

584

529



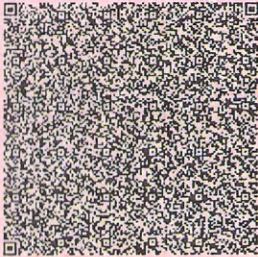
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

26
10/2/16

Certificate No. : IN-JH022633816726240
 Certificate Issued Date : 04-Feb-2016 04:24 PM
 Account Reference : SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
 Unique Doc. Reference : SUBIN-JHJHSHCIL01028918949746270
 Purchased by : HIRA LAL SINHA AND OTHERS
 Description of Document : Article 23 Conveyance
 Property Description : SALE DEED
 Consideration Price (Rs.) : 1,10,00,000
 (One Crore Ten Lakh only)
 First Party : BINOD KUMAR SINGH AND OTHERS
 Second Party : HIRA LAL SINHA AND OTHERS
 Stamp Duty Paid By : HIRA LAL SINHA AND OTHERS
 Stamp Duty Amount(Rs.) : 4,40,000
 (Four Lakh Forty Thousand only)



-----Please write or type below this line-----



Bal Kishor Singh
Sharda Singh

WN 0004620844

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.shcilestamp.com. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Beirdh Singh
Sharda Singh

unless excluded by or repugnant to the context or meaning thereof be deemed to mean and include the duplex owner (as described below), its/his legal heirs, successors, successor-in-office, nominees, legal representatives, administrators of such survivors and assigns) of the ONE PART.
PAN No. 1 : AJAPS5110J and No. 2: BIGPS6135K

TO AND IN FAVOUR OF

1) SRI. HIRA LAL SINHA, S/o Late Noni Gopal Sinha and
2) SMT. JAISHREE SINHA, W/o Hira Lal Sinha,
by occupation Retd. Govt. Employee and business respectively, both by faith Hindu, Indian Nationals, residents of Swamy Building, Opposite Ram Mandir, Main road, Bistupur, P.O and P.S. Bistupur, Jamshedpur, District East Singhbhum, hereinafter called the "PURCHASERS / VENDEES" (which expression shall unless excluded by and repugnant to the context must mean and include her/ his legal heirs, successors, administrators, legal representatives, executors, nominees and assigns) of the OTHER PART.
PAN No. 1: AEQPS4702P and No. 2 : AEIPS9304M

NATURE OF DEED : SALE DEED
CONSIDERATION MONEY : Rs. 1,10,00,000.00 (Rupees One Crore Ten Lakhs) only.

WHEREAS the VENDORS / SELLERS had purchased the duplex bearing no. 128, having super built up area 2200 Sq. Ft., together with land area measuring 2145 Sq.Ft., i.e. 4.90 Decimals, situated within 6th & 7th Phase

Sale Value Rs = 1,10,00,000/- P.S. Kadma. 529
 Stamp Rs = 4,40,000/-
 10/2/16



Binod Kumar Singh



Sharda Singh



10/2/16

महेश्वरान/नषण नव र्णो उमलेश
 म्हाण नषण हवणो र्णो
 सुलगाण र्णो मं र्णो
 नषण र्णो
 10/2/16

दस्तावेज जाँचा

सूचक मूल्यांकन सूची से
 जाँचा एवं सही पाया।

10/2/2016

SALE DEED

THIS DEED OF SALE is made on this the 09th day of FEBRUARY, 2016, at Jamshedpur, BY:

- 1) SRI. BINOD KUMAR SINGH, S/o late Sri Lal Gobind Singh, and
- 2) SMT. SHARDA SINGH, W/o of Sri Binod Kr. Singh, both by faith Hindu, by caste Rajput, Indian Nationals, occupation retired government employee and housewife respectively, R/O 128, Duplex, Vijaya Heritage, 6 & 7th Phase, Uliyan, Kadma Town Jamshedpur, District East Singhbhum, hereinafter called the 'VENDORS / SELLERS' (which expression shall

for kind
 3,30,000/-
 2=50
 0=94
 3300/-

10/2/16

Beard Kumar Singh
Sharda Singh

Vijaya Heritage, Uliyan. Kadma, Town Jamshedpur, District East Singhbhum and more fully described in the Schedule hereunder written, from its previous lawful owner M/S Vijaya Home Makers Pvt. Ltd., by the virtue of a registered Sale Deed bearing no. 9418 dated 28-12-2007, registered at the District Sub Registry office at Jamshedpur.

AND WHEREAS the VENDORS / SELLERS herein has been in exclusive possession and enjoyment of the property more fully described in Schedule hereunder written

AND WHEREAS the VENDORS / SELLERS is the exclusive owner of the property more fully described in Schedule hereunder written and the VENDOR has the absolute right to dispose of the same in the manner as they wish;

AND WHEREAS the VENDORS / SELLERS is in need of funds in order to meet his personal commitments and family expenses and has decided to sell the property more fully described in Schedule hereunder written for a sum of Rs. 1,10,00,000.00 (Rupees One Crore Ten Lakhs) only and the PURCHASERS herein have also agreed to purchase the same for the said price.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

1. That, in pursuance of the aforesaid agreement and the consideration amount of Rs. 1,10,00,000.00 (Rupees One Crore Ten Lakhs) only, paid by the PURCHASERS to the VENDORS/SELLERS, which said sum do

Baird Kumar Sh.
Sharda Singh

hereby admitted and acknowledged by the **VENDORS/SELLERS** as full, **final and the highest consideration amount** against sale of **Schedule** hereunder written duplex together with all common services, amenities, advantages and privileges, the **VENDORS/ SELLERS** by these presents do hereby confirm the sale, convey, transfer, deliver and assign unto the **PURCHASERS** along with all rights, title and interest possession easements and appurtenances there to end full privileges and advantages therein **TO HAVE AND TO HOLD** the same by the **PURCHASERS**, her/his legal heirs and successors without any interruption, hindrance, disturbances or objection or impediment from the side of the **VENDORS/SELLERS** or their successor in office any other person or persons or from anybody else claiming under him or on his behalf together with all right, title and interest and to use common passage, lift, stairs, and services, etc, free from all encumbrances.

2. That, the **VENDORS/SELLERS** has delivered possession of **Schedule** hereunder written property to the **PURCHASERS** and from this day the **PURCHASERS** will possess and enjoy the same as absolute owners in all possible ways with power to dispose off the same by way of sale, gift, mortgage or any other way whatsoever in any manner they like.

3. That, from this day the **VENDORS/SELLERS** shall cease to have any right, title and interest over the **Schedule** hereunder written property as above described, all right, title and interest of the **VENDORS/SELLERS** in **Schedule** hereunder written property as above described will now be completely vested unto the **PURCHASERS**. The property hereby conveyed

Baidya Singh
Sharda Singh

by this Sale Deed is free from all encumbrances, liens or charges of any kind whatsoever.

4. That, the **VENDORS/SELLERS** hereby declares that they have good and perfect title over Schedule hereunder written property as above described and if for any defect of title or possession of the **VENDORS/SELLERS** in Schedule hereunder written property as above described and the **PURCHASERS** suffer any loss or whatsoever then the **VENDORS/SELLERS** will be liable to compensate the same to the **PURCHASERS** or his legal heir and successors to the fullest extent. And after getting clear possession of the said property as above described the **PURCHASERS** will be held responsible for maintaining the Duplex and four wheeler car parking space and all the vacant land inside the boundary wall of the Schedule hereunder written duplex and will not make any claim from the **VENDORS/SELLERS**.

5. That, the **PURCHASERS** shall now and always have the right to use and enjoy with the purchaser/s of the other occupants of the Vijaya Hertiage to all that common passages, easements, roads, pavements, approaches and all other common amenities or particular facilities provided for the said building and the **PURCHASERS** shall be entitled to use sewers, drains, water sources, electrical power installed for the aforesaid premises or any part thereof, in common with other purchaser/s within the Society, and will bear proportionate cost and expenses of maintenance & repairs of all amenities, facilities as and when necessary for the beneficial enjoyment of the same. The **PURCHASERS** shall also be at liberty to have or get their names registered in the office of Jamshedpur

Baldev Singh
Sharda Singh

Notified Area Committee or any appropriate government authority and accordingly pay proportionate ground rent, other taxes, municipal charges, if any, to the proper authority and/or to owner's association, as the case may be.

6. That the VENDORS/SELLERS will at all times and at the cost of the PURCHASER execute, register or cause to be done, all such acts and deeds for perfecting the title to the PURCHASER in the property hereby sold and conveyed herein.

7. That the PURCHASER shall be at liberty to mutate their name in the records of the Government / circle office at Jamshedpur and accordingly shall pay the rent for the same and to obtain receipts thereof in its own names.

8. That the VENDORS/SELLERS has handed over the possession of the property more fully described in the Schedule hereunder to the PURCHASERS and delivered the connected original title document in respect of the schedule mentioned property hereby conveyed on the date of execution of these presents.

9. The parties including their legal heirs and persons claiming under or interest of them shall be bound by the terms and conditions of this Sale Deed. Jamshedpur Court alone has jurisdiction in all the matters arising out of this Sale Deed.

Banshi Singh
Sarda Singh

MEMO OF CONSIDERATION

| <u>Cheque / D.D. no.</u> | <u>Date</u> | <u>Amount</u> | <u>Bank</u> |
|--------------------------|-------------|------------------|-----------------------|
| 781678 (Cheque) | 25-12-2015 | Rs. 1,00,000.00 | S.B.I. |
| 389785 (D.D.) | 08-02-2016 | Rs. 17,90,000.00 | The Federal Bank Ltd. |
| 423599 (D.D.) | 08-02-2016 | Rs. 40,00,000.00 | S.B.I. |
| 19389788 (D.D.) | 09-02-2016 | Rs. 50,00,000.00 | The Federal Bank Ltd. |

Rs. 1,10,000.00 paid towards T.D.S. vide R.T.G.S, ref. no. IKA2503104 dated 01-02-2016.

TOTALING Rs. 1,10,00,000.00 (Rupees One Crore Ten Lakhs only)

SCHEDULE

(description of the duplex hereby transferred)

ALL THAT DUPLEX, bearing duplex no. **128**, having super built up area **2200 Sq. Ft.**, together with land area measuring **2145 Sq.Ft.**, i.e. **4.90 Decimals**, situated at 6th & 7th phase, Vijaya Heritage, within Mouza **Uliyan**, recorded under khata no. 929, plot no. 26, ward no. 2, JNAC, Thana No. 1158, P.O and P.S. Kadma, Town Jamshedpur, District Sub registry office at Jamshedpur, District East Singhbhum,

Which is bounded by:

NORTH : Duplex No-129
SOUTH : Duplex No-127
EAST : Duplex's No. 97(P) & 99(P)
WEST : Colony road

Beil Kumar
Sharda Singh

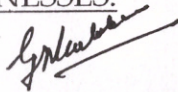
NOTE : The aforesaid land does not fall under the purview of the Chotta Nagpur Tenancy Act and none of the Vendors is member of S.C, S.T, O.B.C. or any other backward class or caste.

IN WITNESS WHEREOF the Vendors has hereunto set and subscribed their hands on this Sale Deed today at Jamshedpur, on the date aforementioned.

Read and found correct:

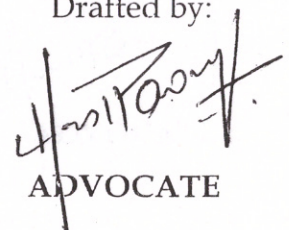
WITNESSES:

1.



2. Gr. Pramanand

Drafted by:


ADVOCATE

Bal K...
Sherda Singh

NAME OF THE PURCHASERS

HIRA LAL SINHA



Attested
[Signature]
Harsh Kr. Pandey
Advocate

H. Sinha



JAISHREE SINHA



Attested
[Signature]
Harsh Kr. Pandey
ADVOCATE

Jaishree Sinha



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

[Signature]
ADVOCATE

Jamshedpur Notified Area Committee

JAMSHEDPUR

Building Permit No. 24/185 dated 11.7.2003 No. 200.....

of/s Vijaya Home duplex Pvt Ltd. DOthers

R.S. plot No. 1184(P), 1216(P), 1209 and 1206(P)

Khata No. 35, 4 and 20, Kadma, Uliyan, phase VI

With reference to your notice dated 8.7.2003 respecting

- a) the erection of a new storied building
- b) 1-A Block (Unit (G+4) started the re-erection of your existing building.
- c) 2-B Block duplex 20.5 unit a new part to existing building,
- d) 3-C Block 1 Unit (G+4) started a material alteration in your existing building.
- e) 4-D Block 1 Unit (G+4) started
- f) 5-E Block 3 unit (G+4) started
- g) 6-101 No. parking - (size 4'x15' each)

at R.S. plot no. 1184(P), 1216(P), 1209 and 1206(P)

Khata No. 35, 4 & 20 Kadma, Uliyan, phase VI J.S.R.

I hereby under section 188 of the Bihar & Orissa Municipal Act 1922 and the bye-laws made under section 185 of the said Act, sanction the work covered by such notice subject to the following conditions.

1. Permission is accorded subject to no objection from local revenue authority & fire brigade.

1. The work should be completed within 12 (months) months from the date hereof.

service connections etc will have to be arranged at your own cost

2. The work should be carried out in accordance with the approved plan.

In case of default in terms of the issued building permit will be treated as cancelled.

The provisions of the Act and the bye-laws made there-under must be fully complied with in every respect.

One authority has given 12 (5 gites) prints presentation major to project for fire. The list is enclosed herewith for collection. It is intimated that if the conditions are not complied with, the permit shall be cancelled.

Sd/-

Vice-Chairman

JAMSHEDPUR NOTIFIED AREA COMMITTEE

Beal Kumar Singh
Sharda Singh

Jamshedpur Notified Area Committee
JAMSHEDPUR

Building Permit No. 26233

13.9.2003
.....200.....

M/S Vijaya Home Makers Pvt Ltd & others
plot no. 1211(P), 1209(P), 1206(P) & 1216(P)
Khata No. 4 & 20, Mouza-Uliyan, Kadma, JSR.

With reference to your notice dated 2.9.2003 respecting

- a) the erection of a new 4 storied building
- b) Block-34 & 35 - (G+4) each. the re-erection of your existing building.
- c) Duplex 'A' type - (G+1) - 29 nos. a new part to existing building.
- d) Duplex 'B' type - (G+1) - 1 no. a material alteration in your existing building.
- e) Duplex 'D' type - (G+1) - 1 no.
- f) Parking 15'-0" x 8'-0" (G. only) - 49 nos.

at plot no. 1211(P), 1209(P), 1206(P) & 1216(P), Khata No 4 & 20
Mouza-Uliyan, Kadma, Jamshedpur

I hereby under section 188 of the Bihar & Orissa Municipal Act 1922 and the bye-laws made under section 195 of the said Act, sanction the work covered by such notice subject to the following conditions

1. Permission is accorded subject to no objection from local revenue authority & Fire brigade.
2. The work should be completed within 12 (Twelve) months from the date hereof.
3. Service connection etc. will have to be arranged at your own cost.
4. The work should be carried out in accordance with the approved plan.
5. In case of deviation noticed, the issued building permit will be treated as cancelled.

The provisions of the Act and the bye-laws made there-under must be fully complied with in every respect.

6. Fire authority has given 18 (Eighteen) points precautionary major to protect from fire. The list is **APPROVED** enclosed herewith for compliance. It is directed that if the order is not complied, the permit shall stand cancelled.

Special Officer
Vice Chairman
Jamshedpur

JAMSHEDPUR NOTIFIED AREA COMMITTEE

G. V. C.
12.9.03

12/9/03

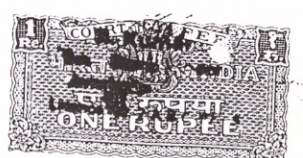
37

Prasad Kumar Singh



| | | | | |
|----------------------------------|--|--|---|---|
| प्रतिनिधि के लिए आवेदक की तारीख | रजम और की अधीन सं करने की तिथि | Date fixed for notifying the requisite number of stamps and folios | तारीख जबकी देने के लिए प्रतिनिधि तैयार थी | आवेदक को प्रतिनिधि देने की तारीख |
| 22/11/15 | 22/11/15 | 22/11/15 | 26/11/15 | 26/11/15 |
| Date of Application for the copy | Date fixed for notifying the requisite number of stamps and folios | Date of delivery of the requisite stamp & folios | Date on which the copy was ready for delivery | Date of making over the copy to the applicant |

Sharda Sharma
Sharda Sharma



FOLIO NOT AVAILABLE

रज्जी प्रतिनिधि अंतिम प्रकाशित खतियान के खेसरा संख्या 26

खता नं० 929

शान्त मोहल्ला परगना

पट्टी

वाड सं० 2

शान्त सं०

जमशेदपुर अधिपती क्षेत्र, जिला पूर्वी सिंहभूम।

तौजी सं०

खसराधारणी का प्रम और उसकी खेवट संख्या मय्यावती भू-खसामी का प्रम और उसका खेवट संख्या यदि हो

NO. 107/1915

| खतियान की क्रम सं० | अभिप्रायी का नाम जिला का नाम जगति और निवास | खेत | | भूमी का स्वरूप | रकबा हे० आर० सं० | अधुकि | क्षेत्र मादरी लगान वाले हरेक प्लॉट के सामने बताए कि उस पर कब्जा कैसे है | | 10 |
|--------------------|---|--------------|--------------------------|----------------|------------------|-------|---|----------------------------|---|
| | | खेसरा संख्या | चौहद्दी | | | | राजस्व पदाधिकारी द्वारा अभिलिखित लगान। | बन्दोबस्त उचित लगान यदि हो | |
| 1 | | | | | | | | | |
| 929 | श्रीमती सरला- ओरिडन मॉरी- हुमयान ओरिड | 26 | 30 मलरन- रं. हुमाओरिड | दीनरक | 0.15.10 | | 1 लगान 2 सेस | 1 लगान 2 सेस | <i>10.5.06 मय्यारमय रं. मय्य अलावे सेस।</i> |

प्रतिनिधिक
26/12/15

गुलजा किया
26/12/15

Chandrabhanu...
26/12/15

एक मूल अभिलेख केरनागपुर कारखाने अधिपति
1908 की धारा 83(2) तथा धारा 87 अर्थात्
कारखाने का नंबर एनकेएच 1590 के अन्तर्गत
है अतः इसका प्रम और उसका खेवट संख्या
संख्या *SABELI/95* के अन्तर्गत
है अतः इसका प्रम और उसका खेवट संख्या
संख्या *SABELI/95* के अन्तर्गत



100 Sq. Metres = 1 Acre

Area = (Hectare)
 = 2.47 Acres.

मिलान चादर सं. 6





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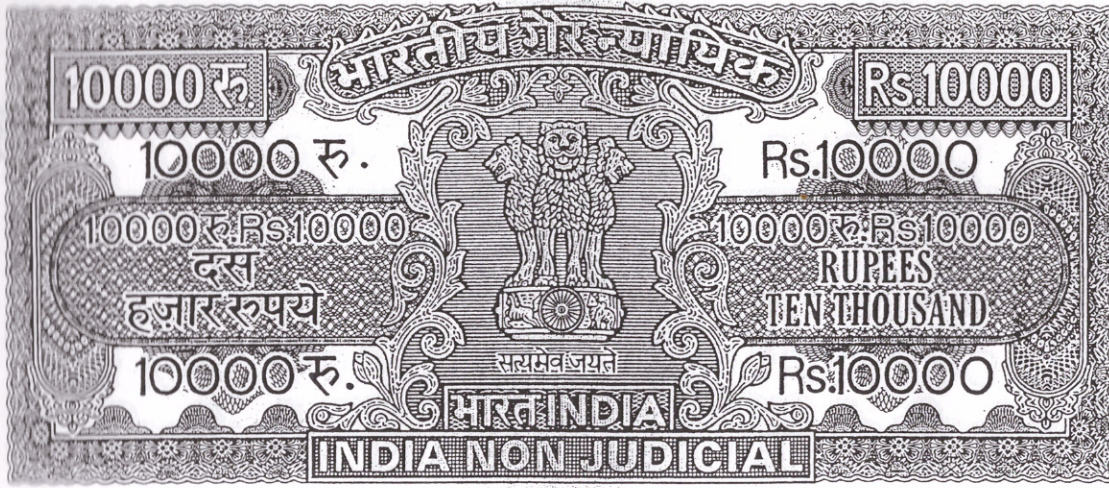
Handwritten signature: Bal K... Singh

:: 11 ::

kind whatsoever and the rents, cess taxes and other charges of the said land have been duly paid upto date to the Landlord concerned by the present vendor.

- iv) that the purchaser shall have quiet peaceful possession and enjoyment over the schedule below land from this date.

....p/12



03AA 797800

:: 10 ::

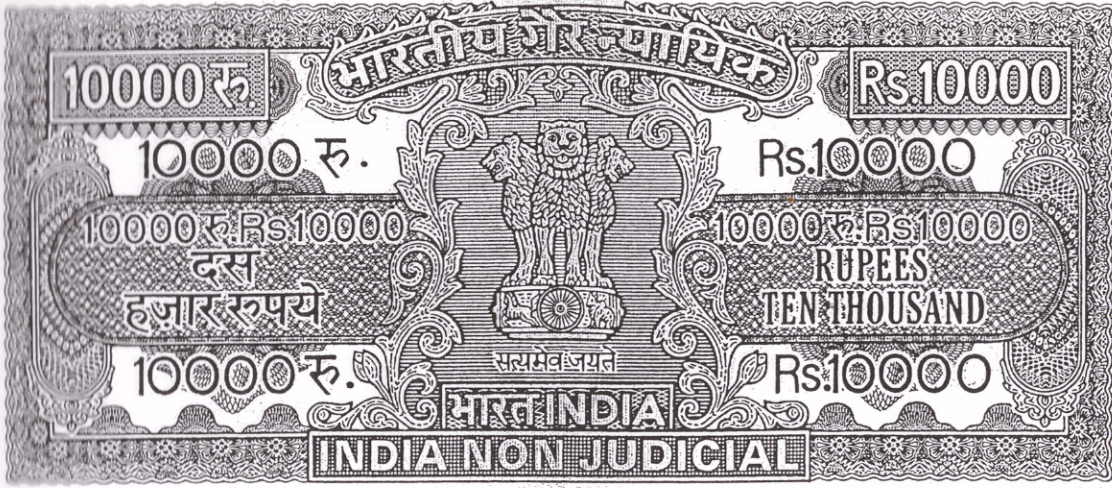
4) THAT the Vendor is the sole and absolute owner of the schedule below land and there are no other co-sharers of the said land.

5) THAT THE VENDOR HEREBY ASSURE THE PURCHASER AND THE COVENANTS :-

- i) that the vendor is the absolute owner of the said lands and fully entitled to transfer the same unto the purchaser.
- ii) that the said land is free from encumbrances, liens or charges and attachments of any

.....p/11

*Beed kumar Shri
Sharda Singh*



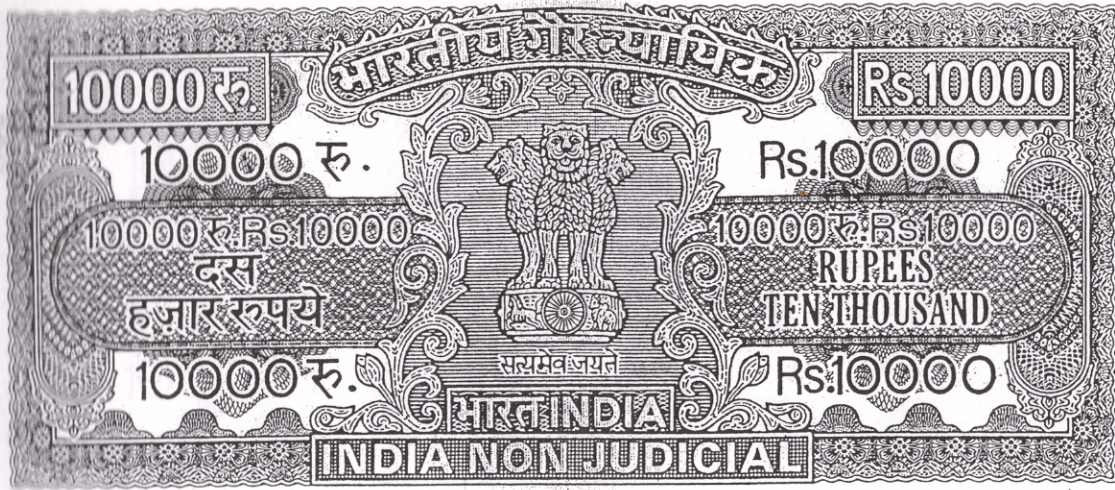
03AA 797799

:: 9 ::

- 2) THAT the Vendors have delivered the peaceful physical possession of schedule below land to the purchaser.
- 3) THAT the vendors henceforth cease to have any rights, title, interest and possession over the schedule below land. From today the purchaser has become the lawful owner of 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 and for which the vendors and/or their legal heirs and successors shall have no concern or objection whatsoever in any manner.

.....p/10

Beal K...
Bharada Singh



03AA 797798

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S. Sarda

:: 8 ::

1) THAT in consideration of a sum of
Rs. 10,20,000/- (Rupees Ten Lakhs Twenty Thousand)
only already paid by the purchaser to the
vendor, the receipt of which sum the vendor
hereby admits and acknowledges as full, final
and the highest consideration amount against
the sale of the schedule below land, the
vendor has conveyed and transferred by way of
an absolute sale the schedule below land,
with all her rights, title, interest, possession,
easements and appurtenances thereto in favour
of the purchaser TO HAVE AND TO HOLD the same
as the lawful owner thereof.



03AA 797797

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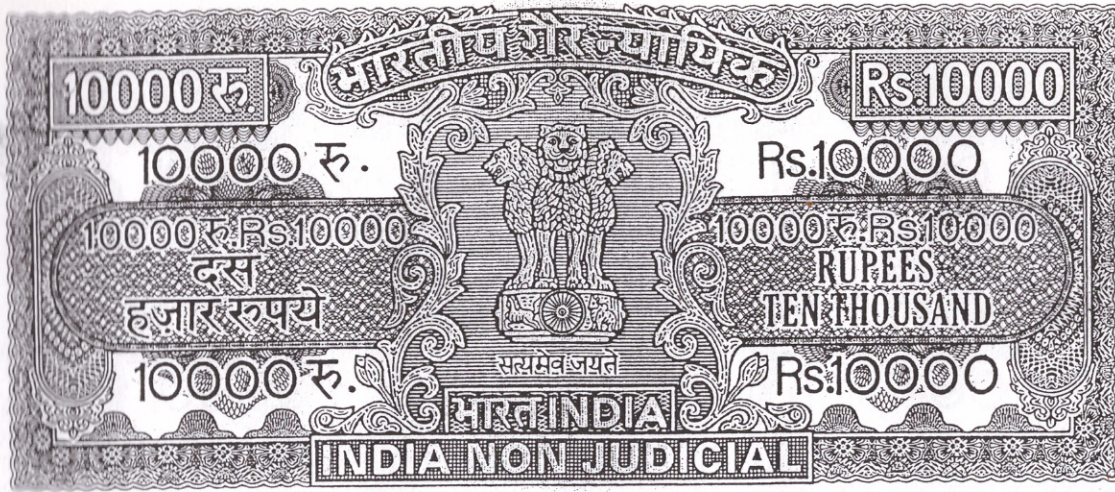
*Bund kaur sh-
sharda singh*

:: 7 ::

under Present Khata No: 929, corresponding to
Portion of R.S. Plot No: 1211, under R. S. Khata
No: 4, in Mouza Uliyan, Survey Ward No: 2 JNAC.,
Thana No: 1158, within P.S. Kadma, Town Jamshedpur
District East Singhbhum, more particularly
described in the schedule below, on total
consideration of Rs. 10,20,000/- (Rupees Ten Lakhs
Twenty Thousand) only in favour of the purchaser,
on the following terms and conditions as stated
below ::

NOW THIS SALE DEED WITNESSETH AS FOLLOWS :-

....p/8



03AA 797796

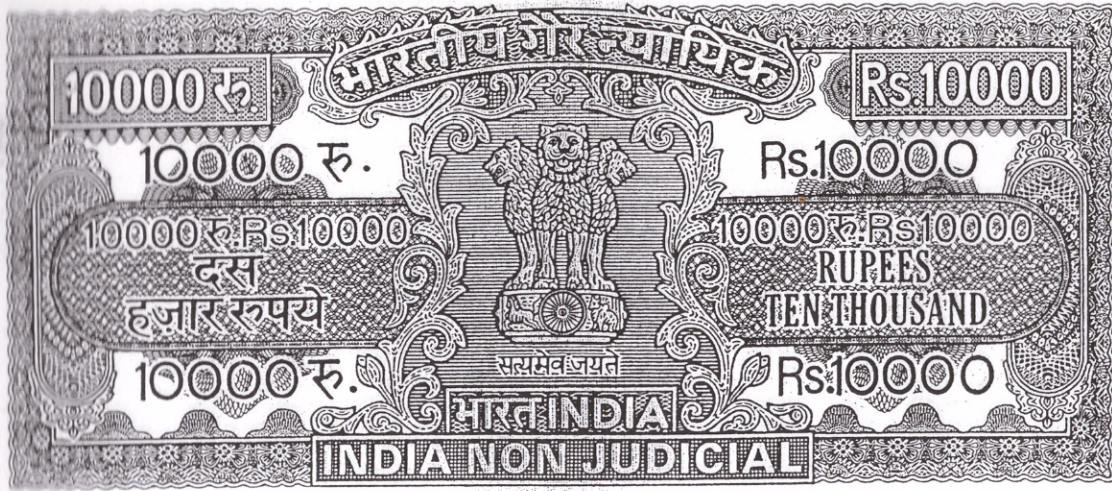
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WHEREAS the said Smt. Sarala Gorain namely the present vendor entered into an Agreement for sale, with the present purchaser, with respect to the schedule below land and some other lands within Present Khata No: 929, in Mouza Uliyan, Survey Ward No: 2 JNAC.; A n d

WHEREAS, as per the terms and conditions mentioned in the aforesaid Agreement for Sale, and on request of the present purchaser, the Vendor has agreed to sell land measuring seventeen Kathas, being portion of Present Plot No: 26,

.....p/7

Baid from Sh. Sharda Singh



03AA 797795

:: 5 ::

Basil Kumar Singh
Sheerda Singh

R. S. Plot Nos: 1211 and other plots, in Mouza Uliyan, by virtue of several registered Sale deeds, on receipt of valuable consideration

amount, and all the aforesaid sale deeds were registered at Jamshedpur. The schedule land and other lands under R. S. Khata No: 4, R. S. Plot No: 1211, purchased from Prahlad Gorai, S/O Late Uday Gorai, vide sale deed no: 1391, dt. 30-3-1962, in the name of Vendor; And

WHEREAS in the Recent Survey Settlement Operation, the aforesaid purchased lands of said Smt. Sarala Gorain within R. S. Khata No: 4, in Mouza Uliyan, has been recorded in the name of Smt. Sarala Gorain, wife of Hem Chandra Gorai, under New Khata No: 929, within Survey Ward No: 2 JNAC., in Mouza Uliyan, being New Plot No: 26 ; A n d

.....p/6



13

03AA 797732

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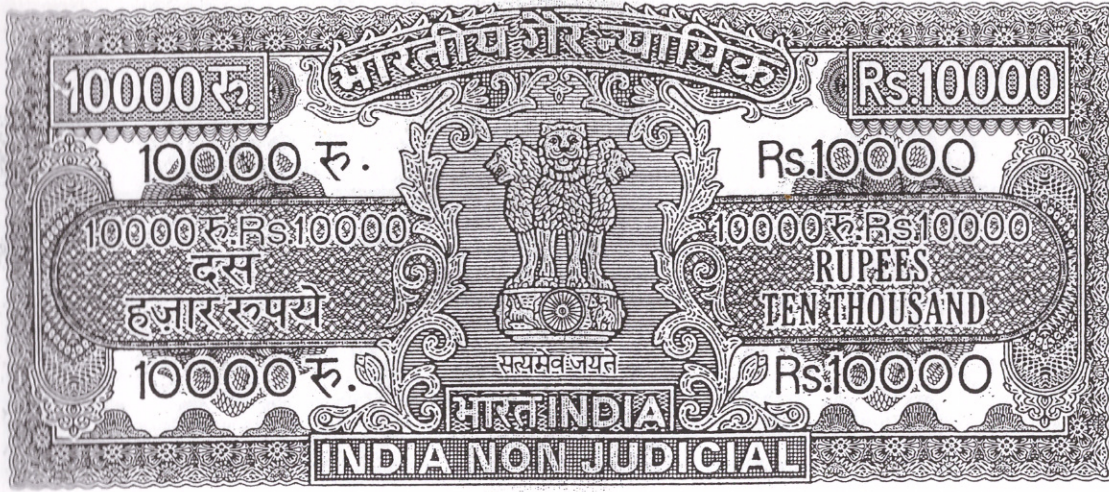
*Bimal Kumar Singh
Sharda Singh*

:: 4 ::

in the name of Uday Gorai, son of Late Kali Gorai of Uliyan, Jamshedpur as recorded tenant on Annual rental basis plus cess ; A n d

WHEREAS the said Uday Gorai was settled raiyat of Mouza Uliyan and he was growing paddy and other crops in those lands, on regular payment of rent to the Ex-Landlord as well as the State of Bihar after vesting under the Bihar Lands Reforms Act, 1956 : A n d

WHEREAS after the death of said Uday Gorai, his legal heirs and successors jointly/ individually sold several pieces of lands to Smt. Sarla Gorain Wife of Late Hem Chandra Gorai of Uliyan, Jamshedpur and to some other buyers within R.S. Khata No: 4,



03AA 797731

::: 3 :::

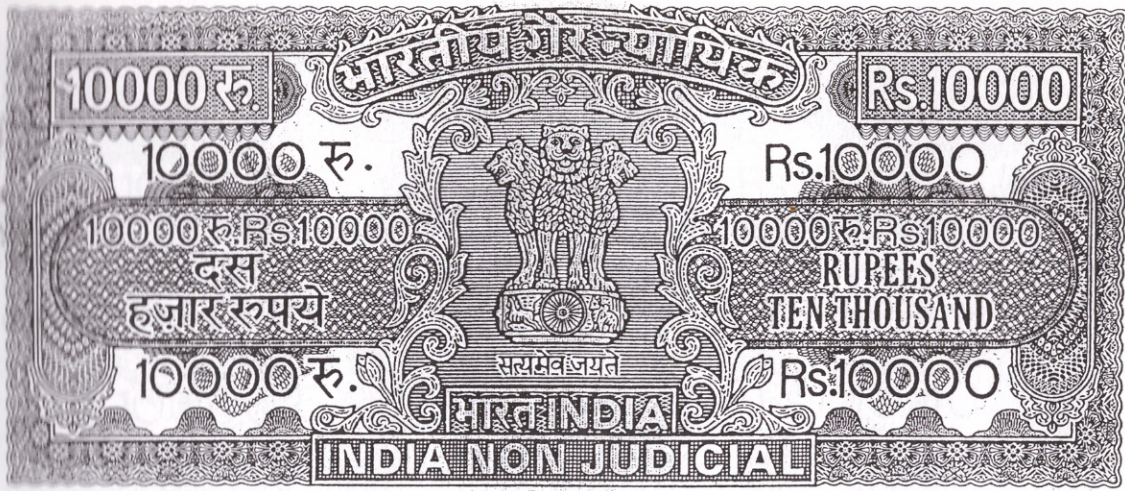
Indian, by occupation Director, resident of
Lotus-33, Ashiana Gardens, Sonari, within P.S.
Sonari, Town Jamshedpur, Dist. East Singhbhum,
hereinafter called the "PURCHASER" (which
expression shall unless, excluded by or repugnant
the context, mean and include its successors-in-
office, legal representatives, executors,
administrators, nominees and assigns) of the
Other Part ;

WITNESSETH AS FOLLOWS :-

WHEREAS in the Revisional Survey Settlement
Operation, in the records of right finally published
in the year 1937, all that lands mentioned under
R.S. Khata No: 4, of Mouza Uliyan, has been recorded

....p/4

Beil Kumar Singh
Sharda Singh



03AA 797730

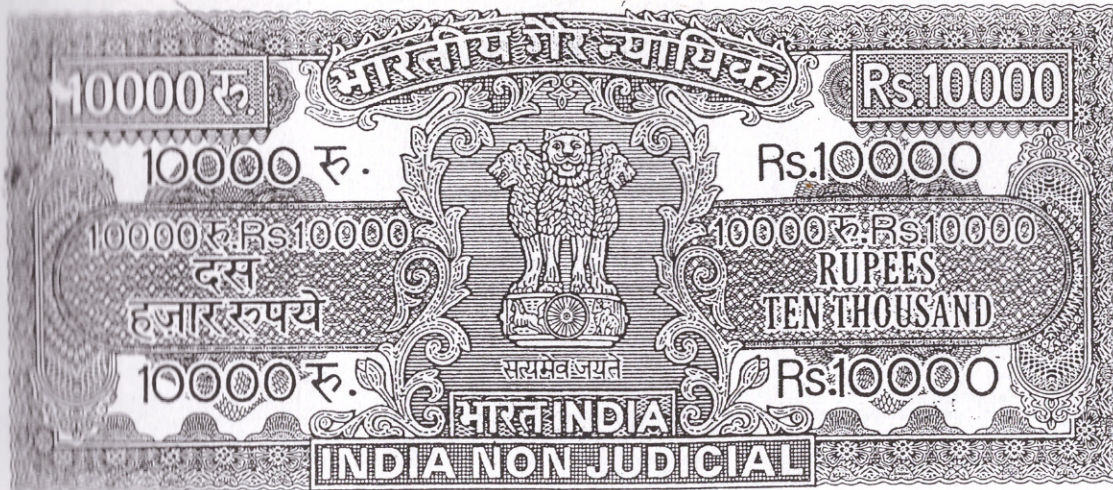
Shri
:: 2 ::

registered at Dist. sub-Registry office Jamshedpur,
hereinafter called the "VENDOR" (which expression
shall unless, excluded by or repugnant to the
context, mean and include her respective heirs,
successors, executors, administrators, legal
representatives, nominees and assigns) of the
One Part ;

IN FAVOUR OF :

M/S. VIJAYA HOME MAKERS PRIVATE LIMITED, a Company
incorporated under the Indian Companies Act. 1956
having its Registered Office at 2nd Floor, Gajraj
Mansion, Diagonal Road, Bistupur, Jamshedpur,
Dist. East Singhbhum, represented through its
Present Director SHRI SHYAM SUNDER GAUR, son of
Late G. L. Gaur, by faith Hindu, by Nationality

Shri
Baidyanath Singh
Shardabingh



16

03AA 797729

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 10/03/03
 62
 31/3/2003

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 Vol 27
 467-500

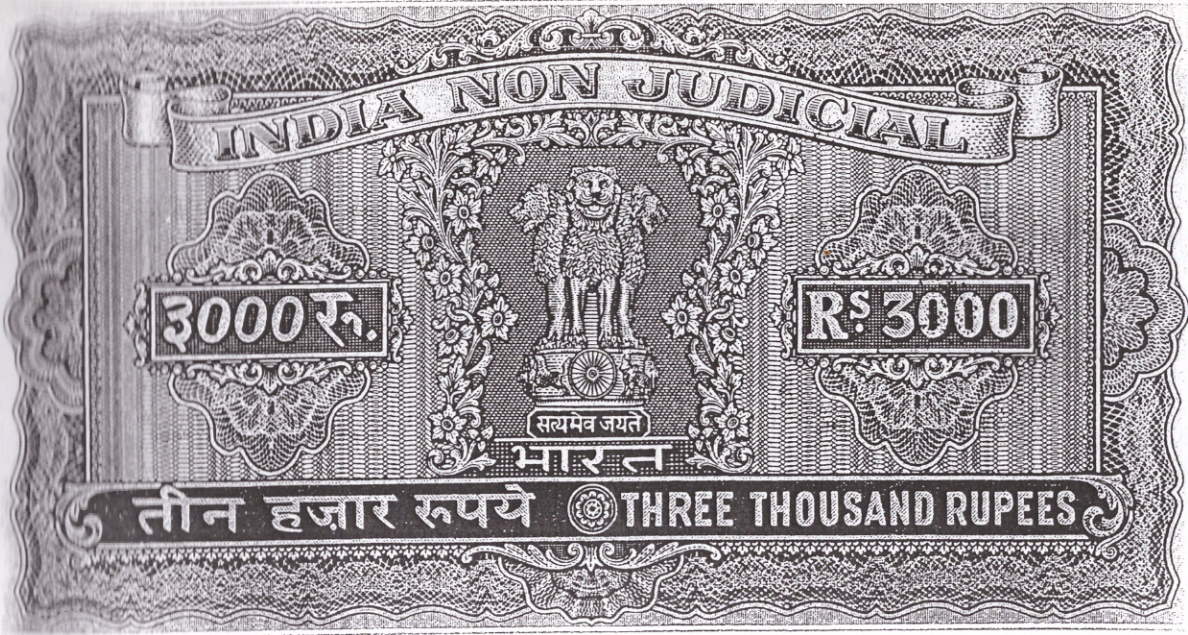
Handwritten notes:
 9.5. 85, 680/-
 115, 20, 4000/-
 100 080/-

Handwritten signature:
 Baidham Singh
 Sharda Singh

" SALE DEED "

THIS SALE DEED is made on this the 31st day of March, 2003 at Jamshedpur : B Y : SHRIMATI SARALA GORAIN, Wife of Late Hem Chandra Gorai, by faith Hindu, by Nationality Indian, by occupation cultivation, resident of Uliyan, within P.S. Kadma, Town Jamshedpur, District East Singhbhum, represented through my Constituted Attorney SHRI PHANINDRA MAHATO, Son of Late Radhanath Mahato, by faith Hindu, by Nationality Indian, by occupation Business, resident of Sonari, within P.S. Sonari, Town Jamshedpur, Dist. East Singhbhum, Vide Attorney Deed No: IV-219, dated 27-3-2002

Handwritten notes:
 20400/-
 45000/-
 20448.44



Handwritten signature

*Bindu Kaur Shri.
Sharda Singh*

:: 12 ::

- v) that in the event of the schedule below land or any part/share thereof being lost by the purchaser on account of any claim of an interest of share therein, the vendor and her legal heir and successor shall be bound to make good the loss which the purchaser may sustain.

.....p/13





Handwritten signature and date: 21/12/13

Handwritten signature: Benid Kumar Saha

Handwritten signature: S. K. Saha

:: 13 ::

- vi) that the purchaser shall be entitled to obtain mutation of schedule below land in its own name in the records of the Landlord through Circle Office Jamshedpur and accordingly shall pay rent for the same and to obtain receipts thereof in its own name.

.....p/14



[Handwritten signature]

Recd from Sh. Sharda's

:: 14 ::

vii) that the vendor hereby further assure the purchaser that if the purchaser will require any other documents or deed of assurance, with respect to, the schedule below land, then the present vendor and/or her legal heir and successor shall execute and register the same in favour of the purchaser but for which the entire cost of registration of the sale deed will be borne by the purchaser.



:: 15 ::

" SCHEDULE "

All that Piece and Parcel of Raiyati ditch land measuring 17 (Seventeen) Kathas, being Portion of New Plot No: 26, under New Khata No: 929, corresponding to Portion of R.S. Plot No: 1211, under R. S. Khata No: 4, in Mouza Uliyan, Survey Ward No: 2 JNAC., Thana No: 1158, within P.S. Kadma, Town Jamshedpur, Pargana Dhalbhum, Dist. Sub-Registry office Jamshedpur, District East Singhbhum, which is bounded as follows :-

North :: Plot No: 3031/3519 ;

South :: Plot No: 25 ;

East :: Plot No: 28 and 32 ;

West :: Portion of Plot No: 26 ;

Annual rental of Rs. 1/- only payable to the Landlord through Circle Officer at Jamshedpur.

Shardda kishor
Bund kumar shu



20/3/2023
 20/3/2023
 :: 16 ::

IN WITNESS WHEREOF the Vendor has signed on this Sale deed today at Jamshedpur on the date aforementioned.

Witnesses :-

1) Ram Kumar Sagar
 20/3-2023

2) Ram Kumar Sagar
 20/3-2023

Drafted, read over and explained the contents of this Sale deed to the executant in Hindi who found and admitted the same to be true and correct.

Typed by ::

V.S. GOPAL
 V.S.GOPAL.
 JSR.COURT.

B. N. Agarwal
 Advocate :

Original and duplicate are same and exact copy of each other and this deed has 1665 words. B. N. Agarwal

B. N. Agarwal
 Advocate

रसीद मालगुजारी
 नाम सर्कल। नम मौजाम्मय
 धाना वो धाना नम्बर



फरद रैयती 39
 नाम रैयत मय वल्लियत जमाबन्दी
 वो सकुनत। नम्बर।

AA 9372310
 0.17.00 कडा. निनेकडु नी एस-एस-गो Plot 1211
 राजी नकदी 1158 जमीनी मालिकी जमखुदर तफसील हिसाब लगान भावली P-219

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

Case No 178/03-04
 dt 17-6-05
 Contact

| मांग बाबत | सालाना | बकाया | | | | हाल |
|---------------------|--------|--------------------|----------|----------|----------|-------|
| | | तीन वर्ष से ज्यादा | ३रा वर्ष | २रा वर्ष | १ला वर्ष | |
| माल-गुजारी } (नकदी) | 51.00 | | | | | 03-04 |
| सेस } (भावली) | 13.00 | | | | | |
| *सूद | 26.00 | | | | | |
| मुतफरकात | 10.20 | | | | | |
| मीजान | 126.20 | | | | | |

Bind from Bindar da Bindar

| अदायकारी बाबत | मत्त बकाया वत | | | | मातालबा हाल | फाजिल |
|---------------------|--------------------|----------|----------|----------|-------------|--------|
| | तीन वर्ष से ज्यादा | ३रा वर्ष | २रा वर्ष | १ला वर्ष | | |
| माल-गुजारी } (नकदी) | | | | | 51.00 | 126.20 |
| सेस } (भावली) | | | | | 13.00 | |
| *सूद | | | | | 26.00 | |
| मुतफरकात | | | | | 10.20 | |
| मीजान अदायकारी | | | | | 126.20 | |

- (१) मीजान कुल (लफ्तों में) एक लो दहीर खफि नरि पत
 (२) नाम देहिन्दा-
 (३) कुल बकाया-

दस्ताखत वो तारीख अमला तहसील कुनिन्दा

*खास महाल का बकाया मालगुजारी पर (सेवाय ऐसे बकायो पर जिन पर कि सर्टिफिकेट जारी हो) सूद नही लिया जाता है।

11/15
 17/03/05
 Bindar

10728 Sale Value 2159155/- Ps. Kadus 9418 ⁽²⁹⁾

Bed Kumbhari. Sharda Singh



Vijaya Home Makers (P) Ltd. 28/12/2007
 Sudhir K. Tiwary
 Authorised Signatory 25/12/07

02DD 735012

83500
3000
86500

SALE DEED

Valued Rs. 21,59,155/-

THIS SALE DEED is made on this the 28th day of December 2007 at Jamshedpur. BY : M/s. **VIJAYA HOME MAKERS PRIVATE LIMITED**, a Company registered under Indian Companies Act. 1956, having its registered office at 2nd floor, Gajraj Mansion, Diagonal Road, Bistupur, Jamshedpur, represented by Manager Accounts MR. SUDHIR KUMAR TIWARY, Son of Shri 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 expression

Bank

28-12-07

Recd Paid

Rs 21600/-

Calau' 2=50

Ref 0=94

21603=44

Sub 28/12/07



Vijaya Home Makers (P) Ltd.

Sudhir Kr Tiwari
Authorized Signatory

28/12/2007

: 2 :

02DD 735013

Binod Kumar Singh
Sharda Singh

shall unless excluded by or repugnant to the context, mean and include its successors-in-office, executors, administrators, legal representatives, nominees and assigns) of the ONE PART ;

IN FAVOUR OF

- 1) **MR. BINOD KUMAR SINGH** Son of Late Lal Govind Singh a n d
- 2) **MRS. SHARDA SINGH** Wife of Mr. Binod Kumar Singh, both by faith Hindu, by Nationality Indian, by occupation Service and House-Wife respectively, residents of Duplex No: 128, Vijaya's Heritage, Anil Sur Path, Uliyan, within P. S. Kadma, Town Jamshedpur, Dist. East Singhbhum, hereinafter called the "PURCHASERS" (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 OTHER PART ;



02DD 735014

Vijaya Home Centre Pvt. Ltd.
Sudhir K. Tiwary

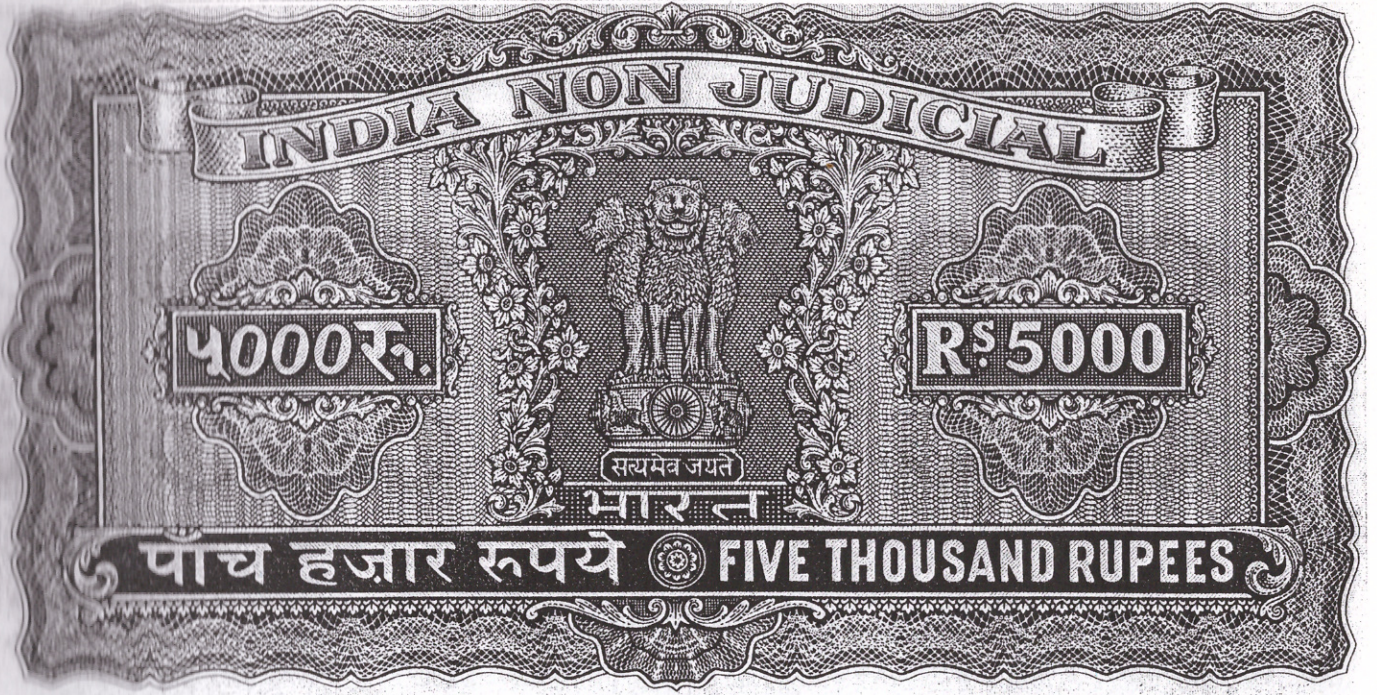
Signature of Sudhir K. Tiwary

: 3 :

WITNESSETH AS FOLLOWS:

Whereas the lands in Mouza Uliyan, Thana No: 1158, in Survey Ward No: 2 JNAC, Under Khata Nos: 929 and other Khatas, being Plot Nos: 26 and other plots, were purchased by the Vendor, from the recorded tenants and their heirs and successors by virtue of several sale deeds, which were registered at Jamshedpur Dist. Sub-registry Office, on payment of valuable consideration amount ; A n d

Whereas after getting possession of the aforesaid land, the vendor got permission from Jamshedpur Notified Area Committee, to construct the Residential Complex namely "VIJAYA'S HERITAGE", Which Consists of Flats, Duplex, etc. etc.; And



Vijaya Home Makers (P) Ltd.

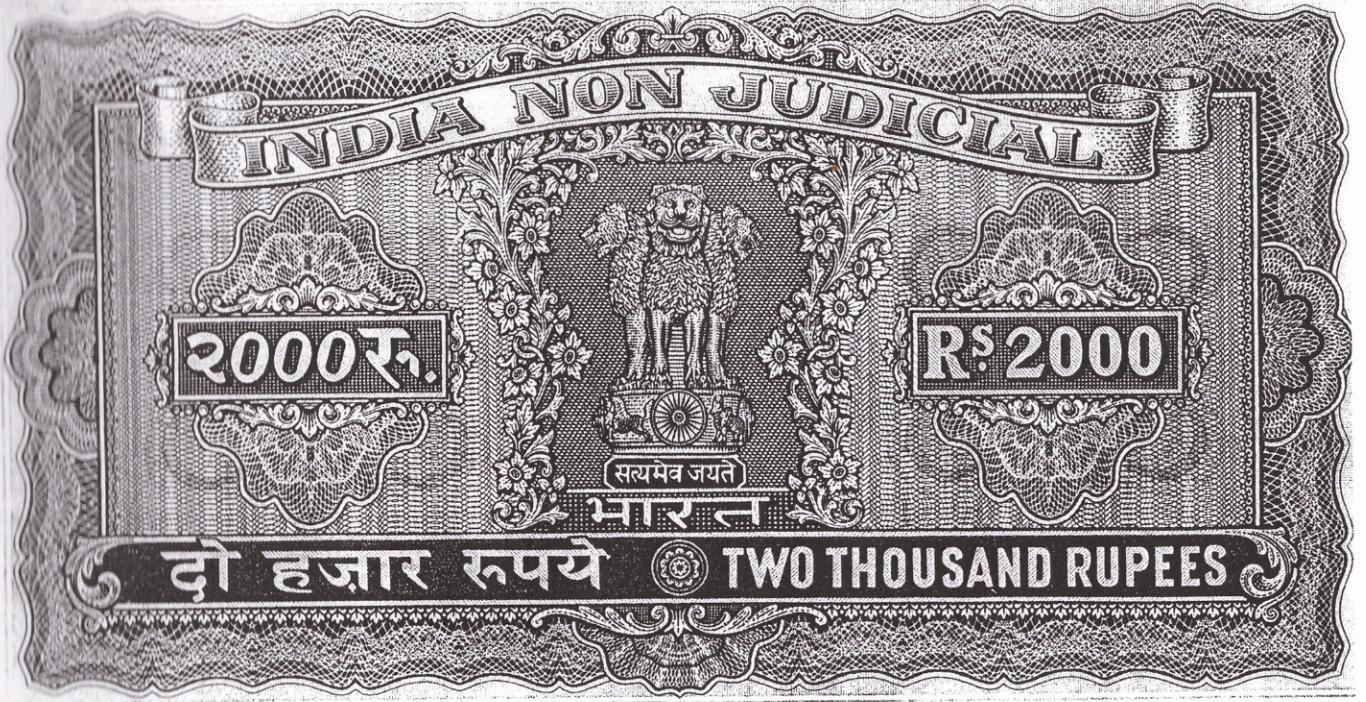
Sudhir K. Tiwary
Authorized Signatory
28/12/2017

Handwritten signature and date: 28/12/2017

: 4 :

Whereas the name of the present vendor has also been mutated in the records of the Landlord through Circle Officer Jamshedpur and present vendor is paying rent regularly for the aforesaid land in its own name to the Landlord through Circle Officer Jamshedpur; And

Whereas While the purchasers approached the vendor to purchase a Duplex No: 128, having super built up area 2200 Sq. ft, alongwith 2145 Sq.ft. of land being Portion of Plot No: 26, under Khata No: 929, in Mouza Uliyan, Survey Ward No: 2 JNAC, situated at Vijaya's Heritage, Uliyan within P. S. Kadma, Town Jamshedpur, Dist. East Singhbhum, more fully described in the schedule below; And



Vijaya Home Mortgage
Sudhir K Tiwary
28/12/2007

28/12/2007
Sudhir K Tiwary

: 5 :

Whereas the Purchasers and the Vendor both have entered into an Agreement for sale on 24/05/2005, with respect to the aforesaid Duplex No: 128, situated at Vijaya's Heritage, Uliyan, Jamshedpur, more Particularly described in the schedule below; A n d

Whereas the Vendor has agreed to sell the residential Duplex No.128, having super built up area 2200 Sq.ft. together with 2145 Sq.ft. of land, situated at Vijaya's Heritage, Uliyan, Jamshedpur, more fully described in the schedule below, to the Purchasers, on the following terms and conditions ::

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-



Vijaya Home Makers (P) Ltd.

Sudhir K. Tiwary

28/12/2007

:6:

21,59,155/-

1) That in Pursuance of the promise of the Purchasers to comply with the above agreement and in consideration of a sum of Rs21,59,155/- (Rupees Twentyone Lakhs Fiftynine thousand One Hundred Fiftyfive only) already paid by the purchasers to the Vendor, for the aforesaid residential Duplex No: 128, having super built up area 2200 Sq.ft. along with 2145 Sq.ft. of land, at Vijaya's Heritage, Uliyan, Kadma, Jamshedpur more fully 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 mentioned in the schedule below, the Vendor by these presents does hereby sell, convey, transfer, deliver and assign all that property described in the schedule below, together with all rights, title, interest, possession, easements and appurtenances thereto and full privileges and advantages TO HAVE AND TO HOLD the same without any



Vijaya Home Makers (P) Ltd.
 Sudhir K. Tiwary
 Authorised Signatory
 28/12/2017

Devil Kumar Singh
 Shazida Singh

: 7 :

interruption, hindrance or disturbances from or by the present vendor and/or his/its successors-in-office or any other person or persons claiming under them, together with all rights, title and possession which the vendor herebefore enjoyed in respect of the schedule below property.

2) That the Vendor is completely divested of all his/its rights, title, interest in the schedule below property and henceforth the Vendor shall cease to have any manner of title to the said property and claim on the said property.

3) That from this day the purchasers shall enjoy and possess the said property as absolute owners thereof with full power to convey or dispose off or alienate the same or any part thereof to any person or persons or party. The Purchasers shall also be at liberty to have or get their names registered in the office of Jamshedpur Notified Area Committee and accordingly shall pay the Municipal and/or other charges/ taxes to the concerned authorities.

Vijaya's Heritage
Sudhir Kr Tiwary
28/12/2017

Baid Kumar Singh
Shardul Singh

: 8 :

4) That the purchasers shall now and always have the right to use and enjoy alongwith the purchasers of the other residential Duplex etc. the common passages, easements, roads, alleys, pavements, approaches and all other common amenities or particular facilities provided for the said residential Duplex and the purchasers shall be entitled to use sewers, drains, water sources, electrical power installed for the said residential Duplex or any part thereof in common with the purchasers of the other residential Duplex and will bear proportionate or direct 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 Duplex /Flats/Personal Floors within Vijaya's Heritage, Uliyan, Jamshedpur.

5) That from this day the purchasers shall be entitled to exclusively use and possess the said residential Duplex alongwith the land appertaining to it, but shall not have any right, title, interest on the other part of Vijaya's Heritage, Uliyan, Jamshedpur.

Sudhir Kr Tiwary
28/12/2007

Baidhwan Singh
Sharda Singh

: 9 :

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

- a) that the vendor is the lawful owner of the schedule below property and is fully entitled to convey the same.
- b) that the vendor hereby agrees to save harmless and keep the purchasers free from and against all losses, damages and causes which may be sustained or incurred by reason of any claim being made of any arrear due thereof or in respect of the schedule below property or any part thereof.
- c) that the property hereby described in the schedule below is free from all encumbrances, liens or charges and attachments of any kind whatsoever.
- d) that the purchasers shall not be entitled to construct any construction on the vacant land of the said Duplex or any construction over the roof of the first floor or any construction in any part of the said Duplex.
- e) that the purchasers shall be at liberty to mutate 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.
- f) that the vendor further agrees and covenants with the purchasers, to do execute any further or other documents, and/or other deeds and to do all acts, deeds and things as may be necessary to complete and make perfect the title of the purchasers, in respect of the residential Duplex No. 128, at Vijaya's Heritage, Uliyan, Jamshedpur, at the cost of the purchasers.

Vijaya Home Makers (P) Ltd.
Sudhir Kr Tiwari
Authorized Signatory
28/12/2007

Bal K...
Sharda Singh

: 10 :

7) That the vendor has handed over all the relevant documents and title deeds (Xerox copies) in connection with the schedule below property, to the purchasers.

“ SCHEDULE ”

A Residential Duplex No: 128, having super built up area 2200 Sq. ft. along with 2145 Sq. ft. of land in Portion of New Plot No: 26 (Twenty Six), under New Khata No: 929 (Nine Hundred Twenty Nine), in Mouza Uliyan, Survey Ward No. 2 JNAC, Thana No:1158, situated at Vijaya's Heritage, Uliyan within P. S. Kadma, Town Jamshedpur, Dist. Sub-registry office at Jamshedpur, District East Singhbhum, which is bounded as follows:-

North : Duplex No: 127;

South : Duplex No: 127;

East : Duplex Nos: 97(P) and 99(P);

West : Road;

Vijaya Finance Motors (P) Ltd.
Sudhir Kr Tiwari
28/12/2007

Baid Kumar Shrivastava
Shardul Singh

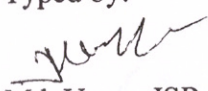
: 11 :

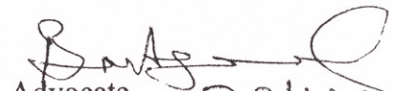
IN WITNESS WHEREOF the Vendor has signed this sale deed at Jamshedpur on the date aforementioned, in the presence of witnesses.

WITNESSES:


- 1) Ramesh Agrawal
28/12/2007
- 2) Anil Kumar
28/12/2007

Drafted, read over, and explained the contents of this sale deed to the Executant/Vendor in Hindi who found and admitted the same to be true and correct.

Typed by:

Md. Umar, JSR Court.


Advocate 28/12/2007

Original and duplicate are same and exact copy of each other and this sale deed has 1457 words.


Advocate
28/12/2007

Sudhir K Tiwari
28/12/2007

:: 12 ::

Binod Kumar Singh
Sharda Singh
(8)

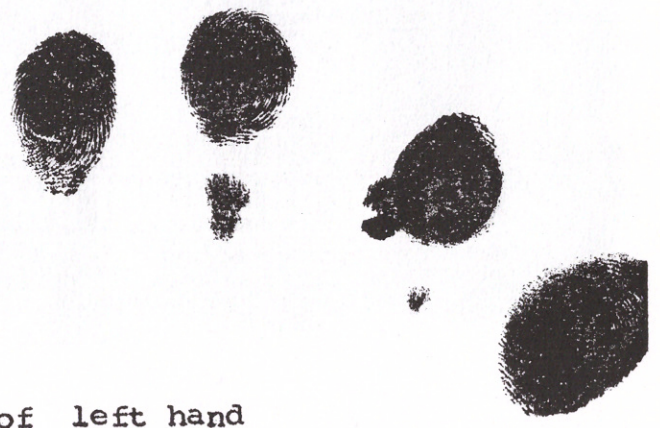
Name of the Purchasers :

MR. BINOD KUMAR SINGH



Binod

Sh -



Mr. A. N. Agarwal

Advocate
Signature and finger prints of left hand
of the purchaser abovenamed.

MRS. SHARDA SINGH



Sharda

Singh



Mr. A. N. Agarwal
Advocate

Signature and finger prints of left hand
of the purchaser abovenamed.

Certified that the finger Print of Left hand
of each person whose Photograph is
affixed in this document have been
obtained by me or before me

Binod

Mr. B. N. Agarwal
Advocate
28/12/2007



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

Token Date/Time: 10/02/2016 11:54:01

| | | | |
|----------------------------|---|---------------------------|---|
| Document Type | Sale Deed | Presenter | Binod Kumar Singh |
| Document Name & Address | 128, Duplex, Vijaya Heritage, 6 & 7th Phase, Uliyan,, Kadma, Jsr | Date of Entry | 10/02/2016 |
| Assessable Doc. Value | 11000000 | DOE | Total Pages 140 |
| Document/Transaction Value | 11000000 | Stamp Value 440000 | Book 1 |
| Document Type | Duplex | Serial No. 0 | CNO/PNO |
| Remarks / Other Details | | Old Serial No. / | |
| Property Details: | | App. ID 40786 | e-Stamp Cert. No. IN-JH022633816726240 |

| Alc/hal | Th.No. | Wrd/Hlk | Mauza | Kh. No. | Plot No | Plot Type | Boundary North | Boundary South | Boundary East | Boundary West | H No | Category | Area | Min. Value |
|------------|--------|---------|--------|---------|---------|-----------|----------------|----------------|--------------------------|---------------|------|----------|--------------|------------|
| JAMSHEDPUR | 1158 | 2 | ULIYAN | 929 New | 26 New | | Duplex No 129 | Duplex No 127 | Duplex'S No 97(P) &99(P) | Colony Road | | U_RES | 4.91 Decimal | 1413834.5 |

Other Property Details:

| Property Type | Th. No. | Wrd | Mauza | Location | Area | Rate | Amount |
|---------------|---------|-----|--------|--|------|--------------|---------|
| RES_DLX_APT | 1158 | 2 | ULIYAN | Duplex No. 128, 6th & 7th phase, Vijaya Heritage, Po+Ps-Kadma, Jsr | 2200 | 3410 Sq. Ft. | 7502000 |

Party Details:

| P Type | Party Name | Father/Husband | Occup. | Relation | Caste | Gender | PAN/F 60 | UID | Mobile | Pres. Address | Perm. Address |
|---------|-------------------|-----------------------|------------------|----------|-------|--------|------------|-----|--------|---|---------------|
| VENDOR | Binod Kumar Singh | Late Lal Gobind Singh | Retd. Govt. Emp. | | | Male | AJAPS5110J | | | 128, Duplex, Vijaya Heritage, 6 & 7th Phase, Uliyan,, Kadma, Jsr | Do |
| VENDOR | Sharda Singh | W/O Binod Kumar Singh | H/W | | | Female | BIGPS6135K | | | 128, Duplex, Vijaya Heritage, 6 & 7th Phase, Uliyan,, Kadma, Jsr | Do |
| VENDEE | Hira Lal Sinha | Late Noni Gopal Sinha | Retd. Govt. Emp. | | | Male | AEQPS4702P | | | Swamy Building, Opp. Ram Mandir, Main Road, Bistupur, Po+Ps-Bistupur, Jsr | Do |
| VENDEE | Jaishree Sinha | W/O Hira Lal Sinha | Business | | | Female | AEIPS9304M | | | Swamy Building, Opp. Ram Mandir, Main Road, Bistupur, Po+Ps-Bistupur, Jsr | Do |
| Witness | G. Maheshwar | G. Vishwanath | Business | | | Male | | | | Bistupur, Po+Ps-Bistupur, Jsr | Do |
| Witness | G. Maheshwar | G. Vishwanath | Business | | | Male | | | | Bistupur, Po+Ps-Bistupur, Jsr | Do |
| Witness | G. Premanand | G. Vishwanath | Business | | | Male | | | | Bistupur, Po+Ps-Bistupur, Jsr | Do |

Details:

| Sl | Description | Amount | CHC | Net Amount |
|----|-------------|--------|------|------------|
| 1 | LL | 2.50 | 0.00 | 2.50 |
| 2 | PH | 0.94 | 0.00 | 0.94 |

Binod Kumar Singh

| | | | |
|----|------------|----------|------------|
| AI | 330,000.00 | 3,300.00 | 333,300.00 |
| GP | 2,100.00 | 0.00 | 2,100.00 |
| | 332,103.44 | 3,300.00 | 335,403.44 |

Balraj Sh.

*Hanif Ahamad
Advocate
10/2/16*

प्रतिष्ठान प्रतिष्ठानों दस्तावेज में अंकित तथ्यों के अनुरूप है।

दस्तावेज लेखक का हस्ताक्षर

प्रस्तुतकर्ता का हस्ताक्षर

प्रतिष्ठान पूर्ण सारांश में इंप्ट फार्म के अनुरूप डाटा इंट्री की गई है।

डाटा इंट्री ऑपरेटर का हस्ताक्षर

① बिनोद कुमार सिंह

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

② शारदा सिंह

जी. महेश्वर

पिता जी. विश्वनाथ

विष्टु पुट

पेशा अवलाम

ने की।

.....
निबंधन पदाधिकरी का हस्ताक्षर



निबंधन विभाग, झारखंड
जमशेदपुर

Token No.6 Token Date: 10/02/2016 11:54:01

Serial/Deed No./Year :587/529/2016

Deed Type: Sale Deed

| NN | Party Details | Photo | Thumb |
|----|---|-------|-------|
| 1 | Binod Kumar Singh Father/Husband Name:Late Lal Gobind Singh (VENDOR) 128, Duplex, Vijaya Heritage, 6 & 7th Phase, Uliyan., Kadma, Jsr | | |
| 2 | Sharda Singh Father/Husband Name:W/O Binod Kumar Singh (VENDOR) 128, Duplex, Vijaya Heritage, 6 & 7th Phase, Uliyan., Kadma, Jsr | | |
| 3 | Hira Lal Sinha Father/Husband Name:Late Noni Gopal Sinha (VENDEE) Swamy Building, Opp. Ram Mandir, Main Road, Bistupur, Po+Ps- Bistupur, Jsr | | |
| 4 | Jaishree Sinha Father/Husband Name:W/O Hira Lal Sinha (VENDEE) Swamy Building, Opp. Ram Mandir, Main Road, Bistupur, Po+Ps- Bistupur, Jsr | | |
| 5 | G. Maheshwar Father/Husband Name:G. Vishwanath (Identifier) Bistupur, Po+Ps- Bistupur, Jsr | | |
| 6 | G. Maheshwar Father/Husband Name:G. Vishwanath (Witness1) Bistupur, Po+Ps- Bistupur, Jsr | | |

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Deed No 587/529
Year 2016
Date 10/02/2016 14:55:41

Registering Officer

Signature of Operator



निबंधन विभाग, झारखंड
जमशेदपुर

Token No.6 Token Date: 10/02/2016 11:54:01

Serial/Deed No./Year :587/529/2016

Deed Type: Sale Deed

| SN | Party Details | Photo | Thumb |
|----|--|--------------------------|--------------------------|
| 7 | G. Premanand Father/Husband Name:G. Vishwanath (Witness2) Bistupur, Po+Ps- Bistupur, Jsr | <input type="checkbox"/> | <input type="checkbox"/> |

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I

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Deed No

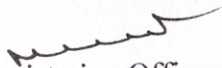
587/529


Year

2016

Date

10/02/2016 14:55:41


Registering Officer


Signature of Operator