1280 Sale value 21,00,000/- — Mango. 980

भारतीय गैर न्यायिक

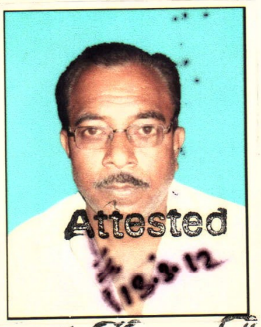
INDIA NON JUDICIAL

RUPEES 25000 रुपये

पच्चीस हज़ार रुपये

झारखण्ड JHARKHAND

021360



Attested

Deepak Kumar Bagty
Advocate

Ashok Nand

SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE 13th DAY OF 'MARCH' 2012 AT JAMSHEDPUR; BETWEEN:

SHRI ASHOK NANDA, son of Late Ram Krishna Ram, by faith Hindu, by Caste Koire, by occupation Business, by Nationality Indian, at present residing at NH-33, Kumrum Basti, Near Hyundai Showroom, Mango, P.S. Mango, Town Jamshedpur, District Singhbhum East, in the State of Jharkhand, hereinafter referred to as the SELLER (which expression shall unless, excluded by or repugnant to the context, mean and include his heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the ONE PART. (PAN ANJPN2816K);

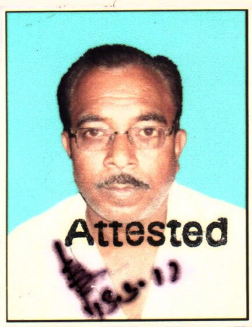
13 MAR 2012

Supplied Stamps Rs 1,00,000/- on 13/03/2012

In favor of Sri/Smt. Sandeep Kr. Sharma & Ors

For the purpose of Sale deed

Stamp Clark
JSR. Try



Deepak Kumar Dey
Advocate

Ashok Nonia
14/03/12

श्री अशोक नोनिया पिता स्व० राम कृष्ण राम
मानगो चाना मानगो
14/3/12
जमशेदपुर

14/3/12

भारतीय गैर न्यायिक

INDIA NON JUDICIAL

RUPEES 25000 रुपये

पच्चीस हजार रुपये

झारखण्ड JHARKHAND

021361

Ashok Nand

IN FAVOUR OF

1) OM PRAKASH SHARMA, (PAN – BVOPS9592P),

2) SANJAY KUMAR SHARMA, (PAN – BSLPS9047K),

3) SANDEEP KUMAR SHARMA, (PAN – BSLPS8977G) &

4) SUJEET KUMAR SHARMA, (PAN – BUGPS0585P),

all sons of Late Nand Lal Sharma, all by faith Hindu, by Caste Blacksmith (Lohar), by occupation Business, Nationality Indians, all residents of Jawaharnagar, Road No.4/2, P.O. Azadnagar, P.S. Mango, Town Jamshedpur, District Singhbhum East, in the State of Jharkhand, hereinafter referred to as 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.

NATURE OF DEED: **SALE DEED**

CONSIDERATION AMOUNT: Rs.25,00,000/- (Rupees Twenty five lakhs) only.

13 MAR 2012

Supplied Stamps Rs. 1,50,000/- on 13/03/2012

In favor of Sri/Smt. Sandeep Kr. Sharma & Ors.

For the purpose of Sale deed

Stamp Clark
JSR. Try

14/3/12

भारतीय गैर न्यायिक

INDIA NON JUDICIAL

RUPEES 25000 रुपये

पच्चीस हजार रुपये

झारखण्ड JHARKHAND

021362

Ashok Nand

WHEREAS, all that piece and parcel of raiyati land measuring an area 6 Kathas, being in Portion of Plot No.1037, recorded under Khata No.326, situated in Mouza Pardih, P.S. Mango, Thana No.1641, in Survey Ward No.9, MNAC, Town Jamshedpur, District Sub-Registry Office at Jamshedpur, District Singhbhum East, Pargana Dhalbhum, which has been purchased by the seller above named, by means of a registered Sale Deed vide Deed No.3995, dated 19.10.1995, registered at District Sub-Registry Office at Jamshedpur, from its previous owner Balbir Singh Virdi, son of Late Sardar Dhanna Singh, represented through his duly constituted and lawful attorney Sardar Guru Bachan Singh Virdi, son of Late Sardar Dhanna Singh and after purchasing the aforesaid land, the seller got his name mutated vide Mutation Case No.513/96-97, Order dated 17.01.1997 and rent is being paid for the said land, to the landlord, the State, through the C.O., Jamshedpur and obtained rent receipt in his own name;

AND WHEREAS, since the purchase of the aforesaid land, the seller has been in peaceful physical possession over the same without any let, hindrance or disturbances from any corner and is the absolute, lawful and bonafide owner thereof by exercising all acts of ownership thereto, by construction of a house & structures over the said plot of land;

13 MAR 2012

Supplied Stamps Rs. 10,000/- on 13/03/2012

In favor of Sri/Smt. Sandeep Kr. Sharma S/o JSR

For the purpose of Sale Deed

Stamp Clark
JSR. Try

14/3/12

भारतीय गैर न्यायिक

INDIA NON JUDICIAL

RUPEES 25000 रुपये

पच्चीस हज़ार रुपये

झारखण्ड JHARKHAND

021363

Ashok Nand

AND WHEREAS, now being in urgent need of money, the seller desired to sell his schedule below property to the above named purchasers for a total consideration amount of Rs.25,00,000/- (Rupees Twenty five lakhs) only, and whereas the purchasers agreed to purchase the same for the said price.

NOW THIS DEED OF SALE WITNESSETH:

1. THAT, in pursuance of the above agreement and in consideration of the said sum of Rs.25,00,000/- (Rupees Twenty five lakhs) only, paid by the purchasers to the seller, the receipt of which sum the seller hereby admit and acknowledges as full, final and highest consideration of the schedule below property, the seller by these presents does hereby absolutely sell, convey, transfer the all that property in favour of the purchasers by this deed of sale TO HAVE AND TO HOLD the same unto the purchasers, their heirs, successors, together with all right, title, interest and possession without any interruption from the side of the seller or any person or persons claiming under him.
2. THAT, the seller has delivered possession of the schedule below 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 of the

13 MAR 2012

Supplied Stamps Rs 1,00,000/- on 13/03/2012

In favor of Sri/Smt. Sandeep Kr. Sharma of JSR

For the purpose of Sale deed

Stamp Clark
JSR. Try

14/3/12

Ashok Nand

same by way of Sale, Gift, Mortgage or any other way whatsoever in manner they like and the purchasers shall be at liberty to get their names mutated in the office of the landlord and pay rent and other charges for the same in their own names.

3. THAT, from this day all the right, title, interest and possession of the seller 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, lispendens, attachments etc.
4. THAT, the seller has not charged or transferred the schedule below property in any way to any one else and if for any defect of title or possession of the seller, the purchasers suffer any loss, then the seller will be liable to compensate such loss of the purchasers.
5. THAT, today the seller has delivered all relevant document/s with respect to the schedule below property to the purchasers.

SCHEDULE

(Description of the property hereby conveyed)

ALL THAT piece and parcel of raiyati commercial land measuring an area 3 ½ Kathas, i.e. 5.779 Decimals, together with a pucca structures standing thereon measuring built up area 360 Sq.ft., being in Portion of Plot No.1037, recorded under Khata No.326, situated within Mouza Pardih, P.S. Mango, Thana No.1641, in Survey Ward No.9, MNAC, District Sub-Registry office and Town Jamshedpur, in District Singhbhum East, Pargana Dhalbhum, State of Jharkhand,

Which is bounded by:

North : NH-33 & P.N. Sharma;

South : Purchaser's Nij;

East : Nagin Parikh;

West : Rasta & P.N. Sharma.

Annual ground rent, cess etc. payable to the superior landlord, the State of Jharkhand, through the C.O., Jamshedpur.

14/3/12

Ashok Nand

Mode of payment

Cheque No.	dated	Amount	Drawn on
14	25.06.11	Rs. 50,000/-	Bank of India, Circuit House Branch, Jamshedpur.
15	30.06.11	Rs. 50,000/-	do
17	04.07.11	Rs. 50,000/-	do
18	08.07.11	Rs. 50,000/-	do
19	12.07.11	Rs. 50,000/-	do
20	16.07.11	Rs. 50,000/-	do
21	20.07.11	Rs. 50,000/-	do
22	24.07.11	Rs. 50,000/-	do
23	28.07.11	Rs. 50,000/-	do
24	01.07.11	Rs. 50,000/-	do
25	01.09.11	Rs. 50,000/-	do
26	04.09.11	Rs. 50,000/-	do
27	08.09.11	Rs. 50,000/-	do
28	12.09.11	Rs. 50,000/-	do
29	16.09.11	Rs. 50,000/-	do
30	20.09.11	Rs. 50,000/-	do
31	24.09.11	Rs. 50,000/-	do
32	28.09.11	Rs. 50,000/-	do
33	30.09.11	Rs. 50,000/-	do
122491	01.03.12	Rs. 50,000/-	HDFC Bank Ltd., Jamshedpur.
122492	04.03.12	Rs. 1,00,000/-	do
122493	08.03.12	Rs. 1,00,000/-	do
122495	12.03.12	Rs. 1,00,000/-	do
122496	16.03.12	Rs. 1,00,000/-	do
122497	20.03.12	Rs. 1,00,000/-	do
122498	24.03.12	Rs. 1,00,000/-	do
122499	28.03.12	Rs. 1,00,000/-	do
122500	31.03.12	Rs. 1,00,000/-	do
122501	02.04.12	Rs. 1,00,000/-	do
122502	05.04.12	Rs. 1,00,000/-	do
122503	09.04.12	Rs. 1,00,000/-	do

14/3/12

Ashok Mond

Cheque No.	dated	Amount	Drawn on
122504	13.04.12	Rs. 1,00,000/-	HDFC Bank Ltd., Jamshedpur.
122505	16.04.12	Rs. 1,00,000/-	do
122506	18.04.12	Rs. 1,00,000/-	do
122507	20.04.12	Rs. 1,00,000/-	do
	Total :	Rs.25,00,000/- only.	

IN WITNESS WHEREOF, the seller has hereunto set his hand on this deed of sale on the day, month and year first above written.

Read over and explained the contents of this Deed to the executants, who admits the same to be true and correct.

WITNESSES:

1. Bivas Sarkar S/o Late Dr. R.K. Sarkar of Jsr. Court. 13/03/12

2. Somo Setoo

Typed by:

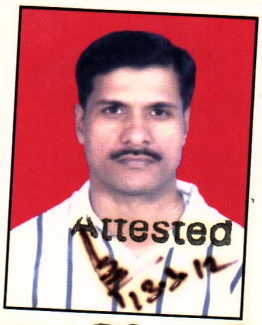
B. Sarkar, Jsr. Court.

Drafted by:

13.3.12

Advocate

PHOTOGRAPH, SIGNATURE AND FINGER PRINTS OF THE PURCHASERS

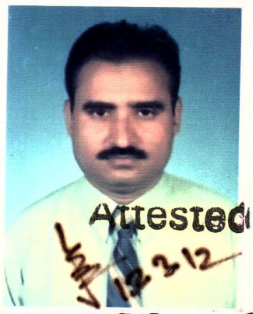


Deepak Kumar Bagty
Advocate

Om Prakash Sharma
13-03-2012

14/3/12

Ashok Nand



Attested
13.3.12

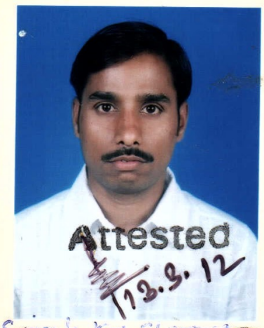
Deepak Kumar Bagty
Advocate

Sanjay Kr Sharma.

Attested
13.3.12

Deepak Kumar Bagty
Advocate

Sandeep Kr Sharma



Attested
13.3.12

Deepak Kumar Bagty
Advocate

Sujeet Kr Sharma.

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

13.3.12
Advocate

N.H 33 Commercial

(a) 4500 X 360 sqft = 16,20,000=00

(b) 331 X 2520 sqft = 8,34,120=00

24,54,120

14/03/12

14/3/12

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

Token No: **7** Token Date/Time: **14/03/2012 12:39:30**

Document Type	**Sale Deed**	Presenter	**Ashok Nanda**		
Presenter' Name & Address	**Nh - 33, Kumrum Basti, Near Hyundai Showroom, Mango, P.S - Mango, Jsr**			Date of Entry	**14/03/2012**
Stampable Doc. Value	2500000	DOE		Total Pages	**22**
Document Value	**2500000**	Stamp Value	**100000**	Book	**I**
Special Type		Serial No.	0	CNO/PNO	
Remarks / Other Details	**Commercial Space**				

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 P			NH_COMM	5.779 Decimal	832176

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
NH_COMM	1641	9	PARDIH	Pardih, P.S - Mango, Jsr	360	4500 Sq. Ft.	1620000

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Ashok Nanda	Late Ram Krishna Ram	Business	Other	Anjpn2816k	NH - 33, kumrum basti, near hyundai showroom, mango, p.s - mango, jsr
2	VENDEE	Om Prakash Sharma	Late Nand Lal Sharma	Business	Other	Bvops9592p	jawaharnagar rd.no - 4/2, p.s - mango, jsr
3	VENDEE	Sanjay Kumar Sharma	Late Nand Lal Sharma	Business	Other	Bslps9047k	Jawaharnagar Rd.No - 4/2, P.S - Mango, Jsr
4	VENDEE	Sandeep Kumar Sharma	Late Nand Lal Sharma	Business	Other	Bslps8977g	Jawaharnagar Rd.No - 4/2, P.S - Mango, Jsr
5	VENDEE	Sujeet Kumar Sharma	Late Nand Lal Sharma	Business	Other	Bugps0585p	Jawaharnagar Rd.No - 4/2, P.S - Mango, Jsr
6	Identifier	Bivas Sarkar	Late Dr.R.K.Sarkar	Business	Other		jsr court
7	Witness1	Bivas Sarkar	Late Dr.R.K.Sarkar	Business	Other		Jsr Court
8	Witness2	Samir Sahoo	S.Sahoo	Business	Other		Jsr Court

Fee Details:

SN	Description	Amount
1	LL	2.50
2	PR	0.94
3	A1	75,000.00
4	SP	330.00
Total		**75,333.44**

Ashok Nand

उपरयुक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यो के अनूरूप है।

प्रस्तुतकर्ता का हस्ताक्षर

निबंधन पूर्व सारांश में इंपूट फार्म के अनूरूप डाटा इंट्रि की गई है।

डाटा इंट्रि ऑपरेटर का हस्ताक्षर

उपरयुक्त ..... ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी

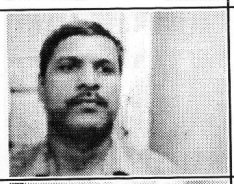
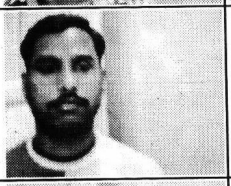
पहचान..... पिता.....

निवासी..... पेशा..... ने की।

निबंधन पदाधिकरी का हस्ताक्षर

निबंधन विभाग, झारखंड
जमशेदपुर

Token No.7 Token Date: 14/03/2012 12:39:30
Serial/Deed No./Year :1280/980/2012
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	**Ashok Nanda** Father/Husband Name:Late Ram Krishna Ram (VENDOR) NH - 33, kumrum basti, near hyundai showroom, mango, p.s - mango, jsr		
2	**Om Prakash Sharma** Father/Husband Name:Late Nand Lal Sharma (VENDEE) jawaharnagar rd.no - 4/2, p.s - mango, jsr		
3	**Sanjay Kumar Sharma** Father/Husband Name:Late Nand Lal Sharma (VENDEE) Jawaharnagar Rd.No - 4/2, P.S - Mango, Jsr		
4	**Sandeep Kumar Sharma** Father/Husband Name:Late Nand Lal Sharma (VENDEE) Jawaharnagar Rd.No - 4/2, P.S - Mango, Jsr		
5	**Sujeet Kumar Sharma** Father/Husband Name:Late Nand Lal Sharma (VENDEE) Jawaharnagar Rd.No - 4/2, P.S - Mango, Jsr		
6	**Bivas Sarkar** Father/Husband Name:Late Dr.R.K.Sarkar (Identifier) jsr court		

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Volume 45
Page 27 To 48
Deed No 1280/980
Year 2012
Date 14/03/2012 13:46:30

District Sub Registrar 14/3/2012

Signature of Operator

निबंधन विभाग, झारखंड
जमशेदपुर

Token No.7 Token Date: 14/03/2012 12:39:30
Serial/Deed No./Year :1280/980/2012
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
7	**Bivas Sarkar** Father/Husband Name:Late Dr.R.K.Sarkar (Witness1) Jsr Court		
8	**Samir Sahoo** Father/Husband Name:S.Sahoo (Witness2) Jsr Court		

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Page 27 To 48
Deed No 1280/980
Year 2012
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District Sub Registrar 14/3/2012

Signature of Operator