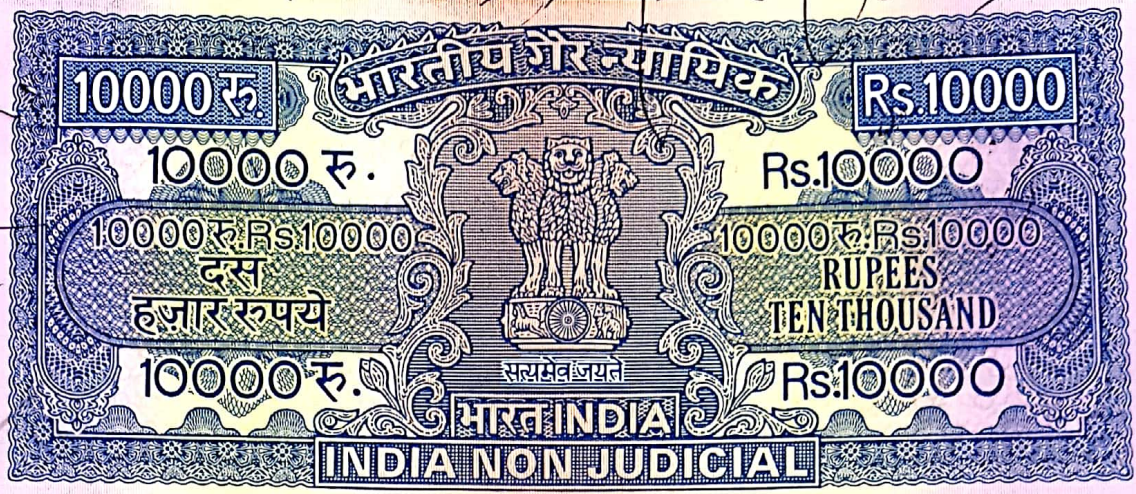


3755 Sale value 3,87,500 - 01/08/2012 2956



16/6/12

16/6/12

खाना नं 315 अंत नं 906 13/6/12

05AA 213426

16/6/12



FOR RISHIRAJ HOMES PVT. LTD. Director.



रिशीराज होम प्रॉपर्टी लि. के अधिकार में अंशदारी के अंतर्गत अंश की मालिकी के अंतर्गत अंश की धारा 46 (1) (B) के अंतर्गत नहीं है।

SALE DEED

Valued Rs.3,87,500/-

16/6/12 THIS SALE DEED is made on this the 13th day of June 2012 at Jamshedpur : B Y : M/S RISHIRAJ HOMES (P) LIMITED, a Company incorporated under the Companies Act 1956 ,having its registered office at G. K. Apartment , Contractor Area, Bistupur, Jamshedpur, represented by its Director MR. RABINDRA KUMAR JHA, son of Late L. K. Jha, by faith Hindu, by caste Brahmin, by Nationality Indian, by occupation Business, resident of Flat No402, Vidyapati Tower, Ramnagar, Road No 7, within P.S. Kadma, Town Jamshedpur, District East Singhbhum, hereinafter called the "VENDOR"

Handwritten notes and signatures on the left side of the page, including '1162130', '2250', '294', and '16/6/12'.



for RISHIRAJ HOMES PVT. LTD.

Rebendra Bisoi
Director

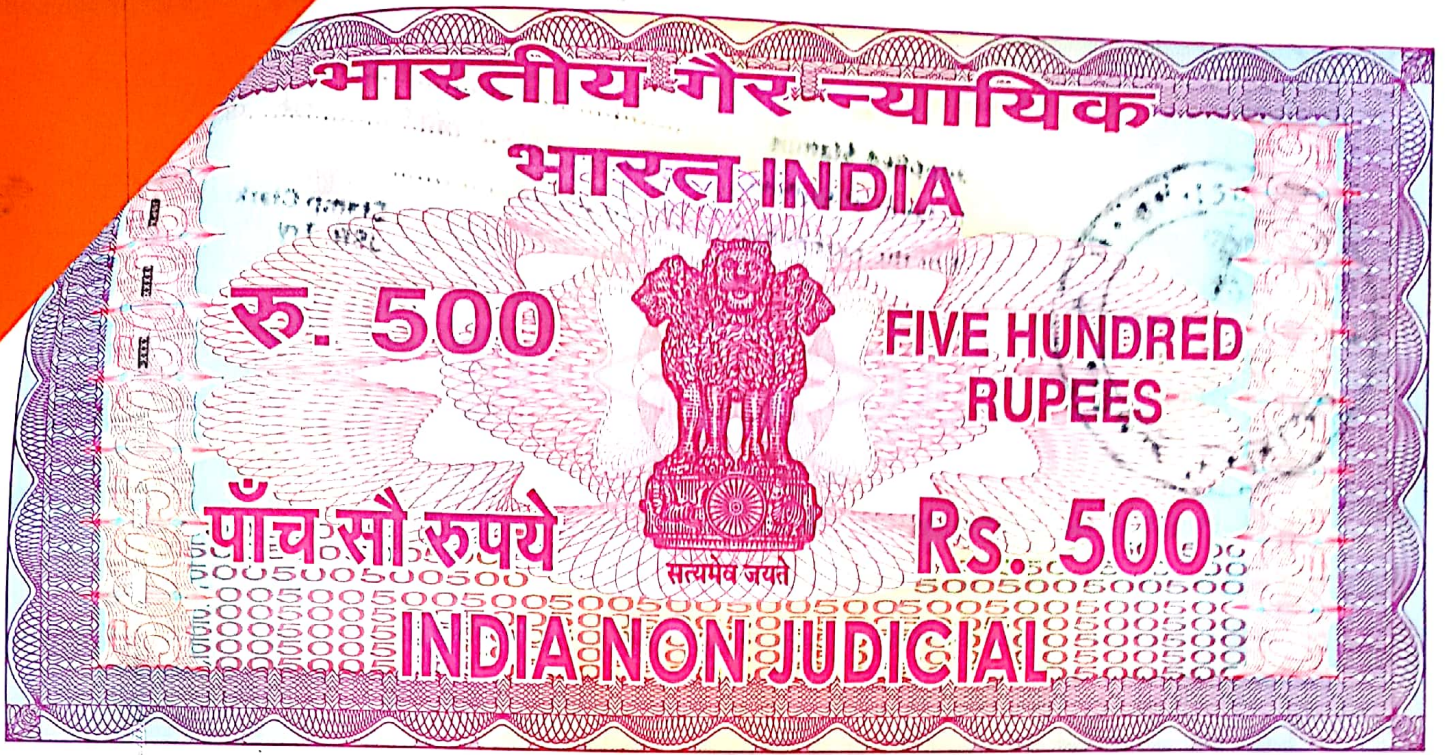
16/9/12

:2:

(which expression 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

MR. ANJUM SHADMANI, Son of Late S.A. Hannan, by faith Muslim by Nationality Indian, by occupation Business, Permanent resident of Alhera Building, Road No: 03B, New Karimganj, P.S. Civil Line, Gaya, at present residing at C/O Mumtaz Alam, Holding No 37 beside Nisha General Hospital, New Purulia Road, Jawaharnagar, within P.S. Mango, Town Jamshedpur, District East Singhbhum, Jharkhand hereinafter called the "**PURCHASER**" (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 Other Part ;



झारखण्ड JHARKHAND

A 582044

For RISHIRAJ HOMES PVT. LTD.

Rabindra K. Jha
Director.
16/4/11

:3:

WITNESSETH AS FOLLOWS:-

Whereas the Vendor is the lawful owner of land measuring Twenty Kathas, in Plot No: 906, under Khata No 315 and land measuring Five Kathas in Plot No: 908, under Khata No: 170, (Total land measuring Twenty Five Kathas) situated at Mouza Pardih, survey Ward No: 9, JNAC (Mango) within P.S. Mango, Thana No: 1641, Town Jamhedpur, District East Singhbhum; And

Whereas Vendor purchased the aforesaid land measuring Twenty Kathas, in Plot No: 906, under Khata No 315 and land measuring Five Kathas in Plot No: 908, under Khata No: 170, (Total land measuring Twenty Five Kathas) situated at Mouza Pardih, survey Ward No: 9, JNAC (Mango) within P.S. Mango, Thana No: 1641, Town Jamhedpur, District East Singhbhum land from its former owner Ashok Kumar Hazra and others, by virtue of registered Sale Deed No: 3632, dated 11-05-2010 which was duly registered at Jamshedpur Dist. Sub-registry office, on payment of valuable consideration amount; And

Whereas after purchasing the aforesaid land the same has been mutated in the name of the Vendor in the records of Landlord through Circle Officer

Rabendra K. Jha
Director.

16/6/12

:4:

Jamshedpur, vide Mutation Case No: 442/2010/2011 and 549/2011-2012 and since then Vendor has been exercising all acts of ownership and possession over the same on regular payment of rent to the Circle Officer Jamshedpur; And

Whereas the purchaser approached the Vendor to purchase the land measuring Two Kathas, in Portion of Plot No: 906, (Sub-Plot No: 6) under Khata No: 315, situated at Mouza Pardih, survey Ward No: 9, JNAC (Mango) within P.S. Mango, Thana No: 1641, Town Jamhedpur, District East Singhbhum more fully described in the schedule below to the present purchaser and accordingly the present Vendor has also agreed to sell the aforesaid land fully described in the schedule below to the present purchaser on total consideration amount of Rs. 3,87,500/- (Rupees Three Lakhs Eighty Seven Thousand Five Hundred) only on the following terms and conditions as stated below:-

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:;

1) That in Pursuance of the agreement and in consideration of a sum of Rs.3,87,500/- (Rupees Three Lakhs Eighty Seven Thousand Five Hundred) only paid by the purchaser to the Vendor, the receipt of which sum the Vendor above-named hereby admits and acknowledges as full, final and the highest consideration amount against the sale of the property mentioned in the schedule below, the Vendor by these present does hereby sell, convey, transfer, deliver and assign all that property described in the schedule below, together with all rights, title, interest, possession, easement, 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 any other person or persons claiming under him.

Rebinder V. Jha
Director.

:5:

2) That the Vendor has handed over the peaceful possession of the schedule below property to the purchaser, absolutely free from all encumbrances, liens or charges and attachments of any kind whatsoever.

3) That the Vendor has completely divested of all his 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.

4) That from this day the purchaser shall use, enjoy and possess the said property according to his desire and requirement as absolute owner 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 Purchaser shall also be at liberty to have or get his name mutated in the office of the Landlord through Circle Office Jamshedpur and accordingly shall pay the rent and/or other charges/taxes to the concerned authorities,

5) That the Vendor is the sole and bonafide owner of the aforesaid property and is fully entitled to dispose off the schedule below property to the purchaser.

6) THAT THE VENDOR HEREBY ASSURES THE PURCHASER AND COVENANTS:

a) that the vendor is the lawful owner of the schedule below property and accordingly has transferred the same in favour of the purchaser.

b) that no right of easements of any kind is available to any other person or persons in respect of use and enjoyment of the said property.

c) that from this day the purchaser shall have quiet and peaceful possession and enjoyment over the schedule below property.

7) That the Vendor has further agreed to execute and register, at the cost of the purchaser, any other deeds of assurance, if necessary, to more perfectly ensure the ownership and possession of the purchaser, over the schedule below property.

Rabindra Kumar
Director
16/6/11

:6:

8) That the vendor has handed over the xerox copy of all relevant document in connection with the schedule below property, to the purchaser.

9) That the schedule below property is situated on Branch Road.

"SCHEDULE"

All that Piece and Parcel of Homestead land measuring Two Kathas i.e. 3.30 decimals (Northern side 47ft. Southern side 48ft. Eastern side 30 ft. 4" and on the Western side 30 ft. 4") in Portion of Plot No: 906, (Sub-Plot No: 6) under Khata No: 315, situated at Mouza Pardih, survey Ward No: 9, JNAC (Mango) within P.S. Mango, Thana No: 1641, Town Jamshedpur, District East Singhbhum, District Sub-registry Office at Jamshedpur, which is bounded as follows:

- North : Sub-Plot No 5
South : Sub-Plot No 7
East : Purchaser's own Alley
West : Road 14'ft.

Annual rental of Rs.2/- only payable to the Circle Officer Jamshedpur..

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

WITNESSES:

- 1) *Naiyer Shadmani S/o late S. A. Hamman*
R/O H.No-37, Beside Nisha General Hospital,
NEW Raveli Road, Jawaharnagar, Mango, JSR.
- 2) *S. M. Tardar Alau S/o Late S. M. Khurshed*
Alau. Meena complex, Tawahar Nagar, mango, JSR

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. *M. H. Umar*

Typed by: *M. H. Umar*
Md. Umar, JSR Court.

M. H. Umar
16/6/11
Advocate

For RISHIRAJ HOMES PVT. LTD.

Rabendra Singh
Director.
18/9/12

: 7 :

NAME OF THE PURCHASER:-

MR. ANJUM SHADMANI



Anjum Shadmani

18/9/12

Anjum Shadmani
18/9/12

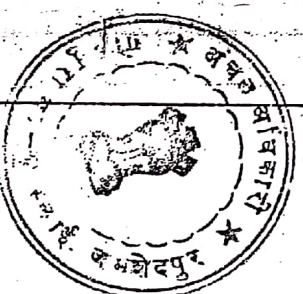


Signature and finger print of left hand of the Purchaser above named.

Anjum Shadmani
18/9/12

State S.P.N.S. Form No. V-40
CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TENANCIES IN ESTATES VESTED IN GOVERNMENT
 District : East Singhbhum Sub Division : Dhalbhum Circle/Anchal : Jamshedpur Halka : IX
 Name of State : Jharkhand Taluza Number :

Sl. No.	Mutation case number in Register 27	Village	Thana and Thana Number	Khata No. with which mutation relates	Authority sanctioning mutation with date of order	Whether mutation is due to sale gift exchange succession or partition	Full details of exchanges affected by Mutation	Date of Correction of the Halkas Register by the karnachari	Remarks
1	2	3	4	5	6	7	8	9	10
	442 2010.11	मानगी जन्मसूचित क्षेत्र	घाटशिला वार्ड नं-9	315 3-42 3-43	अंचल अधिकांशी जमशेदपुर 18.06.2010	निबंधित बिक्री केबाला संख्या 3632 दिनांक 11.05.2010	खाता नं 315 वॉट नं 906 रकबा 0.20.0 कड़ वार्षिक लगान 10.00 (दस) रुपये प्रति जिसमिल अलावे सेस साथ M/S RISHIRAJ HOMES (P) LIMITED, its Director Sh Rabindra Kumar Jha, Son of Late L. K. Jha, काठ-बिष्टपुर, जमशेदपुर के नाम पर नामान्तरण स्वीकृत किया गया ।		



MEMO No.
 Forwarded to the karnachari, Halka No. IX
 श्री आनन्द मोहन मंडल

Date
 For Information and necessary action

Circle Officer/Anchal Adhikari, Jamshedpur.
 Circle/Anchal : Jamshedpur

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

Token Date/Time: 16/06/2012 12:08:38

Sale Deed
Flatno.402,
Kadma,Jsr
387500
387500

Presenter Rabindra Kumar Jha

Date of Entry 16/06/2012

DOE
Stamp Value 15500
Serial No. 0

Total Pages 22
Book 1
CNO/PNO

Doc. Value
ment Value
al Type
Remarks / Other Details

Property Details:										
Anchal	Th.No.	Wrd/HIK	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
JAMSHEDPUR	1641	9	PARDIH	315	906			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	M/S Rishiraj Homes(P) Ltd.Rep.By Rabindra Kumar Jha	Late L.K.Jha	Business	Other		flatno.402, vidyapati tower, ramnagar, rd.no.7, ps. kadma,jsr
2	VENDEE	Mr. Anjum Shadmani	Late S.A. Hannan	Business	Other		c/o mumtaz alam , h.no.37, beside nisha general hospital , new purulia rd. jawaharnagar, ps. mango.jsr
3	Identifier	Nayer Shadmani	Late S.A. Hannan	Business	Other		C/O Mumtaz Alam , H.No.37, Beside Nisha General Hospital , New Purulia Rd. Jawaharnagar, Ps. Mango.Jsr
4	Witness1	Nayer Shadmani	Late S.A. Hannan	Business	Other		C/O Mumtaz Alam , H.No.37, Beside Nisha General Hospital , New Purulia Rd. Jawaharnagar, Ps. Mango.Jsr
5	Witness2	S.M.T.Alam	Late Khurshid Alam	Business	Other		meena complex, jawaharnagar,mango.jsr

Fee Details:

SN	Description	Amount
1	LL	2.50
2	PR	0.94
3	A1	11,625.00
4	SP	330.00
Total		11,958.44

Rabindra K. Jha

उपर्युक्त प्रविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

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

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंद्रि ऑपरेटर का हस्ताक्षर

उपर्युक्त स्वीकार किया ने इस दस्तावेज के निष्पादन को मेरे समक्ष

जिसकी पहचान पिता ने की।

निवासी पेशा ने की।

निबंधन पदाधिकरी का हस्ताक्षर



निबंधन विभाग, झारखंड
जमशेदपुर

Token Date: 16/06/2012 12:08:38
Deed No./Year : 3755/2956/2012
Type: Sale Deed

Sl. No.	Party Details	Photo	Thumb
1	M/S Rishiraj Homes(P)Ltd.Rep.By Rabindra Kumar Jha Father/Husband Name:Late L.K.Jha (VENDOR) flatno.402, vidyapati tower, , ramnagar, rd.no.7, ps. kadma,jsr		
2	Mr. Anjum Shadmani Father/Husband Name:Late S.A. Hannan (VENDEE) c/o mumtaz alam , h.no.37, beside nisha general hospital , new purulia rd. jawaharnagar, ps. mango.jsr		
3	Nayer Shadmani Father/Husband Name:Late S.A. Hannan (Identifier) C/O Mumtaz Alam , H.No.37, Beside Nisha General Hospital , New Purulia Rd. Jawaharnagar, Ps. Mango.Jsr		
4	Nayer Shadmani Father/Husband Name:Late S.A. Hannan (Witness1) C/O Mumtaz Alam , H.No.37, Beside Nisha General Hospital , New Purulia Rd. Jawaharnagar, Ps. Mango.Jsr		
5	S.M.T.Alam Father/Husband Name:Late Khurshid Alam (Witness2) meena complex, jawaharnagar,mango.jsr		

Book No. I
Volume 131
Page 429 To 450
Deed No 3755/2956
Year 2012
Date 16/06/2012 12:56:33

District Sub Registrar

Signature of Operator