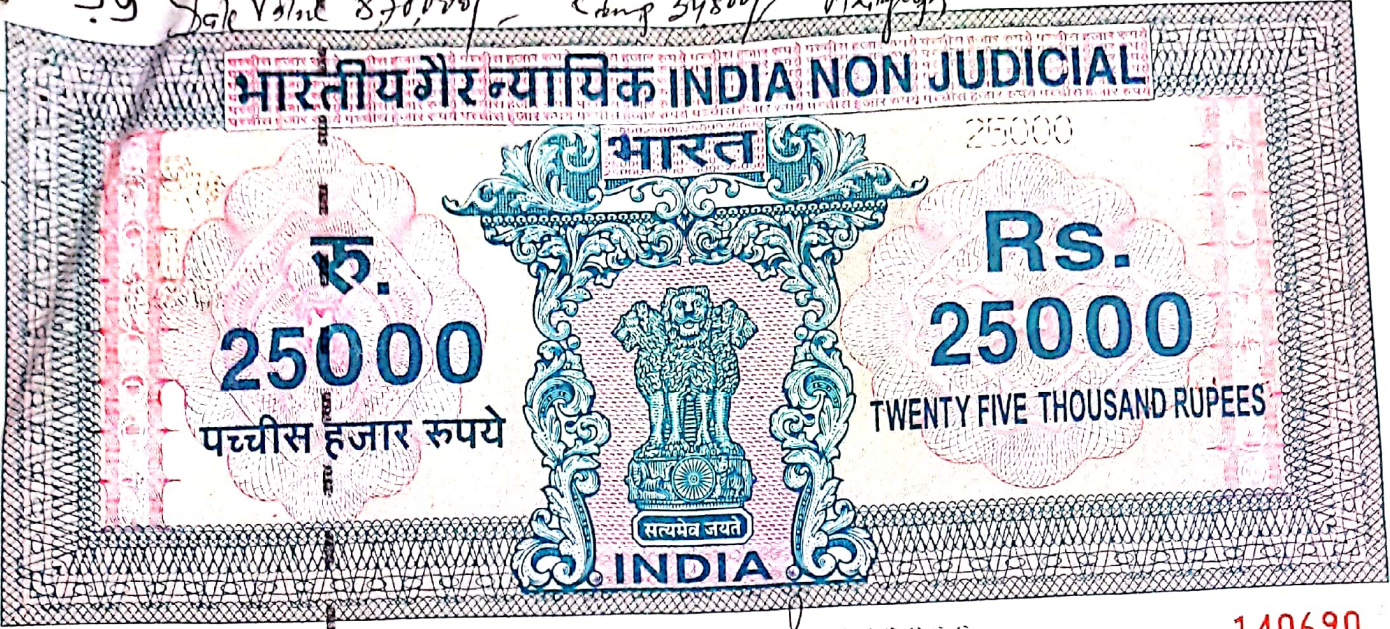


2559 Sale Value 8,70,000/- Amt 34,800/- Adityapur 2520



T-60

140690

झारखण्ड JHARKHAND



Handwritten signature and date: 30/7/14

मुल्यांकन सुची से जांचा गया
दस्तावेज जांच एवं सत्यापन



SALE DEED

Valued at Rs. 8,70,000 /- Only.

(Rs. Eight Lacs Seventy Thousand Only.)

This Deed of Sale made on this the 30th day of July 2014 at Seraikella.

Between :-

- (1) **KARTIKA PRADHAN** son of Late. Anadi Gour ,
- (2) **SUBHADRA** & (3) **ARATI** both daughters of Late. Debittar Gour, all by Faith - Hindu , by Caste - Gour (Gawala) , by Nationality - Indian , by Occupation No.1 - Cultivation , No.2 & No.3 Housewife , resident of Village - Asangi , P.S.- R.I.T.(Adityapur) , Distt. - Seraikela-Kharsawan , Jharkhand , presently residing at Gour Basti , Mango , P.S. - Mango , Town Jamshedpur , Distt. - East Singhbhum , through their duly constituted attorney to **SHRI. SANJAY KUMAR MOHANTY** S/O Shri. Bhola Nath Mohanty , by Faith - Hindu , by Caste - Kayastha , by Nationality - Indian , by Occupation - Business , resident of Sanjay Nagar , Manjhitola , Adityapur , P.S. Adityapur , Distt. - Seraikela-Kharsawan , State - Jharkhand,

भारतीय गैर न्यायिक
भारतीय राजपत्र अधिनियम
(संशोधित संस्करण 1973-1999) की
अनुसूची में प्रमाणित या
अन्यथा प्रमाणित या
प्रमाणित या
प्रमाणित या

S.K. 34/14
30.07.14

Reebad

AC 261012
250
S. K. 34/14
09/14

28/07/14

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vide registered G.P.A bearing No. IV - 391 , dated 11-03-2011 , registered at D.S.R.O. Jamshedpur (Which expression shall unless excluded by or repugnant to context be deemed to mean and include their successors or successors - in - interest , nominees and/or assigns) here-in-after Called the " **SELLERS / VENDORS** " of the **ONE PART.**

PAN - APWPM0387H .

In favour of

SRI. MANISH KUMAR S/O Sri. Ram Nandan Roy , by Faith - Hindu , by Caste - Kurmi , by Nationality - Indian , by Occupation - Service , resident of Village - Samastipur , P.O. - Lakhanpur , P.S.- Bhagwanpur , Distt. - Begusarai , State - Bihar , at present residing at Qtr. No. 523/11&12 , Railway Colony Bagbera , Near Railway High School , Bagbera , Tatanagar , Distt.- East Singhbhum , State - Jharkhand , here-in-after called the " **VENDEE / PURCHASER** " (Which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs , successors , legal representatives and permitted assigns) of the **OTHER PART .**

PAN - AWBPK3923B .



झारखण्ड JHARKHAND

A 096586

-- 3 --

Whereas , the land morefully described in the schedule below situated at Mouza - Asangi , A.N.A.C. Ward No. 14 (Old) 22(New) , Thana No - 131 , P.S. - Adityapur , under Old Khata No. 48 , under Old Plot No. 459 , corresponding to New Khata No. 46 , New Plot No. 2474 with some other Plots have been recorded in the names of Anadi Gour and Debittar Gour , father of SELLERS / VENDORS with other co-sharers during the current Municipal Survey Settlement operation of 1983 .

And Whereas , after an amicable partition amongst the co-sharers in a family arrangement , the schedule below mentioned property have been jointly fell to the separate share of Anadi Gour and Debittar Gour during their life time .

And Whereas , aforesaid Anadi Gour and Debittar Gour i.e recorded tanents are died leaving behind the present SELLERS/VENDORS namely Kartika Gour son of Anadi Gour , Subhadra & Arati both daughters of Late. Debittar Gour as their legal heirs and successors .



झारखण्ड JHARKHAND

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And Whereas , the present SELLERS/VENDORS are the absolute , lawful and bonafide owners of the property morefully and particularly described in the schedule below after the death of their father's and since then they have been in jointly exclusive peaceful physical possession over the same without any let or hindrance from any corner what-so-ever .

And Whereas , the above named SELLERS/VENDORS namely Kartika Gour son of Anadi Gour , Subhadra & Arati both daughters of Late. Debittar Gour have jointly appointed their legal, lawful attorney to SHRI. SANJAY KUMAR MOHANTY S/O Shri. Bhola Nath Mohanty , vide registered G.P.A. bearing No. IV-391 , dated 11-03-2011 , owner of the registered firm namely " M/S PREEYADARSHANI HOMES " to do all the acts , things etc. on their behalf .



झारखण्ड JHARKHAND

A 096588

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And Whereas , the said SELLERS/VENDORS being in urgent need of money and for some other legal necessities offered to sell the land described in the schedule hereunder written and the PURCHASER/VENDEE agreed to purchase the aforesaid land morefully and particularly described in the schedule below , free from all encumbrances for a fixed consideration of Rs. 8,70,000 /- (Rupees Eight Lacs Seventy Thousand) only .

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS :

- A. That , in pursuance of receipt of the consideration amount aforesaid , the VENDORS have sold and transferred the piece and parcel of land described in the schedule below to the VENDEE absolutely and forever .
- B. That , the VENDORS hereby admit and acknowledge the receipt of the entire consideration amount of Rs. 8,70,000/- (Rupees Eight Lacs Seventy Thousand) only from the



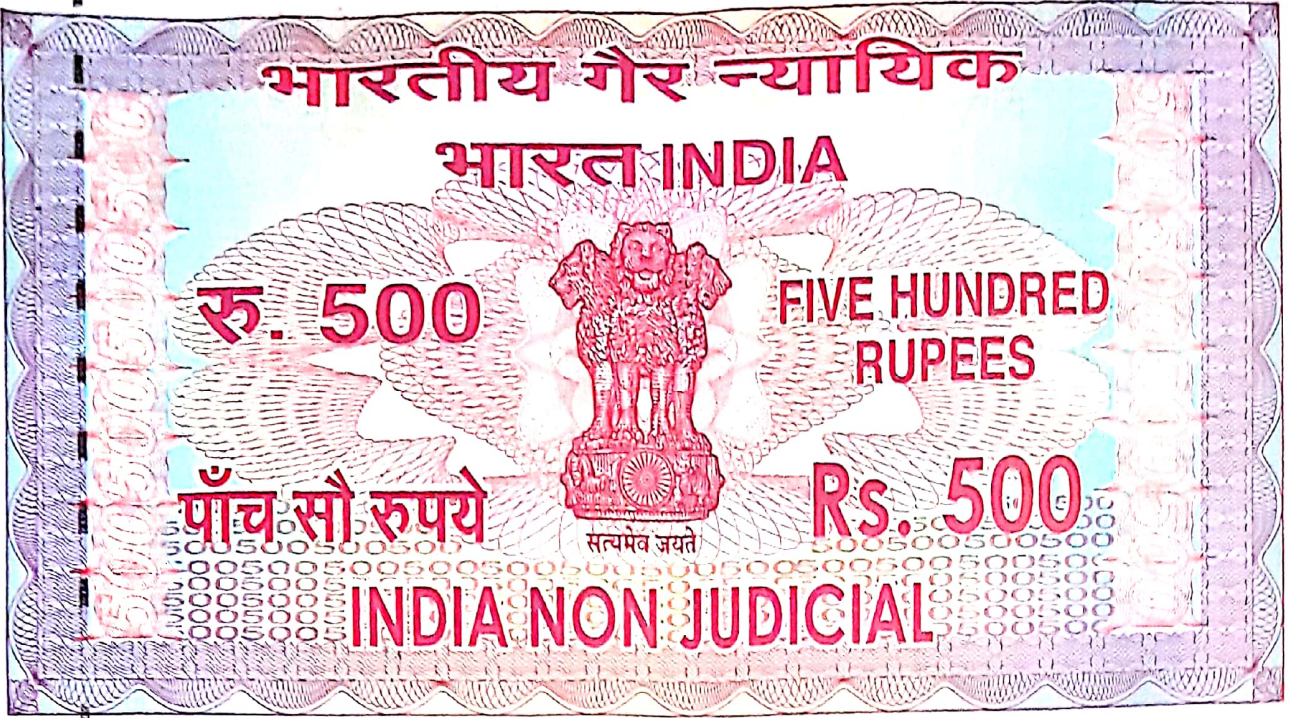
झारखण्ड JHARKHAND

A 096589

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VENDEE with regard to the said piece and parcel of land as morefully described in the schedule below as mode/memo of payment .

- C. That , the VENDORS have sold and transferred all the right , title and interest whatsoever they have in the said property being used and enjoyed by the VENDEE as morefully described in the schedule below .
- D. That , the VENDORS have duly put the VENDEE in peaceful physical possession over the land conveyed hereunder as described in the schedule below .
- E. That , henceforth the VENDEE has acquired a perfect indefeasible right , title and interest over the land/property as the sole , exclusive and rightful owner of the same .



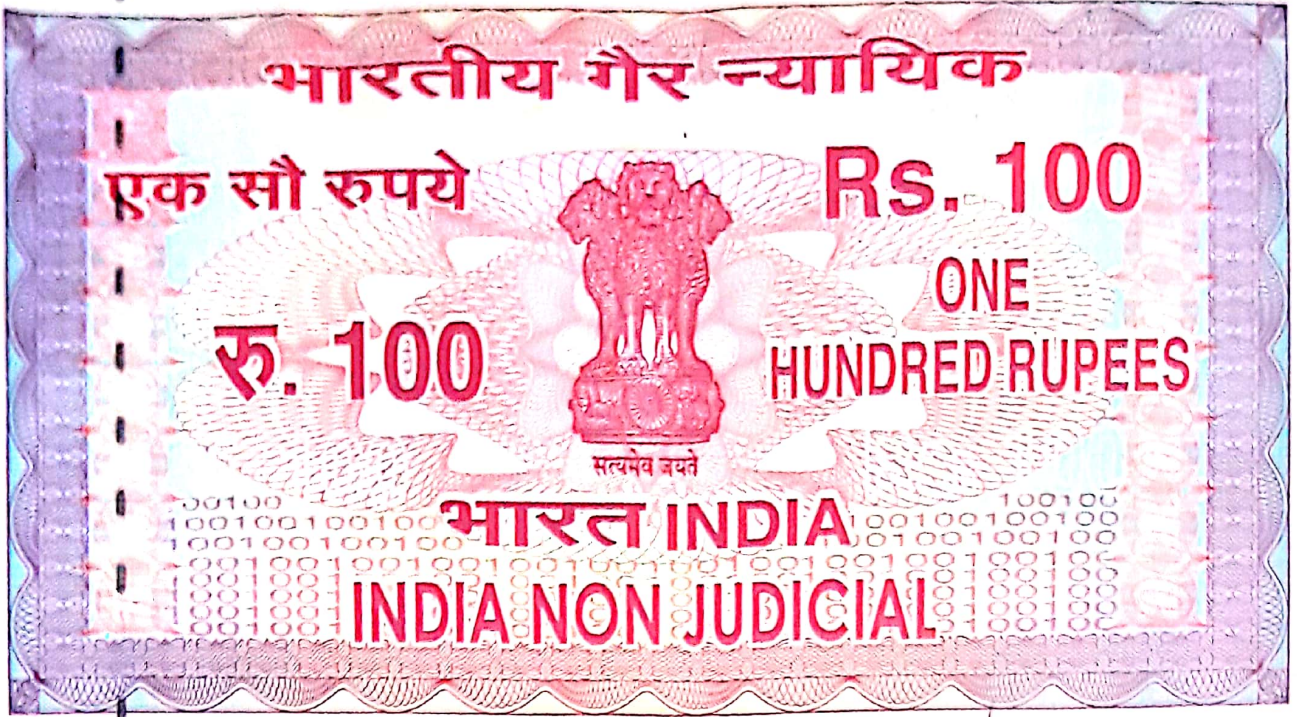
झारखण्ड JHARKHAND

B 013230

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- F. That , henceforth the VENDEE shall use and enjoy the landed property morefully described in the schedule below in any own manner and choice like a bonafide owner of the same without any interruption or disturbance from any corner .
- G. That , henceforth neither the VENDORS nor any body through or on behalf of the VENDORS shall be entitle to put any kind of claim over the landed property in question and if any body does so , the same shall be untenable and illegal under any provisions of law .
- H. That , henceforth the VENDEE shall now has all the right to sell , mortgage or lease out the landed property to any person / persons or any financial institutions over the landed property conveyed hereunder as described in the schedule below for his own use .



झारखण्ड JHARKHAND

C 057305

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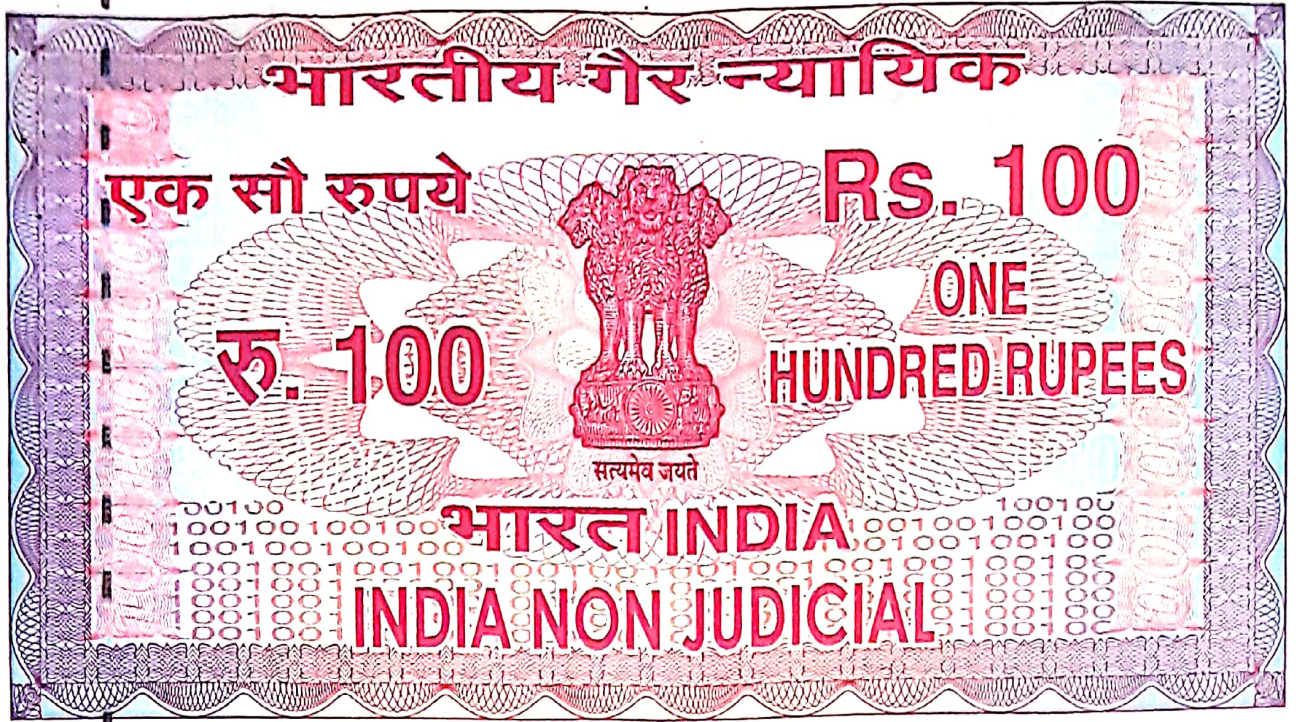
- I. That , the VENDEE is entitled to get his name mutated in office of the land lord and shall obtain rent receipt thereof.
- J. That , the land morefully described in the schedule below is free from Sarba Sadharan , Puja Sthal , Sairat , Kabrasthan , Anabad Jharkhand Sarkar etc. and also not comes under the provision of C.N.T. Act 46 proviso ' b .

SCHEDULE

Mouza - Asangi , A.N.A.C. Ward No. 14 (Old) 22(New) , Thana No. 131 , P.S. - Adityapur , Distt. Sub-Registry Office at Seraikella , Distt.- Seraikella-Kharswan .

<u>Khata No.</u>	<u>Plot No.</u>	<u>Kissim</u>	<u>Area</u>
48 (Old)/	459 (Old)/	Homestead	50' x 30 = 1500 Sq.ft.
46 (New)	2474(Part)(New)	Land.	i.e 3.44 Dec.

(Sub Plot No. ' 164 ' at Society namely " Shree Krishna City " at Asangi , Adityapur) .



झारखण्ड JHARKHAND

C 057306

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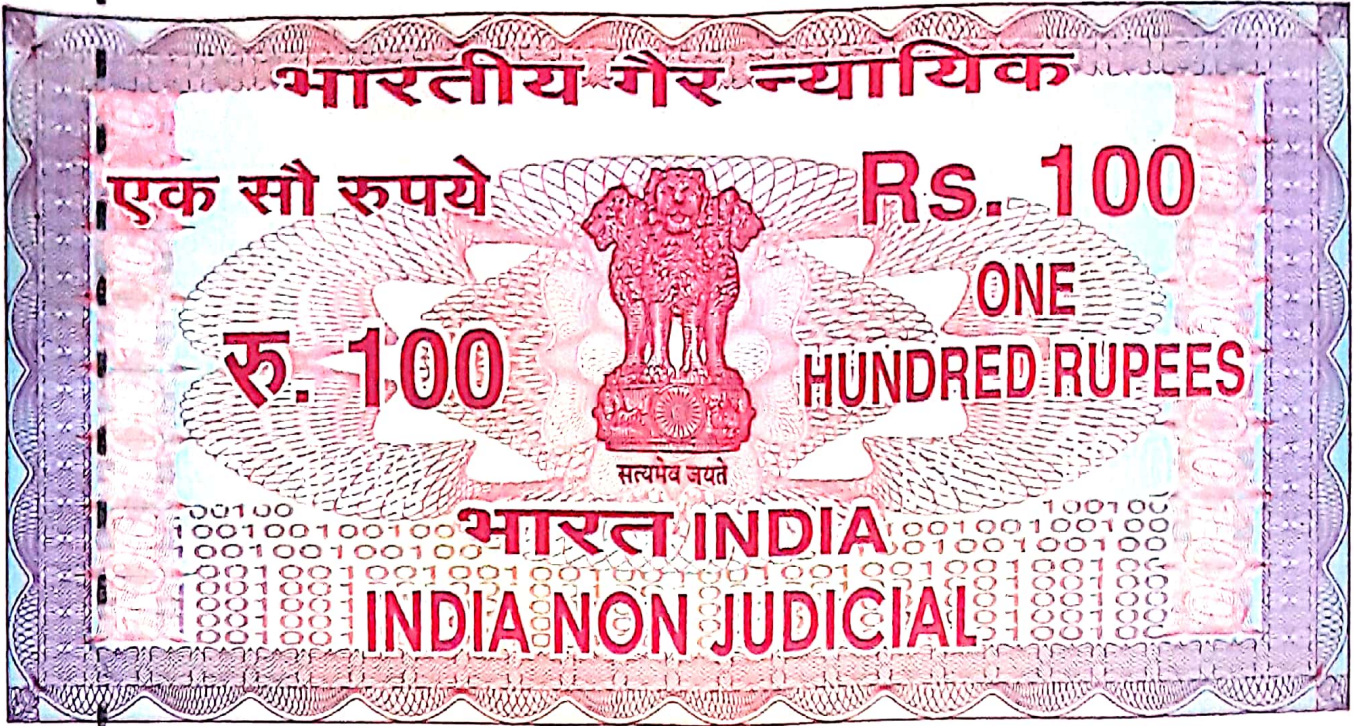
Bounded by :-

- North :- Proposed Road .
- South :- Sub Plot No.163 .
- East :- Proposed Road .
- West :- Sub Plot No. 165 .

Annual Rent of Rs. 1.00 payable to the State of Jharkhand through C.O. Gamharia . A Trace map is attached herewith.

MEMO OF CONSIDERATION

<u>CHEQUE NO.</u>	<u>DATED</u>	<u>NAME OF BANK</u>	<u>AMOUNT</u>
294554	14-03-14	S.B.I, Parsudih ,Jsr.	Rs. 1,02,000 /-
294559	03-04-14	S.B.I, Parsudih ,Jsr.	Rs. 1,34,000 /-
294558	28-03-14	S.B.I, Parsudih ,Jsr.	Rs. 1,00,000 /-
294562	10-04-15	S.B.I, Parsudih ,Jsr.	Rs. 2,00,000 /-
294563	07-01-15	S.B.I, Parsudih ,Jsr.	Rs. 2,00,000 /-
294564	07-01-15	S.B.I, Parsudih ,Jsr.	Rs. 1,34,000 /-
			Rs. 8,70,000 /-



झारखण्ड JHARKHAND

C 057307

Handwritten signature and date: 30/09/14

--10--

Identifier/

Witness.1.

Santosh Chandra
S/o Suresh Chandra .
S/o - New Swarnareddy Colony,
Aryapur. Dt. 30.09.14

Witness. 2.

Ajay Kumar s/o. Sri Bechchu Paswan
Rly. Qrt No. 597/1 Lalbuiding Baghera, Taluk,
Dist East Singh Bhum
Dt 30.9.14

Readover and explained the contents to the executant who
after admitting the contents is to be true and correct , put his hand
in my presence .

Handwritten signature: Antu Sundi
ANTU SUNDI
Deed Writer Seraikella
Scanned by CamScanner

Handwritten notes at the top right corner, including a signature and the date 30/7/14.

(PHOTOGRAPH , SIGNATURE AND FINGER PRINTS OF VENDEE)



Handwritten word 'Attest' with a checkmark next to it.



Handwritten signature of Mamish Kumar.

Mamish. Kumar
30/07/14

(PHOTOGRAPH AND SIGNATURE OF IDENTIFIER)



Handwritten signature of Santosh Chelvan.

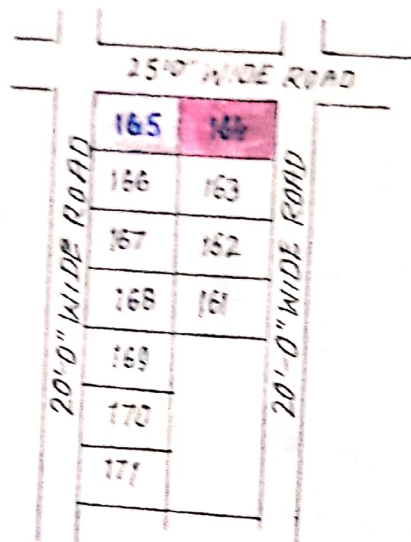
Santosh Chelvan
30/7/14

Certified that the parties whose photographs are affixed herewith is attested by me and the finger prints of all the parties have taken by me.

Handwritten signature of the deed writer and the word 'Typed by' written below it.

Handwritten signature of the deed writer and a date stamp: 30/7/14. Below it is a printed stamp: **ANTU-SUNDI** Deed Writer, Deed Writer S. Venkatesh, Licence No 30/1997.

KRISHNA CITY
 ASANGI
 WARD NO 14 THANA NO 131
 PRESENTED BY PREYADARSHANI HOMES
 SCALE - 1" = 66'-0"



INDEX
 SUB PNO 164

K. NO	P NO	K.	A	E.
46	2474 SUB PNO 164	H.S.L.	50FT X 30FT 1500 SQ FT	N: PROPOSED ROAD S: SUB PNO 165 E: PROPOSED ROAD W: SUB PNO 165

Survey by May
 30/7/14

Prepared by:
 [Signature]
 [Signature]

- 12 -




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

संजय कुमार मोहंती
BHOLA NATH MOHANTY

07/07/1979
Permanent Account Number
APWPM0387H



Signature




[Handwritten signature]
20/7/14

>6

भारत सरकार
GOVERNMENT OF INDIA

सर्वोच्च अधिकारी
Supreme Officer (M. 1001),
जन्म तिथि Year of Birth 1974
लिंग Male



9167 6517 8985

आधार - आम आदमी का अधिकार

>8

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

<p>पता: स. 0. शोराथि मोहान, 177, चण्डी चौक मन्ना टोला आड्यापुर, नैर मन्ना शोर, जामशेदपुर, आड्यापुर, सराके-अ-कनासावा आड्यापुर, जमशेदपुर 831013</p>	<p>Address: S.O. Bhorathi Mohana, 177, Chandhi Chowk Manna Tola Adiyapur, Near Manna Shop, Jamshedpur, Adiyapur, Sarake-a-Kna-sawa Adiyapur, Jharkhand 831013</p>
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Somy K. N. S.

30/07/14



-15-

आयकर विभाग
INCOME TAX DEPARTMENT

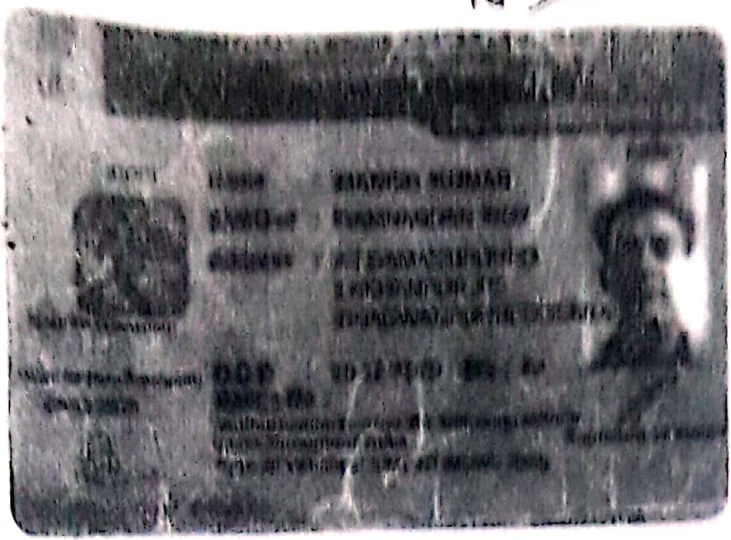
भारत सरकार
GOVT. OF INDIA

MANISH KUMAR
RAM NANDAN ROY
10/12/1979
Permanent Account Number
AWBPK3923B

Manish Kumar
Signature



Manish Kumar
30-07-14



Manish Kumar
 30-07-14

-17 -



भारत सरकार
GOVERNMENT OF INDIA



संतोष चौहान
Santosh Chouhan
जन्म वर्ष / Year of Birth 1984
पुरुष / Male



8261 5696 0721

आधार -- आम आदमी का अधिकार

Santosh
Chouhan
30/7/14



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O सुरज चौहान, बी १५,
दिन्दली, न्यू सबर्न रेखा कॉलोनी, समीप
आशियाना ट्रेड सेंटर, आदित्यपुर,
आदित्यपुर, सराकेला-खरसावां
झारखण्ड, 831013

Address: S/O Suraj Chouhan, B
15, DINDLI, NEW SUBERN
REKHA COLONY, NEAR
ASHIANA TRADE CENTRE,
ADITYAPUR, Adityapur
Seraikela-kharsawan Jharkhand,
831013

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.C. Box No.1947
Seraikela-kharsawan Jharkhand



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

Token No: 60

Token Date/Time: 30/07/2014 15:12:35

Document Type: Sale Deed
Presenter: Sanjay Kumar Mohanty
Date of Entry: 30/07/2014
Presenter Name & Address: Majhitola, Sanjay Nagar, Adityapur, Ps- Adityapur
Total Pages: 38
Stampable Doc. Value: 870000
DOE
Book: 1
Document/Transaction Value: 870000
Stamp Value: 34800
CNO/PNO
Special Type: Serial No. 0
Remarks / Other Details: Old Ward No-14
App. ID
e-Stamp Cert. No.

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
GAMHARIA	131	22	ADITYAPUR NAGAR PARSHAD	O-48	459			U_RES	3.44 Decimal	589960
GAMHARIA	131	22	ADITYAPUR NAGAR PARSHAD	N-46	2474			U_RES	0 Decimal	0

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	Kartika Pradhan	Late Anadi Gour	Cul.	General			Asangi P.S.-R.I.T, Adityapur
2	VENDOR	Subhadra	D/O Late Debittar Gour	H.H.	General			Asangi P.S.-R.I.T, Adityapur
3	VENDOR	Arati	D/O Late Debittar Gour	H.H.	General			Asangi P.S.-R.I.T, Adityapur
4	Power Holder	Sanjay Kumar Mohanty	Mr. Bholanath Mohanty	Bus.	General	Apwpm0387h		Majhitola, Sanjay Nagar, Adityapur, Ps- Adityapur
5	VENDEE	Manish Kumar	Sri Ram Nandan Roy	Ser.	General	Awbpk3923b		Samastipur, P.O-Lakhanpur, P.S-Bhagwanpur
6	Identifier	Santosh Chouhan	Sri Suraj Chouhan	Ser.	General			New Swarn Rekha Colony, Adityapur

Fee Details:

SN	Description	Amount
1	LL	2.50
2	PR	0.94
3	A1	26,100.00
4	SP	570.00
Total		26,673.44

Handwritten signature and date: 30/7/14

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंट्रि ऑपरेटर का हस्ताक्षर

उपर्युक्त संजय कुमार मोहंती ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी संतोष चौहान पिता सूरज चौहान ने की।
पहचान संतोष चौहान पेशा स्वैती
निवासी आदित्यपुर

Handwritten signature and date: S. Kumar 30.07.14
निबंधन पदाधिकारी का हस्ताक्षर









निबंधन विभाग, झारखंड
सरायकेला

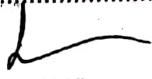
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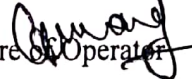
Serial/Deed No./Year :2559/2520/2014

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Kartika Pradhan Father/Husband Name:Late Anadi Gour (VENDOR) Asangi P.S-R.I.T, Adityapur	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2	Subhadra Father/Husband Name:D/O Late Debittar Gour (VENDOR) Asangi P.S-R.I.T, Adityapur	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3	Arati Father/Husband Name:D/O Late Debittar Gour (VENDOR) Asangi P.S-R.I.T, Adityapur	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4	Sanjay Kumar Mohanty Father/Husband Name:Mr. Bholanath Mohanty (Power Holder) Majhitola, Sanjay Nagar, Adityapur, Ps- Adityapur		
5	Manish Kumar Father/Husband Name:Sri Ram Nandan Roy (VENDEE) Samastipur, P.O-Lakhanpur, P.S-Bhagwanpur		
6	Santosh Chouhan Father/Husband Name:Sri Suraj Chouhan (Identifier) New Swarn Rekha Colony, Adityapur		

Book No. I
Volume 128
Page 451 To 488
Deed No 2559/2520
Year 2014
Date 30/07/2014 15:45:55


Registering Officer


Signature of Operator