



सत्यमेव जयते

# INDIA NON JUDICIAL Government of Jharkhand

## 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/JGR/1894/BK/1748

2019-22452  
03/05/19



Ms. Souha B  
31/5/19

MAA AMBEY CONSTRUCTION  
T. Parbat  
Partner

0002672962

### Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at [www.statelstamp.com](http://www.statelstamp.com). Any discrepancy in the details on this Certificate and as displayed on the website constitutes invalid.

Sale  
4500000

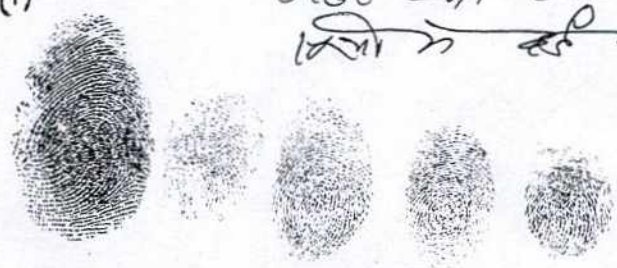
R.S.  
Raghu

1800000



Mrs Sudha Ganesh  
31/5/19

अज्ञात मूल्य 90 लाख  
जहाँ से लेंसिंग प्रमाणित  
होना चाहिए है।  
31/5/19



नियम 21 के अधीन ब्रह्म: भारतीय स्वाम्य-अधिनियम  
(इंडियन स्वाम्य ऐक्ट), 1980 की धारा 1  
या 1क, स. 1980 के अधिनियम  
या स्वाम्य-अधिनियम के अंतर्गत  
संशुद्ध या स्वाम्य-अधिनियम के अंतर्गत

दिल्ली अंतरिक्ष विभाग  
संपत्ति दस्तावेज में त्रुटि / त्रुटि  
जारी के तहत / त्रुटि को गई है।  
भारत सरकार अधिनियम 1998  
की धारा 48(B) के अंतर्गत नहीं है।  
न्यूनतम मूल्यकाल सूची से  
जांचा एवं सही पाया।  
- 2 -

निबंधन-प्रदायिका  
31/5/19

**SALE DEED**

13500020  
31  
1100  
31/5/19

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**

**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,

MAA AMBEY CONSTRUCTION  
Partner

Mrs. Sankha Chandra  
3/5/19

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

Tapan Barua

Partin

Ms. Sushma Chakraborty  
31519

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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 :-**

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

MAA AMBEY CONSTRUCTION  
Partner  
Sushma Chakraborty

Mrs. Sushma Patel  
31/5/19

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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

Contd...6/

MAA AMBEY CONSTRUCTION

Tapan Sen  
Partner

Ms. Sushma 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

Contd...7/

MAA AMBEY CONSTRUCTION

Partner

Ms Sushma Lamb  
3/5/19

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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**

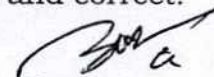
The consideration money of Rs.45,00,000/- (Rupees forty five lakhs) only has been paid by the Purchaser to the Seller by Cheque, vide Cheque No. 019311, dated 03.05.2019, drawn on Central Bank of India.

**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.



Contd....8/

MAA AMBEY CONSTRUCTION

Jagan Sarda

Partner

Ms. Sadhana Lamb  
3/5/19

Witnesses :

1. e. P. GANESH s/o. Late C. D. PADMANABHAI  
*Partner* C. Block, Ganesh Vihar
2. Batia Berty. Kalum  
 Anil Chaturvedi s/o late N. G. Chaturvedi  
*Manager J.R.*

TYPED BY :-

*[Signature]*  
J.S.R. COURT

DRAFTED BY :-

*[Signature]*  
ADVOCATE. J.S.R. COURT

PURCHASER



Tapan Borua



*[Handwritten notes]*

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

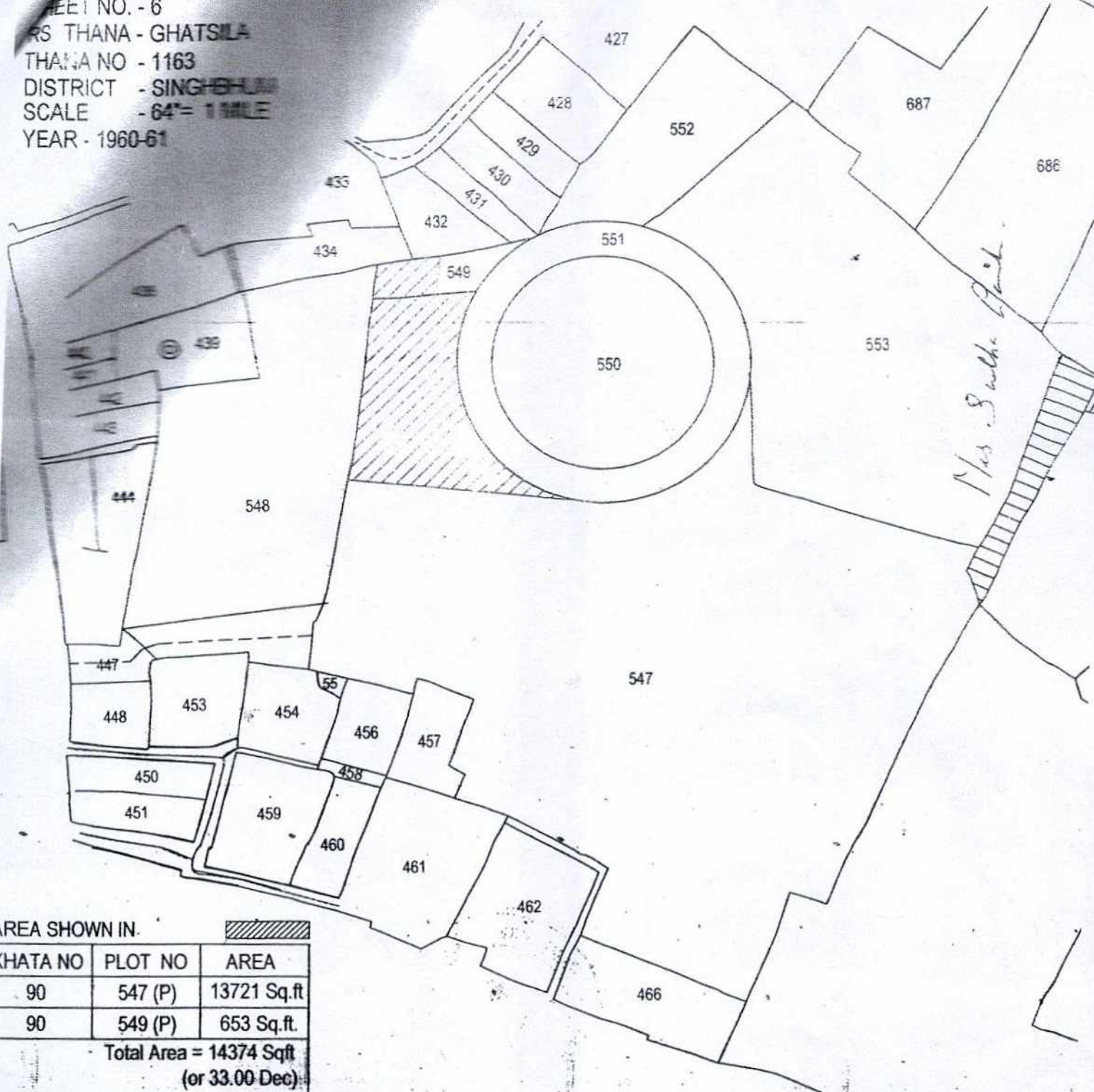
*[Signature]*  
Advocate

MAA AMBEY CONSTRUCTION

Tapan Borua

Partner

SHEET NO. - 6  
 THANA - GHATSILA  
 THANA NO - 1163  
 DISTRICT - SINGBHU  
 SCALE - 64" = 1 MILE  
 YEAR - 1960-61



AREA SHOWN IN.

KHATA NO	PLOT NO	AREA
90	547 (P)	13721 Sq.ft
90	549 (P)	653 Sq.ft.
Total Area =		14374 Sqft (or 33.00 Dec)

NORTH - PLOT NO. 432, 434 & 551  
 SOUTH - PORTION OF PLOT NO. 547  
 EAST - PLOT NO. 551  
 WEST - PLOT NO. 548

*Handwritten signature/initials*



A. Amin

MAA AMBEY CONSTRUCTION

Tapan Kumar  
 Partner