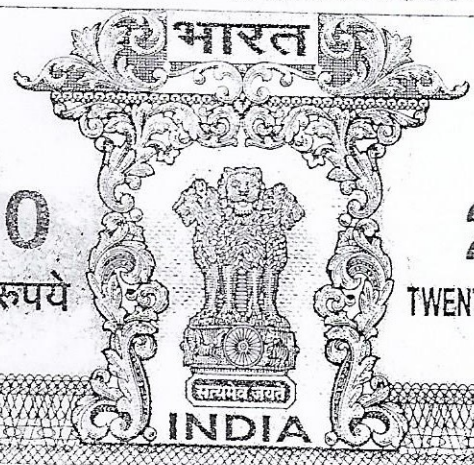


₹. 25000
पच्चीस हजार रुपये

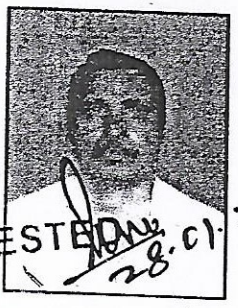
Rs. 25000
TWENTY FIVE THOUSAND RUPEES



प्रारखण्ड JHARKHAND

पंचायत चौक वि देवी कर्मग
28/1/14

145154



ATTESTED ON
28.01.2014

Ajit Choudhury
28.01.2014
Ramesh Chandan Choudhury
24.01.2014



Ajit Choudhury
28.01.2014

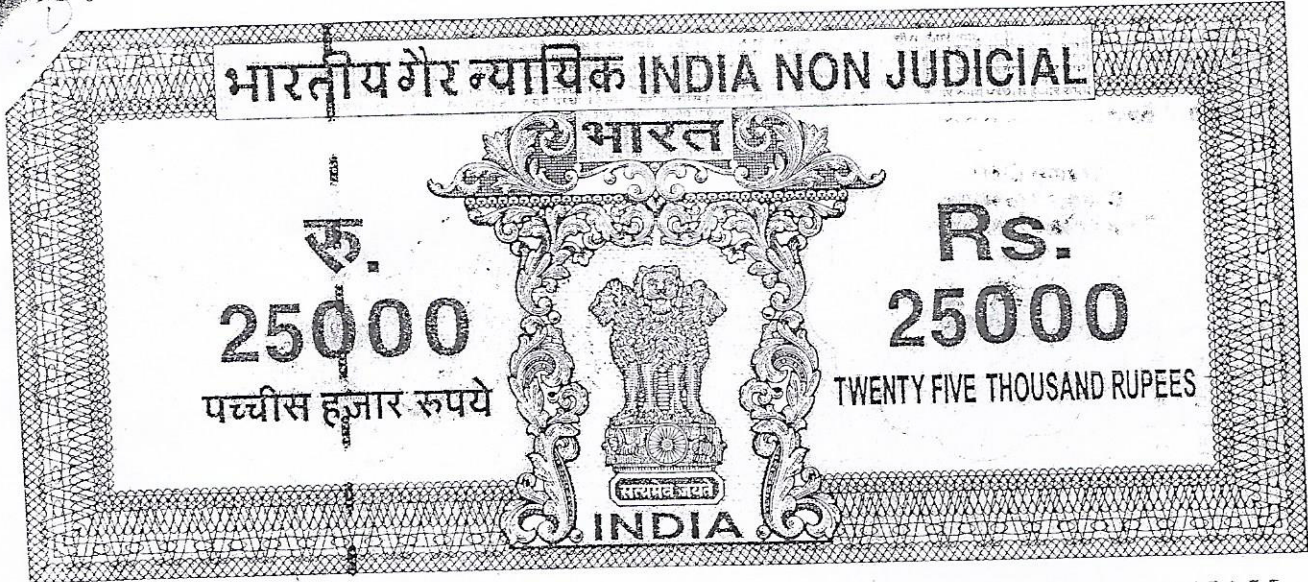
SALE DEED

Govt. Valued at Rs. 34,50,000 /-
(Rupees Thirty four lakhs fifty thousand) only

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

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, Jharkhand, (Pan No. -BANPC6776K.)

Handwritten notes and calculations on the left side of the page, including 'S.K. 119 28.01.14', '102500', '2.50', '0.94', '103500.44', and '28/1/14'.



झारखण्ड JHARKHAND

145155



ATTESTED *28.01.2014*

Ajit choudhury
28.01.2014
Parash chandra choudhury
28.01.2014



Parash chandra choudhury.
28.01.2014

2. SHRI PARESH CHANDRA CHOUDHURY, Sons of Late Dharendra Nath 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, Jharkhand, (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. *AI0BPK 5291A*)

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

झारखण्ड JHARKHAND

145156

Ajit choudhury
28.01.2014

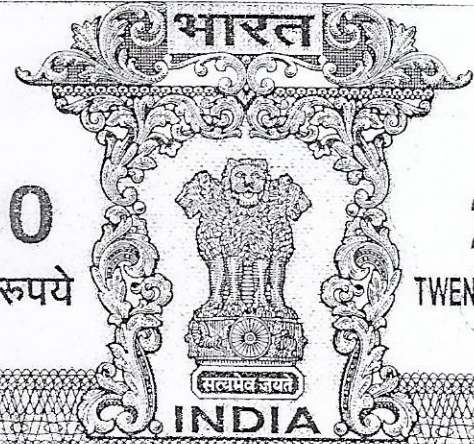
Parash chandra choudhury
28.01.2014

—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 context include his legal heirs, successors, administrators, representatives and assigns) of the OTHER PART. (PAN- AACCH1648G)

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

झारखण्ड JHARKHAND

145157

Ajit choudhary
2.8.01.2014

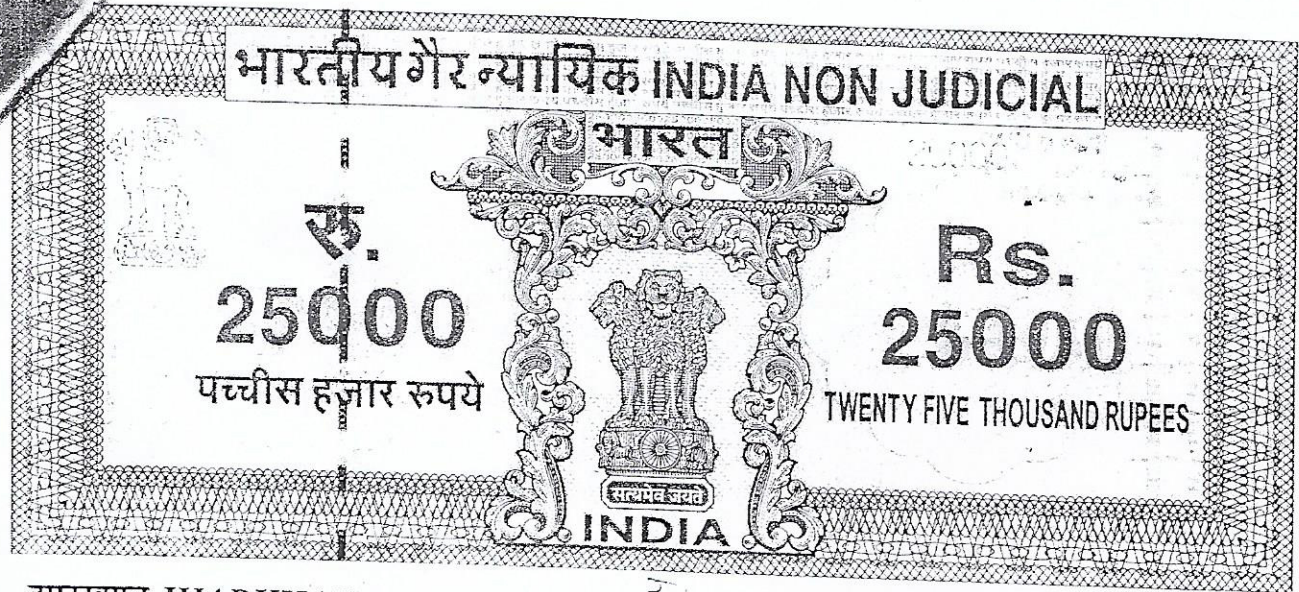
Parash chandra choudhary
2.8.01.2014

NATURE OF DEED :- SALE DEED.

CONSIDERATION AMOUNT :- Rs. 34,50,000/-
(Rupees Thirty four lakhs fifty thousand only)

AS PER GOVT. VALUE :- Rs. 34,50,000/-
(Rupees Thirty four lakhs fifty 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 24 decimals (Twenty four decimals) within District Seraikella Kharshwan more particularly mentioned in the Schedule below;



झारखण्ड JHARKHAND

Ajit Choudhary
28.01.2014

Parvath Choudhary
28.01.2014

145158

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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 Harikrishna 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;



Ajit Choudhary
28.01.2014

Parash Chandra Choudhary
28.01.2014

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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 24 decimals (Twenty four decimals) under Khata No. 25, Portion of Plot No. 336 more particularly mentioned in the schedule below for a total consideration amount of Rs. 34,50,000/- (Rupees Thirty four lakhs fifty thousand only) and the purchaser has agreed to purchase the same at that price;

5000Rs.



A. T. Choudhary
28.01.2014
Parash Chandra Choudhary
28.01.2014

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NOW THIS SALE DEED WITNESSETH AS FOLLOW :-

1. That in consideration of the said sum of Rs. 34,50,000/- (Rupees Thirty four lakhs fifty 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.
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.

Ajit choudhan
D.S.O. 2

Parash chandra choud
D.S.O. 2

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4. That the land hereby conveyed by this deed of sale is free from all encumbrances, charges and lines.
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.

B. K. Choudhary
28.01.14

Parvath Choudhary
28.01.14

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SCHEDULE

(Description of the land hereby sold)

In the District. Seraikella Kharshwan, District Sub-Registry office at Seraikella in Mouza- Jamalpur, Thana Seraikella, Thana No. 63, Ward No. 03 Adityapur Notified Area Committee, Adityapur, recorded under Khata No. 25, Portion of Plot No. 336, measuring area 24 decimal (Twenty four decimals) of Raiyati Homestead Land,

Which is Bounded by :-


NORTH : Road;
SOUTH : Road 60' ft;
EAST : Nij;
WEST : R. K. Sinha;

Annual rent Rs.6/- (Rupees Six) only per Khata payable to the landlord the State of Jharkhand through C.O. Gamharia

IN WITNESS WHEREOF the seller is executing this Sale Deed at Seraikella on this date mentioned above.

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

Ajit chandraburg
28.01.2014

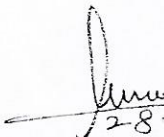
Parash. Chandraburg
28.01.2014

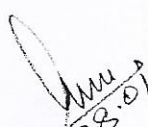
---10---

WITNESSES :-

1. Ashok Kr. Mahato
Son of Ajit Mahato
Dindly basti
Adityapur
Nath
28.01.2014
2. Kedar Nath Mahato
S/O Kante Budheshwar Mahato
Dindly Basti Adityapur
Dist. Seeraj Kella. Kharshwar.
Kedar Nath Mahato
28.01.2014

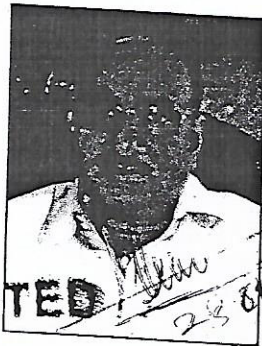
Ashok Kr. Mahato
28.01.2014


28.01.2014
Drafted by



28.01.2014
Advocate

Ajit Choudhary
28.01.2014

--11--



ATTESTED


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 10 (Ten) pages.

Witness
No-01



ATTESTED

28.01.2014


28.01.2014
Advocate