

INDIA NON JUDICIAL
Government of Jharkhand



सत्यमेव जयते

e-Stamp

Certificate No. : IN-JH16533826075456R
Certificate Issued Date : 03-May-2019 11:34 AM
Account Reference : SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference : SUBIN-JHJHSHCIL0121410131286701R
Purchased by : MS MAAAMBEYCONSTRUCTION
Description of Document : Article 23 Conveyance
Property Description : SALE DEED
Consideration Price (Rs.) : 45,00,000
(Forty Five Lakh only)
First Party : NA
Second Party : MS MAA AMBEY CONSTRUCTION
Stamp Duty Paid By : MS MAA AMBEY CONSTRUCTION
Stamp Duty Amount(Rs.) : 1,80,000
(One Lakh Eighty Thousand only)



.....Please write or type below this line.....

2019/JSR/1894/BR/1748

14
2019-22452
03/05/19



Ms Smithe
315/19

SIR 0002672962
MAA AMBEY CONSTRUCTION
TODAN DAAA

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.

Partner

Sale
4500000

P.S.
Ragsudih

Stamp
1800000



Mrs Sudha Ganesh
3/5/19

अज्ञात मूल्यकन सूची से जाँचा एवं सही पाया।
जहाँ से ही नहीं है।
3/5/19



नियम 21 के अधीन ब्रह्म: भारतीय स्वाम्य-अधिनियम (इंडियन स्वाम्य ऐक्ट), 1980 की धारा 1 या 1क, स. 23 के अधीन यहाँ स्वाम्य-शुल्क स 14 मुज या स. 23 के अर्थात् नहीं।

जिला अफसर बिजनपुर
समस्त दस्तावेज में सही / प्रिन्सिपल जारी के साथ... की गई हैं।
जोटापुर स. 23 के अधिनियम 1938 की धारा 40(B) के अन्तर्गत नहीं हैं।
- 2 -

निबंधन-प्रदायिका
3/5/19

SALE DEED

receivable
13500000
3/5/19
PKC
3/5/19

THIS DEED OF SALE IS MADE ON THIS THE 3rd DAY OF MAY, 2019 AT JAMSHEDPUR, B Y:-

MRS. SUDHA GANESH, wife of Mr. C.P. Ganesh, by faith - Hindu, by Caste - Brahmin, by Occupation Business & Housefie, Nationality - Indian, at present residing at Ganesh Vihar, Shiv Path Bhatia Kadma, P.O. and P.S. Kadma, Town Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the "SELLER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to include her heirs executors, administrators, legal representatives and assigns) of the **One Part;**

UID No. 4416 0565 1117 & PAN :- AGJPG4595M

IN FAVOUR OF

MAA AMBEY CONSTRUCTION

Taran Barua

Partner

M/S. MAA AMBEY CONSTRUCTION (PAN No.:- AAKFM4724A), a Partnership firm having its Office at 72, Promothanagar, Main Road, Parsudih, P.S. Parsudih, Town Jamshedpur, District East Singhbhum,

Mrs. Sandhya C. L.
31/5/19

represented by its one of the partner namely **MR. TAPAN BARUA** (UID No. 3085 1333 2347), Son of Late M.L. Barua, by faith - Hindu, by Caste - Kayastha, by Occupation - Business, by Nationality - Indian, resident of Makdampur, P.O. Tata Nagar, P.S. Parsudih, Jamshedpur, District East Singhbhum, Jharkhand hereinafter called the "**PURCHASER**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to include its/his/her/theirs, heirs successors, successors-in-Office, executors, administrators, legal representatives and assign) of the Other Part;

NATURE OF DEED : S A L E D E E D.

CONSIDERATION MONEY : Rs.45,00,000/- (Rupees forty five lakhs) only.

WHEREAS, the seller is the sole, absolute, lawful and bonafide owners of all that total measuring area 14374 Sq.ft. i.e. 33 Decimals of land recorded under New Khata No. 90, being in portion of New Plot Nos. 547 and 549 of Mouza Kalimati, P.S. Parsudih, Thana No.1163, within Halka No. I, District Sub-Registry office, Anchal and Town Jamshedpur, District East Singhbhum, Jharkhand, morefully described in Schedule below;

AND WHEREAS, the above named Seller has purchased all that land morefully described in the schedule below from its previous owner namely Mrs. Maryanee Francis, wife of Late Romani Francis, Rita Bhogal, Wife of S. Gurudev Bhogal and others, all resident of Row House No.7, Enkay Co-operative House Society, on Plot No. 40, Sector 16, Koperkhairane, Navi Mumbai, (all the owner have represented through their lawful Attorney C.P. Ganesh, vide strength of registered

MAA AMBEY CONSTRUCTION Contd...4/

Tapan Barua

Partner

Ms. Sushma Ch. S.
31/5/19

-4-

General Power of Attorney Deed No.IV-0312039, executed before the Registrar thane Maharashtra on 9.12.2003) by means of registered Sale Deed No.2511, Dt. 18.03.2005, registered at the District Sub-Registry office Jamshedpur, which has been copied in Book No.1, Vol. No. 86, Pages 497 to 520, completion on 18.03.2005 and since then she came in physical possession over the same and hold and possesses the same as absolute owner thereof without any interruption from any body and having every right to transfer the same in any manner whatsoever she likes;

AND WHEREAS, the Seller above named has got mutated her name in respect of said land, in the office of the Anchal Adhikary (Circle Officer), Jamshedpur, vide Mutation Case No.1266/2005-06, vide its ordered dated 24.11.2005 and paying ground rent etc. for the same in her name by obtaining rent receipt from the said Office;

AND WHEREAS, now being in urgent need of money the Seller has agreed with the Purchaser for ABSOLUTE SALE of the said property fully mentioned in the schedule below for a total consideration amount of Rs.45,00,000/-(Rupees forty five lakhs) only and the Purchaser has also agreed to purchase the same at that price;

AND WHEREAS, the above named Seller agreed to execute this Sale Deed in favour of the Purchaser with respect to the aforesaid land morefully described in Schedule below on the following terms and conditions:-

NOW THIS SALE DEED WITNESSETH AS FOLLOWS :-

MAA AMBEY CONSTRUCTION

TADAN BANAV

Partner

1. That in consideration of the said sum of Rs.45,00,000/-(Rupees forty five lakhs) only paid by the Purchaser to the Seller, the receipt of which is hereby admitted and acknowledged, as full and final payment in respect of sale of the said land property morefully described in

Contd.....5/

Ms. Sushila Chandra
31/5/19

- 5 -

schedule below by the Seller, the Seller do hereby absolutely sell, convey, transfer the all that property mentioned in the schedule below in favour of the Purchaser by this sale Deed TO HAVE AND TO HOLD THE same unto the Purchaser or its heirs, successors without any interruption from the side of the Seller or any person/s claiming under her together with all the right, title, claim and interest which the Seller here before enjoyed in respect of the landed property mentioned in the Schedule below.

2. That the Seller has delivered physical possession of the aforesaid land morefully described in Schedule below to the Purchaser and from this day the Purchaser shall possess and enjoy the same as absolute owner in all possible ways with power to dispose of the same in any manner she likes.

3. That, henceforth the Purchaser shall also be entitled to mutate its name in respect of the said property hereby sold fully described in Schedule below to the sherista of the said landlord State Jharkhand through the C.O. Jamshedpur and shall pay rent for the same in its name.

4. That from this day all the right, title, claim and interest of the Seller in the property morefully described in schedule below shall cease to exist and will vest in the Purchaser and the Purchaser will become the absolute owner thereon from this day.

5. That the Seller do hereby covenant with the Purchaser that she has not done or committed any act in any manner or thing by the reason whereof the property conveyed by this presents, has not been charged, mortgaged, hypothecated, gifted, sold, transferred or has not been encumbered in any manner whatsoever whether in title or in possession in respect of schedule below landed property.

6. That the Seller hereby declare that she has good and perfect title

MAA-ARBEY-112
Contd...6/

Partner

Ms. Sushila L. L.
3/5/19

over the said property mentioned in the Schedule below which she has not sold, charged or transferred the same in any way to any one else prior to this Sale Deed.

7. That the Seller has delivered all the relevant documents (photo copies) together with original Sale Deed, Mutation slip, etc. in connection with the Schedule below property to the Purchaser.

8. That the Seller hereby agree to keep harmless and indemnified from all losses, expenses and costs incurred or suffered by the Purchaser arising out of any defect in title of the seller over the said property morefully described in the schedule below.

9. That the Seller have further agreed to execute and register any further or other Deed of assurance or document at the cost of the Purchaser that may be required to more perfectly confirm the ownership and possession of the Purchaser in the Schedule below property.

10. That the Seller hereby declare that the Photocopies of relevant (connecting) documents are attach herewith are true and genuine and which will treated as part of this document.

SCHEDULE

(Description of the property hereby sold)

In the District East Singhbhum, situated in Mouza Kalimati, P.S. Parsudih, Thana No.1163, within Halka No.I, under the District Sub-Registry office, Anchal and Town Jamshedpur, State Jharkhand, all that piece and parcel of raiyati homestead land, recorded under:-

Khata No.	Plot No.	Area
New 90	New 547 (P)	31.50 Decimals i.e. 13721 Sq.ft.
New 90	New 549	1.50 Decimals i.e. 653 Sq.ft.
Total area measuring: -		14374 Sq.ft. i.e. 33 Decimals of vacant land

MAA AMBEY CONSTRUCTION

TAPAN DASGUPTA

Partner

Ms. Sushma Lamba
3/5/19

-7-

The total area is bounded as follows:

North : Plot No. 432, 434, 551;
South : Portion of Plot No. 547;
East : Plot No. 551;
West : Plot No. 548;

That the above property is on Branch Road.

MEMO OF CONSIDERATION

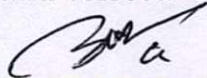
The consideration money of Rs.45,00,000/- (Rupees forty five lakhs) only has been paid by the Purchaser to the Seller by Cheque, vide Cheque No. 019311, dated 03.05.2019, drawn on Central Bank of India.

Annual Rent : Rs. 64/- only payable to the landlord the State of Jharkhand Through C.O. Jamshedpur;

Location of the land shown in the Sketch map in red colour annexed herewith which shall form part of this deed.

IN WITNESS, whereof the Seller do hereunto set her hand in it at Jamshedpur on this the day, month and year as mentioned above.

Read over and explained the contents of this sale deed to the executants who admit the same to be true and correct.


MAA AMBEY CONSTRUCTION

Jagan Datta

Partner


Contd....8/

Ms. Sudha Lakshmi
3/5/19

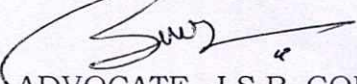
Witnesses :

1. C. P. GANESH S/o Late C. D. PADMANABHA H. -
Partner C. Block. Ganesh Vihar
2. Batia Basti, Kaduna
Anil Chaitanya S/o late M. G. Chaitanya
Mangro. J.R.

TYPED BY :-


J.S.R. COURT

DRAFTED BY :-


ADVOCATE. J.S.R. COURT

PURCHASER



Handwritten signature/initials

Tapan Borua

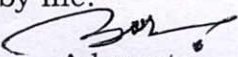


MAA AMBEY CONSTRUCTION

Tapan Borua

Partner

Certified that the finger prints of the left hand of each person whose photographs are affixed in this document have been taken by me.


Advocate

①

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MAA AMBEY CONSTRUCTION



26/12/2003
Permanent Account Number
AAKFM4727A

Signature

MAA AMBEY CONSTRUCTION

Tarun Datta

Partner



Document Registration Summary 1

Date :-03-May-2019

- Government/Market Value: ₹3844900/-
- Transaction Amount: ₹4500000 /-
- Paid Stamp Duty: ₹180000 /-

Receipt : 125830

Receipt Date : 03-05-2019

Presenter Name: -

On Date 03-05-2019 Presented at District SRO -
Jamshedpur

Signature of Presenter

Mrs Sudha R. S.

District SRO - Jamshedpur

PR	₹1
SP	₹1170
LL	₹3
A1	₹135000
Stamp Duty	₹180000

Total ₹316174

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	180000	180000	0	E-STAMP	MS MAAAMBEYCONSTRUCTION	Certificate Number : IN- JH16533826075456R	180000
PR	1	1	0	GRAS	SUDHAGANESH	GRN Number : 1901082825 DEPT Transaction Id : 9acdf8bdf06a0883b7db Transaction Type :	1

MAA AMBEY CONSTRUCTION

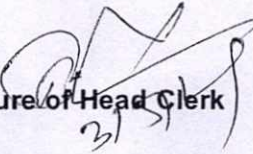
Tapan Saha

Partner

S	1170	1170	0	GRAS	SUDHAGANESH	GRN Number : 1901082825 DEPT Transaction Id : 9acdf8bdf06a0883b7db Transaction Type :	1170
A1	135000	135000	0	GRAS	SUDHAGANESH	GRN Number : 1901082825 DEPT Transaction Id : 9acdf8bdf06a0883b7db Transaction Type :	135000
LL	3	3	0	GRAS	SUDHAGANESH	GRN Number : 1901082825 DEPT Transaction Id : 9acdf8bdf06a0883b7db Transaction Type :	3
Sub Total	316174	316174	0				

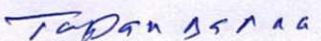
Article : Sale Deed Number of Pages : 78


Signature of Operator


Signature of Head Clerk


Signature of Registering Officer

MAA AMBEY CONSTRUCTION


Partner



OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

Deed Endorsement

Token No :- 20190000022452

Deed Type	Sale Deed
Number of Pages	78
Fee Details	Stamp Duty :- Rs. 180000, PR :- Rs. 1, SP :- Rs. 1170, A1 :- Rs. 135000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.3844830/- , Transaction Amount :- Rs.4500000/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Kalimati Ansh Location :- Other Road, Kalimati Ansh Urban(ct) Property Boundaries :- East: PLOT NO- 551, West: PLOT NO- 548, South: PORTION OF PLOT NO. 547, North: PLOT NO- 432, 434, 551 Volume Number - 4 Page Number - 13 Khata Number - 90 Plot Number - 547 549 Area Of Land :- 33.00 Decimal

Sh./Smt.SUDHA GANESH s/o/d/o/w/o C P GANESH has presented the document for registration in this office

today dated :- 03-May-2019 Day :- Friday Time :- 14:59:09 PM



SUDHA GANESH(Individual)





Party Name	Document Type	Document Number
SUDHA GANESH	PAN/UID	AGJPG4595M

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
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MAA AMBEY CONSTRUCTION

Tapan Bera

Partner

1	SUDHA GANESH Address1 - GANESH VIHAR, SHIV PATH BHATIA KADMA, P.O and P.S- KADMA, TOWN- JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: AGJPG4595M, Permission Case No.-	Yes	Sudha Ganesh Address:- Flat No- C/1 Ganesh Vihar, Near-Shiv Mandir, Shiv Path ,Bhatia Basti, Po- Kadma, jamshedpur, , Purbi Singhbhum, 831005, , Jharkhand, India	SELLER Age:56			<i>Ms Sudha Ganesh</i>
2	MAA AMBEY CONSTRUCTION REP BY TAPAN BARUA Address1 - OFFICE AT 72, PROMOTHANAGAR, MAIN ROAD, PARSUDI, P.S- PARSUDI, TOWN- JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: AAKFM4724A, Permission Case No.-	Yes	Tapan Barua Address:- , NEAR MASJID, MAKDAM PUR PARSUDI, PO- TATANAGAR THANA- PARSUDI, JAMSHEDPUR, , Purbi Singhbhum, 831002, , Jharkhand, India	PURCHASER Age:52			<i>Tapan Barua</i>

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	C P GANESH Address1 - GANESH VIHAR, SHIV PATH BHATIA KADMA, P.O and P.S- KADMA, TOWN-JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.:			<i>C P Ganesh</i>

Witness:

I/We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ANIL CHATTERJEE Address1 - OLD PURULIA ROAD, MANGO, JAMSHEDPUR, DIST- EAST SINGHBHUM, Address2 - , , , Jharkhand			

[Signature]
Signature of Operator



[Signature]
Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

MAA AMBEY CONSTRUCTION

Tapan Barua

Partner

Above mentioned, (**SUDHA GANESH**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**C P GANESH**) Son/Daughter/Wife of (**LATE C D PADMANABHAN**) resident of (**GANESH VIHAR, SHIV PÄTH CHATIÄ KADMA, P.O and P.S- KADMA, TOWN-JAMSHEDPUR**) and by occupation (**Business**).



Signature of Registering Officer

[Handwritten signature]
[Handwritten signature]

Date:- 03-May-2019

Seal and Signature of Registering Officer

MAA AMBEY CONSTRUCTION

TAPAN DATTA

Partner

Transaction Success! Please Note Your Transaction Id.

OK

Name	SUDHAGANESH
Token No	20190000022452
Amount	136174
Transaction ID	9acdf8bdf06a0883b7db
GRN	1901082825
CIN	10002162019050333650
Time	2019-05-03

Mrs Sushma Lamb

MAA AMBEY CONSTRUCTION

Tapan Barua

Partner



झारखण्ड सरकार

Pre Registration Docket

Date :- 03-05-2019 12:44 pm

Office Name :- District SRO - Jamshedpur

Token No:- 20190000022452

Appoinment :- 03-May-2019 Time:- 13:30

Article	Sale Deed
Pre Registration Date	02-May-2019
No. Of Pages	39
Stamp Duty	180000
Paid Stamp Duty	0
Total Fees	₹ 1,36,174.

Property Id: 82413

Valuation No. : 108345 / 2019	: - 2019-2020	User Id : 3104	Date : 03-May-2019 12:08:PM
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Census	Corporation :	Village/City : Kalimati Ansh	
Kalimati Ansh Urban(ct) - Other Road		-	
Volume Number - 4			
Page Number - 13			
Khata Number - 90			
Plot Number - 547 549			
Valuation Rule : Residential Land			
Usage : Non Agri => Residential Land => Residential Land			
Property Details			
1	Land area	33 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 33 x 116510=3844830	₹38,44,830/-
A	Total		₹38,44,830/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹38,44,900/-
MAA AMBEY CONSTRUCTION Tapan Dasgupta Partner			
Total Amount in Words : Thirty Eight Lakhs Forty Four Thousands Nine Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO- 551, West: PLOT NO- 548, South: PORTION OF PLOT NO. 547, North: PLOT NO- 432, 434, 551
Area	Land area : 33.00 Decimal
Other Description of the Property	Address - KALIMATI ANSH
Government/Market Value	3844830
Transaction Amount	4500000

SELLER	-Mrs. SUDHA GANESH, Address - GANESH VIHAR, SHIV PATH BHATIA KADMA, P.O and P.S- KADMA, TOWN-JAMSHEDPUR- ,Father/Husband Name- C P GANESH , PAN No.- *****595M,Permission Case No.- , Aadhaar No. *****1117
PURCHASER	-Ms. MAA AMBEY CONSTRUCTION REP BY TAPAN BARUA, Address - OFFICE AT 72, PROMOTHANAGAR, MAIN ROAD, PARSUDI, P.S- PARSUDI, TOWN-JAMSHEDPUR- ,Father/Husband Name- LATE M L BARUA , PAN No.- *****724A,Permission Case No.- , Aadhaar No. *****2347

Witness Information	Mr. ANIL CHATTERJEE , Address - OLD PURULIA ROAD, MANGO, JAMSHEDPUR, DIST- EAST SINGHBHUM-, Father/Husband Name- LATE N G CHATTERJEE
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Identifier Details	Mr. C P GANESH , Address - GANESH VIHAR, SHIV PATH BHATIA KADMA, P.O and P.S- KADMA, TOWN-JAMSHEDPUR-, Father/Husband Name-LATE C D PADMANABHAN
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Property Id:82413		
Fee Rule:Sale Deed		
1	Stamp Duty	1,80,000

Property Id:82413		MAA AMBEY CONSTRUCTION	
Fee Rule:Sale Deed		<i>Tapan Barua</i>	
1	PR	Partner	1

2	SP	1,170
3	LL	3
4	A1	1,35,000
Total		1,36,174

All the entries made, have been verified by me and are found same as the entries of the document presented.

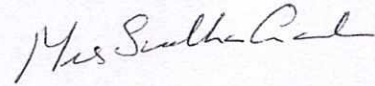
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.



Deed Writer / Advocate

TAPAN BERAJ

Vendee / Claimant



Vendor / Executant

MAA AMBEY CONSTRUCTION

TAPAN BERAJ
Partner

Token No.: 20190000022452

CERTIFICATE

Office of the District SRO - Jamshedpur

This **Sale Deed** was presented before the registering officer on date **03-May-2019** by **SUDHA GANESH**, S/O, D/O, W/O **C P GANESH** resident of GANESH VIHAR, SHIV PATH BHATIA KADMA, P.O and P.S- KADMA, TOWN-JAMSHEDPUR .,

This deed was registered as Document No:- **2019/JSR/1894/BK1/1748** in Book No :- **BK1**, Volume No :- 347 from Page No :- 369 to 446 at, office of **District SRO - Jamshedpur**

Date:- **03-May-2019**

Registering Officer

MAA AMBEY CONSTRUCTION

Tapan Dasgupta
Partner