	0.94
Total		16,593.44

*Himanshu Arwind*

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंट्री ऑपरेटर का हस्ताक्षर

उपर्युक्त हिमांशु अरविन्द ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी पहचान दिलीप कुमार झा पिता सदावीर झा

निवासी बालीगुमा पेशा व्यवसाय ने की।







*Premlata Devi*  
निबंधन पदाधिकारी का हस्ताक्षर

*Premlata Devi*




निबंधन विभाग, झारखंड  
जमशेदपुर

Token No.11 Token Date: 12/06/2014 13:12:17  
Serial/Deed No./Year :3332/2607/2014  
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	<b>Kusum Construction (Promoters &amp; Developers) Rep By Himanshu Arwind</b> Father/Husband Name:Rajendra Prasad (VENDOR) Office At B/7,2nd Floor Chandra Tower,Dimna Road,Mango,Ps Mango,Jsr		
2	<b>Premlata Devi</b> Father/Husband Name:Dilip Kumar Jha (VENDEE) 1496,baliguma ,p.o m.g.m medical college,jsr		
3	<b>Dilip Kr Jha</b> Father/Husband Name:Sadavir Jha (Identifier) baliguma mango,jsr		
4	<b>Dilip Kr Jha</b> Father/Husband Name:Sadavir Jha (Witness1) Baliguma Mango,Jsr	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	<b>Avijit Mandal</b> Father/Husband Name:Tapan Mandal (Witness2) Jsr Court	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

ok No. I  
Volume 156  
Page 451 To 482  
Deed No 3332/2607  
Year 2014  
Date 12/06/2014 15:34:48

  
Registering Officer

  
Signature of Operator

Premlata Devi