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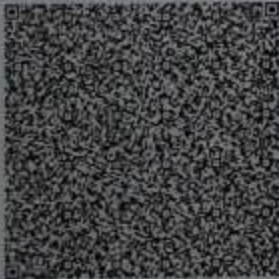
सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

T-3

Certificate No.	: IN-JH05152244780544P
Certificate Issued Date	: 21-Mar-2017 10:20 AM
Account Reference	: NONACC (FI)/ jhdopjc07/ JAMSHEDPUR/ JH-ES
Unique Doc. Reference	: SUBIN-JHJHDOPJC0707309858672102P
Purchased by	: PREM KUMAR SINGH
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 5,25,000 (Five Lakh Twenty Five Thousand only)
First Party	: NA
Second Party	: PREM KUMAR SINGH
Stamp Duty Paid By	: PREM KUMAR SINGH
Stamp Duty Amount(Rs.)	: 21,000 (Twenty One Thousand only)



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जवाहर लाल नेहरू
24/3/17

VO 0003199836

उपरोक्त कर्ताव्य में लेखक द्वारा
जाति 2/1/1
श्रीमानकृत
का धारा

आता नं० 65
39
24/3/17



K. K. Bhakat
Advocate
S.D.O. & Civil Court
Ghatsila

24/3/17
K.K. BHAKAT



22-3-2017
Date
Certified that the signature of the
left hand finger prints of the
Advocate
K.K. Bhakat

वस्ताविज जांचा

SALE - DEED

This Deed of Sale is made on this the 24th day of March 2017 at Ghatsila, By :-

SHAKIB HUSSAIN, Son of Late Moktar Ahmad, by faith - Muslim, by Caste - Momin, by Occupation - Business, by Nationality - Indian, resident of H. No.28, Chakulia, P.O. & P.S. Chakulia, Pargana Dhalbhum, District East Singhbhum, Jharkhand, represented through his legally constituted Attorney

SRI JAWAHAR LAL SINGH, Son of Late Shib Sagar Singh, by faith Hindu, by Caste Rajput, by Occupation - Service, by Nationality - Indian, resident of H. No. 15 Naya Basan, P.O. Chhotaparulia, P.S. Barsole, Pargana Dhalbhum, District East Singhbhum, Jharkhand, appointed Vide Registered General Power of Attorney No Book-IV-16, Sl. No. 374 dated 28.04.2016 Registered at Ghatsila Sub-Registry Office, hereinafter called the "VENDOR" (which terms or expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, legal representatives and assigns) of the ONE PART; The Vendor does not come under ST, SC or BC. PAN - AEUPS - 1762H

IN FAVOUR OF

SRI PREM KUMAR SINGH, Son of Sri Jawahar Lal Singh, by faith Hindu, by Caste - Rajput, by Occupation - Business, by Nationality Indian, resident of 109A Vidya Sagar Path, Kadma, P.S. Kadma, Town Jamshedpur, Pargana Dhalbhum, District East Singhbhum, Jharkhand, hereinafter called the

Fans Chagand
A 1575020
2350
0294
24/3/17

Grave No. 24/2/11

"VENDEE" (which terms or expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors administrators, legal representatives and assigns) of the OTHER PART; PAN- BPE P32284E

NATURE OF TRANSFER : SALE DEED

CONSIDERATION MONEY : Rs.5,25,000/- (Rupees Five lakhs twenty five thousand) only

WHEREAS, the Vendor is sole, absolute, lawful and bonafide owner of 10 Decimals i.e. 0.10 Acres of land, recorded under Khata No 65, Plot No.39 of Mouza - Sugnibasa, Survey Thana No 344, in Halka No VIII, P.S. Chakulia, District East Singhbhum, morefully described in schedule below;

AND WHEREAS, the aforesaid land and other landed properties purchased by Bibi Hazra, Wife of Siddique Hussain now deceased grandmother of the Vendor from its previous lawful and bonafide owner namely Radha Kishan Brothers through its one of the Partner Debi Prasad Kedia, Son of Babu Lal Kedia of Chakulia, P.S. Chakulia, District East Singhbhum, by means of a Registered Sale Deed dated 13.03.1967 being No.1612 Registered at Jamshedpur Sub-Registry Office and she mutated the same in her name in respect of the said Office in the Office of the Anchal Adhikary, Chakulia Vide Mutation Case No.271 of 1984-1985 and paying rent etc. for the same regularly in her name by obtaining necessary rent receipt from the said Office;

AND WHEREAS, Bibi Hazra died leaving behind her only son Moktar Ahmad now deceased father of the Vendor and he hold and possessed the same as full owner thereof till his life time, Moktar Ahmad also died leaving behind the present Vendor being his only son legal heirs and successors of the property and other properties and he hold and possess the same as full owner thereof without any interruption from any body, having every right to

Handwritten notes: "Gopal Chandra" and "21/3/17" with an arrow pointing to the page number.

transfer the same by way of sale, gift, mortgage or any kind of transfer in any manner whatsoever, he likes, thinks, fit and proper. No body else the Vendor has got any right, title, interest or possession over the same;

AND WHEREAS, in the present survey settlement operation of 1964 the aforesaid land and other landed properties had been recorded in the name of Radha Kishan Brothers and accordingly survey Khatian was prepared in his name, which finally published in the year 1964;

AND WHEREAS, on account of urgent necessity of money for his domestic affairs and other legal expenses, the Vendor advertised to sell his aforesaid property fully described in schedule below and the Vendee is being the highest bidder intends to purchase the same for a total consideration money of Rs.5,25,000/- (Rupees Five lakhs twenty five thousand) only the price fixed and the Vendor is also agreed to sell his aforesaid property fully described in schedule below to the Vendee for the aforesaid consideration money of Rs.5,25,000/- (Rupees Five lakhs twenty five thousand) only on the following terms and conditions :-

1. That, in pursuance to the said agreement and in consideration money of Rs.5,25,000/- (Rupees Five lakhs twenty five thousand) only paid by the Vendee to the Vendor, the receipt of which the Vendor does hereby acknowledged, he conveys his aforesaid property fully described in schedule below by this Deed to the Vendee. The Vendee including his heirs and to hold and possess the same as full owner thereof in his own right as he likes, thinks, fit and proper and also will be entitled to sell, gift, mortgage etc. or any kind of transfer the aforesaid property hereby sold, till the Sun and Moon endure in the World fully described in schedule below. The Vendor including his heirs and successors ceased to have any right, title, interest or possession over the schedule below property and same vested upon the Vendee including his heirs and successors.

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2. That, the Vendor has given vacant possession in the aforesaid property in question hereby sold, fully described in schedule below to the Vendee and the Vendor or his heirs and successors will not be able to raise any claim in the said property hereby sold, fully described in schedule below in future for any reason whatsoever.

3. That, henceforth the Vendee will pay the annual rent as mentioned in schedule below for the aforesaid property hereby sold to the Landlord State of Jharkhand and he will also be entitled to mutata his name in respect of the said property hereby sold, fully described in schedule below before the Sherista of the said landlord State of Jharkhand and if any consent is required for the same from the side of the Vendor, in that event the Vendor will be bound to ~~give the same~~, otherwise it will be done according to law.

4. That, the Vendor has not sold, gifted, mortgaged, transferred or encumbered the aforesaid property hereby sold, fully described in schedule below to any body else previously. Neither he have been entered into any agreement for the same with any body else previously, except the present Vendee of this Deed. If it is so found in future, it will be null and void. The property is free from all kinds of encumbrances. Be it noted that if due to defect of title or for any action of the Vendor, the Vendee is to be deprived from the aforesaid property in question hereby sold, fully described in schedule below, in that event the Vendor will be bound to compensate the Vendee for all his loss and damages.

In witness whereof the Vendor is executing this Deed today at Ghatsila on this the day, month and year as mentioned above.

Grace embold
22/3/17

SCHEDULE

(Description of the Property hereby sold)

In the District of East Singhbhum, Pargana - Dhalbhum, District Sub-Registry Office, Jamshedpur, Sub-Registry Office, Ghatsila, P.S. Chakulia, in Mouza - Sugnibasa, Survey Thana No. 344, in Halka No. VIII, Khata No 65, finally published in the year 1964, Portion of Plot No 39, measuring an Area 10 Decimal (Ten Decimals) i.e. 0.10 Acres of Don-II land out of 0.68 Acres.

Measurement of the land on the North 67 feet, on the South side 67 feet, on the East side 64 feet, on the West side 46 feet. The location and measurement of the land clearly shown in the Sketch Map annexed herewith in Red Colour, which will form part of this Deed. Bounded on the North : Vendor's Niz, South : Talab, East : 10 feet wide common Rasta, West : Vendor's Niz.

Annual Rent : Rs.0.50 Paise payable to the landlord State of Jharkhand through the C.O. Chakulia. The aforesaid land will be use for Homestead purpose.

Read over and explained the contents of this Deed of sale to the executant, who admitted it to be correct.

Kishore Kumar Saha
22/3/2017

Typed by
(Signature)
(S.C. Nayak) Ghatsila

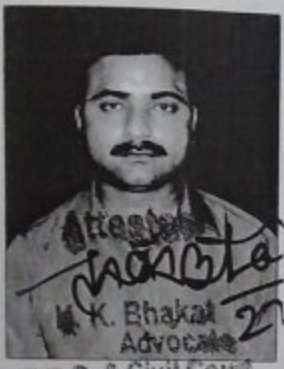
Witnesses:

1. Bishambar Behera s/o Binchi Behera
Kendrapada
02/3/17
2. Subal Kanti Behera
Chakulia
22/3/17

24/3/17
24/3/17

- 7 -

"PURCHASER"



[Signature]
K. Bhakat
Advocate
S.D.O. & Civil Court
Ghatsila
24/3/2017

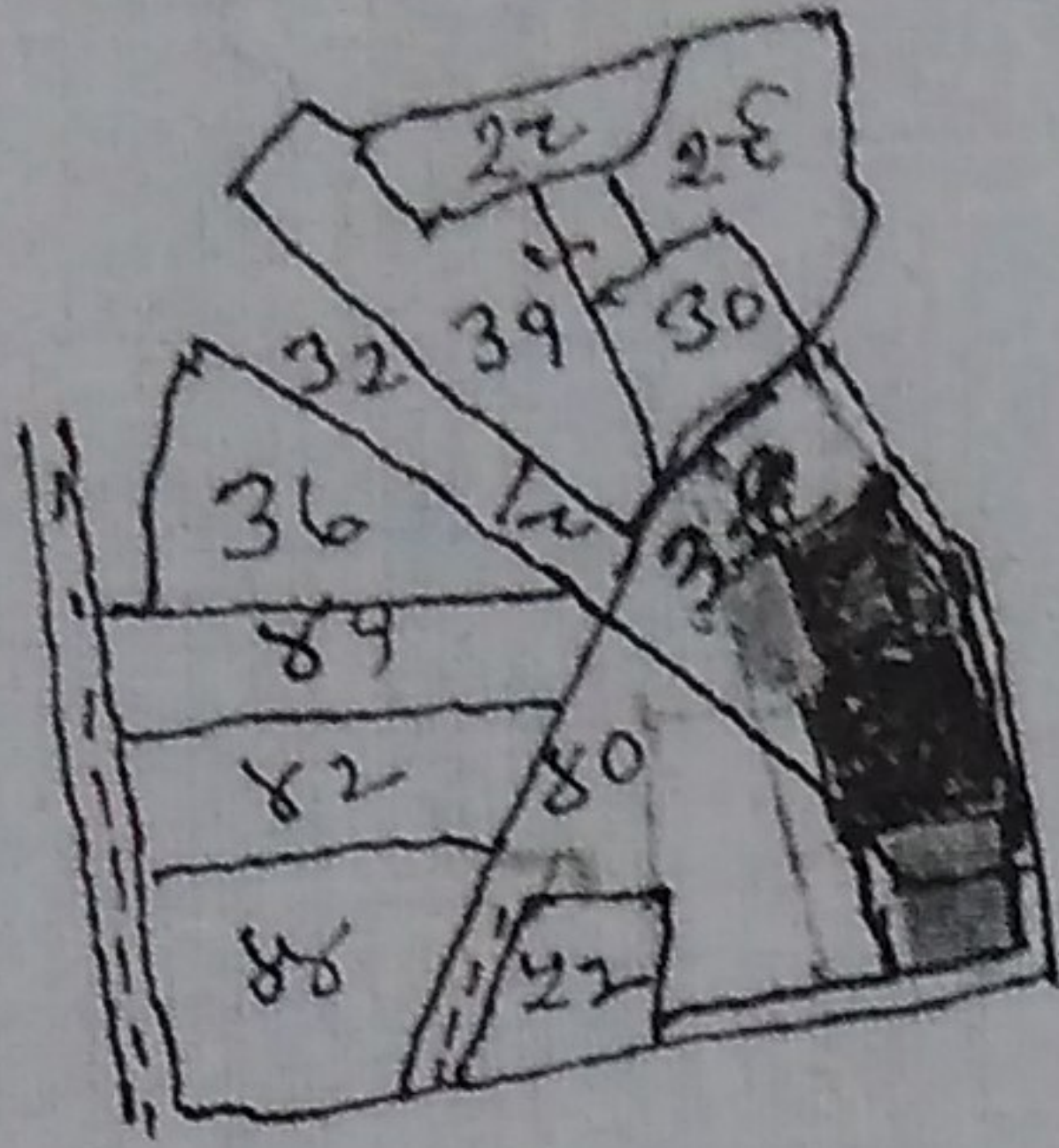
[Signature]
Prem Kumar Singh
24/3/17

Certified that the finger prints of the left hand and photograph affixed in this Deed of the Parties have been obtained before me and drafted by me.

[Signature]
Advocate

22/3/2017

भाजा का नाम - सुजानी बाला (अन्तर मोटे का बाला)
 रीपट - धाना - धादी शाला
 वर्तमान - धाना - साकुलिया
 थाना - नम्बर 388
 जिला - पूर्वी - सिद्धमथ
 पैमाना - 1 एररिन्थ = 4 मील
 सत - 9860 - धाईरवा



संकेत
 सर्व शरणा
 मोटे अन्तर कोमठ शरणा
 विक्री जमीन
 तालाब
 पक्का मकान

पीपल
 दसफीट चौडा
 तालाब
 गुलाबी रंग
 ओरेंज रंग

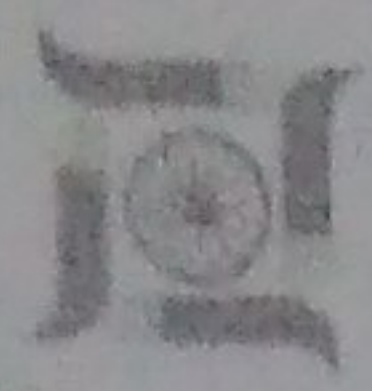
खाना नम्बर	रीपट का नाम एवं थाना का नाम जमीन का निवास	मोटे नम्बर	विक्री जमीन का रकबा एडी	विक्री जमीन का रकबा	चौड़ी	चौड़ी काप
44	जवाहर लाल सिंह पिपल - र-विक्रमागर सिद्ध - जमीन राजपुर निवास - सुजानी बाला	38	0 90	परती	30 - चौड़ी 40 - तालाब चौड़ी 50 - 90 फीट चौडा कोमठ शरणा 60 चौड़ी	30 - 67 फीट 40 - 67 फीट 50 - 78 फीट 60 - 86 फीट

उपरोक्त खाना नम्बर की
 जमीन क्षेत्र का
 विक्री का के लिए
 मापनी 0 एररिन्थ 9860-69
 के बाला ले डू ल कट
 खाना नम्बर (क्या
 ली जा

421 454 मील 1

218 (100) 31000

जवाहर लाल
 सिद्धमथ
 जमीन
 धाना
 2-3-2018



निबंधन विभाग, झारखंड

(शुल्क प्राप्ति रसीद)

Application ID 44111 Date 3/21/2017
Presenter Jawahar Lal Singh Time
15 Naya Basan , Status Vendor/Power
Ps-Barsole, E Singhbhum Holder
Online Payment Details :
CIN 02200172103201770074 Ref. No. IBO15209959254
TID 44111210317215359

SN	Description	Amount
1	SP	1,500.00
2	PR	0.94
3	LL	2.50
4	A1	15,750.00
Total Amount		17253.44
Previously Paid		34506.88
Balance Payable		-17253.44
Rupees Seventeen Lac Seventeen Thousand Two Hundred Fifty Three And Forty Four Paise		
Pay Print		

Fee has already been paid for this application.

Payment done through NEFT/RTGS/Challan will be realised after 3-4 days.

Jawahar Lal Singh

10:54:01 AM
Applicant/Executant's Name

Jawahar Lal Singh

Token For

Registry

Counter No.

1

Online Application ID (If Any)

44111

Verify On-line Payment

e-Stamp Certificate No. (If Any)

Verify

Issue Token

Online payment is done of Rs. 17253.44 on 21/03/2017 with CIN - 02200172103201770074

Maximum Token Issue Time : 2 PM

Jawahar Lal Singh

Sender/Executant's Name

Jawahar Lal Singh

Token For

Registry

Counter No.

1

Online Application ID (If Any)

44111

Verify On-line Payment

e-Stamp Certificate No. (If Any)

IN-JH05152244780544P

Verify

Issue Token

IN-JH05152244780544P:

Stamp Details For Verification. Please click issue after verification

CertificateNo: IN-JH05152244780544P

CertificateIssuedDate: 21-Mar-2017 10:20 AM

AccountReference: NONACC (FI)/ jhdopjc07/ JAMSHEDPUR/ JH-ES

UniqueDocReference: SUBIN-JHJHDOPJC0707309858672102P

Purchasedby: PREM KUMAR SINGH

DescriptionofDocument: Article 23 Conveyance

PropertyDescription: SALE DEED

ConsiderationPriceRs: 5,25,000

FirstParty: NA

SecondParty: PREM KUMAR SINGH

StampDutyPaidBy: PREM KUMAR SINGH

StampDutyAmountRs: 21,000

Maximum Token Issue Time : 2 PM

Handwritten signature

घाटशिला
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Document No. 3
Document Type
Presenter Name & Address
Stampable Doc. Value
Document/Transaction Value
Special Type
Remarks / Other Details
Property Details:

Sale Deed
15 Naya Basan , Ps-Barsole, E Singhbhum
525000
525000
Presenter
Jawahar Lal Singh
DOE
Stamp Value 21000
Serial /Deed No. /
Old Serial No. /
App. ID 44111

Token Date/Time: 24/03/2017 10:55:00
Date of Entry 24/03/2017
Total Pages 100
Book 1
CNO/PNO
e-Stamp Cert. No. IN-
JH05152244780544P

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No	Category	Area	Min. Value
CHAKULIA (NAC)	344	8	SUGNIBASA	65	39		Vendor Nij	Talab	10 Ft Rasta	Vendor Nij		U_RES	10 Decimal	524700

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
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Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	UID	Mobile	Pres. Address	Perm. Address
1	Vendor/Power Holder	Jawahar Lal Singh	Late Shib Sagar Singh	Service			Male	AEUPS1762H	588974732761	7761847332	15 Naya Basan , Ps-Barsole, E Singhbhum	
2	VENDEE	Prem Kumar Singh	Jawahar Lal Singh	Bus			Male	BPEP62284E	556435090674	7761847332	Vidyasagar Path Kadma, Ps-Kadma, Jsr	
3	Identifier	Bishambar Bera	Brinchi Bera	Bus			Male		356757110634	9006870921	Kenduapal , Ps-Gurabanda, E Singhbhum	
4	Witness1	Bishambar Bera	Brinchi Bera	Bus			Male			9006870921	Kenduapal , Ps-Gurabanda, E Singhbhum	
5	Witness2	Dulal Kanti Ghosh	Late Prahlad Ch Ghosh	Retd			Male			9905146057	Chakulia , Ps-Chakulia , E Singhbhum	

Fee Details:

SN	Description	Amount	CHC	Net Amount
1	SP	1,500.00	0.00	1,500.00
2	PR	0.94	0.00	0.94
3	LL	2.50	0.00	2.50
4	A1	15,750.00	0.00	15,750.00
Total		17,253.44	0.00	17,253.44

Jawahar Lal Singh

उपर्युक्तियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंपुट फार्म के अनुरूप डाटा इंद्रि की गई है।

जवाहर लाल सिंह

Jawahar Lal Singh
दस्तावेज लेखक का हस्ताक्षर

Jawahar Lal Singh
प्रस्तुतकर्ता का हस्ताक्षर
डाटा इंद्रि ऑपरेटर का हस्ताक्षर

उपर्युक्तने इस दस्तावेज के निष्पादन को मेरे समक्ष

स्वीकार किया
जिसकी
पहचान
निवासी







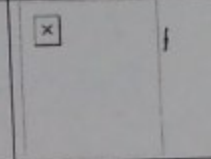
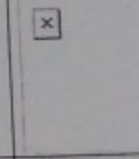
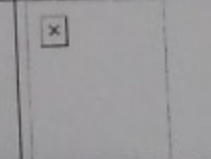
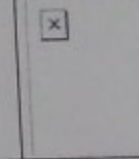
विश्वनाथ केसरी पिता

सिद्धाजी केसरी

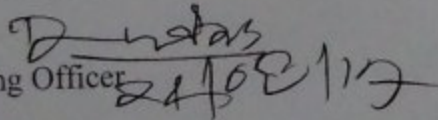
पेशा *अभिज्ञान* ने की।

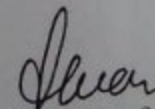
निबंधन विभाग, झारखंड
घाटशिला

Token No.3 Token Date: 24/03/2017 10:55:00
Serial/Deed No./Year :239/235/2017
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Jawahar Lal Singh Father/Husband Name:Late Shib Sagar Singh (Vendor/Power Holder) 15 Naya Basan , Ps-Barsole, E Singhbhum		
2	Prem Kumar Singh Father/Husband Name:Jawahar Lal Singh (VENDEE) Vidyasagar Path Kadma, Ps-Kadma, Jsr		
3	Bishambar Bera Father/Husband Name:Brinchi Bera (Identifier) Kenduapal , Ps-Gurabanda, E Singhbhum		
4	Bishambar Bera Father/Husband Name:Brinchi Bera (Witness1) Kenduapal , Ps-Gurabanda, E Singhbhum		
5	Dulal Kanti Ghosh Father/Husband Name:Late Prahlad Ch Ghosh (Witness2) Chakulia , Ps-Chakulia , E Singhbhum		

Book No. 1
Volume 27
Page 1 To 100
Deed No 239/235
Year 2017
Date 24/03/2017 16:11:18

Registering Officer 


Signature of Operator