

66

झारखण्ड JHARKHAND



UGA 100 R



181460

पिन नं. फॉर्म 60, फॉर्म 61
का नं. फॉर्म 60, फॉर्म 61
जान किया

यस्य अर्थक्ये 1911 में अस्तित्व तथा आजादी
भारती एक्ट 1908 को द्वारा
जो न अ अर्थक्ये 1911 में अस्तित्व
1899 को अस्तित्व । गी क ह
7 अर्थक्ये 1911 में अस्तित्व सोदर अ अर्थक्ये
9 अर्थक्ये 1911 में अस्तित्व अ अर्थक्ये नही है



Signature of a person, possibly a witness or official.

THIS DEED OF SALE is made on this the 10th day of July 2015 (Two Thousand Fifteen) A.D.

BETWEEN

(1) SUKUMAR PAL Son of Late Amoy Kumar Pal, by Caste - Kumhar, by Faith - Hindu, by Occupation - Architech, resident of 2365, Skyline Dr. Prescott, AZ 86303, USA (2) SUNITA PAL daughter of Mr. Sukumar Paul and Late Dr. Sumita Pal, by Caste - Kumhar, by Faith - Hindu, by Occupation - Physician, resident of 5273, Lassen Avenue, San Jose, California, USA, 95129 both represented through their appointed, nominated, constituted Attorney Dr. Sujit Kumar Pal, son of Late Dr.

Sujit Kumar Pal
10/07/15

2310000
मूल्य का

92500
मूल्य का

पिन नं. फॉर्म 60, फॉर्म 61
का नं. फॉर्म 60, फॉर्म 61
जान किया



बापत अर्थक्ये 1911 में अस्तित्व तथा आजादी
भारती एक्ट 1908 को द्वारा
जो न अ अर्थक्ये 1911 में अस्तित्व
1899 को अस्तित्व । गी क ह
7 अर्थक्ये 1911 में अस्तित्व सोदर अ अर्थक्ये
9 अर्थक्ये 1911 में अस्तित्व अ अर्थक्ये नही है

4-11051623(सं.)
84-115
प्रतिपक्षित सुधि से
खाता..... फॉर्म 195/196
का मिलान किया। दर्ज नहीं पाया

Signature of a person, possibly a witness or official.

10/7

00005

1421 Date 15/7/15



Non Judicial Stamp - worth Rs. 22500/-

Sold Shri [Name] 3121010

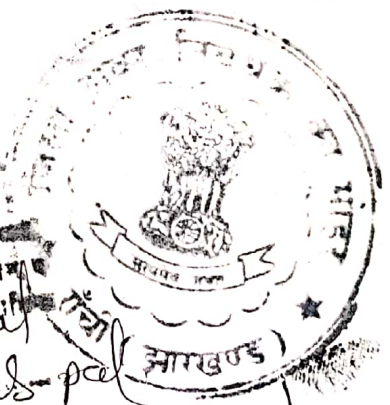
with the stamps of Rs. 25000x3 + 10000 + 5000 + 1000x2 = 100000

Ranchi Treasury, Ranchi

Sujit Kumar Pal
10/7/15

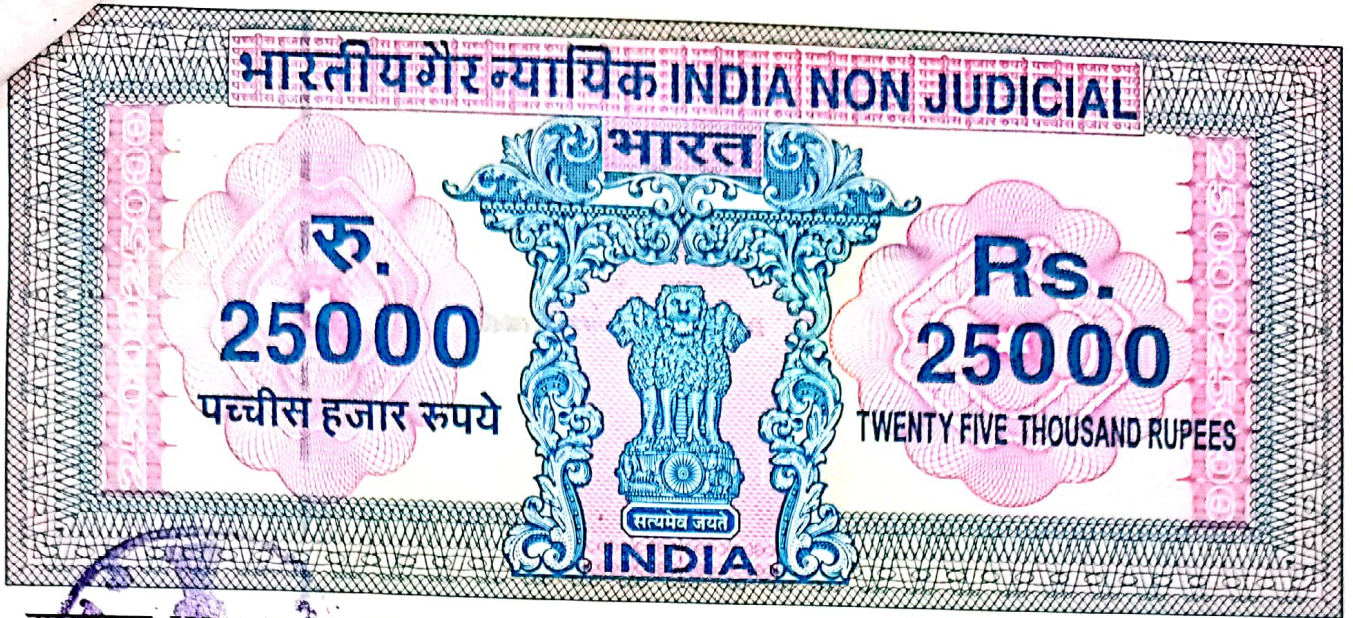


Thumb Index Middle Ring Little



10.7.15
Sujit Kumar Pal
Late Sujit Kumar Pal
Chhapra, Ranchi

10/7/15



झारखण्ड JHARKHAND

181461



Saket Nibas Pal, by Caste - Kumhar, by Faith - Hindu, by Occupation - Medical Practitioner, Resident of 56, Club Road, P.S. Chutia, District - Ranchi-834001, State- Jharkhand appointed vide Power of Attorney executed before Notary Public, Mr. Bonnie L. Meeker, Arizona, Maricopa County, dated January 13th, 2012 and vide Power of Attorney executed before Notary Public, Girish Hiralal Patel, Comm. # 1893083, California, Santa Clara County, dated 7th January, 2012 respectively (hereinafter called the **VENDORS**) of the ONE PART;

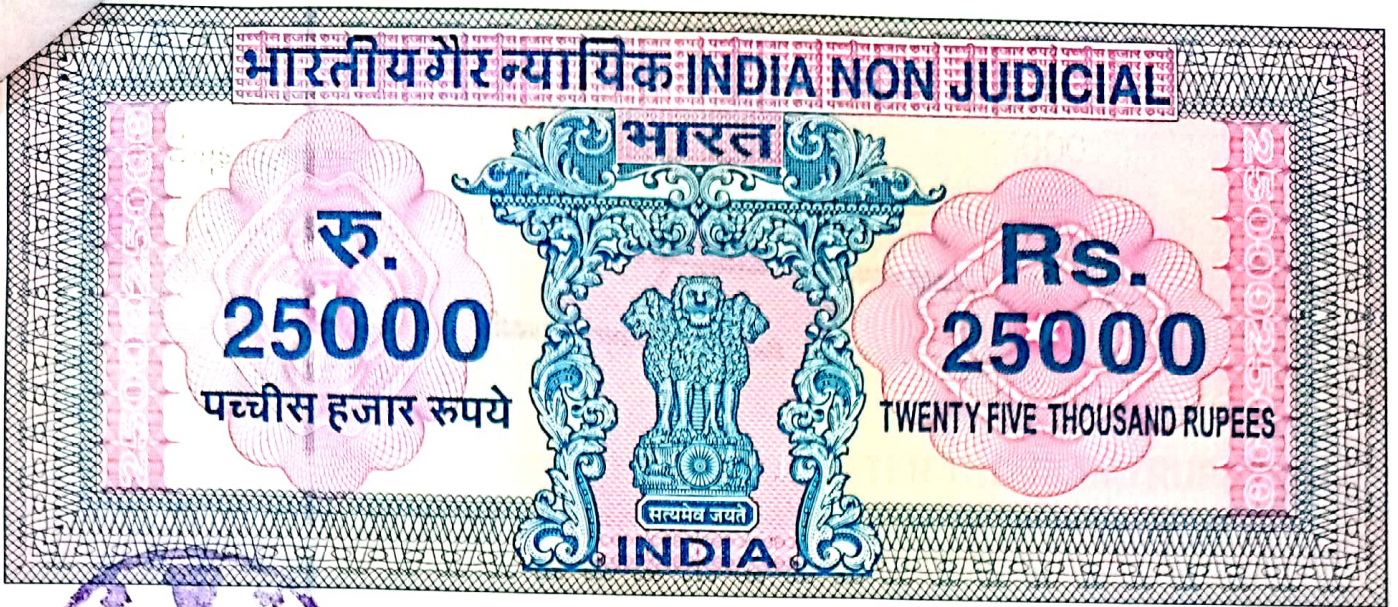
UID - 9268 3875 3589

AND

BISHVANATH AGRAWAL @ BISHWANATH PRASAD AGRAWAL, son of Late Jagdish Agrawal @ Jagdish Prasad Agrawal, by Faith - Hindu, by Caste - Baniya, by Occupation - Business, resident of Tupudana Chowk, Hatia, P.S. - Hatia, District - Ranchi, in the state of Jharkhand (herein after called the **PURCHASER**) of the OTHER PART;

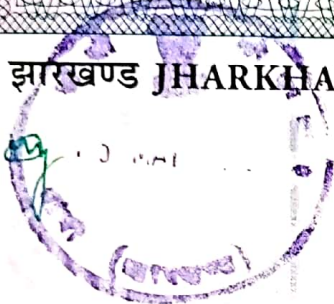
PAN - AEQPA0538M, UID - 2780 5432 5083

Saket Nibas Pal
10/07/15



झारखण्ड JHARKHAND

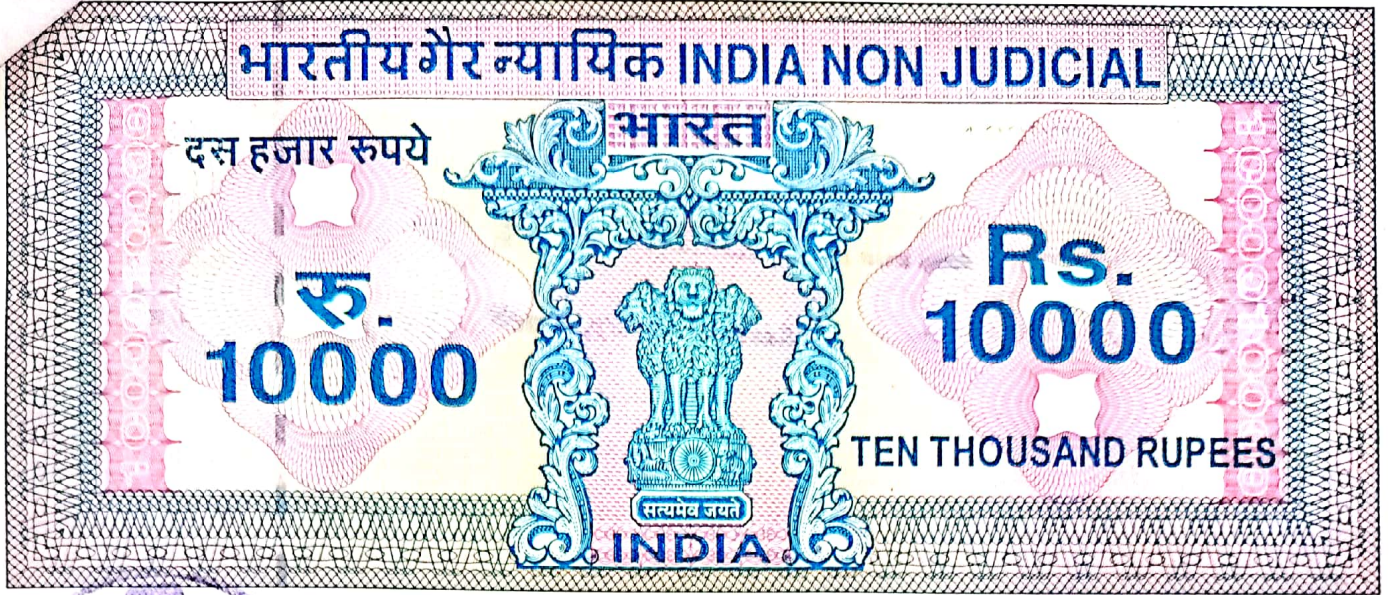
181462



The expression "VENDORS" and the "PURCHASER" shall unless repugnant to the context or meaning thereof shall mean and include their respective heirs, successors, legal representatives, successor-in-interest, executors, administrators, nominees and assigns;

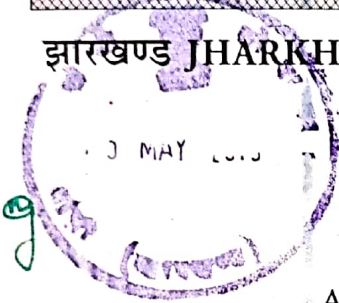
WHEREAS the VENDORS are the joint owners and are seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land hereditaments and premises situated in Village - Dungri, Thana - Hatia, Thana No-294, District Ranchi containing by admeasurements 0.57 acre or thereabouts being portion of Plot No.1194/1361 appertaining to Khata No. 42, Khewat No. 3 morefully and particularly described in the Schedule A below and delineated in RED WASH in the map attached herewith and forming part of this deed hereinafter called the "SAID PROPERTY" having acquired the same by way of inheritance from Smt. Sumita Pal.

Sejal Kumar Pal
10/07/15



झारखण्ड JHARKHAND

195600

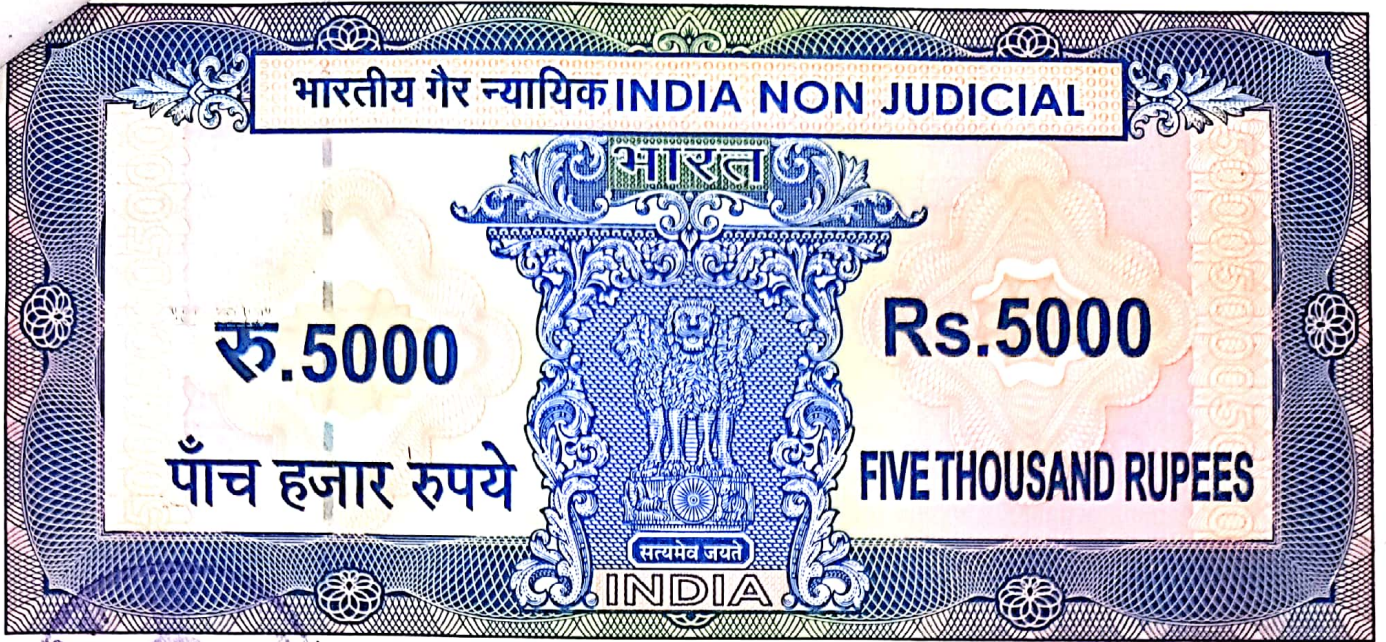


AND WHEREAS said Smt. Sumita Pal wife of Sri Sukumar Pal, resident of 56 Club Road, Ranchi had acquired the same by a registered deed of Sale No 9781/72 entered in Book No I Volume No 31 Page No 454 to 457 dated 27/3/1973 of the District Sub-Registrar Ranchi from Srish Chandra Guchait son of Late Narayan Chandra Guchait.

AND WHEREAS the aforesaid Srish Chandra Guchait son of Late Narayan Chandra Guchait had purchased the aforesaid land from Lalin Ratan Kueri, widow of Late Lal Haldharnath Shahdeo by a Sale Deed No. 933 entered in Book No.1, Volume No. 18, Pages 160-164, Year 1966, registered in the office of the District Sub registrar, Ranchi

AND WHEREAS after purchase Smt. Sumita Pal wife of Sri Sukumar Pal came in peaceful possession of the same and surrounded and fortified the same by a boundary wall and also got her name mutated in the office of the Circle Officer, Namkom Anchal, Ranchi Vide Mutation Case No 43R27/1973-74 and her name is also entered in Register II of

Sumita Pal
10/07/15



झारखण्ड JHARKHAND

211429

Circle Office Namkom in Volume No. 3, Page No. 53, thereafter she was paying rent in her name to the State. The last rent has been paid through receipt No. 2178149 dated 17/07/2012.

And whereas said Smt. Sumita Pal wife of Sri Sukumar Pal died leaving behind her husband Mr. Sukumar Pal (Vendor No. 1) and her daughter Sunita Pal (Vendor No. 2) as her legal heir and successors and thereafter Mr. Sukumar Pal (Vendor No. 1) and Sunita Pal (Vendor No. 2) came in peaceful possession over the said land.

AND WHEREAS the Vendors are still in exclusive possession of the same.

AND WHEREAS the PURCHASER with an intention to purchase a piece of land measuring 25 Decimals out of aforesaid land measuring 0.57 Acre being portion of Plot No.1194/1361 appertaining to Khata No. 42, Khewat No. 3 situated in Village - Dungri, Thana - Hatia, Thana No-294, District Ranchi approached the VENDORS for sale of a piece of

Suprit Kaur Pal
10/07/15



झारखण्ड JHARKHAND

A 088464

land out of the 'SAID PROPERTY' and on the approach made by the PURCHASER, the VENDORS have negotiated with the PURCHASER for sale of the said Schedule "A" property

AND WHEREAS the PURCHASER has verified the documents pertaining to the aforesaid land and has made due enquiry and after being fully satisfied himself as also having found the VENDORS sufficiently entitled, empowered and has absolute authority to register and executed this present and having found the consideration amount just and fair agreed to purchase the same and accordingly the VENDORS have agreed to sell and the PURCHASER has agreed to purchase the 'SAID PROPERTY' for a total consideration amounting to Rs 22,50,000/- (Rupees Twenty Two Lacs Fifty Thousands) only upon the terms and subject to the conditions herein after appearing.

Supil Kumar Pal
10/07/15



झारखण्ड JHARKHAND

A 469174

hereto and all that right title, interest, property claim, and demand whatsoever of the Seller into or upon the property subject of these present hereby conveyed.

2. That the Vendors have put this day the Purchaser in physical and peaceful possession of the said property described in the schedule below and the parties shall and may at all times herein after peacefully and quietly possess hold and enjoy the said property together with the right hereby granted and conveyed and sold to him.
3. That the Purchaser has verified and is duly assured that the VENDORS have good and subsisting title to and is otherwise well and sufficiently entitled and empowered and has absolute authority to sell, transfer, grant, convey and assign the said property referred to above and mentioned in the schedule below and the subject matter of these presents and every part thereof unto the purchaser

Sujil Kumar Red
10/07/15

4. That the Vendors assures the Purchaser that they have not done any act, deed or things whereby the, property hereby sold and transferred and conveyed expressed or intended so to be has been encumbered or whereby the Vendors is hindered from selling, transferring or conveying the said property UNTO the Purchaser in the manner aforesaid.
5. The Vendors further assured the Purchaser that the land is free from all encumbrance or any liability and the VENDORS have not taken any loan, personal loan from any person or institution by mortgaging the said property and there is also no encumbrance over the said property.
6. The Vendors further assured the Purchaser that they have not previously entered into any agreement for sale of the said property or sold the property or entered into Development agreement for development of the said property with any person or builder or developer. The Vendors further assured the Purchaser that they have not donated or bequeath the said property in favour of any person or trust.
7. That the PURCHASER shall or may at all times hereinafter shall peacefully hold, possess and enjoy and realize rents, issues and usufructs from the property hereby conveyed without any interruption, claim or demand whatsoever from or by the VENDORS or persons lawfully or equitably claiming title from the VENDORS or in trust from him or his predecessors-in-interest.
8. That the PURCHASER shall hereinafter get his name mutated in the government records and pay the tax and charges what so ever and shall keep the VENDORS free from such liabilities.
9. AND IT IS HEREBY FURTHER DECLARED that the said land hereby transferred or charges, claims or demands and that they, the VENDORS, have not done anything whereby the property may be subject to any attachment or lien of any court or person whatsoever.
10. That the Vendor No.1 Sukumar Pal and Vendor No.2 (father and daughter) both are residing in USA and are not in position to

Sujil Kumar Pal
10/07/15

undertake long journey to come to India due to ill health of the former, the total consideration amount as mentioned in this deed has been credited to the Bank Account of the Vendor/Vendors. The Executant/Attorney Dr. Sujit Kumar Pal in carrying out this duty of signing the deed by virtue of being Power of Attorney holder, has not received any amount from this purchase deal from Purchaser nor from the Vendors.

SCHEDULE

ALL THAT PIECE AND PARCEL of land measuring 25 Decimals out of aforesaid 0.57 Acre being portion of Plot No. 1194/1361 appertaining to Khata No. 42, Khewat No. 3 situated in Village - Dungri, Thana - Hatia, Thana No-294, District Ranchi butted and bounded as follows:-

NORTH : Portions of plot no.1194/1361 Part
SOUTH : Ramkrishna Mission Tuberculosis Sanitorium
EAST : Ram Krishna Mission Road;
WEST : Portions of plot no.1194/1361 Part

MEMO OF CONSIDERATION

Rs. 22,50,000/- (Rupees Twenty Two Lacs Fifty Thousands) only paid to Sukumar Pal in Account No. 5032648338 at Citi Bank, Kolkatta, the Details of which are as follows:-

To VENDORS

<u>Date</u>	<u>Mode</u>	<u>Name of the Bank</u>	<u>Amount</u>
06.05.15	RTGS	Bank of Baroda, Hesag	5,00,000/-
07.05.15	RTGS	Bank of Baroda, Hesag	5,00,000/-
08.05.15	RTGS	Bank of Baroda, Hesag	5,00,000/-
08.05.15	RTGS	Bank of Baroda, Hesag	50,000/-
22.04.15	RTGS	Bank of India, Tupudana	7,00,000/-
Total			22,50,000/-

[It may be noted that the above mentioned Property is purchased by the PURCHASER at total consideration amount of Rs. 22,50,000/- (Rupees Twenty Two Lac Fifty Thousand) only but the stamp duty is being paid as per the present rate fixed by the Authority as mentioned above on Rs. 23,10,000/-]

Sujit Kumar Pal
10/07/15

CERTIFICATE

THIS IS TO CERTIFIED that the land which is subject matter of these present and mentioned in the Schedule is not Govt Land. The same was neither acquired by the Government for civil or military purpose nor it is Bhoodan Land. The property mentioned is outside from forest area limit and does not belong to C.C.L., B.C.C.L., H.E.C. or E.C.L. IT IS FURTHER CERTIFIED that the land does not belong to Adavisi Khata nor connected with any member of Schedule Tribe or Schedule Caste or Backward Class under the CNT Act and this land is free from ceiling and do not fall under the land of Math, Mandir, Girja, Masjid, Gurudwara, Hatgari, Sarna, Pahnri, Khas Mahal, Khuntkatti, Hargarhi, Fodder Scam or Land Scam land. It is further certified that the land is not recorded in prohibited/restricted list of the Govt., the VENDORS are alive and the power has not been revoked till date.

The VENDORS is not member of Schedule Tribe , Schedule Caste and Backward Class within the purview of Section 46(6) of the CNT Act.

IN WITNESS WHEREOF the VENDORS have put their signatures to these presents at Ranchi on the date, month and year first above written.

WITNESSES :-

(1)

Janardan Pd. Yadav *Sujil Kumar Pal*
Janardan Pd. Yadav. 10/07/15
5/0 - Let Mewadal Yadav.
Vill- Paromath Nagar
Tupudama, Hatga, Ranchi

**VENDORS THROUGH THEIR
ATTORNEY HOLDER**

(2) प्रदीप कुमार

प्रदीप कुमार






पिन। स्व. गणेश महती

उपर हरिजा २५-५.३ 11

**PHOTOGRAPH1, SIGNATURE, FINGER IMPRESSION OF LEFT
HAND OF PURCHASER**



शिवेंद्र प्रधा
10/07/15

				
LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB FINGER

Certified that finger prints of Left Hand of each person whose photograph is affixed in the document have been obtained by me or before me.

Drafted by :- S. Pradhan

Computer Typed by :-





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

Token Date/Time: 10/07/2015 11:48:03

Document No: 5
Document Type
Presenter Name & Address
Stampable Doc. Value
Document/Transaction Value
Special Type
Remarks / Other Details

Sale Deed
56, Club Road Chutia, Ranchi
2310000
2250000
Sub Plot- 1194/1361 Part

Presenter
Dr. Sujit Kumar Pal
DOE
Stamp Value 92500
Serial No.
Old Serial No. /

Date of Entry
10/07/2015
Total Pages
30
Book
1
CNO/PNO

Property Details:

App. ID

e-Stamp Cert. No.

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
Namkum	294	6	Dungari	42	1194/1361	RSP		R_RES	25 Decimal	2310000

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.	Caste	PAN/F 60	UID	Address
1	VENDOR	Sukumar Pal Thro	Late Amoy Kumar Pal	Architech	General	Form 60		2365 Skyline Dr. Prescott, Az 86303 , Usa
2	VENDOR	Sunita Pal Thro	Sukumar Pal	Physician	General	Form 60		5273 Lassen Avenue San Jose California Usa, 95129
3	Power Holder	Dr. Sujit Kumar Pal	Late Dr. Saket Nibas Pal	Medical Practitioner	General	Form 60	926838753589	56, club road chutia, ranchi
4	VENDEE	Bishwanath Agrawal @ Bishwanath Prasad Agrawal	Late Jagdish Agrawal @ Jagdish Prasad Agrawal	Business	General	Aeqpa0538m	278054325083	Tupudana Chowk Hatia , Ranchi
5	Identifier	Janardan Prasad Yadav	Late Mewa Lal Yadav	Business	General		739801162128	Parmarth Nagar Tupudana Hatia , Ranchi

Fee Details:

SN	Description	Amount	CHC	Net Amount
1	SP	450.00	0.00	450.00
2	PR	0.94	0.00	0.94
3	LL	2.50	0.00	2.50
4	A1	69,300.00	693.00	69,993.00
5	I	500.00	10.00	510.00
6	M	150.00	10.00	160.00
Total		70,403.44	713.00	71,116.44

Sujit Kumar Pal

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

Minendra Pradha

दस्तावेज लेखक का हस्ताक्षर

प्रस्तुतकर्ता का हस्ताक्षर

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

Dr. Sujit Kumar Pal
डाटा इंद्रि ऑपरेटर का हस्ताक्षर

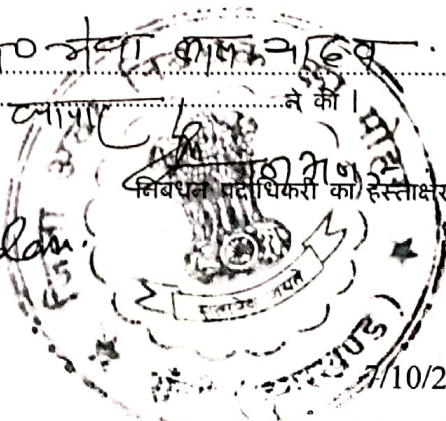
उपर्युक्त डा० सुजीत कुमार पाल ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी

पहचान जनार्दन प्रसाद यादव पिता डा० सुजीत कुमार पाल

निवासी परमार्थ नागर तुपुदना रांची पेशा व्यापारी ने की।

Sujit Kumar Pal
Janardan Pd. Yadav



<http://172.16.20.229/jarshaz/reg/prndetails.aspx?deedid=428646>



निबंधन विभाग, झारखंड
रांची

Token No.5 Token Date: 10/07/2015 11:48:03
Serial/Deed No./Year :4638/3837/2015
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Sukumar Pal Thro Father/Husband Name:Late Amoy Kumar Pal (VENDOR) 2365 Skyline Dr. Prescott, Az 86303 , Usa		
2	Sunita Pal Thro Father/Husband Name:Sukumar Pal (VENDOR) 5273 Lassen Avenue San Jose California Usa, 95129		
3	Dr. Sujit Kumar Pal Father/Husband Name:Late Dr. Saket Nibas Pal (Power Holder) 56, club road chutia, ranchi		
4	Bishwanath Agrawal @ Bishwanath Prasad Agrawal Father/Husband Name:Late Jagdish Agrawal @ Jagdish Prasad Agrawal (VENDEE) Tupudana Chowk Hatia , Ranchi		
5	Janardan Prasad Yadav Father/Husband Name:Late Mewa Lal Yadav (Identifier) Parmarth Nagar Tupudana Hatia , Ranchi		

Book No. I
Volume 208
Page 57 To 86
Deed No 4638/3837
Year 2015
Date 10/07/2015 14:00:25

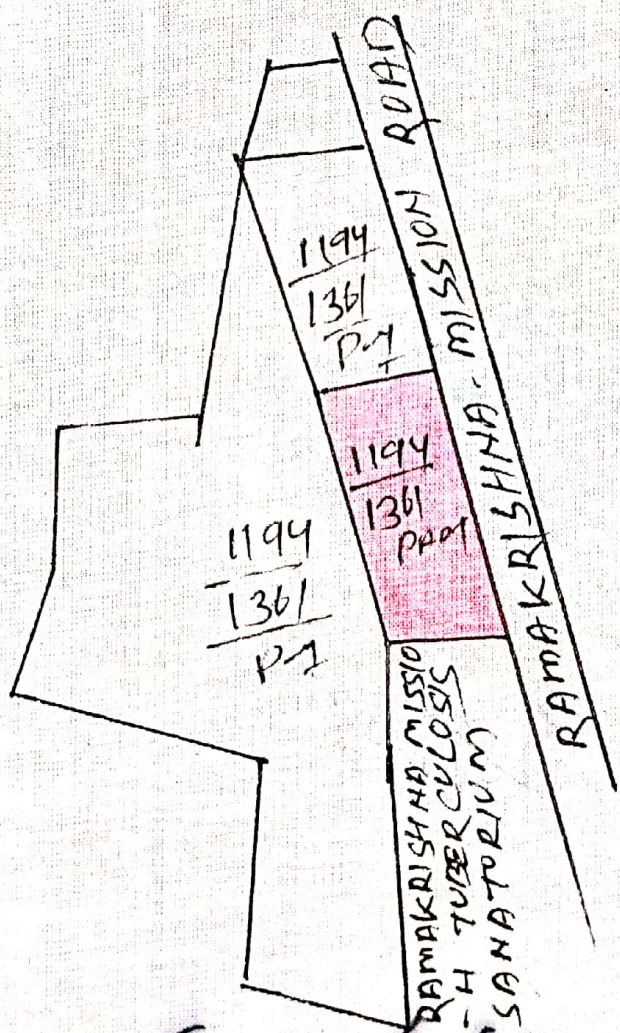
Registering Officer

Signature of Operator

NO. - DUNGRI
KHA. NO - 294
THANA - HATIA DIST - RANCHI

AREA SHOWN IN RED WASH

KHA. NO	P.S. PLOT NO	SUB. NO	AREA
42	1194 1361	1194 1361	AL-DIS -PAT 0-25



Sujil Kumar Pat

City
Pat
Pat