

6901 Sale value 48,38,185/- 02DD 724714 5454

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ATTESTED

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VIJAYA HOME MAKERS (P) LTD.
Sudhir Kumar Tiwary

Authorised Signatory

₹ 48,38,185
₹ 1,93,520
₹ 1,93,520

02DD 724714



SALE DEED

Valued at Rs. 48,38,185/-

THIS SALE DEED is made on this the 30th day of July, 2008, at

Jamshedpur

BY

[Handwritten signature]
30/7/08

M/S VIJAYA HOME MAKERS PVT. LTD., a Company Registered under the Companies Act 1956, having its Registered Office at 2nd Floor, Gajraj Mansion, Diagonal Road, Bistupur, Jamshedpur. represented by Manager Accounts, Mr. SUDHIR KUMAR TIWARY

fees chargeable

₹ 48,381 = 85
₹ 48 - 2 = 50
₹ fees 0 - 94

Self attested
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02DD 724715

VIJAYA HOME MARKETS (P) LTD

Sudhir Kr Tiwari
Authorised Signatory
30/7/08

Son of Sri Kashinath Tiwary, By Faith :- Hindu, By nationality :- Indian, By Occupation :- Service, resident of Bagbera Govt. colony, Block No- 3 / 2 / 3, Road No- 1, P.O.- Tatanagar, P.S.- Bagbera, Town :- Jamshedpur, Dist :- East Singhbhum, hereinafter called the "VENDOR" (which expressions unless repugnant to the context shall mean and include its successors-in-office, executors, administrators, legal representatives, nominees and assigns) of the ONE PART;

IN FAVOUR OF

2

Self attested
S.P.



VIJAYA HOME MARKERS (P) LTD.

Sudhir Kr Tiwari

Authorised Signatory

20/7/08.

02DD 724716

1) Mr. TRIDIBESH DHUA S/o Mr. Debi Prasad Dhua 2) Mrs. JAYASREE DHUA W/o Mr. Trdibesh Dhua Both By faith:- Hindu, by nationality :- Indian, by Occupation no1 -Service, By Occupation No-2 :- House wife , residents of C-13,Dalma Road, Nildih,P.S:- Golmuri, Town:- Jamshedpur, Dist :- East Singhbhum, hereinafter called the "PURCHASERS" (which expression unless repugnant to the context shall mean and include their legal heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the OTHER PART;

WITNESSETH AS FOLLOWS:-

Self attested
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VIJAYA HOME MORTGAGE LTD

Sudhir K Tiwari
Authorised Signatory
30/7/08

02DD 724717

WHEREAS the lands in Muzza: - Murakati, Thana no: - 1199, in Survey Ward no-17, J.N.A.C, Recorded Under Khata no- 40 / 6 being plot no- 103, 104 / 4205 were purchased by the vendor, from the recorded tenants and their legal heirs and successors, by virtue of several Sale Deeds, which were duly registered at District Sub-Registry Office at Jamshedpur, on payment of valuable consideration thereof.

AND WHEREAS, after getting possession of the aforesaid lands, the vendor got permission from Jamshedpur Notified Area Committee to construct a residential Complex, namely "VIJAYA GARDENS" which

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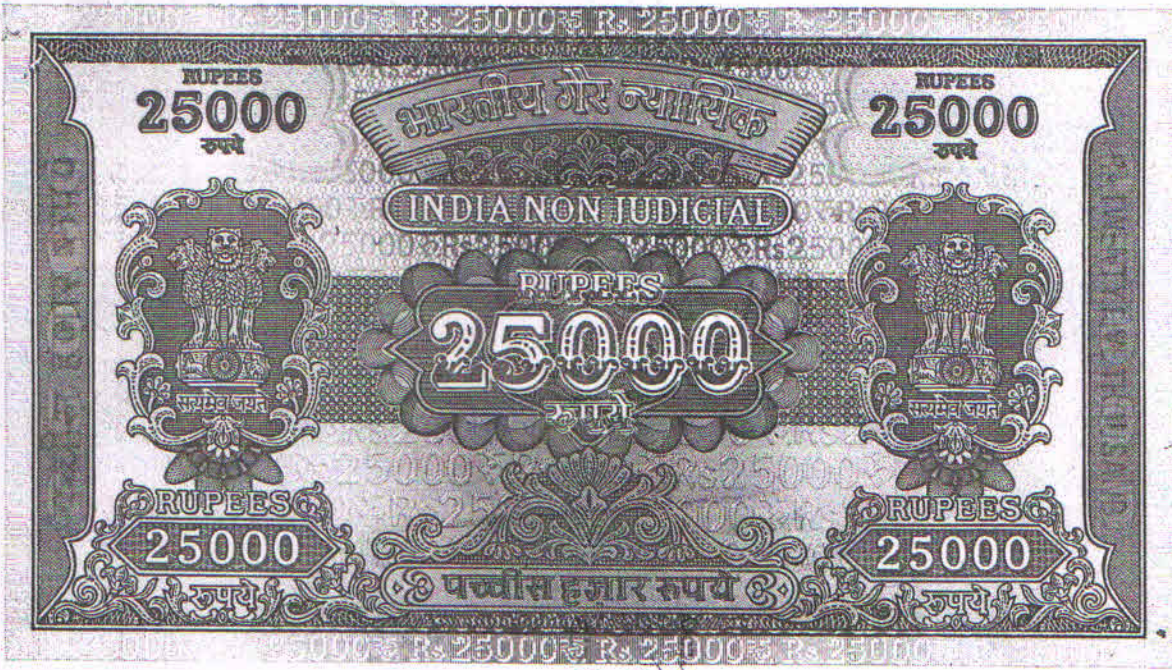


VIJAYA HOTEL ESTABLISHMENT
Sudhir K. Tiwari
Authorised Signatory
2017/08

02DD 724718

consist of residential Flats, Duplex, Bungalow Personal floors,
Parking spaces , etc.,
AND WHEREAS, the name of the present Vendor has also been
mutated with respect to some of the lands and the rest are in progress
in the records of the landlord through circle officer, Jamshedpur, and
the present vendor has also been paying rent for the lands mutated in
its name to the landlord through the circle officer, Jamshedpur.

Self attested
Ashme



VIJAYA GARDENS (P)
Sudhir Kr Tiwari
Authorised Sign
20/7/07

02DD 724719

h

AND WHEREAS, the purchasers approached the Vendor to purchase a Bungalow No - 01 having super built-up area 1670 sqft., alongwith 3216 sqft of land being Portion of New Plot No- 103,104 / 4205 under Khata No- 40 / 6 , in Mauza :- Murakati Survey ward No- 17 J N A C , situated at Vijaya Gardens, Baridih, P.S:- Birsanagar, Town :- Jamshedpur, Dist :- East Singhbhum morefully described in the schedule below;

AND WHEREAS, the purchasers and the Vendor both have entered into an Agreement for Sale on 12 / 07 / 2007 with respect to the

Self attested
A.P. Shrivastava



VIJAYA GARDENS (P) LTD

Sudhr K. Tiwari
Witnessed by
30/10/08

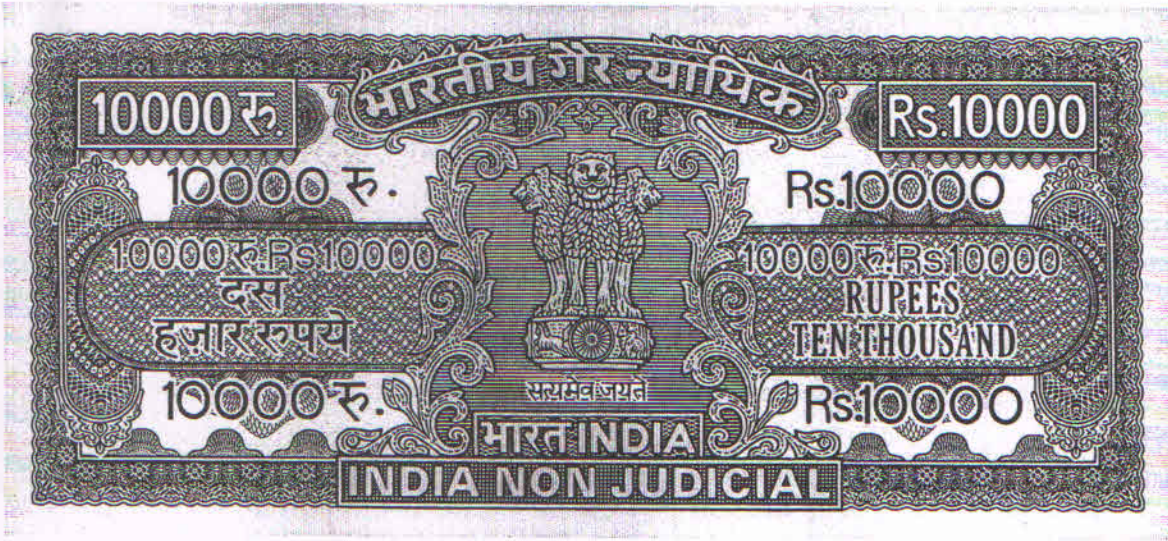
02DD 724720

aforesaid Bungalow No- 01, situated at Vijaya Gardens, Baridih, Jamshedpur, morefully described in the schedule below.

AND WHEREAS, the Vendor has agreed to Sell the Residential Bungalow No-01, having super Built-up Area 1670 sqft, together with 3216 sq ft, of land, situated at Vijaya Gardens, Baridih, Town- Jamshedpur, morefully described in the schedule below, to the purchasers, on the following terms and conditions.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

Self attested
Tiwari



03AA 808839

सुधीर के. तिवारी
30/1/08

- 1) That in pursuance to the aforesaid Agreement dated 12 / 07 / 2007 and in consideration of a sum of Rs. 48,38,185 /- (Rupees Fourty Eight Lakh Thirty Eight Thousand One Hundred Eighty Five) only, already paid by the purchaser to the Vendor, for the aforesaid residential Bungalow no- 01, having super built up area 1670 sq ft., along with 3216 sq ft., of land, at Vijaya Gardens, Baridih, Town :- Jamshedpur, morefully described in the schedule below, the receipt of which sum the vendor above named does hereby admit and acknowledge as full, final and the highest consideration amount against the sale of the property

Self attested
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Sudhir K. Tiwari
 20/10/08

morefully described in the schedule below, the Vendor by these Presents does hereby Sell, convey, transfer deliver and assign all that property morefully described in the schedule below, together with all rights, title, interest, possession, easement and appurtenances thereto and full privileges and advantages TO HAVE AND TO HOLD the same without any interruption, hindrance or disturbances from or by the present Vendor and / or his / its Successors- in- Office, or any other person / persons claiming under them, together with all rights, title, interest and possession which the Vendor here before enjoyed in respect of the schedule below property.

Self attested
 [Signature]



- 2) That the Vendor is completely divested of all his / its rights, title, interest in the schedule below property and henceforth the Vendor ceases to have any manner of title or claim over the aforesaid property morefully described in the schedule below.
- 3) That from this day the purchaser shall enjoy and possess the aforesaid property morefully described in the schedule below as absolute owners thereof with full power to convey or dispose off or alienate the same or any part thereof in favour of any person or persons or party. The purchaser shall also be at liberty to have or to get their names registered / mutated in the records of concerned office including office of J.N.A.C and accordingly shall pay the Municipal and / or other charges / taxes to the concerned authorities.
- 4) That the purchasers shall now and always have the right to use and enjoy Roads, alleys, Pavements, approaches and all other common amenities or particular facilities provided for

Suahir K. Tiwari
 Authorized Director
 30/2/08

Self attested
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1000Rs.



Sudhr Kr Tiwary
30/7/08

the Bungalow dwellers and the Purchasers shall be entitled to use sewers, drains, water sources and electrical power installed for the said project in common, with the Purchasers of other Bungalows and will bear proportionate cost and expenses of maintenance and repairs of all amenities, facilities as are necessary or as may be necessary for beneficial enjoyment of the same by the owners / dwellers / occupants of different Bungalows / Flats / Duplex / Personal floor / Units within Vijaya Gardens, Baridih, Jamshedpur.

- 5) That from this date the Purchasers shall be exclusively entitled to use and possess the aforesaid Residential Bungalow

Self attested
A. S. Me



VIJAYA GARDENS
 Sued Mr. K. T. Singh
 Authorized Signatory
 30/1/08

alongwith the land appertaining to it, but shall not have any right, title or interest on the other part of Vijaya Gardens. Situated at Baridih, Jamshedpur. ✓

6) THE VENDOR HEREBY ASSURES THE PURCHASERS AND COVENANTS :-

- i) that the vendor is the law full owner of the schedule below property and is fully entitled to convey the same. ✓
- ii) that the vendor hereby agrees to save harmless and keep the purchasers free from and against all losses.

Self attested
 P. D. Singh

Sudhir Kr Tiwary
Authorised Signatory
30/9/08.

- damages and causes which may be sustained or incurred by reason of any claim being made of any arrear due there of or in respect of the schedule below property or any part thereof.
- iii) that the property morefully described in the schedule below is free from all encumbrances, liens or charges of any kind whatsoever.
 - iv) that the purchasers shall not be entitled to construct any construction on the vacant land of the said bungalow or any construction over the roof of the first floor or any construction in any part of the said bungalow .In case of Bungalows the buyer may add first floor on the ground floor.
 - v) that the purchasers shall be at liberty to mutata their names in the records of the Circle Officer at Jamshedpur and accordingly shall pay the rent for the same and to obtain receipts thereof in their own names.
 - vi) that the vendor further assures the purchasers to execute any further or other documents and / or other deeds and things as may be necessary to complete and make perfect the title of the purchasers, with respect to the property morefully described in the schedule below at the cost of the purchasers.
- 7) That Vendor has delivered Xerox copies of all the relevant documents in connection with the title of the aforesaid

Self attested
Sudhir

VIJAYA GARDENS (V) MID.

Sudhir K. Tiwari

Authorised Signatory

30/12/08

property morefully described in the schedule below, to the Purchasers.

SCHEDULE

All that residential Bungalow No- 01 , having super built-up area 1670 sq ft. or 155.15 sqmtr., along with 3216 sq ft. or 298.77 sqmtr., of land in new plot No-103(One Hundred Three),104(One Hundred Four) / 4205(Four Thousand Two Hundred Five) , recorded under Khata no- 40(Fourty) / 6(Six) , in Mauza :- Murakati, Survey Ward No- 17, J.N.A.C. Thana No- 1199, situated at Vijaya Gardens, Baridih, within P.S-Birsanagar, Town :- Jamshedpur, Dist :- East Singhbhum, which is bounded as follows:-

Boundary of Bungalow No- 01

- North :- Bungalow No- 08,
South :- Road,
East :- Bungalow No- 02,
West :- Road.

WITNESS WHEREOF, the vendor has signed this Sale Deed today at Jamshedpur on the date, month and year mentioned above.

Witnesses

1. Avon Dulla - S.K. Dulla - 30/12/08 Sakehi Jamshedpur.
2. Bidhu Shekhar Datta, Sakehi, Jamshedpur.

Drafted, Read over and explained the contents of this Sale Deed to the executant / Vendor who found and admitted the same to be true and correct.


Typed out by


Sahadev Gope

Jamshedpur Court



Advocate

Self attested


Sudhir K Tiwary
Authorised Signatory
8099708

Original and duplicate are same and exact copy of each other and this Sale Deed contains 1553 words.

NAME OF THE PURCHASERS

MR. TRIDIBESH DHUA

T Dhua



ATTESTED

Dash

MRS. JAYASREE DHUA

Jayasree Dhua.



ATTES

Dash

Certificate:-

Certified that the finger prints of left hand of each person whose photographs affixed in the document have been obtained by me / before me.

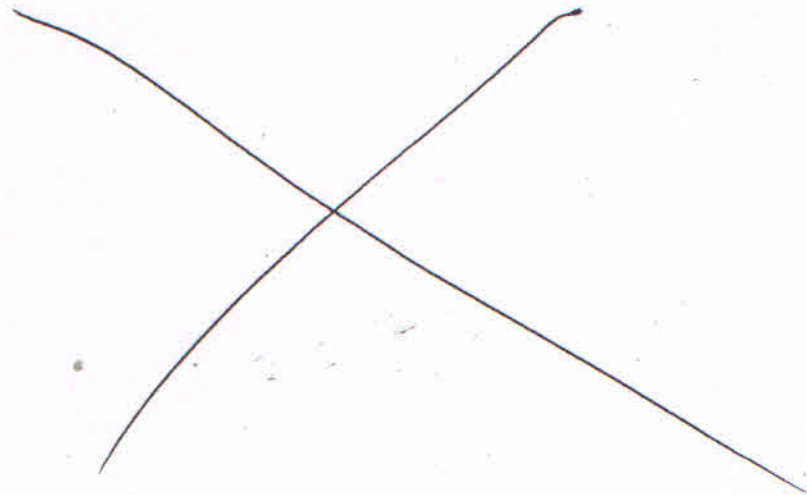
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झारखण्ड JHARKHAND

01AA 622259



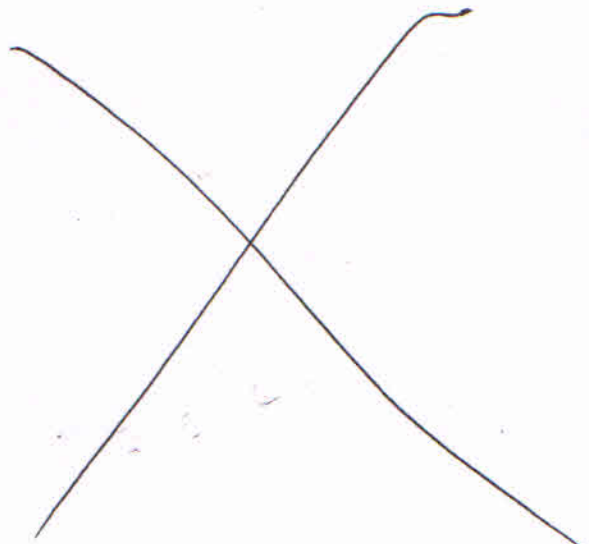
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झारखण्ड JHARKHAND

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

Token No: 32

Token Date/Time: 30/07/2008 13:00:28

Document Type	Sale Deed	Presenter	Sudhir Kr. Tiwary
Presenter Name & Address	Bagbera Govt Colony , P.S Bagera Jsr		
Date of Entry	30/07/2008	DOE	
Document Value	4838185	Stamp Value	193540
Special Type		Serial No.	0
Remarks / Other Details	Bangalow Land Area 3216 Sq.Ft		Total Pages 34 Book 1 CNO/PNO

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area
JAMSHEDPUR	1199	17	MUDAKATI	40/6	4205			H_HOLD	0 Decimal
JAMSHEDPUR	1199	17	MUDAKATI	40/6	103,104			H_HOLD	0 Decimal

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
PAKKA MAKAN	1199		MUDAKATI	Bangalow No 1, Vijaya Gardens Baridih, Jsr	1670	850 Sq. Ft.	1419500

P Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Sudhir Kr. Tiwary	Kashi Nath Tiwary	Business	Other	N.A	Bagbera Govt Colony , P S Bagera Jsr
2	VENDEE	Tridibesh Dhua	Debi Prasad	Service	Other	N.A	C-13, Dalma road nildih, p.s golmuri, jsr
3	VENDEE	Jayasree Dhua	W/O Tridibesh Dhua	H.W	Other	N.A	C-13, Dalma Road Nildih, P.S Golmuri, Jsr
4	Identifier	Avoy Dutta	Late S.K. Dutta	Business	Other	N.A	sakchi, jsr
5	Witness1	Avoy Dutta	Late S.K. Dutta	Business	Other	N.A	Sakchi, Jsr
6	Witness2	B.S. Dash	G.S. Dash	Business	Other	N.A	Sakchi, Jsr

Fee Details:

SN	Description	Amount
1	LL	2.50
2	P	0.94
3	A1	48 381.85
4	SP	510.00
Total		48,895.29

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

मुकुट कुं टिवारी

Sudhir Kr. Tiwary
प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंट्री ऑपरेटर का हस्ताक्षर

उपर्युक्त स्वीकार किया ने इस दस्तावेज के निष्पादन को मेरे समक्ष

जिसकी

जमशेदपुर

सहचान

पिता

सुगत कुं टिवारी

नेवासी

सहायक

पेशा..... 02/11/08 ने की।

निबंधन प्रदाधिकारी का हस्ताक्षर

30/7/08

Self attested
Tiwari



निबंधन विभाग, झारखंड
जमशेदपुर

Token No.32 Token Date: 30/07/2008 13:00:28

Serial/Deed No./Year :6401/5454/2008

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Sudhir Kr. Tiwary Father/Husband Name:Kashi Nath Tiwary (VENDOR) Bagbera Govt Colony , P.S Bagera Jsr		
2	Tridibesh Dhua Father/Husband Name:Debi Prasad (VENDEE) C-13, Dalma road nildih, p.s golmuri, jsr	<input type="checkbox"/>	<input type="checkbox"/>
3	Jayasree Dhua Father/Husband Name:W/O Tridibesh Dhua (VENDEE) C-13, Dalma Road Nildih, P.S Golmuri, Jsr	<input type="checkbox"/>	<input type="checkbox"/>
4	Avoy Dutta Father/Husband Name:Late S.K. Dutta (Identifier) sakchi, jsr		
5	Avoy Dutta Father/Husband Name:Late S.K. Dutta (Witness1) Sakchi, Jsr	<input type="checkbox"/>	<input type="checkbox"/>
6	B.S. Dash Father/Husband Name:G.S. Dash (Witness2) Sakchi, Jsr	<input type="checkbox"/>	<input type="checkbox"/>

Book No.

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Volume

229

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409 To 442

Deed No

6401/5454

Year

2008

Date

30/07/2008 17:16:05

District Sub Registrar

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