

5350 K. Raity Sale Shambad Value 867000/- ~~35000/-~~ 4724



66
10
271

5/12

नखल निम्न 21 के अर्जिन...
 अस्तकारी एक्ट की 136 66 के अर्जिन
 जो प्रारंभ है और इतिहास...
 की अनुसंधान 1 या 1... 23 के अर्जिन
 यथावत इत्यादि...
 नखला में विमलक है...
 23-7-12
 23-7-12

03DD 584345



Ashok K. Singh
 Sushma Singh
 Aditi Kumari



तुपसल वर्णित जमीन... मांग बरिंका रंज
 के अनुसार निर्धारित न्यूनतम... से कम नहीं है

THIS DEED OF ABSOLUTE SALE is made on this the 23rd day
July Two Thousand Twelve By and between 1. DR. ASHOK KUMAR
 SINGH Son of Late Dipe Narayan Singh, 2. SMT. SUSHMA SINGH Wife of Dr. A.
 K. Singh, 3. ADITI KUMARI Daughter of Dr. A. K. Singh, all by Faith Hindu, by
 caste Rajput, by occupation Medical Practitioner, Resident of Ashirbad Nurshing
 Home, Hirapur, P.S. and Dist. Dhanbad, hereinafter jointly called and referred to as
 the VENDOR (which expression shall, unless excluded by or repugnant to the context
 be deemed to mean and include their respective heirs, successors, executors,
 administrators, representatives and assigns) of the ONE PART. Vendor No.3 represented
 by vendor no.2 vide Power No.IV-1389 dt.26.11.08 Regd.at
 Giridih.

Free paid

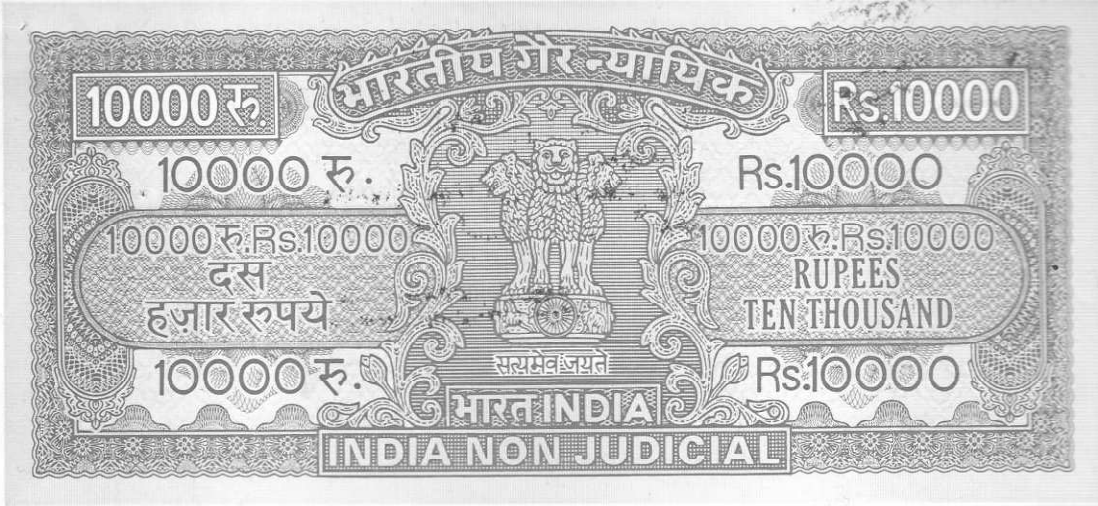
AFI) 26010 = 00
 Sali 5 = 00
 Pfee 1 = 88
 26016 = 88

AND IN FAVOUR OF

M/S PRAMILA VYAPAAR PRIVATE LIMITED, A limited liability company duly
 incorporated under the Indian Company's Act, having its office at Dhansar, Dhanbad,

23/7/12

अचल अधिकारी... से प्राप्त सूची के
 अनुसार दस्तावेज में वर्णित मीजा...
 नम्बर... के खाता नं...
 निषिद्ध खाते से बाहर है/सूची में नहीं है।
 23-7-12



05AA 243829



Ashok Kumar Singh
Sushil Kumar Singh



= 2 =

Represented herein through its Director **SRI SANJAY KUMAR SINGH** Son of Sri Ram Mohan Singh, by Faith Hindu, by caste Rajput, by occupation Business, resident of Dhansar, P.S. Dhansar, Dist. Dhanbad, hereinafter called and referred to as the PURCHASER (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include its executors, administrators, representatives and assigns) of the OTHER PART.

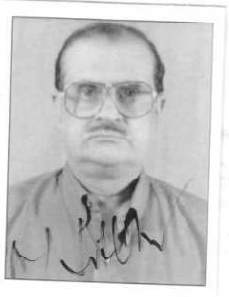
WHEREAS, by a Registered Deed of Sale, being No. 8618 dated 10.12.2003, Registered at Dhanbad Sub-Registry office, executed by Sri Dhiren Gope and others in favour of the vendor No. 1 hereto Dr. Ashok Kumar Singh, the vendor No. 1 hereto

धनबाद कोषागार से निगत

लेखनी प्रतिलिपि
रखना

166/12-13
Issued to Pranab Kumar Prasad put. 2+d,
Of Pranab Kumar Prasad anbad,
Through.....
Non Judicial/Court Fee Stamps
of Rs. 35000/- (25000 + 10000 + 10000)
4/12/12
Accountant/Stamp Clerk
District Treasury, Dhanbad.

23/7/12 10-1
किसी 200/- की को के पता/पता/पता से निगत प्रकर निगत
के कायदा/लेखनी प्रतिलिपि का प्रकर निगत
द्वारा धनबाद कोषागार से निगत 200/- की प्रतिलिपि
लेखनी प्रतिलिपि या प्रतिलिपि से
वित्तियता का
आशीष कुमार सिंह
दीप नारायण सिंह
आशीषा नरसिंह सोम श्याम
राजपुत - अवस्था
मदद
प्रतिलिपि प्रतिलिपि का प्रतिलिपि
23-7-12



Anand Kumar Singh
28/7/2012



Ashok Kumar Singh
Sushma Singh
25/07/20

= 3 =

purchased their entire right title, interest and possession to in and over 12.5 Kathas or to say 20.63 Decimals of land, out of Survey Settlement Plot no. 72, appertaining to Khata No. 04, of Mouza Baromuri, Mouza No.03, for valuable consideration therein mentioned; And

WHEREAS, ever since the date of purchase as aforesaid the vendor No. 1 hereto Dr. Ashok Kumar Singh has been in peaceful possession over the said land, by exercising diverse acts of ownership and possession and by getting his name Mutated in the Serista of the Land Lord the State of Jharkhand, and paying rent for the same under Thoka No. 733; And

WHEREAS, by another Registered Deed of Sale, being No. 4688 dated 03.07.2003, Registered at Dhanbad Sub-Registry office, executed by Sri Rakesh Kumar and others in favour of the vendor No. 2 hereto Smt. Sushma Singh, the vendor No. 2 hereto purchased their entire right title, interest and possession to in and over 13 Kathas or to say 21.45 Decimals of land, out of Survey Settlement Plot no. 80 and 81, appertaining to Khata No. 12, of Mouza Baromuri, Mouza No.03, for valuable consideration therein mentioned; And

WHEREAS, ever since the date of purchase as aforesaid the vendor No. 1 hereto Dr. Ashok Kumar Singh has been in peaceful possession over the said land, by exercising diverse acts of ownership and possession and by getting his name Mutated in the Serista of the Land Lord the State of Jharkhand, and paying rent for the same under Thoka No. 732; And

Arun K. Singh
Subscribed
28/7/12

= 4 =

WHEREAS, by another Registered Deed of Sale, being No. 4773 dated 04.07.2003, Registered at Dhanbad Sub-Registry office, executed by Sri Rakesh Kumar and others in favour of the vendor No. 3 hereto Aditi Kumari, the vendor No. 3 hereto purchased their entire right title, interest and possession to in and over 13 Kathas or to say 21.45 Decimals of land, out of Survey Settlement Plot no. 80 and 81, appertaining to Khata No. 12, of Mouza Baromuri, Mouza No.03, for valuable consideration therein mentioned; And

WHEREAS, ever since the date of purchase as aforesaid the vendor No. 3 hereto Aditi Kumari has been in peaceful possession over the said land, by exercising diverse acts of ownership and possession and by getting his name Mutated in the Serista of the Land Lord the State of Jharkhand, and paying rent for the same under Thoka No. 731; And

WHEREAS, the vendor hereto are in joint peaceful possession of their purchased 38.5 Kathas of land more fully described in the Schedule 'A' hereto and while in possession the Vendor hereto to meet their financial requirement considered it advisable to sell their entire right, title, interest and possession to, in and over a portion of land measuring an area 03 Kathas, more fully described in the Schedule 'B' hereto for a total Consideration of Rs.8,67,000/- (Rupees Eight Lac Sixty Seven thousand only); And

WHEREAS, in course and as a result of negotiation between the parties hereto, the vendor has agreed to sale and the purchaser hereto has agreed to purchase the said

A. S. M. V. Singh
Sushma
25/07/12

= 5 =

land for a consideration of the sum of Rs.8,67,000/- (Rupees Eight Lac Sixty Seven thousand only) which is the highest consideration thereof.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -

1. That in consideration of the total sum of Rs.8,67,000/- (Rupees Eight Lac Sixty Seven thousand only), paid by the Purchaser to Vendor (the receipt whereof the Vendor do hereby acknowledge and admit) and in consideration of the terms, conditions and covenants hereinafter appearing the Vendor doth hereby absolutely and indefeasibly grant sell, convey transfer and assign their entire right, title, interest and possession to, in and over the said land morefully described in the Schedule 'B' hereto, together with all claims, demands, easement and other incidental rights belonging or appertaining thereto, to the Purchaser TO HAVE AND TO HOLD the same for all times to come free from all encumbrances subject, however, to pay annual ground rent besides cess and education cess thereon at the prescribed rates payable thereof as from this day onwards, and the purchaser hereto having full right and authority to deal and transfer the same by sale, gift, mortgage, lease and by making houses etc. thereon either by living thereon or letting out the same to any person or persons or otherwise as per his/her choice.
2. That, the Vendor do hereby covenant with the Purchaser that the Vendor, are the sole and absolute owner of the land described in the schedule below, and that their right, title, interest and possession to, in and over the same is in no manner defective and is in no manner encumbered by way of mortgage etc. Should it, therefore, in future transpire that their right, title, interest and possession to in and over the said land hereby sold is in any manner

Atmakar V. Singh
Sushree Sph
28/07/12

= 6 =

defective or in any manner encumbered and if for any one or more reasons Purchaser is dispossessed or put to any other loss or obstructions, the Vendor shall be liable to make good such loss as the Purchaser may suffer by reasons thereof.

3. That, the Vendor hereby further covenants with the Purchaser that the Vendor, shall pay the annual ground rent Rs 1/- now or in future becoming payable up to date and shall keep the Purchaser fully indemnified, harmless and free from and against any attachment or legal proceeding in respect thereof and that the Purchaser shall be liable to pay the annual ground rent, cesses etc. for the land hereby sold which will become payable as from this day onwards.
4. That, the Vendor further covenants with the Purchaser to do and execute all such acts, deeds and things at the cost of the Purchaser as it may reasonably require the Vendor to do or execute for better or more fully assuring to the Purchaser the land hereby sold and also to render all assistance and co-operation to the Purchaser at its request and cost to get Purchaser's name mutated in place of that of the Vendor in the Office of the Zamindari Department of the State of Jharkhand.
5. That the below mentioned schedule land does not come under Govt. Land, and neither comes under Adivashi Land, Govt. Bhudan Land and forest land and also does not come under Govt. acquired land and the vendor and purchaser hereto are satisfied with the contents of this deed.

IN WITNESS WHEREOF THE VENDOR HERETO OUT OF THEIR OWN FREE WILL
WHILE IN THEIR SOUND HEALTH AND PERFECT MIND HAVING FULLY

A. S. K. Mr. Singh
Sudhendra
28.7/12

= 7 =

UNDERSTOOD THE CONTENTS HEREOF, HAVE SET AND SUBSCRIBED HEIR HANDS ON DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

SCHEDULE - 'A'

All that piece and parcel of Raiyati land situate at Mouza Baromuri, (Mouza No.03), under P.S. Dhanbad, Chowki Sadar Sub-Registry office and District Dhanbad,

Mouza Baromuri, Mouza No.03, Khata No. 04 (Four),

Plot No. 72, out of which measuring an area 12.5 Kathas or to say 20.63 Decimals of land

Khata No. 12 (Twelve),

Plot No. 80 and 81, out of which measuring an area 26 Kathas or to say 42.90 Decimals of land

Grand total area purchased by and in possession of the vendor hereto comes to 38.5 Kathas or to say 63.53 Decimals of land.

SCHEDULE - 'B'

Out of the aforesaid Schedule 'A', a portion of land measuring an area 03 kathas or to say 4.95 Decimals of land, is hereby sold by this sale deed, as per Plan annexed hereto and shown in Colour RED, being butted and bounded as under:-

North: Part of Plot No. 80 and 81.

South: Vendors Land to day purchased by Yogendra Pradhan and Savitri Pradhan.

East: Vendors Land.

West: Hirak Road.

A. Ashok Kumar Singh

Sukhdev Singh

28/07/12

= 8 =

WITNESSES:-

1. Vikash, Isman.
S/o Pitamber Singh
Add - Victory colony
Dhansar, Dhambad
2. Shantanu Singh
S/o Ashok Kumar Singh
Hisarpur, Dhambad



शान्तनु सिंह
28/06/2012



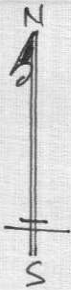
Certified that the finger prints of the left hand of the vendor and the purchaser, whose photographs affixed in the document have been duly obtained before me, printed be me as per draft deed supplied by the parties.

Shantanu Choudhary
U No. 02/1990.

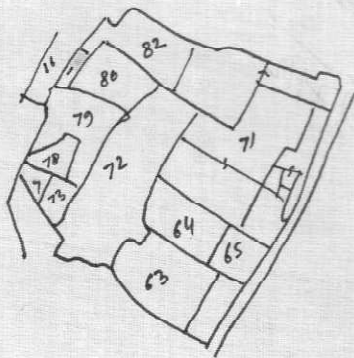
Seller:- (1) Dr. Ashok Kumar Singh s/o Late Dipti Narayan Singh (2) Bushana Singh w/o Dr. Ashok Kumar Singh (3) Aditi Kumari s/o Dr. Ashok Kumar Singh of Shankar Colony, Mali Mandir Road, Bekarband P.S. & Dist Dhanbad.

Purchaser:- Sri Ganjay Kumar Singh s/o Ram Mohan Singh of Dhansar, Dhanbad.
M/s Pramila Vyapaar Pvt Ltd.

Schedule:- mouza: Baramuri No: 3. Khata No: 4.
Plot No: 72. Khata No: 12. Plot No: 80, 81, out of which Area: 3 katha, or to say 4.95 Dec.



TRUSTEER



Scale: 1" = 330' 0"



NOT TO SCALE

Shown in red



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

Token No: 54

Token Date/Time: 23/07/2012 15:05:31

Document Type	Sale Deed	Presenter	Dr. Ashok Kumar Singh
Presenter Name & Address	Ashirbad Nurshing Home, Hirapur, Dhanbad	Date of Entry	23/07/2012
Stampable Doc. Value	867000	DOE	Total Pages 22
Document Value	867000	Stamp Value	35000
Special Type		Serial No.	0
Remarks / Other Details		CNO/PNO	

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
DHANBAD	3	0	BAROMURI	4,12	72,80,81			MR_COMM	4.95 Decimal	866250

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	Dr. Ashok Kumar Singh	Late Dipe Narayan Singh	Medical Practitioner	Other	Afzps7123q	Ashirbad Nurshing Home, Hirapur, Dhanbad
2	VENDOR	Sushma Singh	Dr. Ashok Kumar Singh	Medical Practitioner	Other	Aiops5839h	Ashirbad Nurshing Home, Hirapur, Dhanbad
3	VENDEE	Sanjay Kumar Singh For M/S Pramila Vyapaar Pvt. Ltd	Ram Mohan Singh	Business	Other	Form 61	Dhansar, Dhanbad
4	Identifier	Vikash Kumar	Pitambar Singh	Business	Other		Victory Colony, Dhansar, Dhanbad
5	Witness1	Vikash Kumar	Pitambar Singh	Business	Other		Victory Colony, Dhansar, Dhanbad
6	Witness2	Shantanu Singh	Ashok Kr. Singh	Business	Other		Hirapur, Dhanbad

Fee Details:

SN	Description	Amount
1	LL	5.00
2	PR	1.88
3	A1	26,010.00
4	SP	330.00
Total		26,346.88

Ashok K. Singh

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंटर ऑफिसर का हस्ताक्षर

उपर्युक्त स्वीकार किया डॉ० अशोक कुमार सिंह का लुधना सिंह ने इस दस्तावेज के निष्पादन को मेरे समक्ष

जिसकी

पहचान

नियंती

विक्रम कुमार
धनबाद, धनबाद

पिता

पेशा

पीताम्बर सिंह
04 वर्ष लुधना

निबंधन पदाधिकारी का हस्ताक्षर



निबंधन विभाग, झारखंड
धनबाद

Token No.54 Token Date: 23/07/2012 15:05:31

Serial/Deed.No./Year :5350/4724/2012

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Dr. Ashok Kumar Singh Father/Husband Name:Late Dipe Narayan Singh (VENDOR) Ashirbad Nurshing Home, Hirapur, Dhanbad		
2	Sushma Singh Father/Husband Name:Dr. Ashok Kumar Singh (VENDOR) Ashirbad Nurshing Home, Hirapur, Dhanbad		
3	Sanjay Kumar Singh For M/S Pramila Vyapaar Pvt. Ltd Father/Husband Name:Ram Mohan Singh (VENDEE) Dhansar, Dhanbad		
4	Vikash Kumar Father/Husband Name:Sitambar Singh (Identifier) Victory Colony, Dhansar, Dhanbad		
5	Vikash Kumar Father/Husband Name:Sitambar Singh (Witness1) Victory Colony, Dhansar, Dhanbad		
6	Shantanu Singh Father/Husband Name:Ashok Kr. Singh (Witness2) Hirapur,Dhanbad		

Book No. I
Volume 152
Page 297 To 318
Deed No 5350/4724
Year 2012
Date 23/07/2012 16:10:59

22EW
23/7/2012
District Sub Registrar

Signature of Operator