



COLL TO THE TANK

Rita Chaulla

2

Both by faith Hindu, by Caste Kayastha, by Nationality Indians, both residents of Duplex No.129, Vijaya's Heritage, Anil Sur Path, Uliyan, Kadma, within P.O. & P.S. Kadma, town Jamshedpur, District Singhbhum East, in the State of Jharkhand, hereinafter referred to as the **SELLERS** (which expression shall unless excluded by or repugnant to the context, mean and include their legal heirs and successors, legal representatives, successors-in-office, executors, administrators, nominees and assigns) of the **ONE PART**;





#### TO AND IN FAVOUR OF

- (1) SMT. JAISHREE SINHA, wife of Sri Hira Lal Sinha, and
- (2) MR. HIRA LAL SINHA, S/o Late Sri. Noni Gopal Sinha, both by faith Hindu, by caste Kayastha, by occupation business and service, respectively, both Indian Nationals, both residents of Swamy Building, Main Road, P.S. Bistupur, Town Jamshedpur-831001, Dist. East Singhbhum, hereinafter called the "PURCHASERS /



Rilà Chousla

4

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. of Jaishree Sinha – AEIPS9304M PAN NO. of HiraLal Sinha – AEQPS4702P

NATURE OF DEED

SALE DEED





5

### **CONSIDERATION MONEY:**

Rs.64,50,000.00 (Rupees Sixty Four Lakhs Flfty Thousand) only.

WHEREAS, the above named Vendors/Sellers are the absolute and lawful owners of a Residential Duplex No.129, having super built up area 2200 Sq.ft. along with 2145 Sq.ft. of land, in Portion of New Plot No.26, under New Khata No.929, in Mouza Uliyan, Survey Ward No.2, JNAC, Thana No.1158, situated at Vijaya's Heritage, Uliyan, within





6

P.S. Kadma, Town Jamshedpur, District Sub-Registry office at Jamshedpur, District East Singhbhum, more fully described in the Schedule below, which the Vendors/Sellers have jointly purchased for a valuable consideration amount, by means of a Registered Sale Deed bearing Deed No.992 (Sl. No.1107), dated 08.02.2007 from M/s Vijaya Home Makers Pvt. Ltd., having its registered office at 2<sup>nd</sup> floor, Gajraj Mansion, Diagonal Road, Bistupur, Jamshedpur, represented by its Manager Accounts Sri Sudhir Kumar

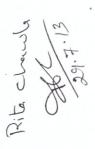


Rita Chamble

7

Tiwary Son of Sri Kashinath Tiwary, Registered at District Sub-Registry office at Jamshedpur and since the date of its purchase, the Venders Sellers are in peaceful physical possession and occupation over the said property without any let, hindrance or disturbances from any corner and are the bonafide owners thereof by exercising all acts of ownership thereto;





8

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

AND WHEREAS the VENDORS / SELLERS are the exclusive owners of the property more fully described in Schedule-A hereunder and VENDORS / SELLERS have absolute right to dispose of the same in the manner as they wish;





9

AND WHEREAS, now being in urgent need of money, the VENDORS / SELLERS above named proposed to sell their property more fully described in Schedule below for a total consideration amount of Rs. 64,50,000/- (Rupees Sixty four lakhs Fifty thousand) only and the Purchasers have agreed to purchase the same for the said price.





10

#### NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

1. That in pursuance of the above agreement and in consideration of the said sum of Rs. 64,50,000/-(Rupees Sixty four lakhs Fifty thousand) only paid by the Purchasers to the VENDORS / SELLERS, the receipt of which sum the VENDORS / SELLERS do hereby admit and acknowledge as full, final and highest consideration of the Schedule below property, the





11

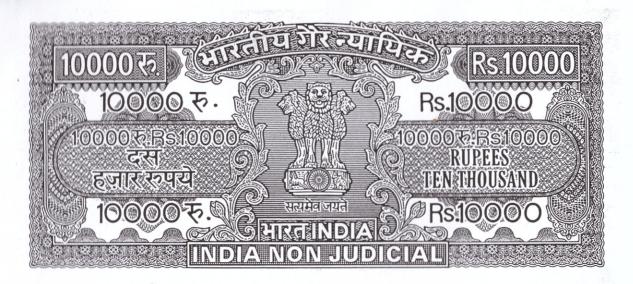
VENDORS / SELLERS by these presents do hereby ABSOLUTELY AND FOR-EVER SELL, CONVEY all that property described in the Schedule below in favour of the Purchasers by this Deed of Sale TO HAVE AND TO HOLD the same unto the Purchasers their legal heirs, successors together with all right, title, interest and possession without any interruption from the side of the VENDORS / SELLERS or any person claiming under them.





12

2. That after receipt of the total consideration amount as aforesaid from the Purchasers for the Schedule below property, the VENDORS / SELLERS have handed over/delivered physical possession of the Schedule below property along with all the documents of title pertaining to the said property in favour of 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 of the same by way





of sale, gift, mortgage or any other way whatsoever in the manner they like and the Purchasers shall be at liberty to get their names mutated in the office of the landlord and pay rent for the same in their own names. The Sellers hereby declare that apart from them, there are no other legal claimants of the Schedule below property and they are legally entitled to sell the same in favour of the Purchasers. And that the said property as per Schedule below is free from all encumbrances, whatsoever.

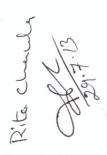




14

3. That from this day all the right, title, interest and possession of the VENDORS/ SELLERS in the Schedule below property will cease to exist and will vest unto the Purchasers. The property hereby conveyed by this Deed of Sale is free from all encumbrances, charges, liens, lis pen-dens, attachments, etc., whatsoever and prior to this Deed of Sale, the VENDORS / SELLERS have not charged or transferred or encumbered the Schedule below property in any way to anyone else, and if for any defect of right, title, interest or possession of the





15

VENDORS / SELLERS in the Schedule below property, the Purchasers suffer any loss in future, then the VENDORS / SELLERS shall be liable to compensate such loses of the Purchasers in full.

4. That the Purchasers shall now and always have the right to use and enjoy along with the Purchasers of the other residential duplex etc., the common passages, easements, roads, alleys, pavements, approaches and all other common amenities or particular facilities





16

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 /



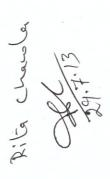


17

Dwellers/Occupants of different Duplex/Flats/Personal Floors within Vijaya's Heritage, Uliya, Jamshedpur.

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





18

6. That the Purchasers shall not encroach upon the rights and privileges of the other occupants of different Duplex/Flats/ Personal floor of VIJAYA'S HERITAGE, Uliyan, Kadma, Jamshedpur, and shall pay in due time all the applicable Municipal Charges, if any, Charges for energy, water, sewerage, garbage cleaning, security guard, general cleaning & maintenance of the complex and services to the Duplex in common to the society/association of Duplex/flat/ personal floor owners and the Purchasers agree to abide by the rules and





19

regulations as framed for the occupants of housing Complex.

7. That, the Purchase's shall now and always have the right to enjoy and use along with the other Purchasers of other residential units, the common passages, easement, roads, alleys, pavements, approaches and other common amenities or particular facilities, provided in the said 'Vijaya's Heritage', Uliyan, Kadma, P.O. & P.S. Kadma, Jamshedpur.

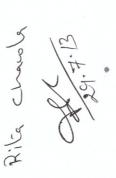




20

- 8. That the Purchasers shall never claim any right over the common areas of the housing complex and further that they shall never use the same in a manner which are not likely to disturb the other occupants of the building complex.
- That the Purchasers shall not demolish or cause to be demolished any part of the Schedule below Duplex and shall not be entitled to make any construction on the



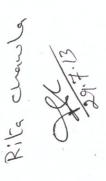


21

vacant land of the said Duplex No.129, Vijaya's Heritage, Uliyan, Kadma, Jamshedpur.

10. That it has been mutually agreed between the parties that the Purchasers shall hence forth be liable for the maintenance charges etc. for the property described in the Schedule below.





22

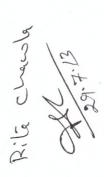
11. That today the **VENDORS** / **SELLERS** have handed over and delivered all relevant document/s with respect to the schedule below property to the Purchasers.



(Description of the property hereby Sold)

A Residential **Duplex No.129**, having **super built up area 2200 Sq.ft**. along with **2145 Sq.ft**. **of land**, in Portion of New Plot No.26, under New Khata No.929, in Mouza Uliyan,





23

Survey Ward No.2, JNAC, Thana No.1158, situated at Vijaya's Heritage, Uliyan, within P.S. Kadma, Town Jamshedpur, District Sub-Registry office at Jamshedpur, District East Singhbhum,

## Which is bounded by:

On the North:

Duplex No.130,

On the South:

Duplex No.128,

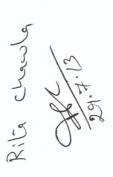
On the East:

Duplex nos.99(P) & 101(P);

On the West:

Road.



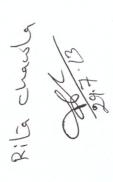


24

Annual ground rent payable to the landlord, the State of Jharkhand, through the C.O., Jamshedpur and other proportionate charges are payable to the Complex authorities/Society.

The Photocopies of the Sanctioned Building Plan and the Building Permit No.25828 dated 15.03.2002, issued from JNAC, Jamshedpur, have been handed over to the Purchasers by the **VENDORS / SELLERS**.





25

## **MODE OF PAYMENT**

(the Purchasers have paid the aforesaid total consideration amount of Rs.64,50,000/- only, to the Selfers, herein below mentioned)

Cheque / Pay Order I	<u>Dated</u> No	Amount (Rs.)	<u>Drawn on</u>
10077371	26-06-13	5,00,000.00	The Federal Bank Ltd., Jsr.
222854	06-07-13	10,00,000.00	State Bank of India, Jsr.
058520	08-07-13	20,00,000.00	The Federal Bank Ltd., Jsr.



Rila Chaule

26

Cheque / Pay Order	<u>Dated</u> No	Amount (Rs.)	<u>Drawn on</u>
10077373	23-07-13	4,50,000.00	The Federal Bank Ltd., Jsr.
883091	29.07.13 -	12,50,000.00	The Federal Bank Ltd., Jsr.
883092	29.07.13	12,50,000.00	The Federal Bank Ltd., Jsr.
	Total:	Rs.64,50,000.00	



झारखण्ड JHARKHAND

366417

IN WITNESS WHEREOF the Sellers have hereunto signed at Jams edpur on the day, month and year first above mentioned at Jamshedpur, in presence of

WITNESSES:

1. Janeth Sahu

1. Janeth Sahu

Voligen Kardmage

2. Pintu Bagti Slo S. k. Bugti

Dimna Road mango

Ter



झारखण्ड JHARKHAND

366418

Signal alia Signa

Read over and explained the contents of this Deed to the Sellers and they have admitted all the contents to be true and correct.

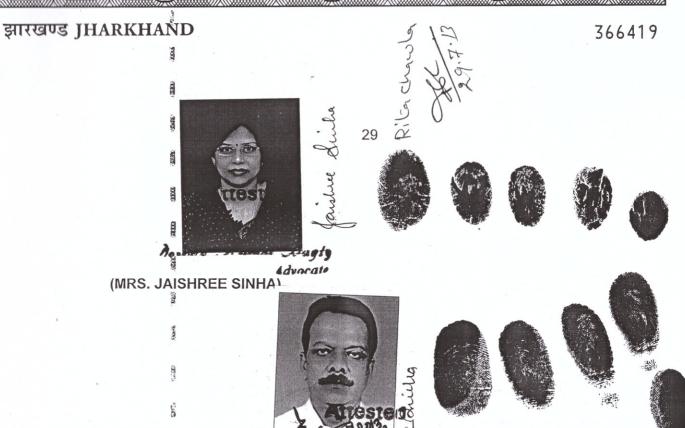
Deefau Kumar Bagty. Advocate
29.07.2013

Typed by:

Drafted by:

Advocate, Jamshedpur





(MR. HIRA LAL SINHA)

Signature of Purchasers with Photograph and fingerprints.

Certified that the fingerprints of the left hand of each person, whose photograph is affixed in the document, have been obtained by me or before me.

Advocate

# Form No. 8 Jamshedpur Notified Area Committee

7. 7. 2.00. als Vijaye theme claker put std dother RS. plotno. 1184(P), 1216(P), 1209 and 1206(P) Khata No. 35, 4 and 20, Kadma, Uliyan, phase VI With reference to your notice deted 8-7-2003 respecting a) the proction of a new stoned building. 2.18- Block Dupley 20.5 Unit. 2. C-Block-1Unib(6+4) Storled new cost to existing building. di 4-B Block 10mit (6+4) storied alteration in your existing building. 5. E'- Block 30 mit (6,+4) storied 6 - 161 Ho. parking \_ ( size o'x 15 ench) or R. s. plot 40. 1184(P), 1216(P), 1209 and 1206(P)

Whole 40 35, 4 & 20, Kedne Uliyan phase Ti yer.

I heraby under section 188 of the Bihar & Orissa Municipal Act 1922 and the tive-laws made under section 195 of the said Act, sanction the work covered by such

nation subject to the following conditions.
I Resemble to the alexander of subject to the above the from local a sweame outhorby a pine longade.

1. The work should be completed within 12 (westlis) months from the see hereof. Then we'te will have to be arranged At your our Cost

2. The work should be partied out in accordance with

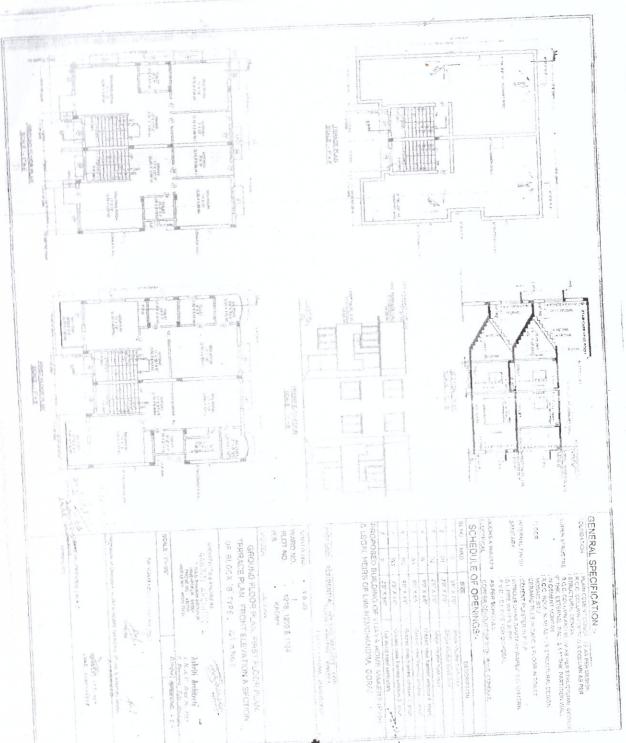
assent and do recard as consciled.

The movisions of the Act and the bye-laws made there-under must be fully

complied with in every respect.

Vice-Chairman

JAMSHEDPUR NOTIFIED AREA COMMITTEE



A Charle

VUILLYW INDITION I JENER.

Znd Picer, Gapaj Mansion, Bistopin, Jamshedper - 8316-01, Ph., 665/2426691, Intelax - 065/24222700



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BUARD OF DIRECTORS OF M/S VLAYA HOMES PRIVATE LIMITED, HELD VT ITS ADMINISTRATIVE OFFICE AT 2<sup>ND</sup> FLOOR, GAJRAJ MANSION, DIAGONAL ROAD, BISTUPUR, JAMSHEDPUR - 83°001 ON TUSEDAY, THE 2<sup>ND</sup> AUGUST 2011 AT 11.30 A.M.

RESOLVED that Mr Sudhu Kumar Tiwary S/o Mr. Kashinath Tiwary, Executive of the Company be & is hereby authorised and empowered to sign, present and execute the Sale Deeds in Favour of the purchasers of different Flat, Duplex, Bungalow, Shop, Office, Plot, Car / Scooter Parking etc. (for which entire consideration has already been received by the Company) in the different projects of the Company on behalf of the Company and register the same in the Dist. Sub. Registry Office Jarashedpar and to do all other acts, deeds, things etc. which may be necessary in this regard.

"RESOLVED FURTHER that wherever necessary a copy / copies of the foregoing resolution duty certified to be true by a Director of the Company be furnished to the concerned authority as the case may be."

Topulation with a transaction of the second control of the second of the

Certified to be true

For Vijaya Homes Pvt 11d.

(Directof)



## निबंधन विभाग, झारखंड जमशेदप्र

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 34

Sale Deed

Token Date/Time: 29/07/2013 13:55:32

Document Type Presenter' Name & Address

Presenter Rita Chawla R D - 129, Vijaya Heritage, Anil Sur Path, Uliyan, P.S -

Date of Entry 29/07/2013

834700

Document Value

Stampable Doc. Value

Kadma, Jsr 6450000 6450000

DOE

**Total Pages** 

Stamp Value 258000

80

4.91 Decimal

Special Type

Remarks / Other Details

Flat

Serial No. Old Serial No. / Book CNO/PNO

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Catagoni		Tank di
JAMSHEDPUR	1158	2				1 lot Type			Area	Min. Value
	1100	-	OLITAN	929 N	26 N			U_RES	4.91 Decimal	834700

Property Type	Th. No.	Wrd	Mauza	Location	Ι Δ		
					Area	Rate	Amount
U_RES_DLX_APT	1158	2	ULIYAN	R D - 129, 6th & 7th Phase , Vijaya Heritage, Anil Sur Path, Uliyan, P.S -	2200	2550 Sq. Ft.	5610000

SN	P Type	Party Name	Fedham/Hard			PAN/F		
	Туре	rarty Name	Father/Husband	Occup.	Caste	60	UID	Address
1	VENDOR	Rita Chawla	Mangi Lal Chawla	H/W	General	Aadpc3557b		R D - 129, vijaya heritage, anil sur path, uliyan, p.s - kadma, js
2	VENDOR	Mangi Lal Chawla	K.L.Chawla	Business	General	Aadpc2556a		R D - 129, Vijaya Heritage, Anil Sur Path, Uliyan, P.S - Kadma, Jsr
3	VENDEE	Jaishree Sinha	Hiralal Sinha	Business	General	Aeips9304m		swamy building, main road, bistupur, jsr
4		Hira Lal Sinha	Noni Gopal Sinha	Service	General	Aeqps4702p		Swamy Building, Main Road, Bistupur, Jsr
	Identifier	Ganesh Sahu	Sarbeswar Sahu	Business	General			uliyan kadma, jsr
6	Witness1	Ganesh Sahu	Sarbeswar Sahu	Business				
7	Witness2	Pintu Bagty	S.K.Bagty	Business				Uliyan Kadma, Jsr dimna road, mango, jsr

SN	Description	Amount
1	LL	2.50
2	PR	0.94
3	A1	193,500.00
4	SP	1,200.00
Td		194,703.44

Rita chands

उपरयुक्त प्रविष्टियां दस्तावेज	मे	अकित	तथ्यो	के	अन्रूप	है	
--------------------------------	----	------	-------	----	--------	----	--

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

(D)रीता चावला

............ हे इस दस्तावेज के निष्पादन को मेरे समक्ष

उपरयुक्त मांगी लाल न्यावला

पहचान गणेश साह

जिसकी

निवासी उलियान

निबंधन पदाधिकरी का हस्ताक्षर



# निबंधन विभाग, झारखंड जमशेदपुर

Token No.34 Token Date: 29/07/2013 13:55:32

Serial/Deed No./Year :4883/3717/2013

Deed Type: Sale Deed

N.	Party Details	Photo	Thumb
1	Rita Chawla Father/Husband Name:Mangi Lal Chawla (VENDOR) R D - 129, vijaya heritage, anil sur path, uliyan, p.s - kadma, jsr		
2	Mangi Lal Chawla Father/Husband Name:K.L.Chawla (VENDOR) R D - 129, Vijaya Heritage, Anil Sur Path, Uliyan, P.S - Kadma, Jsr		
3	Jaishree Sinha Father/Husband Name:Hiralal Sinha (VENDEE) swamy building, main road, bistupur, jsr		
4	Hira Lal Sinha Father/Husband Name:Noni Gopal Sinha (VENDEE) Swamy Building, Main Road, Bistupur, Jsr		
5	Ganesh Sahu Father/Husband Name:Sarbeswar Sahu (Identifier) uliyan kadma, jsr		— Marie Mari
6	Ganesh Sahu Eather/Husband Name:Sarbeswar Sahu (Witness1) Uliyan Kadma, Jsr	X	×

 Book No.
 I

 Volume
 169

 Page
 143
 To 222

 Deed No
 4883/3717

 Year
 2013

 Date
 29/07/2013 17:25:37

 District Sub Registrar

Signature of Operator



निबंधन विभाग, झारखंड जमशेदपुर Serial/Deed No./Year :4883/3717/2013 Deed Type: Sale Deed

Party Details	Photo	Thumb
7 Pintu Bagty Father/Husband Name:S.K.Bagty (Witness2) dimna road, mango, jsr	· ×	×

Book No.	I
Volume	169
Page	143 To 222
Deed No	4883/3717 .
Year	2013
Date	29/07/2013 17:25:37

District Sub Registrar

Signature of Operator