

2896

2756



झारखण्ड JHARKHAND

03AA 738082

Handwritten signature

SALEDEED



RECEIVED



for
Sale deed

of Vatstana
Science Charitable

20/8/2019

Govt. Stamp
K.M. & Co. Ltd.
LICENSE NO. 12

1954
Date of issue
5/50-3
Value of stamp
1250

Site Value 10,00,000/- Stamp of - Andhra Pradesh

उपस्थानित नक्शाकार ने संख्याकारों की साक्ष्य प्रमाणित है। यह जाति C.N.T.A. के अंतर्गत 461(B) के अन्तर्गत नहीं है।

मूल्यांकन किया गया है।
दस्तावेज जांच किया गया है।

दस्तावेज में वर्णित भूमि प्रतिबंधित नहीं है।

14
मौजबंद क्षेत्र का क्षेत्रफल 6.475 हेक्टर है। 19-6-2019 को मालिकों के बीच में विवाद नहीं किया गया है।

जांचकर्ता

नियम-21 के अधीन ग्राहक भारतीय स्वतंत्र अधिनियम (इतिहास कानून एक्ट-1899) की अनुसूची-1 में (क) के अधीन बंधन या स्वतंत्र या स्वतंत्र रूप से विवादित स्थान शुद्ध नहीं है।

2019 निवाहन नदरलिखित



Handwritten signature on the right side of the photo.

Fee Paid
Rs. 250
Dec 2019
3.44
22/8/19

SALE DEED

Signature
22-8-19

This DEED OF ABSOLUTE SALE executed at Seraikella on this the 22nd day of August 2019;

BY



H/c

Handwritten signature or scribble.



22/8/19
22-8-19

22/8/19

ना. ...
 प्री. ...
 पिता पी. ...
 स्थान ...
 पता ...
 दस्तावेज ...

मि. ...
 मि. ...
 मि. ...

22/8/19

नगरपालिका का कार्यालय ...



22-8-19

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, 1st Floor, Diagonal Road, Bistupur, Town Jamshedpur, District East Singhbhum, represented by its manager / authorized signatory SHRI. S.L.N MURTY, (4991 5099 5465) S/o. Late S.P. Sastry, by faith Hindu, by caste Brahmin, by occupation Service, 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: AAKCS94I7N GSTIN 20AAKCS94I7NIZY

TO AND IN FAVOUR OF

SEEMA CHAKRABORTY (UID : 4760 3579 6431 and PAN : AUPPC0531P), W/o. Mr. Pankaj Chakraborty, by faith Hindu, by caste: Kurmi (Bihar), by occupation Housewife, R/o. Desari, Desri, Vaishali, Bihar - 844504, 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 AMOUNT : ₹ 10,00,000/- (Rupees Ten lakh only)

22-8-19

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) ANAC, being old plot No. 1213, old khata No. 222, District Seraikella Kharsawan, 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, Gamharia.

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 their 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** are 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

20-8-19

the Schedule "A" below from the **VENDOR** and the **VENDOR** has agreed to sell and dispose of the said Sub-Plot to the **PURCHASER** for a total consideration amount of ₹10,00,000/- (Rupees Ten Lakh only).

NOW THIS INDENTURE OF SALE WITNESSETH AS UNDER:

THAT in consideration of a sum ₹10,00,000/- (Rupees Ten Lakh only) received by the **VENDOR** and the receipt of the said entire consideration of ₹10,00,000/- (Rupees Ten Lakh 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.

61-8-0-5
M... ..

- 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.

22-8-19

It should be made clear that whatsoever housing loan to granted by any Bank or Financial institution to the **PURCHASER** thereof shall 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 PURHCASER HEREBY DECLARE AND CONVENANT:**
- 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 **PURHCASER** 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 Developers 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 Developers 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.

22-8-19

- vi) In case the **PURCHASER** wishes to dispose the Schedule 'A' hereunder written land the **PURCHASER** has to obtain a written permission from the owners 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.

61-8-19
2-2-8

SCHEDULE "A"

(description of the property hereby transferred)

ALL THAT piece and parcel of **Land** measuring an area 948 Sq. Ft, i.e. more or less **2.176 decimals**, in portion of old plot No. 1213, under old khata No. 222, corresponding to Colony Sub plot No. **DLX 101**, 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,

Bounded as follows :

- North : Boundary / Ravi Mahato
South : DLX 102
East : Boundary / Kudomani Pradhan
West : Road

61-8-2019

READ AND FOUND CORRECT BY THE EXECUTANT



Witnesses:

- 1) ~~Amit Kumar~~ 1) Sandeep Kumar
- 2) ~~Shri Anil Kumar~~ S/o Harendra Sahani
- 3) ~~Sandeep Kumar~~ SRH Adityapur-2

Assesed
20/8/19
Sandeep Kumar
20/8/19

- 2) Lopamudra Dutt
- 3) D/o. Snehir Ranjan Dutt

Drafted by:
[Signature]
ADVOCATE

NAME OF THE PURCHASERS
SEEMA CHAKRABORTY



[Signature]
20-8-19



[Signature]

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.

[Signature]
ADVOCATE
E. No. 742/09



S.L NO 11355/19

07.22/8/19

AFFIDAVIT

I, SEEMA CHAKRABORTY wife of Mr. Pankaj Chakraborty, by Faith-(Hindu), Nationality-Indian, by occupation-Housewife, resident of Desari, Vaishali, Bihar, do hereby solemnly affirm as **FOLLOWS:-**

1. **THAT**, I intend to avail the benefit arise from the notification of **JHARKHAND GOVT** Vide its Notification ref. **NO.-499** for stamp duty and vide its **NO.-500**, for registration fees both **DATED-19.06.2017**.
2. **THAT**, previously I have not taken any benefits and will not take in future regarding registration of **SALE DEED** by the notification of **STATE GOVT**, Vide its Notification Ref. **NO.-499**, for stamp duty and vide its **NO.-500**, for registration fees both **DATED-19.06.2017**.
3. **THAT**, I intend to get the **SALE DEED** registered in my name in the registry authority at Seraikella in first time under the above notification of **STATE GOVT**.
4. **THAT**, I swear this affidavit to declare the above facts and produce the same before the Registration Office,

Identified by
MR. H.K.Pandey,
ADVOCATE

JSR
N. Mahapatra
N. MAHA PATRA
NOTARY
Seraikella-Kharsawar
Govt. of Jharkhand
NOTARY PUBLIC SERAIKELLA
22/8/19

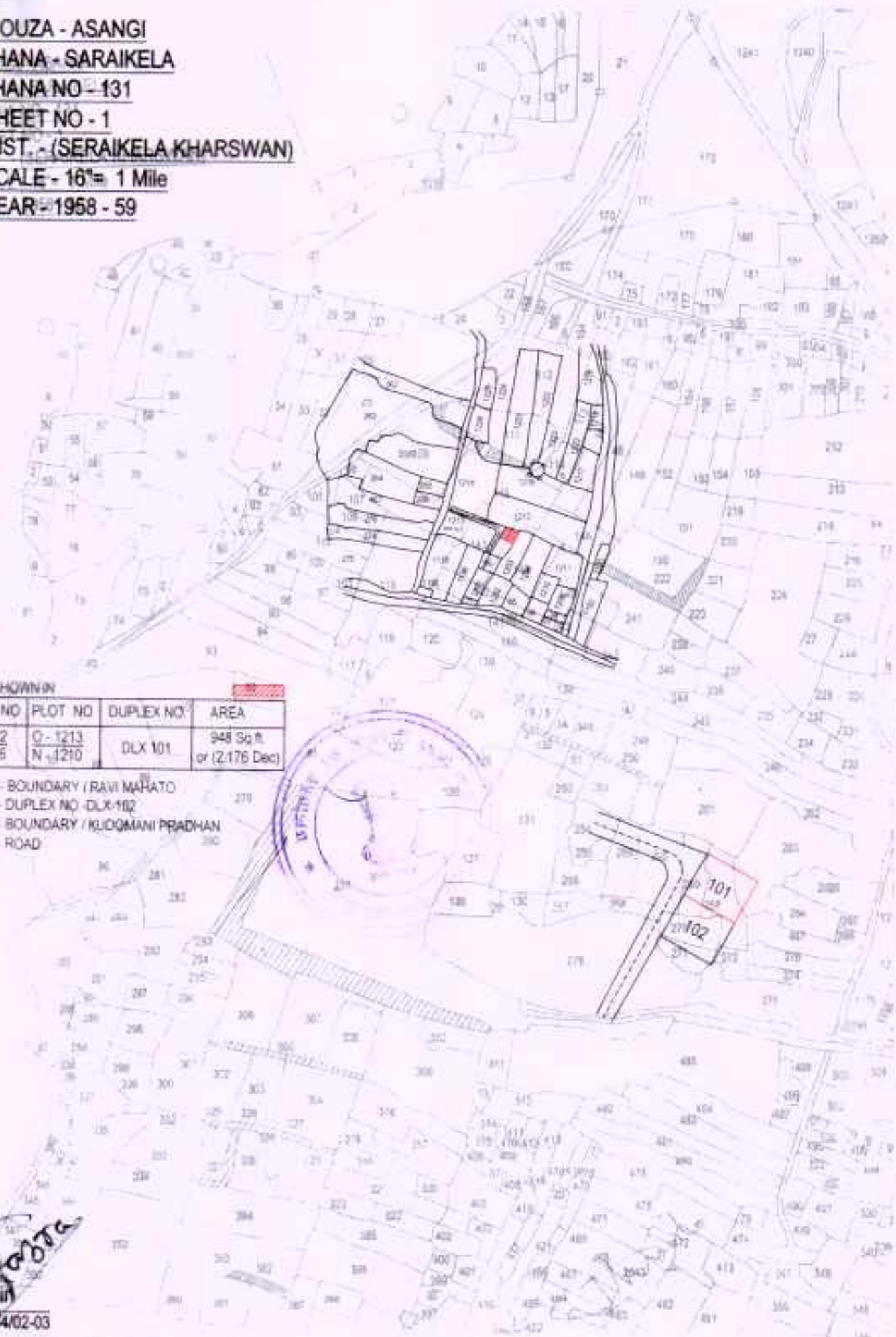
VERIFICATION

The statements made above is true to the best of my knowledge, belief and information and I swear this today at Seraikella.



Seema
I, *Seema*
knows to be
H.K. Pandey
ADVOCATE
22/8/19

MOUZA - ASANGI
THANA - SARAIKELA
THANA NO - 131
SHEET NO - 1
DIST. - (SERAIKELA KHARSWAN)
SCALE - 16" = 1 Mile
YEAR - 1958 - 59



AREA SHOWN IN

KHATA NO	PLOT NO	DUPLEX NO	AREA
O - 222 N - 375	O - 1213 N - 1210	DLX 101	948 Sq ft or (2.176 Dec)

NORTH - BOUNDARY / RAVI MAHATO
 SOUTH - DUPLEX NO DLX-102
 EAST - BOUNDARY / KUDGMANI PRADHAN
 WEST - ROAD


 Reg. no. - 764/02-03



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Saraikela

District Name :- SaraikelaKharsawan

State Name :- Jharkhand

Deed Endorsement

Token No :- 20190000062983

Deed Type	Sale Deed
Number of Pages	58
Fee Details	Stamp Duty :- Rs. 1, PR :- Rs. 1, SP :- Rs. 870, A1 :- Rs. 0, LL :- Rs. 3.
Property No.	1
Valuation Details	Value :- Rs.638348/- . Transaction Amount :- Rs.1000000/-
Property Details	District :- SaraikelaKharsawari , Tehsil :- Gamharia . Village Name :- Adityapur Ward No. 22 Location :- Other Road, Adityapur Ward No. 22 Village Code 131 Property Boundaries :- East: BOUNDARY/KUDOMANI PRADHAN, West: ROAD, South: DLX 102, North: BOUNDARY/RAVI MAHATO Plot Number - OLD1213P(SUB PLOT NO DLX 101)Volume Number - VIIIPage Number - 98Holding Number - 0220000887000M0Khata Number - OLD222Ward Number - OLD WARD NO 14 AND NEW WARD NO 22 Area Of Land :- 2.18 Decimal

Sh./Smt. SHREE HOUSING DEVELOPERS PVT LTD REP BY S L N MURTY
s/o/d/o/w/o S P SASTRY has presented the document for registration in this
office

today dated :- 22-Aug-2019 Day :- Thursday Time :- 16:40:10 PM



SHREE HOUSING DEVELOPERS
PVT LTD REP BY S L N
MURTY(Individual)

Party Name	Document Type	Document Number
SHREE HOUSING DEVELOPERS PVT LTD REP BY S L N MURTY	PAN/UID	AAKCS9417N

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
-------	------------------------	--------------------	---------------	-------------------	------------	-------------	--------------	-----------



Document Registration Summary 1

Date :-22-Aug-2019

- Government/Market Value: ₹638400/-
- Transaction Amount: ₹1000000 /-
- Paid Stamp Duty: ₹5 /-

On Date 22-08-2019 Presented at SRO - Saraikela
Signature of Presenter

SRO - Saraikela

Receipt : 193417

Receipt Date : 22-08-2019

Presenter Name: -

PR	₹1
SP	₹870
LL	₹3
Stamp Duty	₹5

Total ₹879

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	1	5	-4	Stamp Paper		Stamp Number : 03AA 738082	5
PR	1	1	0	GRAS	SLNMURTY	GRN Number : 1901968156 DEPT Transaction Id : 200ea6ec042af2adef7c Transaction Type :	1
SP	870	870	0	GRAS	SLNMURTY	GRN Number : 1901968156 DEPT Transaction Id : 200ea6ec042af2adef7c Transaction Type :	870
A1	0	0	0				



Pre Registration Docket

Date :- 22-08-2019 04:42 pm

Office Name :- SRO - Saraikela
Token No:- 20190000062983

Appointment :- 22-Aug-2019 Time:- 16:0

Article	Sale Deed
Pre Registration Date	08-Aug-2019
No. Of Pages	29
Stamp Duty	1
Paid Stamp Duty	0
Total Fees	₹ 874.

Property Id: 165588

Valuation No. : 215326 / 2019	:- 2019-2020	User Id : 3952	Date : 22-August-2019 16:13:46M
State : Jharkhand	District : Saraikelakharsawan	Tahsil : Gamhari.	
Land Type : Urban	Corporation :	Village/City : Adityapur Ward No. 22	
Adityapur Ward No. 22 Village Code 131 - Other Road			
Plot Number - OLD1213P(SUB PLOT NO DLX 101)			
Volume Number - VIII			
Page Number - 98			
Holding Number - 0220000887000M0			
Khata Number - OLD222			
Ward Number - OLD WARD NO 14 AND NEW WARD NO 22			
Valuation Rule : Residential Land			
Usage : Non Agr => Residential Land => Residential Land			
Property Details			
1	Land area	2.18 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	L. 2.18 x 292820=638347.5	₹ 6,38,348/-
A	Total		₹ 6,38,348/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹ 6,38,400/-
Total Amount in Words : Six Lakh Thirty Eight Thousands Four Hundred Rupees Only.			

SHREE HOUSING
DEVELOPERS PVT LTD
REP BY S L N MURTY
Address1 - OFFICE AT
1ST FLOOR, DEV DAS
PALACE, DIAGONAL
ROAD, PO AND PS
BISTUPUR, J
AMSHEDPUR, Address2

... Jharkhand

PAN No.:
AAKCS9417N, Permission
Case No.-

Yes S L N Murty
Address:-
A-4/5,
Aastha
Appartment,
.. Bhatiya
Basi
Jamshedpur,
Kadma .
East
Singhbhum,
831005, .
Jharkhand,
India

SELLER
Age:64



S L N Murty

2 SEEMA CHAKRABORTY
Address1 - DESARI,
DESARI VAISHALI,
BIHAR, Address2 -
... Jharkhand
PAN No.:
AUPPC0531P, Permission
Case No.-

Yes Seema
Chakraborty
Address:-
Desari, .
Desri, .
Vaishali,
844504, .
Bihar, India

PURCHASER
Age:34



Seema Chakraborty

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	SANDEEP KUMAR S/o-D/o HARENDRA SAHANI Address1 - JANTA ROW HOUSE, ROAD NO 7, ADITYAPUR-2, DIST SERAIKELLA KHARSAWAN, Address2 - ... Jharkhand PAN No.:			<i>Sandeep Kumar</i>

Witness:

I/We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	LOPA MUDRA DUTTA Address1 - NEAR DURGA BARI, 17, UTTARA APARTMENT, BHATIA BASTI, KADMA, JAMSHEDPUR, Address2 - ... Jharkhand			

Signature of Operator

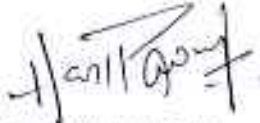
Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

जिला अवर निबंधक
सरायकेला-खरसावाँ

All the entries made, have been verified by me and are found sufficient as the status of the document presented

Disclaimer - I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.



Deed Writer / Advocate

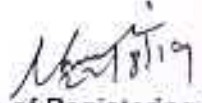


Vendee / Claimant



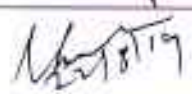
Vendor / Executant

As mentioned, (SHREE HOUSING DEVELOPERS PVT LTD REP BY S L N MURTY), has/have admitted the execution before me. He/ She/ They has / have been identified by (SANDEEP KUMAR) Son/Daughter/Wife of (HARENDRA SAHANI) resident of (JANTA ROW HOUSE, ROAD NO 7,ADITYAPUR-2, DIST SERAIKELLA KHARSAWAN) and by occupation (Service)



Signature of Registering Officer

Date:- 22-Aug-2019



Seal and Signature of Registering Officer

जिला अवर निबंधक
मरायकेला-खरसावाँ

Token No.: 20190000062983

CERTIFICATE

Office of the SRO - Saraikela

This Sale Deed was presented before the registering officer on date **22-Aug-2019** by **SHREE HOUSING DEVELOPERS PVT LTD REP BY S L N MURTY** S/O. D/O. W/O S P SASTRY resident of OFFICE AT 1ST FLOOR, DEV DAS PALACE, DIAGONAL ROAD, PO AND PS BISTUPUR, J AMSHEDPUR .
This deed was registered as Document No:- **2019/SAR/2896/BK1/2756** in Book No - **BK1**, Volume No :- **356**
from Page No - 1 to 58 at, office of **SRO - Saraikela**

Date:- 22-Aug-2019


Registering Officer