

6654 Sale Value 2,19,87,000 / Stamp 8,80,000 / Adhyakshin 6632



I-16
36

झारखण्ड JHARKHAND

024815

ATTESTED

Antu



ANTU SUNDE
DEED WRITER
LICENSE NO 30,199
JHARKHAND

Sunde

24/10/11



V.V.R. Sankarand
24/10/11

V.V.R. Sankarand
24/10/11

Sale Deed

Govt. Valued at Rs. 2,19,87,000 /- Only.

(Two Crore Nineteen Lac Eighty Seven Thousand Only.)

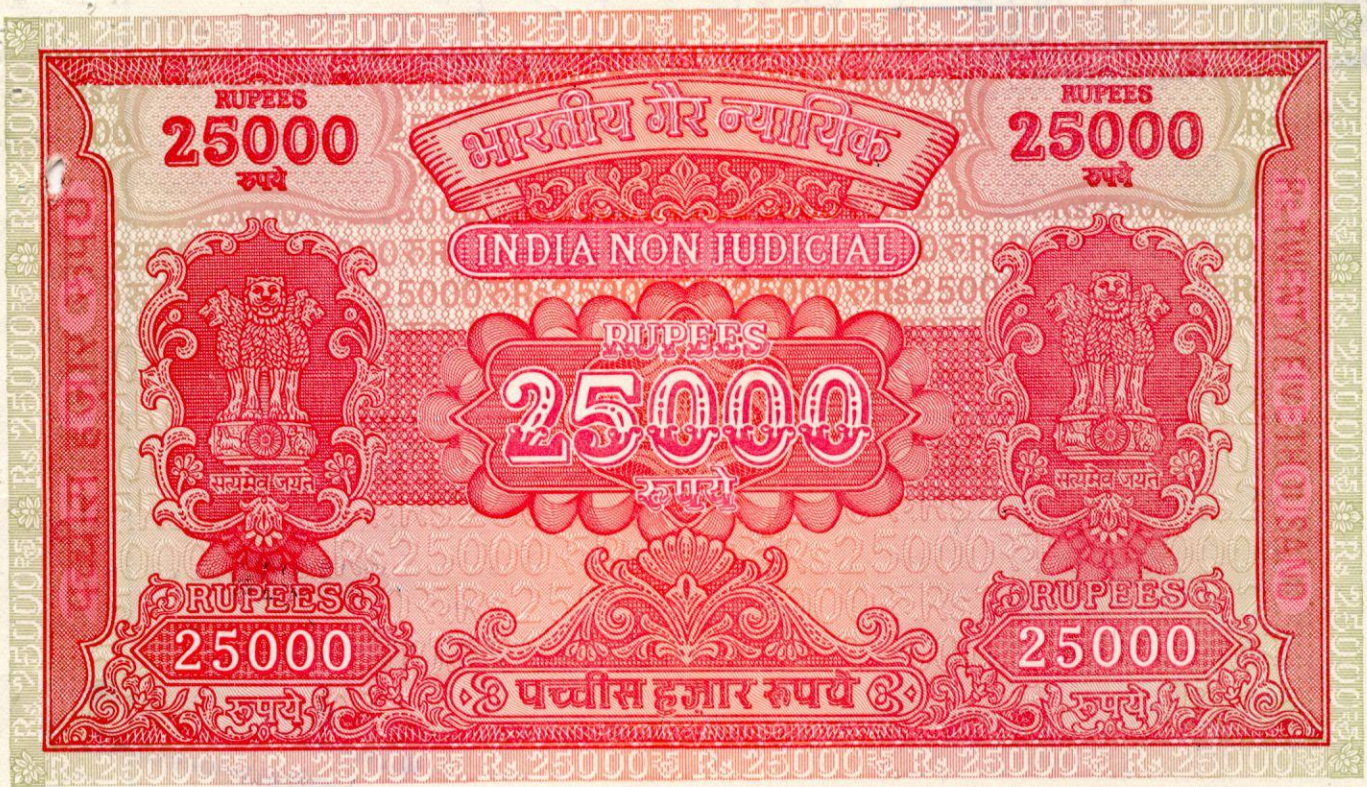
Consideration Valued at Rs. 30,00,000 /- Only.

(Thirty Lac Only.)

Handwritten notes and stamps in the bottom left corner, including the date 24/10/11.

Subal

AG



झारखण्ड JHARKHAND

024816

V.V.P. Das
24/10/11

--2--

This Deed of Sale made on this the 24th day of
October 2011 at Seraikella .
Between :-



झारखण्ड JHARKHAND

024817

*N.V.R. Samant
24/11/11*

--3--

1) Ram Nath & 2) Shobha Nath both sons of Late Jagpati Das , both by Faith - Hindu , by Nationality - Indian , by Occupation - Service , resident of Baghbera Colony , Pradhan Tola , P.O. & P.S.- Baghbera , Town - Jamshedpur , Distt. - East Singhbhum , State - Jharkhand , through their duly constituted attorney to



झारखण्ड JHARKHAND

024818

Sri. V.V.R. Ram Prasad

--4--

Sri. V.V.R. Ram Prasad S/O Sri. V. Kali Prasad , by Faith - Hindu , by Occupation - Business , resident of B/1/8, Jaiprabha Complex, Kadma , P.S - Kadma , Town - Jamshedpur , Distt. - East Singhbhum , State - Jharkhand , under Registered G.P.A No. IV - 150 , dated 06-02-2010 , registered at D.S.R.O. Jamshedpur , here-in-after Called the Sellers of the **ONE PART.**



झारखण्ड JHARKHAND

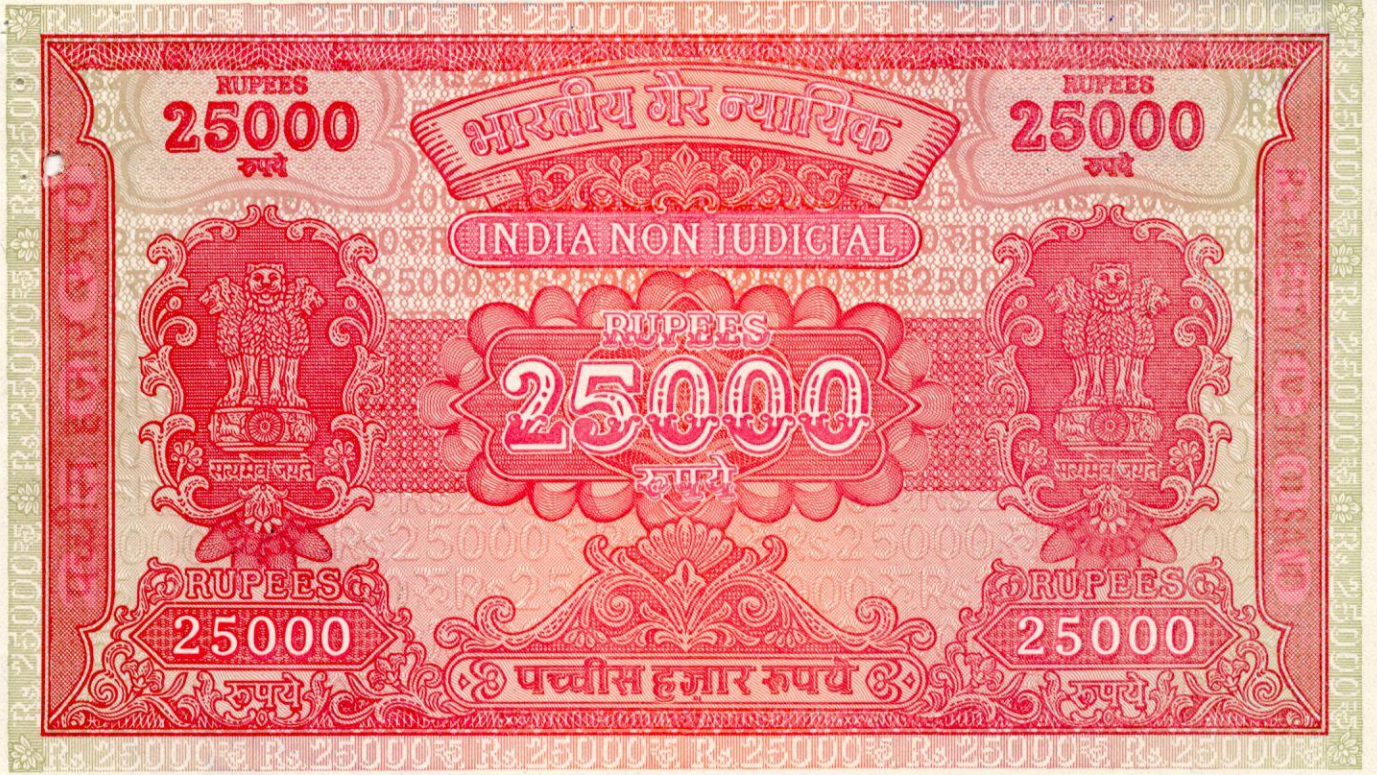
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AND

**TECHNOCULTURE BUILDING
CENTRE PVT. LTD.**, Office at 518-519, 5th
Floor, Ashiana Trade Centre, Adityapur, P.S. -
Adityapur, Distt. - Seraikella - Kharswan,
Jharkhand, PAN - AABCT9952A, represented
by its Project Manager



झारखण्ड JHARKHAND

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W. P. Singh
11/11/11

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Sri. Dharendra Kumar Singh S/O Sri. Indradeo Singh, by Faith - Hindu, by Nationality - Indian, by Occupation - Service, resident of Vastu Vihar, Baliguma, P.S. - M.G.M., Mango, Jamshedpur, Distt. - East Singhbhum, State - Jharkhand, (Which expression shall unless excluded by or repugnant to context be deemed to mean and include its successors or successors-in-interest nominees and/or assigns) here-in-after called the Purchaser of the **OTHER PART** .



झारखण्ड JHARKHAND

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10/10/17

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Whereas , the Schedule land situated at
Mouza - Kuluptanga , A.N.A.C. Ward No. 17 ,
P.S. - Adityapur , Thana No - 130 , in Old Khata
Nos. 19 & 20 , Old Plot Nos. 741 , 587, 596 &
597



झारखण्ड JHARKHAND

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11/10/11
S. R. Das

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Corresponding to New Khata Nos. 61 & 62 ,
New Plot Nos. 1754 , 1676 , 1819 , 1822 & 1830 ,
stands recorded in the name of the recorded
tenant Jagpati Das along with some other lands
during the revision survey as well as the current
municipal survey settlement operation of 1983 .



झारखण्ड JHARKHAND

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And Whereas , aforesaid Jagpati Das died leaving behind his sons namely 1) Ram Nath 2) Shobha Nath & 3) Late. Dina Nath , who inherited the accestral schedule below property recorded under Old Khata No 19 & 20 , corresponding to New Khata No 61 & 62 jointly.



झारखण्ड JHARKHAND

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And Whereas , after the death of Dina Nath , his widow Durgawati Devi inherited the share of her deceased husband which he got in amicable division with the co-sharers in the family.



झारखण्ड JHARKHAND

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V.V.R. Jankhanda
24/11/11

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And Whereas , the schedule below transferred property is in the share and possession of the present sellers and since then they have been in exclusive peaceful physical



झारखण्ड JHARKHAND

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Date: 24/10/11

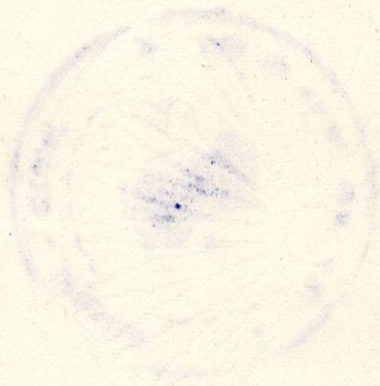
possession over the same without any let ,
hindrance or interruption from any corner
whatsoever and they have already delivered the



झारखण्ड JHARKHAND

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v.v.v. R. Panigrahi



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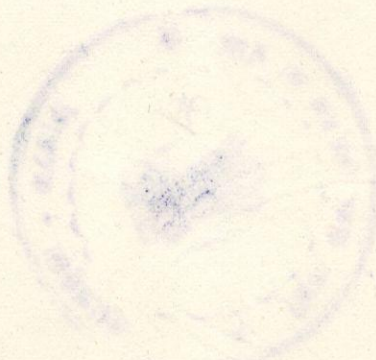
possession of the vended land to the purchaser on receipt of due consideration amount.



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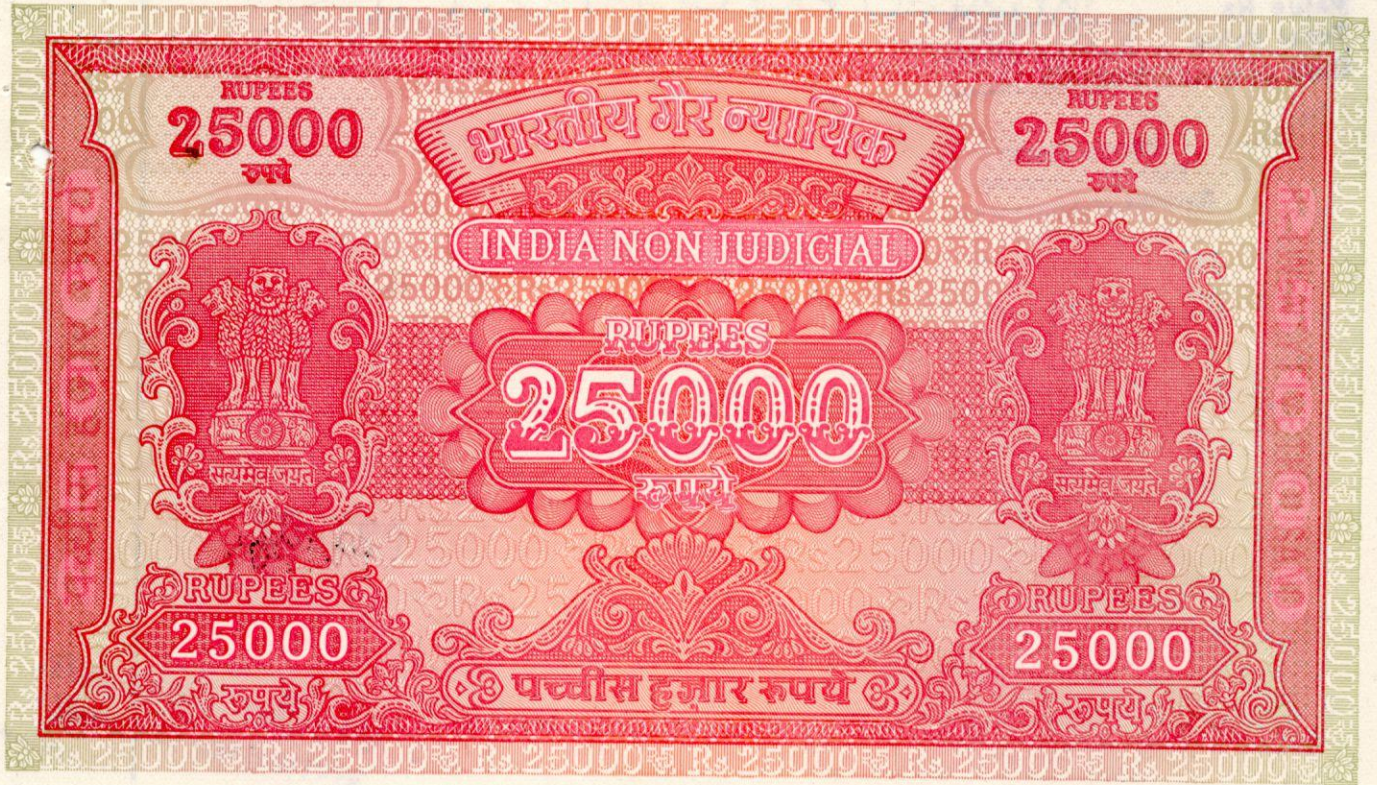
024828

Sri. V. V. R. Ram Prasad



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And Whereas , the present sellers have appointed Sri.V.V.R.Ram Prasad S/O Sri.V.Kali Prasad to execute this deed of sale on their behalf



झारखण्ड JHARKHAND

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vide G.P.A. No. IV - 150 , 06-02-2010 ,
registered at D.S.R.O. Jamshedpur.



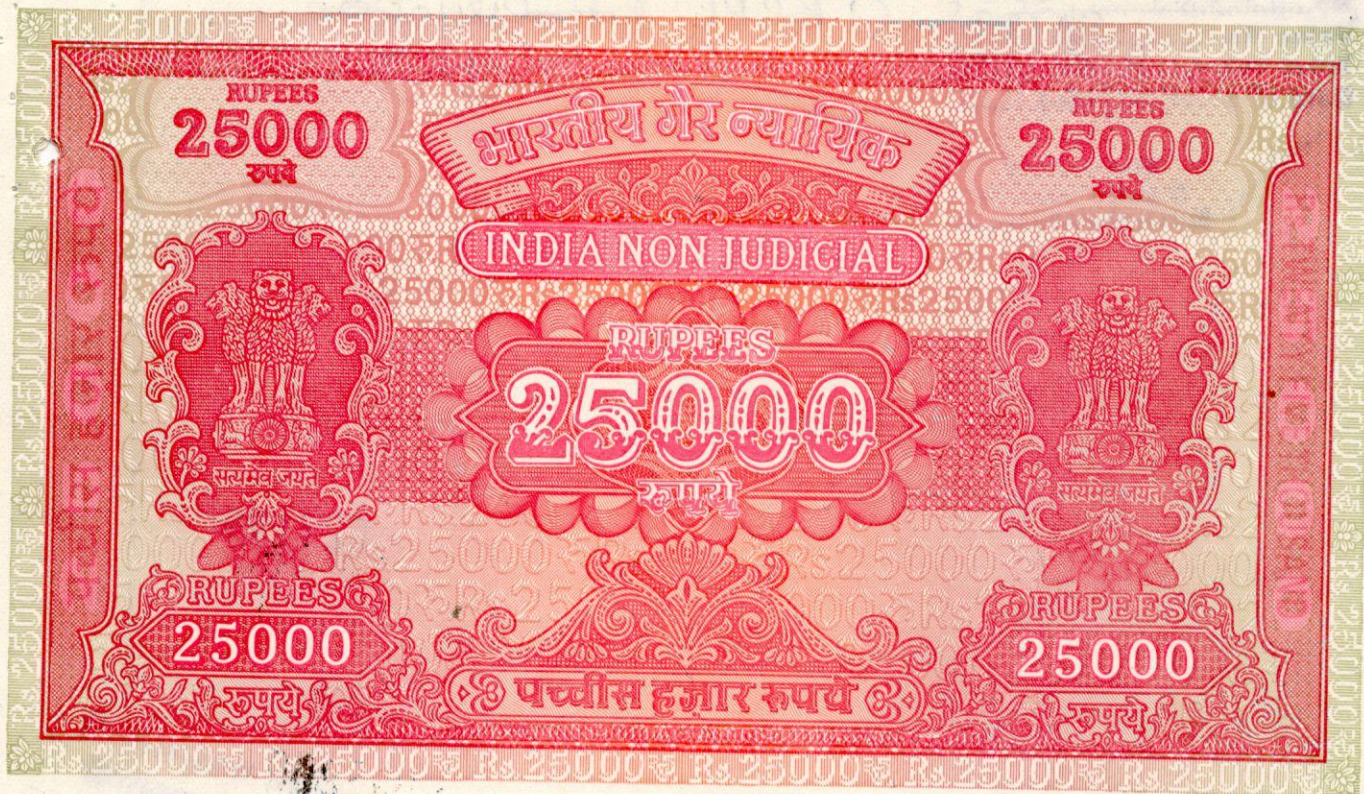
झारखण्ड JHARKHAND

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v.v. R. Jankhant
21/10/16

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And Whereas , the said sellers are need of money for their personal emergent expenses , expressed their desire to sell the schedule below



झारखण्ड JHARKHAND

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W.V.P. Panhwar

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intention of the said sellers , agreed to purchase the same at the said consideration price free from all encumbrances , charges , Claim or demand whatsoever.



झारखण्ड JHARKHAND

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R.N.N

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NOW THIS DEED OF SALE
WITNESSETH AS FOLLOWS :

That in pursuance of the said agreement and in consideration of the sum of Rs. 30,00,000 /- Only paid by the said purchaser to the said sellers



झारखण्ड JHARKHAND

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Handwritten signature and date:
S.N. R. ...
11/11/12

hereby acknowledge as having received , they ,
the said sellers do hereby convey transfer and
assign unto and to the use of the purchaser , his ,



झारखण्ड JHARKHAND

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heirs , executors , administrators and assigns all that land and property morefully described in the schedule below and delivered possession to the purchaser on receipt of the full consideration amount.



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M. R. Singh

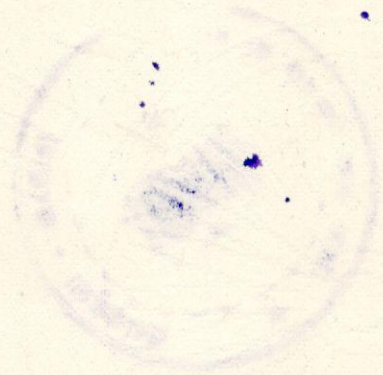
And that the said purchaser shall hereafter peaceably hold use and enjoy the same as his own without any hindrance , interruption , claim or



झारखण्ड JHARKHAND

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demand by or from the sellers or any other person whomsoever from first above noted day , month



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2012.10.10

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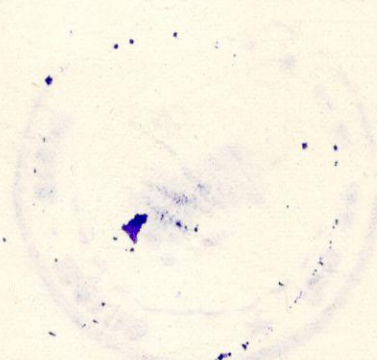
and the year and the said purchaser shall hereafter mutuate the schedule land in his name and obtain rent receipt from Govt. Shirasta and authorities.



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R.N.R.



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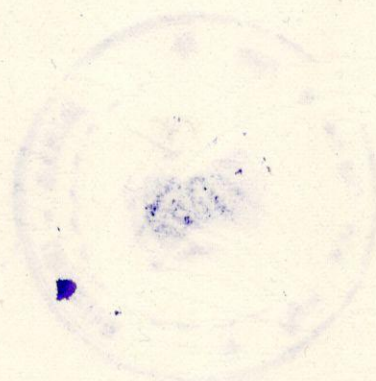
And it is hereby further declared that the said property hereby transferred is free from all



झारखण्ड JHARKHAND

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W.V.R. Panigrahy



encumbrance , charges and demand and that the said sellers have not done any thing hereby the

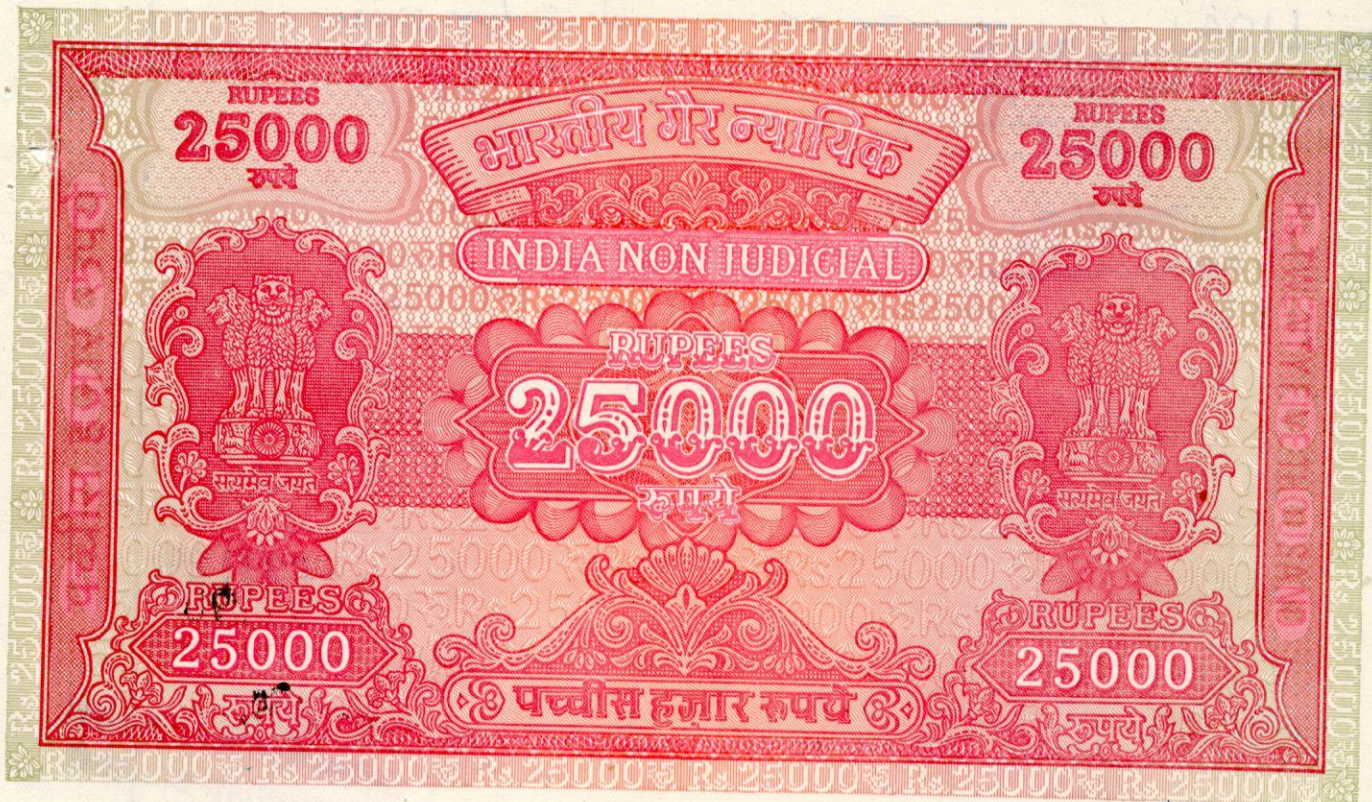


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N.V.P. Jha

property may be subject to any attachment or lien of any court or person whatsoever.



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In witnesses whereof the said executant has hereto at seraikella put his hand this the day , month and year first above written in presence of witnesses



झारखण्ड JHARKHAND

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Schedule

Mouza - Kuluptanga , A.N.A.C. Ward No. 17, P.S.
Adityapur , Thana No. 130, Distt. Sub-Registry Office
at Seraikella , Distt.- Seraikella-Kharswan.

<u>Khata No.</u>	<u>Plot No.</u>	<u>Kissim</u>	<u>Area</u>
19(Old)/ 61(New)	741(Old)/ 1819(New)	Homestead Land	7.78 Dec.

Bounded by :-

North :- Plot Nos. 1820 , 1818 .
South :- River .
East :- River .
West :- Plot No. 1821 .



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<u>Khata No.</u>	<u>Plot No.</u>	<u>Kissim</u>	<u>Area</u>
19(Old)/ 61(New)	741(Old)/ 1822(New)	Homestead Land	58.55 Dec.

Bounded by :-

North	:-	Plot Nos. 1818 , 1829 .
South	:-	Plot Nos. 1816 , 1823 .
East	:-	Plot Nos. 1826 , 1823 .
West	:-	Plot No. 1821 .



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R. D. Singh

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<u>Khata No.</u>	<u>Plot No.</u>	<u>Kissim</u>	<u>Area</u>
19(Old)/ 61(New)	587(Old)/ 1754(New)	Homestead Land	13.50 Dec.

Bounded by :-

North	:-	Plot Nos. 1753 , 1752 , 1692 .
South	:-	Plot Nos. 1755 , 1688 .
East	:-	Plot Nos. 1756 , 1757 .
West	:-	Plot Nos. 1691 , 1690 .



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<u>Khata No.</u>	<u>Plot No.</u>	<u>Kissim</u>	<u>Area</u>
19&20(Old)/ 62(New)	596&597(Old)/ 1676(New)	Homestead Land	21.19 Dec.

Bounded by :-

North :- Plot Nos. 1687 , 1689 .
South :- Plot Nos. 1674 , 1773 .
East :- Plot Nos. 1675 , 1731 .
West :- Plot Nos. 1677 , 1678 .



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S. K. Singh

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Total Area of all Plots - 131.64 Dec.(One Acre Thirty One Point Sixty Four) Dec.

Annual Rent Rs. 10.00 payable to the State of Jharkhand through C.O. Gamharia.



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024858

R. P. Singh
24/10/11

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Witnesses

1. Manojit Singh S/o Satwant Singh.
Res of Mayo. JSE.
24/10/11

2. *Atul Singh*
S/o *...*
Res of *...*

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



--36--

ATTESTED

Antu



ANTU SUNDI
DEED WRITER
LICENCE NO 10, 1997
SERAIKHA KHADIJAN

24/10/11

Antu
24/10/2011



Antu Sundi
24/10/2011

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.

Antu Sundi
ANTU SUNDI
DEED WRITER
LICENCE NO 10, 1997
SERAIKHA KHADIJAN
24/10/2011

[Signature]
Typed by

Advocate / Deed Writer

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

Token No: 13

Token Date/Time: 24/10/2011 16:36:36

Document Type	Sale Deed	Presenter	V.V.R.Ram Prasad
Pras. No. Name & Address	B/1/8, Jaiprabha Complex, Kadma, P.S-Kadma, Jsr	Date of Entry	24/10/2011
Sl. No. Cr. V. No.	21387000	DOE	Total Pages 76
Doc. No. V. No.	21937500	Stamp Value	880000
Spec. No.		Serial No.	0
Remarks / Other Details			CNO/PNO

Property Details:

Area	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
GAMHARIA	130	17	ADITYAPUR NAGAR PARSHAD	O-19	741			OR_RES	7.76 Decimal	1299415.6
GAMHARIA	130	17	ADITYAPUR NAGAR PARSHAD	N-61	1819			OR_RES	0 Decimal	0
GAMHARIA	130	17	ADITYAPUR NAGAR PARSHAD	O-19	741			OR_RES	58.55 Decimal	9779021
GAMHARIA	130	17	ADITYAPUR NAGAR PARSHAD	N-61	1822			OR_RES	0 Decimal	0
GAMHARIA	130	17	ADITYAPUR NAGAR PARSHAD	O-19	587			OR_RES	13.5 Decimal	2254770
GAMHARIA	130	17	ADITYAPUR NAGAR PARSHAD	N-61	1754			OR_RES	0 Decimal	0
GAMHARIA	130	17	ADITYAPUR NAGAR PARSHAD	O-19	0			OR_RES	0 Decimal	0
GAMHARIA	130	17	ADITYAPUR NAGAR PARSHAD	N-61	1830			OR_RES	30.62 Decimal	5114152.4
GAMHARIA	130	17	ADITYAPUR NAGAR PARSHAD	O-19,20	596,597			OR_RES	21.19 Decimal	3539153.8
GAMHARIA	130	17	ADITYAPUR NAGAR PARSHAD	N-62	1676			OR_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	Address
1	VENDOR	V.V.R.Ram Prasad	Sri V.Kali Prasad	Bus.	Other		S/1/8, Jaiprabha Complex, Kadma, P.S-Kadma, Jsr
2	VENDEE	T.B.C.P.L.F. Rep By P.M.Dhirendra Kumar Singh	Sri Indradeo Singh	Service	Other		Vastu Vihar, Baliguma, P.S-M.G.M
3	Identifier	Manprit Singh	Satwant Singh	Ser.	Other		Mango, Jsr
4	Witness1	Manprit Singh	Satwant Singh	Ser.	Other		Mango, Jsr
5	Witness2	Antu Sundi	Late Saluka Sundi	D.W	Other		Seraikella, P.S Seraikella

Fee Details:

SN	Description	Amount
1	LL	5.00
2	PR	1.88
3	A1	659,610.00
4	SP	1,140.00
Total		660,756.88

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंद्रि ऑपरेटर का हस्ताक्षर

उपर्युक्तने इस दस्तावेज के निष्पादन को मेरे समक्ष

स्वीकार किया

जिसकी

पहचान

नियंसी

श्री: वी आर राम प्रसाद

मनप्रित सिंह
मनप्रित सिंहमनप्रित सिंह
मनप्रित सिंह

निबंधन पदाधिकारी का हस्ताक्षर