

268

257



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : d1dcd041468268dba099

Receipt Date : 06-Feb-2022 09:37:27 am

Receipt Amount : 552000/-

Amount In Words : Five Lakh Fifty Two Thousands Rupees Only

Token Number : 20220000013608

Office Name : SRO - Saraikela

Document Type : Sale Deed

Payee Name : VITI ENTERPRISES PVT LTD REP BY
JITENDRA SINGH AND OTHERS (Vendee)

GRN Number : 2209699882



Jitan Munday Jahan Lal Hardu

VITI Enterprises Pvt Ltd by the firm of Jitan Munday

:- For Office Use :-

9/12/22



Jitan Munday
9/12/22

Jitendra Singh

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Kumar Kumar Singh *Jitan Munday*

Sale Value 1,38,00,000/- Stamp 552,000/- Adityapur

मूल्यांकन सूची में जीव किया

9/12/22

2/11

दस्तावेज जीव एवं पंजीय पावने 9/12/22



Santosh K. Nandi



Finger Print of Left Hand of Santosh K. Nandi

सपस्थापित दस्तावेज में तख्यकारा की जाति... अंकित है। यह जाति C.N.T Act 1908 की धारा 461(B) के अन्तर्गत नहीं है।

Mr. Santosh Kumar Nandi

has been obtained before me 9/12/22



M. Knandy

Signature of M. Knandy 9/12/22

नियम-21 क अधीन ग्राह्य

भारतीय स्टाम्प अधिनियम

(इण्डियन स्टाम्प एक्ट-1989) की

अनुच्छेद-1 या 1 (क) से

अधिनियम यथावत स्टाम्प

स्टाम्प शुल्क से विमुक्त या

स्टाम्प शुल्क अपेक्षित नहीं

SALE DEED

This Sale Deed is made on this the 09th day of Feb, 2022, at Seraikela.

BY AND BETWEEN

1. Mr. SANTOSH KUMAR NANDI,

2. Mr. MIHIR KUMAR NANDI

3. Mr. JAHARLAL NANDI

All sons of Late Nand Lal Nandi

Feb 9

4140001... 4140004...

All By Faith Hindu, By Nationality Indian, By Caste Kayastha, By Occupation Retired, All Resident of Main Road No B, Near Annapurna Mandir, Adityapur, P.O. & P.S. Adityapur, District Seraikela Kharsawan, and State Jharkhand. Hereinafter called the "VENDOR/S / SELLER/S" (which expression shall unless excluded by and / or repugnant to the context must mean and include their legal heirs, successors, legal representatives, administrators, executors, nominees, and assigns) of the One Part.



L.P. of Santosh
Kumar Bhandi by
the power of attorney
9/12/22



Jahar Lal Bhandy

IN FAVOUR OF

VITI ENTERPRISES Pvt. Ltd., having its Office at 41, Rajendra Nagar, P.O. & P.S. Sakchi, Town Jamshedpur, Pin 831001, District East Singhbhum, State Jharkhand, (Pan No AAHCV8100E) represented by its four directors namely: 1) Mr. KAMAL KUMAR AGARWAL, & 2) Mr. RATAN SAHARIA, both sons of Mr. Jagdish Prasad Agarwal, Both By Faith Hindu, By Nationality Indian, By Occupation Business, Resident of 41, Rajendra Nagar, P.O. & P.S. Sakchi, Town Jamshedpur, Pin 831001, District East Singhbhum, State Jharkhand, 3) MANOJ KUMAR AGARWAL, son of Ram Kishore Agarwal, By Faith Hindu, By Nationality Indian, By Occupation Business, Resident of H No 10, Oswal Colony, Near Water Tank P.O. & P.S. Jugsalai, Town Jamshedpur, District East Singhbhum, State Jharkhand, Pin 831006, & No 4) Mr. JITENDRA SINGH, son of Bhagwan Singh, By Faith Hindu, By Nationality Indian, By Occupation Business, Resident of House No 441, Road No 15/3, Kasidih, P.O. & P.S. Sakchi, Town Jamshedpur, Pin 831001, District East Singhbhum, State Jharkhand. Hereinafter called the 'PURCHASER / VENDEE' (which expression shall unless excluded by and / or repugnant to the context must mean and include its / their legal heirs, successors, successors – in – office, legal representatives, executors, administrators, nominees, and assigns) of the Other Part.

NATURE OF DEED

CONSIDERATION MONEY

(Rupees One Crore and Thirty Eight Lakhs) only

SALE DEED

Rs. 1,38,00,000-



L.T.F of Santosh Kumar Nandi
by the party
Minandy
9/12/22

Jahar Lal Nandi

WITNESSETH AS FOLLOWS:

WHEREAS, the schedule below property stands recorded in the name of Nand Lal Nandi, in the khatian as per the survey settlement records of 1964 as well as Survey Settlement records of 1983, and he was in peaceful physical possession over the same, during his lifetime and is also paying the rent for the said land, and after the demise of said Nand Lal Nandi, his three sons namely: Santosh Kumar Nandi, Mihir Kumar Nandi, & Jaharlal Nandi, i.e. the above named Vendors have inherited all his immovable properties and estates, being the only living legal heirs and successors, and from then onwards, they are in peaceful physical possession over the same, without any interruption from any person or corner, thereby exercising all their right, title and interest over the same, being its lawful, absolute and bonafide owner/s.

AND WHEREAS, the Vendor/s jointly decided to sell the above mentioned landed property more clearly mentioned in the schedule below for highest full, and final consideration amount of Rs. 1,38,00,000/- (Rupees One Crore and Thirty Eight Lakhs) only, and the Purchaser/s after came to know of this offer has approached the Vendor/s to purchase the said land and agreed to pay the said consideration amount to which the Vendor/s also agreed to sell the same to the Purchaser/s, hence, to avoid all or any kind of future disputes or legal complications, the parties decided to enter into this Sale Deed, on the following terms and conditions.

NOW THIS DEED OF SALE WITNESETH AS FOLLOWS:



L.T.F. of Sanish Kumar
Nandi by the post
Mhandy 9/12/22

Jahan Lal Nandiy

1. That, in pursuance of mutual agreement and in consideration amount of Rs. 1,38,00,000/- (Rupees One Crore and Thirty Eight Lakhs) only is paid by the Purchaser/s to the Vendor/s details of which is shown in memo of consideration, the receipt of which is hereby admitted and acknowledged as full and final consideration amount by the Vendor/s, and the Vendor/s does hereby absolutely and forever sell, convey, transfer, and deliver all that landed property, more fully described in the schedule below in favour of the Purchaser/s by this Sale Deed, TO HAVE AND TO HOLD the same, unto the Purchaser/s along with its / their legal heirs and successors without any interruption or impediment from the side of the Vendor/s.
2. That, the Vendor/s do hereby deliver peaceful physical possession of the schedule below property to the Purchaser/s and from this day the Purchaser/s will possess and enjoy the same as absolute owner/s in all possible ways, with power to dispose of the same by way of sale, gift, mortgage or any other ways whatsoever in any manner they likes and also has the right to get their name/s recorded in the register II records of the Circle Officer, Gamharia.
3. That, from today onwards the Vendor/s shall ceases to have any right, title, and interest over the schedule below property, and all the right, title, and interest will now be completely vested unto the Purchaser/s. The landed property hereby conveyed by this Deed of Sale is free from all encumbrances, liens, or charges of any kind whatsoever.
4. That, the Vendor/s hereby declares that they have good and perfect title over the schedule below landed property, and if for any defect of title of the Vendor/s in the schedule below property the Purchaser/s suffer any loss then the Vendor/s will be liable to compensate the same to the Purchaser/s or to their legal heirs and successors.



L.T.I of Sushil Kumar Nandi
by the power of
M. Nandy → 9/12/22

Jahar Lal Nandy

5. That, the Vendor/s was further bound to execute any deed of assurance that may be required in favour of the Purchaser/s to perfect the title of the Purchaser/s over the schedule below property. The Vendor/s also promises to indemnify the Purchaser/s from all or any unforeseen future consequences if any arise in future by their legal heirs and successors.
6. That, the Vendor/s hereby also declare that they have never mortgaged the schedule below land with any bank or financial institution or party and the same is free from all such encumbrances, and the schedule below land is never acquired by the State or Central Government and no other party / person has any claim over the said land.
7. That, the schedule below property is never acquired by any government body state or central at anytime, and the land does not fall in the category of gair majurwa land or government land or forest land or shairat land or land belong to temple or masjid or khas mahal.
8. That, the Vendor/s must deliver all relevant documents like original mutation paper, sale deed, rent receipts etc., to the Purchaser/s with respect to the said schedule below property, and the Purchaser/s are at liberty to get their names mutated in the office of the superior landlord i.e. the State of Jharkhand through Circle Officer, Gamharia, and pay ground rent, and taxes for the same and obtain receipt thereof.
9. That, the terms and conditions of this Sale Deed will be binding on both the Vendor/s and the Purchaser which shall mean and include their respective legal heirs and successors. Seraikela Court alone has jurisdiction in all matters if any, arising out of this Sale Deed.



L.T.F. of Lakshmi Kumar
Nandi by the prof
M. Nandy
9/12/22
Jahan Lal Nandy

MEMO OF CONSIDERATION

<u>Date</u>	<u>D.D. / Cheque No</u>	<u>Bank</u>	<u>Amount (Rs.)</u>
09.06.2021	093433	IndusInd Bank, Sakchi	Rs. 10,00,000/-
01.07.2021	093434	IndusInd Bank, Sakchi	Rs. 10,00,000/-
12.07.2021	093435	IndusInd Bank, Sakchi	Rs. 10,00,000/-
11.01.2022	093438	IndusInd Bank, Sakchi	Rs. 35,54,000/-
11.01.2022	093439	IndusInd Bank, Sakchi	Rs. 35,54,000/-
11.01.2022	093440	IndusInd Bank, Sakchi	Rs. 35,54,000/-
TDS 1%			Rs. 1,38,000/-
Total amount to be paid to the Vendor is			Rs. 1,38,00,000/-

(Rupees One Crore and Thirty Eight Lakhs) only

SCHEDULE

In District Seraikela Kharsawan, under the District Sub Registry Office at Seraikela, Situated in Mouza DINDLI, Thana No 128, Halka No I, P.S. Adityapur, Anchal / Block Gamharia, Ward No 13 (A.N.A.C.), and State Jharkhand, all that piece and parcel of homestead land, recorded under:

<u>Khata No</u>	<u>Plot No</u>	<u>Area</u>	<u>Boundary</u>
99 (Old)	1016/1838 (Old)	16.50 Decimal	North : 6'ft wide Branch Road
94 (New)	433 (New)	(Sixteen and half decimal)	South : Souvir Nayak & Padma lochan Nayak East : Bina Metal Way Pvt. Ltd. sold to Viti Enterprises West : Main Road

The annual rent is payable to the State of Jharkhand, through C. O., Gamharia.

The above property is more clearly shown in sketch map attach herewith which also forms part of this indenture.



L.P.I. of Santosh Kumar Nandi by the post Manandy
 9/12/22
 Jahar del Nandy

IN WITNESS WHEREOF the Vendor/s has hereunto set and subscribed their hand/s on this Sale Deed, today at Seraikela.

Read over and explained the contents of this Sale Deed to the parties by me, who found it to be true and correct:

A. Indu

WITNESSES:

1. Manu (Mahesh Agarwal) S/o Late Sri Kishan Lal Agarwal
 No 97, Bara hamchaha, Road No.3 Adarsh Nagar
 Near Vani Vidhya Manav School, Hamchaha-832108

2. Ajay K. Nandi: S/o- Santosh Nandi, Aditya 92 Bati
 Road no.-B, Seraikela-Khatwas
 PIN- 831013

Drafted & Printed by: A. Indu,
 Old Court Campus, Jamshedpur.

IDENTIFIER

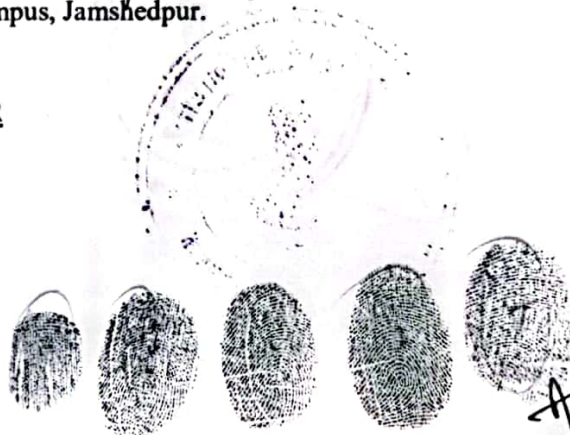


Manu
Manu

PURCHASER/S



A. Indu
Manu



Manu
Manu



L.T.F of Jambhik Kumar
Nandi by the
Mkanday Singh 16/12/10



A. Jagan - Jagan del Nandy

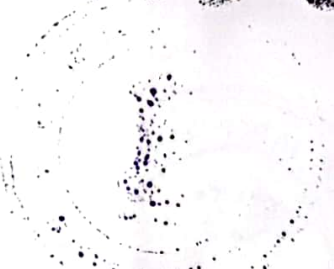


RATAN SAHARIA

lef hand.



A. Jagan



A. Jagan



Certificate:

It is certified that the finger prints of left hand of each persons whose photograph is affixed in the document have been obtained before/by me.

A. Jagan
(Signature)
8/ Page
(Apho cati).

Bommalurao. 14/2010

3029

2883



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : c17c78078dc7645a4e69

Receipt Date : 03-Sep-2021 09:30:42 am

Receipt Amount : 1244000/-

Amount In Words : Twelve Lakhs Forty Four Thousands Rupees Only

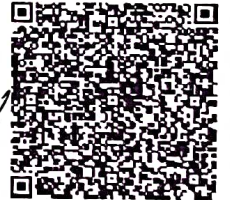
Token Number : 20210000093755

Office Name : SRO - Saraikela

Document Type : Sale Deed

Payee Name : VITI ENTERPRISES PVT LTD REP BY
KAMAL KUMAR AGARWAL (Vendee)

GRN Number : 2107317711



Signature

-: For Office Use :-



Signature
4/9/21

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Kamal Kumar Agarwal *Signature* *Mapa* *Signature*

Sale Value 3,11,00,000/- Stamp 12,44,000/- Adityapur

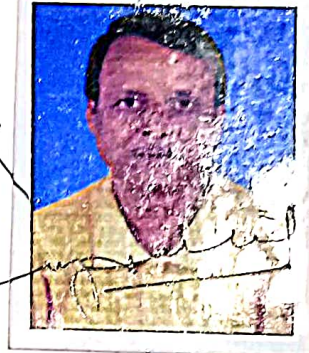
मूल्यांकन सूची से जीच किया
4/9/21

दस्तावेज जीच एवं सही प्रमाणित

दस्तावेज में वर्णित गुण
प्रतिबंधित सूची से 4/9/21

उपस्थापित दस्तावेज में लेख्यकारी
की जाति.....अंकित है। यह जाति
C.N.T Act 1908 की धारा 461(B) के
अंतर्गत नहीं है।

4/9/21
जांचकारी



Santimoy Dasgupta



नियम-21 के अधीन ग्राहक
भारतीय स्टाम्प अधिनियम
(इण्डियन स्टाम्प एक्ट-1899) की
अनुसूची-1 या 1 (क) से 0.....के
अधीन यथावत स्टाम्प किया या
स्टाम्प शुल्क से विमुक्त या
स्टाम्प शुल्क अपेक्षित नहीं

4/9/21

SALE DEED

.....2021) निबंधन पदाधिकारी This Sale Deed is made on this the 04th day of Sept, 2021, at Seraikela.

BY AND BETWEEN

M/s. BINA METAL WAY PRIVATE LIMITED (A Limited Company incorporated under the Indian Companies Act, 1956) (Pan No AABCB1511D) bearing CIN No U27109WB1986PTC040208 having its Registered Office at B - 4, Phase - 2, Industrial Area, Adityapur, District Seraikela Kharsawan, State Jharkhand, Pin 831013, represented by its authorized representative namely: Mr. SANTIMOY DASGUPTA, son of Late Chakradhar Dasgupta, By Faith Hindu, By Nationality Indian, By Occupation Service, Resident of Bina Metal Way Staff Quarter, Majhi Tola, Sanjay Nagar, Adityapur, Pin 831013, District Seraikela Kharsawan, State Jharkhand, on the basis of Board Resolution Passed by the company on 20th August 2021, copy attached with this Sale Deed for further reference. Hereinafter called the "VENDOR / SELLER" (which expression shall unless excluded by and / or repugnant to the context must mean and include its / his legal heirs, successors, legal representatives, administrators, executors, nominees and assigns) of the One Part. (UIDAI No 3704 1696 3863)

Feclaid
ACB 933000.1
Salamani 2.50
Process 0.94
933003.44
4/9/2021



09/09/2021

समय 8/1/2021

श्री. राजेश कुमार दास

थाना

ने निवेदन किया

रस्तापेज पेश किया

निवेदनकर्ता का हस्ताक्षर

निवेदन प्रदाधिकारी का हस्ताक्षर



4/9/21

12/10/15

IN FAVOUR OF

VITI ENTERPRISES Pvt. Ltd., having its Office at 41, Rajendra Nagar, P.O. & P.S. Sakchi, Town Jamshedpur, Pin 831001, District East Singhbhum, State Jharkhand, (Pan No AAHCV8100E) represented by its four directors namely: 1) Mr. KAMAL KUMAR AGARWAL, & 2) Mr. RATAN SAHARIA, both sons of Mr. Jagdish Prasad Agarwal, Both By Faith Hindu, By Nationality Indian, By Occupation Business, Resident of 41, Rajendra Nagar, P.O. & P.S. Sakchi, Town Jamshedpur, Pin 831001, District East Singhbhum, State Jharkhand, 3) MANOJ KUMAR AGARWAL, son of Ram Kishore Agarwal, By Faith Hindu, By Nationality Indian, By Occupation Business, Resident of H No 10, Oswal Colony, Near Water Tank P.O. & P.S. Jugsalai, Town Jamshedpur, District East Singhbhum, State Jharkhand, Pin 831006, & No 4) Mr. JITENDRA SINGH, son of Bhagwan Singh, By Faith Hindu, By Nationality Indian, By Occupation Business, Resident of House No 441, Road No 15/3, Kasidih, P.O. & P.S. Sakchi, Town Jamshedpur, Pin 831001; District East Singhbhum, State Jharkhand. Hereinafter called the 'PURCHASER / VENDEE' (which expression shall unless excluded by and / or repugnant to the context must mean and include its / their legal heirs, successors, successors – in – office, legal representatives, executors, administrators, nominees, and assigns) of the Other Part.

NATURE OF DEED

CONSIDERATION MONEY

(Rupees Three Crores and Eleven Lakhs) only

SALE DEED

Rs. 3,11,00,000/-

12/10/15
[Signature]

WITNESSETH AS FOLLOWS:

WHEREAS, the Vendor i.e. the company namely: M/s. Bina Metal Way Pvt. Ltd., has purchased the schedule below property from its previous owner/s by virtue of three registered Sale Deed Nos. 1) Sale Deed No. 2755, Dt: 02.09.1988, registered at the Sub Registry Office, Seraikela, and 2) Sale Deed No. 3061 & 3063, both Dt: 22.11.1990, registered at the District Sub Registry Office, Chaibasa, and after purchasing the same, the company came in peaceful physical possession over the same, without any interruption from any person or corner, thereby exercising all its right, title and interest over the same, being its lawful owner, and the company has also got its name mutated in the records of Circle Officer, Gamharia vide Mutation Case No. 115 / 1989 – 90, 1230 / 2005 – 06 & 1229 / 2005 – 06, respectively and accordingly bearing Vol No. II, Page No 298 / Vol No VIII, Page No 245, & Vol No VIII, Page No 244, and the company is also paying the rent regularly the last rent paid for in the year 2014 – 15 vide Receipt Nos. JH/13 A 018520, JH/13 A 018519 & JH/13 A 018518 respectively

AND WHEREAS, the Vendor/s jointly decided to sell the above mentioned landed property more clearly mentioned in the schedule below for highest full, and final consideration amount of Rs. 3,11,00,000/- (Rupees Three Crores and Eleven Lakhs) only, and the Purchaser/s after they came to know of this offer has approached the Vendor/s to purchase the said land and agreed to pay the said consideration amount to which the Vendor/s also agreed to sell the same to the Purchaser/s, hence, to avoid all or any kind of future disputes or legal complications, the parties decided to enter into this Sale Deed, on the following terms and conditions.

12/6/5

NOW THIS DEED OF SALE WITNESETH AS FOLLOWS:

1. That, in pursuance of Tripartite Agreement, Dt: 04.05.2021, executed at Jamshedpur, and in consideration amount of Rs. 3,11,00,000/- (Rupees Three Crores and Eleven Lakhs) only is paid by the Purchaser/s to the Vendor/s details of which is shown in memo of consideration, the receipt of which is hereby admitted and acknowledged as full and final consideration amount by the Vendor/s, and the Vendor/s does hereby absolutely and forever sell, convey, transfer, and deliver all that landed property, more fully described in the schedule below in favour of the Purchaser/s by this Sale Deed, TO HAVE AND TO HOLD the same, unto the Purchaser/s along with its / their legal heirs and successors without any interruption or impediment from the side of the Vendor/s. Be it noted that as the payment is done through Surita Mukherjee, w/o Mr. Probal Mukherjee, she is confirming the same by putting her signature as identifier in this Sale Deed.
2. That, the Vendor/s do hereby deliver peaceful physical possession of the schedule below property to the Purchaser/s and from this day the Purchaser/s will possess and enjoy the same as absolute owner/s in all possible ways, with power to dispose of the same by way of sale, gift, mortgage or any other ways whatsoever in any manner it likes and also has the right to get its name/s recorded in the register II records of the Circle Officer, Gamharia.
3. That, from today onwards the Vendor/s shall cease to have any right, title, and interest over the schedule below property, and all the right, title, and interest will now be completely vested unto the Purchaser/s. The landed property hereby conveyed by this Deed of Sale is free from all encumbrances, liens, or charges of any kind whatsoever.

12/10/15

4. That, the Vendor/s hereby declares that they have good and perfect title over the schedule below landed property, and if for any defect of title of the Vendor/s in the schedule below property the Purchaser/s suffer any loss then the Vendor/s will be liable to compensate the same to the Purchaser/s or to their legal heirs and successors.
5. That, the Vendor/s was further bound to execute any deed of assurance that may be required in favour of the Purchaser/s to perfect the title of the Purchaser/s over the schedule below property. The Vendor/s also promises to indemnify the Purchaser/s from all or any unforeseen future consequences if any arise in future by their legal heirs and successors.
6. That, the Vendor/s hereby also declare that it has never mortgaged the schedule below land with any bank or financial institution or party and the same is free from all such encumbrances, and the schedule below land is never acquired by the State or Central Government and no other party / person has any claim over the said land.
7. That, the schedule below property is never acquired by any government body state or central at anytime, and the land does not fall in the category of gair majurwa land or government land or forest land or shairat land or land belong to temple or masjid or khas mahal.
8. That, the Vendor/s must deliver all relevant documents like original mutation paper, sale deed, rent receipts etc., to the Purchaser/s with respect to the said schedule below property, and the Purchaser/s is at liberty to get its names mutated in the office of the superior landlord i.e. the State of Jharkhand through Circle Officer, Gamharia, and pay ground rent, and taxes for the same and obtain receipt thereof.
9. That, the terms and conditions of this Sale Deed will be binding on both the Vendor/s and the Purchaser which shall mean and include their respective legal heirs and successors. Seraikela Court has jurisdiction in any or all matters arising out of this Sale Deed.

12/19/21
Surita Mukherjee

MEMO OF CONSIDERATION

<u>Date</u>	<u>Cheque No</u>	<u>Bank</u>	<u>Amount (Rs.)</u>
24.03.2021	093426	IndusInd Bank, Sakchi	Rs. 1,00,00,000/-
08.04.2021	093427	IndusInd Bank, Sakchi	Rs. 50,00,000/-
09.04.2021	093429	IndusInd Bank, Sakchi	Rs. 50,00,000/-
12.04.2021	093430	IndusInd Bank, Sakchi	Rs. 50,00,000/-
16.04.2021	093431	IndusInd Bank, Sakchi	Rs. 47,00,000/-
17.04.2021	093432	IndusInd Bank, Sakchi	Rs. 10,89,000/-
TDS Paid			Rs. 3,11,000/-
Total amount paid to the Vendor through Surita Mukherjee			Rs. 3,11,00,000/-
(Rupees Three Crores and Eleven Lakhs) only			

SCHEDULE

All that piece and parcel of raiyati homestead / residential land measuring an area 25.62 Decimals approx along with One Pucca House Structure measuring Built Up Area 3500 Sq.ft., being in Portion of Old Plot No 1016, recorded under Old Khata No 279, corresponding to New Khata No 180, being in Portion of New Plot No 430 Situated in Mouza Dindli, P.S. Adityapur, Thana No 128, Old Ward No 5 now New Ward No 13 (A.N.A.C.), Block Gamharia, under the District Sub Registry Office at Seraikela, District Seraikela Kharsawan, and State Jharkhand. (The above land is situated in Branch / Other Road)

The above land is bounded as:

North : 3'ft wide Passage

South : 12'ft wide Nij Road

East : 12'ft wide Road

West : Portion of Old Plot No 1016 (Santosh Kumar Nandi)

12/10/15
[Signature]

The annual rent of Rs. 15/- only is payable to the State of Jharkhand, through Circle Officer, Gamharia (Holding No. 0130000893000A)

The above property is more clearly shown in sketch map attach herewith which also forms part of this indenture.

IN WITNESS WHEREOF the Vendor/s has hereunto set and subscribed their hand/s on this Sale Deed, today at Seraikela.

Read over and explained the contents of this Sale Deed to the parties by me, who found it to be true and correct: [Signature]

WITNESSES:

1. Smita Mukherjee w. of. PROBAL MUKHERJEE
Res. of 26, C. H. Area (OLD)
Jamshedpur

2. Mahesh
Mahesh Agarwal
S/o. Late Kishan Lal Agarwal.
Drafted & Printed by: [Signature]

Old Court Campus, Jamshedpur.
R/O 97, Anandnagar, Road No 3
Near Vani Vidya Mahavidyalaya
Cuttack - 751008



Smita Mukherjee

PURCHASER/S



[Signature]
Kumar Agarwal

12/6/15
Sanyal

PURCHASER/S



Sanyal

Sanyal

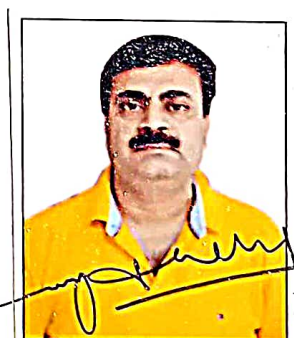


Manoj Kumar Agrawal

Manoj Kumar Agrawal



Jitendra Singh



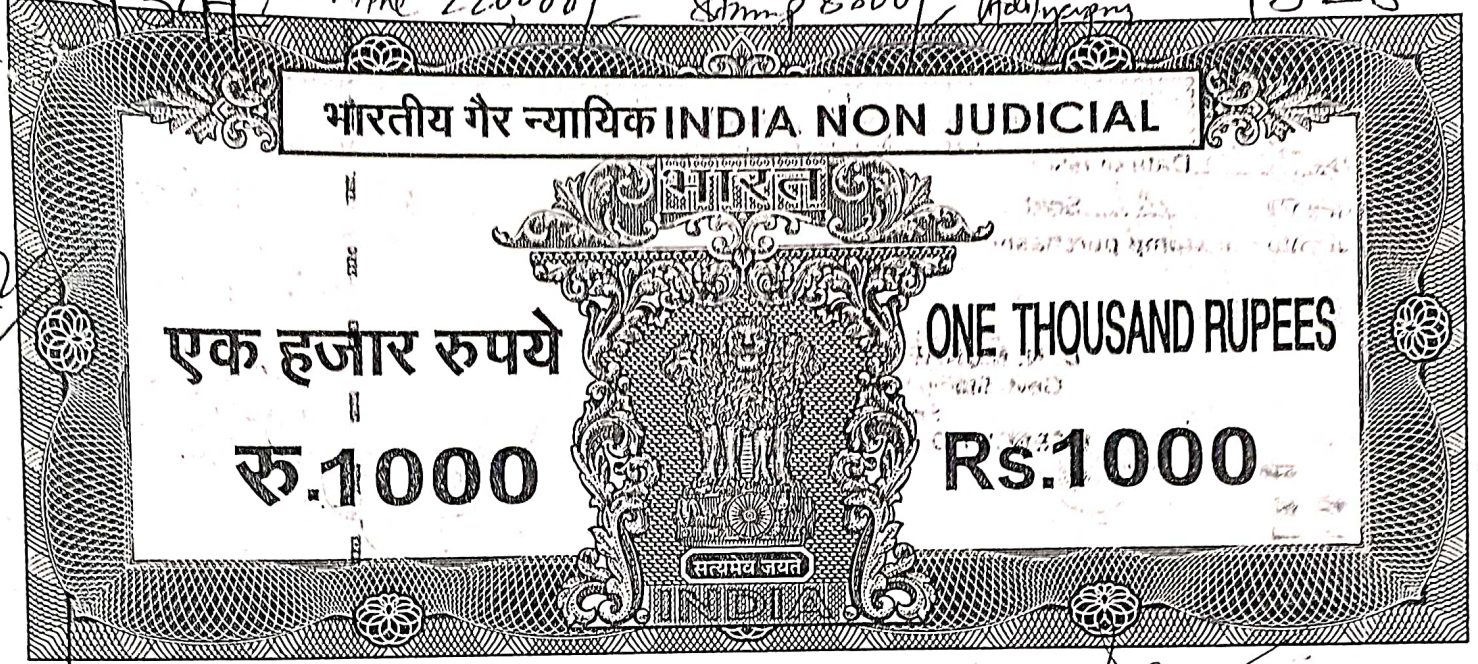
Certificate:

It is certified that the finger prints of left hand of each persons whose photograph is affixed in the document have been obtained before/by me.

[Signature]
8 | Page
(Advocate)

Enrollment NO - 14/2010

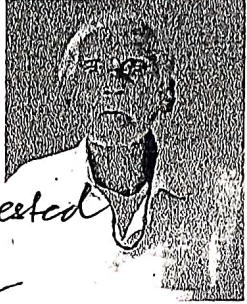
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T-12

झारखण्ड JHARKHAND

393394



20/10/12
20/10/12

Bipin Nayak

Affected
Bis

20/10/12
Adv. Shri. ...

विक्रय पत्र केवाला ।

दलिल मूल्य :- 2,20,000/रु० । दो लाख बीस हजार रुपया ।

विक्रेता :- श्री पूर्ण चन्द्र नायक, पिता स्व० प्रकाश चन्द्र नायक, जाति- द्वादश तिली, पेशा- छोती, निवासी ग्राम- नारायणपुर, पो०- नारायणपुर, धाना- सरायकेला, जिला- सरायकेला छारसांवा झारखंड ।

प्रेता :- श्री बिपिन नायक, पिता श्री समिर चन्द्र नायक, जाति- द्वादश तिली, पेशा- कलाकार, निवासी ग्राम- मांझी टोला दिंदली बस्ती, आदित्यपुर, धाना- आदि, जिला- सरायकेला छारसांवा झारखंड, प्रेता भारतीय ।

किस्म :- कायमी डक सत्त्व दखाली जमीन का विक्रय पत्र केवाला ।

6600
2.50
0.94
6603.44

20/10/12

Sl. No. 3356 Date of Issue 19/10/2012

Values Rs. 1000/- Sold to

Total value of stamp purchased 4000/-

Birin NAYAK of Mathi Tola
Dindu

D. N. MUKHERJEE
Govt. Stamp Vendor
Seraikeeta
LICENCE NO. 1/90-91

for
Sole seed
P21093

20707092

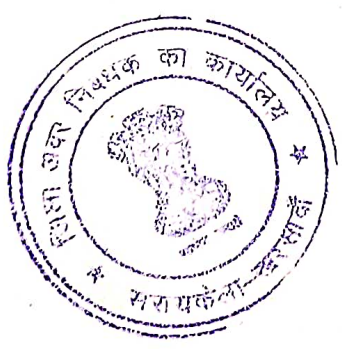
श्री. ए. ए. गिरी
श्री. ए. ए. गिरी
श्री. ए. ए. गिरी
श्री. ए. ए. गिरी

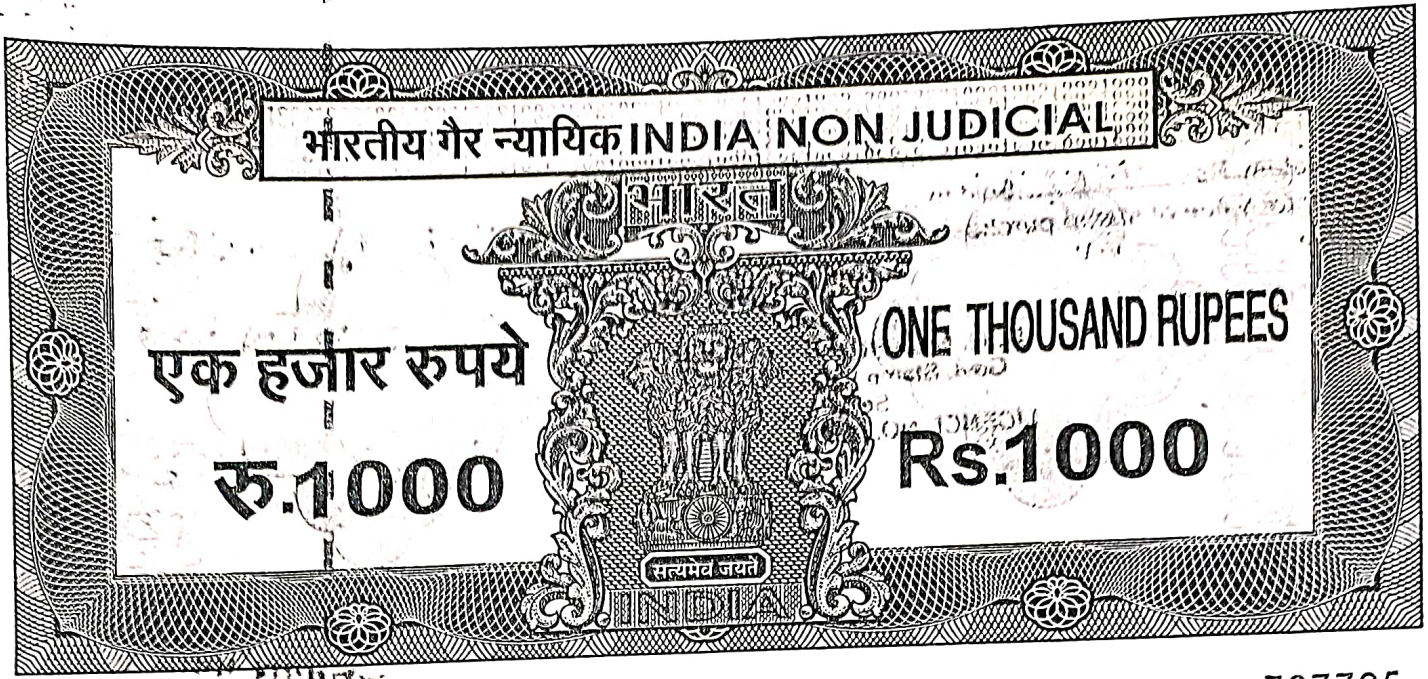
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श्री. ए. ए. गिरी
20/10/12

कोषागार पदाधिकारी
सहायकेला-खरसावा

12 OCT 2012





झारखण्ड JHARKHAND

393395

- 2 -

जमीन का विवरण
=====

जिला सरायकेला छारसांवा अधिन जिला अवर निबंधन कार्यालय तरायकेला
अन्तर्गत मौजा- दिंदली, धाना नं०- 128, धाना- आदित्यपुर, हल्कानं०-
अधिसूचित क्षेत्र समिति, आदित्यपुर, वार्ड नं०- 5, छाता नं०- पुराना-
99, नया छाता नं०- 116, प्लोट नं०- पुराना- 1016, नया प्लोट
नं०- 432, अंश, किस्म- आवस्य - रकबा- 1.25 डी०

॥ एक दशमल दो. प्रावि. की. जमीन मात्र ॥

बोहदी
=====

उ०- सन्तोषा नन्दी, द०- सपिन, पू०- निज विक्रेता,
प०- माझी टोला मुख्य सड़क,

लगान- 225 पैसा, लगान पाने वाला झारखण्ड सरकार के तरफ से अंचल
अधिकारी गम्हारिया अंचल ।

20/10/12

20/10/12

Bipin Nayak



झारखण्ड, JHARKHAND

754161

श्री 6 श्याम प्रिया

20/10/12

Bipin Nayak

कारण
=====

- 3 -

चुंकि आज विक्रेता को पारिवारिक छार्च तथा ऋण परिशोधन के लिए रुपया का विशेष प्रयोजन हेतु उपर वर्णित जमीन विक्रेता ने अपनी पोती जो पुत्र श्री फोटिक नायक की पुत्री है, की शादी के छार्च के लिए रुपया का आवश्यकता होने के कारण उपर वर्णित जमीन जो कि विक्रेता के अपना नाम पर खारीदा हुआ जमीन है, जिसका दलिल नं०- 2940, दिनांक- 30.12.63 है जो सरायकेला निबन्धान कार्यालय द्वारा निबन्धित हुआ है। तत् पश्चात् हाल सर्वे सेटलमेंट सन् 1983 में अपना नाम पर रेकड दर्ज हुआ है तथा विक्रेता का हक दखाल सत्व और अधिकाकार में है, जो विक्री करने की घोषणा किया। उपरोक्त क्रेता ने उपर वर्णित जमीन का उचित मूल्य- 2,20,000/- रुपया देकर जमीन खारीदने के लिए राजी हुए, आज क्रेता से जमीन का उक्त मूल्य लेकर उपर वर्णित जमीन को उनके नाम पर रेजिस्ट्री करवा दिया, तथा जमीन का हक दखाल अधिकाकार आज दिनांक- 20.10.12 को क्रेता को प्रदान किया। आज विक्रेता ने अपना अच्छा तयियत तथा शांती मन में यह विक्रय पत्र लिखा पढाकर संपादन कर दिया। आज से यह जमीन क्रेता का हुआ और इस जमीन से विक्रेता का हक दखाल अधिकाकार समाप्त हुआ। क्रेता ने उपर वर्णित जमीन को इस विक्रय पत्र के द्वारा अंचल कार्यालय



झारखण्ड JHARKHAND

- 4 -
शुभ सुख सुख

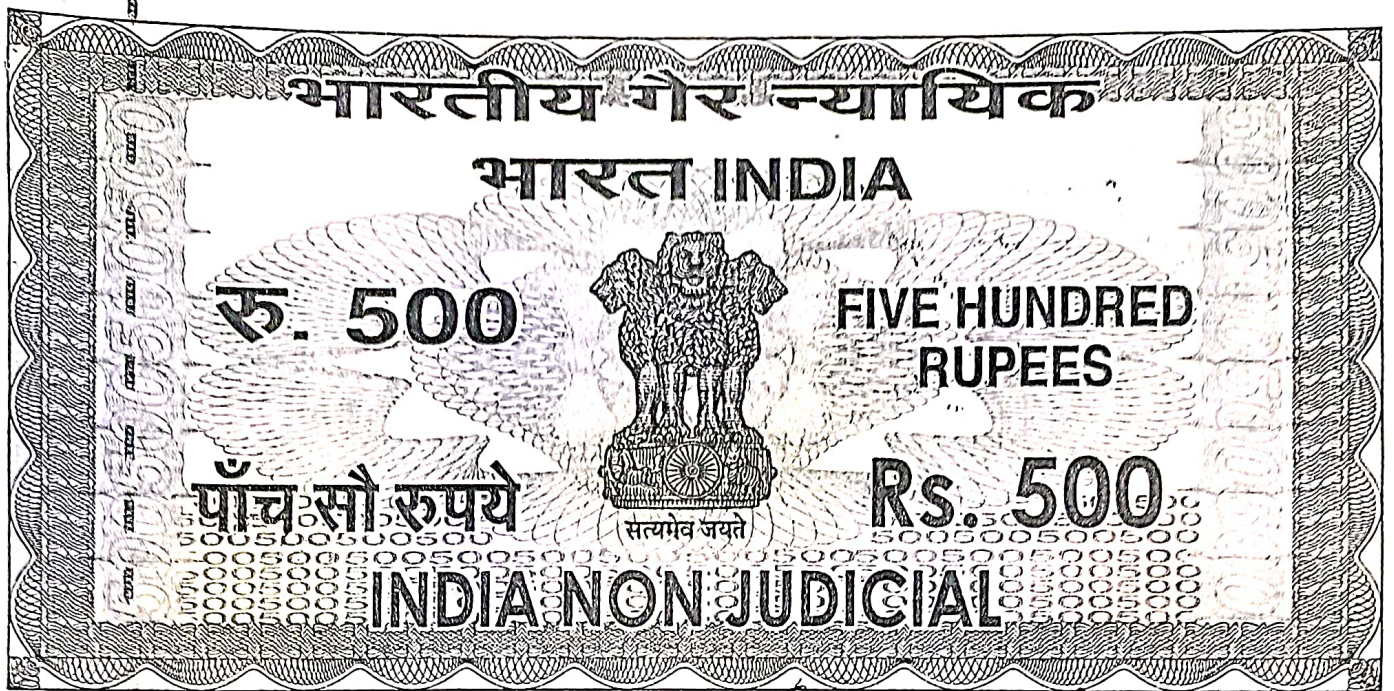
20/11/12

Bipin Nayak

754171

में आवेदन देकर अपना नाम पर नामांतरण करवा कर रसीद ग्रहण करेंगे, ओर पुत्र पौत्रादी अनुक्रम से भोग दखाल करेंगे, इसमें विक्रेता का या उनके कोई भी अशिदारों का किसी प्रकार का आपत्ति या दावा दावी चलेगी नहीं, करने पर वह सब न्यायालय में नामाचूर होगी ।

अतः आज विक्रेता ने यह दलिल सोच विचार करके लिखा पढाकर संपादन कर दिया की प्रमाण रहे और समय पर काम मे आवें ।



झारखण्ड JHARKHAND

754172

- 5 -
 20/10/12
 Bikim Nayak

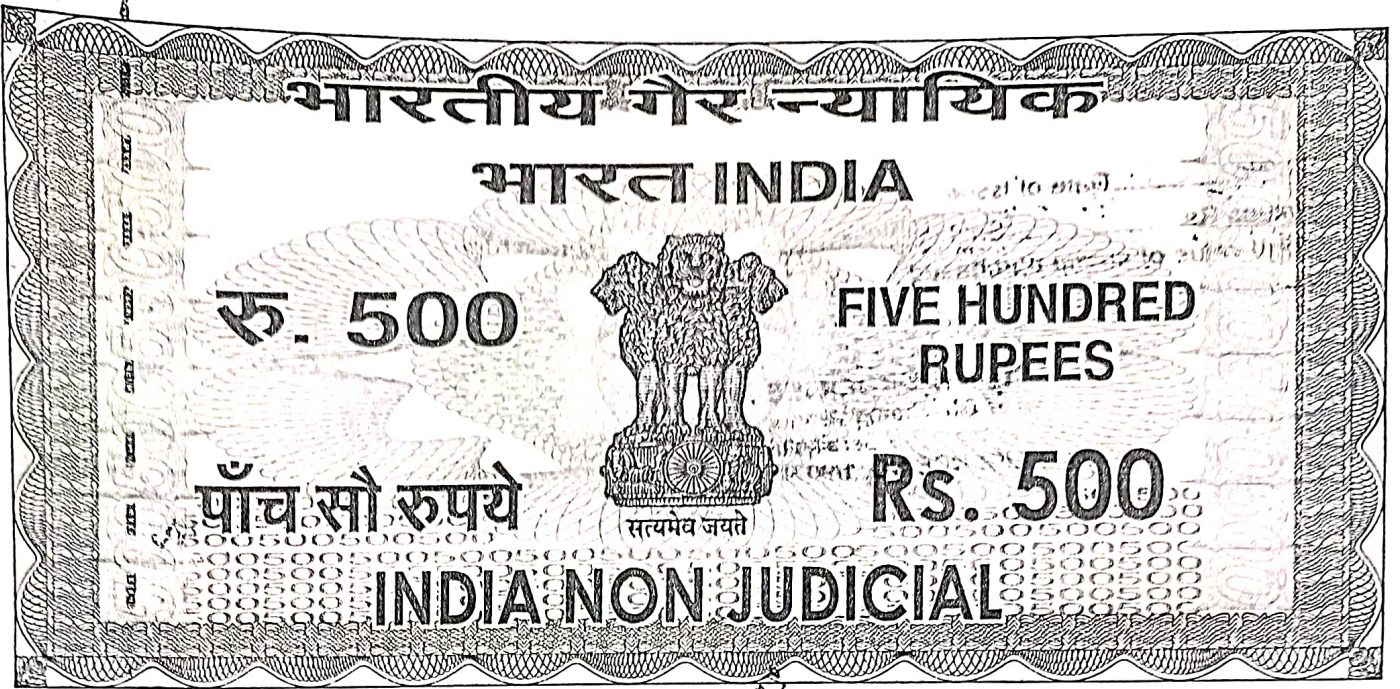
आज दिनांक 20.10.2012 ई० ।

गवाह- 1- अमित कुमार, निवासी बंगला, बंगला, बंगला, बंगला, बंगला
 2- प्रदीप कुमार, निवासी बंगला, बंगला, बंगला, बंगला, बंगला

20/10/12

मेरे द्वारा प्रत्यारूप एवं संशोधित किया गया तथा मैंने विक्रेता को यह दलिल पढकर सुना वो समझा दिया, दलिल ठिक है वो लकर विक्रेता ने बोले और गवाहों के समक्ष अपना हस्ताक्षर किया ।

Ajit Kumar Das
 20/10/12
 Advocate
 E-14-16/11



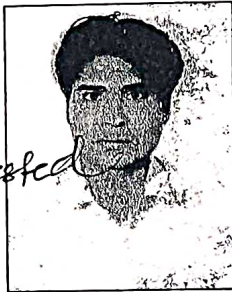
झारखण्ड JHARKHAND

754170

श्री 6 अक्टोबर 2012

20/10/12

Bipin Nayak



AH-2012
20/10/12
Adv

Bipin Nayak

20-10-2012



प्रमाणित किया जाता है कि प्रत्येक व्यक्ति जिनका छाया चित्र दस्तावेज में लगा है, के बायें हाथ की अंगुलियों का निशान मेरे द्वारा लिया गया है।

टंकक/- निशान ठेके
20-10-12

Adv
20/10/12
Advocate
EN-162/11



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

Token No: 12

Token Date/Time: 20/10/2012 15:13:38

Document Type	Salu Deed	Presenter	Purna Chandra Nayak	Date of Entry	20/10/2012
Presenter Name & Address	Narayanpur P.S-Soralkolla	DOE		Total Pages	36
Stampable Doc. Value	220000	Stamp Value	8800	Book	1
Document Value	220000	Serial No.	0	CNO/PNO	

Remarks / Other Details

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
GAMHARIA	128	5	ADITYAPUR NAGAR PARSHAD	O-99	116			OR_RES	1.25 Decimal	204837.5
GAMHARIA	128	5	ADITYAPUR NAGAR PARSHAD	N-116	432/A			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	Purna Chandra Nayak	Late Prakash Chandra Nayak	Cultivation.	Other		Narayanpur P.S-Seraikella
2	VENDEE	Bipin Nayak	Sri Samir Chandra Nayak	Kalakar	Other		Manjhi Tola Dindly Basti Adityapur
3	Identifier	Samir Chandra Nayak	Purna Chanra Nayak	Retired	Other		Manjhi Tola Dindly Basti Adityapur
4	Witness1	Samir Chandra Nayak	Purna Chanra Nayak	Retired	Other		Manjhi Tola Dindly Basti Adityapur
5	Witness2	Fatik Chandra Nayak	Purna Chanra Nayak	Cultivation.	Other		Narayanpur P.S-Seraikella

Fee Details:

SN	Description	Amount
1	A1	6,600.00
2	SP	540.00
3	LL	2.50
4	PR	0.94
Total		7,143.44

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंद्रि ऑप्रेटर का हस्ताक्षर

उपर्युक्त

स्वीकार किया

जिसकी

पहचान

निवासी

Purna Chandra Nayak

Samir Chandra Nayak P. Ch. Nayak

Adityapur

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

पेशा..... Retired में की।








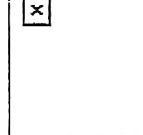
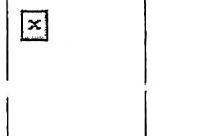
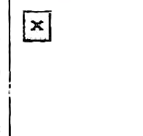
निबंधन पदाधिकारी का हस्ताक्षर

20/10/12

Bipin Nayak

निबंधन विभाग, झारखंड
सरायकेला

Token No.12 Token Date: 20/10/2012 15:13:36
Serial/Deed No./Year :4347/4328/2012
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Purna Chandra Nayak Father/Husband Name:Late Prakash Chandra Nayak (VENDOR) Narayanpur P.S-Seraikella		
2	Bipin Nayak Father/Husband Name:Sri Samir Chandra Nayak (VENDEE) Manjhi Tola Dindly Basti Adityapur		
3	Samir Chandra Nayak Father/Husband Name:Purna Chanra Nayak (Identifier) Manjhi Tola Dindly Basti Adityapur		
4	Samir Chandra Nayak Father/Husband Name:Purna Chanra Nayak (Witness1) Manjhi Tola Dindly Basti Adityapur		
5	Fatik Chandra Nayak Father/Husband Name:Purna Chanra Nayak (Witness2) Narayanpur P.S-Seraikella		

Bipin Nayak

Book No. I
Volume 177
Page 423 To 458
Deed No 4347/4328
Year 2012
Date 20/10/2012-15:39:49

Distric Sub Registrar

Signature of Operator

4346 Sale Value 2,20,000/- Stamp 8800/- Adhyaksh 4327

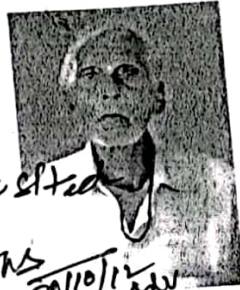


Sachin Kumar Nayak

झारखण्ड JHARKHAND

393396

T-11
Handwritten notes and scribbles on the left side.



Attested
20/10/12

20/10/12
Handwritten date and notes.



Feb 04
Rs. 6600/-
Sstani 2-50
Sms 0.94
6600.44

Handwritten signature and notes.

20/10/12
Handwritten date.

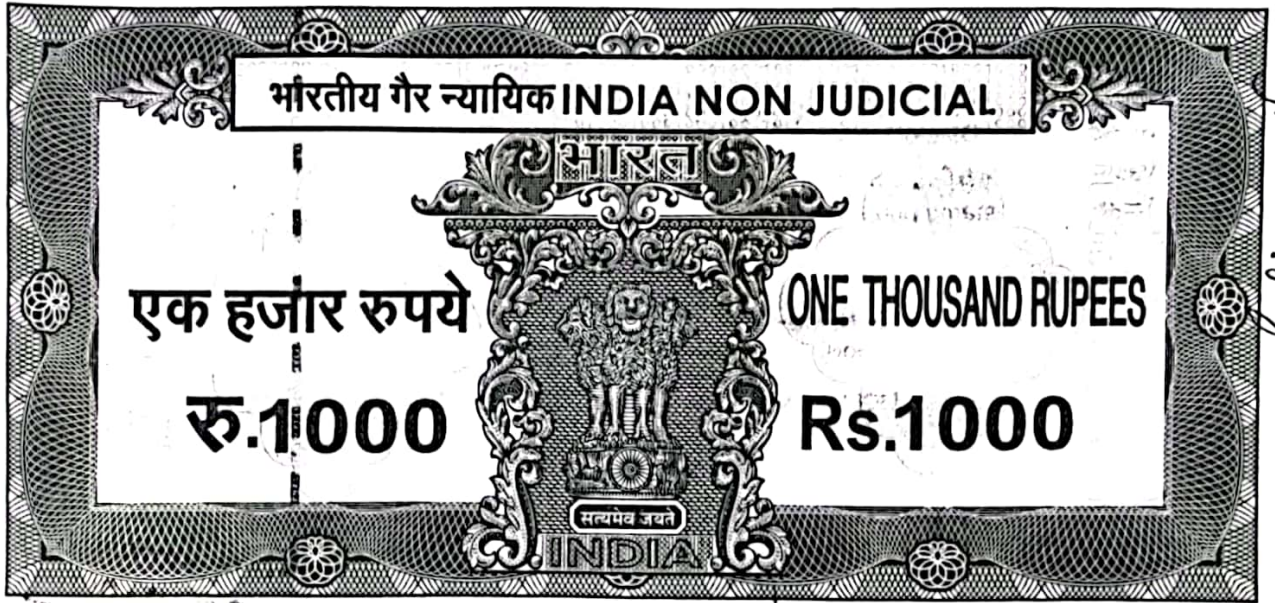
विक्रय पत्र केवाला ।
=====

दलिल मूल्य :- 2,20,000/-रु0 } दो लाख बीस हजार रुपया }

विक्रेता :- श्री. पुर्णचन्द्र नायक, पिता स्व0 प्रकाश चन्द्र नायक,
जाति- द्वादश तिली, पेशा- छोती, निवासी ग्राम-
नारायणापुर, पो0- नारायणापुर, धाना- सरायकेला,
जिला- सरायकेला छारसांवा झारखंड ।

प्रेत- श्री सचिन कुमार नायक, पिता श्री समिर चन्द्र नायक,
जाति- द्वादश तिली, पेशा- नोकरी, निवासी ग्राम-
माझी टोला, दिंदली वस्ती आदित्यपुर, धाना-आदित्यपुर
जिला- सरायकेला छारसांवा झारखंड, प्रेता भारतीय ।

किस्म - कायमी डक सत्व दहाली जमीन का विक्रय पत्र केवाला ।



Sachin Kumar Nayak

झारखण्ड JHARKHAND

393397

20/10/17
20/10/17
20/10/17
- 2 -

जमीन का विवरण
=====

जिला- सरायकेला छारसांवा अधिन जिला अवर निबंधन कार्यालय
सरायकेला अन्तर्गत मोजा- द्विंदली, धाना नं०- 128, धाना- आदित्यपुर,
अधिसूचित क्षेत्र समिति, आदित्यपुर, वार्ड नं०- 5, छाता नं०- पुराना
99, नया छाता नं०- 116, प्लॉट नं०- पुराना- 1016, नया प्लॉट
नं०- 432 अंश, रिक्रम - आवासीय - रकबा- 1.25ही०

20/10/17
20/10/17
20/10/17

॥ एक दशमल दो पांप ही०॥

चोहदी
=====

उत्तर- रास्ता, दक्षीन- विपीन नायक, पुरक- निज विक्रेता,
पश्चिम- माझी टोला मुख्य सडक,

लगान- 225 पेसा, लगान पाने वाला झारखंड सरकार के तरफ से अंवल
अधिकारी गम्हारिया अंवल ।



Sachin Kumar Nayak

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कारण- चूंकि आज विक्रेता को पारिवारिक छार्च तथा ऋण परिशोधन के लिए रुपया का विशेष प्रयोजन हेतु उपर वर्णित जमीन विक्रेता ने अपनी पोती जो पुत्र श्री फोटिक नायक की पुत्री है, की शादी के छार्च के लिए रुपया का आवश्यकता होने के कारण उपर वर्णित जमीन जो कि विक्रेता के अपना नाम पर खरीदा हुआ जमीन है, जिसका दालल नं०- 2940, दिनांक- 30.12.63 है जो सरायकेला निबंधा कार्यालय द्वारा निबंधीत हुआ है। तत् पश्चात हाल सर्वे सेटलमेंट सें. 1983 में अपना नाम पर रेकॉर्ड दर्ज हुआ है, तथा विक्रेता का हक दखाल सत्व और अधिकार मे है, जो विक्री करने की घोषणा किया। उपरोक्त क्रेता ने उपर वर्णित जमीन का उचित मूल्य- 2,20,000 रुपया देकर जमीन खरीदने के लिए राजी हुए, आज क्रेता से जमीन का उक्त मूल्य लेकर उपर वर्णित जमीनको उनके नाम पर रेजिस्ट्री करवा दिया, तथा जमीन का हक दखाल अधिकार आज दिनांक- 20.10.12 को क्रेता को प्रदान किया। आज विक्रेता ने अपना अच्छा तबियत तथा शांती मन में यह विक्रय पत्र लिखा पढाकर संपादन कर दिया। आज से यह जमीन क्रेता का हुआ और इस जमीन से विक्रेता का हक दखाल और अधिकार समाप्त हुआ। क्रेता ने उपर वर्णित जमीन



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इस विक्रय पत्र के द्वारा अंवल कार्यालय में आवेदन देकर अपना नाम पर नामांतरण करके रसीद ग्रहण करेंगे और पुत्र पौत्रादी अनुक्रम से भाग दखाल करेंगे, इसमें विक्रेता का या उनके कोई भी अधिदारों का किसी प्रकार का आपर्ति या दावा दावी चलेगी नहीं, करने पर वह सब न्यायालय में नामाजूर होगी ।

अतः आज विक्रेता ने यह दलिल सोच विचार करके लिखा पटाकर संपादन कर दिया की प्रमाण रहे और समय पर काममे आवें ।



Sachin Kumar Nayyar

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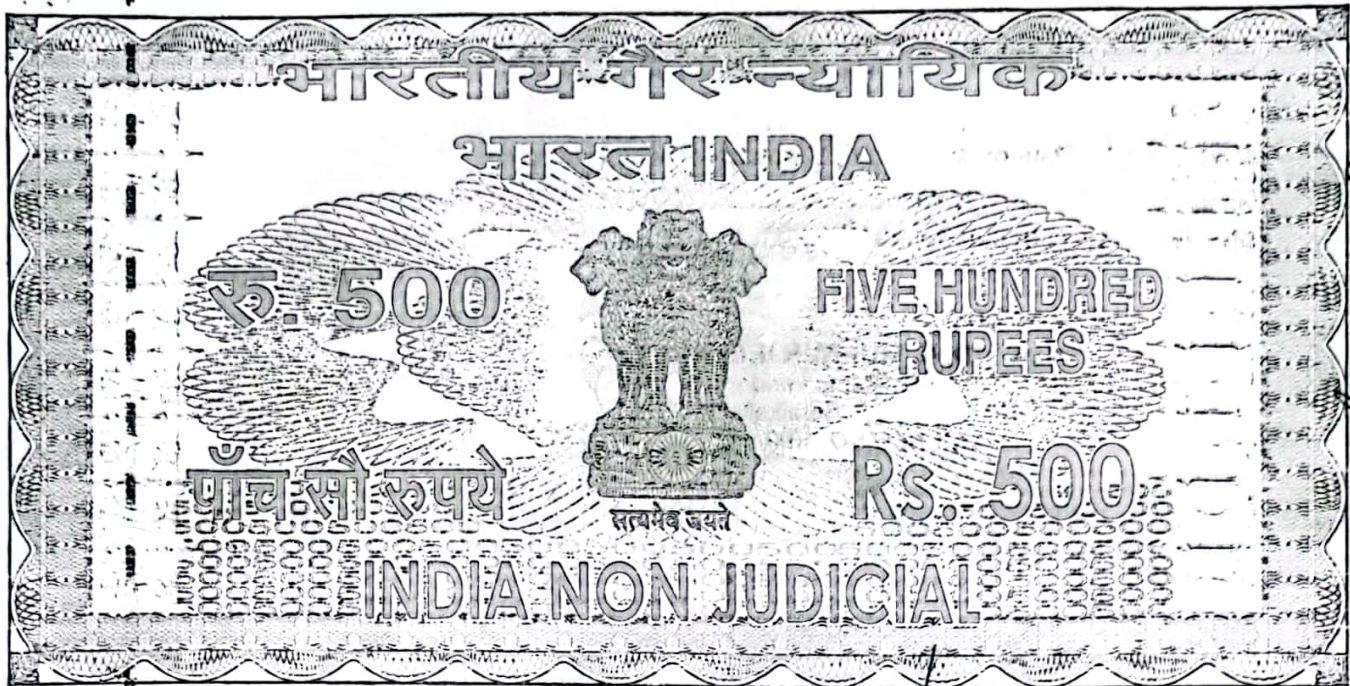
आज दिनांक- 20.10.2012 ई०

गवाहें- 1- श्री अशोक चक्रवर्ती - विजय लुन चक्रवर्ती नगर/26
अमरपुर, भागी, उदयपुर जिला, अमरपुर
2- अशोक - 20.10.2012

फारमिक चक्रवर्ती पिता: पूर्ण चक्रवर्ती नायक
ग्राम: नाशयणपुर, थाना: सशयमेला 20/10/12

मेरे द्वारा प्रत्यारूप एवं संशोधीत किया गया तथा मैंने विक्रेता को यह दलिल पढकर सुना वो समझा दिया, दलिल ठिक है वो लकर विक्रेता ने बोले और गवाहों के समक्ष अपना हस्ताक्षर किये ।

Ajit Kumar Das
20/10/12
Advocate
EN-162911



Sachin Kumar Nayak

झारखण्ड JHARKHAND

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20/10/12



Sachin Kumar Nayak.
20.10.2012.



प्रमाणित किया जाता है कि प्रत्येक व्यक्ति जिनका छाया चित्र दस्तावेज में लगा है, के बायें हाथ की अंगुलियों का निस्तान मेरे द्वारा लिया गया है।

टंकक - Sachin Kumar Nayak
20-10-12

AS
20/10/12
Advocate
BAO-162/11



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

Token No: 11

Token Date/Time: 20/10/2012 15:11:44

Document Type
Presenter Name & Address
Stampable Doc. Value
Document Value
Special Type

Sale Deed
Narayanpur, Ps.- Seraikella

Presenter Purna Chandra Nayak
DOE
Stamp Value 8800
Serial No. 0
Date of Entry 20/10/2012
Total Pages 36
Book I
CNO/PNO

Remarks / Other Details
Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
GAMHARIA	128	5	ADITYAPUR NAGAR PARSHAD	O-99	O- 1016/A			MR_RES	1.25 Decimal	217712.5
GAMHARIA	128	5	ADITYAPUR NAGAR PARSHAD	N-116	N-432/A			MR_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	Address
1	VENDOR	Purna Chandra Nayak	Late Prakash Chandra Nayak	Cul.	Other	60	Narayanpur, Ps.- Seraikella
2	VENDEE	Sachin Kumar Nayak	Samir Chandra Nayak	Ser.	Other		Majhi Tola, Dindili Basti Adityapur, Ps.- Adityapur
3	Identifier	Samir Chandra Nayak	Purna Chandra Nayak	Reid.	Other		Majhi Tola, Dindili Basti Adityapur, Ps.- Adityapur
4	Witness1	Samir Chandra Nayak	Purna Chandra Nayak	Reid.	Other		Majhi Tola, Dindili Basti Adityapur, Ps.- Adityapur
5	Witness2	Fatik Chandra Nayak	Purna Chandra Nayak	Cul	Other		Narayanpur, Ps.- Seraikella

Fee Details:

SN	Description	Amount
1	LL	2.50
2	PR	0.94
3	A1	6,600.00
4	SP	540.00
Total		7,143.44

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उपर्युक्त प्रविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

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

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंफॉर्म का हस्ताक्षर

Purna Chandra Nayak

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

उपर्युक्त

स्वीकार किया

जिसकी

पहचान

निवासी

Purna Chandra Nayak P. Ch. Nayak

पिता

पेशा Retd

ने की।

Adityapur

निबंधन पदाधिकारी का हस्ताक्षर

Signature



निबंधन विभाग, झारखंड
सरायकेला

Token No.11 Token Date: 20/10/2012 15:11:44

Serial/Deed No./Year :4346/4327/2012

Deed Type: Sale Deed

Sachin Kumar Nayak

SN	Party Details	Photo	Thumb
1	Purna Chandra Nayak Father/Husband Name:Late Prakash Chandra Nayak (VENDOR) Narayanpur, Ps.- Seraikella		
2	Sachin Kumar Nayak Father/Husband Name:Samir Chandra Nayak (VENDEE) Majhi Tola, Dindli Basti Adityapur, Ps.- Adityapur		
3	Samir Chandra Nayak Father/Husband Name:Purna Chandra Nayak (Identifier) Majhi Tola, Dindli Basti Adityapur, Ps.- Adityapur		
4	Samir Chandra Nayak Father/Husband Name:Purna Chandra Nayak (Witness1) Majhi Tola, Dindli Basti Adityapur, Ps.- Adityapur		
5	Fatik Chandra Nayak Father/Husband Name:Purna Chandra Nayak (Witness2) Narayanpur, Ps.- Seraikella		

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Volume 177
Page 387 To 422
Deed No 4346/4327
Year 2012
Date 20/10/2012 15:38:48

District Sub Registrar

no 10

Signature of Operator

DSR OFFICE SKL-KSW.