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झारखण्ड JHARKHAND

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For SHEET HOUSING DEVELOPERS PVT. LTD.

*[Signature]*  
Authorized Signatory.

15/11/19



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for  
fare

of  
of

of  
of

LICENSE NO. 1234  
Govt. Stamp Value: 10/-  
12/11/19

1234  
Govt. Stamp Value: 10/-  
12/11/19



10,00,00,000/- 8/10/19 - 5/1 Aditya

उपस्थित पंजीयन में पंजीयकों की जाति एकता गड जाति CNTA 461(B) के अन्तर्गत में आइडॉल

मूल्यांकन आइडॉल कर

पंजीयन में वर्णित भूमि अधिकारदारी में आइडॉल

दस्तावेज जांच आइडॉल पाया

आइडॉल



For SHREE HOUSING DEVELOPERS PVT. LTD.

Authorised Signatory  
15/07/19

विधम-21 के अन्तर्गत बाह्य  
समाप्ति 15/07/2019  
(सिटीकरण अधिनियम-1998) की  
अनुसूची-1 के 23 के  
अन्तर्गत 46(ग)  
का अन्तर्गत में आइडॉल  
स्वातंत्र्य प्राप्त है।

आइडॉल  
2019 दिनांक पराधिकारी

SALE DEED

This DEED OF ABSOLUTE SALE executed at Seraikella on this the 15th day of July, 2019;

BY

आइडॉल  
Aej - 0 = 00  
Salami - 2 = 50  
Proceeo - 0 = 94  
3.44

आइडॉल

आधुनिक अन्तर्गत अधिभूयता सेवा - 44/110 रु 20/11  
दिनांक - 19/06/2019 के अन्तर्गत अन्तर्गत में अधिकार लीकृत  
किया जाता है। आइडॉल



*Handwritten signature*

For SHREE HOUSING DEVELOPERS PVT. LTD.

*Handwritten signature*

Authorised Signatory.

15/07/19

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*Handwritten signature*



SHREE HOUSING DEVELOPERS PVT. LTD.

Authorised Signator

15/07/19

SHREE HOUSING DEVELOPERS PVT. LTD., a company incorporated under the Companies Act, 1956, vide incorporation No. U70 100 JH 2007 PT C012831 of 2007-08, registered in the Office of Registrar, Bihar and Jharkhand on 31-05-2007 at Patna, having its office at Dev Das Palace, 1<sup>st</sup> Floor, Diagonal Road, PO & PS: Bistupur, Town Jamshedpur, District East Singhbhum, represented by its manager SHRI S.L.N. MURTY, (4991 5099 5465) S/o. Late S.P. Sastry, by faith Hindu, by caste Brahmin, by occupation Business, by Nationality Indian, R/o. Flat no. A-4/5, Aastha Apartment, Bhatiya Basti, Kadma, P.O. and P.S. Kadma, Town Jamshedpur, District East Singhbhum, state of Jharkhand, hereinafter called the **VENDOR/ FIRST PARTY** (which expression shall include their executors, administrators, legal representatives, successors etc.) of the ONE PART.

PAN : AAKCS9417N

GSTIN : 20AAKCS9417N1ZY

TO AND IN FAVOUR OF

NEHA JHA, W/o. Mr. Mritunjay Kumar Jha,  
(UID : 8690 2743 9965) (PAN : ATJPI2855)),

by faith Hindu, by caste Brahmin, by occupation Housewife, by nationality Indian, R/o. 242, Saraswati Nagar, Gadabasa, Tuladungr, Jamshedpur - 831003, Dist: East Singhbhum, hereinafter called the **PURCHASER/ SECOND PARTY** (which expression wherever the context so requires shall mean and include their heirs, executors, administrators, legal representatives, successors etc.) of the OTHER PART.

NATURE OF TRANSFER : SALE DEED.

ACTUAL CONSIDERATION : ₹ 10,00,000.00 (Rupees Ten Lakhs)

AMOUNT only.

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15/07/19

AND WHEREAS the **VENDOR** had purchased the land measuring an area 10 Decimals, in Mouza Asangi, P.S. RIT, Thana No. 131, recorded under Ward No. 14 (old) 22 (New) AMC, being old plot No. 1213, old khata No. 222, by the virtue of a registered sale deed bearing deed No. 2241/2124 dated 21-09-2016, registered at the District Sub Registry office at Seraikella, from its previous lawful owner namely Shanti Devi, Akash Prajapati and Heeralal Prajapati. That upon purchasing the said land the **VENDOR** mutated his name in the government records vide mutation case No. 554/2016-17 and the same has also been recorded in Volume No. VIII page No. 98 in the register II of the Anchal Adhikari, Gamtharia.

AND WHEREAS since the date of purchase the **VENDOR** has been in peaceful, exclusive physical possession of the aforesaid property as the absolute owner thereof without any interruption from any corner and has been enjoying all acts of ownership thereto.

AND WHEREAS the **VENDOR**, out of his own funds and/ or other source and supervision have leveled the aforesaid land, cut out Sub-Plots, Road, Alleys, sewerage, drainage, campus boundary wall, plot boundary etc., fit for residential purpose, and also installed boring, tube well etc., for the purpose of providing water and other utility services etc. for intending Buyer or Buyers.

AND WHEREAS the **VENDOR** is desirous for disposing of the Sub Plot for residential purpose to various intending buyers and having come to know the intention of the **VENDOR** the **PURCHASER** has approached the **VENDOR** and has offered to purchase the Sub-Plot morefully described in the Schedule "A" below from the **VENDOR** and the **VENDOR** has agreed to sell and dispose of the said Sub-Plot to the

PUNJAB HOUSING DEVELOPERS PVT. LTD.  
Authorised Signatory

15/07/19

**PURCHASER** for a total consideration amount of ₹10,00,000/- (Rupees Ten Lakhs) only.

**NOW THIS INDENTURE OF SALE WITNESSETH AS UNDER:**

**THAT** in consideration of a sum ₹10,00,000/- (Rupees Ten Lakhs) only received by the **VENDOR** and the receipt of the said entire consideration of ₹10,00,000/- (Rupees Ten Lakhs) only, the **VENDOR** doth hereby admit, acknowledge, acquit, release and discharge the **PURCHASER** from making further payment thereof and the **VENDOR** doth hereby sell, convey, transfer, and assigns unto and to the use of the **PURCHASER**, the property more fully described in the **Schedule "A"** hereunder together with the water ways, easements, advantages and appurtenances, and all estate, rights, title and interest of the **VENDOR** to and upon the said property **TO HAVE AND TO HOLD** the said property hereby conveyed unto the **PURCHASER** absolutely and forever.

**NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:**

- 1) **That** on receipt of full consideration amount from the **PURCHASER**; the **VENDOR** delivers free and peaceful possession of the **Schedule "A"** hereunder land to the **PURCHASER**.
- 2) **That** the **PURCHASER** will be at liberty to get his name mutated in respect of the said land in the records of the Superior Landlord through the office of the learned C.O, and will pay ground rent, other taxes, cess, other outgoings, etc., with respect of the said land to superior landlord and/ or concerned authority in his name.

*[Signature]*  
Authorised Signatory

6/1/20/51

3) That the PURCHASER out of his own funds and/ or through the financial assistance of any bank, financial institution and/ or other sources, shall construct building, duplex or houses as per plan sanctioned by the appropriate authority.

It should be mentioned that the PURCHASER shall not do or cause anything adverse or otherwise by which the VENDOR may involve or sustain any loss or damage and/ or involve in any court proceedings against construction of the proposed building, duplex, house or any structure.

4) That the VENDOR are completely divested of all their right, title and interest of the Schedule "A" hereunder land and shall cease to have any right, title and interest in the land hereby sold to the PURCHASER by these present.

5) THAT THE VENDORS DO HEREBY DECLARE AND COVENANT:

- a) They are the lawful owners of the entire lands, more fully described in the Schedule 'A' below and there is no other co-owners or co-sharers in this land except them.
- b) Prior to execution of this deed of sale, the VENDOR have not sold or conveyed or transferred the said land or part thereof to any other party and same is free from all encumbrances, charges and liens.
- c) The VENDOR hereby assure the PURCHASER to execute any further paper or no-objection in-favour of the PURCHASER at the cost of the PURCHASER that may be necessary or deem to be required for mutating the sub-plot in his name in the records of the Superior landlord.

It should be made clear that whatsoever housing loan to granted by any Bank or Financial institution to the PURCHASER thereof shall



*[Signature]*

Authorised Signatory

15/07/19

be repaid or refunded by the PURCHASER and / or his own source to such Bank or financial institution, failing which the liability for repayment of loan shall be shouldered on the PURCHASER.

6) THAT THE PURCHASER HEREBY DECLARE AND CONVEANT:

- i) Henceforth the PURCHASER shall be the exclusive owner of the Schedule 'A' hereunder written land and will hold enjoy and possess the said and/ or whatsoever structures and houses to be constructed thereon at his discretion or risk and/ or any manner he likes.
- ii) The PURCHASER shall use the said sub-plot for residential purpose and not for Animal Husbandry and commercial purpose.
- iii) It is decided and agreed by the between the VENDOR and the PURCHASER hereof that the PURCHASER shall or may prepare the building plan through his appointed architect, planner and / or civil engineer and after the written consent from M/s. Shree Housing Pvt. Ltd.
- iv) The PURCHASER shall construct the building Ground plus 2 floors as per the building plan sanctioned by the appropriate authority after obtaining written permission from M/S Shree Housing Pvt, Ltd.
- v) In case if any dispute or accident occurs at site during the period of construction by any reason whatsoever for which the VENDOR shall no way be liable and/ or questionable for such consequence or losses or damages.
- vi) In case the PURCHASER wishes to dispose the Schedule 'A' hereunder written land the PURCHASER has to obtain a written

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FOR SHREE HOUSING DEVELOPERS PVT  
SHREE BHOOMI  
Authorised Signa  
15/04/19

permission from the owner's association of Shree Bhoomi/ Society or Vendor.

- vii) All the residents/ occupants/ owners of Shree Bhoomi may form proper Owner's Association for proper Maintenance of the complex.
- viii) The PURCHASER shall not trespass or encroach the land within the said Shree Bhoomi.
- ix) All passage, roads, alleys, side, path, gardens, park or open areas of the complex shall remain open for free movement and enjoyment of all intending buyers and occupants.
- x) The PURCHASER shall pay the regular proportionate ground rent, other taxes, maintenance, including the common electricity charges etc., to the concerned authorities through owner's association / society / builder.
- xi) The PURCHASER and other occupants or buyers shall manage and maintain the roads, alley, drainages, sewerages, boundary wall etc., on its completion.
- xii) That the complex shall be known as **SHREE BHOOMI**.

**That** this deed is executed by the parties as record and reference so that no person or persons may hereafter be able to dispute the facts as state by parties hereinabove.

#### MEMO OF CONSIDERATION

Mode Amount

Cheque

₹ 10,00,000/-

(Rupees Ten Lakhs)

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SHREE HOUSING DEVELOPERS PVT. LTD.  
Authorised Signator

6/12/05/1

SCHEDULE "A"

for

*(description of the property hereby transferred)*

ALL THAT piece and parcel of **Land** measuring an area 1182 Sq. Ft., i.e. **2.71 decimals**, in portion of old plot No. 1213, under old khata No. 222, corresponding to Colony Sub plot No. DLX-201, within the complex now commonly known as **SHREE BHOOMI**, in Mouza **Asangi**, Thana No. 131, P.S. R.I.T., Ward No. 14 (Old) 22 (New) District Sub registry office at Seraikella, District Seraikella Kharsawan:

North : Duplex DLX 202

South : Navdeep Pradhan

East : Road

West : Duplex DLX 206

Annual Rent ₹1.00 payable to the State of Jharkhand through the C.O. office, Gambharia.

READ AND FOUND CORRECT BY THE EXECUTANT

SREE HOUSING DEVELOPERS PVT. LTD.  
Authorised Signatory  
15/07/19



Witnesses:

1)

Sandeep Kumar

Sandeep Kumar  
S/o Harendar Bahani  
SRH-76 Adityapur-2

2)

Aqrub Sawad  
S/o Aslam Sawad  
Kadana, Tushadpur

Sandeep Kumar  
15/07/19

Drafted by:-

Hari Prasad  
ADVOCATE

NAME OF THE PURCHASERS

NEHA JHA



Neha Jha



Neha Jha  
15/07/19

Certified that the finger print of left hand of each person whose photograph is affixed in this documents have been obtained by me or before me.

Hari Prasad  
ADVOCATE  
E. No. 742/09