605 Sale Rs. 31,03,601/- Chalan 602

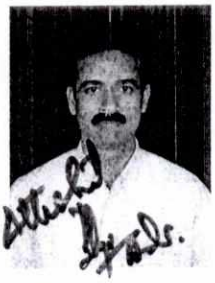
भारतीय गैर न्यायिक

INDIA NON JUDICIAL

RUPEES 25000 रुपये

पच्चीस हजार रुपये

02DD 742772



PRADIP R. SARKAR
Advocate
DISTRICT JUDGES COURT
JAMSHEDPUR.

मूल्यांकन सूचि से जाँच किया

As per Govt. Value-Rs. 31,03,601/-

DEED OF SALE

THIS DEED OF SALE IS MADE ON THIS THE 13 th DAY OF FEBRUARY 2010, AT SERAIKELLA , BY AND BETWEEN:

1) **SRI ANIL KUMAR VARU** Son of Late Jayanti Lal Varu, by faith Hindu, by nationality Indian, by occupation Business, resident of H. No. 23, Ramdas Quarters, Contractors Area, Bistupur, P.S. Bistupur, Town Jamshedpur, District East Singhbhum.

2) **SRI LALA VIVEK PRASAD** Son of Sri Lala Janardan Prasad, by faith Hindu, by nationality Indian, by occupation Advocate, resident of Chanakyapuri Colony, Old Purulia Road, Mango, P.S. Azadnagar, Town Jamshedpur, District East Singhbhum.

No. 10037 Sold to
Value Rs 25000/-
Total Value 1,22,000/-
Date of Sale 08/02/10

Stamp Vendor
Udyanta Pandey
Seraikela-Kharsawan

Shruti Realty Pvt. Ltd. 1686
Associates, Embassy Park, PB Connector
Junction, Kolkata-700016

13/2/10
प्र० 1524 दि० 26/10 श्री नि भूषण
प्र० पारस नाथ मिश्रा
डिमना - एम०जी०एम०
व्यापार

080410

कोषागार पदाधिकारी
सरायकेला-खरसावाँ

Shashi Bhushan
13/02/10.

भारतीय गैर न्यायिक

INDIA NON JUDICIAL

RUPEES 25000 रुपये

पच्चीस हजार रुपये

02DD 742773

PRADIP R. SARKAR
Advocate
DISTRICT JUDGES COURT
JAMSHEDPUR.

3) **SMT SANGITA SINGH,** Wife of Sri Sanjay Kumar Singh, by faith Hindu, by nationality Indian, by occupation House wife, resident of Qtr No.WI/2, Adityapur, P.S. Adityapur, District Seraikella. Kharsawan.

4) **SRI RANJIT KUMAR SINGH** Son of Sri Satya Prakash Singh, by faith Hindu, by nationality Indian, by occupation Business, resident of Qtr No.16, Subhas Path, Kunjnagar, Sonari, P.S. Sonari, Town Jamshedpur, District East Singhbhum.

5) **SRI RAJA RAM MAHATO** Son of Late Kurso Mahato, by faith Hindu, by nationality Indian, by occupation Service, resident of Qtr No.S-16/4, Adityapur, P.S. Adityapur, District Seraikella.

6) **SMT SUSHMA DEVI,** Wife of Sri Rajesh Bhadani, by faith Hindu, by nationality Indian, by occupation Housewife, resident of Shyam Nagar, Bhuiyadih, P.S. Sitaramdera, Town Jamshedpur, District East Singhbhum.

7) **SRI KRISHNA PRASAD,** Son of Sri Hotilal Prasad, by faith Hindu, by nationality Indian, by occupation Business, resident of H.No. 421,Marapara, Kagal Nagar, Sonary, P.S. Sonary, Town Jamshedpur, District East Singhbhum.

No. 10088
Value Rs. 25.00
Received Rs. 1.00 only
Date of issue 05/02/10

Shraddhi Realty Pvt. Ltd. 686
Arzan Lapar, Km by Resd. P.S. Chandrapur
Jamshedpur Kolhan Jharkhand

Sonahatu Treasury
Seraikela Kharsawan

080409

कोषागार पदाधिकारी
सरायकेला-खरसावाँ

2010

भारतीय गैर न्यायिक

INDIA NON JUDICIAL

RUPEES 25000 रुपये

पच्चीस हजार रुपये

02DD 742774

PRADIP R. SARKAR
Advocate
DISTRICT JUDGES COURT
JAMSHEDPUR.

8) **SRI BHUDEV MAHATO,** Son of Sri G.Mahato, by faith Hindu, by nationality Indian, by occupation Service, resident of H.No. 421,Marapara, Kagal Nagar, Sonary, P.S. Sonary, Town Jamshedpur, District East Singhbhum

Executant No.1 to 8 represented by their duly constituted attorney **SRI SHASHI BHUSHAN** Son of Late Paras Nath Mishra, by faith Hindu, by nationality Indian, by occupation Business, resident of Flat No.422, Uday Giri, Ashiana Enclave, Dimna, P.S. MGM Medical College, Town Jamshedpur, District East Singhbhum, (vide Registered General Power of Attorney No. IV 1529 dated 26.12.2009, No. IV 42 dated 15.01.2010, No. IV 55 dated 18.01.2010, all registered at Dist. Sub-Registry office at Jamshedpur.

9) **SRI PRAMOD KUMAR SINGH,** Son of Sri Ram Dhari Singh, by faith Hindu, by nationality Indian, by occupation Service, resident of Qtr.No.K-2/30, Road No.12, Telco Colony, P.S. Telco, Town Jamshedpur, District East Singhbhum,

No. 10039
Value Rs. 25000/-
Total value 1,22,000/-
Date of sale 28/02/10

Stamp Vendor
District Treasury
Seraikela-Kharsawan

Akrachi Realty Pvt. Ltd. 1686
Jamshedpur, Near By Pass, R.B.
Connector Jaraikion, Kulle etc
[illegible]

020408

कोषागार पदाधिकारी
सरायकेला-खरसावाँ

[illegible] FEB 2010

02DD 742775

Executant No.9 represented by his duly constituted attorney **SRI ARUN KUMAR SINGH** Son of Sri Bal Krishna Singh, by faith Hindu, by nationality Indian, by occupation Advocate, resident of Bagbera Colony, Road No.4, P.S. Bagbera, Town Jamshedpur, District East Singhbhum, (vide Registered General Power of Attorney No. IV-904 dated 10.08.2009, registered at Dist. Sub-Registry office at Jamshedpur.

10) **SMT SABITA JAISWAL,** Wife of Sri Ram Sahay Jaiswal, by faith Hindu, by nationality Indian, by occupation Housewife, resident of Shanti Nagar, Cross Road No.6, New Subhas Colony, Dimna Road, Mango, P.S. Ulidih, Town Jamshedpur, District East Singhbhum,

hereinafter called the **SELLERS / TRANSFEROR/ VENDOR** (Which expression shall unless excluded or repugnant to the context , mean and include their legal heirs, successors, executors, administrators, nominees and assigns) of the **ONE PART**.

IN FAVOUR OF

SHRACHI REALTY PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having its registered office at Shrachi Tower, 686 Anandapur, EM-Bypass-RB Connector Junction, Kolkata – 700 107, West Bengal, **having Income Tax PAN No. AALCS1558D** represented by its authorised representative and signatory Mr Mazharul Haque Ansari Son of Late Fateh Mohammad, hereinafter called the **PURCHASER / TRANSFEREE / VENDEE** (Which expression shall unless excluded or repugnant to the context , mean and include the successors, executors, administrators, nominees , assigns and representatives in office) of the **OTHER PART**.

10000

25,000/-

1,22,500/-

05/02/10

Shruchi Leasing Pvt. Ltd. of 6&7, Alexander Super, Ent. By Pass, Ph. Connector Junction, Kolkata

Seraikela-Kharsawan

080407

कोषागार पदाधिकारी
सरायकेला-खरसावाँ

05 FEB 201

10000 रु. Rs.10000

10000 रु. Rs.10000 दस हज़ार रुपये

10000 रु. Rs.10000 RUPEES TEN THOUSAND

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

03AA 784466

Akashi Bhushan 13/02/10.

Arun kumar Singh 13/2/2010

Sabida Jaisaf

NATURE OF DEED: **SALE DEED / DEED OF ABSOLUTE SALE**

TOTAL CONSIDERATION: Rs. 31,03,601/- (Rupees Thirty One Lakhs Three Thousand Six Hundred and One) only.

Devolution of title of the Part I A, B, C, D, E, F of the schedule below property:

Part I A:

WHEREAS, an area of land measuring 2.47 Decimals, situated at Mouza Tamulia, P.S. Chandil, recorded under Khata No.29, portion of Plot No.810, more fully described in the Part-1A of the schedule below, was purchased by the Seller No.1, by means of a Registered Sale Deed bearing Deed No.1319 dated 03.03.2008, Registered at District Sub Registry Office at Seraikella, from its previous lawful and absolute owner Smt Sumitra Devi Wife of Late Lal Mahato, represented by her duly constituted attorney Anil Kumar Dwivedi Son of Sri Bharat Dubey, vide Regd. General Power of Attorney No. IV 245 dated 28.02.2008, Registered at District Sub Registry Office at Jamshedpur and she have been in peaceful physical possession over the same without any hindrances from any corner.

Part I B:

WHEREAS, an area of land measuring 2.47 Decimals, situated at Mouza Tamulia, P.S. Chandil, recorded under Khata No.29, portion of Plot No.810, more fully described in the Part-1B of the schedule below, was purchased by the Seller No.2, by means of a Registered Sale Deed bearing Deed No. 1320 dated 03.03.2008, Registered at District Sub Registry Office at Seraikella, from its previous lawful and absolute owners Sri Lal Mahato and Sri Deben Mahato, both Sons of Late Narottam Mahato, represented by their duly constituted attorney Anil Kumar Dwivedi Son of Sri Bharat Dubey, vide Regd. General Power of Attorney No. IV 593 dated 06.11.2006, Registered at District Sub Registry Office at Jamshedpur and he have been in peaceful physical possession over the same without any hindrances from any corner.

No. 10041 Sold to Shruchi Realty Pvt. Ltd. & Ors.
Value Rs. 10,000/- Ozone Scape, Off Bypass, P.O. Lalmatia,
Total Value 1,00,100/- Teachers Colony, Jamshedpur
Date of Sale 05/02/10

Stamp Vendor
District Jamshedpur
Seraikela-Kharsawan

080484

कोषागार पदाधिकारी
सरायकेला - खरसावाँ

2010

10000 रु. Rs.10000

10000 रु. Rs.10000 दस हज़ार रुपये

10000 रु. Rs.10000 RUPEES TEN THOUSAND

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

03AA 784467

Bhashi Bhushan 13/02/20

Arun Kumar Singh 13/2/2020

Sabida Jaiswal

Part I C:

WHEREAS, an area of land measuring 4.14 Decimals, situated at Mouza Tamulia, P.S. Chandil, recorded under Khata No.29, portion of Plot No.810, more fully described in the Part-1C of the schedule below, was purchased by the Seller No.3, by means of a Registered Sale Deed bearing Deed No. 4102 dated 25.07.2008, Registered at District Sub Registry Office at Seraikella, from its previous lawful and absolute owner Sri Anil Kumar Varu Son of Late Jayanti Lal Varu, and she has been in peaceful physical possession over the same without any hindrances from any corner. Prior to that the said property was purchased by the said Sri Anil Kumar Varu Son of Late Jayanti Lal Varu, by means of a Registered Sale Deed bearing Deed No. 1319 dated 03.03.2008, Registered at District Sub Registry Office at Seraikella, from its previous lawful and absolute owner Smt Sumitra Devi Wife of Late Lal Mahato,

Part I D:

WHEREAS, an area of land measuring 4.14 Decimals, situated at Mouza Tamulia, P.S. Chandil, recorded under Khata No.29, portion of Plot No.810, more fully described in the Part-1D of the schedule below, was purchased by the Seller No.4, by means of a Registered Sale Deed bearing Deed No. 4103 dated 25.07.2008, Registered at District Sub Registry Office at Seraikella, from its previous lawful and absolute owner Sri Anil Kumar Varu Son of Late Jayanti Lal Varu and he has been in peaceful physical possession over the same without any hindrances from any corner. Prior to that the said property was purchased by the said Sri Anil Kumar Varu Son of Late Jayanti Lal Varu, by means of a Registered Sale Deed bearing Deed No. 1319 dated 03.03.2008, Registered at District Sub Registry Office at Seraikella, from its previous lawful and absolute owner Smt Sumitra Devi Wife of Late Lal Mahato.

10042 10,000/- Shraddhi Realty Pvt. Ltd. 1,68,
1,22,500/- Firozabad, E.N. Bypass, P.O.
05/02/10 Connaught Junction, Kolkata

080483

कोषागार पदाधिकारी
सराय केला-खरसावाँ

INDIA NON JUDICIAL

१000रु. Rs 1000

सत्यमेव जयते

भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

Shashi Bhushan 13/02/10.

Arun Kumar Singh 13/2/2010

Sabid Jaisaal

Part I E:

WHEREAS, an area of land measuring 4.14 Decimals, situated at Mouza Tamulia, P.S. Chandil, recorded under Khata No.29, portion of Plot No.810, more fully described in the Part-1E of the schedule below, was purchased by the Seller No.5, by means of a Registered Sale Deed bearing Deed No. 2442 dated 26.04.2008, Registered at District Sub Registry Office at Seraikella, from its previous lawful and absolute owner Sri Lala Vivek Prasad Son of Sri Lala Janardan Prasad and he has been in peaceful physical possession over the same without any hindrances from any corner. Prior to that the said property was purchased by the said Sri Lala Vivek Prasad Son of Sri Lala Janardan Prasad, by means of a Registered Sale Deed bearing Deed No. 1320 dated 03.03.2008, Registered at District Sub Registry Office at Seraikella, from its previous lawful and absolute owners Sri Lal Mahato and Sri Deben Mahato, both Sons of Late Narottam Mahato, represented by their duly constituted attorney Anil Kumar Dwivedi Son of Sri Bharat Dubey, vide Regd. General Power of Attorney No. IV 593 dated 06.11.2006, Registered at District Sub Registry Office at Jamshedpur.

Part I F:

WHEREAS, an area of land measuring 4.14 Decimals, situated at Mouza Tamulia, P.S. Chandil, recorded under Khata No.29, portion of Plot No.810, more fully described in the Part-1F of the schedule below, was purchased by the Seller No.6, by means of a Registered Sale Deed bearing Deed No. 4338 dated 30.07.2008, Registered at District Sub Registry Office at Seraikella, from its previous lawful and absolute owner Sri Lala Vivek Prasad Son of Sri Lala Janardan Prasad and thereafter the said property was also recorded in her name, in the records of the landlord, the State by the issue of a correction slip showing mutation vide Mutation Case No. 441 / 2008-09 dated 07.08.2008 and she has been paying land revenue for the said property to the landlord, the State in her own name and obtained

10047 Shraddhi Realty Pvt. Ltd. 1686
1000/- Prasadapur, EM by Pass B.B Connection, Kolkata for Sale of
1.2.1900
05/02/10

कोषागार
सरायकेला-खरसावां
080602

09 FEB 2010

INDIA NON JUDICIAL

१000रु. Rs 1000

सत्यमेव जयते

भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

Akashi Bhushan 13/02/19.

Arun Kumar Singh 13/2/2019

Sabika Jaiswal

receipts thereof and have been in peaceful physical possession over the same without any hindrances from any corner.

Prior to that the said property was purchased by the said Sri Lala Vivek Prasad Son of Sri Lala Janardan Prasad, by means of a Registered Sale Deed bearing Deed No. 1320 dated 03.03.2008, Registered at District Sub Registry Office at Seraikella, from its previous lawful and absolute owners Sri Lal Mahato and Sri Deben Mahato, both Sons of Late Narottam Mahato, represented by their duly constituted attorney Anil Kumar Dwivedi Son of Sri Bharat Dubey, vide Regd. General Power of Attorney No. IV 593 dated 06.11.2006, Registered at District Sub Registry Office at Jamshedpur.

Devolution of title of the Part II of the schedule below property:

WHEREAS, In the Survey Khatiyan of the last survey settlement operation, records of which have been finally published on 24th September 1964, the entire landed property under Khata No. 156, Plot No.813 of Mouza Tamulia , P.S. Chandil , have been recorded in the name of Ram Lakhan Sonkar Son of Vir Singh Sonkar, who had been in peaceful physical possession over his said landed property without any interruption or impediment from any corner till he died. After the death of the said recorded owner Ram Lakhan Sonkar Son of Vir Singh Sonkar, his entire aforesaid property more fully described in the schedule below, devolved upon and vested unto his four Sons namely Mahadeo Lal Sonkar, Nazrulal Sonkar, Mahabirlal Sonkar and Sahadeolal Sonkar as his only surviving legal heirs and successors, who became the joint owners of the said property after the death of their father and were in peaceful physical possession over the same without any let, hindrance, claims of right, title , interest or possession of any other co-sharers or disturbances from any corner and have been the lawful , absolute joint owners thereof by exercising all acts of ownership thereto including payment of rent for his said land , to the landlord , The State.

No. 10044 Sold to Shraddhi Realty Pvt. Ltd. 1686 Pocket,
Value Rs. 1000/- near E.M. by Pass, P.S. Connaught Place,
Total Value 100,000/- Kolkata [illegible]
Date of Sale 09/02/10

Seraikela-Kharsawan

कोषागार पदाधिकारी
सरायकेला-खरसावाँ

080601

09 FEB 2010

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

झारखण्ड JHARKHAND

A 313976

AND WHEREAS, the Seller No.7 acquired the Part II of the schedule below property by means of a Regd. Sale Deed bearing Serial No.3102, Deed No.3051 dated 23.07.2002, registered at Dist. Sub-Registry office at Seraikella, from its previous lawful owners namely Mahadeo Lal Sonkar, Nazrul Sonkar, Mahabir Sonkar and Sahadevlal Sonkar, all Sons of Late Ram Lakhan Sonkar , represented by their duly constituted attorney 1) Naba Chandra Mishra Son of Nagendra Mishra and 2) Puspa Singh Daughter of Late Sidhnath Singh, vide Regd. General Power of Attorney No. IV 319 dated 15.05.2002, Registered at District Sub Registry Office at Jamshedpur and thereafter the said property was also recorded and mutated in of Seller No.7, in the records of the landlord, the State by the issue of a correction slip showing mutation vide Mutation Case No.8/2004-05 dated 29.04.2004 and he has been paying land revenue for the said property to the landlord, the State in his own name and obtained receipts thereof;

Devolution of title of the Part III of the schedule below property:

WHEREAS, In the Survey Khatiyan of the last survey settlement operation, records of which have been finally published on 24th September 1964, the entire landed property under Khata No. 156, Plot No.813 of Mouza Tamulia , P.S. Chandil , have been recorded in the name of Ram Lakhan Sonkar Son of Vir Singh Sonkar, who had been in peaceful physical possession over his said landed property without any interruption or impediment from any corner till he died. After the death of the said recorded owner Ram Lakhan Sonkar Son of Vir Singh Sonkar, his entire aforesaid property more fully described in the schedule below, devolved upon and vested unto his four Sons namely Mahadeo Lal Sonkar, Nazrulal Sonkar, Mahabirlal Sonkar and Sahadeolal Sonkar as his only surviving legal heirs and successors, who became the joint owners of the said property after the death of their father and were in peaceful physical possession over the same without any

Stamp Vendor
District Treasury
Seraikella-Kharsawan

081122

कोषागार पदाधिकारी
सरायकेला-खरसावाँ

Bhashit Bhushan 13/02/10
Arun Kumar Singh 13/2/2010
Sabita Jaiswal

let, hindrance, claims of right, title , interest or possession of any other co-sharers or disturbances from any corner and have been the lawful , absolute joint owners thereof by exercising all acts of ownership thereto including payment of rent for his said land , to the landlord , The State.

WHEREAS, the Seller No.8 acquired the Part III of the schedule below property by means of a Regd. Sale Deed bearing Serial No.3101, Deed No.3050 dated 23.07.2002, registered at Dist. Sub-Registry office at Seraikella, from its previous lawful owners namely Mahadeo Lal Sonkar, Nazrul Sonkar, Mahabir Sonkar and Sahadevlal Sonkar, all Sons of Late Ram Lakhan Sonkar , represented by their duly constituted attorney 1) Naba Chandra Mishra Son of Nagendra Mishra and 2) Puspa Singh Daughter of Late Sidhnath Singh, vide Regd. General Power of Attorney No. IV 319 dated 15.05.2002, Registered at District Sub Registry Office at Jamshedpur and thereafter the said property was also recorded and mutated in the name of Seller No.8, in the records of the landlord, the State by the issue of a correction slip showing mutation vide Mutation Case No.75/2006-07 dated 17.06.2006 and he has been paying land revenue for the said property to the landlord, the State in his own name and obtained receipts thereof.

Devolution of title of the Part IV of the schedule below property:

WHEREAS, the Seller No.9 acquired the Part IV of the schedule below property by means of a Regd. Sale Deed bearing Deed No. 3091 dated 02.06.2008, registered at Dist. Sub-Registry office at Seraikella, from its previous lawful owner Urmila Choudhary Daughter of Late Shankar Lal Agarwal and thereafter the said property was also recorded and mutated in the name of Seller No.9, in the records of the landlord, the State by the issue of a correction slip showing mutation vide Mutation Case No.241/2008-09 and he has been paying land revenue for the said property to the landlord, the State in his own name and obtained receipts thereof. Prior to that the said property was purchased by the said Urmila Choudhary Daughter of Late Shankar Lal Agarwal, by means of a Registered Sale Deed bearing Deed No. 2873 dated 11.07.2002, Registered at District Sub Registry Office at Seraikella, from its previous lawful and absolute owner.

Devolution of title of the Part V of the schedule below property:

WHEREAS, the Seller No.10 acquired the Part V of the schedule below from its previous lawful owners namely Dipak Prasad Agarwal Son of Sri Mahabir Prasad Agarwal of Mango Jamshedpur, by means of Regd. Sale Deed No.5174 dated 01.10.2008, registered at Dist. Sub-Registry office at Seraikella. Prior to which the said property was purchased by the said Dipak Prasad Agarwal Son of Sri Mahabir Prasad Agarwal by means of Regd. Sale Deed No.2874 dated 11.07.2002, registered at Dist. Sub-Registry office at Seraikella, from its previous lawful owners namely Mahadeo Lal Sonkar, Nazrul Sonkar, Mahabir Sonkar and Sahadevlal Sonkar, all Sons of Late Ram Lakhan Sonkar , represented by their duly constituted attorney 1) Naba Chandra Mishra Son of Nagendra Mishra and 2) Puspa Singh Daughter of Late Sidhnath Singh, vide Regd. General Power of Attorney No. IV 319 dated 15.05.2002, Registered at District Sub Registry Office at Jamshedpur.

Bhashri Bhushan
13/02/10
Avan Kumar Singh
15/2/2010
Sujitha Pillai

AND WHEREAS, pursuant to the above the Seller No. 1,2,3,4,5,6,7,8,9 and 10 became the sole, absolute and lawful owner's of the schedule below Part-I A, B, C, D, E, F, II, III, IV, and V property respectively, and are in respective peaceful physical possession over their respective properties without any let, hindrance or disturbances from any corner and without any claim of right, title, interest or possession from any person.

THE SELLER / TRANSFERER / VENDOR HEREBY COVENANT THAT:

1. The Sellers are the sole and absolute lawful owners of **ALL THAT** the Property described in the Schedule below. The Sellers hereby declare that apart from them, there are no other legal claimants of the schedule below property and they are legally entitled to sell the same in their own individual capacity, in favour of the purchaser.

2. There are no suits and/or proceedings and/or litigations pending in respect of the Property or any part thereof.

3. No part of the Property has been or is liable to be acquired under the Urban Land (Ceiling and Regulation) Act, 1976 and/or under any other law and no proceedings have been initiated or are pending in respect thereof.

4. No portion of the Property is affected by any requisition or acquisition or any alignment by any authority or authorities under any law and/or otherwise nor has any notice or intimation about any such proceedings been received or come to the notice of the Sellers.

5. No portion of the Property is attached and/or is liable to be attached under any decree or order of any Court of Law or due to Income Tax, Revenue or any other Public Demand.

6. There is no wet land or refugee rehabilitation land or water-body or water bodies or Tribal Land or of any other nature, which is prohibited under any prevailing law to change its existing nature & character.

7. The land is fit for development into a project and it is feasible to acquire the land and implement any project.

8. The Sellers have not in any way dealt with the Property whereby the right, title and interest of the Sellers as to the ownership, use, development and enjoyment thereof, is or may be affected in any manner whatsoever.

9. The Sellers have not created any charge, mortgage or encumbrances of what so ever nature relating to or on the Property or any part thereof.

Bhashi Bhushan
13/02/10
Arun Kumar Singh
13/2/2010
Sabidha Jaisal

10. The Property is free from all encumbrances whatsoever and the sellers have a good and marketable title thereto.

11. The Sellers hereby indemnifies and agrees to keep the Purchaser saved, harmless and indemnified against all actions, proceedings, claims, demands, costs, losses or expenses that the Purchaser may suffer or incur hereafter by reason of any claims of any nature whatsoever arising in future in connection with the Property, statutory or contractual or any rights accruing by way of inheritance and succession and the Sellers hereby further undertakes and covenants to compensate/forthwith pay, reimburse and/or make good such losses, expenses or costs which may be incurred by the Purchaser in future to save guard his interest in the schedule below property.

12. The Sellers in future shall, at the request and cost of the Purchaser, execute, such and all other deeds and/or documents that may be required for perfecting or bettering the title of the Purchaser to the Property or for more effectually transferring the Property to the Purchaser.

AND WHEREAS, now being in urgent need of money, the Sellers / transferors above named proposed to sell their respective property more fully described in the schedule below for a total consideration of **Rs. 31,03,601/- (Rupees Thirty One Lakhs Three Thousand Six Hundred and One) only** which sum the Sellers do here by agree and admit to be the highest market consideration for the schedule below property and the purchaser / transferee relying upon the covenants, statements and representations of the Sellers / transferor, as herein above made, has agreed to purchase the schedule below property , for the said price.

NOW THIS DEED OF SALE WIHTNESSTH

1. That in pursuance of the above agreement and in consideration of the said sum of **Rs. 31,03,601/- (Rupees Thirty One Lakhs Three Thousand Six Hundred and One) only** paid by the purchaser / transferee to the Sellers / transferors the receipt of which sum the Sellers do hereby admit and acknowledge as full, final and highest consideration amount for the schedule below property, the Sellers by these presents do hereby **ABSOLUTELY AND FOR EVER SELL, CONVEY, TRANSFER** the all that property more fully described in the schedule below, in favour of the purchaser by this Deed of Sale, **TO HAVE AND TO HOLD** the same unto the purchaser, including the successors in office, executors, administrators, nominees, assigns and representatives in office , together with all right, title, interest and possession over the same without any interruption or impediment from the side of the Sellers or any person claiming under them.

2. That the Sellers have delivered the 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 of the same by way of sale, gift, mortgage or any way whatsoever in manner it likes and the purchaser shall be at liberty to get its name mutated in the office of the landlord, the state and pay rent for the said land to the landlord, the state, in its own name.

Bhashi Bhushan 13/02/10.
Arun Kumar Singh 13/2/2010
Subidha Jaiswal

The Sellers hereby declare that apart from Sellers, there are no other legal claimants of the schedule below property and they are legally entitled to sell the same in their own individual capacity, in favour of the purchaser.

3. That from this day all the right, title, interest and possession of the Sellers in the schedule below property will cease to exist and shall vest unto the purchaser. The property hereby conveyed by this Deed of Sale is free from all encumbrances, charges, liens, lis pen dens, attachment etc.

4. That prior to this Deed of Sale, the Sellers have not charged or transferred the schedule below property in any way to any one else and if for any defect of right, title, interest or possession of the Sellers in the schedule below property, the purchaser suffer any loss in future, then the Sellers shall be liable to compensate such loss of the purchaser.

SCHEDULE

(Description of the property being conveyed by this Deed of Absolute Sale)

Part I A:

Within District Seraikella Kharsawan, District sub- registry office at Seraikella, situated within Mouza Tamulia, P.S. Chandil, Survey Thana No. 333, Halka No.2, an area of Homestead land measuring 2.47 Decimals, recorded under Khata No.29, in portion of Plot No.810,

Part I B:

Within District Seraikella Kharsawan, District sub- registry office at Seraikella, situated within Mouza Tamulia, P.S. Chandil, Survey Thana No. 333, Halka No.2, an area of Homestead land measuring 2.47 Decimals, recorded under Khata No.29, in portion of Plot No.810,

Part I C:

Within District Seraikella Kharsawan, District sub- registry office at Seraikella, situated within Mouza Tamulia, P.S. Chandil, Survey Thana No. 333, Halka No.2, an area of Homestead land measuring 4.14 Decimals, recorded under Khata No.29, in portion of Plot No.810,

Part I D:

Within District Seraikella Kharsawan, District sub- registry office at Seraikella, situated within Mouza Tamulia, P.S. Chandil, Survey Thana No. 333, Halka No.2, an area of Homestead land measuring 4.14 Decimals, recorded under Khata No.29, in portion of Plot No.810,

Part I E:

Within District Seraikella Kharsawan, District sub- registry office at Seraikella, situated within Mouza Tamulia, P.S. Chandil, Survey Thana No. 333, Halka No.2, an area of Homestead land measuring 4.14 Decimals, recorded under Khata No.29, in portion of Plot No.810,

Part I F:

Within District Seraikella Kharsawan, District sub- registry office at Seraikella, situated within Mouza Tamulia, P.S. Chandil, Survey Thana No. 333, Halka No.2, an area of Homestead land measuring 4.14 Decimals, recorded under Khata No.29, in portion of Plot No.810,

The entire area of Part-I A to I F land is 21.50 Decimals or 13 kathas, more or less/approx, which is bounded by :

On the North: Plot No.806 and 807
On the South : Plot No.812
On the East: Plot No.813
On the West: Plot No.809 and 811.

Part II:

Within District Seraikella Kharsawan, District Sub-Registry office at Seraikella, situated within Mouza Tamulia, P.S. Chandil, Survey Thana No. 333, Halka No.2, an area of Homestead land measuring 1596 sq.ft., i.e. 3.66 Decimals, (East to West—28', North to South—57'), recorded under Khata No.156, in portion of Plot No.813, which is bounded by :
On the North: Shrachi Realty Pvt. Ltd.
On the South : Shrachi Realty Pvt. Ltd.
On the East: Shrachi Realty Pvt. Ltd.
On the West: Shrachi Realty Pvt. Ltd.

Part III:

Within District Seraikella Kharsawan, District Sub-Registry office at Seraikella, situated within Mouza Tamulia, P.S. Chandil, Survey Thana No. 333, Halka No.2, an area of Homestead land measuring 1798 sq.ft., i.e. 4.13 Decimals, (East to West—31', North to South—58'), recorded under Khata No.156, in portion of Plot No.813, which is bounded by :
On the North: Uma Sharma
On the South : Krishna Prasad
On the East: Shrachi Realty Pvt. Ltd.
On the West: Shrachi Realty Pvt. Ltd.

Shashi Bhushan 13/02/10.
Arun Kumar Singh 13/2/2010
Sabita Jaiswal

Part IV:
Within District Seraikella Kharsawan, District Sub-Registry office at Seraikella, situated within Mouza Tamulia, P.S. Chandil, Survey Thana No. 333, Halka No.2, an area of Homestead land measuring 906.25 sq.ft., i.e. 2.05 Decimals, (East to West—31'3", North to South—29'), recorded under Khata No.156, in portion of Plot No.813, which is bounded by :
On the North: Mulchand Agarwal
On the South : Mr Agarwal
On the East: Parking
On the West: 12 ft kutcha proposed road.

Part V:
Within District Seraikella Kharsawan, District Sub-Registry office at Seraikella, situated within Mouza Tamulia, P.S. Chandil, Survey Thana No. 333, Halka No.2, an area of Homestead land measuring 906.25 sq.ft., i.e. 2.05 Decimals, (East to West—31'3", North to South—29'), recorded under Khata No.156, in portion of Plot No.813, which is bounded by :
On the North: Urmila
On the South : portion of Plot No. 813
On the East: Parking
On the West: 12 ft kutcha proposed road.

Together with all the rights, liberties, easements, privileges, advantages and appurtenances thereto.
Annual rent payable to the landlord, the state of Jharkhand through the C.O., Seraikella Kharsawan.

Total Area of Part-I, II, III, IV, V is 33.39 Decimals of raiyati homestead land. The entire aforesaid landed property is situated beyond 500 ft. from the road.

IN WITNESS WHEREOF the Sellers have hereunto set and subscribed their respective hands on this Deed of Sale, on the day, month and year first above written.

Witness:
1. Ram Sahay Jaiswal S/o Ori Lal Jaiswal Santi Nagar Cross Rd No 6 - New Subash Colony Limna Rd Mango JSR -
2. Pradip Ranjan Sarkar, Adhoot, Jsr.

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

Shashi Bhushan. 13/02/10.

Typed by:
B Sarkar, Jamshedpur

Drafted by:
13/02/10

13/02/10
Advocate.

Shashi Bhushan
13/02/10.

Arun Kumar Singh
13/2/2010

Sabir 9431558191

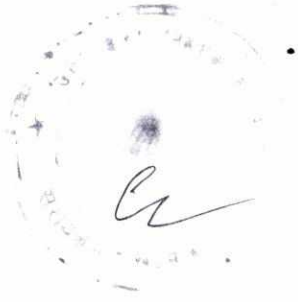
Signature and Photograph of Purchaser

Mazharul Haque
Dt. 13-02-2010.

PRADIP R. SARKAR
Advocate
DISTRICT JUDGES COURT
JAMSHEDPUR.

Certified that the finger prints of the left hand of the Seller whose photograph is affixed in this document have been obtained by me or in my presence.

13/02/10
Advocate.



1000Rs.

Shashi Bhushan.
13/02/10.

Arun Kumar Singh
13/2/2010

Sabir Hussain

10122 11/2/10 Chrochi Realty Pvt. Ltd. of.
1000/- 1650/- Kolkata — Deficit.

560031

20 JAN 2010

भारत INDIA

रु. 500

FIVE HUNDRED RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

झारखण्ड JHARKHAND

337606

Shashi Bhushan
13/02/10
Arun Kumar Singh
13/2/2010
Sabidhayalsed

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Treasury Office
Gandhinagar - Khammam
06 JAN 2010

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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Shashi Bhushan
13/02/10.
Arun Kumar Singh
13/2/2010
Sd/- Priyadarshini

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कोषागार पदाधिकारी
सरायकेला-खरसावाँ

19 NOV 200

भारतीय गैर न्यायिक

भारत

पचास रुपये

FIFTY RUPEES

रु.50

Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

झारखण्ड JHARKHAND

A 122909

Shashi Bhushan
13/02/10.
Arun Kumar Singh
13/2/2010
Sabida Jaiswal

-20-

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

Token No: 3 | Token Date/Time: 13/02/2010 13:51:36

Document Type	Sale Deed	Presenter	Shashi Bhushan		
Presenter' Name & Address	Flat No. 422, Uday Giri, Ashiana Enclave, Dimna Rd, P.S. M.G.M. Medical College, Mango, Jsr			Date of Entry	13/02/2010
Stampable Doc. Value	3103601	DOE		Total Pages	46
Document Value	3103601	Stamp Value	124150	Book	I
Special Type		Serial No.	0	CNO/PNO	
Remarks / Other Details					

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
CHNADIL	333	2	TAMULIA	29	810			OR_Res	21.5 Decimal	1568855
CHNADIL	333	2	TAMULIA	156	813			OR_Res	11.89 Decimal	867613.3

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Shashi Bhushan	Late Paras Nath Mishra	Bus.	Other		Flat No. 422, Uday Giri, Ashiana Enclave, Dimna Rd, P.S. M.G.M. Medical College, Mango, Jsr
2	VENDOR	Arun Kumar Singh	Bal Krishna Singh	Adv.	Other		Bagbera Colony, Rd No. 4, P.S. Bagbera, Jsr
3	VENDOR	Sabita Jaiswal	W/O Ram Sahay Jaiswal	H/W	Other		Shanti Nagar, Cross Rd No. 6, New Subhas Colony, Dimna Road, Mango, P.S. Ulidih, Jsr
4	VENDEE	Shrachi Realty Pvt Ltd Rep By Mazharul H Ansari	Late Fateh Mohammad	Ser.	Other		Shrachi Tower, 686 Anandapur Em-Bypass-Rb Connector Junction, Kolkata-700107
5	Identifier	Ram Sahay Jaiswal	Ori Lal Jaiswal	Ser.	Other		Shanti Nagar, Cross Rd No. 6, New Subhas Colony, Dimna Road, Mango, P.S. Ulidih, Jsr
6	Witness1	Ram Sahay Jaiswal	Ori Lal Jaiswal	Ser.	Other		Shanti Nagar, Cross Rd No. 6, New Subhas Colony, Dimna Road, Mango, P.S. Ulidih, Jsr
7	Witness2	Pradip Ranjan Sarkar	Late P.K. Sarkar	Adv.	Other		76, Rajendra Nagar, Sakchi, Jsr

Fee Details:

SN	Description	Amount
1	A1	31,036.01
2	SP	690.00
3	LL	5.00
4	P	1.88
Total		**31,732.89**

Shashi Bhushan
13/02/10

उपरयुक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यो के अनुरूप है।

प्रस्तुतकर्ता का हस्ताक्षर

निबंधन पूर्व सारांश में इंपुट फार्म के अनुरूप डाटा इंट्रि की गई है।

डाटा इंट्रि ऑपरेटर का हस्ताक्षर

उपरयुक्त ..... ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी पहचान..... पिता..... निवासी..... पेशा..... ने की।

निबंधन पदाधिकारी का हस्ताक्षर

निबंधन विभाग, झारखंड
सरायकेला

Token No.3 Token Date: 13/02/2010 13:51:36
Serial/Deed No./Year :605/602/2010
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	**Shashi Bhushan** Father/Husband Name:Late Paras Nath Mishra (VENDOR) Flat No. 422, Uday Giri, Ashiana Enclave, Dimna Rd, P.S. M.G.M. Medical College, Mango, Jsr		
2	**Arun Kumar Singh** Father/Husband Name:Bal Krishna Singh (VENDOR) Bagbera Colony, Rd No. 4, P.S. Bagbera, Jsr		
3	**Sabita Jaiswal** Father/Husband Name:W/O Ram Sahay Jaiswal (VENDOR) Shanti Nagar, Cross Rd No. 6, New Subhas Colony, Dimna Road, Mango, P.S. Ulidih, Jsr		
4	**Shrachi Realty Pvt Ltd Rep By Mazharul H Ánsari** Father/Husband Name:Late Fateh Mohammad (VENDEE) Shrachi Tower, 686 Anandapur Em-Bypass-Rb Connector Junction, Kolkata-700107		
5	**Ram Sahay Jaiswal** Father/Husband Name:Ori Lal Jaiswal (Identifier) Shanti Nagar, Cross Rd No. 6, New Subhas Colony, Dimna Road, Mango, P.S. Ulidih, Jsr		
6	**Ram Sahay Jaiswal** Father/Husband Name:Ori Lal Jaiswal (Witness1) Shanti Nagar, Cross Rd No. 6, New Subhas Colony, Dimna Road, Mango, P.S. Ulidih, Jsr		

Book No.	I
Volume	22
Page	115 To 160
Deed No	605/602
Year	2010
Date	13/02/2010 17:35:06

District Sub Registrar

Signature of Operator

निबंधन विभाग, झारखंड
सरायकेला

Token No.3 Token Date: 13/02/2010 13:51:36
Serial/Deed No./Year :605/602/2010
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
7	**Pradip Ranjan Sarkar** Father/Husband Name:Late P.K. Sarkar (Witness2) 76, Rajendra Nagar, Sakchi, Jsr	☒	☒

Book No.	I
Volume	22
Page	115 To 160
Deed No	605/602
Year	2010
Date	13/02/2010 17:35:06

District Sub Registrar

Signature of Operator