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INDIA NON JUDICIAL

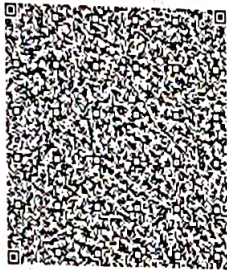
Government of Jharkhand

e-Stamp



सत्यमेव जयते

Certificate No.	: IN-JH01060601202057N
Certificate Issued Date	: 19-Feb-2015 09:25 PM
Account Reference	: SHCIL (FI)/ Jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference	: SUBIN-JHJHSHCIL0101311217306291N
Purchased by	: A S G N S S SAMITY LTD
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 13,00,000 (Thirteen Lakh only)
First Party	: NOT APPLICABLE
Second Party	: A S G N S S SAMITY LTD
Stamp Duty Paid By	: A S G N S S SAMITY LTD
Stamp Duty Amount(Rs.)	: 52,000 (Fifty Two Thousand only)



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



जिवाबा अग्रवती

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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.



80 10 20 10

value Rs = 13,00,000/- P.S. Udayalpur

Stamp Rs = 52,000/-

23/11/15

S
R.O
20/12/15



Handwritten signature and date: 23/11/15



Handwritten text in Odia script, including names and details of the deed.

SALE DEED

Handwritten notes and signatures in Odia script, including a date of 20/12/15.

Handwritten notes in Odia script on the left margin.

THIS SALE DEED is made on this the 23 day of Nov, 2015, at Jamsheipur.

BY AND BETWEEN

Handwritten notes: Aachid, 39000, L.R. 2=30, P.F.C. 0-94, Q.H.C-390

Smt. SHIBANI CHAKRABORTY, wife of Mr. Saurendra Nath Chakrabarty, By Faith
Hinda, By Caste Brahmin (General Caste), By Occupation Housewife, By Nationality
Indian, Resident of UDC 8th Phase, Adarshnagar, Sonari, P.O. & P.S. Sonari, Town
Jamsheipur, District East Singhbhum, State Jharkhand. Hereinafter called the "VENDOR
/ SELLER" (which expression shall unless excluded by and / or repugnant to the context
most mean and include her legal heirs, successors, administrators, legal representatives,
executors, nominees, and assigns) of the One Part.

Handwritten signature and notes in Odia script.

PROBIR KUMAR GUPTA

IN FAVOUR OF

ANUPAM SAHAKARI GRIHA NIRMAN SWAVALAMBI SAHYOG SAMITY LIMITED, a Housing Society registered under the Bihar Co-Operative Societies Act 1935, & 1996 (Old Reg. No. 01 Singhbhum (Zila), Dt: 11.01.1993,) & Reg. No J.K.D. 01-03-04, GRIH 01, Dt: 09.03.2013), having its Registered Office at Alok Vihar, Ghorabandha, P.O. Luabasa, P.S. Govindpur, Town Jamshedpur, District East Singhbhum, State Jharkhand, hereinafter called the "SOCIETY", represented by one of its Director: Mr. PROBIR KUMAR GUPTA, son of Late J. M. Gupta, By Faith Hindu, By Nationality Indian, By Occupation Retired, Resident of Flat No. A/4, Indus Block, Alok Vihar, Ghorabandha, P.S. Govindpur, Town Jamshedpur, District East Singhbhum, State Jharkhand. Hereinafter called the "VENDEE / PURCHASER" (which expression shall unless excluded by and / or repugnant to the context must mean and include its / his legal heirs, successors, administrators, legal representatives, executors, nominees, and assigns) of the Other Part.
PAN No - ABHPG1691411.

NATURE OF DEED

SALE DEED

CONSIDERATION AMOUNT

Rs. 13,00,000/- only

WITNESSETH AS FOLLOWS:

WHEREAS, the Vendor i.e. Mrs. Shibani Chakraborty, has purchased raiyati land measuring an area 48'ft x 46'ft = 2208 Sq.ft., recorded under New Khata No. 21, being in Portion of New Plot No. 617, and 618, situated in Mouza Ghorabandha, Thana No. 1195, P.S. Govindpur, under the District Sub Registry Office, Anchal and Town Jamshedpur, District East Singhbhum, State Jharkhand, from its previous owner, by virtue of registered Sale Deed No. 639, Dt: 17.02.1997, registered at the District Sub Registry Office, Jamshedpur, and after purchasing the said land, the Vendor also got her name mutated in the records of the Circle Officer, Jamshedpur, vide Mutation Case No. 148 / 1997 - 1998,

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and from then onwards the Vendor came in peaceful physical possession over the same without any interruption from any person or corner, thereby exercising all her right, title and interest over the same, being its absolute, lawful, and bonafide owner.

AND WHEREAS, the Vendor is in urgent need of money to meet her financial expenses for which she has decided to sell the schedule below landed property and approached the Purchaser, and asked for full, final, and highest consideration amount of Rs. 13,00,000/- only, to which the Purchaser agreed to pay the same to the Vendor, hence, to avoid any or all kind of disputes, or legal complications, the Vendor decided to execute this Sale Deed in favour of the Purchaser, on the following terms and conditions.

NOW THIS SALE DEED IS WITNESETH AS FOLLOWS:

1. That, in pursuance of the aforesaid agreement and in consideration amount of Rs. 13,00,000/- (Rupees Thirteen Lacs) only, paid by the Purchaser to the Vendor, details of which is shown in memo of consideration, hereinafter receipt of which is hereby admitted and acknowledged as full, final, and highest consideration amount for the schedule below property, the Vendor does hereby absolutely and forever sell, convey, transfer, and deliver all that property, more fully described in the schedule below in favour of the Purchaser by this Sale Deed To Have And To Hold the same, unto the Purchaser, along with his legal heirs and successors without any interruption from the side of the Vendor or any other persons claiming under her or through her for the schedule below property.

2. That, the Vendor has delivered possession of the schedule below 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 off the same by way of sale, gift, mortgage, or any other ways whatsoever in any manner it likes and also has the right to get the society's name mutated in the records of the State Government through Circle Officer, Jamshedpur.

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3. That, from this day the Vendor shall cease to have any right, title, and interest over the schedule below property, and all the right, title, and interest will now be completely vested unto the Purchaser. The property hereby conveyed by this Sale Deed is free from all encumbrances, liens, or charges, of any kind whatsoever, and after executing this sale deed and giving possession of the schedule below property, the Vendor can never claim over the schedule property along with her legal heirs and successors.

4. That, the Vendor hereby declares that she has good and perfect title over the schedule below property and if for any defect of title or possession of the Vendor in the schedule below property the Purchaser suffers any loss then the Vendor will be liable to compensate the same to the Purchaser or its legal heirs and successors.

5. That, the Vendor will be further bound to execute any deed of assurance that may be required in favour of the Purchaser to perfect the title of the Purchaser over the said schedule below property.

6. That, the Vendor must deliver all relevant documents to the Purchaser in respect of the schedule below property, and the Vendor also undertakes that she has not sold, transferred or mortgaged the schedule below property to any person or bank or company and the same is free from all encumbrances, liens, and charges of any kind whatsoever.

7. That, the Purchaser shall be entitled to obtain mutation of the schedule below property in its name in the record of the State Government (register II) through Circle Officer at Jamshedpur, and accordingly shall pay the rent or any other charges for the same and to obtain receipts thereof in its name.

8. That, the terms and conditions of this Sale Deed will be binding on both the Vendor and the Purchaser which shall mean and include their respective legal heirs and successors, Jamshedpur Court alone has jurisdiction in any or all matters arising out of this indenture.

रिजिस्ट्रार
जमशेदपुर

MEMO OF CONSIDERATION

<u>Date</u>	<u>Cheque No</u>	<u>Bank</u>	<u>Amount (Rs.)</u>
16.02.2015	000386	Bank of India, Ghorabandha	Rs. 6,50,000/-
24.02.2015	000402	Bank of India, Ghorabandha	Rs. 6,50,000/-
Total amount paid is			Rs. 13,00,000/- only.

SCHEDULE

(Description of the property hereby sold)

All that piece and parcel of raiyati agricultural land now converted into homestead land measuring an area 48'ft x 46'ft = 2208 Sq.ft. i.e. 5.06 Decimals, recorded under New Khata No. 21, being in portion of New Plot No. 617 and 618, Situated in Mouza Ghorabandha, Thana No. 1195, P.S. Govindpur, under the District Sub Registry Office, Anchal, and Town Jamshedpur, District East Singhbhum, and State Jharkhand. (The landed property is situated at Branch / Other Road) ^{is} vacant

रिजिस्ट्रार
जमशेदपुर

The above land is bounded as:

- North : Society's Boundary Wall (Nij),
- South : 8'ft. wide Proposed Alley,
- East : 20'ft wide Proposed Road then Dilip Kr. Chakraborty,
- West : 4'ft Proposed Drain then Mr. Debashis Chaudhuary.

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

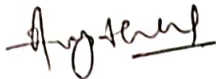
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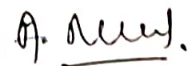
In witness whereof the Vendor has hereunto set and subscribed her hand on this Sale Deed, today at Jamshedpur, on the date aforementioned.

WITNESSES:

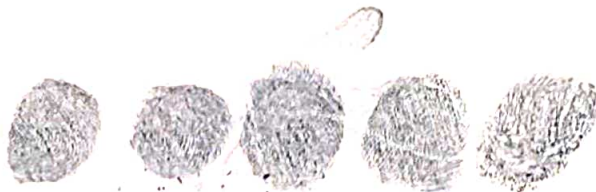
1. SURAJIT CHAKRABORTY
(Chakraborty)

2. NABENDU- CHAKRABORTY

3. 

Drafted & Printed by: 

Jamshedpur Court.

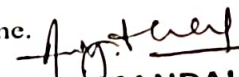


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Certificate:

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