

03AA 783143

SWASTI INFRA DEVELOPERS PVT. LTD.

DIRECTOR

[Signature]

Shri ...
4/3/18

Vinod Kumar Singh
4/3/18

...2...

(3) **Shri Lakhi Pado Mahato**, all are sons of **Late Guru Charan Mahato**, all by faith - Hindu, by Nationality - Indian, by Occupation - Cultivation, residents of Village - Uliyan, P.S.-Kadma, Town-Jamshedpur, Dist. : East Singhbhum, State of Jharkhand represented by their duly constituted and appointed Attorneys (1) **Mr. Sriram Thakur**, S/o. **Sri Shiv Kumar Thakur**, resident of S/22-5, New Adityapur Housing Colony, P.S.-Adityapur, Dist. : Seraikella-Kharsawan, and

SWASTI INFRA DEVELOPERS PVT. LTD.

[Signature]

DIRECTOR

...3...

[Signature] 4/13/08
Vinod Kumar Singh
4/13/08

(2) **Mr. Vinod Kumar Singh**, S/o. **Sri Ramdas Singh**, resident of MB-14, New Housing Colony, Adityapur, P.S.-Adityapur, Dist. : Seraikella-Kharsawan, both by faith - Hindu, by Nationality - Indian, by Occupation - Business vide **G.P.A. No. IV-1039 / 8173**, dated : **14.12.07**, registered at Dist. Registry Office Jamshedpur, East Singhbhum (Jharkhand) hereinafter called the vendors.

IN FAVOUR OF

Mrs. Madhu Singh, W/o. **Rajiv Ranjan Singh**, by Religion-Hindu, by Occupation-Service, by Caste-Rajput, by Nationality-Indian, resident of Qr. No.-CF-53, NIT Campus, Adityapur, P.S.-R.I.T., Adityapur, Dist. : Seraikealla-Kharsawan, State of Jharkhand hereinafter called the purchaser. PAN-ADZPB 4683T

[Signature]

WITNESSES AS FOLLOWS

Where as the aforesaid vendors are the joint owner of schedule below land of New Khata No.- **45**, Corresponding to Old Khata No.- **90** in Mouza-**Asangi**, under P.S.-**Adityapur, A.N.A.C.**, Thana No.-**126**, Within Ward No.-**4**.

And whereas the vendors who has been in exclusive possession and exercising all acts of ownership thereto, are its lawful owner in the eye of law without any interruption or objection or impediment from any corner and on payment of due proportionate ground rent, other taxes etc. alongwith others to superiors landlord.

...4...

SWASTI INFRA DEVELOPERS PVT. LTD.
DIRECTOR

Shri ...
4/13/08
Vinod Kumar Singh
4/13/08

And whereas being in need of money the above vendors wanted to sell off the schedule below land to any intending purchaser for an optimum available market price.

And whereas having heard about this the instant purchaser offered to purchase the schedule below land, which is morefully described in schedule below appended to it for a total consideration of **Rs. 5,82,500/- (Rupees : Five Lacs Eighty Two Thousand Five Hundred) only.**

And whereas the vendors have agreed to the said proposal of the purchaser, And in turn the purchaser has paid the full and final cost of the land amounting to **Rs. 5,82,500/- (Rupees : Five Lacs Eighty Two Thousand Five Hundred) only** to the vendors to which the vendors admit acknowledge the receipt thereof.

And Where as the vendors do hereby convey and transfer the schedule below land to the purchaser for ever and absolutely after seeking obtaining permission under U.L.C. Act from the Competent authority vide U.L.C. Case No. 236 / 05 - 06 , on the terms set forth as under;

NOW THEREFORE THIS DEED WITNESSETH:

1. That the vendors being in receipt of total consideration price of **Rs. 5,82,500/- (Rupees : Five Lacs Eighty Two Thousand Five Hundred) only** do hereby transfer and convey the schedule below land infavour of their intent purchaser with all of their subsisting legal right, title, interest and possession of the land in question which shall henceforth be hold, occupies and enjoyed by the said purchaser for ever and absolutely, without hindrance from any side whatsoever, being its absolute and perfect lawful owner.

SWASTI INFRA DEVELOPERS PVT. LTD.


DIRECTOR

Shi ram shah
4/3/08

Vinod Kumar Singh
4/3/08

...5...

2. That in token of acceptance to this Deed of sale, the vendors have delivered possession of the demised land (schedule land) to the purchaser, who admits to have entered into the same land.
3. That it is further declared and under taken by the vendors that the demised land is a free hold land, free from any / all encumbrances, lien, charges, pledge and / or mortgage of any nature and the vendors have perfect legal right, title, interest and possession, which is being conveyed to their instant purchaser, In the event any defect in the said land is detected in any manner of nature hereinafter, the same shall be made good and perfect by the vendors at their own cost and consequences.
4. That, further more owing to defect in title of vendors, over the demised land, if the purchaser incurs any loss the same shall also be made good and / or compensated by the vendors, by all means whatsoever.
5. That the vendors accordingly do hereby declare and undertake that they bind themselves to execute and / or register any further deed / (s) of conveyance / assurance or like natured documents or indenture if so required in future to perfect the right, title, interest and possession of the purchaser over the demised land, described in schedule below.

SWASTI INFRA DEVELOPERS PVT. LTD.

[Signature]
DIRECTOR

[Signature]
4/3/08

Vinod Kumar Singh
4/3/08

...6...

6. That, now being owner of the demised land the purchaser shall be fully entitled to get its name mutated with respect of land in question from the Govt. office and in case of any difficulty, the vendors being themselves to do all that may be required in accordance to the prevailing rules and regulations. And the purchaser being owner shall pay the land revenue, levy, cess or any other statutory imposition's, levide or to be levied hereinafter, to the state of Jharkhand, for all time to come henceforth.

SCHEDULE

District Seraikella-Kharsawn District Sub-Registry Office Seraikella,
Mouza-**Asangi**, Thana No.-**126**, P.S.-**Adityapur**, **A.N.A.C.**, Ward No.-**4**.

Khata No.	Khata No.	Plot No.	Plot No.	Area	Type of
New	Old	New	Old	Sqft.	Land
45	90	249 (P)	132 (P)	4000	Don

Total = 4000 sqft. = 9.17 Dec. (Nine point One Seven Dec.)

Bounded and butted by :-

North : Portion of Plot No. 250

South : Road 20 ft.

East : Nij

West : Road 15 ft.

Annual Rent - Rs. 2/- Only. Payble to state of Jharkhand through C.O. Gamharia.

SWASTI INFRA DEVELOPERS PVT. LTD.
DIRECTOR

Shri ...
4/3/08

Vinod Kumar Singh
4/3/08

...7...

In witnessess whereof the vendors have executed this deed of sale today the day, month & year before mentioned.

Witnessess

1. Sonu Kumar S/o Late Sanjay Prasad atw. No. 2 Serai Kela.
2. Mannu Thakur.

Readover and explained to vendors the contents of this deed who admitted the same correct and written as per their instruction put hand in my presence. Drafted, Typed and corrected by me.

Advocate
4/3/08

SWASTI INFRA DEVELOPERS PVT. LTD.

[Signature]
DIRECTOR

[Signature]
4/3/08

Vinod Kumar Singh
4/3/08

...8...



Madhvi Singh



Original and duplicate copy of this sale deed are true, exact and production of each other contained in 8 pages containing 1600 words.

[Signature]
4/3/08
Advocate.

Certified that the vendors and purchasers whose attested photographs have been affixed on the deed have signed and put their respective finger impression on the deed in my presence.

[Signature]
4/3/08
Advocate.

1000Rs.



SWASTI INFRA DEVELOPERS PVT. LTD.
DIRECTOR

Shri ...
4/3/88

Vinod Kumar Singh

4/3/88

1000RS.

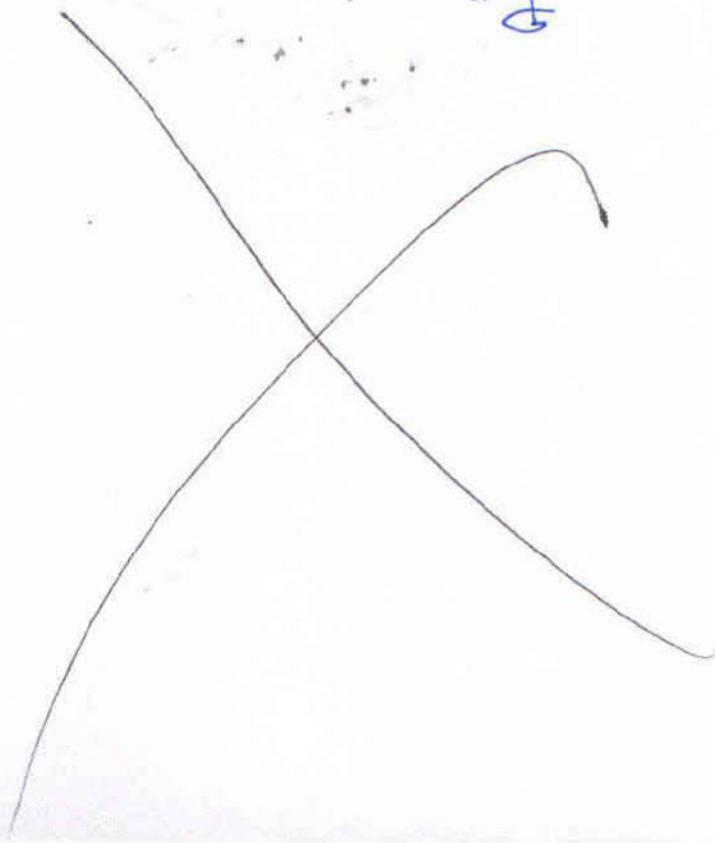


SWASTI INFRA DEVELOPERS PVT. LTD.

[Handwritten Signature]
 DIRECTOR.

[Handwritten Signature]
 21/2/08

Vinod Kumar Singh
 21/2/08



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

झारखण्ड JHARKHAND

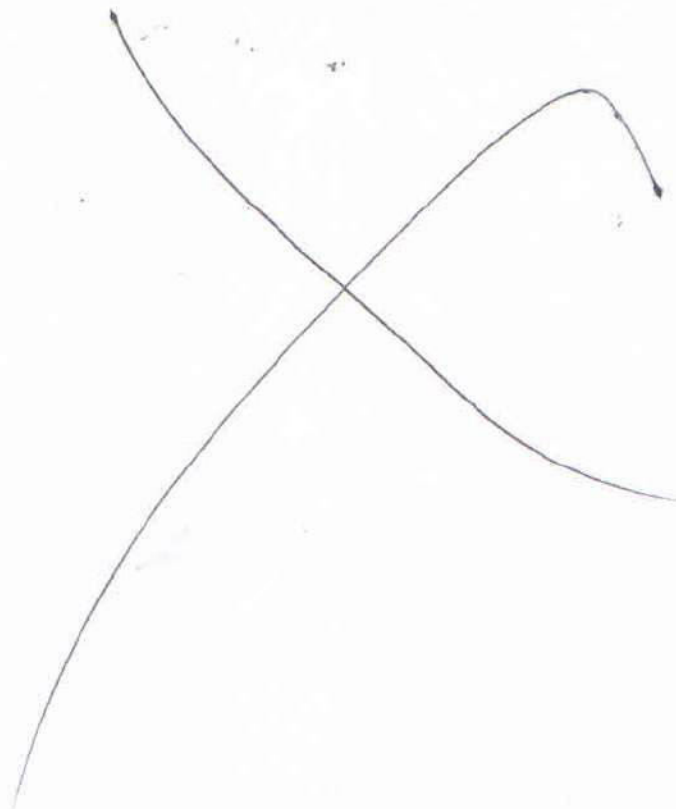
SWASTI INFRA DEVELOPERS PVT. LTD.

Anil Kumar Singh
DIRECTOR

Shiv Kumar Singh
1/13/08

Vinod Kumar Singh
1/13/08

074873





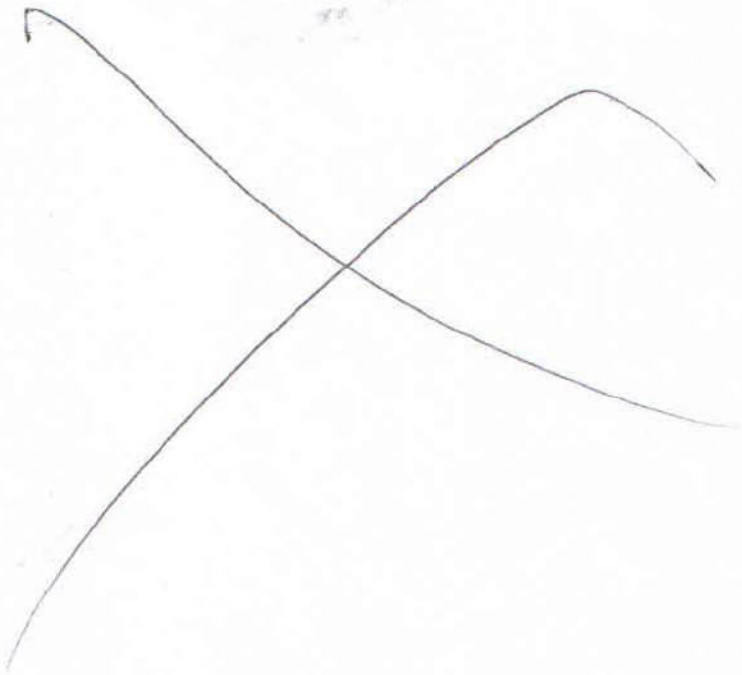
झारखण्ड JHARKHAND

074874

SWASTI INFRA DEVELOPERS PVT. LTD.
Swasti
DIRECTOR

Shi ram
4/13/08

Vinod Kumar Singh
4/13/08



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

झारखण्ड JHARKHAND

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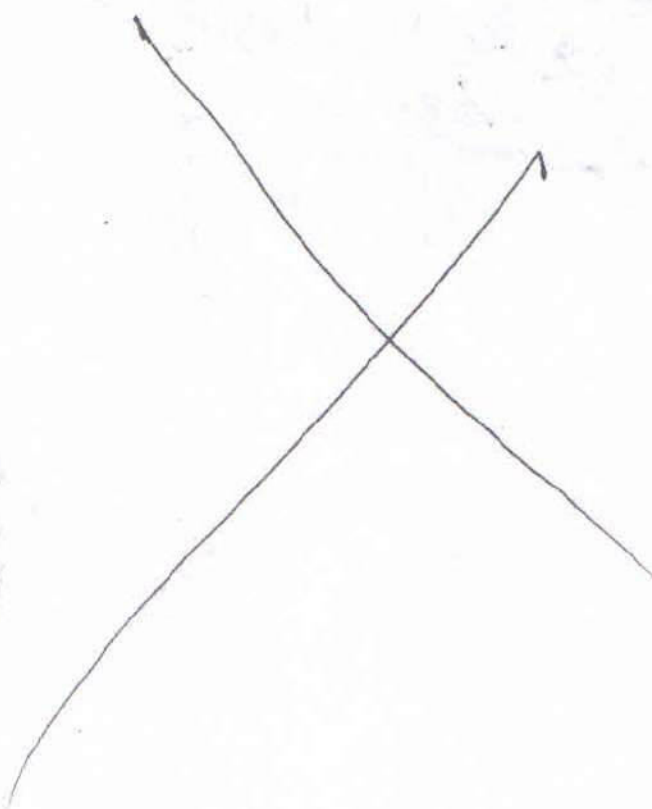
SWASTI INFRA DEVELOPERS PVT. LTD.

[Handwritten Signature]

DIRECTOR

[Handwritten Signature]
4/12/08

[Handwritten Signature]
4/12/08



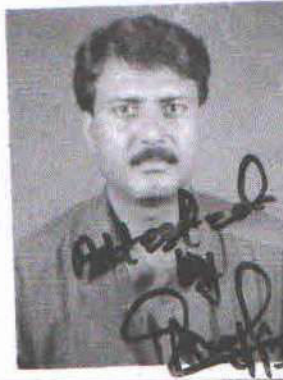
1361

Stamp 5,00,000/- (Handwritten) 356 5000Rs.



वकीलानी वकील के द्वारा किया

4/3/08



निम्नलिखित कर्तव्य
 का निष्पत्ति पर
 श्री अरुण कुमार शर्मा की
 अस्तित्व की जांच के
 अंतर्गत सहायक सहायक सहायक का
 ए.ए.ए. द्वारा किया गया है।
 बलवत् अर्पित किया

Shri ram 4/3/08

Shri ram 4/3/08

Vinod Kumar Singh 4/3/08

SWASTI INVESTMENT PRIVATE LIMITED.
 DIRECTOR
 (Signature)

.....
 निम्नलिखित पर अधिकारी
 4/3/08



SALE DEED

For Stamp valued at Rs. 5,00,000/-
 (Rupees : Five Lacs) only.

This Sale Deed is made on this the 04th day of March 2008. at Seraikella

BY

(1) Shri Banmali Mahato, (2) Shri Niranjan Mahato, and

500024
 (Handwritten notes and signatures)

5000Rs.



SWASTI INERA DEVELOPERS PVT. LTD.
DIRECTOR
[Signature]

[Signature]
Shiv Kumar
4/3/08
Vinod Kumar Singh
4/3/08

...2...

(3) **Shri Laxhi Pado Mahato**, all are sons of **Late Guru Charan Mahato**, all by faith - Hindu, by Nationality - Indian, by Occupation - Cultivation, residents of Village - Uliyan, P.S.-Kadma, Town-Jamshedpur, Dist. : East Singhbhum, State of Jharkhand represented by their duly constituted and appointed Attorneys (1) **Mr. Sriram Thakur**, S/o. **Sri Shiv Kumar Thakur**, resident of S/22-5, New Adityapur Housing Colony, P.S.-Adityapur, Dist. : Seraikella-Kharsawan, and

5000Rs.



SWANIL INFRA DEVELOPERS PVT. LTD.

DIRECTOR

...3...

Shivam Hal
4/3/08

Vinod Kumar Singh
4/3/08

(2) **Mr. Vinod Kumar Singh**, S/o. **Sri Ramdas Singh**, resident of MB-14, New Housing Colony, Adityapur, P.S.-Adityapur, Dist. : Seraikella-Kharsawan, both by faith - Hindu, by Nationality - Indian, by Occupation - Business vide **G.P.A. No. IV-1039 / 8173**, dated : **14.12.07**, registered at Dist. Registry Office Jamshedpur, East Singhbhum (Jharkhand) hereinafter called the vendors.

IN FAVOUR OF

Mrs. Madhu Singh, W/o. **Rajiv Ranjan Singh**, by Religion-Hindu, by Occupation-Service, by Caste-Rajput, by Nationality-Indian, resident of Qr. No.-CF-53, NIT Campus, Adityapur, P.S.-R.I.T., Adityapur, Dist. : Seraikealla-Kharsawan, State of Jharkhand hereinafter called the purchaser. PAN - A0ZPB 4683J

Shivam Hal

500Rs.



SWASTI INFRA DEVELOPERS PVT. LTD.
DIRECTOR

Shri Vinod
4/3/08

Vinod Kumar Singh
4/3/08

WITNESSES AS FOLLOWS

Where as the aforesaid vendors are the joint owner of schedule below land of New Khata No.- **45**, Corresponding to Old Khata No.- **90** in Mouza-**Asangi**, under P.S.-**Adityapur, A.N.A.C.**, Thana No.-**126**, Within Ward No.-**4**.

And whereas the vendors who has been in exclusive possession and exercising all acts of ownership thereto, are its lawful owner in the eye of law without any interruption or objection or impediment from any corner and on payment of due proportionate ground rent, other taxes etc. alongwith others to superiors landlord.

SWASTI INFRA DEVELOPERS PVT. LTD.
DIRECTOR

...5...

Shri Venk
80/84
4/2/8

Vinod Kumar Singh
80/84
4/2/8

And whereas being in need of money the above vendors wanted to sell off the schedule below land to any intending purchaser for an optimum available market price.

And whereas having heard about this the instant purchaser offered to purchase the schedule below land, which is morefully described in schedule below appended to it for a total consideration of **Rs. 5,00,000/- (Rupees : Five Lacs) only.**

And whereas the vendors have agreed to the said proposal of the purchaser, And in turn the purchaser has paid the full and final cost of the land amounting to **Rs. 5,00,000/- (Rupees : Five Lacs) only** to the vendors to which the vendors admit acknowledge the receipt thereof.

And Where as the vendors do hereby convey and transfer the schedule below land to the purchaser for ever and absolutely after seeking obtaining permission under U.L.C. Act from the Competent authority vide U.L.C. Case No. 236 / 05 - 06 , on the terms set forth as under;

NOW THEREFORE THIS DEED WITNESSETH:

1. That the vendors being in receipt of total consideration price of **Rs. 5,00,000/- (Rupees : Five Lacs) only** do hereby transfer and convey the schedule below land infavour of their intent purchaser with all of their subsisting legal right, title, interest and possession of the land in question which shall henceforth be hold, occupies and enjoyed by the said purchaser for ever and absolutely, without hindrance from any side whatsoever, being its absolute and perfect lawful owner.

SWASTI INFRA DEVELOPERS PVT. LTD.

[Handwritten Signature]

DIRECTOR

[Handwritten Signature]
4/3/08

Vinod Kumar Singh
4/3/08

...6...

2. That in token of acceptance to this Deed of sale, the vendors have delivered possession of the demised land (schedule land) to the purchaser, who admits to have entered into the same land.
3. That it is further declared and under taken by the vendors that the demised land is a free hold land, free from any / all encumbrances, lien, charges, pledge and / or mortgage of any nature and the vendors have perfect legal right, title, interest and possession, which is being conveyed to their instant purchaser, In the event any defect in the said land is detected in any manner of nature hereinafter, the same shall be made good and perfect by the vendors at their own cost and consequences.
4. That, further more owing to defect in title of vendors, over the demised land, if the purchaser incurs any loss the same shall also be made good and / or compensated by the vendors, by all means whatsoever.
5. That the vendors accordingly do hereby declare and undertake that they bind themselves to execute and / or register any further deed / (s) of conveyance / assurance or like natured documents or indenture if so required in future to perfect the right, title, interest and possession of the purchaser over the demised land, described in schedule below.

SWASTI INFRA DEVELOPERS PVT. LTD.
DIRECTOR

...7...

Shri ram Hdd
4/3/08
Vinod Kumar Singh
4/3/08

6. That, now being owner of the demised land the purchaser shall be fully entitled to get its name mutated with respect of land in question from the Govt. office and in case of any difficulty, the vendors being themselves to do all that may be required in accordance to the prevailing rules and regulations. And the purchaser being owner shall pay the land revenue, levy, cess or any other statutory imposition's, levide or to be levied hereinafter, to the state of Jharkhand, for all time to come henceforth.

SCHEDULE

District Seraikella-Kharsawn District Sub-Registry Office Seraikella,
Mouza-**Asangi**, Thana No.-**126**, P.S.-**Adityapur, A.N.A.C.**, Ward No.-**4**.

Khata No.	Khata No.	Plot No.	Plot No.	Area	Type of
New	Old	New	Old	Sqft.	Land
45	90	249 (P)	132 (P)	4000	Don

Total = 4000 sqft. = 9.17 Dec. (Nine point One Seven Dec.)

Bounded and butted by :-

North : Portion of Plot No. 249

South : Road 20ft.

East : Road 15ft.

West : Nij

Annual Rent - Rs. 2/- Only. Payable to state of Jharkhand through C.O. Gamharia.

SWASTI INFRA DEVELOPERS PVT. LTD.
Director

Srinivasulu
4/3/08

Vinod Kumar Singh
4/3/08

...8...

In witnessess whereof the vendors have executed this deed of sale today the day, month & year before mentioned.

Witnesses

1. Sonu Kumar s/o Late Sanjay Prasad atw. No-2 Serainkela.
2. Mannu Thakur.

Readover and explained to vendors the contents of this deed who admitted the same correct and written as per their instruction put hand in my presence. Drafted, Typed and corrected by me.

Advocate

SWASTI INFRA DEVELOPERS PVT. LTD.

[Handwritten Signature]
DIRECTOR

[Handwritten Signature]
4/3/08

Vinod Kumar Singh
4/3/08

...9...



Maalini Singh



Original and duplicate copy of this sale deed are true, exact and production of each other contained in 9 pages containing 1600 words.

[Handwritten Signature]
4/3/08
Advocate.

Certified that the vendors and purchasers whose attested photographs have been affixed on the deed have signed and put their respective finger impression on the deed in my presence.

[Handwritten Signature]
4/3/08
Advocate.

1000Rs.



Shivam Thakur

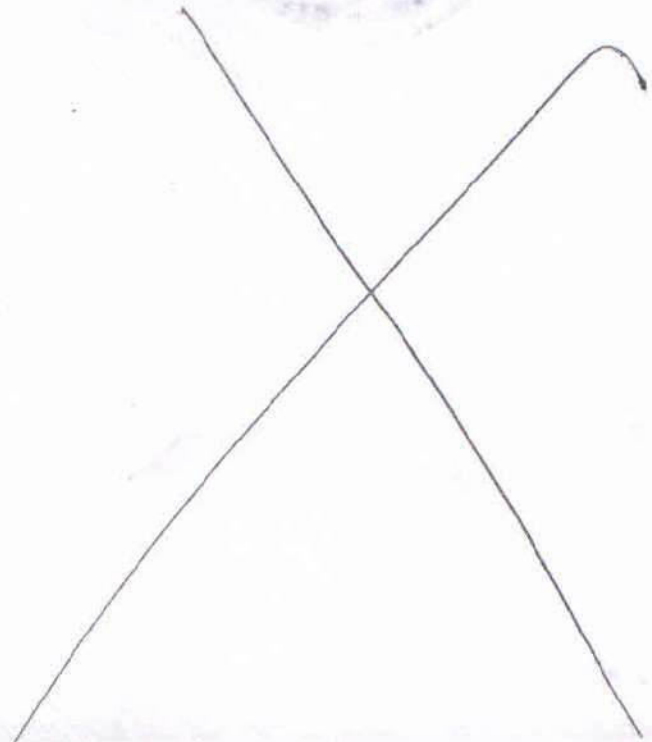
4/3/08

Vinod Kumar Singh

4/03/08

SWASTI INFRA DEVELOPERS PVT. LTD.

[Signature]
DIRECTOR



1000Rs.

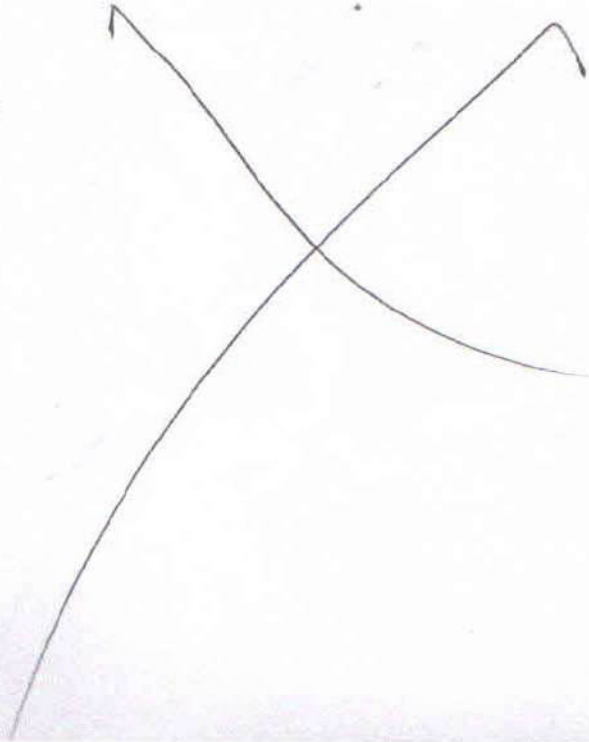


S. L. Singh
4/3/08

Vinod Kumar Singh
4/03/08

SWASTI INFRA DEVELOPERS PVT. LTD.

[Signature]
DIRECTOR



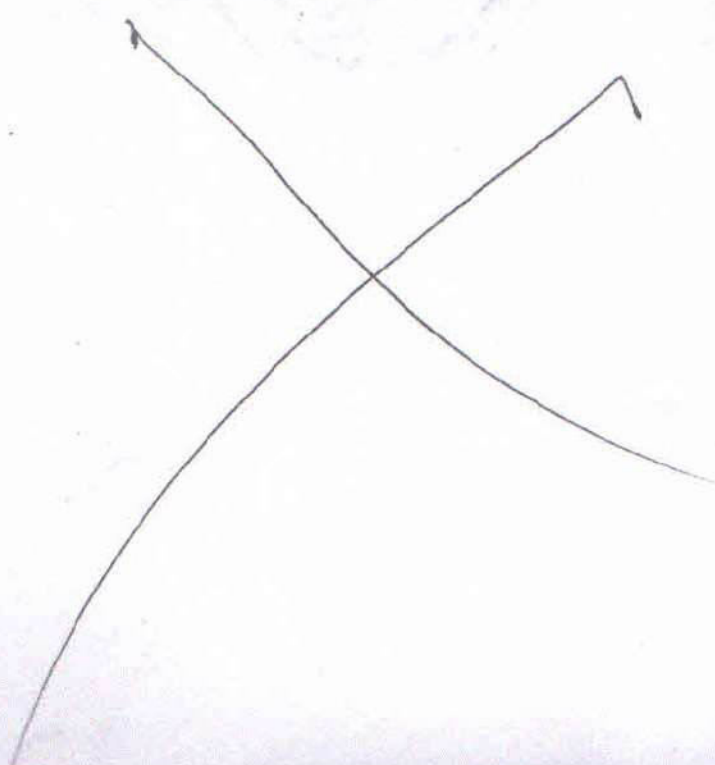
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Shri veer HL
4/3/08

Vinod Kumar Singh
4/03/08

SWASTI INFRA DEVELOPERS PVT. LTD.
AK
DIRECTOR



1000Rs.



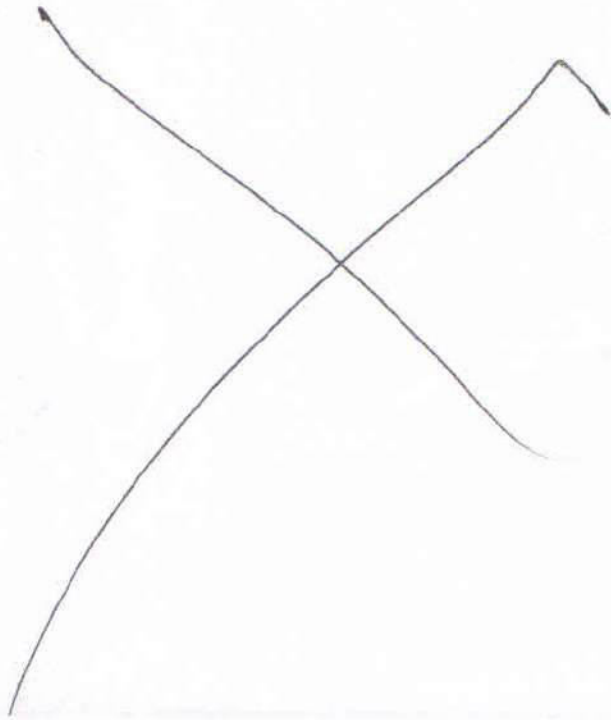
MASTI INFRA DEVELOPERS PVT. LTD.

[Handwritten signature]

DIRECTOR

[Handwritten signature]
4/3/08

[Handwritten signature]
4/03/08



1000Rs.



SWASTI INFRA DEVELOPERS PVT. LTD.

[Handwritten Signature]
 DIRECTOR

[Handwritten Signature]
 4/3/08

[Handwritten Signature]
 4/03/08

