

2222 Rupees. 89,000/- of 7600/- Adityapur 5000Rs.



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For CITY RESIDENCY (IND.) PVT. LTD.

Director.

Saurav Agarwal
18/11/05

Attested
Saurav Agarwal
18/11/05

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सुरेश कुमार से, जॉब क्रिया
18/11/05

Saurav Agarwal
"SALE DEED"

THIS SALE DEED is made on this the 18th day of November 2005, at Seraikella; By 1) SHRI SHEO KUMAR VERMA, son of Late Rashmay Sahu, 2) SHRI ASHOK KUMAR VERMA, 3) SHRI SANJAY KUMAR VERMA, 4) SHRI AJAY KUMAR VERMA, all sons of Late Hari Prasad Sahu, 5) SHRI AWAM PRASAD SAHU, 6) SHRI ANAND PRASAD SAHU, 7) SHRI UMA PRASAD VERMA, and 8) SHRI BINOD KUMAR, all sons of Late Raj Kishore Sahu, all by faith Hindu, by Nationality Indians, by occupation cultivations, residents of Asangi, P.S.Adityapur, Dist: Seraikella-Kharsawan, represented by their constituted Attorney SHRI SAURAV AGARWAL, son of Shri Suresh Kumar Agarwal, by faith Hindu, by Nationality Indian, by occupation business, resident of Duplex No. 5, Vijaya's Heritage, Ulyan, P.S.Kadma, Jamshedpur, Dist: East Singhbhum, vide Attorney No. IV - 855 dated 09/10/2004.

Cont'd...2/

For State Bank of India
20-11-05

Manager
Branch



For CITY RESIDENCY (IND.) PVT. LTD.

Director.

Saurav Agarwal
18/11/16

: 2:

9) M/s CITY RESIDENCY (INDIA) PVT. LTD., a registered Company registered under Indian Companies Act 1956 having its registered office at "D.S.Tower" (Beside Bank of India) Main Road, Adityapur, Jamshedpur, Dist: Seraikella-Kharsawan, represented by its Director SHRI SAURAV AGARWAL, Son of Shri Suresh Kumar Agarwal, by faith Hindu, by Nationality Indian, by Occupation business, resident of Duplex No. 5, Vijaya's Heritage, P.S.Kadma, Jamshedpur, Dist: East Singhbun, hereinafter called the Vendors, of the One Part;

IN FAVOUR OF

MR. VIVEK KUMAR Son of Late Bank-Sais, by faith Hindu, by Nationality Indian, by Occupation Service, resident of Road No. 23, Block No. 296/2/3, Adityapur - 2, Jamshedpur, Dist: Seraikella - Kharsawan, hereinafter called the Purchaser, of the Other Part;

Whereas the lands mentioned under Khata Nos: 178, 180, 181, in Mouza Kuluptanga, Thana No. 130, P.S. Adityapur, Survey Ward No. 17, ANAC, has

Cont'd...3/

1000Rs.



For CITY RESIDENCY (IND.) PVT. LTD.

Director.

Secretary
18/11/04

: 3 :

been recorded in the recent survey settlement operation, in the names of Rashmay Sahu and Raj Kishore Sahu both sons of Late Govind Sahu (both have equal share); And

Whereas the aforesaid Rashmay Sahu and his brother Raj Kishore Sahu both died leaving behind their legal heirs and successors, namely the present vendors no. 1 to 8, who are in joint possession of the aforesaid lands, as the lawful owners thereof; And

Whereas Vendor No. 1 to 8 entered into an Agreement for sale with the Vendor No. 9 with respect to the aforesaid lands of Mouza Kuluptanga, under Khata Nos.178, being Plot no. 995, 996, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1620, 1621, 1622, having total land measuring 2.13.18 Hectare Survey ward No. 17, ANAC, on 22nd day of September 2004, And

Whereas after execution of aforesaid agreement for sale dated 22nd day of September 2004, the Vendor No. 9 leveled and developed the aforesaid land, mentioned in the aforesaid agreement for sale, And

Cont'd...4/

500Rs.



For CITY RESIDENCY (IND.) PVT. LTD

18/11/2018 Director.

Sarwan Agarwal
18/11/2018

: 4:

Whereas the Vendor No. 9 has been made party in this sale deed, to transfer the better title to the purchaser; And

Whereas the Vendor have obtained permission for Sale of the land in question from the competent authority under U.L.C Act, at Seraikella in Case No. 146/2005-06.

Whereas the purchaser approached the vendors to purchase the land measuring 1200 Sq.ft in Portion of Plot no. 1592 (Sub-Plot No. 2 G) under Khata No. 178, in Mouza Kuluptanga, Survey Ward No. 17, ANAC, P.S.Adityapur, Dist: Seraikella – Kharsawan more particularly described in the schedule below, and accordingly the present vendors have also agreed to sell the aforesaid land more fully described in the schedule below, to the present purchaser, on total consideration of Rs. 1,89,000/- (Rupees One Lakh Eighty Nine Thousand Only) on the following terms and conditions as stated below:-

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50 Rs.



For CITY RESIDENCY (IND.) PVT. LTD.

18/11/2018 Director.

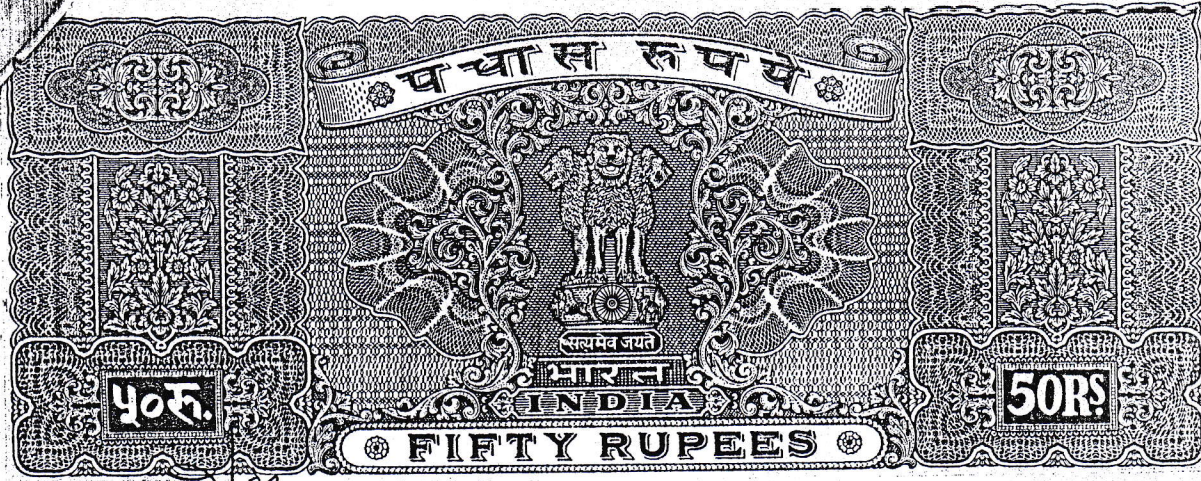
Sarav Agarwal
18/11/2018

: 5:

Now this Sale Deed Witnesseth as follows:-

- 1) That in terms of the payment of a consideration amount of Rs. 1,89,000/- (Rupees One Lakh Eighty Nine Thousand Only) by the purchaser through Cheque nos. 7665990, 0507322 & 357609 for Rs. 18,900/-, Rs. 9,549/- and Rs. 1,60,551/- respectively, totaling to Rs. 1,89,000/-, being the total sale price of the schedule below land, already paid by the purchaser to the vendors, the receipt of which sum the vendors hereby admit and acknowledge as full, final and the highest consideration amount against the sale of the schedule below land and the vendors have conveyed and transferred by way of absolute sale the schedule below land with all their rights, title, interest, possession, easements and appurtenances thereto in favour of the purchaser TO HAVE AND TO HOLD the same as the absolute owner thereof.
- 2) That the vendors have delivered the peaceful physical possession of the schedule below land to the purchaser.

Cont'd...6/



For CITY RESIDENCY (IND.) PVT. LTD.

Director.

Sarwan Agrewal
18/11/08

: 6:

- 3) That the vendors henceforth cease to have any right, title, interest, possession over the schedule below land and is free to use and enjoy over the same in any manner as the purchaser may deem fit and proper for which the vendors and/or their legal heirs and successors shall have no concern or objection whatsoever in any manner. That the vendor is the sole and bonafide owners of the schedule below land and there are no other co-shares of the said land.
- 4) THAT THE VENDORS HEREBY ASSURE THE PURCHASER AND COVENANTS:-
 - i. That the vendors are the absolute owners of the said land as such they are fully entitled to transfer the same unto the purchaser.
 - ii. That the said land is free from all encumbrances' liens or charges and attachments and rents, taxes or other charges of the said land have been duly paid up-to-date to the Landlord Concerned by the present vendors.

Cont'd...7/

FOR CITY RESIDENCY (IND.) PVT. LTD.

18/11/05
Satisfied Director
Satisfied
18/11/05

: 7:

- iii. That the purchaser shall have quiet and peaceful possession and enjoyment over the schedule below land from today.
- iv. That the purchaser shall be at liberty to register or mutate his name in the records of Landlord through Circle Officer Gamharia and accordingly shall pay rent for the same and to obtain receipts thereof in his own name.
- v. That the purchaser shall be entitled to make any construction over the schedule below land, as per approved plan of ANAC and/or any concerned authorities at the time being in force.

That the vendors have left space as Road for the use of the purchaser and in any circumstances the purchaser shall not be entitled to encroach or close the road

Cont'd...8/

For CITY RESIDENCY (IND.) PVT. LTD.

Signature of Director

Sarwan Goyal
18/11/05

: 8:

Schedule

All the Piece and Parcel of raiyati agricultural land don II, 1200 Sq.ft in Portion of Plot no. 1592 (Sub-Plot No. 2 G) under Khata no. 178 in Mouza Kuluptanga, Ward No. 17, ANAC, within P.S. Adityapur, Dist: Sub-registry office at Seraikella, Dist: Seraikella – Kharsawan which is bounded as follows:-

North: - Portion of Plot no. 1591 & 1592 (Sub Plot no. 2B)

South: - Road

West: - Portion of Plot no. 1590 & 1592 (Sub Plot no. 2F)

East: - Portion of Plot no. 1592 (Sub Plot no. 2H)

Annual rental of Rs. 0.50 paise only payable to the Landlord through Circle Officer at Gamharia.

Trace map of the schedule land attached forms part of this deed.

In Witnesses whereof the Vendors have signed this Sale Deed today at Seraikella on the date aforementioned.

Witnesses:

1. Phani Bhushan Das.
City Palace, Adityapur.

2. Jiten Badi
City Palace Adityapur

Readover and explained to vendor the contents of this deed who admitted the same correct and written as per his instruction, put hand in my presence (drafted & corrected by me.

Typed by
Signature
18/11/05

Signature
(Arun Kumar Singh)
Advocate

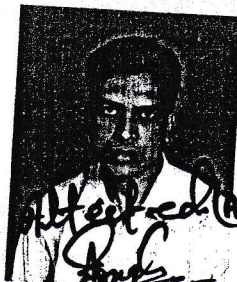
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For CITY RESIDENCY (IND.) PVT. LTD.

Director.

1 Sanjay Agarwal
18/11/05

: 9:



(Signature)



Certified that the original and duplicate copy of this sale deed is true, exact and production of each other contained in 9 pages 1260 words.

(Signature)
18/11/05
(Arun Kumar Singh)
Advocate

Certified that the vendor and purchasers have signed and put their L.T. in my presence.

(Signature)
18/11/05
(Arun Kumar Singh)
Advocate