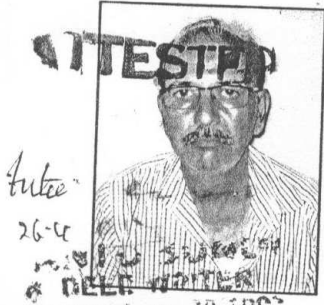


1753 Sale Value 7,00,000/- Stamp 30,000/- Adityapur 17-2-1



T-32
26/4/13

05AA 161354



*Naresch kr Mishra
26/4/13*

*Naresch kr Mishra
26/4/13*



26/4/13
सुराकन शुक्ति से प्रतिबन्धित

DEED OF TRANSFER BY SALE

THIS DEED OF TRANSFER BY SALE IS MADE ON THIS THE 26th DAY OF APRIL, 2013 AT SERAIKELLA ;

BY

SHRI NARESH KUMAR MISHRA aged 62 Years, son of Late Ram Dulare Mishra, by faith Hindu, by caste Brahmin, by occupation Business, by Nationality Indian, resident of A.No.MA/54, New Housing Colony, Adityapur-1, P.S.Adityapur, Near Aashiana Trade Centre, Adityapur, District Seraikella Kharswan, State of Jharkhand, hereinafter called the VENDOR (which expression shall unless repugnant to the context includes his heirs, successors, administrators, legal representatives and assigns) of the ONE PART:

IN FAVOUR OF

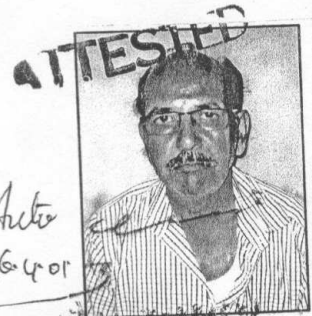
SMT. VIJAY LAXMI JHA w/o. Late Sanjay Jha , by faith Hindu, by caste Brahmin, by Nationality Indian, by occupation Business, resident of Block No.19/2/4, Road No.19, Adityapur -1, P.S. Adityapur, District Seraikella Kharswan, State of

P/2...

अनुच्छेद 5-21 के अधीन ग्राह्य
भारतीय स्वाम्य अधिनियम
(अभिक्रम संख्या 1899) की
अनुच्छेद 1 (क) के
अधीन भारतीय स्वाम्य अधिनियम
स्वाम्य हस्तांतरण के विषय में
सुरक्षित अर्पित नहीं
निबंधन पदाधिकारी
26/4/13
Feb 13
Rs 21,000/-
250
Salam
Process 8-94
21002-111
26/4/13

No. 250
 Value Rs. 10,000/-
 Total Value 20,000/-
 Date of Sale 18/04/13

Vijaya Carriages & Appliances
 J. S. Rao



Narasimha Murthy
 26/4/13

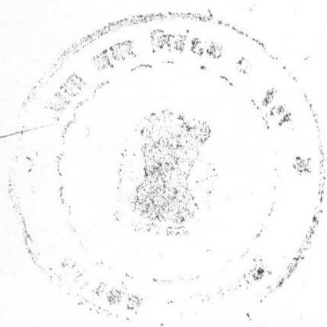


000960

कोषागार पदाधिकारी
 खरायकेला-खरसावा.

[18 APR 2013]

DEED WRITER
 LICENCE NO. 10/100
 28.05.2013
 श्री गणेशाय नमः
 श्री गणेशाय नमः
 श्री गणेशाय नमः
 श्री गणेशाय नमः



26/4/13



05AA 161355

*Narash Chandra Mishra
repor 1/5*

105 834 84

--: 2 :--

Jharkhand, hereinafter called the PURCHASER (which expression shall unless repugnant to the context includes her heirs, successors, administrators, legal representatives and assigns) of the OTHER PART: PAN-ANRPJ6308C.

NATURE OF DEED : DEED OF TRANSFER BY SALE.

CONSIDERATION AMOUNT: Rs. 7,00,000/- (Rupees seven lakhs only)

WHEREAS Rām Dulare Mishra, since deceased, the father of the vendor during his life time had purchased and acquired ALL THAT residential land measuring 41 Decimals being plot no.7, (Old) Old Khata No.32, corresponding to New Plot No.33, New Khata No.206, Mouza Asangi, P.S. Adityapur, Thana No.126, District Saraikella Kharswa, together with other land etc., from its former owner Shri Giri Kaibarta for valuable consideration amount vide Sale Deed No.1909, registered at Saraikella on 21.07.1962 and had got his name mutated in the records of the Superior landlord and had been in possession till his death.

P/3...

No. 261
Value Rs. 10,000/-
Total Value 20,000/-
Date of Sale 18/04/13

Sold to
Vijays Lakshmi Jha
Ailypom

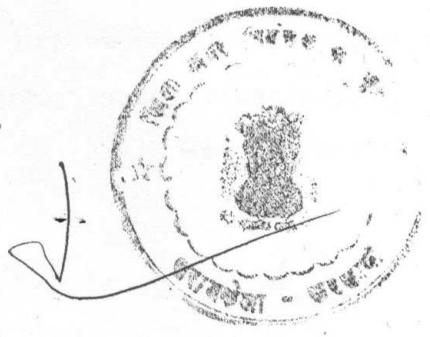
Stamp Clerk
District Treasury
Seralkella-kharswan

000959

✕

कोषागार पदाधिकारी
सरायकेला-खरसावाँ

(18 APR 2013)





Narendra Mishra
28/04/15

-:: 3 ::-

AND WHEREAS upon the death of said Ram Dulare Mishra a family arrangement has already been arrived at amongst all the legal heirs in respect of the above land and the land measuring 29 Decimals, fell in the exclusive share of the vendor, who has got his name mutated in the records of the Superior landlord through the office of Learned C.O. at Gamharia, vide Mutation Case No. 307/1994-95, order dated 04.12.1994, and the vendor has been in possession and exercising all acts of ownership over the said land as its lawful owner in the eye of law, without any interruption from any corner and on payment of the ground rent of the said land in his own name.

AND WHEREAS the vendor being in need of money has proposed to sell the land measuring 4.79 Decimals described in the Schedule hereunder written, free from all encumbrances, to the purchaser, and at the same time the purchaser relying on the statement herein above mentioned by the vendor, has proposed to purchase the same for a total consideration amount of

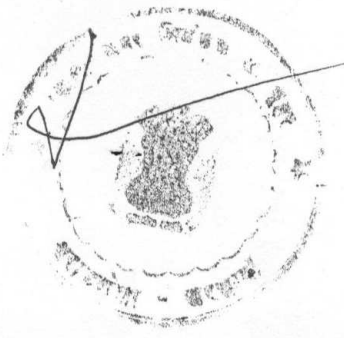
No. 752
Value Rs. 5000/-
Total Value 5000/-
Date of Sale 18/04/13
Vigaya Lakshmi A. A. Rajaram
A. A. Rajaram

Stamp Clerk
District Treasury
Seraikeila-Kharav

000933

कोषागार पदाधिकारी
सरायकेला-खरसावी

18 APR 2013





*Naresh to Nishya
26/04/15*

--: 4 :-

Rs. 7,00,000/- (Rupees seven lakhs only).

NOW THIS DEED OF TRANSFER BY SALE WITNESSETH :-

1. That in pursuance of the above agreement and in consideration amount of Rs. 7,00,000/- (Rupees seven lakhs only) paid by the purchaser to the vendor, by cash, the receipt whereof the said sum does hereby admit and acknowledge as full and final consideration amount, having been received against sale of the aforesaid land, more fully described in the SCHEDULE hereunder written, the vendor by these presents does hereby sale, convey, transfer, confirm deliver and assign unto the purchaser ALL THAT said land together with all right, title, interest, TO HAVE AND TO HOLD the same without any interruption or disturbance or interference by and from the vendor, his heirs and/or persons claiming through or in trust of him.

No. 783 Sold to
Value Rs. 20,000/-.
Total Value
Date of Sale 18/04/13

Vijaya Laxmi Jha & Family
Jha

Stamp Clerk
District Treasury
Seraikeela-Kharswan

000943

कोषागार पदाधिकारी
सरायकेला-खरसावा

18 APR 2013



Narendra Kumar Dwivedi
26/04/13

--: 5 :-

2. That the vendor, on receipt of full consideration amount from the purchaser, hereby delivers free and peaceful possession of the said immovable property and all relevant paper, mutation, ground rent receipt and/or other papers etc., in respect of the said immovable property to the purchaser.

3. That the purchaser out of her own funds and/or through the financial assistance or resources of others and/or Bank and/or any party or person and institution etc., shall construct building and/or other structures etc.,

4. That the purchaser shall or may enter in any agreement with any other party for construction of proposed building over the said plot of land on such terms as the purchaser shall think fit and proper.

The purchaser will hold, enjoy and possess the said land or part thereof with full powers to convey, transfer, assign, alienate or lien and/or mortgage and/or let out the same or part thereof to any party, person or concern and in any manner the purchaser likes.

5. That the purchaser will be at liberty to get her name mutated in the records of the superior landlord, through the office of Learned C.O. at Gamharia and will pay and discharge ground rent, other taxes, out goings, utility services, amenities including electricity charges etc., to

*Amended by Nishu
26/01/15*

-:: 6 ::-

Board and/or other appropriate concern.

6. That the vendor is completely divested of all his interest and right in the said immovable property and shall cease to have any title or concern over the said immovable property hereby sold to the purchaser by these presents.

7. That the vendor does hereby declare and covenant :-

a/ the vendor is the sole and exclusive owner of the said immovable property and there is no other co-owner or co-sharer or co-claimant in this immovable property, except his

b/ prior to execution of this deed of Transfer by Sale the Vendor has not sold or conveyed or delivered or transferred or otherwise alienated or mortgaged the said immovable property or part thereof to any party, person or concern and/or financial institution and same is free from all encumbrances, charges, liens, lispendence, attachments, acquisition or requisition and/or is not subjected to any case or pending proceeding.

c/ the vendor hereby assures the purchaser, to execute any further paper, document or no-objection etc., at the cost of the purchaser to establish more perfect title or ownership of the purchaser and/or no-objection for mutation of the said land in her name and/or for her peaceful possession for ever.

*Request by Mishra
refers*

-:: 7 ::-

d/ if the purchaser sustains any loss or damage and/o deprive due to defect title of the vendor, in respect of the said landed property, the vendor shall be liable to the purchaser for such loss together with all litigation, expense that may incur by the purchaser to perfect her title in the demised immovable property.

SCHEDULE

(above referred to)

ALL THAT piece and parcel of land measuring 4.79 Decimals or 2086 sq.ft. or 1.85 Kathas, of residential land, being portion of Old Plot No. 7, Old Khata No.32, corresponding portion of New Plot No.33, recorded under New Khata No.206, situated in Mouza Asangi, P.S. Adityapur, Thana No.126, recorded under Halka No.II, under Survey Ward No.4, Adityapur NAC, District Sub-Registry Office Seraikella, District Seraikella Kharswan, and all its advantages, privileges, benefits etc.,

which is bounded as follows :-

- NORTH :- Plot No.29/ Road.
- SOUTH :- Plot No.33 (P);
- EAST :- Plot No.35;
- WEST :- Plot No.33 (P);

Ground rent and other taxes payable to the landlord the State of Jharkhand through C.O. Gamharia;

Amended No 11554722
26/04/12

-:: 8 ::-

IN WITNESS WHEREOF the vendor has hereunto set his hand to-day at Seraikella on this the day, month and year first above written.

Read over and explained the contents of this Deed to the Executant, who admitted it to be true and correct.

WITNESSES :-

1. Digesh Kumar go. Hridya nand singh.
Road no-19, Adityapur-2, Jsr.

2. Daya Shankar Ho
Lt. R. K. SUG
512112 Adityapur.

Typed by:-
[Signature]
Jamshedpur.

Drafted by:-
Advocate, *[Signature]*
DEED WRITER
LICENCE NO. 30/104
26-4-012

SIGNATURE OF THE PURCHASER.

"Certified that the fingers print of the left hand of each person, whose photographs are affixed in this document have been obtained by me".

[Signature]
DEED WRITER
LICENCE NO. 30/104

Naresh K. Mishra
26/04/13

-9-



ATTESTED



✓ Daxmi
26/04/13

Certified that the parties whose photographs are affixed herewith is attested by me and the fingers prints of all the parties have taken by me.

A. Sundar

NOTARY PUBLIC
DEED WRITER
LICENSE NO. 10/1997
CHENNAI



निबंधन विभाग, झारखंड
सरायकेला
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 32

Token Date/Time: 26/04/2013 15:50:19

Document Type: Sale Deed
Presenter: Naresh Kumar Mishra
Presenter Name & Address: H No-Ma/54, New Housing Colony Adityapur-1, P.S-Adityapur
Date of Entry: 26/04/2013
Stampable Doc. Value: 700000
Document Value: 700000
DOE
Stamp Value: 30000
Serial No.: 0
CNO/PNO
Total Pages: 22
Book: 1
Old Serial No.: /

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
GAMHARIA	127 126	4	ADITYAPUR NAGAR PARSHAD	O-32	7			U_RES	4.79 Decimal	691082.04
GAMHARIA	127 126	4	ADITYAPUR NAGAR PARSHAD	N-206	33			U_RES	0 Decimal	0

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
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Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	UID	Address
1	VENDOR	Naresh Kumar Mishra	Late Ram Dulare Mishra	Bus.	General			H No-Ma/54, New Housing Colony Adityapur-1, P.S-Adityapur
2	VENDEE	Smt.Vijay Laxmi Jha	W/O Late Sanjay Jha	H.Wife	General	Anrnpj6308c		Block No-19/2/4, Road No-19, Adityapur-1, P.S-Adityapur
3	Identifier	Dinesh Kumar	Hridya Nand Singh	Bus.	General			Road No-19, Adityapur-2, P.S-Adityapur
4	Witness1	Dinesh Kumar	Hridya Nand Singh	Bus.	General			Road No-19, Adityapur-2, P.S-Adityapur
5	Witness2	Daya Shankar Jha	Late R.K.Jha	Bus.	General			S/21/2, Adityapur

Fee Details:

SN	Description	Amount
1	LL	2.50
2	PR	0.94
3	A1	21,000.00
4	SP	330.00
Total		21,333.44

Naresh Kumar Mishra

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंफॉर्म फॉर्म के अनुरूप डाटा इंट्री की गई है।

Naresh Kumar Mishra

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंट्री ऑपरेटर का हस्ताक्षर

उपर्युक्तने इस दस्तावेज के निष्पादन को मेरे समक्ष

स्वीकार किया

जिसकी

पहचान

निवासी

Dinesh Kumar

पिता

पेशा

Hridya Nand Singh

निबंधन पदाधिकारी का हस्ताक्षर

Road No. 15

Adityapur

26/4/13



निबंधन विभाग, झारखंड
सरायकेला

Token No.32 Token Date: 26/04/2013 15:50:19

Serial/Deed No./Year :1753/1721/2013

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Naresh Kumar Mishra Father/Husband Name:Late Ram.Dulare Mishra (VENDOR) H No-Ma/54, New Housing Colony Adityapur-1, P.S-Adityapur		
2	Smt.Vijay Laxmi Jha Father/Husband Name:W/O Late Sanjay Jha (VENDEE) Block No-19/2/4, Road No-19, Adityapur-1, P.S- Adityapur		
3	Dinesh Kumar Father/Husband Name:Hridya Nand Singh (Identifier) Road No-19, Adityapur-2, P.S-Adityapur		
4	Dinesh Kumar Father/Husband Name:Hridya Nand Singh (Witness1) Road No-19, Adityapur-2, P.S-Adityapur		
5	Daya Shankar Jha Father/Husband Name:Late R.K.Jha (Witness2) S/21/2, Adityapur		

Book No. I
Volume 71
Page 309 To 330
Deed No 1753/1721
Year 2013
Date 26/04/2013 16:27:10

District Sub Registrar

26/4/13

Signature of Operator