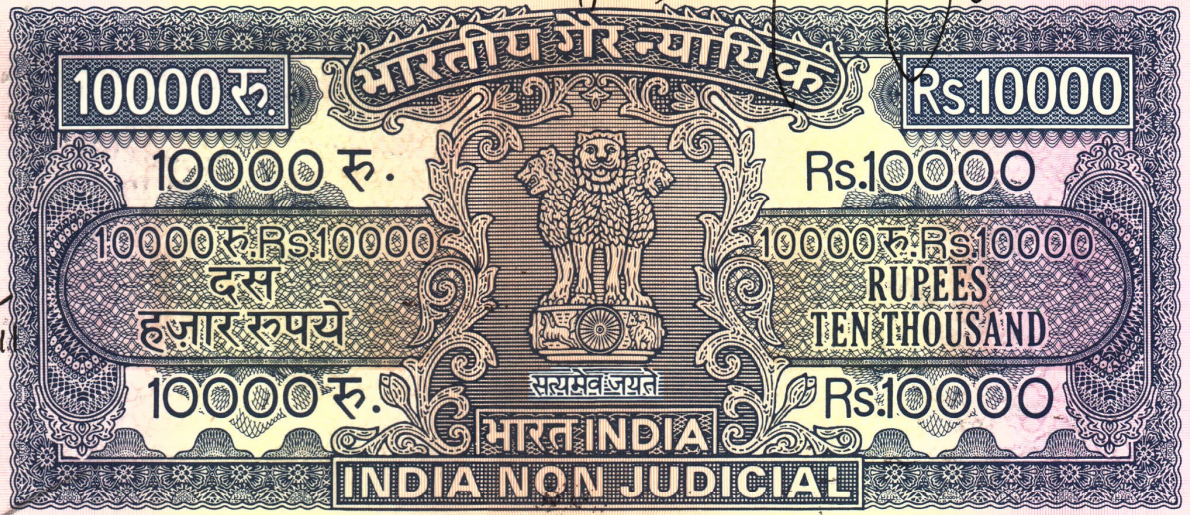


813 Sale value 4,75,100 - 05AA 212392



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29/11/11 326 मुद्रा सं 037 05AA 212392

सखारत सुचि व कस नरु है



Pravir Kumar Choudhary  
Advocate, Jamshedpur

30/9/11



SALE DEED

THIS SALE DEED IS MADE ON THIS THE 30th DAY OF SEPTEMBER, 2011 AT JAMSHEDPUR; B Y :-

SMT. FUL DEVI W/O Sri Ashok Nanda, by faith Hindu, by Caste Koiri (Non ST), by Occupation Housewife, by Nationality Indian, resident of Kapali, Tola Hircha, District seraikella-Kharswan, at present residing at Mango, P.S. Mango, Town-Jamshedpur, District Singhbhum (East), Jharkhand, hereinafter called the SELLER (which expression shall unless repugnant to the context include her legal heirs, successors, administrators and representatives) of the ONE PART;

IN FAVOUR OF

(1) OM PRAKASH SHARMA, (2) SANJAY KUMAR SHARMA, (3) SANDEEP KUMAR SHARMA and (4) SUJEET KUMAR SHARMA all sons of Late Nand Lal Sharma, all by faith Hindu, by Caste Blachsmith, by Occupation Business, Nationality Indian, all resident of Jawaharnagar, Road No.4, Cross Road No.2, P.O. Azaonagar, Mango, P.S. Mango, Town Jamshedpur, District Singhbhum (East), Jharkhand, hereinafter jointly called as the PURCHASERS (which expression

Handwritten notes and signatures on the left side of the page, including 'Fees chargeable', 'Fees 142650', and '2250'.

Handwritten notes and a signature at the bottom left, including 'दस्तावेज' and 'हस्ताक्षर'.

Supplied Stamps  
In favor of Sri/Smt.  
For the purpose of

19500/- DC 2019/2011  
Sandeep kr. Soren & other  
Lada dees

Stamp Clerk  
JSR. Try.



Prvir Kumar Choudhary  
Advocate, Jamshedpur Court

30/9/11



श्रीमान प्रवीर कुमार चौधरी अशोक नंदा

पत्नी श्रीमती सावित्री साहू

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- 2 -

shall unless repugnant to the context include their legal heirs, successors, administrators, representatives and assigns) of the OTHER PART ;

NATURE OF DEED : SALE DEED.

CONSIDERATION MONEY : Rs.4,75,500/- (Rupees four lakhs seventy five thousand five hundred) only.

WHEREAS, the seller is the sole, absolute and lawful owner of all that land fully mentioned in the schedule below ;

AND WHEREAS, the said land mentioned in the schedule below measuring an area 2 kathas situated in Mouza Pardih P.S.Mango, Thana No.1641, within ward No.9 J/M.N.A.C., under Khata No.326, Plot No.1037, within District Singbhum (East) purchased by the Seller from its former owner Shobha Sharma W/o Shri Parmarand Sharma of Road No.4, Jawaharnagar, Mango, Jamsheḍpur through her duly constituted Attorney Shri Ashok Nanda Son of Late Ram Krishna Ram (vide General Power of Attorney being NO.IV-848, dated 01.06.2010 of District Sub-Registry Office Jamsheḍpur) by means of registered sale Deed bearing Deed No.151 (Sl.No.176), dated 7.1.2011

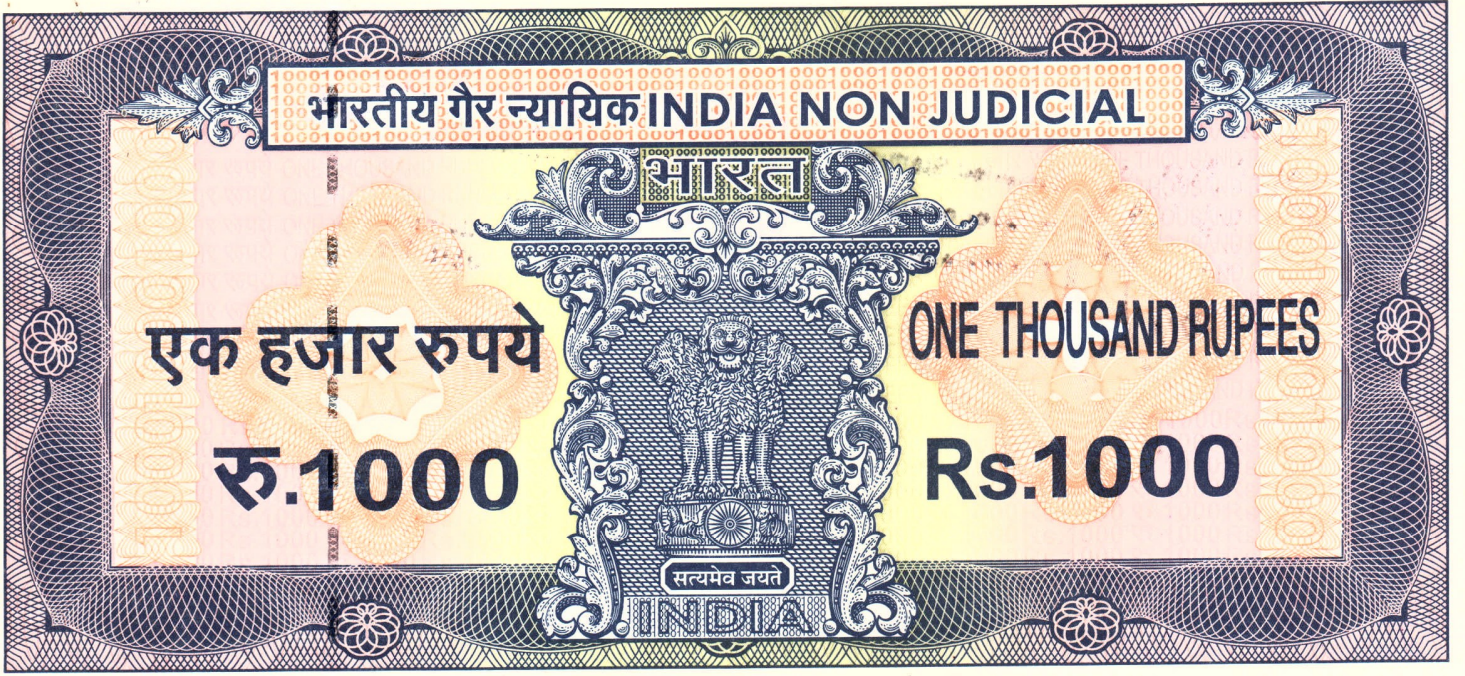


Supplied Stamp  
In favor of Smt. Sandeep Id. Shree Math  
For the purpose of Rule 62

Stamp Class  
JSR. Tq.

002810





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registered at District Sub-Registry Office Jamshedpur ;

AND WHEREAS, since purchase of the same the Seller came in possession of the schedule below land and the Seller has been in peaceful possession over the same without any interruption from any body ;

AND WHEREAS, being in urgent need of money the Seller has agreed with the Purchasers for absolute sale of the land fully mentioned in the schedule below for a total consideration amount of Rs.4,75,500/- (Rupees four lakhs seventy five thousand five hundred) only and the Purchasers have agreed to purchase the same at that price ;

NOW THIS SALE DEED WITNESSETH AS FOLLOWS :-

1. That in consideration of the said sum of Rs.4,75,500/- (Rupees four lakhs seventy five thousand five hundred) only paid by the Purchasers to the Seller, the receipt of which is hereby admitted and acknowledged by the Seller as full and final payment in respect of sale of the land mentioned in the schedule below as per Mode of

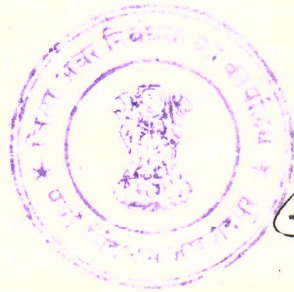


Supplied Stamp  
In favor of Sd/Smt.  
For the purpose of .....

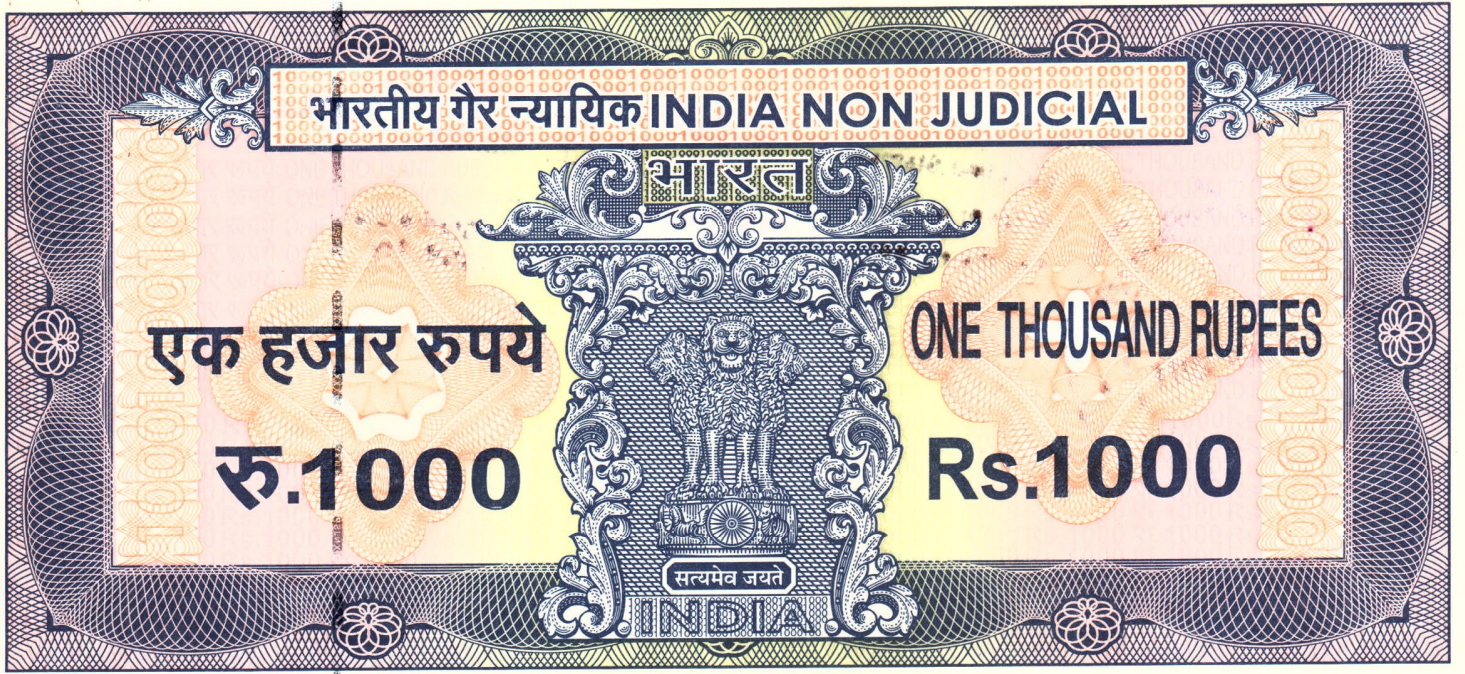
19500/- DC 20/9/2011  
Sandeep for Shanta mother  
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Stamp Clerk  
J.S.K. Iy.

POSTER



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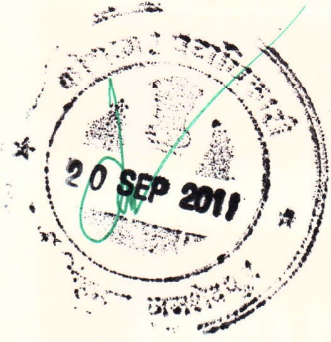
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उत्तर  
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Payment which has been paid to the husband of the Seller namely Ashok Nand, the Seller on receipt of entire consideration amount as per Mode of payment herein below, the Seller does hereby absolutely and forever sell, transfer the all that land mentioned in the schedule below in favour of the Purchasers by this sale deed TO HAVE AND TO HOLD the same unto the Purchasers their heirs, successors without any interruption from the side of the Seller or any person/s claiming under the seller.

2. That the Seller has delivered possession of the schedule below land to the Purchasers and from this day the Purchaser will possess and enjoy the same as absolute owners in all possible ways with power to dispose of the same in any manner they like and the Purchasers shall be at liberty to get their names mutated in the records of the landlord the State of Jharkhand through C.O. Jamshedpur and shall pay rent for the same in their names.

3. That from this day all the right, title, claim and interest of the Seller in the schedule below land will cease to exist and will vest in the Purchasers and the



Supplied Stamp

In favor of \$10.50

For the purpose of

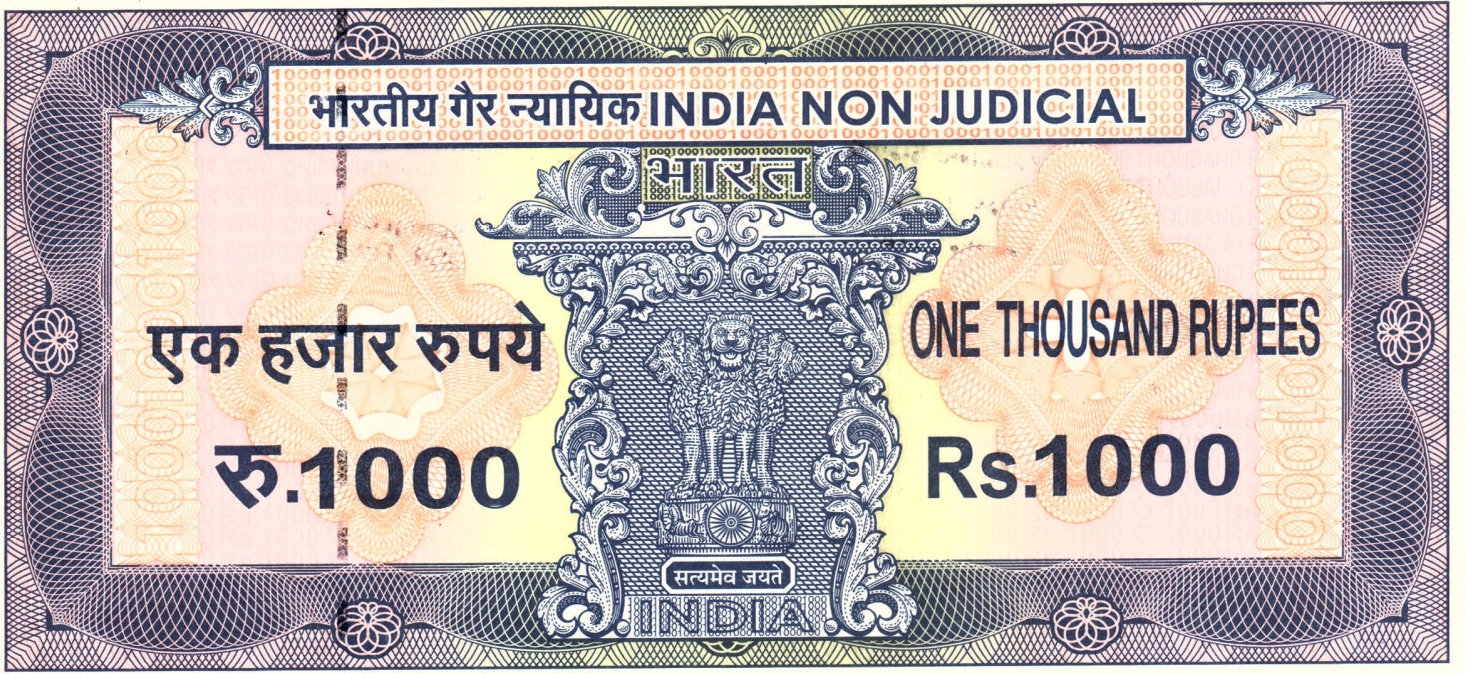
19.50001 - DC 2019/2011  
Sandeep for Show notes  
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JSR. Try



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Purchasers will become the joint and absolute owners thereof from this day.

4. That the land hereby conveyed by this sale deed is free from all encumbrances, charges and liens.

5. That the Seller hereby declares that she has good and perfect title over the land mentioned in the schedule below which she has not sold, charged or transferred the same in any way to any one else prior to this deed.

6. That if for any defect of title or possession of the seller in the schedule below land, the Purchasers suffer any loss, then the Seller will be liable to compensate the same.

SCHEDULE

( Description of the land hereby sold )

ALL THAT piece and parcel of commercial land measuring an area 2 Kathas (two kathas) or 3.30 decimals, situated in Mouza PARDIH, P.S. Mango, Thana No.1641, within Ward No.9 J/M.N.A.C., recorded



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In favor of Smt Smt  
For the purpose of

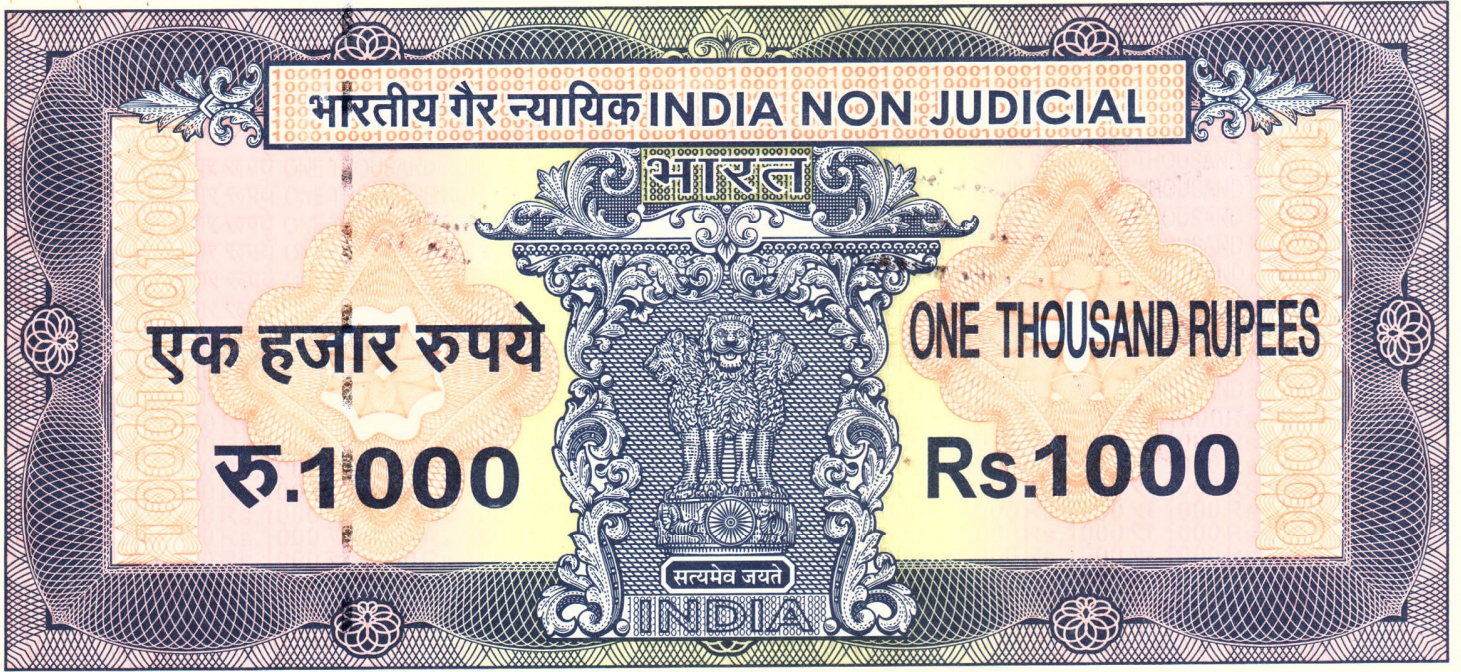
19,500/- DC 20/19/2011  
Sandeep for Shree Mahan  
Cable Dept

Stamp Clerk  
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*[Handwritten signature]*



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under Khata No. 326, Portion of Plot No. 1037, within District Sub-Registry Office and town Jamshedpur, District East Singhbhum, which is bounded by :-

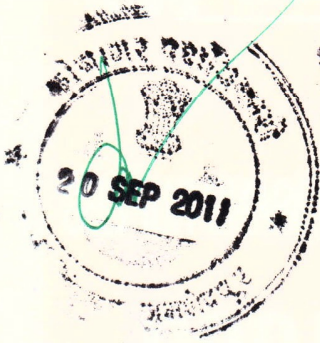
NORTH : Ashok Nanda ;  
SOUTH : Smt. S.Sharma ;  
EAST : Nagin Parikh ;  
WEST : Rasta ;

Annual Rent: Rs. 3/- only payable to the Landlord, the State of Jharkhand through C.O. Jamshedpur.

MODE OF PAYMENT

(The consideration amount of Rs. 4,75,500/- only paid by the Purchasers to the husband of the Seller Mr. Ashok Nand in the following manner, the Seller hereby admits and acknowledges the said sum as full and final payment of the sale of the above land through cheques as detail below).

<u>Cheque No.</u>	<u>Date</u>	<u>Name of Bank</u>	<u>Amount (in Rs)</u>
046353	26.05.11	H.D.F.C. Sakchi Branch.	2,00,000/-
000009	01.06.11	Bank of India Sakchi court Branch	50,000/-



Supplied Stamps  
In favor of Sr/Smt.  
For the purpose of

195001 - DC 20/9/2011  
Sandeep kr Sharma with  
Pulse card

Stamp Clerk  
JSR. Try



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<u>Cheque No.</u>	<u>Date</u>	<u>Name of Bank</u>	<u>Amount (in Rs.)</u>
10	05.06.11	Bank of India Sakchi Court Branch	50,000/-
11	10.06.11	-do-	50,000/-
12	15.06.11	-do-	50,000/-
13	20.06.11	-do-	50,000/-
Cash paid to Mr. Ashok Nand dt. 28.09.11			25,500/-
Total: Rs.			4,75,500/-

(Rupees four lakhs seventy five thousand five hundred) only.

IN WITNESS WHEREOF the seller is executing this Sale Deed on this the date mentioned above.

Read over and explained the contents of this sale deed to the Executant in Hindi who admits the same to be true.

WITNESSES:

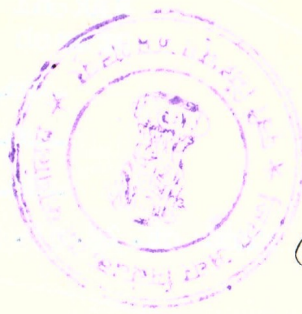
1. Sajal Sahu s/o Late H.S. Sahu  
Rd No. 4, P.S. Manago 30/9/11

2. O. P. Sahu.

87



Supplied Stamps 19500/- DE 2019/2011  
In favor of Sri/Smt. Sandeep K. Sharma - 100% at R  
For the purpose of Sale deed  
Stamp Clerk JSR. Try.

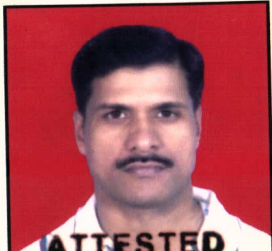


30/9/11

30/9/11

Typed by :  
M.L. Saha  
Jsr. court.

Drafted by :  
P.K. Choudhary  
Advocate, Jsr. court.  
30.9.2011

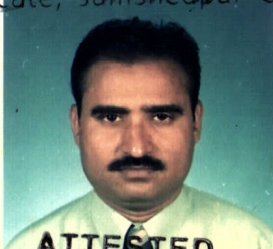


ATTESTED

P.K. Choudhary

Pravin Kumar Choudhary  
Advocate, Jamshedpur Court

30/9/11

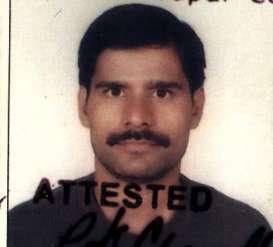


ATTESTED

P.K. Choudhary

Pravin Kumar Choudhary  
Advocate, Jamshedpur Court

30/9/11

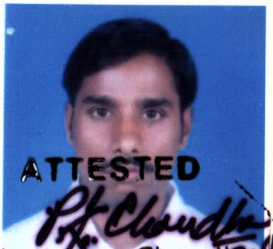


ATTESTED

P.K. Choudhary

Pravin Kumar Choudhary  
Advocate, Jamshedpur Court

30/9/11



ATTESTED

P.K. Choudhary

Pravin Kumar Choudhary  
Advocate, Jamshedpur Court

30/9/11



SIGN. OF PURCHASERS

Certified that the finger print of left hand of each person whose photographs are affixed in the document have been taken by me.

P.K. Choudhary  
Advocate  
30.9.2011

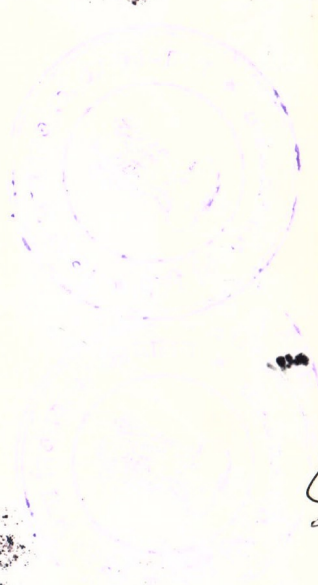
N.H. 33/Read account

~~120000~~ 13-30 Dec = 89600 = 10

145000 13-30 Dec = 475200 = 10

~~30/9/11~~

30/9/11







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

Token No: 12

Token Date/Time: 30/09/2011 12:22:13

Document Type: Sale Deed  
Presenter Name & Address: Kapali Tola Hircha, Seraikella Kharsawan  
Stampable Doc. Value: 475500  
Document Value: 475500  
Special Type: DOE  
Remarks / Other Details: Stamp Value 19500, Serial No. 0  
Date of Entry: 30/09/2011  
Total Pages: 22  
Book: 1  
CNO/PNO: 30/9/11

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
JAMSHEDPUR	1641	9	PARDIH	326	1037			OR_RES	3.3 Decimal	386100

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
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Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Ful Devi	W/O Ashok Nanda	H/W	Other		kapali tola hircha, seraikella kharsawan
2	VENDEE	Om Prakash Sharma	Late Nandlal Sharma	Business	Other		Jawaharnagar rd.no - 4, cr.rd.no - 2, p.s - mango, jsr
3	VENDEE	Sanjay Kumar Sharma	Late Nandlal Sharma	Business	Other		Jawaharnagar Rd.No - 4, Cr.Rd.No - 2, P.S - Mango, Jsr
4	VENDEE	Sandeep Kumar Sharma	Late Nandlal Sharma	Business	Other		Jawaharnagar Rd.No - 4, Cr.Rd.No - 2, P.S - Mango, Jsr
5	VENDEE	Sujeet Kumar Sharma	Late Nandlal Sharma	Business	Other		Jawaharnagar Rd.No - 4, Cr.Rd.No - 2, P.S - Mango, Jsr
6	Identifier	Sajal Sahoo	Late H.S.Sahoo	Business	Other		rd.no - 4, mango, jsr
7	Witness1	Sajal Sahoo	Late H.S.Sahoo	Business	Other		Rd.No - 4, Mango, Jsr
8	Witness2	Om Prakash	Late R.N.Singh	Business	Other		Rd.No - 4, Mango, Jsr

Fee Details:

SN	Description	Amount
1	LL	2.50
2	PR	0.94
3	A1	14,265.00
4	SP	330.00
Total		14,598.44

फुल देवी

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

प्रस्तुतकर्ता का हस्ताक्षर  
डाटा इंट्री ऑफिसर का हस्ताक्षर

उपर्युक्त ..... ने इस दस्तावेज के निष्पादन को मेरे समक्ष

स्वीकार किया

जिसकी

पहचान ..... पिता ..... पेशा ..... की।

निवासी ..... पता ..... 30/9/11

निबंधन पदाधिकारी का हस्ताक्षर



निबंधन विभाग, झारखंड  
जमशेदपुर

Token No.12 Token Date: 30/09/2011 12:22:13  
Serial/Deed No./Year :8143/6597/2011  
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	<b>Ful Devi</b> Father/Husband Name:W/O Ashok Nanda (VENDOR) kapali tola hircha, seraikella kharsawan		
2	<b>Om Prakash Sharma</b> Father/Husband Name:Late Nandlal Sharma (VENDEE) Jawaharnagar rd.no - 4, cr.rd.no - 2, p.s - mango, jsr		
3	<b>Sanjay Kumar Sharma</b> Father/Husband Name:Late Nandlal Sharma (VENDEE) Jawaharnagar Rd.No - 4, Cr.Rd.No - 2, P.S - Mango, Jsr		
4	<b>Sandeep Kumar Sharma</b> Father/Husband Name:Late Nandlal Sharma (VENDEE) Jawaharnagar Rd.No - 4, Cr.Rd.No - 2, P.S - Mango, Jsr		
5	<b>Sujeet Kumar Sharma</b> Father/Husband Name:Late Nandlal Sharma (VENDEE) Jawaharnagar Rd.No - 4, Cr.Rd.No - 2, P.S - Mango, Jsr		
6	<b>Sajal Sahoo</b> Father/Husband Name:Late H.S.Sahoo (Identifier) rd.no - 4, mango, jsr		

Book No. I  
Volume 271  
Page 427 To 448  
Deed No 8143/6597  
Year 2011  
Date 30/09/2011 13:05:56

District Sub Registrar

Signature of Operator



निबंधन विभाग, झारखंड

जमशेदपुर

Token No.12 Token Date: 30/09/2011 12:22:13

Serial/Deed No./Year :8143/6597/2011

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
7	<b>Sajal Sahoo</b> Father/Husband Name:Late H.S.Sahoo (Witness1) Rd.No - 4, Mango, Jsr	<input type="checkbox"/>	<input type="checkbox"/>
8	<b>Om Prakash</b> Father/Husband Name:Late R.N.Singh (Witness2) Rd.No - 4, Mango, Jsr	<input type="checkbox"/>	<input type="checkbox"/>

Book No. I  
Volume 271  
Page 427 To 448  
Deed No 8143/6597  
Year 2011  
Date 30/09/2011 13:05:56

District Sub Registrar

*30/09/11*

*[Signature]*  
Signature of Operator