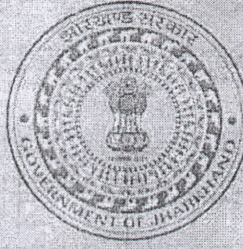


1100

999



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : da792a800d73714ecc90

Receipt Date : 21-Mar-2023 09:40:53 am

Receipt Amount : 139240/-

Amount In Words : One Lakh Thirty Nine Thousands Two
Hundred And Forty Rupees Only

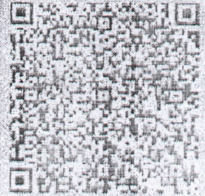
Token Number : 202300035335

Office Name : SRO - Saraikela

Document Type : Sale Deed

Payee Name : MADAN GOPAL SINGH (Vendee)

GRN Number : 2316301740



*original copy Received
for mortgage.
Madan Gopal Singh
27-03-2023*

For Office Use :-



SHASHANK NIDHI CONSTRUCTION PVT. LTD.

Shashank
21/03/2023 DIRECTOR

1100011

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।

Stk Value 34,81,000/- Stamp 139,240/- Adhyapur

पुस्तकान सूची से ~~अलग~~ किया
 21/3/23

दस्तावेज जांच एवं ~~अलग~~ प्रमाण
 21/3/23

उपस्थापित दस्तावेज में लेख्यकारी की जाति... ~~अलग~~ प्रमाणित है। यह जाति C.N.T Act 1908 की धारा 461(B) के अन्तर्गत नहीं है।
 14
 21/3/23



RAJESH BIHARI SINGH
ADVOCATE
DISTRICT CIVIL COURT
SERAIKELLA
ENR. NO. - 914/2002

SHASHAN... T. LTD.

Signature
21/03/2023

DIRECTOR

दस्तावेज में संशोधन प्रमाण प्रमाणित सूची से ~~अलग~~ है।
 21/3/23

SALE DEED

GOVT. VALUE AT RS. 34,81,000/- ONLY (RUPEES: - THIRTY FOUR LAKHS EIGHTY ONE THOUSAND) ONLY.

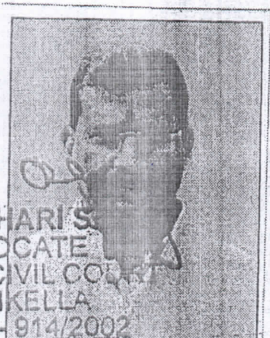
CONSIDERATION AMOUNT OF RS. 34,81,000/- ONLY (RUPEES: - THIRTY - FOUR LAKHS EIGHTY - ONE THOUSAND) ONLY.

THIS DEED OF SALE IS MADE ON THIS "21ST DAY OF MARCH 2023", AT SERAIKELLA,

नियम-21 के अन्तर्गत भारतीय स्टाम्प अधिनियम (इण्डियन स्टाम्प एक्ट-1899) की अनुसूची-1 या 1 (क) से ~~अलग~~ के अधीन यथावत स्टाम्प प्रत्येक या स्टाम्प शुल्क से विमुक्त ~~अलग~~ स्टाम्प शुल्क अर्पित नहीं
 21/3/23

Fee Paid
AG-10443015
21/3/23
10443410
21/3/23

RAJESH B HARI S
ADVOCATE
DISTRICT CIVIL COURT
SERAIKELLA
ENR. NO. 1914/2002



SHASHANK NIDHI CONSTRUCTION PVT. LTD.

Bio-sketch

21/03/2023

DIRECTOR

29/03/2023 तक
ना. 1914/2002
श्री. ए. सुरेश प्रसाद सिंह
पेता श्री. ए. सुरेश प्रसाद सिंह
स्थान. धाना. श्री. सुरेश प्रसाद सिंह
पेशा. डॉ. सुरेश प्रसाद सिंह ने निवेदन के लिए
हस्ताक्षर पेश किया। *अक्षय*

पस्थापक का हस्ताक्षर निवृत्त पदाधिकारी का हस्ताक्षर

अक्षय



SHASHANK NIDHI CONSTRUCTION PVT. LTD.

BIJAY KUMAR
21/05/2023
DIRECTOR

BY AND BETWEEN

"M/S. SHASHANK NIDHI CONSTRUCTION PVT. LTD.", (PAN: AAKCS7929R), a company incorporated registered under the companies act 1956, at Patna vide incorporation no. U45200JH2007 PTCO12786, dated 18.04.2017, having its office at "DREAM HEIGHT", NIL- 37, 2nd Floor, office no. 11, Q. Road, South Park, In front of Chinmaya Vidyalaya, Bistupur, Post and P.S - Bistupur, in Town - Jamshedpur, District - East Singhbhum, State of Jharkhand, Pin - 831001, represented through its one of the Director **MR. BIJAY KUMAR** (AGED ABOUT 47 YEARS), having (PAN NO.- AJBPK7828G & UID NO. : 8081 0992 9422), Son of LATE SURESH PRASAD SINHA, and Grand Son of LATE DASA SINGH, by Faith - Hindu, by Category - General / Non C.N.T, by Nationality- Indian, by Occupation - Business, resident of C - 34, Road No. 8, Adityapur 2, P.S - R.I.T, District - Seraikella Kharsawan, State of Jharkhand, hereinafter called the **FIRST PARTY/VENDORS/SELLERS** (which expression shall unless, excluded by or repugnant to the context, mean and include their heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **ONE PART.**

SHASHANK NIDHI CONSTRUCTION PVT. LTD.

Signature
21/03/2023 DIRECTOR

IN FAVOUR OF

MR. MADAN GOPAL SINGH (AGED ABOUT 47 YEARS) having (PAN No.: CBIPS9375P & UID NO.: 8677 3135 9012), Son of **LATE KAILASH PARSHAD SINGH** and Grand Son of **LATE AWADH BIHARI SINGH**, by Religion - Hindu, by Nationality- Indian, by Occupation - Service, by Category - General / Non C.N.T, Resident at Line No. 03, House No. 03, Vidyapati nagar, Baridih Colony, in Town - Jamshedpur, District - East Singhbhum, State of Jharkhand, Pin - 831017, hereinafter called the **SECOND PARTY / VENDEES / PURCHASERS** (which expression shall unless, excluded by or repugnant to the context, mean and include her / their heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **OTHER PART**.

NATURE OF DEED: Deed of transfer by way of Sale.

CONSIDERATION AMOUNT: RS. 34,81,000/- ONLY (Rupees: - Thirty -Four Lakhs Eighty - One Thousand) only.

B. S. S. S.
21/03/2023

WHEREAS, the VENDOR "M/S. SHASHANK NIDHI CONSTRUCTION PVT. LTD.", is the bonafide and registered owner of lands situated at Mouza - Asangi, Thana - R.I.T, Thana No. - 131, Adityapur, within A.N.A.C, Old Ward No. 16, corresponding to New Ward No. 22 having its several Khata and Plots, more fully mentioned in schedule "A" below, which is being purchased by the vendor vide sale deed no. - 3338, dated 07.11.2014 and sale deed no. 1564, dated 13/03/2008, both registered at District Sub-Registry Office at Seraikella, respectively and the same lands subsequently mutated in the name of seller "M/S. SHASHANK NIDHI CONSTRUCTION PVT. LTD.", vide Mutation Case No. 830/2014-2015 and 84/2008-2009, entered with Vol. No. 6, Page No. 111 and Vol. No. 3, Page No. 97, respectively in the register II of the records of concerning C.O, Gamharia and since purchasing the same the seller is in peaceful physical possession over the schedule below lands.

AND WHEREAS, the vendor is regularly paying rent / land revenue of the said property to the superior landlord i.e., the State through C.O, Gamharia.

AND WHEREAS, the vendor has already obtained Holding from Adityapur Municipal Corporation vide its Holding no. 0220001789000M0 in its name for the schedule "A" below lands.

AND WHEREAS, the seller who has been in exclusive possession of schedule below lands and exercising all acts of ownership thereto, as 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. along with others to superior's landlord.

AND WHEREAS, being in need of money the above vendors wanted to sell off the schedule "B" below land i.e., Sub Plot No. 124, within the premises of "GREEN CITY", to any intending Purchaser for an optimum available market price through its one of the Director MR. BIJAY KUMAR, the present seller.

AND WHEREAS, having heard about this the instant Purchaser offered to Purchase the schedule "B" below land, which is more fully described in schedule below appended to it for a total consideration of RS. 34,81,000/- ONLY (Rupees: - Thirty -Four Lakhs Eighty - One Thousand) only.

SHASHANK NIDHI CONSTRUCTION PVT. LTD.

R. D. Sharma
21/03/2023

DIRECTOR

AND WHEREAS, the vendor has agreed to the said proposal of the Purchaser, and in tune the Purchaser has paid the full and final cost of the land amounting to RS. 34,81,000/- ONLY (Rupees: - Thirty - Four Lakhs Eighty - One Thousand) only to the Vendor to which the Vendor admit acknowledge the receipt thereof.

AND WHEREAS, the Vendor do hereby convey and transfer the schedule "B" below land i.e., Sub Plot No. 124, within the premises of "GREEN CITY", to the Purchaser forever and absolutely on the terms set forth in the agreement dated 14.03.2023.

NOW THEREFORE THIS DEED WITNESSETH

1. **THAT,** the vendor being in receipt of total consideration price of RS. 34,81,000/- ONLY (Rupees: - Thirty -Four Lakhs Eighty - One Thousand) only do hereby transfer and convey the schedule 'B' below land in favour of the intent Purchaser with all of the subsisting legal right, title, interest and possession of the land in question which shall henceforth be hold, occupies and enjoyed by the said Purchaser forever and absolutely, without hindrance from any side whatsoever, being its absolute and perfect lawful owner.

B. S. S. S.
21/03/2023

2. **THAT,** in token of acceptance to this Deed of sale, the Vendor has delivered possession of the schedule 'B' below land to the Purchaser, who admits to have entered into the same land.

3. **THAT,** it is further declared and under taken by the Vendor that the schedule below land is a free hold land, free from any/all encumbrances, lien, charges, pledge and/or mortgage of any nature and the seller has perfect legal right, title, interest and possession, which is being conveyed to their instant Purchasers, 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 Vendor at its own cost and consequences.

4. **THAT,** the seller hereby declare that prior to execution of this deed, have not sold or conveyed or delivered the schedule below land or part thereof to any other party or person and the same is free from all encumbrances, charges and liens and the Seller further undertake and declare that the schedule below land is free from Anabad Jharkhand Sarkar, Anabad Sarb Sadharan Puja Sthal, Kairat Ban Bhumi, Land Ceiling Act., Mandir, Maszid and the seller doesn't belongs from S.T, S.C, O.B.C and the same land is free from C.N.T Act and there is no violation of Sec. 22 (a) of Indian Registration Act.

SHASHANK NIDHI CONSTRUCTION PVT. LTD.

DIRECTOR

Bhushan
21/03/2018

5. **THAT**, further more owing to defect in title of Vendor, over the schedule 'B' below land i.e., Sub Plot No. 124, within the premises of "GREEN CITY" and if the Purchasers incurs any loss the same shall also be made good and / or compensated by the Vendor, by all means whatsoever.

6. **THAT**, the Vendor accordingly do hereby declare and undertakes that he/they bind himself/themselves to executed 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 Purchasers over the schedule below land, described in schedule below and the vendor has not make / construct any structure over the schedule below lands.

7. **THAT**, now being owner of the schedule below land the Purchasers 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 Vendor being themselves to do all that may be required in accordance to the prevailing rules and regulations. And the Purchasers being owner shall pay the land revenue, levy, cess or any other statutory imposition/s,

B. B. B. B.
21/03/2023

levied or to be levied hereinafter, to the state of Jharkhand, for all time to come henceforth.

MEMO OF CONSIDERATION

CHEQUE	DATE	BANK	AMOUNT
Online Booking			RS. 51,000/-
CH. NO. 185021	14.03.2023	SBI	RS. 9,00,000/-
CH. NO. 477788	17.03.2023	UCO	RS. 3,00,000/-
CH. NO. 477790	21.03.2023	UCO	RS. 6,30,000/-
CH. NO. 477791	21.03.2023	UCO	RS. 6,00,000/-
		SBI	RS. 10,00,000/-
TOTAL -			RS. 34,81,000/-

SCHEDULE 'A'

In the District - Seraikella Kharsawan, District - Sub - Registry Office at Seraikella, under Mouza - Asangi, Thana - R.I.T, Thana No. - 131, Adityapur, within A.N.A.C, Old Ward No. 16, corresponding to New Ward No. 22.

Bourkumar
21/03/2013

KHATA NO.	PLOT NO.	AREA	BOUNDARY
OLD -318, NEW - 50	OLD - 1751, NEW -251	7 DEC.	NORTH : PLOT NO. 249 SOUTH : PLOT NO. 251 EAST : PLOT NO. 250 & S.N.C.P LTD. WEST : PLOT NO. 299, 302 & S.N.C.P LTD.
OLD -318, NEW - 50	OLD- 1750, NEW - 303	33.20 DEC.	NORTH : PLOT NO. 251, 304 SOUTH : S.N.C.P LTD. EAST : PLOT NO. 1110, WARD NO. 15 & S.N.C.P LTD. WEST : PLOT NO. 302
OLD -318, NEW - 50	OLD- 1750, NEW - 304	16.50 DEC.	NORTH : PLOT NO. 232 SOUTH : PLOT NO. 303 (P). EAST : S.N.C.P LTD. WEST : PLOT NO. 250

2/10/2023

OLD -318, NEW - 50	OLD- 1750, NEW - 250	1.40 DEC.	NORTH : PLOT NO. 232 SOUTH : PLOT NO. 251 EAST : PLOT NO. 304 (P) WEST : S.N.C.P LTD.
OLD -318, NEW - 50	OLD- 1738, NEW - 225	7.90 DEC.	NORTH : S.N.C.P LTD. SOUTH : PLOT NO. 305 EAST : S.N.C.P LTD. & PLOT NO. 223 WEST : S.N.C.P LTD.
OLD -318, NEW - 50	OLD- 1738, 1750 & 1751 NEW - 225, 250, 251, 303, 304	66 DEC.	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

SHASHANK NIDHI CONSTRUCTION PVT. LTD.

DIRECTOR

B. S. S. S.
21/03/2023

OLD - 318, NEW - 50	OLD- 1738, 1750 & 1751 NEW - 281, 279	31.5 DEC.	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
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SCHEDULE 'B

ALL THAT Proposed Land measuring, Total Land Area 2438 Sq. ft. i.e., 5.59 Decimals. The land In Mouza- Asangi, P.O.-Adityapur Industrial Area, P.S.- R.I.T., Thana no. 131 recorded under Survey Old Ward No.16, New ward no- 22 bearing Khata No. 318, Plot No. 1750, Adityapur N.A.C. District Saraikella- Kharsawan, District Sub-Registry Office at

SHASHANK NIDHI CONSTRUCTION PVT. LTD.

B. S. S. S.
DIRECTOR
21/03/2023

Saraikella, and Within the State of Jharkhand as Bounded and butted by: -

KHATA NO.	PLOT NO.	AREA	BOUNDARY
318	1750	5.59 DEC.	NORTH : PLOT NO. 1738 SOUTH : PLOT NO. 1750 (P) OR 25 FT. ROAD EAST : PLOT NO. 1750 (P) WEST : PLOT NO. 1752 (P) OR 20 FT. ROAD
TOTAL = 2438 SQ. FT. i.e., 5.59 DECIMALS			

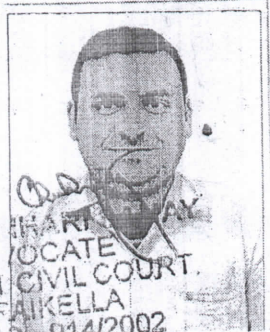
Tracing Map is attached and form part of this Sale Deed wherein Shattered part is sold area.

Annual Rent - Rs. 3.00/- Only Payable to state of Jharkhand through C.O. Gamharia.

In witnesses whereof the Vendor has executed this deed of sale today the day, month & year before mentioned.

SHASHANK NIDHI CONSTRUCTION PVT. L

BIDDER DIRECT
21/03/2023



RAJESH BIHARI SAHAY
ADVOCATE
DISTRICT CIVIL COURT
SERAIKELLA
ENR. NO. 914/2002

Amlesh Kumar Singh
21/03/2023

(1) Amlesh Kumar Singh
S/O Raj Bhawan Singh
6700 Shakti Kela Road Serai-
Jamt Mokella Jugsulei B.L. 6

(2) Binay Kumar Tiwary
S/O Parshuram Tiwary
R/O. 55/2/2 Road No. 16
P.O - Adityapur, Adityapur I.
Seraikeera - Kharawan.
831013

(IDENTIFIER / WITNESSES)

Read over and explained to Vendor the contents of this deed who admitted the same correct and written as per his instruction and he put his hand in my presence.

[Signature] 21/03/2023
ADVOCATE



RAJESH BIHARI SAHAY
ADVOCATE
DISTRICT CIVIL COURT
SERAIKELLA
ENR. NO. 914/2002

Madan Gopal Singh
(PURCHASER / MADAN GOPAL SINGH)



Certified that the finger Prints of the left hand of each Person, Whose Photograph is affixed in the document have been obtained by me or before me.

[Signature] 21/03/2023
ADVOCATE

RAJESH BIHARI SAHAY
ADVOCATE
DISTRICT CIVIL COURT
SERAIKELLA
ENR. NO. - 914/2002

SHASHANK NIDHI CONSTRUCTION PVT. LTD.

BIJAY KUMAR
21/08/2023
DIRECTOR

Note: vide office Resolution no. 003, dated 01st June, 2021 MR. BIJAY KUMAR / present seller authorized to represent the company "M/S. SHASHANK NIDHI CONSTRUCTION PVT. LTD." before the registering authority and execute proper sale deed in favour of purchasers for the lands having its Khata No. 318, Plot No.'s. 1738, 1750 and 1751, total measuring an Area 1.32 Acre of Mouza -- Asangi, Thana No. 131, situated within the District - Seraikella Kharsawan, State of Jharkhand.

SHASHANK NIDHI CONSTRUCTION PVT. LTD.
BIJAY KUMAR
21/09/2023
DIRECTOR