

5626 Sale value 3265275/- ¹⁸²⁷ - Bistupur 4752



ATTESTED

Sach

VIJAYA HOME MAKERS PVT. LTD.
Sudhir K Tiwary
Authorised Signatory

02DD 727519



Stamp 13/08/2009

SALE DEED

Valued at Rs.32,65,275/-

33

THIS SALE DEED is made on this the *22nd* day of *July*, 2009, at Jamshedpur

BY

Res chargeable

M/S VIJAYA HOME MAKERS PVT. LTD., a Company Registered under Indian Companies Act 1956, having its Head Office at 2nd Floor, Gajraj Mansion, Diagonal Road, Bistupur, Jamshedpur, represented by Manager Accounts, Mr. SUDHIR KUMAR TIWARY Son of Sri Kashinath Tiwary, By Faith :- Hindu, By

AP 3265275
22/07
0294

[Signature]
27/2



02DD 727520

VIJAYA HOME MAKERS (P) LTD.

Sudhir K. Tiwari

Authorized Signatory

27/7/09

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



02DD 727521

VIJAYA HOME MAKERS (P) LTD.

Sudhir Kr Tiwari
Authorised Signatory
07/11/09

1)MR. MANISH KUMAR S/o Late S. N. P. Verma
2)MRS. SMRITI VERMA W/o Mr. Manish Kumar Both By
faith:- Hindu, by nationality :- Indian, Both by Occupation:-
Business , residents of Bungalow No- 26, Vijaya Gardens, Baridih,
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;



02DD 727522

VIJAYA HOME MAKERS (P) LTD.

Sudhvir K. Tiwari
Authorized Signatory
22/7/09

WITNESSETH AS FOLLOWS:-

WHEREAS the lands in Mouza: - Murakati, Thana no: - 1199, in Survey Ward no-17, J.N.A.C, Recorded Under Khata no- 24 being plot no- 214 / 210 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.



VIJAYA HOME MIXERS (P) LTD.

Sudhy Kr Tiwari
Authorised Signatory
07/11/20

02DD 727523

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 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.



VIJAYA HOME MAKERS (P) LTD.

Sudhir Kr Tiwari
 Authorised Signatory
 27/3/09

AND WHEREAS, the purchasers approached the Vendor to purchase a Bungalow No -26 having super built-up area 1690 sqft., alongwith 3551 sqft of land being Portion of New Plot No- 76 &80 and R. S. Plot No- 4111 & 4114, under New Khata No- 15 & 13 and R. S. Khata No- 4 & 3 , 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.



VIJAYA HOME INVESTORS (P) LTD.

Sudhir K. Tiwary
Authorized Signatory
27/2/06

AND WHEREAS, the purchasers and the Vendor both have entered into an Agreement for Sale on 12 / 02 / 2006 with respect to the aforesaid Bungalow No-26, situated at Vijaya Gardens, Baridih, Jamshedpur, morefully described in the schedule below.

AND WHEREAS, the Vendor has agreed to Sell the Residential Bungalow No-26, having super Built-up Area 1690 sqft, together with 3551 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.

VIJAYA HOME HYCES (P) LTD.

Sudhir Kr Tiwari
with special Signatory
S.H.K.E

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

- 1) That in pursuance to the aforesaid Agreement dated 12 /02/ 2006 and in consideration of a sum of Rs. 32, 65, 275/- (Rupees Thirty Two Lakh Sixty Five Thousand Two Hundred Seventy Five) only, already paid by the purchaser to the Vendor, for the aforesaid residential Bungalow No-26, having super built up area, 1690 sq ft., along with 3551 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 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.
- 2) That the Vendor is completely divested of all his / its rights, title, interest in the schedule below property and henceforth

VIJAYA . DHE . I . C . E . S . P . , L . T . D .

Sudbir Kr Tiwary
Auth. & Signatory
27/11/09

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 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 and

VIJAYA : ONE MACE (S.P.) LTD.

Sudhir K. Tiwari
-with his Signature
S.K.H.K.

portico, 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 , 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 .
- v) that the purchasers shall be at liberty to make first floor over the roof of the ground floor of the said bungalow as per approved plan granted by J.N.A.C. as well as any authority are in time being in force and for which the vendor has no objection.

VIJAYA HOME MIXED P, LTD.

Sudbir Kr Tiwari
-with his Signatory
27/7/09

- vi) 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.
- vii) 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 property morefully described in the schedule below, to the Purchasers.

SCHEDULE

All that residential Bungalow No-26 , having super built-up area 1690 sq ft. or 157 sq mtr., along with 3551 sq ft. or 329.90 sq mtr., of land in new plot No-76 (Seventy Sixty) & 80(Eighty) and R.S.Plot No- 4111(Four Thousand One Hundred Eleven) & 4114(Four Thousand One Hundred Fourteen), recorded under New Khata no-15(Fifteen) & 13(Thirteen) and R. S. Khata No-4(Four) & 3(Three), in Mauza :- Murakati, Survey Ward No- 17, J.N.A.C. Thana No- 1199,

VIJAYA HOME BUYERS (P) LTD.
Sudhir Kr Tiwari
Authorised Signatory
27/1/09

situated at Vijaya Gardens, Baridih, within P.S-Birsanagar, Town :-
Jamshedpur, Dist :- East Singhbhum, which is bounded as follows:-

Boundary of Bungalow No-26

- North :- Residential Plot No- 2 & 3,
South :- Road,
East :- Bungalow No- 28,
West :- Bungalow No-24.


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

Witnesses

1. Droy Datta S/o Late - S.K. Datta
Sachin comt - J.C.D.
2. Bidhu Shankar Datta
S/o Homi Shankar Datta
Sachin Jamshedpur.

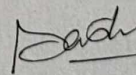
Drafted, Read over and explained the contents of this Sale Deed to
the executant / Vendor who found and admitted the same to be
true and correct.

Typed out by



D.L.Paul

Jamshedpur Court



Advocate

VIJAYA HOME INDUSTRIES, LTD.

Sudhir Kr Tiwari
Authorized Signatory
SoHHe

NAME OF THE PURCHASERS

MR. MANISH KUMAR ✓



Manish Kumar

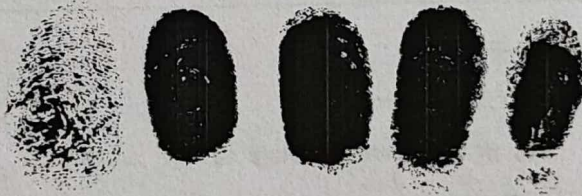


ATTESTED

Handwritten signature

MRS. SMRITI VERMA ✓

Smriti Verma



ATTESTED

Handwritten signature

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.

Handwritten signature



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

Token Date/Time: 27/07/2009 11:26:24

Token No: 11

Document Type	Sale Deed	Presenter	Sudhir Kr. Tiwary	Date of Entry	27/07/2009
Presenter Name & Address	R/O Govt.Colony,Bagbera,Road No:1,Ps:Bagbera,Jamshedpur	DOE		Total Pages	30
Stampable Doc. Value	3265275	Stamp Value	131000	Book	1
Document Value	3265275	Serial No.	0	CNO/PNO	
Special Type					
Remarks / Other Details	Bungalow				

Property Details:									
Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area
JAMSHEDPUR	1199	17	MUDAKATI	15,13	76,80			H_HOLD	3551 Sq. Ft.

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
PAKKA MAKAN	1199		MUDAKATI	Bungalow No:26,Vijaya Gardens,Baridih,Ps:Birsanagar,Jsr	1690	905 Sq. Ft.	1529450

Party Details:

S.No.	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Sudhir Kr. Tiwary	Kashinath Tiwary	Service	Other		R/O Govt.Colony,Bagbera,Road No:1,Ps:Bagbera,Jamshedpur
2	VENDEE	Manish Kumar	Late S.N.P.Verma	Business	Other		Bungalow No:26,Vijaya Gardens,Baridih,ps:Birsanagar,jsr
3	VENDEE	Mrs. Smriti Varma	W/O Manish Kumar	Business	Other		Bungalow No:26,Vijaya Gardens,Baridih,Ps:Birsanagar,Jsr
4	Identifier	Avoy Dutta	Late S.K.Dutta	Business	Other		Sakchi Court
5	Witness1	Avoy Dutta	Late S.K.Dutta	Business	Other		Sakchi Court
6	Witness2	B.S.Dash	G.S.Dash	Business	Other		Sakchi Court

Fee Details:

SN	Description	Amount
1	LL	2.50
2	P	13.16
3	A1	32,652.75
4	SP	450.00
Total		33,118.41

Sudhir Kr. Tiwary

उपर्युक्त प्रविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

निबंधन पूर्व सारांश में इंप्ट फार्म के अनुरूप डाटा इंद्रि को गई है।

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंद्रि ऑपरेटर का हस्ताक्षर

उपर्युक्त स्वीकार किया ने इस दस्तावेज के निष्पादन को मेरे समक्ष

जिसकी

पहचान

निवासी

शुभ्र कृष्ण

पिता


शुभ्र कृष्ण

पेशा

शुभ्र कृष्ण

निबंधन पदाधिकारी का हस्ताक्षर



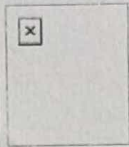
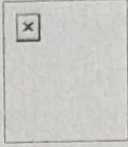
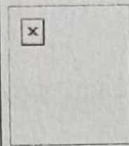
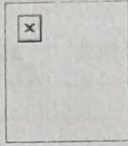


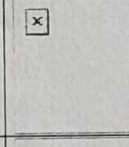
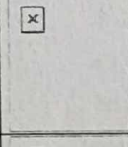
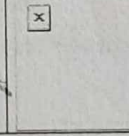
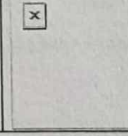
शुभ्र कृष्ण


निबंधन विभाग, झारखंड
जमशेदपुर

Token No.11 Token Date: 27/07/2009 11:26:24

Serial/Deed No./Year :5626/4752/2009

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Sudhir Kr. Tiwary Father/Husband Name:Kashinath Tiwary (VENDOR) R/O Govt.Colony, Bagbera, Road No:1,Ps:Bagbera, Jamshedpur		
2	Manish Kumar Father/Husband Name:Late S.N.P.Verma (VENDEE) Bungalow No:26,Vijaya Gardens,Baridih,ps:Birsanagar,jsr		
3	Mrs. Smriti Varma Father/Husband Name:W/O Manish Kumar (VENDEE) Bungalow No:26,Vijaya Gardens,Baridih,Ps:Birsanagar,Jsar		
4	Avoy Dutta Father/Husband Name:Late S.K.Dutta (Identifier) Sakchi Court		
5	Avoy Dutta Father/Husband Name:Late S.K.Dutta (Witness1) Sakchi Court		
6	B.S.Dash Father/Husband Name:G.S.Dash (Witness2) Sakchi Court		

Book No.

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Volume

171

Page

543

To

572

Deed No

5626/4752

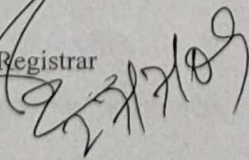
Year

2009

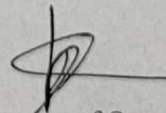
Date

27/07/2009 15:46:33

District Sub Registrar



Signature of Operator



जमशेदपुर | मुराकाटी | 1199 | Manish Kumar, Smriti Verma

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
3	4220	0 एकड़ 8.2 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा (2016-2017) - (2019-2020)	३ रा वर्ष (2020-2021)	२ रा वर्ष (2021-2022)	१ ला वर्ष (2022-2023)	
माल (नकदी)	82.00	328.00	82.00	82.00	82.00	82.00
गुजारी (भावली)	20.50	82.00	20.50	20.50	20.50	20.50
सेस	41.00	164.00	41.00	41.00	41.00	41.00
सूद	41.00	164.00	41.00	41.00	41.00	41.00
मुतफरकात	16.40	65.60	16.40	16.40	16.40	16.40
मीजान	200.90	803.60	200.90	200.90	200.90	200.90

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा (2016-2017) - (2019-2020)	३ रा वर्ष (2020-2021)	२ रा वर्ष (2021-2022)	१ ला वर्ष (2022-2023)		
माल (नकदी)	328.00	82.00	82.00	82.00	82.00	
गुजारी (भावली)	82.00	20.50	20.50	20.50	20.50	
सेस	164.00	41.00	41.00	41.00	41.00	
सूद	164.00	41.00	41.00	41.00	41.00	
मुतफरकात	65.60	16.40	16.40	16.40	16.40	
मीजान अदायकारी	803.60	200.90	200.90	200.90	200.90	

(१) मीजान कुल (लफजों में) : One Thousand Six Hundred Seven Rupees and Twenty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 1607.20

तारीख अमला तहसील कुनिन्दा : 24-04-2023

खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान।

Print