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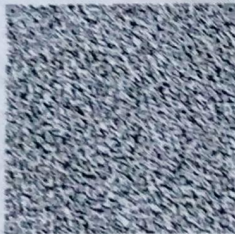
सत्यमेव जयते

# INDIA NON JUDICIAL Government of Jharkhand

## e-Stamp

126

Certificate No.	: IN-JH02025130293196N
Certificate Issued Date	: 19-Nov-2015 03:35 PM
Account Reference	: SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference	: SUBIN-JHJHSHCIL0102584773192324N
Purchased by	: PRATIMA SINGH WO SRI SHALENDRA SINGH
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 3,50,000 (Three Lakh Fifty Thousand only)
First Party	: NA
Second Party	: PRATIMA SINGH WO SRI SHALENDRA SINGH
Stamp Duty Paid By	: PRATIMA SINGH WO SRI SHALENDRA SINGH
Stamp Duty Amount(Rs.)	: 14,000 (Fourteen Thousand only)



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

*Done by, Sign*  
14/12/15

*Secretary, K. Srinastava.*  
14/12/15  
*Ari Kant Singh*  
14/12/15



WN 0003386768

**Statutory Note**

1. The validity of this Stamp Certificate should be verified at [www.shcil.co.in](http://www.shcil.co.in). Any discrepancy in the details on the Certificate and as displayed on the website renders it invalid.  
2. The onus of checking the legitimacy is on the users of the certificate.

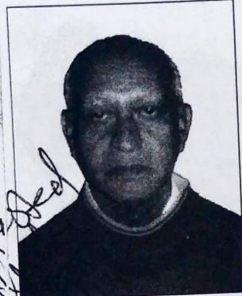
Sale  
350,000/-

P.S.  
Sundernagar

14/12/15

(16)

14/12/15



Akshay Sachdev  
14/12/15



Akshay Sachdev  
14/12/15

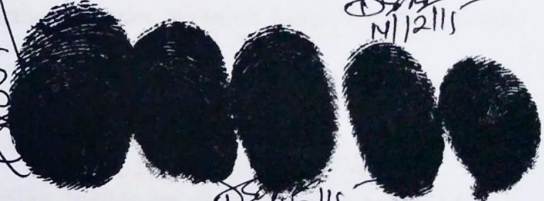
Sundernagar  
14/12/15

शुभचिन्ता नारायण  
शुभचिन्ता नारायण  
शुभचिन्ता नारायण  
के दल कर्षण है।



Shri Kanchan Singh  
14/12/15

Son of Kanchan Singh  
14/12/15



14/12/15

**SALE DEED**

Sale Value Rs. 3,50,000/-

THIS DEED FOR SALE is made on this the 14th day of December '2015, at

Jamshedpur ; BY

Sundernagar Singh  
14-12-15

(1) SRI RAMESH SACHDEV, son of Late Sunder Das Sachdev, by faith Hindu, by caste Kashtriya, by occupation Business, by nationality Indian, resident of Sundernagar, Post & P.S. Sundernagar, District East Singhbhum, town Jamshedpur

In the state of Jharkhand : AND

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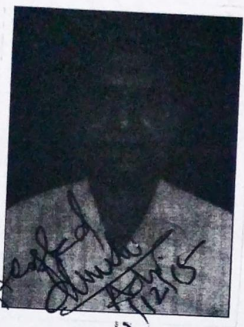
10500  
2.50  
0.94  
10500

14/12/15

Devendra Singh

14/12/15

Santosh Kumar Srivastava  
14/12/15



A.K.

14/12/15

Ani Kant Singh  
14/12/15



:: 3 ::

(2) SRI RAJAN SACHDEV & (3) SRI RAKESH SACHDEV, both sons of Late Dharampal Sachdev, both by faith Hindu, by Caste Kshtriya, by occupation Business, by Nationality Indian, both residents of Sundernagar, Post & P.S. Sundernagar, District East Singhbhum town Jamshedpur in the state of Jharkhand represented through their constituted Attorney (1) SRI DEVENDRA SINGH, son of Late Laxmi Singh, by faith hindu, by Nationality Indian, by caste Kashtriya, resident of Flat No. 08, Ganga Apartment, under Niranjn Singh Cmplx, Dimna Road, Mango within, P.S. Mango, Town Jamshedpur, District East Singhbhum, Jharkhand & (2) SRI SANTOSH KUMAR SRIVASTWA, son of Sidh Nath Srivastwa, by faith hindu, by nationality Indian, by caste "Lala" resident of 259, Delta - A, Sahara City, Mango within P.S. Mango, town Jamshedpur, District East Singhbhum, Jharkhand & (3) SRI SHREEKANT SINGH, son of Late Bangali Singh, by faith hindu, by caste Kashtriya, by nationality Indian, resident of C-2, TRF Housing Colony, Harharguttu, P.S. Bagbera, Town Jamshedpur, District East Singhbhum, in the state of Jharkhand registered in their favour vide General Power of Attorney No. 20, Sl. No. 63 (Book -IV) dt. 07-01-2013 & GPA No. 1285, Sl. No. 5820 dated 11-09-2013 both registered at District Sub-Registry office, Jamshedpur hereinafter called the VENDORS/ SELLERS ( which expression sale unless, repugnant to the context, include her legal heirs, successors, administrators, representative ) of the one part ;

Contd... 4

D. Anwer Singh  
14/12/15  
Santam kr. Simoshu  
14/12/15  
Ani Kant Singh  
14/12/15

:: 4 ::

**IN FAVOUR OF**

**SMT. PRATIMA SINGH**, wife of Sri Shalendra Singh, by faith hindu, by caste "Rajput" by occupation housewife, by nationality Indian, residents of H. No. 15, Housing Society Colony, Parsudih, Post – Tatanagar, P.S. Parsudih, District East Singhbhum, town Jamshedpur – 831002 in the state of Jharkhand hereinafter called the VENDEE /PURCHASER ( which expression sale unless, repugnant to the context, include her legal heirs, successors, administrators, representative ) of the other part ;

NATURE OF DEED

SALE DEED

CONSIDERATION MONEY

3,50,000/- (Rupees Three Lakh Fifty thousand ) only.

WITNESSETH AS FOLLOWS :-

WHEREAS, in the Khatiyon of the present Survey Settlement , with respect to the schedule below land with other adjoining land has been recorded in the name of Late Sunder Das Sachdev son of Late Firaiyamal Sachdev resident of Sundernagar, P.S. Sundernagar, District – East Singhbhum, town Jamshedpur.

AND WHEREAS after death of said Sunderdas Sachdev, his two sons namely Late Dharampal Sachdev & Sri Ramesh Sachdev being the sons and legal heirs and successors inherited the same and became joint absolute owner thereon without any interruption from any corner.

Contd... 5

Dharampal Sachdev  
14/12/15  
Santosh K. Sinhashtu  
14/12/15  
Ari Kant Singh  
14/12/15

:: 5 ::

AND WHEREAS after death of said Dharampal Sachdev his two sons namely Sri Rajan Sachdev & Sri Rakesh Sachdev being the sons and legal heirs and successors of deceased Dharampal Sachdev inherited the portion of their father and became joint absolute owner thereon without any interruption from any corner and all the vendors possessed the schedule below land situated at Mouza - Byangbill, P.S. Sundernagar, Thana No. 1184, Halka No. 1, bearing Khata No. 144, Portion of New Plot No.1162, 1164 area measuring 1781 Sqft. i.e. 4.08 decimals Approx. more fully described in the schedule below, and since then all the Sellers are in peaceful physical possession over their share of land without any interruption from any body and paying rent to the Govt. of Jharkhand through C.O. Jamshedpur regularly.

AND WHEREAS due to urgent need of money to meet his personal emergent expenses the owners of the property Sri (1) RAMESH SACHDEV (2) SRI RAJAN SACHDEV & (3) SRI RAKESH SACHDEV, expressed their desire and willingness to sell their schedule below landed property for a total consideration amount of Rs. 350,000/- ( Rupees Three Lakh Fifty thousand ) only.

AND WHEREAS the Purchaser agreed to purchase the schedule below landed property on said consideration amount, accordingly the present vendors has agreed and execute the Registered Sale Deed in favour of the purchaser for the schedule below property stated in the Sale Deed on the following terms and conditions :-

Devendra Singh  
14/12/15

Santosh Kumar Sinha  
14/12/15  
Ani Kant Singh  
14/12/15

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NOW THIS SALE DEED WITNESSETH AS FOLLOWS :-

1. That in pursuance of the above promise the Vendors received Rs. 3,50,000- (Rupees Three Lakhs fifty thousand ) only as full and final consideration money from the purchaser against sell of their schedule below property and also hereby admit and acknowledged the same as highest market price of the schedule below land and the Vendors does hereby absolutely and forever sell, convey, transfer and deliver their landed property fully described in schedule below in favour of the purchaser by this Deed of Sale.

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

3. That all the rights, title, interest of the schedule below landed property will be ceased to exist from the Vendors/Sellers from today and shall be vested upon the purchaser and the purchaser with her heirs and successors will enjoy and possess the same as absolute owner forever without any interruption of others.

4. That from today the vendors\ sellers or their heirs and successors will have no claim over the landed property hereby conveyed.

Contd...7

Dewan Singh  
 14/12/15  
 Santosh K. Srivastava  
 14/12/15  
 Anil Kant Singh  
 14/12/15

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5. That the Sellers hereby declares that they have good and perfect title over the schedule below land, which they were not sold, charged or transferred the same in any way to any one else prior to this sale deed. If the purchaser suffer any loss, due to defects of title or possession of the sellers in schedule below land, the Purchaser suffer any loss, then the sellers will be liable to compensate the same.

6. That the property hereby conveyed is free from all encumbrances and charges, and if in future it transpires that the property is not free from all encumbrances, then the Vendors with his their heirs and successors will be civilly and criminally liable to the purchaser and they shall be bound to make good loss if any sustained by the purchaser or her heirs and successors.

7. That this sale shall be binding on all concerned including the legal heirs and successors of both the Vendors and the Purchaser.

**" SCHEDULE "**

District East Singhbhum, District Sub-Registry office at Jamshedpur, Pargana Dhalbhum, a raiyati homestead land, situated at Mouza Byangbill, P.S. Sundernagar, Thana No. 1184, Halka No. 1, bearing ( Sub Plot No. - 4), Khata No. 144, measuring an area Total 1781 Sqft i.e. 4.08 decimals Approx. in the following manner which is bounded by :-

	<u>New Plot No.</u>	<u>New Khata No.</u>	<u>Area</u>	
<u>Dewan Singh</u>	1162	144	316 Sqft.	i.e. 0.72 decimal
<u>14-12-15</u>	1164	144	1465 Sqft.	i.e. 3.36 decimal
			<u>-----</u>	
			<u>Total 1781 Sqft.</u>	i.e. 4.08 decimal

Pratima Singh  
14/12/15

Sandeep K. N.  
Singh  
Ari Kant Singh  
14/12/15

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North : Plot No. 1162/P  
South : Plot No. 1164/P  
East : 25 'ft Road .  
West : Plot No. 1164/P

IN WITNESS WHEREOF the Vendor set his hands and signed on this Sale Deed in presence of the witnesses on the day, month and year above mentioned at Jamshedpur.

Witnesses :-

1. [Signature]  
14/12/15
2. A.K. Singh  
14/12/15

Drafted, read over and explained the contents of this Sale Deed to the Seller/Vendor in hindi, and she admitted the same is true and correct and signed in my presence.

Typed by :

( [Signature] ), Jamshedpur, Court.

NAME OF THE PURCHASER :-

SMT. PRATIMA SINGH



Pratima Singh



Witnessed that the finger prints of the left hand of each person, whose photograph is affixed in the documents have obtained before me.

[Signature]  
Advocate  
14/12/2015  
C Abhinath Mahapatra

[Signature]  
Advocate  
14/12/2015  
Abhinath Mahapatra

A.K. Singh  
14/12/15

N  
S

BAYANGBIL

नाम ग्राम - बांगबिल चा.न.

ग्राम - धाटशिला

ग्राम नं. - 1184

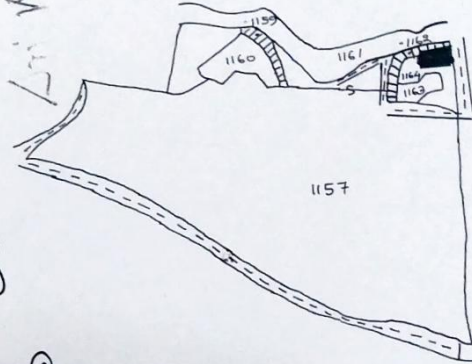
जिला - सिंहभुम

पैमाना - 16" = 1 मील

सन् - 1960-61 ईस्वी

MIRABAI

Dattapan K. Srinivasaiah  
1/8 8 m



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क्रेता का नाम - प्रतिमा सिंहपति शैलेश्वर सिंह



खता नं.	प्लॉट नं.	किस्म	रकबा	चौहद्दी
144	1162		316 sq. ft. → ■	उ:- प्लॉट नं. - 1162/P द:- प्लॉट नं. - 1164/P घ:- रास्ता 25'
144	1164		1465 sq. ft. → ■	प:- प्लॉट नं. - 1164/P
			1781 sq. feet.	

• = 2.47 Kattha

Amin  
Tehsil  
25/11/2015

R. Srinivasaiah