

1393

1284



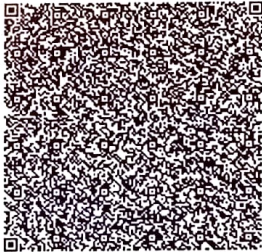
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH08889683061048Q
Certificate Issued Date	: 26-Mar-2018 12:02 PM
Account Reference	: SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference	: SUBIN-JHJHSHCIL0112576327231672Q
Purchased by	: AVIJIT MANDAL
Description of Document	: Article 23 Conveyance
Property Description	: LAND
Consideration Price (Rs.)	: 14,00,000 (Fourteen Lakh only)
First Party	: MAHINDRI DEVI ALIAS MAHINDRI GOURIN
Second Party	: VANDANA MISHRA
Stamp Duty Paid By	: VANDANA MISHRA
Stamp Duty Amount(Rs.)	: 10 (Ten only)



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



Lr. I of Mahindri
 Devi@ Mahindri
 bought by
 Avijit Mandal
 28/3/18

TQ 0000999274

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.

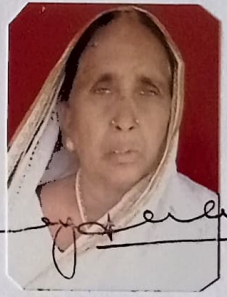
sale 14,00,000 85 Birsanagar 24/03/18 10/-

महेश्वरी बाबा देवी का लाल जवाब
श्री 48 की मिसाल का श्री 48 की मिसाल
दो मिसालों के दो नहीं हैं।

जिला अवर निबन्धक

सम्बन्धित दस्तावेज में लेखकारी / प्रिंसेपल का नाम मि. मिश्रा अंकित हो गई है।
जामशेदपुर कारतकारी अधिनियम 1978 की धारा 43A(B) से अनुरागत नहीं है।

26/3/18



[Signature]

न्यूनतम मूल्यांकन सूची से जाँचा एवं सही पाया।

Finger print of left hand of

Smt. Mahindri Devi @ Mahindri Gourin has been obtained before me.

[Signature]
26/3/18

SALE DEED

This Sale Deed is made on this the 26th day of March, 2018, at Jamshedpur.

[Signature]
निबन्धक प्रतीक

BY AND BETWEEN wife of late Rachhokanta Gope

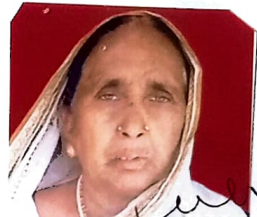
Smt. MAHINDRI DEVI alias MAHINDRI GOURIN, daughter of Late Dinabandhu Gour, By Faith Hindu, By Caste Gwala, By Occupation Housewife, By Nationality Indian, Resident of Moharda Basti, Lohabasa, Near Shiv Mandir, P.S. Birsanagar, Town Jamshedpur, Pin 831008, District East Singhbhum, and State Jharkhand. Hereinafter called the VENDOR / SELLER (which expression shall unless excluded by and / or repugnant to the context must mean and include her legal heirs, successors, administrators, executors, legal representatives, nominees, and assigns) of the One Part. (UIDAI No 9182 4314 6873) Pan No AWEPD8335P

feederable
Ami was
sal 2500
Pheo. 84

[Signature]
26/3/18

IN FAVOUR OF

Mrs. VANDANA MISHRA, wife of Mr. Ashwini Kumar Mishra, By Faith Hindu, By Nationality Indian, By Occupation Housewife, Resident of K2 - 328, Tube Colony, Baridih, Baridih, P.O. Baridih, P.S. Birsanagar Town Jamshedpur, Pin 831017, 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 her legal heirs, successors, administrators, legal representatives, executors, nominees, and assigns) of the Other Part. UIDAI No 2845 1112 4850 (Pan No AOSPM2007F)



Finger latent impressions of left hand
of Mrs. Mahindra Devi, @ Mahindra
house has been obtained before me.

M. S. Dhillon

M. S. Dhillon
26/3/18

श्री महिन्द्रा देवी का निवास सुभाष नगर जिला जमशेदपुर को
 निवास स्थान महिन्द्रा देवी का पता सुभाष नगर
 को अथवा अवर निवास, महिन्द्रा देवी का पता सुभाष नगर
 संख्या 20 के अथवा लेखपत्रों का बंदोबस्त नं. 1041 के अथवा
 के अथवा (अथवा) है नं. ता. 26/3/18 को 1041 के अथवा
 अपराह्न में महिन्द्रा देवी अवर निवास कार्यालय में महिन्द्रा देवी का पता सुभाष नगर

M. S. Dhillon
निबंधन-पदाधिकारी के 26/3/18
26/3/18



V.P.F. of Smt. Mahindri
Jain @
Mahindri
Gourin

NATURE OF DEED

SALE DEED

CONSIDERATION AMOUNT

Rs. 14,00,000/-

(Rupees Fourteen Lacs) only

WITNESSETH AS FOLLOWS:

WHEREAS, the Vendor is the lawful absolute and bonafide owner of the schedule below landed property 1.86 Acre, being in various Plots and recorded under R.S. Khata No. 8, corresponding to New Khata No. 36, Situated in Mouza Moharda, Thana No 1200, P.S. Birsanagar, within Ward No. 17 (J.N.A.C.), Town Jamshedpur, as she has inherited the same from her father said Dinabandhu Gour (now deceased) (Khatiyani Raiyat as per the Survey Settlement records of 1937) and as per succession the name of the Present Vendor i.e. Mahindri Gourin @ Mahindri Devi, got recorded in the khatian as per the last survey settlement records of 1995, and she is in peaceful physical possession over the said lands, without any interruption from any person or corner, thereby exercising all her right, title and interest over the same, being its lawful, absolute, and bonafide owner, and she is also paying the rent for the property inherited by her, vide Receipt No. JH/12 A 002572 of 2015 – 16, bearing Volume No I, Page No 8, as per the register II records of the Circle Officer, Jamshedpur.

AND WHEREAS, the Vendor being in urgent need of money has decided to sell the schedule below land for full, final, and highest consideration amount of Rs. 14,00,000/- (Rupees Fourteen Lacs) only, and approached the Purchaser, to which the Purchaser has also shown his interest and agreed to purchase the same, hence, to avoid any or all kind of misunderstandings, legal disputes, and complications, the parties have decided to enter into this Sale Deed, on the following terms and conditions.

L.P.F. of Smt. Mahinder
Soni @ Mumbai
Karnin

NOW THIS DEED OF SALE IS WITNESETH AS FOLLOWS:

1. That, in pursuance of mutual agreement and for consideration amount of Rs. 14,00,000/- (Rupees Fourteen Lacs) only, is paid by the Purchaser to the Vendor, details is shown in memo of consideration, hereinafter, the receipt of which does hereby admitted as full, final, and highest consideration amount and acknowledges the same by the Vendor, and 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 her legal heirs and successors without any interruption from the side of the Vendor and her legal heirs and successors or any other persons or party claiming on her behalf.
2. That, the Vendor delivered peaceful physical 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 the same, by way of sale, gift, mortgage or any other ways whatsoever in any manner she like.
3. That, from today 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.
4. That, the schedule below 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 will never make any claim over the same along with her legal heirs and successors.

L.P.F. of Amt. Mahabadi
Smt. Mahabadi
Ward

5. 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 held liable to compensate the loss to the Purchaser or to her legal heirs and successors.
6. That, the Vendor further may execute any deed of assurance if required in future in favour of the Purchaser to perfect the title of the Purchaser for the said property.
7. That, the Vendor will deliver all relevant photo copies of the documents to the Purchaser with respect to the schedule below property, and she also undertakes that she has not sold, transferred, or mortgaged the schedule below property in any bank or company or to any other person or party, and the same is free from any such mortgage or liability.
8. That, the Purchaser is entitled to obtain mutation of the schedule below property in her name in the record of the State Government (register II) through Circle Officer at Jamshedpur, and accordingly shall pay rent or any other charges for the same, and obtain receipts thereof in her name.
9. That the terms and conditions of this Sale Deed, will be binding on both the parties i.e. 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 Sale Deed.

MEMO OF CONSIDERATION

<u>Mode of Payment</u>	<u>Amount (Rs.)</u>
By Cheque/s / Cash	Rs. 14,00,000/-
(Rupees Fourteen Lacs) only	

L.T.P. of Govt. Revenue
Dist. @ Revenue
Revenue

SCHEDULE

All that piece and parcel of raiyati homestead land measuring an area 107'ft x 12'ft = 1284 Sq.ft. or 1.78 Kathas i.e. 2.944 Decimals, being in Portion of R.S. Plot No. 4496 (Old), recorded under R.S. Khata No. 8 (Old), corresponding to New Plot No. 1453 (Part) – 651 Sq.ft. & New Plot No. 1449 (Part) – 633 Sq.ft., recorded under New Khata No. 36, Situated in Mouza Moharda, Thana No. 1200, Halka No. X, within Ward No. 17 (J.N.A.C.), P.S. Birsanagar, Sub-Division Dhalbhum, under the District Sub Registry Office, Block and Town Jamshedpur, District East Singhbhum, State Jharkhand. (The above land is situated in Branch / Other Road)

The above land is bounded as:

North : Bihar Sarkar

South : Kiran Ranjan

East : Anandi Harpal

West : Bishnu Mahato

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

The above land is more clearly shown in sketch map attach herewith which also forms part of this Sale Deed.

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

Read over and explained the contents of this Sale Deed to the parties by me, who found it to be true and correct: A. K. Singh

App'l L.T.I. of Smt. Mohanlata Devi
@ Mohanlata Devi
L.T.I. has been obtained
before me: Aug 26/12/18.

WITNESSES:

1. Bana Gope - s/o Ratha Ranto Gope.
Mohanda Basti
2. Numa Gope s/o. Ratha Ranto Gope.
Mohanda Basti

Drafted & Printed by: A. Mandal
Old Court Campus, Jamshedpur.

PURCHASER



Vandana Mishra



Certificate:

It is certified that the finger prints of left hand of each person whose photograph is affixed in the present document have been obtained before/by me.

A. Mandal

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

अधिसूचित क्षेत्र जमशेदपुर

वार्डसंख्या - 17

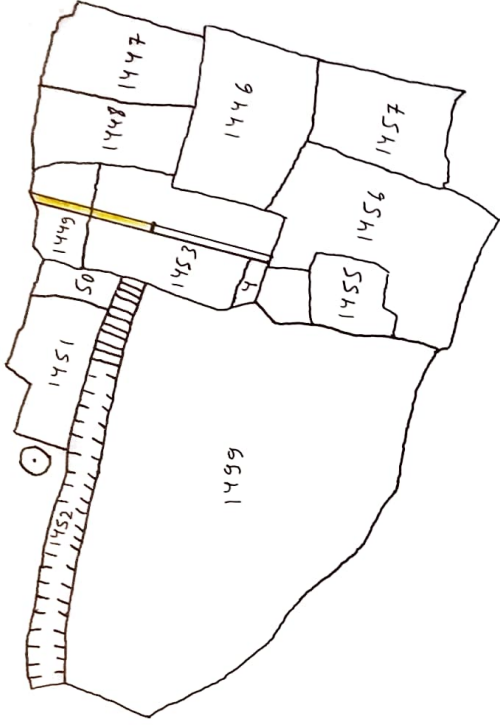
चादरसंख्या- 3


थाना - घाटशिला

जिला - सिंहभूम

पैमाना- 1 सेमी = 20मीटर

सन-1989-90ईस्वी



KHATA NO	PLOT NO		AREA	BOUNDRY	INDICATION
	OLD	NEW			
8	36	1449/P	633 Sqft	N- Bihar Sarkar S- Kiran Ranjan E- Anandi Harpal W- Bishnu Mahato	
8	36	1453/P	651 Sqft		
TOTAL			1284 Sqft = 1.78 kattha		

Amrini

Takhat
21/03/2018