

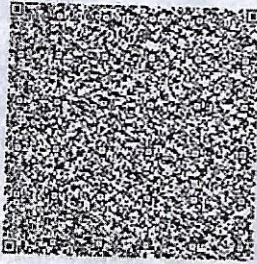


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH042543979376320
Certificate Issued Date	: 24-Dec-2016 12:37 PM
Account Reference	: SHCIL (FI)/ Jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference	: SUBIN-JHJHSHCIL01059215511747700
Purchased by	: BIKASH PRASAD
Description of Document	: Article 24 Copy or extract
Property Description	: COPY
Consideration Price (Rs.)	: 0 (Zero)
First Party	: RAMESH AGARWAL
Second Party	: NA
Stamp Duty Paid By	: RAMESH AGARWAL
Stamp Duty Amount(Rs.)	: 10 (Ten only)



-----Please write or type below this line-----

VO 0000734519

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.

8452 Sale value 18,37,000 - Reg No. 7038



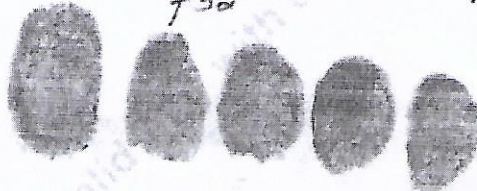
F.D. 21/7/10

STATE OF JHARKHAND



ATTES
S. N.
ADVOCATE

Baiku Nath Das



*Stamp 52000.00
+ 21500.00
73500.00*

003171

*MOTIN DAS
21/7/10*

TRANSFER OF OWNERSHIP BY SALE

THIS SALE DEED IS MADE ON THE 23RD DAY OF JULY, 2010 AT JAMSHEDPUR

BY :-

[1] SRI BAIKUNTHA NATH DAS, Son of Late Nil Kantha Das, by occupation retired person - do - [2] SMT MANJUBALA DAS, Wife of Sri Baikuntha Nath Das, by occupation Housewife, both by faith Hindu, by nationality Indians, both resident of Holding No 788, Paras Nagar, Dimna Road, Mango, within the P.S:- Mango, Town:- Jamshedpur, District - East Singhbhum, within the state Jharkhand, Hereinafter called and referred to as the VENDORS [the term Transferers shall unless excluded by or repugnant to the subject or to context mean or meaning thereof deemed to be foresaid Transferers, and include their legal heirs, successors, executors, legal representatives, nominees and assigns] of the ONE PART.

*for chargeable
FD 18375000
L.R 2200
P.A. 09*

IN FAVOUR OF

[1] SRI DIPESH SINGHANIA, Son of Sri Binod Kumar Singhania, by occupation Business, & [2] SMT RITA SINGHANIA, Wife of Sri Binod Kumar Singhania, by occupation Housewife, both by faith Hindu, by nationality Indians, both resident of Main Road, Nuwamundi, P.O:- Nuwamundi Bazar, P.S:- Nuwamundi, District:- West Singhbhum, State of Jharkhand, Hereinafter called and referred to as the VENDEES

Cont'd to page /2



झारखण्ड



पञ्जीयतः
२५०००



003172

Base K. South West

[the term Transferees shall unless excluded by or repugnant to the subject or to context mean or meaning thereof deemed to be aforesaid Transferees and include their legal heirs successors, executors, legal representatives and assigns] of the OTHER PART.

NATURE OF DEED : SALE DEED

CONSIDERATION MONEY : Rs. 13,00,000/- [Rupees Thirteen Lakhs] only

SCHEDULE

(Description of the land hereby transfer by sale)

ALL THAT Raiyati Homestead land & every thing standing thereon in the Mouza Mango, within P.S. Mango, Survey Thana No. 1642, Ward No 10, MINAC Town:- Jamshedpur, District:- Singhbhum [East], recorded under R.S. Plot No 76 of R.S. Khata No 6, corresponding to new survey Plot No 2476 of New Khata No 294, which measuring 0-2-10 in Kathas [Two Kathas & Ten dhuls] or 4.12 Decimals and R.C. C structural area 1023 Sq. ft consisting of a Pucca House with common facilities within District Sub-Registry Office, Jamshedpur, which is bounded as :

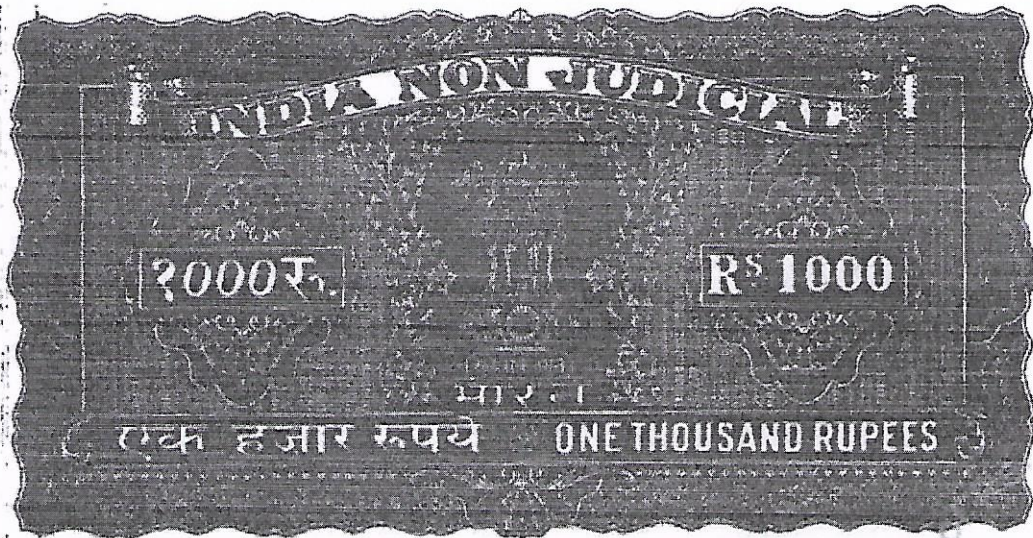
On the north side:- Ram Sunder Sharma ;

On the south side:- Shanti Dutta ;

On the east side:- Umesh Singh ;

On the west side:- Rasta ;

Annual rent Rs. 10 only payable to the landlord the state of Jharkhand through C.O. Jamshedpur



Baishak Nath Das
Mamta Das
21-9-16

// 3 //

RECORD OF RIGHT

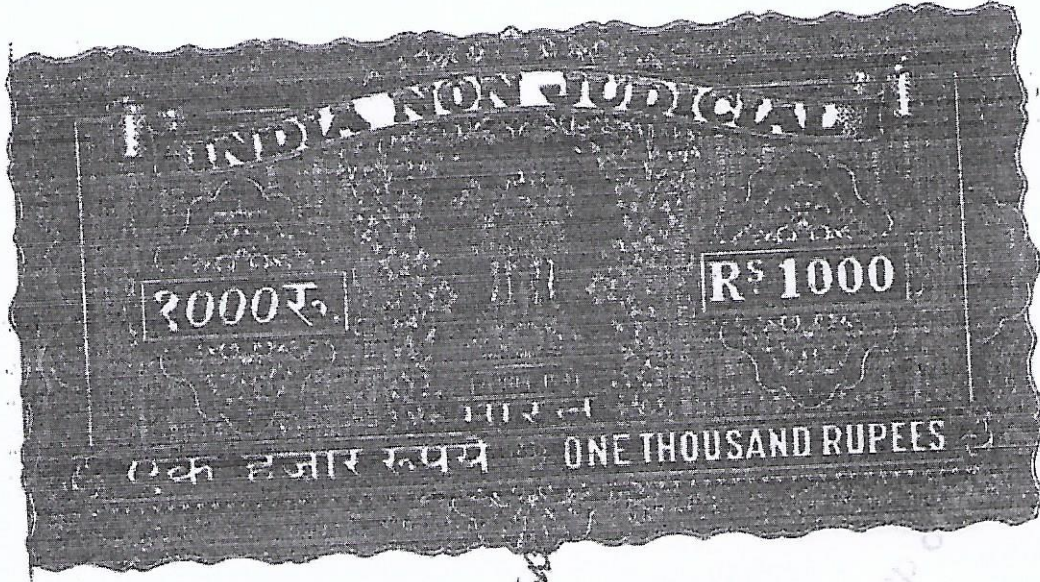
WHEREAS, the Vendor's have purchased the aforesaid landed property mentioned the above Schedule from its previous owner Smt Satyabati Devi, Wife of Sri Laxman Das, through by the Registered Sale Deed No 584 dated 15.2.06, registered at District Sub-registry office at Jamshedpur and thereafter the present Transferer's have been in peacefull physical possession over the same without any interruption from any corner.

AND WHEREAS now being in urgent family requirement, the Vendor's have agreed with the Purchasers for absolute transfer of ownership by executing the sale deed on the payment of aforesaid consideration money of Rs. 13,00,000/- [Rupees Thirteen Lakhs] only on the under written terms and conditions :-

NOW THIS TRANSFER OF OWNERSHIP BY SALE WITNESSETH AS FOLLOWS

1. That in the aforesaid consideration money of Rs. 13,00,000/- [Rupees Thirteen Lakhs] only the purchaser's have agreed with the the Vendor's to registered the same on that value in lieu of the actual give and take sum through by cash, the receipt of which is hereby admitted and acknowledged as full and final payment in respect of transfer of ownership by sale of the aforesaid land by the Vendor's and for which the Vendor's do hereby absolutely and forever sell, convey, transfer and deliver the all that aforesaid land mentioned in the above schedule, TOGETHER WITH ALL the things permanently attached thereto or standing thereon

Cont'd.....P/4



Bairdev Singh
 21.9.10
 // 4 //

and all the privileges, easements, profits, interest, use possession, benefits, claim and demands whatsoever at law or otherwise the Vendor's to the said piece and parcel of land as mentioned above and every part thereof TO HAVE AND TO HOLD the same unto and to the use and benefit of the Vendor's absolutely and for deliver, subject to the payment of ground rent chargeable to the Government of Jharkhand through C.O Jamshedpur in favour of Transferee by this Deed of transfer of ownership by sale.

2. That the Vendor's have delivered possession of the above schedule landed property to the Purchaser's jointly and from this day, the both purchaser will possess and enjoy the same as absolute owner in all possible ways with power to dispose of the same in any manner they like, the Purchaser's shall be at liberty to get their names mutated in the records of the landlord the state of Jharkhand through C.O. Jamshedpur and shall pay rent for the same in their own name.

3. That from this day all the rights, title interest and claim over the above schedule landed property of the Vendor's will cease to exist and will vest in the Purchaser's jointly and the both the Purchaser will become the absolute owner thereof from this day.

4. That the land hereby conveyed by this deed of sale is free from all encumbrances, charges and liens and free from any kind of attachment whatsoever.

Back to North

MORTGAGE

21-9-10

115 11

5. That the Vendor's hereby declare that they have good and perfect title over the above schedule land which they have not sold, charged, mortgage or transferred the same in any way to any one else prior to this deed.

6. That if for any defect of title or possession of the Vendors/Transferers in the above schedule landed property by then the Transferee suffer any loss, and then the Transferer will be liable to compensate the same.

7. That the Vendor's have to deliver all the relevant document of the aforesaid land to the present Purchasers/Transferee's on the execution of Transfer of ownership by Sale Deed.

MODE OF PAYMENT

- (1) Rs. 6,00,000/- through by O.D.No.272354 dated 10.08.2010.
 - (11) Rs. 3,98,000/- through by O.D.No.272360 dated 11.08.2010.
- Rest on Cash.

IN WITNESS WHERE OF the Transferer are executing this Transfer of ownership by sale deed on this the date above written.

Read over and explained the contents of this deed to the executants in Hindi who admits the same to be true and correct.

Witnesses

- 1. *Sorinda Singh* 21/9/10
- 2. *Mahendran Kumar* 21/9/10

Typed by *[Signature]*
Jsr Court. 21/9/10

Drafted by *[Signature]*
Advocate, Jsr Court.
21.9.10

Pratiksha Singh
MUMBAI 405
21/9/10
11611

Name of Purchaser



ATTESTED BY

S. N. DEY
ADVOCATE



ATTESTED BY

S. N. DEY
ADVOCATE

Ramanya Singhania
21/9/10



ATTESTED BY
S. N. DEY
ADVOCATE

Rita Singhania
21/9/10











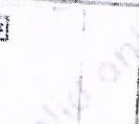
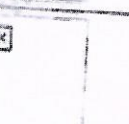

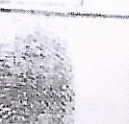
Signature of Purchaser with their left hand finger impression

CERTIFIED COPY

State of Rajasthan

निबंधन विभाग, झारखंड
जमशेदपुर

Token No.28 Token Date: 21/09/2010 14:56:50
Serial/Deed No./Year :8452/7038/2010
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Baikuntha Nath Das Father/Husband Name:Late Nil Kantha Das (VENDOR) H.no-788, Paras nagar, Dimna Road, mango, P.S- Mango, JSR		
2	Manjubala Das Father/Husband Name:Baikuntha Nath Das (VENDOR) H.No-788, Paras Nagar, Dimna Road, Mango, P.S-Mango, Jsr		
3	Dipesh Singhania Father/Husband Name:Binod Singhania (VENDEE) Main road, Nuwamundi, p.o-Nuwamundi bazar, Dist-west singhbhum		
4	Ram Maya Singhania Father/Husband Name:Binod Singhania (VENDEE) Main Road, Nuwamundi, P.O-Nuwamundi Bazar, Dist-West Singhbhum		
5	Rita Singhania Father/Husband Name:W/O-Dipesh Singhania (VENDEE) Main Road, Nuwamundi, P.O-Nuwamundi Bazar, Dist-West Singhbhum		
6	Suvender Singh Father/Husband Name:Bhagwan Singh (Identifier) Gurudwara road. mango, jsr		

Book No. 1
Volume 257
Page 365 To 390
Deed No 8452/7038
Year 2010
Date 21/09/2010 15:34:29

District Sub Registrar

Signature of Operator


निबंधन विभाग, झारखंड
जमशेदपुर

Token No.28 Token Date: 21/09/2010 14:56:50
Serial/Deed No./Year :8452/7038/2010
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
7	Surender Singh Father/Husband Name:Bhagwan Singh (Witness1) Gurudwara Road, Mango, Jsr	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
8	Mahender Kumar Father/Husband Name:Kalu Ram (Witness2) Sankosai, mango, JSR	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Book No. I
Volume 257
Page 365 To 390
Deed No 8452/7038
Year 2010
Date 21/09/2010 15:34:29

District Sub Registrar


Signature of Operator

UNRECORDED COPY. APP ID 157674. Valid only with the stamp of Rs. 2.18

निबंधन विभाग, झारखंड
जमशेदपुर
जांच पदा-सह घोषणा पत्र (नियम 116)

Token No: 28 Token Date/Time 21/09/2010 14:56:50

Document Type	Sale Deed	Presenter	Baikuntha Nath Das
Presenter Name & Address	H.No-788, Paras Nagar, Dimna Road, Mango, P.S-Mango, Jar		
Stampable Doc Value	1837500	DOE	Total Pages 26
Document Value	1837500	Stamp Value	73500
Special Type		Serial No.	0
Remarks / Other Details			CNO/PNO

Property Details:

Anchor	Th.No.	Wrd/Nls/Mauza	Kh. No.	Plot No.	Plot Type	H No	Category	Area	Min. Value
JAMSHEDPUR	1842	10 MANGO	294	2475(P)			OR RES	4.12 Decimal	401700

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
OR_PAKKA	1842		MANGO	Paras Nagar, Ward No-10, Mango, Jar	1023	1400 Sq Ft	1432200

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 80	Address
1	VENDOR	Baikuntha Nath Das	Late Nil Rantha Das	Ret.	Other		H no-788, Paras Nagar, Dimna Road, mango, P.S-Mango, JSR
2	VENDOR	Menjubala Das	Baikuntha Nath Das	House wife	Other		H.No-788, Paras Nagar, Dimna Road, Mango, P.S-Mango, Jar
3	VENDEE	Dipesh Singhania	Binod Singhania	Business	Other		Main road, Nuwamundi, S O-Nuwamundi Bazar, Dist-west Singhbhum
4	VENDEE	Ram Maya Singhania	Binod Singhania	House Wife	Other		Main Road, Nuwamundi, P O-Nuwamundi Bazar, Dist-West Singhbhum
5	VENDEE	Rita Singhania	WO-Dipesh Singhania	House Wife	Other		Main Road Nuwamundi, P O-Nuwamundi Bazar, Dist-West Singhbhum
6	Identifier	Surender Singh	Bhagwan Singh	Business	Other		Gurdwara road mango, jar
7	Witness 1	Surender Singh	Bhagwan Singh	Business	Other		Gurdwara Road, Mango, Jar
8	Witness 2	Mahender Kumar	Kalu Ram	Advocate	Other		Barkesal, mango JSR

Fee Details:

SN	Description	Amount
1	LI	2.90
2	FE	0.94
3	AM	18,375.00
4	SP	390.00
Total		18,768.84

Baikuntha Nath Das

उपर्युक्त प्रविष्टियाँ दस्तावेज में अधिलिखित तथ्यों के अनुरूप हैं।

निबंधन दूर सारांश में इम्पूट फार्म के अनुरूप डाटा एंट्री की गई है।

प्रस्तुतकर्ता का हस्ताक्षर

डाटा एंट्री ऑपरेटर का हस्ताक्षर

उपर्युक्त स्वीकृत किया *श्री सुन्दर सिंह* ने इस दस्तावेज के निष्पादन को भरे समझ

जिसकी

पहचान

नियामक

निबंधन पदाधिकारी का हस्ताक्षर



Supplied Stamps Rs. 5000/- 5000/-
 In favor of Sri/Smt. Dipak Singhania
 For the purpose of Legal fees

Stamp Duty
 100/100



AT
 &

ADVOCATE


Balkrishna Nath

वकील नाम दीक्षित
21/9/10
21/9/10



21/9/10

21/9/10

 Govt. of Jharkhand Department of Registration Jamshedpur	
Receipt/Challan for Fees deposited for Search/Copy/Non-Encumbrance	
Application ID	157674
Transaction ID	157674030517155337
Reference No.	ISBI5338499395
Date of Application	03/05/2017
Applicant Name	BIKASH PRASAD
Fee For	Certified Copy
Years	2010
Fee Amount	650 (Rupees Six Hundreds Fifty Only)
<i>Registration Officer</i>	
Print	Download Deed

