

8114 Sale value 1,01,00,000/- Mangro. 6764



31/8/10

झारखण्ड JHARKHAND



B. N. AGARWAL
Advocate

M. K. -
Brahm Bhushan Khosla
31.8.2010.

Stamp 4,04,000/-

000060



SALE DEED

Valued Rs.1,01,00,000/-

THIS SALE DEED is made on this the 31st. day of August 2010 at Jamshedpur : BY : SHRI BRAHM BHUSHAN KHOSLA, Son of Late Ramroop Khosla, by faith Hindu, by Nationality Indian, by occupation Business, resident of Flat No 3-A, Dharam Chand Mansion, Third Floor, Holding No NIL, 41, C Road, Bistupur, within P.S. Bistupur, Town Jamshedpur, District East Singhbhum, hereinafter called the "VENDOR" (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 No: ABWPK 3756E)

31/8/10
Debt chargeable
Rs 101000/-
Lud 2-50
RD 0-94

ADITYA FORMATIVES

Aditya

Proprietor



झारखण्ड JHARKHAND

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11/10/11
31 8.0/0

2:

IN FAVOUR OF

M/S. RADHA KRISHNA BUILDERS, a Partnership Firm having its office at Mango, Jamshedpur represented by its partners 1) MR. DASHRATH KAUNTIA, son of Shri Satyanarayan Kauntia, 2) MR. ANIL DHANDHANIA, son of Late Bishwambhar Prasad Dhandhania, 3) MR. RAJENDRA KUMAR AGARWAL son of Late Bidyanath Agarwal and 4) MR. SURENDER AGARWAL, son of Late Rameshwar Lal Agarwal, all by faith Hindu, by Nationality Indians, by occupation Business.. No: 1 is residing at Mango Chowk within P.S. and P.O. Mango, Town Jamshedpur, District East Singhbhum, No 2 resident of 2-G. Shanti Hari Abasan , 1, I.C. Road, Bistupur

ADITYA FORMATIVES

Aditya
Proprietor



झारखण्ड JHARKHAND

000062/

Ms. J.C.
31.8.10

:3:

within P. S. Bistupur, Town Jamshedpur, District East Singhbhum, No 3 is residing at Mati Gora, Jadugora, within P.S. Jadugora, District East Singhbhum, No:4 is residing at Dharamsala Road Jugsalai, within P.S. Jugsalai, Town Jamshedpur, District East Singhbhum, hereinafter called the "PURCHASER" (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 Other Part: (Pan No: ABWPK 35330, Pan No: RJZPD04120, Pan No: AFBPA15696 and Pan no: ABLPA63170)

ADITYA FORMATIVES

Aditya

Proprietor



झारखण्ड JHARKHAND

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1/11.1.1
31.8.07

:4:

WHEREAS in the recent survey settlement operation of the year 1979 , the land mentioned under Khata No 781 being Plot No 2484 (a to e) 3276 (a and b) and 3278 (a to d) situated at Mouza Mango. Survey Ward No 9. INAC (Mango) has been recorded in the name of the present Vendor: And
Whereas the present vendor is the recorded tenant of Landlord and he has been possessing the said land peacefully as the lawful owner thereof on payment of rent to the Landlord through Circle Officer Jamshedpur in his own name: And

ADITYA FORMATIVES

Aditya
Proprietor



झारखण्ड JHARKHAND

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11/11/16
31.8.70.

:5:

Whereas the present vendor has constructed several shops and boundary wall in Portion of Plot No 3278 and 3276 under Khata No 781 of Mouza Mango, Survey Ward No 9, JNAC (Mango) within P.S. Mango, Town Jamshedpur, District East Singhbhum and he has been exercising all acts of ownership and possession over the same, without any interruption or interference from any corner: And

ADITYA FORMATIVES

Aditya

Proprietor



झारखण्ड JHARKHAND

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1/11/10
31.8.10

:6:

Whereas the Vendor has also constructed shops in the ground floor over an area measuring 0.02.50 Hectare i.e. Three and half Kathas in Portion of Plot No: 3278C, under Khata No 781; And

Whereas the Vendor has leased out several shops in the ground floor to the different tenants on monthly rent basis and Vendor has already sold one Godown in Ground Floor over an area measuring 20'ft X 25'ft. in portion of Plot No.3276 to Shri Rajendra Kumar Agarwal, son of Late Rameshwar Lal Agarwal by virtue of a registered Sale Deed bearing No. 6477, dated 11.11.2004, registered at District Sub-registry Office, Jamshedpur; And

ADITYA FORMATIVES

Agarwal

Proprietor



झारखण्ड JHARKHAND

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Whereas the Vendor has expressed his desire to sell several shops in the ground floor having built up area 2000 Sq. ft and Khapraposh houses having built up area 1000 Sq. ft. alongwith vacant space, having total land measuring 0.09. 15 Hect or Twenty Two and half decimals in Portion of Plot No 3278 A, B and Part of C and Plot No 3276 A recorded under Khata No 781 of Mouza Mango, Ward No 9, JNAC (Mango) to the purchaser and the purchaser has accepted the proposal of the Vendor and agreed to purchase the several shops in the ground

ADITYA FORMATIVES

Aditya

Proprietor



झारखण्ड JHARKHAND

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1/11/2011
3.1.15

:8:

floor having built up area 2000 Sq. ft and Khapraposh houses having built up area 1000 Sq. ft. alongwith vacant space, having total land measuring 0.09. 15 Hect or Twenty Two and half decimals in Portion of Plot No 3278 A, B and Part of C and Plot No 3276 a, recorded under Khata No 781 of Mouza Mango, Ward No 9, JNAC(Mango) more fully described in the schedule below; And Whereas the Vendor and the Purchaser both entered into an Agreement for Sale with respect to aforesaid several shops in the ground floor having built up area 2000 Sq. ft and Khapraposh houses having built up area 1000 Sq. ft. alongwith vacant space, having total land measuring 0.09.15 Hect or Twenty Two and half decimals in Portion of Plot No 3278 A,-B and Part of C and Plot No 3276 A

ADITYA FORMATIVES

Aditya

Proprietor



झारखण्ड JHARKHAND

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31.8.07

:9:

recorded under Khata No 781 of Mouza Mango, Ward No 9, JNAC(Mango) more fully described in the schedule below in the year 2008; And And Whereas as per the terms and conditions of the aforesaid agreement, the present Vendor has agreed to execute sale deed in favour of the present Purchaser in respect of several shops in the ground floor having built up area 2000 Sq. ft and Khapraposh houses having built up area 1000 Sq. ft. alongwith vacant space, having total land measuring 0.09. 15 Hect or Twenty Two and half decimals in Portion of Plot No 3278 A, B, and Part of C and Plot No 3276 A recorded under Khata No 781 of Mouza Mango, Ward No 9, JNAC(Mango) more fully described in the schedule below on total consideration of

ADITYA FORMATIVES

Aditya

Proprietor



झारखण्ड JHARKHAND

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:10:

Rs 1, 01, 00,000/- (Rupees One Crore One Lakh) only on the following terms and conditions:

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

1) That in Pursuance of the agreement and in consideration of a sum of Rs 1,01,00,000/- (Rupees One Crore One Lakh) only have already paid by the purchaser to the Vendor, as per the details given in the Mode of Payment written below, the receipt of which sum the Vendor above-named already admitted and acknowledged as full, final and the highest consideration amount against the sale of the land 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.

ADITYA FORMATIVES

Aditya

Proprietor



झारखण्ड JHARKHAND

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Aditya
31.8.2017

:11:

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, together with all rights, title and possession which the vendor here-before enjoyed in respect of the schedule below property.

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.

ADITYA FORMATIVES

Aditya

Proprietor



झारखण्ड JHARKHAND

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11/11/18
318-5/18

:12:

- 3) That the Vendor is 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 its desire and requirements 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 and the Purchaser shall be entitled to make further construction over the roof of the ground floor of the aforesaid Godown over an area measuring 20'ft X 25'ft. The Purchaser shall also be at liberty to have or get

ADITYA FORMALTIVES

Aditya

Proprietor



झारखण्ड JHARKHAND

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31.8.15

:13:

its 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.

That the Purchaser shall every right to make any further construction over the said land for such the Purchaser shall construct multistoried building over the said land and shall also be entitled to remove the old construction.

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

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

ADITYA FORMATIVES

Aditya

Proprietor



झारखण्ड JHARKHAND

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1/11/10
318/10

:14:

- that the vendor is the lawful owner of the schedule below property and accordingly he has transferred the same in favour of the purchaser.
- 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 land.
- that the vendor has paid rent, cess and/or other charges /taxes of the aforesaid land to the concerned authority.
- that from this day the purchaser shall have quiet and peaceful possession and enjoyment over the schedule below property

ADITYA FORMATIVES

Aditya

Proprietor



झारखण्ड JHARKHAND

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:15:

- 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.
- 8) That the Purchaser shall be entitled to realize the rent from the tenants those are in occupation of shops in the ground floor.
- 9) That the vendor has handed over all the relevant documents, and title deeds in connection with the schedule below property, to the purchaser.
- 10) That the area transferred has been shown in red colour in the sketch map attached herewith which forms part of this Sale Deed.

ADITYA FORMATIVES

Aditya

Proprietor



झारखण्ड JHARKHAND

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16/11/21
31.8.21

:16:

"SCHEDULE"

All that several shops in the ground floor having built up area 2000 Sq. ft and Khapraposh houses having built up area 1000 Sq. ft. alongwith vacant space, having land measuring 0.03.10 Hectare in Plot No 3276 A, land measuring 0.01.50 Hectare in Plot No 3278 A, land measuring 0.01.00 Hectare in Plot No 3278 B, and land measuring 0.03.55 Hectare in Plot No 3278 C(Part) (Total land measuring 0.09. 15 Hectare or Twenty Two and half decimals) recorded under Khata No 781 of Mouza Mango, Ward No 9, JNAC(Mango) P.S. Mango, Town Jamshedpur District East Singhbhum, District Sub-registry Office at Jamshedpur, which is bounded as follows:

ADITYA FORMATIVES

Aditya
Proprietor

1000Rs.



:17:

North : Plot Nos: 3277 and 3183

South : Plot No 3278 C(Part)

East : Part of Plot No 3278 C and Plot No 3276 b

West : Road and Part of Plot No 3278 C

Annual rental of Rs. 5/- only payable to the Circle Officer Jamshedpur.

MODE OF PAYMENT OF CONSIDERATION:-

<u>Cheque No</u>	<u>Date</u>	<u>Amount</u>	<u>Name of Bank</u>
790151	28/07/2008	Rs. 8,00,000/-	Uco Bank, Jsr
790152	29/07/2008	Rs. 7,00,000/-	Uco Bank, Jsr
790153	02/08/2008	Rs. 6,00,000/-	Uco Bank, Jsr
790154	20/12/2008	Rs. 8,00,000/-	Uco Bank Jsr.
790155	22/12/2008	Rs. 8,00,000/-	Uco Bank Jsr
790156	25/12/2008	Rs. 7,00,000/-	Uco Bank Jsr
790157	27/12/2008	Rs. 7,00,000/-	Uco Bank Jsr.
790158	04/06/2009	Rs. 25,00,000/-	Uco Bank Jsr.
790159	04/06/2009	Rs. 25,00,000/-	Uco Bank Jsr.
	Total	Rs. 1,01,00,000/-	

(Rupees One Crore One Lakh) only:

ADITYA FORMATIVES

Aditya

Proprietor

1000Rs.



11/11/20
31/8/2010

:18:

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

WITNESSES:

1) Ramesh Agrawal
31/8/2010

2) [Signature]
31/8/2010

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.

Typed by:

[Signature]
Md. Umar. JSR Court.

[Signature]
Advocate 31/8/2010

ADITYA FORMATIVES

[Signature]

Proprietor




:19:

NAME OF THE PURCHASER:-

MR. DASHRATH KAUNTIA (The partner of M/s RADHA KRISHNA BUILDERS)

ATTESTED BY



B. N. Agarwal
B. N. AGARWAL
Advocate



Dashrath Kauntia

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

MR. ANIL DHANDHANIA (The partner of M/s RADHA KRISHNA BUILDERS)

ATTESTED BY



Anil Dhandhania
B. N. AGARWAL
Advocate



Anil Dhandhania
(ANIL DHANDHANIA)

Signature and finger print of left hand of the purchaser above named

ADITYA FORMATIVES

Agarwal

Proprietor



:20:

NAME OF THE PURCHASER

*11000
31/7/20*

MR. RAJENDRA KUMAR AGARWAL (The partner of M/s RADHA KRISHNA BUILDERS)



ATTESTED BY

B. N. Agarwal
B. N. AGARWAL
Advocate

(Rajendra Kumar Agarwal)

Signature and finger print of left hand of the purchaser above named
MR. SURENDER AGARWAL (The partner of M/s RADHA KRISHNA BUILDERS)



ATTESTED BY

B. N. Agarwal
B. N. AGARWAL
Advocate

(Surender Agarwal)

Signature and finger print of left hand of the purchaser above named

Certified that the finger Print of Left hand of each person whose photographs are affixed in the document have been obtained by me

B. N. Agarwal
B. N. AGARWAL
Advocate
31/8/2020

ADITYA FORMATIVES

Agarwal

Proprietor



Token No: 20

Token Date/Time: 31/08/2010 14:05:59

Document Type: Sale Deed
 Presenter: Brahm Bhushan Khosla
 Presenter Name & Address: Flat No. 3 - A, Dharam Chand Mansion, H.No. Nill 41, C' Road, Bistupur, Jsr
 Date of Entry: 31/08/2010
 Stampable Doc. Value: 10100000
 Document Value: 10100000
 Special Type: DOE
 Stamp Value: 404000
 Serial No.: 0
 Total Pages: 48
 Book: 1
 CNO/PNO:
 Remarks / Other Details: Khapraposh House Built Up Area 1000 Sq.Ft, Mango, Jsr

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
JAMSHEDPUR	1642	9	MANGO	781	3278 A			OR_COMM	0 Decimal	0
JAMSHEDPUR	1642	9	MANGO	781	3276 A			OR_COMM	22.5 Decimal	2250000
JAMSHEDPUR	1642	9	MANGO	781	3278 B			OR_COMM	0 Decimal	0
JAMSHEDPUR	1642	9	MANGO	781	3278 C			OR_COMM	0 Decimal	0

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
OR_COMM	1642		MANGO	Shops In The Ground Floor, Mango, P.S Mango, Jsr	2000	1500 Sq. Ft.	3000000

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Brahm Bhushan Khosla	Late Ramroop Khosla	Business	Other		Flat No. 3 - A, Dharam Chand Mansion, H.No. Nill 41, C' Road, Bistupur, Jsr
2	VENDEE	M/S Radha Krishna Buil. Rep. By(Dashrath Kauntia)	Satyanarayan Kauntia	Business	Other		Mango Chowk, P.S Mango, Jsr
3	VENDEE	Anil Dhandhania	Late Bishwambhar Prasad Dhandhania	Business	Other		2 - G, Shanti Hari Abasan, 1, I.C. Road, Bistupur, Jsr
4	VENDEE	Rajendra Kumar Agarwal	Late Bidyanath Agarwal	Business	Other		Mati Gora, Jadugora, P.S Jadugora,
5	VENDEE	Surender Agarwal	Late Rameshwar Lal Agarwal	Business	Other		Dharamsala Road Jugsalai, P.S Jugsalai, Jsr
6	Identifier	Ramesh Agarwal	Late B.L. Agarwal	Business	Other		196 Kasidih, Sakchi, Jsr
7	Witness1	Ramesh Agarwal	Late B.L. Agarwal	Business	Other		196 Kasidih, Sakchi, Jsr
8	Witness2	Din Bandhu Agarwal	Late R.K. Agarwal	Business	Other		196 Kasidih, Sakchi, Jsr

Fee Details:

SN	Description	Amount
1	LL	
2	P	2.50
3	A1	0.94
4	SP	101,000.00
		720.00
Total		101,723.44

उपर्युक्त प्रविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

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

उपर्युक्त
स्वीकार किया

ब्रह्म भूषण खोसला

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

जिसकी

पहचान

निवासी

रमेश अग्रवाल

पिता

है। ब्रह्म भूषण खोसला

का/की

पेशा

ने की।

निबंधन पदाधिकारी का हस्ताक्षर













ADITYA FORMATIVES

(Signature)

Proprietor

निबंधन विभाग, झारखंड
जमशेदपुर

Token No.20 Token Date: 31/08/2010 14:05:59
Serial/Deed No./Year :8114/6764/2010
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Brahm Bhushan Khosla Father/Husband Name:Late Ramroop Khosla (VEN DOR) Flat No. 3 - A , Dharam Chand Mansion, H.No. Nill 4 , C' Road, Bistupur, Jsr		
2	M/S Laddha Krishna Buil. Rep. By(Dashrath Kauntia) Fathe: Husband Name:Satyanarayan Kauntia (VEN DEE) Mang Chowk, P.S Mango, Jsr		
3	Anil Landhania Fathe: Husband Name:Late Bishwambhar Prasad Dhanania (VEN DEE) 2 - G. Mani Hari Abasan, I. I.C. Road, Bistupur, Jsr		
4	Rajendra Kumar Agarwal Fathe: Husband Name:Late Bidyanath Agarwal (VEN DEE) Matijora, Jadugora, P.S Jadugora,		
5	Surender Agarwal Fathe: Husband Name:Late Rameshwar Lal Agarwal (VEN DEE) Dharamchandra Road Jugsalai, P.S Jugsalai, Jsr		
6	Rameshwar Agarwal Fathe: Husband Name:Late B.L. Agarwal (Iden. Ser) 196 Sakchi, Sakchi, Jsr		

Book No. 1
Volume 248
Page 1 To 48
Deed No. 8114/6764
Year 2010
Date 31/08/2010 16:09:18

District Sub Registrar

Signature of Operator


ADITYA FORMATIVES
Proprietor

जमशेदपूर

Token No.: Token Date: 31/08/2010 14:05:59
 Serial/Deed No./Year : 8114/6764/2010
 Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
7	Ram L. Agarwal Father: Husband Name: Late B.L. Agarwal (Witness 1) 1961 Sidih. Sakchi, Jsr	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
8	Dinadhu Agarwal Father: Husband Name: Late R.K. Agarwal (Witness 2) 1961 Sidih. Sakchi. Jsr	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Book No. I
 Volume 248
 Page 1 To 48
 Deed No. 8114/6764
 Year 2010
 Date 31/08/2010 16:09:18


 District Sub Registrar


 Signature of Operator

ADITYA FORMATIVES


 Proprietor

953 Sale value 1,85,45,475/- @ 4891



T-13
5/7/10



Mr. B. B. Khosla
Advocate

Mr. B. B. Khosla
5/7/2010



02DD 736545

7,28,000/-
+ 14,600/-
74,200/-

22
[Signature]

SALE DEED

Valued Rs1,85,45,475/-

THIS SALE DEED is made on this the 05th day of July, 2010 at Jamshedpur; BY :MR. BRAHAM EHUSHAN KHOSLA, son of Late Ramroop Khosla, by faith Hindu, by Nationality Indian, by occupation Business, resident of Flat No.3-A, Third Floor, Holding No. Nil, 41, C. Road, Bistupur, within P.S. Bistupur, Town Jamshedpur, District East

5/7/10
fee charge
AC 1,85,454 = 75
HR - 2 = 50
P. Fee = 094

ADITYA FORMATIVES

[Signature]

Proprietor

5/7/2010



02DD 736546

1/11/10
5/7/10/10

2:
Singhhum, hereinafter called the "VENDOR" (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 NO. ABWPK 3756E)

ADITYA FORMATIVES

Aditya

Proprietor



02DD 736547

11/11/15
20/1/15

:3:

IN FAVOUR OF

M/S RADHA KRISHNA BUILDERS, a Partnership Firm having its Office at Mango, Jamshedpur, represented by its Partners 1)MR DASHRATH KAUNTA, son of Shri Satyanarayan Kauntia, 2) MR. ANIL DHANDHANIA, son of Shri Bishwambhar Prasad Dhandhania, 3) MR. RAJENDRA KUMAR AGARWAL, son of Late B.N.Agarwal, and

ADITYA FORMATIVES

Aditya

Proprietor



02DD 736548

11/11/20
5/7/2010

: 4 :

4) MR. SURENDER AGARWAL, son of Late R.L. Agarwal, all by faith Hindu, by Nationality Indian, by occupation Business, all residents of Mango, P.S. Mango, Town Jamshedpur, District East Singhbhum, hereinafter called the "PURCHASER" (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 Other Part; (PAN NO. ADZPD 0412D, AFBPA 1569G, ABLPA 6317J)

ADITYA FORMATIVES

Aditya

Proprietor



02DD 736549

Handwritten:
5/7/00

: 5 :

WITNESSETH AS FOLLOWS:

Whereas, in the recent survey settlement operation of the year 1979, the land mentioned under Khata No.781, being Plot Nos.2484 (a to e), 3276 (a and b), and 3278 (a to d) situated at Mouza Mango, within Survey Ward No.9, JNAC(Mango) has been recorded in the name of the present Vendor: A n d

ADITYA FORMATIVES

Handwritten signature:
Aditya

Proprietor



02DD 736550

Handwritten
57106

: 6 :

Whereas the present Vendor is the recorded tenant of Landlord and he has been possessing the said land peacefully as the lawful owner thereof on payment of rent to the landlord through Circle Officer, Jamshedpur in his own name; A n d

ADITYA FORMATIVES

Handwritten signature

Proprietor



02DD 736551

11/11/18
57/180

:7:

Whereas the present Vendor has constructed several shops and boundary wall in portion of Plot No. 3278 and 3276 under Khata No.781 of Mouza: Mango, Survey Ward No.9. JNAC(Mango), within P.S. Mango, town Jamshedpur, District East Singhbhum, and he has been exercising all acts of ownership and possession over the same, without any interruption or interference from any corner; A n d

ADITYA FORMATIVES

Aditya

Proprietor



02DD 736552

1/11/16
577/16

: 8 :

Whereas present Vendor has entered into an agreement for sale with the present purchaser with respect to land measuring 0.00.50 Hectare in Plot No: 3276 b, land measuring 0.40.90 Hectare in Plot 3278 C/Part (Total land measuring 0.41.40 hectare or Three Bighas one Katha The dhurs Approx.) recorded under Khata No.781 with boundary wall, situated at Mouza Mango, Ward No.9, JNAC (Mango) and consideration amount has been mutually fixed at Rs.1,85,45,475/- (Rupees One Crore Eighty Five Lakhs Forty Five Thousand Four Hundred Seventy Five)only; A n d

ADITYA FORMATIVES

Proprietor



02DD 736553

1 Mark
57/100

: 9 :

Whereas as per the terms and conditions mentioned in the aforesaid agreement for sale the Vendor has agreed to execute and register sale deed in favour of the present purchaser in respect of the aforesaid land measuring 0.00.50 Hectare in Plot No: 3276 b, land measuring 0.40.90 Hectare in Plot 3278 C/Part (Total land measuring 0.41.40 hectare or Three Bighas one Katha Ten dhurs Approx.) recorded

ADITYA FORMATIVES

Aditya

Proprietor



02DD 736554

11/11/11
77/10/11

: 10 :

under Khata No.781 with boundary wall, situated at Mouza Mango, Ward No.9, JNAC (Mango) within P.S. Mango, Town Jamshedpur, District East Singhbhum, more fully described in the schedule below, on the aforesaid total consideration amount of Rs 1,85,45,475/- (Rupees One Crore Eighty Five Lakhs Forty Five Thousand Four Hundred Seventy Five)only on the following terms and conditions as stated below:-

ADITYA FORMATIVES

Arora

Proprietor



02DD 736553

11/6-16
57/10/10

: 11 :

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

- 1) That in pursuance of the aforesaid agreement and in consideration of a sum of Rs.1,85,45,475/- (Rupees One Crore Eighty Five Lakhs Forty Five Thousand Four Hundred Seventy Five)only already paid by the purchaser to the Vendor, as per the details given in the Mode of Payment written below, the receipt of which sum the Vendor above named already

ADITYA FORMATIVES

Handwritten signature

Proprietor



02DD 736556

5/17/17

:12:

admitted and acknowledged as full, final and the highest consideration amount against the sale of the land mentioned in the schedule below, the Vendor by these presents does hereby sell, convey, transfer, deliver and assign all that property described in the schedule below, together with all rights, title, interest, possession, easement,

ADITYA FORMATIVES

Aditya

Proprietor



0200 736557

11/11/14
577/140

: 13 :

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, together with all rights, title and possession which the vendor here-before enjoyed in respect of the schedule below property.

ADITYA FORMATIVES

Aditya

Proprietor

P



0200 736538

11/5/2010
25/11/11

: 14 :

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

ADITYA FORMATIVES

Aditya

Proprietor



0200 736559

11/11/15
2

:15:

3) That the Vendor is 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.

ADITYA FORMATIVES

Aditya

Proprietor



0200 736560

11.11.11
177/1010

: 16 :

4) That from this day the purchaser shall enjoy and possess the said property in any manner according to its desire and requirements 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 its name mutated in the

ADITYA FORMATIVES

Aditya

Proprietor



0200 736561

11/11/15
7/11/15

: 17 :

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 he is fully entitled to dispose off the schedule below property to the purchaser.

ADITYA FORMATIVES

Aditya

Proprietor



0200 730562

20/11/15
79/11/15

: 18 :

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 he 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 land.

ADITYA FORMATIVES

Aditya

Proprietor



0200 736503

11/10/10

: 19 :

c) that the vendor hereby assures the purchaser that he is the sole and bonafide owner of the aforesaid property more particularly described in the schedule below and there is no other co-sharers or co-owners of the aforesaid property.

The Vendor has already handed over possession of the schedule below property to the Purchaser on 25.03.2006 and since then the Purchaser is in peaceful possession over the same. j

ADITYA FORMATIVES

Aditya
Proprietor



0200 736561

March
5/1/17

: 20 :

- d) that the vendor has paid rent, cess and/or other charges /taxes of the aforesaid land to the concerned authority upto date.
- e) that from this day the purchaser shall have quiet and peaceful possession and enjoyment over the schedule below property.

ADITYA FORMATIVES

Aditya

Proprietor



02DD 736565

11/11/11
57/10/11

: 21 :

8) 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.

ADITYA FORMATIVES

Handwritten signature

Proprietor



02DD 736566

11.11.10
577/510

: 22 :

- 9) That the vendor has handed over all the relevant documents, and title deeds in connection with the schedule below property, to the purchaser.
- 10) That the property hereby transferred has been shown in red colour in the sketch map attached herewith which forms part of this sale deed.

ADITYA FORMATIVES

Aditya

Proprietor



02DD 736567

11/11/11
27/11/11

: 23 :

SCHEDULE

All that Piece and Parcel of Homestead land measuring 0.00.50 Hectare in Plot No: 3276 b, land measuring 0.40.90 Hectare in Plot 3278 C/Part (Total land measuring 0.41.40 hectare or Three Bighas one Katha Ten dhurs Approx. or 1.0229 Acres or One Acre Two point Two Nine Decimals) recorded under Khata No.781 with boundary wall, situated at Mouza Mango, Ward No.9, JNAC (Mango) within P.S. Mango, Thana No.1642, Town Jamshedpur, District East Singhbhum, District Sub-registry Office at Jamshedpur, which is bounded as follows :-

ADITYA FORMATIVES

Aditya

Proprietor



02DD 736568

मूल
57500

: 24 :

North :- Plot Nos 3183, 3275 and 3276 a

South :- Plot Nos: 3279, 3280 and 3416

East :- Plot No 3417

West :- Plot Nos. 3276 a and 3278 /Part

Annual rental of Rs.10/- only payable to the Landlord through Circle Officer at Jamshedpur.

ADITYA FORMATIVES

Handwritten signature

Proprietor



02DD 736569

11/12
57/1078

: 25 :

MODE OF PAYMENT

<u>Cheque No.</u>	<u>Date</u>	<u>Amount (Rs.)</u>	<u>Name of Bank</u>
337401	07.01.2006	50,00,000/-	UCO Bank
337402	10.01.2006	50,00,000/-	UCO Bank
337403	12.01.2006	50,00,000/-	UCO Bank
337404	14.01.2006	33,58,600/-	UCO Bank
353673	30.01.2006	1,86,875/-	UCO Bank

Total: 1,85,45,475/-

(Rupees One Crore Eighty Five Lakhs Forty Five Thousand Four Hundred Seventy Five only)

ADITYA FORMATIVES

Aditya

Proprietor



02DD 736570

11/11/20
57/10/20

: 26 :

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

WITNESSES:

1) Ramesh Agrawal
5.7.2010

2) [Signature]
5.7.2010

ADITYA FORMATIVES

[Signature]

Proprietor



02DD 736571

711002
577100

:27:

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.

Typed by:

[Signature]
Md. Umar, JSR Court.

[Signature]
Advocate 8-7-2010

ADITYA FORMATIVES

[Signature]

Proprietor



02DD 736572

Handwritten: 11/02/10
17/10/10

:28:

NAME OF THE PURCHASER:-
SHRI DASHRATH KAUNTIA (Partner of M/S. RADHA KRISHNA
BUILDERS)



Handwritten signature: Dashrath Kauntia
Signature and finger prints of left hand of the purchaser

ADITYA FORMATIVES

Handwritten signature: Aditya
Proprietor



02DD 736573

ADITYA
2-11-11

:29:

NAME OF THE PURCHASER:-

SHRI ANIL DHANDHANIA (Partner of M/S. RADHA KRISHNA BUILDERS)



Attorney
Mr. B. S.



Signature and finger prints of left hand of the purchaser

ADITYA FORMATIVES

Proprietor

2000RS



11/10/20
577/100

:30:

NAME OF THE PURCHASER:-

SHRI RAJENDRA KUMAR AGARWAL (Partner of M/S. RADHA KRISHNA BUILDERS)



Attested
By
Mr. B. N. A.
Adv.

Rajendra

Signature and finger prints of left hand of the purchaser

ADITYA FORMATIVES

Aditya

Proprietor



Misc
11/11/10

: 31 :

NAME OF THE PURCHASER:-

SHRI SURENDER AGARWAL (Partner of M/S. RADHA
KRISHNA BUILDERS)



Signature and finger prints of left hand of the purchaser

Certified that the Finger Print of left hand of each person whose photograph is affixed in this document have been obtained by me or before me

ADITYA FORMATIVES

Aditya

Proprietor

B. N. Agarwal
Mr. B. N. Agarwal
Advocate
5-7-2010



05AA 195276

10000
577100

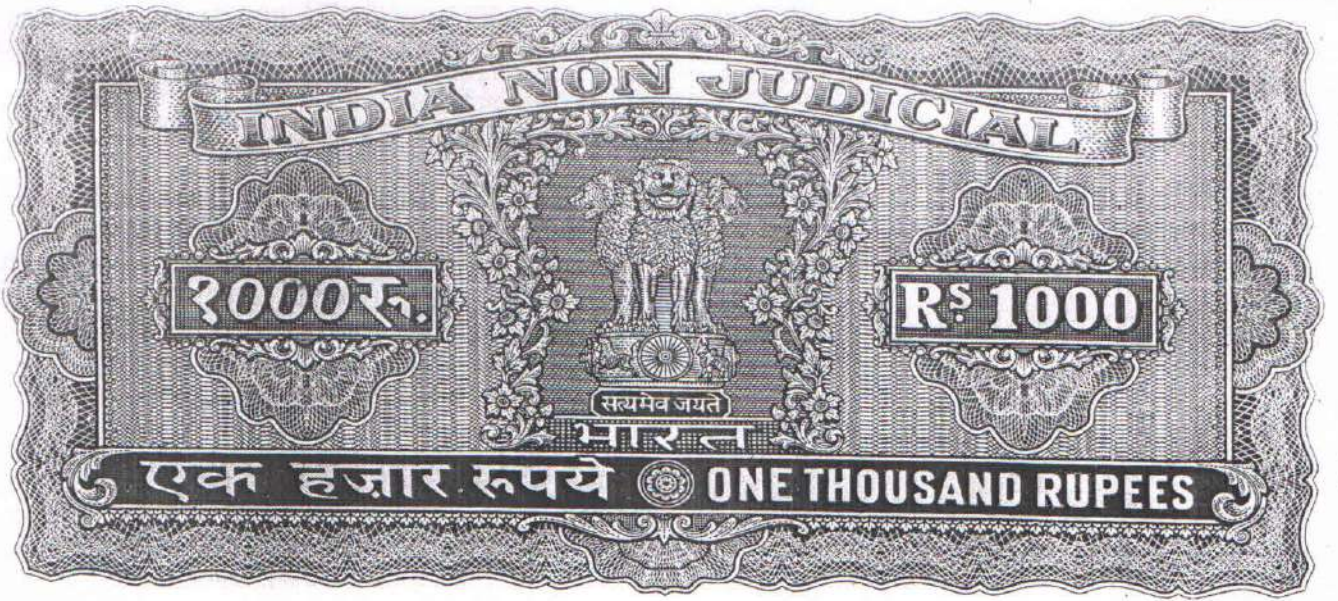
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ADITYA FORMATIVES

Aditya

Proprietor

1000Rs.



11/11/11
7/11/11

:: 33 ::

ADITYA FORMATIVES

Aditya

Proprietor

1000Rs.



11/11/2011

:: 34 ::

ADITYA FORMATIVES

Aditya

Proprietor

1000Rs.



01/11/18
7/11/18

:: 35 ::

ADITYA FORMATIVES

Aditya

Proprietor

1000Rs.



11/11/11
7/11/11

:: 36 ::

ADITYA FORMATIVES

Aditya

Proprietor

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

Token No: 13

Token Date/Time: 05/07/2010 14:42:35

Document Type	Sale Deed	Presenter	Braham Bhushan Khosla
Presenter Name & Address	H.No - Nil, Flat No - 3 - A, 3rd Floor, C Road, Bistupur, Jsr	Date of Entry	05/07/2010
Stampable Doc. Value	18545475	DOE	Total Pages 80
Document Value	18545475	Stamp Value	742000
Special Type		Serial No.	0
Remarks / Other Details			CNO/PNO

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
JAMSHEDPUR	1642	9	MANGO	781	3276 B			OR_RES	102.29 Decimal	7978620
JAMSHEDPUR	1642	9	MANGO	781	3278 C			OR_RES	0 Decimal	0

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	Braham Bhushan Khosla	Late Ram Roop Khosla	Business	Other		h.no - nil, flat no - 3 - A, 3rd floor, C road, bistupur, jsr
2	VENDEE	M/S Radha Krishna Build. Rep Dashrath Kauntia	Satyanarayan Kauntia	Business	Other		mango, p.s - mango, jsr
3	VENDEE	M/S Radha Krishna Build. Rep Anil Dhandhanian	Bishwambhar Prasad Dhandhanian	Business	Other		Mango, P.S - Mango, Jsr
4	VENDEE	M/S Radha Krishna Build. Rep Rajendra Kr. Agarwal	Late B.N.Agarwal	Business	Other		mango, p.s - mango, jsr
5	VENDEE	M/S Radha Krishna Build. Rep. Surender Agarwal	Late R.L.Agarwal	Business	Other		Mango, P.S - Mango, Jsr
6	Identifier	Ramesh Agarwal	Late B.L.Agarwal	Business	Other		196, kasidih, sakchi, jsr
7	Witness1	Ramesh Agarwal	Late B.L.Agarwal	Business	Other		196, Kasidih, Sakchi, Jsr
8	Witness2	Dinbandhu Agarwal	Late R.K.Agarwal	Business	Other		196, Kasidih, Sakchi, Jsr

Fee Details:

SN	Description	Amount
1	LL	2.50
2	P	0.94
3	A1	185,454.75
4	SP	1,200.00
Total		186,658.19

1/11/10
5171010
Braham Bhushan Khosla

उपर्युक्त प्रविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

निबंधन पूर्व सारांश में इंफॉर्म फॉर्म के अनुरूप डाटा इंद्रि की गई है।

सहचर खूबरी लोहला

प्रस्तुतकर्ता का हस्ताक्षर
डाटा इंद्रि ऑपरेटर का हस्ताक्षर

उपर्युक्तने इस दस्तावेज के निष्पादन को मेरे समक्ष

स्वीकार किया

जिसकी

पहचान

निवासी

रमेश अग्रवाल

श्री. बी. एल. अग्रवाल

पिता पेशाने की।

ADITYA FORMATIVES

Hoyat

Proprietor

निबंधन प्रदाधिकारी का हस्ताक्षर













35/7/10

निबंधन विभाग, झारखंड
जमशेदपुर

Token No.13 Token Date: 05/07/2010 14:42:35

Serial/Deed No./Year :5953/4891/2010

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Braham Bhushan Khosla Father/Husband Name:Late Ram Roop Khosla (VENDOR) h.no - nil, flat no - 3 - A, 3rd floor, C road, bistupur, jsr		
2	M/S Radha Krishna Build. Rep Dashrath Kauntia Father/Husband Name:Satyanarayan Kauntia (VENDEE) mango, p.s - mango, jsr		
3	M/S Radha Krishna Build. Rep Anil Dhandhanian Father/Husband Name:Bishwambhar Prasad Dhandhanian (VENDEE) Mango, P.S - Mango, Jsr		
4	M/S Radha Krishna Build.Rep Rajendra Kr. Agarwal Father/Husband Name:Late B.N.Agarwal (VENDEE) mango, p.s - mango, jsr		
5	M/S Radha Krishna Build. Rep. Surender Agarwal Father/Husband Name:Late R.L.Agarwal (VENDEE) Mango, P.S - Mango, Jsr		
6	Ramesh Agarwal Father/Husband Name:Late B.L.Agarwal (Identifier) 196, kasidih, sakchi, jsr		

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Volume 178
Page 57 To 136
Deed No 5953/4891
Year 2010
Date 05/07/2010 16:16:34

District Sub Registrar

5/7/10

ADITYA FORMATIVES

H. Chandra

Proprietor

Signature of Operator

निबंधन विभाग, झारखंड
जमशेदपुर

Token No.13 Token Date: 05/07/2010 14:42:35
Serial/Deed No./Year :5953/4891/2010
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
7	Ramesh Agarwal Father/Husband Name:Late B.L.Agarwal (Witness1) 196, Kasidih, Sakchi, Jsr	x	x
8	Dinbandhu Agarwal Father/Husband Name:Late R.K.Agarwal (Witness2) 196, Kasidih, Sakchi, Jsr	x	x

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Volume 178
Page 57 To 136
Deed No 5953/4891
Year 2010
Date 05/07/2010 16:16:34

District Sub Registrar

Signature of Operator

ADITYA FORMATIVES

Proprietor