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1564



Ranjit Narayan Mishra 8/3/08

0200 740150



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Ranjit Narayan Mishra 13/3/08

**SALE DEED**

For Stamp valued at Rs. 84,58,500/-

(Rupees : Eighty Four Lacs Fifty Eight Thousand Five Hundred) only.

This Sale Deed is made on this the 13<sup>th</sup> day of March, 2008. at Seraikella

BY

Surendra Mandal, Son of Late Nil Mohan Mandal, by Faith - Hindu, by Caste - Sundi, by Occupation - Cultivation, by Nationality - indian, resident of Mirudih, P.S. - R.I.T., Dist. - Seraikella-Kharsawan (Jharkhand), at Present residing at Bhatiya Basti, Kadma, P.S. - Kadma, Jamshedpur, Dist. - East Singhbhum (Jharkhand) being

Handwritten notes and signatures on the left side of the document, including '13/3/08' and '13/3/08'.





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Ranjeet Narayan Mishra  
13/3/08  
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Represented by his duly constituted and **Appointed Attorney** **Ranjeet Narayan Mishra**, S/o. Amrendra Narayan Mishra, by Faith - Hindu, Nationality - Indian, by Occupation - Business, resident of Block No. 283/2/1, Road No. 9, Adityapur-2, P.S.-R.I.T., Dist.-Seraikella-Kharsawan, vide **G.P.A. No. IV 202**, SI.No. **1854**, dated : **20/02/2008**, registered at district sub-registry office, Jamshedpur, respectively hereinafter called the vendors (Sellers);





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...3. Ranveer Narayan Mishra  
13/13/08

IN FAVOUR OF

**Shashank Nidhi Constructions Pvt. Ltd.**, a company incorporated registered under the Companies Act, 1956, at Patna, vide incorporation No. **U45200JH2007 PTC012786**, dated **18/04/2007**, having its Head office at Tata-Kandra Main Road, Near Jai Prakash Udiyan, Adityapur-1, P.O. & P.S.- Adityapur, Dist. - Seraikella-Kharsawan (Jharkhand) represented by it's **Director Sri Suresh Prasad Sinha**, Son of Late Dasa Singh, hereinafter called the Purchaser of the other part.



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...4...  
Ranjeet Narayan Mishra  
12/5/03

Where as the aforesaid Surendra Mandal is the owner of schedule below land of New Khata No.-324, 325, 326 & 50. Corresponding to Old Khata No.-318, 319 & 318, in Mouza-Assangi, under P.S.-R.I.T., N.A.C., Adityapur, Thana No.-131, Within Ward No.-15 & 16, described in schedule below was stands recorded in the name of Surendra Mandal, son of Nil Mohan Mandal, jointly with Rajkishore Mandal, son of Late Jaya Mandal.



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Ranjit Narayan Mishra  
13/12/03

WITNESSES AS FOLLOWS

And whereas the sellers who has been in exclusive possession and exercising all acts of ownership thereto, are its lawful owner in the eye of law without any interruption or objection or impediment from any corner and on payment of due proportionate ground, rent, other taxes etc. alongwith others to superiors landlord.

And whereas being in need of money the above vendors wanted to sell off the schedule below land to any intending purchaser for an optimum available market price.



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Ranjeet Narayan Mishra  
13/3/08

And whereas having heard about this the instant purchaser offered to purchase the schedule below land, which is morefully described in schedule below appended to it for a total consideration of Rs. 84,58,500/- (Rupees : Eighty Four Lacs Fifty Eight Thousand Five Hundred) only.





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Ranjeet Narayan Mishra  
13/3/08

And whereas the vendors have agreed to the said proposal of the purchaser, And in turn the purchaser has paid the full and final cost of the land amounting to **Rs. 84,58,500/- (Rupees : Eighty Four Lacs Fifty Eight Thousand Five Hundred)** only to the vendors to which the vendors admit acknowledge the receipt thereof.





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Ranjit Navayon Mishra  
15/12/08

And whereas the vendors do hereby convey and transfer the schedule below land to the purchaser for ever and absolutely after seeking obtaining permission under U.L.C. Act from the Competent authority vide U.L.C. Case No. 139/ 07-08 on the terms set forth as under;

And whereas after the registration of this sale deed the purchaser have every right to construct the Residential / Commercial / Godown units over the schedule below land and further sale out the same to any intending buyer / buyer's or any body else.



02DD 740158

...o Ranjeet Navayan Mishra  
13/3/08

NOW THEREFORE THIS DEED WITNESSETH:

1. That the vendors being in receipt of total consideration price of **Rs. 84,58,500/- (Rupees : Eighty Four Lacs Fifty Eight Thousand Five Hundred) only** do hereby transfer and convey the schedule below land infavour of their instant purchaser with all of their subsisting legal right, title, interest and possession of the land in question which shall henceforth be hold, occupes and enjoyed by the said purchaser for ever and absolutely, without hindrance from any side whatsoever, being its absolute and perfect lawful-owner.



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Ranjeet Narayan Mishra  
13/3/08

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2. That in token of acceptance to this Deed of sale, the vendors have delivered possession of the demised land (schedule land) to the purchaser, who admits to have entered into the same land.



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Ranjit Narayan Mishra  
13/3/08  
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3. That it is further declared and under taken by the vendors that the demised land is a free hold land, free from any / all encumbrances, lien, charges, pledge and / or mortgage of any nature and the sellers have perfect legal right, title, interest and possession, which is being conveyed to their instant purchaser, In the event any defect in the said land is detected in any manner of nature hereinafter, the same shall be made good and perfect by the vendors at their own cost and consequences.



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Ranjit Narayan Mishra  
12/13/08

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4. That, further more owing to defect in title of vendors, over the demised land, if the purchaser incurs any loss the same shall also be made good and / or compensated by the vendors, by all means whatsoever.



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Ranjit Narayan Mishra  
13/2/08  
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5. That the vendors accordingly do hereby declare and undertake that they bind themselves to execute and / or register any further deed / (s) of conveyance / assurance or like natured documents or indenture if so. required in future to perfect the right, title, interest and possession of the purchaser over the demised land, described in schedule below.



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Ranjit Narayan Mishra  
13/12/08  
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6. That, now being owner of the demised land the purchaser shall be fully entitled to get its name mutated with respect of land in question from the Govt. office and in case of any difficulty, the vendors being themselves to do all that may be required in accordance to the prevailing rules and regulations. And the purchaser being owner shall pay the land revenue, levy, cess or any other statutory impositions, levied or to be levied hereinafter, to the state of Jharkhand, for all time to come henceforth.



Ranjit Neogyan Mishra  
13/3/08

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### SCHEDULE "A"

In District Seraikella-Kharsawan, Dist. Sub-Registry Office at Seraikella, in Mouza - Assangi, Ward No. 15, A.N.A.C., Thana No. 131, P.S. - R.I.T. (Adityapur), all that piece & parcel of raiyati agricultural land, recorded under:



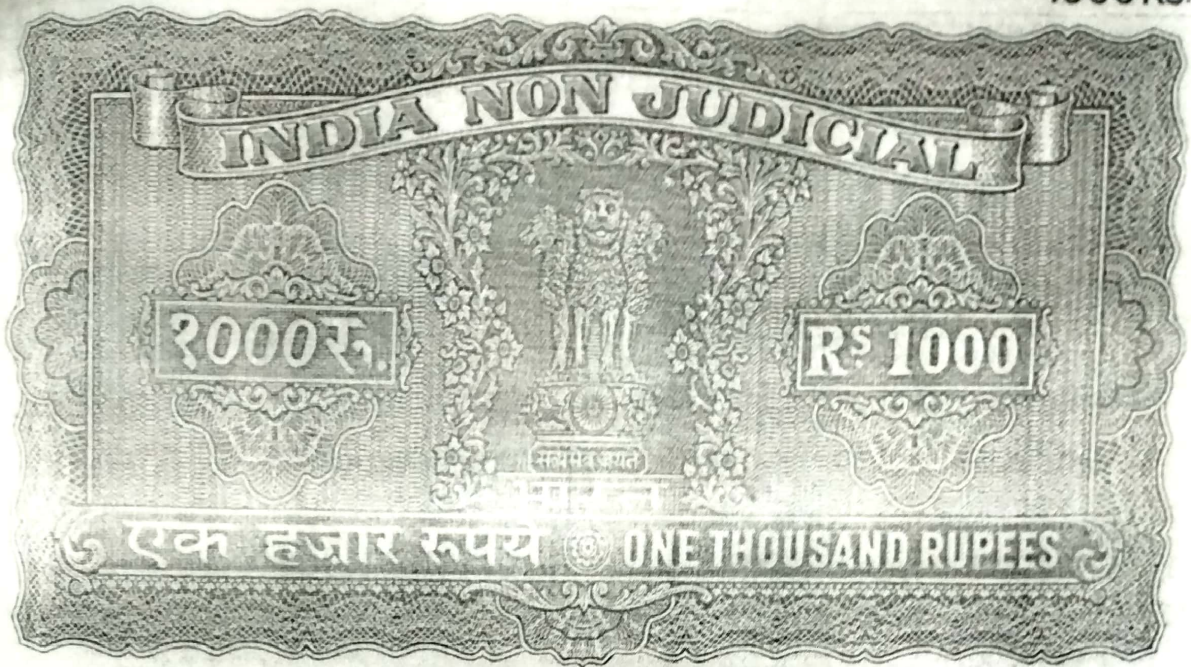
1000Rs.



Ranjit Narayan Mishra  
13/3/08  
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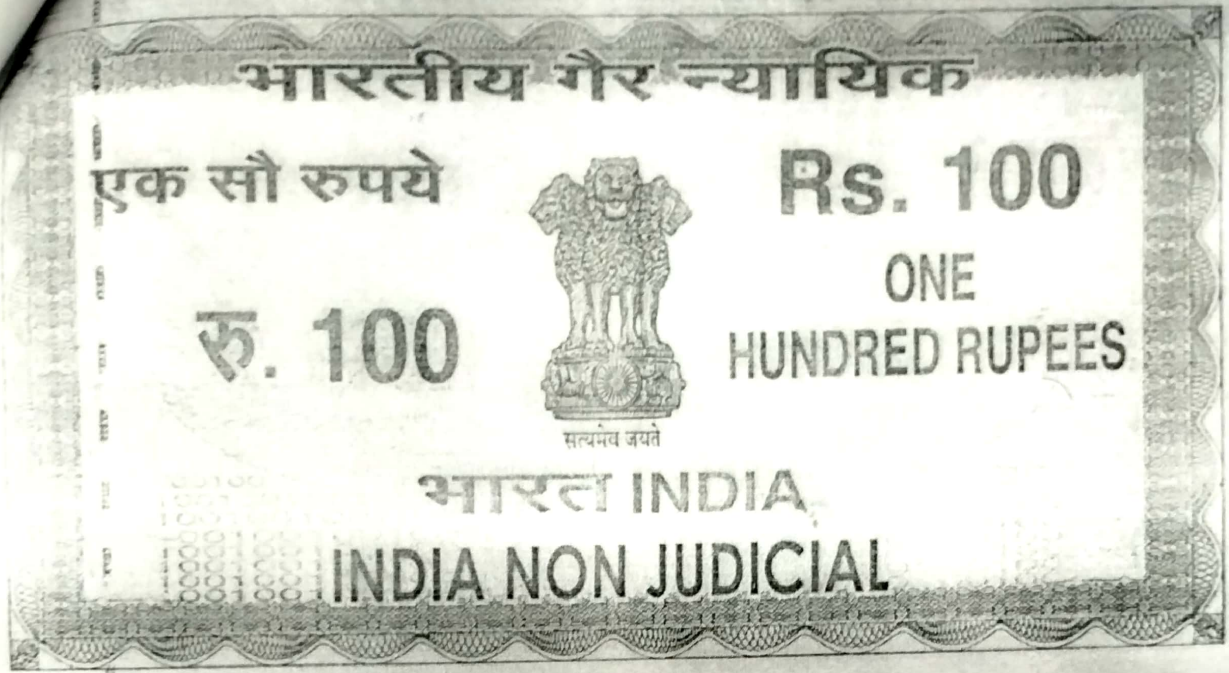
<u>Khata No.</u>	<u>Plot No.</u>	<u>Area / Type of land:</u>
N-326	N-519	01 Dec. Don-I/I
O-319	O-1435	
N-324	N-518	04 Dec. Don-II/I
O-318	O-1433	
N-325	N-488, 487	25 Dec. Don-II/I
O-318	O-1438	





Ranjeet Narayan Mishra  
 13/3/08  
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<u>N-325</u>	<u>N-483, 482, 506, 508</u>	119 Dec. Don-III & Parti
O-318	O-1433	
<u>N-325</u>	<u>N-501</u>	17 Dec. Nala
O-318	O-1436	
<u>N-325</u>	<u>N-507</u>	48 Dec. Don-I/I
O-318	O-1437, 1433	
Total Area		214 Dec. (i.e. 2.14 Acre)



झारखण्ड JHARKHAND

077091

Ranjit Narayan Mishra  
13/13/08  
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The land is bounded and butted as follows :-

North : Plot No. 481, from ward no. 15  
South : Plot No. 490, from ward no. 15  
East : Plot No. 484, 483 & Plot No. 122  
from ward no. 16  
West : Plot No. 521, 516, 523, from ward no. 15



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE  
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

झारखण्ड JHARKHAND

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Ranjit Narayan Mishra  
15/1/05

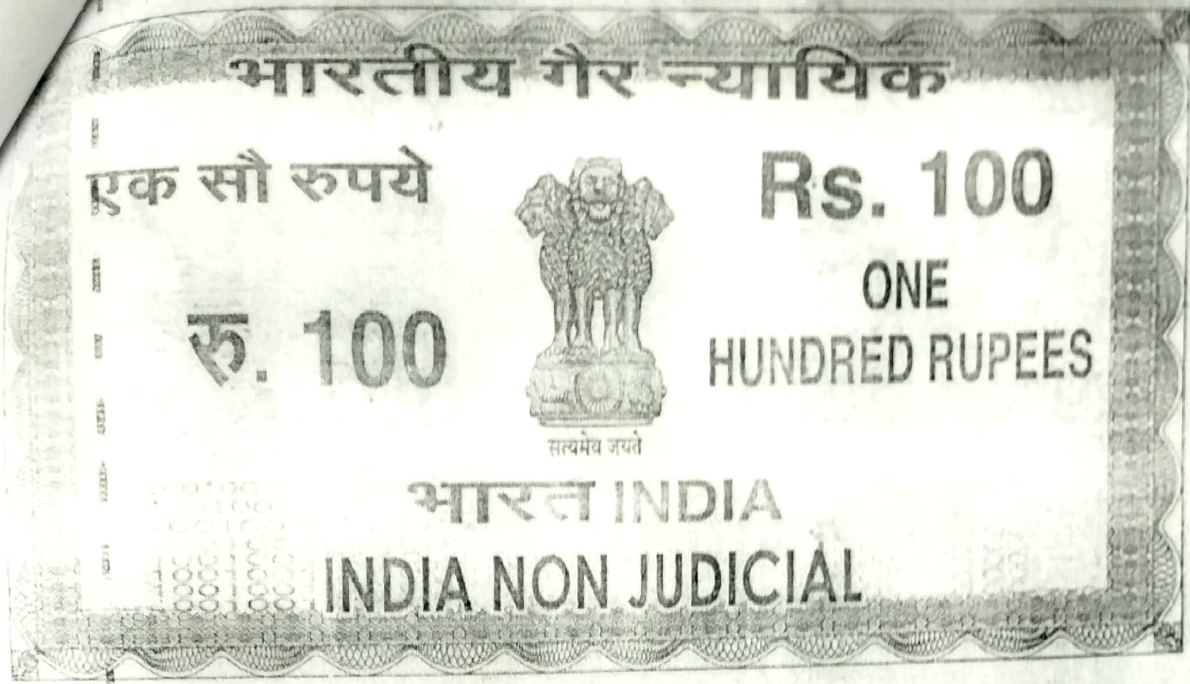
...19....

AND

SCHEDULE "B"

In District same Mouza - Assangi, Ward No. 16, A.N.A.C., Thana No.  
131, P.S. - R.I.T. (Adityapur), all that piece & parcel of raiyati agricultural  
land, recorded under:





झारखण्ड JHARKHAND

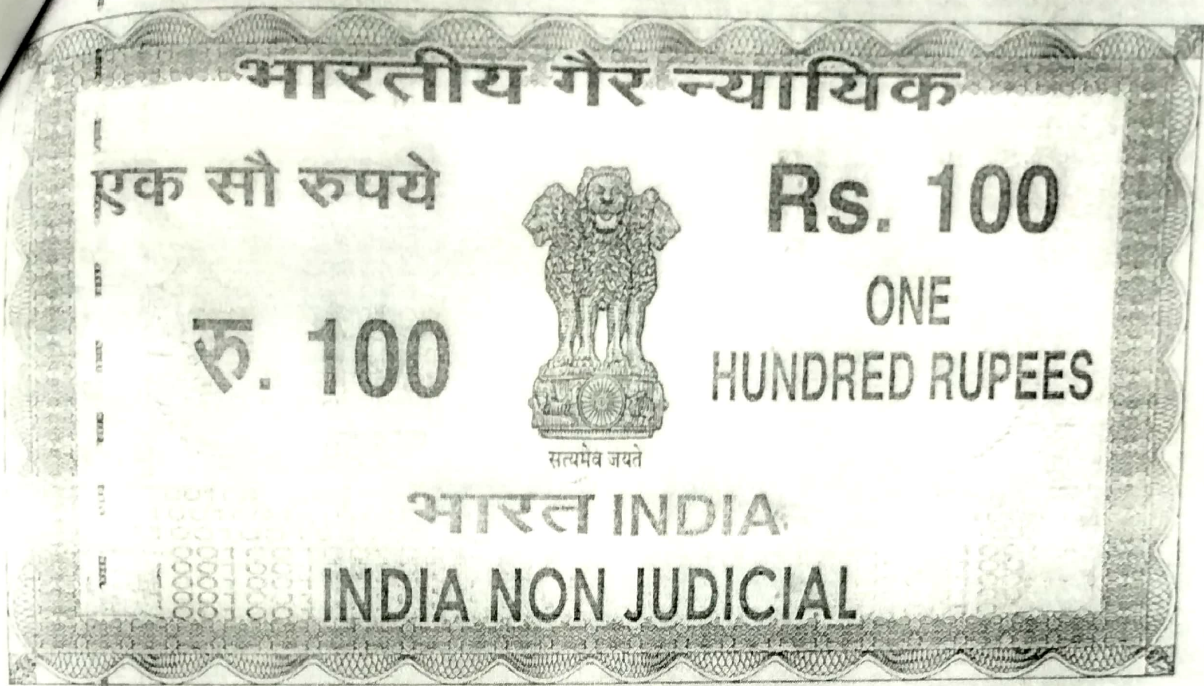
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Ranjit Narayan Mishra  
13/1/08

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<u>Khata No.</u>	<u>Plot No.</u>	<u>Area</u>	<u>Type of land</u>
N-50	N-225, 250, 251, 303, 304	66 Dec.	Don (31 Dec.).
O-318	O-1738, 1750, 1751		Motiaar (2 Dec.). Gora (33 Dec.).
N-50	N-281, 279	31.5 Dec.	Don
O-318	O-1781		
Total Area		97.5 Dec.	





झारखण्ड JHARKHAND

077088

Ranjeet Navayan Mishra  
13/5/18  
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The land is bounded and butted as follows :-

1. Plot No. 225, 250, 251, 303, 304

North : Plot No. 226, 218, from ward no. 16  
South : Plot No. 289, from ward no. 16  
East : Plot No. 307, 308, 305, 224, from ward no. 16 &  
Plot no. 1116, from ward no. 15.  
West : Plot No. 249, 254, 252, from ward no. 16



झारखण्ड JHARKHAND

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Ranjit Narayan Mishra  
13/3/08

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2. Plot No. 281, 279

North : Plot No. 282, from ward no. 16

South : Plot No. 1116, from ward no. 15

East : Plot No. 280, from ward no. 16 & Plot No. 1116,  
from ward no. 15.

West : Plot No. 267, 270, 271, 274, 275, 278, from ward  
no. 16



Ranjeet Narayan Mishra  
13/11/08

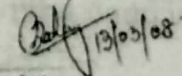
...23...

In witnessess whereof the vendors have executed this deed of sale today the day before mentioned.

Witnessess

1. Sanjeev Kumar Singh S/o Shiv Parsad Singh
2. BIRBY KUMAR S/o Suresh Pal Singh
- 3.

Readover and explained to vendors the contents of this deed who admitted the same correct and written as per their instruction put hand in my presence. Drafted, Typed and corrected by me.

  
Advocate