

Sale Value Rs. 8,25,000/- P.S. Birsanagar.

4735

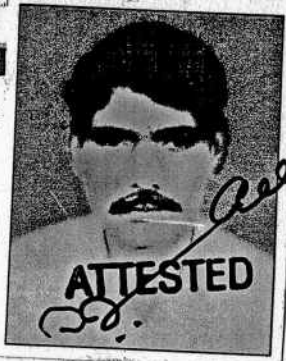


750
37

18/09/2014

Stamp No. - 32 8004 500/- 18-33000

झारखण्ड JHARKH



22/12/2014

Radhyumhagar
29/9/2014
Rajesh Gope
Rajesh Gour

035651
29/9/14

Handwritten signatures and notes in Hindi/English, including 'मयाहला' and 'मयाहला'.

S. S. SARKAR
Deed Writer L. No. 1

SALE DEED

THIS DEED MADE ON THIS THE... 29 TH... DAY OF SEPTEMBER, 2014 JAMSHEDPUR, BY

1) Sri Kunwar Gour, son of Late Banamali Gour 2) Sri. Pardnumna Gope, 3) Sri Rajesh Gope both sons of Late Bhiku Gour, 4) Sri. Naresh Gour, Son of Late Mitro Gour, No. 2 to 4 grand sons of late Banmali Gour, all by faith Hindu, by caste Gowala, by occupation cultivation residents of Village Hurlung, P.S. Birsanagar, in town Jamshedpur District Singhbhum East, State of Jharkhand, hereinafter collectively called the VENDORS/TRANSFERERS of the ONE PART; PAN-No. 3, EKLPG8 28 2J; No. 1, ABEPG2967A; IN FAVOUR OF

AASTHA PROMOTERS & DEVELOPERS PVT. LTD., having its registered office at 2nd. floor, Aastha Trade Centre, 'Q' Road, Bistupur, Jamshedpur, District East Singhbhum, within the State of Jharkhand, represented by its Director MR. KAUSHAL KUMAR SINGH, son of late P.N. Singh, by religion Hindu, by nationality Indian, by occupation Business, resident of 16, C.H. Area (East), P.O. & P.S. Bistupur. town

Fee Rs. 2750
LLR - 250
P.Fee - 0-99

29/9/14

Handwritten notes on the right margin.

5000Rs.



समस्त



Pardgnu Gope



Rajesh Gope

S. S. SARKAR
 Deed Writer L. No. 14/2006
 D.S.R.O., Jamshedpur

Jamshedpur, District East Singhbhum, hereinafter called the PURCHASER/TRANSFEE of the OTHER PART; PAN AAGCA3603G.

NATURE OF TRANSFER : SALE DEED

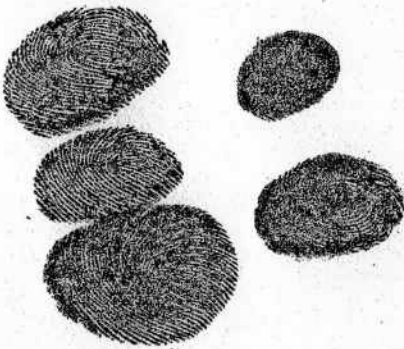
ACTUAL CONSIDERATION AMOUNT: Rs. 7,99,350/- only and

STAMP DUTY PAID FOR GOVT. VALUE at Rs. 825,000/- only.

समस्त

In this Deed of Transfer by sale the following expression unless repugnant to the context, shall have the meaning assigned thereto:-

- a) The term vendors mean the said Kunwar Gour, Pardgnu Gope, Rajesh Gope, Naresh Gour, includes their heirs, successors administrators, legal representatives and assigns;
- b). The term Purchaser means the said AASTHA PROMOTERS & DEVELOPERS PVT. LTD , includes, its Director, successors-in-office, administrators, nominees, representatives and assigns;



S. S. SARKAR
 Deed Writer L. No. 14/2003 3
 D.S.R.O., Jamshedpur

सत्यमेव जयते

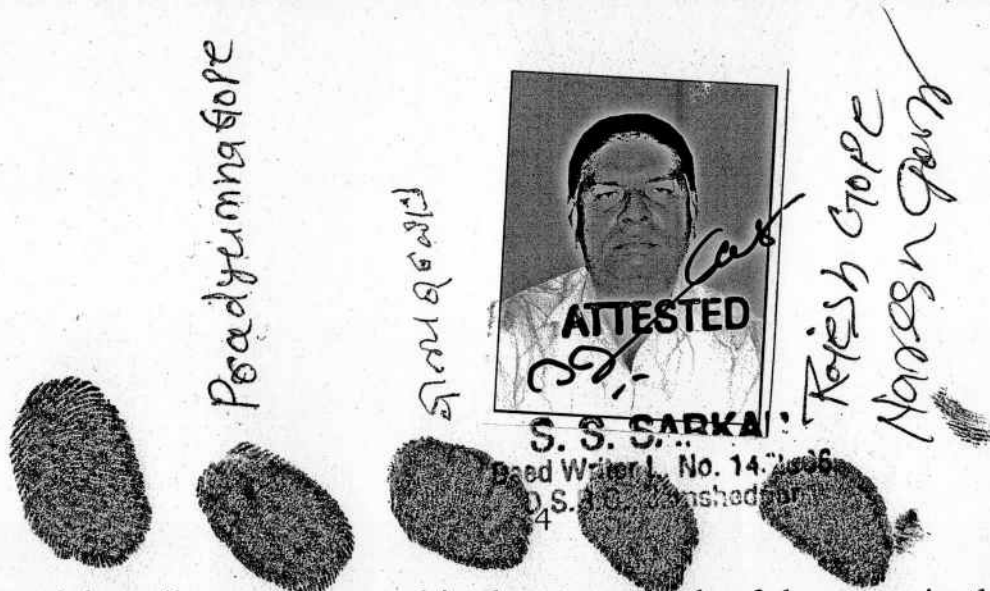
Banamali Gope

Rajesh Gour
 Mitro Gour

c). The immovable property means ALL THAT piece and parcel of land measuring 11 Decimals, being in Plot No.1184, under Khata No.329, of Mouza Hurlung, P.S. Birsanagar, District Singhbhum East, including all advantages, privileges, benefit etc. is the subject matter of this Deed of Transfer by Sale, morefully described in the SCHEDULE 'A' below hereunder written;

WHEREAS one Banamali Gope (since deceased) had purchased a piece and parcel of land measuring 1.39 Acre including the Schedule "A" below land from its former owners and recorded raiyats Samal Lohar and others of Hurlung, P.S. Telco, District Singhbhum East, by virtue of different Sale Deeds being Deed Nos.3538 dated 10.03.1975 and Deed No.12053 dated 22.10.1975 both are registered at Jamshedpur Sub-Registry Office and after the purchase said Banamali Gope had been in possession till his death and on his death the above land vested to his three sons namely Bhiku Gour who subsequently expired leaving behind two sons Pardgnu Gope & Rajesh Gour, Mitro Gour who

सत्यमेव जयते



exercising all acts of ownership thereto as its lawful owners in the eye of law, without any interruption, impediment from any corner;

AND WHEREAS the above land mutated in the name of Banamali Gope within the office of C.O., Jamshedpur vide Mutation Case No. 505/2000-2001 order dated 30.10.2000 and by paying ground rent and other taxes to the Superior landlord;

AND WHEREAS the Vendors being in need of money to acquire immovable property at elsewhere, to meet up family and medical expenses, proposed to sell and outright transfer of the said land described in the Schedule "A" hereunder written, to the Purchaser for a total consideration amount of Rs. 7,99,350/- and the purchaser has accepted to purchase the same;

NOW THIS DEED OF TRANSFER BY SALE WITNESSETH:



झारखण्ड JHARKHAND

A 028193

Pradyumn Singh
29/9/2014

बिप्लव जयसवाल

Rajesh Gope
Narayan Goh

5

01). That in pursuance of the above agreement and in consideration amount of Rs. 7,99,350/- only paid by the Purchaser to the Vendors, the receipt whereof the said sum hereby acknowledge and admit and/or accept by them as full and final consideration amount, having been received, against ABSOLUTE SALE AND OUTRIGHT TRANSFER of ALL THAT land more specifically and particularly described in the SCHEDULE "A" hereunder written in this deed, to the Purchaser, the above Vendors hereby convey, sale, transfer, deliver and assign unto the purchaser, ALL THAT immovable property more particularly described in the SCHEDULE "A" hereunder written, together with all right, title, privileges,

5/10/1984
Rajyumnagar
Rajyumnagar
o Naresu Goud

advantages, etc. TO HAVE AND TO HOLD the same as absolute owner thereof, without any interruption or objection or interference by and from the vendors, their heirs, successors and/or any persons claiming through or in trust of them and/or anyone else, with all right, title, interest and possession which the vendors hereinbefore enjoyed in respect of the said immovable property.

02) That the vendors are completely divested of all its rights and interest and/or claim in the schedule 'A' below property and shall cease to have any right, or claim in the said property or part thereof hereby sold to the purchaser by these presents.

03) That the vendors on receipt of full consideration amount from the purchaser/transferee, hereby deliver free and peaceful vacant possession of the said immovable property, more particularly described in the schedule 'A' hereunder written and all relevant papers, and documents to the purchaser.

04) That hence onwards the purchaser out of its own funds through any financial resource of Government, Bank, and/or other resource shall use the said land for commercial and/or any other purposes, by constructing multistoried building / Duplexes and other structures over the said plot of land and accordingly the purchaser shall install utility services, amenities, including water, electricity etc., over the said plot of land at its discretion and cost and will hold, enjoy and possess the same or part thereof without any objection or interference by and from the vendor or any one else, with full powers to convey, sale, assign and/or otherwise alienate or lien the same or part thereof to any party, concern, institute etc.

अनुपम

पद्मकुमार

7
रेखी गोरे

मनसु गोरे

05) That the purchaser/transferee will be at liberty to get its name mutated in the records of the superior landlord the State of Jharkhand, through the office of learned C.O. at Jamshedpur and will pay the ground rent other taxes, services, out goings, levies, cess, etc., to the superior landlord and/or concerned authorities in respect of the said land and whatsoever residential buildings, Duplex and/or commercial units to be constructed and set up thereon.

06) That the vendors hereby declare and covenant:-

(i) The vendors hereby represent that the entire aforesaid land presently under this possession and ownership and there is no other co-owners or co-perceners or co-sharers in this property except them.

(ii) Prior to sale and execution of this Deed of Transfer by sale, the vendors jointly or severally have/has not sold or transferred or conveyed or delivered or mortgaged the said land or part thereof to any party, person, concern or institution and the said land or part thereof is free from all encumbrances, charges and liens; and the vendors have clear and marketable title over the aforesaid land.

(iii) The vendors hereby assure the purchaser to execute any further paper, document, no-objection etc. that may require and/or deem to be required hereafter for mutating the said land in the name of the purchaser/transferee and for its peaceful possession forever.

(iv) The vendors further declare that in case any objection, claim or monitory demand is raised by any or more persons in respect of the said land, in such event the vendors jointly or severally shall be responsible or liable to compensate the

Pradyumn Singh
Pradyumna Singh
Rajesh Gope
Manish Gope

purchaser or to such persons at their own source. It is made clear that the purchaser shall no way be liable or answerable for such demand or claim etc.

(v) In case the purchaser/transferee suffers or sustains any loss or damage and/or deprived of the said property or part thereof due to defect in title of the vendors in that event the vendors jointly or severally shall be responsible or liable to compensate the purchaser for such losses and damages, together with all expenses that may incur to get its title perfected in the said land.

SCHEDULE - 'A'

(Description of the land hereby sold)

ALL THAT Piece and parcel of land measuring 11 Dec. being in Plot No. 1184, New Khata No. 329 of Mouza Hurlung, P.S. Birsanagar, Thana No. 1201, in town Jamshedpur, District Sub-Registry Office at Jamshedpur, District Singhbhum East;

Which is bounded and butted as follows:

- NORTH BY : Plot No. 1183
- SOUTH BY : Plot No. 1185
- EAST BY : Plot No. 1234
- WEST BY : Plot No. 1186 & 1188 (Part)

The land situated at Branch Road.

Ground rent payable to the Superior landlord State of Jharkhand, through C.O. Jamshedpur

IN WITNESS WHEREOF the vendors have hereunto set their respective hands and signature today at Jamshedpur by the day, month and year first above written

Pradyumn Singh

Amal Kumar
Radyunni Devi
Rishi Gope
Narasingam
9

Read over and explained the contents of this deed to the vendors/ executants, who admitted to be true and correct. *Deed 29/9/14*

WITNESSES :

1. *Amal Kumar*
2. *Mouli Prashan*

Printed through Computer

Drafted by
A. Sinha
Advocate, Jsr. Court



S. S. SARKAR
Deed Writer L. No. 14/2006
D.S.R.O., Jamshedpur

Singh



SIGNATURE OF THE PURCHASER

Certified that the fingers' prints of the left hand of each persons, whose photographs are affixed in this Deed have been obtained by me.

A. Sinha
Advocate



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

Token No: 50

Token Date/Time: 29/09/2014 16:27:19

Document Type	Sale Deed	Presenter	Kunwar Gour	Date of Entry	29/09/2014
Presenter Name & Address	Vill- Hurlung, P.S- Birsanagar, Jsr	DOE		Total Pages	46
Stampable Doc. Value	825000	Stamp Value	33000	Book	1
Document/Transaction Value	799350	Serial No.	0	CNO/PNO	
Special Type		Old Serial No.	/	e-Stamp Cert. No.	
Remarks / Other Details		App. ID	31145		

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
JAMSHEDPUR	1201	6	HURLUNG	New-329	New-1184			R_RES	11 Decimal	825000

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	Kunwar Gour	Late Bahamali Gour	Cultivation	General			Vill- Hurlung, P.S- Birsanagar, Jsr
2	VENDOR	Pardgnumna Gope	Late Bhiku Gour	Cultivation	General			Vill- Hurlung, P.S- Birsanagar, Jsr
3	VENDOR	Rajesh Gope	Late Bhiku Gour	Cultivation	General			Vill- Hurlung, P.S- Birsanagar, Jsr
4	VENDOR	Naresh Gour	Late Mitro Gour	Cultivation	General			Vill- Hurlung, P.S- Birsanagar, Jsr
5	VENDEE	Aastha Promoters & Developers Pvt. Ltd. Rep By Kaushal Kr. Singh	Late P.N. Singh	Business	General			Office At Aastha Trade Centre, 2nd Floor, Q.Road, Bistupur, Jsr
6	Identifier	Angad Gour	R. Gour	Business	General			Moharda, P.S- Telco, Jsr
7	Witness1	Angad Gour	R. Gour	Business	General			Moharda, P.S- Telco, Jsr
8	Witness2	Mohit Pradhan	C.M. Pradhan	Business	General			Asangi, P.S- N.I.T , Jsr

Fee Details:

SN	Description	Amount
1	LL	2.50
2	PR	0.94
3	A1	24,750.00
4	SP	690.00
Total	-	25,443.44

बनसाल

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंपट फार्म के अनुरूप डाटा इंद्रि की गई है।

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंद्रि अधिकारी का हस्ताक्षर

उपर्युक्त ① कुंवर जी, ② प्रद्युम्न गोप, ③ राजेश गोप, ④ नरेश जी ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी पहचान अंगद जी, पिता आर. जी, निवासी मोहरदा, पेशा बनसाल ने की।

निबंधन पदाधिकारी का हस्ताक्षर





निबंधन विभाग, झारखंड
जमशेदपुर

Token No.50 Token Date: 29/09/2014 16:27:19
Serial/Deed No./Year :5943/4735/2014
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Kunwar Gour Father/Husband Name:Late Banamali Gour (VENDOR) Vill- Hurlung, P.S- Birsanagar, Jsr		
2	Pardgnumna Gope Father/Husband Name:Late Bhiku Gour (VENDOR) Vill- Hurlung, P.S- Birsanagar, Jsr		
3	Rajesh Gope Father/Husband Name:Late Bhiku Gour (VENDOR) Vill- Hurlung, P.S- Birsanagar, Jsr		
4	Naresh Gour Father/Husband Name:Late Mitro Gour (VENDOR) Vill- Hurlung, P.S- Birsanagar, Jsr		
5	Aastha Promoters & Developers Pvt. Ltd. Rep By Kaushal Kr. Singh Father/Husband Name:Late P.N. Singh (VENDEE) Office At Aastha Trade Centre, 2nd Floor, Q.Road, Bistupur, Jsr		
6	Angad Gour Father/Husband Name:R. Gour (Identifier) Moharda, P.S- Telco, Jsr		

Book No. I
Volume 286
Page 507 To 552
Deed No 5943/4735
Year 2014
Date 29/09/2014 17:27:23

Registering Officer

Signature of Operator

निबंधन विभाग, झारखंड
जमशेदपुर