

450 Sale value 27,83,778/- (1367) 5533



Attested

Mr. B. R. Agarwal, Advocate

VIJAYA HOME MAKERS (P) LTD  
 Sudhir Kumar Tiwary  
 Authorised Signatory  
 30/7/2008

₹ 1,11,500/- 02DD 724326

**SALE DEED**

Valued Rs. 27,83,778/-

THIS SALE DEED is made on this the 30th day of July 2008 at Jamshedpur : B Y : M/s. VIJAYA HOME MAKERS PRIVATE LIMITED. a Company registered under Indian Companies Act. 1956, having its registered office at 2<sup>nd</sup> 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

fees chargeable

AG 2783778

LHQ - 2250

PFES - 0.94

30/7

For 1<sup>st</sup> Floor construction application to JNAC  
 Ajit Kumar Rai Vardana Rai



VIJAYA HOME MAKERS (P)  
Sudhir Kr Tiwari  
Authorised Sign  
20/12/2008

02DD 724327  
*[Handwritten signature]*

: 2 :

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. AJIT KUMAR RAI Son of Mr. Ram Ekbal Rai a n d 2) MRS. VANDANA RAI Wife of Mr. Ajit Kumar Rai, both by faith Hindu, by Nationality Indian, by occupation Service and House-wife respectively, residents of Bungalow No: 4, Vijaya Gardens, Baridih, within P. S. Birsanagar, Town Jamshepur, 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 ;

For 1st Floor Construction application to JNAE  
Ajit kr Rai                      Vandana Rai



VIJAYA HOME MAKERS (P)  
Sudhir K Tiwary  
Author's signature  
30/7/2008

02DD 724328

: 3 :

**WITNESSETH AS FOLLOWS:**

Whereas the lands in Mouza Murakati, Thana No: 1199, in Survey Ward No : 17 JNAC, Under Khata Nos: 40 and other Khatas, being New Plot Nos: 103, 104 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 GARDENS", Which Consists of Flats, Bungalow, etc. etc.; A n d

Ajit K. Rai

Vandana Rai



VIJAYA HOME MAKERS (P) LTD

Sudhir Kr Tiwary  
Authorised Signatory  
20/2/2008

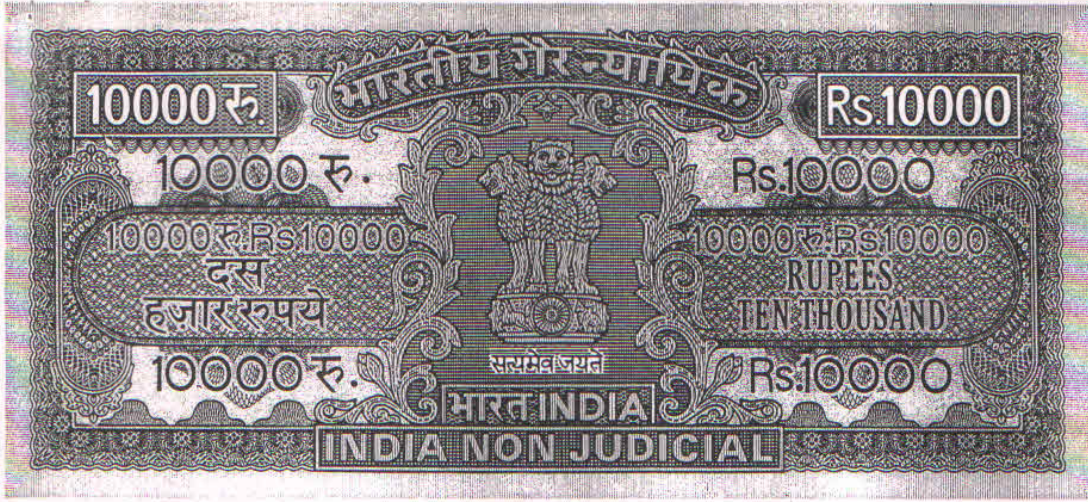
02DD 724329

: 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; A n d

Whereas While the purchasers approached the vendor to purchase a Bungalow No: 04, having super built up area 1670 Sq. ft., alongwith 3216 Sq. ft. of land being Portion of New Plot No: 103, under Khata No: 40, in Mouza Murakati, Survey Ward No: 17 JNAC, situated at Vijaya Gardens, Baridih, within P. S. Birsanagar, Town Jamshedpur, Dist. East Singhbhum, more fully described in the schedule below; A n d

Gjit kr. Bas Vandana Rai



VIJAYA HOME MORTGAGE LTD  
Sudhir K. Tiwari  
Authorized Signatory  
30/7/2008

03AA 808662

: 5 :

Whereas the Purchasers and the Vendor both have entered into an Agreement for sale on 04.03.2006, with respect to the aforesaid Bungalow No. 04, situated at Vijaya Gardens, Baridih, Jamshedpur, more Particularly described in the schedule below; A n d

Whereas the Vendor has agreed to sell the residential Bungalow No. 04, having super built up area 1670 Sq. ft. together with 3216 Sq. ft. of land, situated at Vijaya Gardens, Baridih, Jamshedpur, more fully described in the schedule below, to the Purchasers, on the following terms and conditions ::

**NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-**

Ajit K. Das

Vandana Rai

1000Rs.



VIJAYA HOME MAKERS

Sudhir K. Tiwari  
30/7/2008 Authorised Signatory

: 6 :

1) That in Pursuance of the promise of the Purchasers to comply with the above agreement and in consideration of a sum of Rs. 27,83,778/- (Rupees Twenty Seven Lakhs Eighty Three Thousand Seven Hundred Seventy Eight only) already paid by the purchasers to the Vendor, for the aforesaid residential Bungalow No: 04, having super built up area 1670 Sq. ft. along with 3216 Sq. ft. of land, at Vijaya Gardens, Baridih, 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 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 here-before enjoyed in respect of the schedule below property.

Gjil. Mr. Rao

Vandana Rai

500RS.



VIJAYA HOME MAKERS (P)  
Sudhakar Tiwari  
Authorized Sign  
30/1/2008

: 7 :

- 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.
- 4) That the purchasers shall now and always have the right to use and enjoy alongwith the purchasers of the other residential Bungalow etc. the common passages, easements, roads, alleys, pavements, approaches and all other common amenities or particular facilities provided for the said residential Bungalow and the purchasers shall be entitled to use sewers, drains, water sources, electrical power installed for the said residential Bungalow or any part thereof in common with the purchasers of the other residential Bungalow and will bear proportionate or direct cost and expenses of maintenance and repairs of all amenities, facilities as are necessary or as may

Atit Mr. Rao Vandana Rai

: 8 :

VIJAYA HOME MAKERS (I)  
Sudhir Kr Tiwari  
Authorised Signatory  
30/7/2008

be necessary for beneficial enjoyment of the same by the Owners/ Dwellers/Occupants of different Bungalow/Flats/ Personal Floors within Vijaya Gardens, Baridih, Jamshedpur.

5) That from this day the purchasers shall be entitled to exclusively use and possess the said residential Bungalow along with the land appertaining to it, but shall not have any right, title, interest on the other part of Vijaya Gardens, Baridih, Jamshedpur.

**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 Bungalow ..

e) that the purchasers shall at liberty to make First floor over the roof of the Ground floor of the said bungalow, as per approved plan granted by JNAC, as well as any authorities are in time being in force and for which the Vendor has no objection

f) 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.

g) 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 the purchasers, in respect of the residential Bungalow No. 04, at Vijaya Gardens, Baridih, Jamshedpur, at the cost of the purchasers.

*Sudhir Kr Tiwari* Vardana Rai



VIJAYA HOME MAKERS (P) LTD.

Sudhir Kr Tiwari

Authorised Signatory

30/7/2008

: 9 :

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 Bungalow No: 04, having super built up area 1670 Sq. ft. ( 155.15 Sq. Meter) along with 3216 Sq. ft.( 298.77 Sq. Meter ) Approx. of land in Portion of Present Survey Plot No: 103, corresponding to Portion of R. S. Plot No: 4205 under New Khata No: 40, corresponding to R. S. Khata No: 6, in Mouza Murakati, Survey Ward No. 17 JNAC, Thana No: 1199, situated at Vijaya Gardens, Baridih within P. S. Birsanagar, Town Jamshedpur, Dist. Sub-registry office at Jamshedpur, District East Singhbhum, which is bounded as follows:-

North : Bungalow No: 15 ;

South : Road ;

East : Lawn then Bungalow No: 05 ;

West : Bungalow No: 03 ;

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

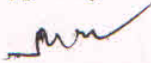
WITNESSES:

1) Ramesh Agrawal  
30/7/2008

2) D. B. Agrawal  
30/7/2008

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

30.7.2008

Gjit kr. Das Vardan Rai

VIJAYA HOME PACKERS (P) LTD

Sudhir Kr Tiwary

Authorised Signatory

30/7/2008

: 10 :

NAME OF THE PURCHASERS:

MR. AJIT KUMAR RAI.



Attested  
Mr. B. N. Agarwal  
Advocate



*Ajit Kumar Rai*

Signature and left hand finger prints of the purchaser.

MRS. VANDANA RAI.



Attested  
Mr. B. N. Agarwal  
Advocate



*Vandana Rai*

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

Signature and left hand finger prints of the purchaser.

Attested  
Mr. B. N. Agarwal  
Advocate

*For 1st Floor construction applica dis...*

*Ajit Kumar Rai Vandana Rai*

*30.7.2008*



निबंधन विभाग, झांखंड  
जमशेदपुर

Token No.145 Token Date: 30/07/2008 19:03:57

Serial/Deed No./Year :6480/5533/2008

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	<b>M/S Vijaya Home Makers Pvt.Ltd(Sudhir Kr.Tiwary)</b> Father/Husband Name:Kashinath Tiwary (VENDOR) bagbera govt. colony, block no. 3/2/3, road no. 1, ps. bagbera, jsr		
2	<b>Mr. Ajit Kr. Rai</b> Father/Husband Name:Mr. Ram Ekbar Rai (VENDEE) bungalow no. 4, vijaya's garden , baridih,ps. birsanagar,jsr	<input type="checkbox"/>	<input type="checkbox"/>
3	<b>Mrs. Vandana Rai</b> Father/Husband Name:Mr. Ajit Kr. Rai (VENDEE) Bungalow No. 4, Vijaya'S Garden , Baridih,Ps. Birsanagar,Jsr	<input type="checkbox"/>	<input type="checkbox"/>
4	<b>Ramesh Agarwal</b> Father/Husband Name:Late Babulal Agarwal (Identifier) 196,kashidih,sakchi,jsr		
5	<b>Ramesh Agarwal</b> Father/Husband Name:Late Babulal Agarwal (Witness1) 196,Kashidih,Sakchi,Jsr	<input type="checkbox"/>	<input type="checkbox"/>
6	<b>Dinbandhu Agarwal</b> Father/Husband Name:Late R.K.Agarwal (Witness2) 196,Kashidih,Sakchi,Jsr	<input type="checkbox"/>	<input type="checkbox"/>

Book No. I  
Volume 233  
Page 27 To 50  
Deed No 6480/5533  
Year 2008  
Date 30/07/2008 20:45:42

District Sub Registrar

*30/7/08*  
*Ajit kr Rai Vandana Rai*

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

Token No: 145

Token Date/Time: 30/07/2008 19:03:57

Document Type	Sale Deed	Presenter	Mr. Sudhir Kr. Tiwary
Presenter Name & Address	Bagbera Govt. Colony, Block No. 3/2/3, Road No. 1, Ps. Bagbera, Jsr		
Date of Entry	30/07/2008	DCE	Total Pages 24
Document Value	2783778	Stamp Value	111500
Special Type		Serial No.	C
Remarks / Other Details	Bungalow		CNO/PNO

## Property Details:

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area
JAMSHEDPUR	1199	17	MUDAKATI	40	103			H_HOLD	0 Decimal

## Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
PAKKA MAKAN	1199		MUDAKATI	Bungalow No. 4, Vijaya'S Garden, Baridih, Ps. Birsanagar, Jsr (Built Up Area Along With Area 3216 Sq Ft)	1670	750 Sq. Ft.	1252500

## Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/IF 60	Address
1	VENDOR	M/S Vijaya Home Makers Pvt.Ltd(Sudhir Kr Tiwary)	Kashinath Tiwary	Service	Other		bagbera govt. colony, block no 3/2/3 road no. 1, ps. bagbera, jsr
2	VENDEE	Mr. Ajit Kr. Rai	Mr. Ram Ekbar Rai	Service	Other		bungalow no. 4, vijaya's garden baridih, ps. birsanagar, jsr
3	VENDEE	Mrs. Vandana Rai	Mr. Ajit Kr. Rai	House wife	Other		Bungalow No. 4, Vijaya'S Garden, Baridih, Ps. Birsanagar, Jsr
4	Identifier	Ramesh Agarwal	Late Babulal Agarwal	Business	Other		196, kashidih, sakchi, jsr
5	Witness1	Ramesh Agarwal	Late Babulal Agarwal	Business	Other		196, Kashidih, Sakchi, Jsr
6	Witness2	Dinbandhu Agarwal	Late R.K. Agarwal	Business	Other		196, Kashidih, Sakchi, Jsr

## Fee Details:

SN	Description	Amount
1	LL	2.50
2	P	0.94
3	A1	27,837.78
4	SP	360.00
Total		28,201.22

Sudhir Kr Tiwary

उपर्युक्त प्रविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

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

सुधीर कृ. तिवारी

निबंधन पूर्व सारांश का हस्ताक्षर

डाटा इंट्री ऑफिस का हस्ताक्षर

उपर्युक्त ..... ने इस दस्तावेज के निष्पादन को गैर सभक्ष

स्वीकार किया

जिसकी

पहचान

निवासी

रमेश अजयवाल

सुधीर कृ. तिवारी

पिता

जमशेदपुर

निबंधन पूर्व सारांश का हस्ताक्षर

for 1st floor construction application

to JNAE

<http://172.16.22.55/jars/reg/prndetails.aspx?decdid=11246>

7/30/2008

Ajit kr Rai Vandana Rai



# राजस्व, निबंधन एवं भूमि सुधार विभाग

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पंजी II विवरण

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विवरण

भाग वर्तमान	: 50	पृष्ठ संख्या	: 34
जिला का नाम	: पूर्वी सिंहभूम	अनुमंडल नाम	: धालभूम
अंचल का नाम	: जमशेदपुर	हलका का नाम	: हल्का-8
मौजा का नाम	: मुराकाटी	होल्लिंग संख्या	: 6/ABC
थाना नाम	: घाटशिला	थाना नंबर	: 1199
तौजी संख्या	:	इस्टेट का नाम	: JHARKHAND
खाता का प्रकार	: रैयती		
रैयत का नाम	:	रैयत का नाम	जाति निवासी
	क्रम सं.		
	1.	अजीत कुमार राय पिता - राम इकबाल राय	बारीडीह
	2.	वंदना राय पति - अजीत कुमार राय	बारीडीह

\*NOTE: यहाँ नीचे आपके भुगतान का विवरण दिया गया है। अगर लगान रसीद अभी तक अप्राप्त है तो कृपया भुगतान की स्थिति देखें विकल्प पर क्लिक करें, भुगतान स्थिति पुनः जाँच लें। पश्चात लगान रसीद प्राप्त हो जाएगा।

क्रमांक	भुगतान संख्या (Depositor ID)	रसीद संख्या (Transaction ID)	वर्ष से	वर्ष तक	भुगतान तिथि	कुल	भुगतान की स्थिति
1	LR0000758466284	0758466284	2021-2022	2021-2022	8/17/2021 1:13:40 PM	181.30	SUCCESS

*For 1st floor build*  
*ajit ko lai*  
*Vandana Rai*

## पिछले भुगतान का विवरण

क्रमांक	रसीद संख्या	वर्ष से	वर्ष तक	भुगतान तिथि	कुल	देखे
1	0465528941	2010-2011	2020-2021	02-26-2021	1994.3	देखे
2	0758466284	2021-2022	2021-2022	08-17-2021	181.3	देखे

Ajit Mr. Rai

Vandana Rai