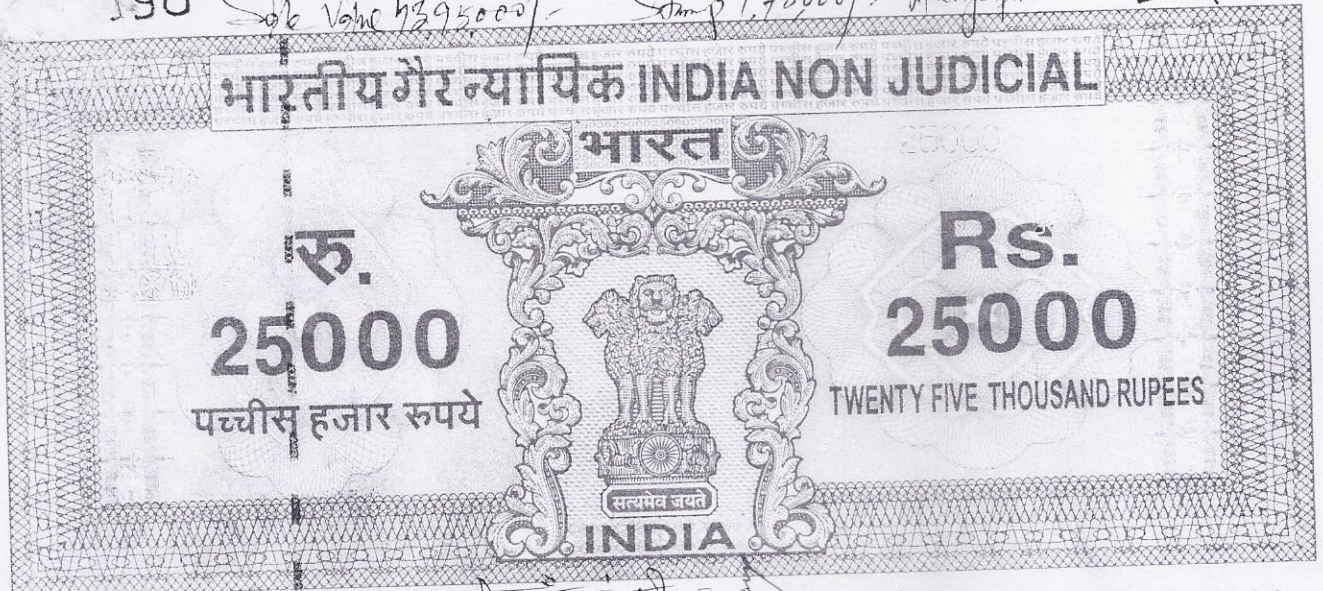


190

Sale Value 4395000/-

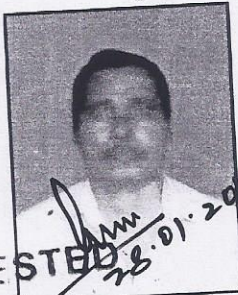
Stamp 178000/- Adhyapur

187



झारखण्ड JHARKHAND

श्री अजित चौधरी



ATTESTED 28.01.2014

Ajit Choudhury 28.01.2014

Parash Chandra Choudhury 28.01.2014



144818

Ajit Choudhury 28.01.2014

SALE DEED

Govt. Valued at Rs. 43,95,000 /- (Rupees Forty three lakhs ninety five thousand) only

This Sale Deed Made on this the 28th day of January 2014, at Seraikella, BY:-

1. SHRI AJIT CHOUDHURY, Son of Late Dharendra Nath Choudhury @ Dhiren Choudhury, by faith- Hindu, by Caste Kumhar, by Nationality- Indian, by Occupation- Business, Resident of Uliyan Bustee, Durga Road, Near Hari Mandir, Kadma, P.S. Kadma, Town Jamshedpur, District Singhbhum East, (Pan No. BANPC6776K)

131850
 2.50
 0.54
 131852.44
 28/1/14



झारखण्ड JHARKHAND



ATTESTED

साल
मास
दिनांक
वर्ष

Ajit choudhury
28.01.2014

Pareesh chandra choudhury
28.01.2014



2. SHRI PARESH CHANDRA CHOUDHURY, Sons of Late Dharendra Nath Choudhury @ Dhiren Choudhury, by faith Hindu, by **Caste Kumhar**, by Nationality Indian, Resident of Uliyan Bustee, Durga Road, Near Hari Mandir, Kadma, P.S. Kadma, Town Jamshedpur, District Singhbhum East, (Which expression unless repugnant to the contexts, shall mean and include their legal heirs, successors, assigns, representatives, attorneys, agents etc.) here-in-after called the FIRST PARTIES MEMBERS of the ONE PART; (Pan No. AWBPC5281A)



झारखण्ड JHARKHAND

144820

Ajit choudhury
28.01.2014

Parash chandra choudhury
28.01.2014

---3---

IN FAVOUR OF

Ravindra Kumar Sinha, Son of Late Shiv Nandan Prasad, Director of Heaven India Real Tech Ltd., by faith- Hindu, by **Caste- Kayastha**, by Nationality- Indian, by Occupation- Business, resident of Heaven Tower, Jai Prakash Udhyan, Adityapur, P.S. Adityapur, District Seraikella Kharshwan, Jharkhand, here-in-after called the PURCHASER (which expression shall unless repugnant to the contact include his legal heirs, successors, administrators, representatives and assigns) of the OTHER PART. (PAN-ACCH1648G)



झारखण्ड JHARKHAND

144821

Ajit Choudhary
28.01.2014

Parash Chandra Choudhary
28.01.2014

--4--

NATURE OF DEED :-

SALE DEED.

CONSIDERATION AMOUNT :- Rs. 43,95,000/-

(Rupees Forty three lakhs ninety five thousand only)

AS PER GOVT. VALUE :- Rs. 43,95,000/-

(Rupees Forty three lakhs ninety five thousand only)

WHEREAS Sellers are the absolute and lawful owners of the land situated in Mouza Jamalpur, P.S. Seraikella, Thana No. 63, within Ward No. 03, Adityapur Notified Area Committee, Adityapur, recorded under Khata No. 25, Portion of Plot No. 336, measuring an area 31 decimals (Thirty one decimals) within District Seraikella Kharshwan more particularly mentioned in the Schedule below;



झारखण्ड JHARKHAND

144822

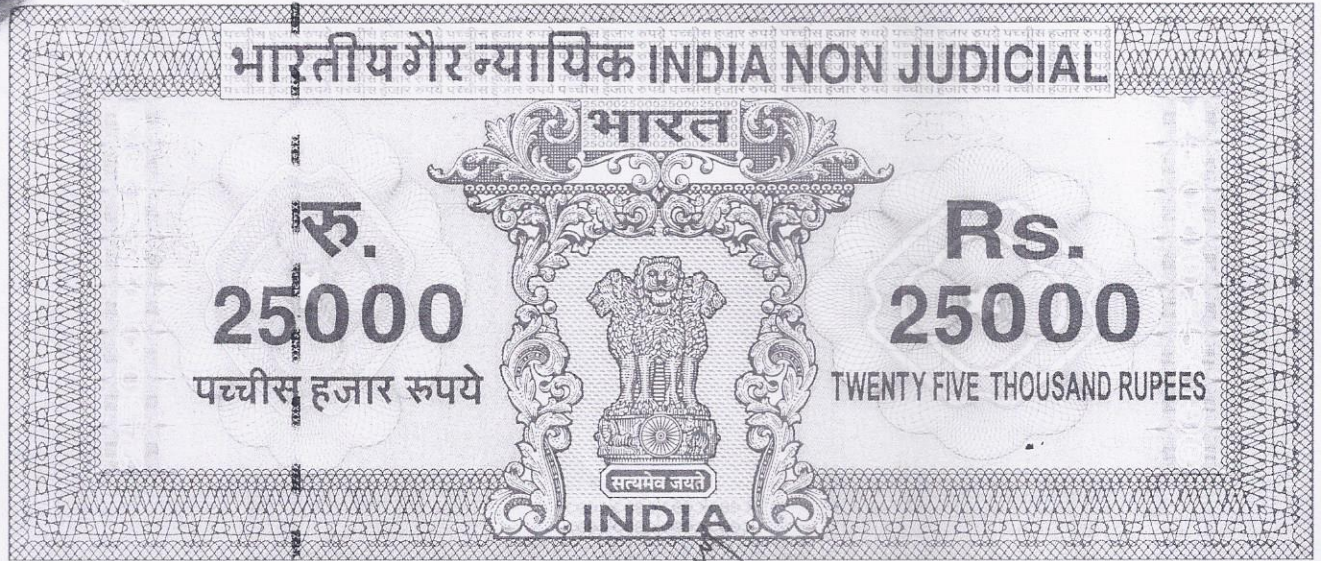
Ajit choudhury
28.01.2014

Parvesh chandra choudhury
28.01.2014

---5---

ANDWHEREAS the said land mentioned in the schedule below along with other land recorded in the Khatian finally published in the year 1961 in the name of the father of the present sellers namely Dhiren Choudhury, S/o. Late Kishori Choudhury along with other two co-tenants namely Amritlal Choudhary and Harekrishna Choudhary jointly in the said khatian;

ANDWHEREAS after death of said recorded tenant Dhiren Choudhury the present sellers being his sons legal heirs, successors inherited the schedule below land along with other land as their own shares as the share left by the said recorded tenant Dhiren Choudhury after amicable partition of the schedule below land along with other land with the other co-sharers in respect of the landed properties belonged to the sellers and other co-sharers including the land mentioned in the schedule below;



झारखण्ड JHARKHAND

144823

Ajit choudhury.
28.01.2014

Panesh Chandra Choudhury
28.01.2014

---6---

ANDWHEREAS the sellers have been in peaceful possession over the schedule below land as their own shares without any interruption from any body with power to dispose of the same in any manner they like;

ANDWHEREAS now being in urgent need of money the sellers have jointly agreed with the purchaser for absolute Sale of the land measuring 31 decimals (Thirty one decimals) under Khata No. 25, Portion of Plot No. 336 more particularly mentioned in the schedule below for a total consideration amount of Rs. 43,95,000/- (Rupees Forty three lakhs ninety five thousand only) and the purchaser has agreed to purchase the same at that price;



झारखण्ड JHARKHAND

144824

Ajit choudhary
28.01.2014

Parash Chandra Choudhary
28.01.2014

---7---

NOW THIS SALE DEED WITNESSETH AS FOLLOW : -

1. That in consideration of the said sum of Rs. 43,95,000/- (Rupees Forty three lakhs ninety five thousand only) paid by the Purchaser to the sellers, the receipt of which is hereby admitted and acknowledged as full and final payment in respect of sale of the schedule below land by the sellers, the sellers by these presents do hereby absolutely and forever sell, convey and transfer the all that land mentioned in the schedule below in favour of the purchaser by this deed of sale TO HAVE AND TO HOLD the same unto the purchaser his heirs, successors without any interruption from the side of the sellers or any person /s claiming under them.



झारखण्ड JHARKHAND

A 099108

A. T. Choudhury
28.01.2014

Parvesh Chandra Choudhury
28.01.2014

---8---

2. That the seller have delivered possession of the schedule below land 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 in any manner he likes and the purchaser shall be at liberty to get his name mutated in the records of the landlord, the State of Jharkhand through C.O. Gamharia and shall pay rent for the same in his own name.
3. That from this day all the right, title, claim and interest of the sellers in the schedule below land will cease to exist and will vest in the purchaser and the purchaser will become the sole and absolute owner thereof from this day.
4. That the land hereby conveyed by this deed of sale is free from all encumbrances, charges and lines.



झारखण्ड JHARKHAND

A 099109

A.T. Choudhury
28.01.2014

Parvesh chandra choudhury
28.01.2014

---9---

5. That the sellers hereby declare that they have good and perfect title over the schedule below land which they have not sold, charged or transferred the same in any way to any one else prior to this Deed.
6. That if for any defect of title or possession of the sellers in the schedule below land, the purchaser suffers any loss, then the sellers will be liable to compensate the same.
7. That from this day the sellers have or shall have no claim, demand whatsoever in the schedule below land at any time in future.

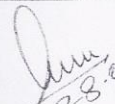
Ajit choudhury
28.01.2014

Parvath Chandra Choudhury
28.01.2014

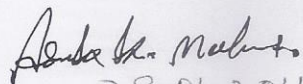
---11---

Read over and explained the contents of this sale deed to the Executants who admit the same to be true & correct.

That the said landed property is not preview of C.N.T. Act. And the Recorded owner is not belonging to C.N.T. Act.

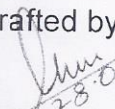

28.01.2014
Advocate

WITNESSES :-

✓ 1. Ashok kr. Mahato 
S/o Ajit Mahato
Dindly basti Adityapur

2. Kedar Nath Mahato
s/o Late Budheshwar Mahato
Dindli Basti Adityapur
Dist- Sezarikella Kharshwar.

Kedar Nath Mahato
28.01.2014

Drafted by

28.01.2014
Advocate



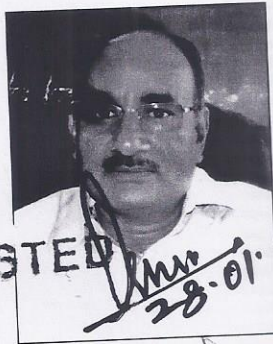
ATTES

Ashok kr. Mahato
28.01.2014

Ajit Choudhury
28.01.2014

Parvath Chandra Choudhury
28.01.2014

--12--



ATTESTED *mm*
28.01.2014

mm
28/1/14

Signature of the purchaser
Ravindra Kumar Sinha

Certified that the executants and the purchasers whose attested photographs have been affixed on the deed have signed and put their respective finger impression on the deed in my presence, and this sale deed contained in _____ pages.

mm
28.01.2014
Advocate



Sch. CVF No. 1807

जिला का नाम

मालगुजारी का नाम

अंचल का नाम

तहसील का नाम

ग्राम का नाम

रसीद मालगुजारी

फरद मालकी फरद रयती

नाम रयत मय मुदियत जमावत

वा सकेत वरत

खता संख्या	दिसरा संख्या
25	

अराजी नकदी	अराजी भावली	तफसील हिसाब समाप्त भावली
0-55		

जोत का सालाना भाग मय तफसील बकाया वा हाल मौजूदा साल का।

भाग बाबत	सालाना	7-8 बकाया 2011-12				हाल
		तीन वर्ष से ज्यादा	3रा वर्ष	2रा वर्ष	1ला वर्ष	
माल (नकदी)	1=77				58=41	1=77
गुजारी (भावली)	0=45				14=85	0=45
सेस	0=90				29=70	0=90
*सूद	0=90				29=70	0=90
मुतफरकात	0=40				13=20	0=40
मीजान	4=42				145=86	4=42

तफसील अदायकारी

अदायकारी बाबत	6-10 बकाया 2011-12				मौतालबा हाल	फाजिल
	तीन वर्ष से ज्यादा	3रा वर्ष	2रा वर्ष	1ला वर्ष		
माल (नकदी)						
गुजारी (भावली)						
सेस						
*सूद						
मुतफरकात						
मीजान अदायकारी				145=86	4=42	150=28

(1) मीजान कुल (लफजों में)

(2) नाम देहिन्दा -

(3) कुल बकाया

कुल से 4 रकम लेने का बकाया देना

दस्तखत वो तारीख अमला तहसील कुनिन्दा

21/8/12

NCCF-2010

*खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

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

Token No: 21

Token Date/Time: 28/01/2014 15:05:50

Document Type: Sale Deed
Presenter Name & Address: Uliyan Bustee Durga Road Near Hari Mandir Kadma Jsr
Stampable Doc. Value: 4395000
Document Value: 4395000
Special Type: Old Ward No-3
Remarks: Other Details
Property Details:
Presenter: Ajit Choudhary
DOE
Stamp Value: 178000
Serial No: 0
Old Serial No: /
App. ID
Date of Entry: 28/01/2014
Total Pages: 50
Book: 1
CNO/PNO:
e-Stamp Cert. No.

Anchal	Th.No.	Wrld/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
GAMHARIA	63	2	ADITYAPUR NAGAR PARSHAD	25	336			U_RES	31 Decimal	4394250

Other Property Details:

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

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	UID	Address
1	VENDOR	Ajit Choudhary	Late Dharendra Nath Choudhury@Dhiren Choudhury	Bus.	General	Banpc6776k		Uliyan Bustee Durga Road Near Hari Mandir Kadma Jsr
2	VENDOR	Paresh Chandra Choudhury	Late Dharendra Nath Choudhury	Bus.	General	Awbpc5281a		Uliyan Bustee Durga Road Near Hari Mandir Kadma Jsr
3	VENDEE	Ravindra Kumar Sinha	Late Shiv Nandan Prasad	Bus.	General	Aacch1648g		Heaven Tower Jai Prakash Udhyan Adityapur P.S-Adityapur
4	Identifier	Ashok Kuamr Mahato	Ajit Mahato	Bus.	General			Dindli Basti Adityapur

Fee Details:

SN	Description	Amount
1	LL	
2	PR	2.50
3	A1	0.94
4	SP	131,850.00
Total		750.00
		132,603.44

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

उपर्युक्त स्वीकार किया

जिसकी

पहचान

निवासी

अजीत चौधरी, परेश चन्द्र चौधरी

रवीन्द्र कुमार महतो

डिंडली, बस्ती, आदित्यपुर

पिता अजीत महतो

पेशा व्यापार

ने की।

S.K. 449
28-01-14

निबंधन पदाधिकारी का हस्ताक्षर

Ajit choudhary
28-01-2014

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंट्रि ऑफिसर का हस्ताक्षर

ने इस दस्तावेज के निष्पादन को मेरे समक्ष



निबंधन विभाग, झारखंड
सरायकेला

Token No.21 Token Date: 28/01/2014 15:05:50

Serial/Deed No./Year :190/187/2014

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Ajit Choudhary Father/Husband Name:Late Dharendra Nath Choudhury@Dhiren Choudhury (VENDOR) Uliyan Bustee Durga Road Near Hari Mandir Kadma Jsr		
2	Paresh Chandra Choudhury Father/Husband Name:Late Dharendra Nath Choudhury (VENDOR) Uliyan Bustee Durga Road Near Hari Mandir Kadma Jsr		
3	Ravindra Kumar Sinha Father/Husband Name:Late Shiv Nandan Prasad (VENDEE) Heaven Tower Jai Prakash Udhyan Adityapur P.S-Adityapur		
4	Ashok Kuamr Mahato Father/Husband Name:Ajit Mahato (Identifier) Dindli Basti Adityapur		

Book No. I
Volume 10
Page 1 To 50
Deed No 190/187
Year 2014
Date 28/01/2014 15:44:13

Registering Officer

Signature of Operator