



झारखण्ड JHARKHAND



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[Handwritten signature]

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29/11/14

hereinafter called the V E N D O R S (which expression shall unless exclude by or repugnant to the context, mean and include their respective heirs , successors , executors , administrators , legal representatives , nominees and assigns) of the One Part ; PAN No.: ALCPS 606K

IN FAVOUR OF

M/s WISE VINTRADE PRIVATE LIMITED, a company having its Registered Office at Road No.14, Jawahar Nagar, P.O.: Azadnagar, P.S. : Mango, Town : Jamshedpur, Dist: East Singhbhum, represented by its Directors 1) Mrs. SHAGUFTA PARVEEN, W/o Md. Shaukatuddin 2) ITRAT JAVED, W/o Sayed Mohammad Javed Uddin, 3) SUMAILA NAAZ, W/o Md. Jazbeeuddin, all By Faith: Muslim, all by Caste: Sayed, all by Nationality: Indian, residents of Road No.12, Jawahar Nagar, Mango, P.O.:Azadnagar, P.S.: Mango, Town: Jamshedpur , Dist: East Singhbhum, hereinafter



झारखण्ड JHARKHAND

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called the PURCHASER (which expression shall unless exclude by or repugnant to the context , mean and include its respective heirs , successors , executors , administrators , legal representatives ,nominees and assigns) of the Other Part ; PAN No. : AABCW0257B

Witnesseth as follows :

Whereas the landed property situated at Mouza: Pardih, under Khata No.561, being Plot No. 942, within P.S. Mango ,Town: Jamshedpur, Dist : East Singhbhum stand recorded in the name of Jagdish Singh, the present Vendor, in the record of right and he was in peaceful possession over the same and the present Vendors have purchased the schedule land through a Registered Sale Deed and since purchased he is in peaceful possession over the said plot without any interruption from any corner.



झारखण्ड JHARKHAND

[Handwritten signature]
①
② Charan Blawon
29/3/14

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227815

And whereas, the Purchaser approached the Vendors and proposed to purchase the aforementioned landed property fully described in the schedule below on a total consideration money of Rs. 29,04,000/- (Rupees Twenty Nine Lakhs Four thousand) only , to which the Vendors agreed ; That the property hereby sold is free from all encumbrances and charges of any kind whatsoever.

NOW THIS DEED OF SALE WITNESSETH AS HEREUNDER :

1. That in consideration of Rs. 29,04,000/- (Rupees Twenty Nine Lakhs Four Thousand) only paid by the Purchaser to the Vendors (the receipt whereof the Vendors do hereby acknowledge described in mode of payment , the Vendors as the Owner hereby transfer to the Purchaser by way of sale all that property described in the schedule below together with all right , title and interest therein TO HAVE AND HOLD the same to the Purchaser as absolute Owner.

5000Rs.



[Handwritten signature]

Charbe Bhurora
29/3/14

5. That the Vendors do hereby expressly state that if for any defect in title of the Vendors , the Purchaser is deprived of the whole or any part of the said property or it transpires that the property hereby sold is not free from encumbrances they will be civilly and criminally liable to the Purchaser and will be bound to make good any loss sustained by the Purchaser.

6. That possession of the said property fully described in the Schedule below ,has been delivered by the Vendors to the Purchaser.

7. The schedule below property is situated in other road, for residential purpose.

In witness whereof the Vendors have signed this Sale Deed on the date , month and year first above written.

Charbe Bhurora
29/3/2014

जमशेदपुर
FEB 2014
जमशेदपुर



झारखण्ड JHARKHAND

283302

[Handwritten signature]
①
② Chandra Bhowari
29/3/14

MODE OF PAYMENT:

| CHEQUES No. | DATE | AMOUNT | DRAWN BANK |
|-------------|---------|---------|-----------------|
| 1. 157058 | 29-3-14 | 2904000 | HDFC. Telco Isa |
| 2. | | | |
| 3. | | | |

SCHEDULE

In the District of Singhbhum East, Pargana: Dhalbhum, District sub-registry Office Jamshedpur, a piece of landed property situated in Mouza :Pardih of Ward No. 9, M.N.A.C. Mango, Thana No. 1641, under Khata No. 561, being portion of Plot No. 942, Area measuring 10 Kattahs more or less within P.S.: Mango, Town: Jamshedpur, which is bounded as follows

FEB 2014
भारत कपूर



B 099534

झारखण्ड JHARKHAND

[Handwritten signature]
29/3/14
Chandra Bhanu

NORTH : Portion of Plot No. 942 (Vendors') ;
SOUTH : Common Road ; 14 ft Wide ;
EAST : Common Road ; 14 ft Wide ;
WEST : Common Road ; 14 ft Wide.

Witness :

1. *[Signature]*
2. *Ravi Bhashan Singh*
29/3/14
3. *Saba Saba*

Drafted , read over and explained the contents of this Sale Deed to the Executants in Hindi , who admitted the same to be true and correct.

Typed by : *[Signature]*

In My Office, Advocate.

[Signature]
Advocate.

Carriage stamp of the person whose signature is affixed in this document has been obtained by me or before me.



① *[Handwritten signature]*

② Chandu Sharma c/f

Name of the Purchasers:



1. Shagufta Parveen
29/3/14



2. Itirat
29/3/14



3. Sumaila v.s.g
29/3/14



P
L
P

Signatures and finger prints of left hand
Of the Purchasers.

Certified that the finger prints of left
hand of the person whose photograph
are affixed in this document have been
obtained by me or before me.



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

Document No: 52
Document Type: Sale Deed
Document Name & Address: Old Sonari Basti, Ps & Po: Sonari, Jsr
Document Value: 2904000
Special Type: 2904000
Remarks / Other Details:
Online Payment Details:

Presenter: Jagdish Singh
DOE
Stamp Value: 116500
Serial No.: 0
Old Serial No.: /
App. ID: 10742
Ref. No.

Token Date/Time: 29/03/2014 16:24:37
Date of Entry: 29/03/2014
Total Pages: 40
Book: 1
CNO/PNO
e-Stamp Cert. No.

Property Details:

| Anchal | Th.No. | Wrd/Hik | Mauza | Kh. No. | Plot No | Plot Type | H No | Category | Area | Min. Value |
|------------|--------|---------|--------|---------|---------|-----------|------|----------|--------------|------------|
| JAMSHEDPUR | 1641 | 9 | PARDIH | 561 | 942 | | | U_RES | 16.5 Decimal | 2392500 |

Other Property Details:

| Property Type | Th. No. | Wrd | Mauza | Location | Area | Rate | Amount |
|---------------|---------|-----|-------|----------|------|------|--------|
|---------------|---------|-----|-------|----------|------|------|--------|

Party Details:

| SN | P Type | Party Name | Father/Husband | Occup. | Caste | PAN/F 60 | UID | Address |
|----|---------------------|--------------------------------------------------------|-------------------------------|----------|---------|------------|-----|----------------------------------------|
| 1 | VENDOR | Jagdish Singh | Late Harishankar Singh | Business | General | Aohps0251g | | Old Sonari Basti, Ps & Po: Sonari, Jsr |
| 2 | Vendor/Power Holder | Chandra Bhushan Singh | Late Krishna Singh | Business | General | Alcps6016k | | Old Sonari Basti, Ps & Po: Sonari, Jsr |
| 3 | VENDEE | M/S Wise Vintrade Pvt.Ltd.Rep.By Mrs. Shagufta Parveen | W/O Md. Shaukatuddin | H.W | General | | | Rd.no:14, Jawaharnagar, ps:mango, jsr |
| 4 | VENDEE | M/S Wise Vintrade Pvt.Ltd.Rep.By ltrat Javed | W/O Sayed Mohammad Javeduddin | Business | General | | | Rd.No:12, Jawaharnagar, Ps:Mango, Jsr |
| 5 | VENDEE | M/S Wise Vintrade Pvt.Ltd.Rep.By Sumaila Naaz | W/O Md. Jazbeeuddin | H.W | General | | | Rd.No:12, Jawaharnagar, Ps:Mango, Jsr |
| 6 | Identifier | Santu Sahu | S.Sahu | Business | General | | | dindli Road, burmamines, jsr |
| 7 | Witness1 | Santu Sahu | S.Sahu | Business | General | | | Dindli Road, Burmamines, Jsr |
| 8 | Witness2 | Ravi Bhusan Singh | Late Krishna Singh | Business | General | | | Sonari West Layout, Jsr |

Fee Details:

| SN | Description | Amount |
|-------|-------------|-----------|
| 1 | LL | 2.50 |
| 2 | PR | 0.94 |
| 3 | A1 | 87,120.00 |
| 4 | SP | 600.00 |
| Total | | 87,723.44 |

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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


उपर्युक्त जगदीश सिंह ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया मन्त्र भूषण सिंह

जिसकी सन्टु साहू पिता एस. साहू ने की।
पहचान बर्मामिनेस पेशा व्यवसाय





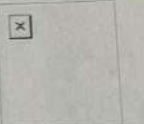
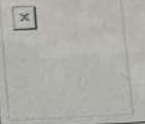
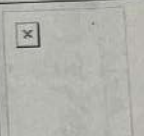
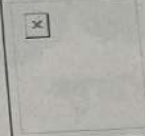
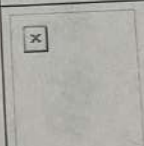
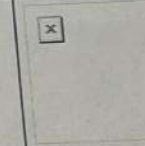


निबंधन पदाधिकारी का हस्ताक्षर

प्रस्तुतकर्ता का हस्ताक्षर
डाटा इंट्रि ऑपरेटर का हस्ताक्षर

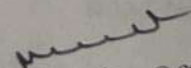
29/3/14

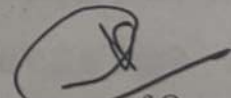

निबंधन विभाग, झारखंड
जमशेदपुर

No.52 Token Date: 29/03/2014 16:24:37
Deed No./Year :2024/1560/2014
Type: Sale Deed

| Party Details | | Photo | Thumb |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1 | Jagdish Singh Father/Husband Name:Late Harishankar Singh (VENDOR) Old Sonari Basti, Ps & Po:Sonari, Jsr |  |  |
| 2 | Chandra Bhushan Singh Father/Husband Name:Late Krishna Singh (Vendor/Power Holder) Old Sonari Basti, Ps & Po:Sonari, Jsr |  |  |
| 3 | M/S Wise Vintrade Pvt.Ltd.Rep.By Mrs. Shagufta Parveen Father/Husband Name:W/O Md. Shaukatuddin (VENDEE) Rd.no:14, Jawaharnagar, ps:mango, jsr |  |  |
| 4 | M/S Wise Vintrade Pvt.Ltd.Rep.By Itrat Javed Father/Husband Name:W/O Sayed Mohammad Javeduddin (VENDEE) Rd.No:12, Jawaharnagar, Ps:Mango, Jsr |  |  |
| 5 | M/S Wise Vintrade Pvt.Ltd.Rep.By Sumaila Naaz Father/Husband Name:W/O Md. Jazbeeuddin (VENDEE) Rd.No:12, Jawaharnagar, Ps:Mango, Jsr |  |  |
| 6 | Santu Sahu Father/Husband Name:S.Sahu (Identifier) dindli Road, burmamines, jsr |  |  |

Book No. I
Volume 94
Page 275 To 314
Deed No 2024/1560
Year 2014
Date 29/03/2014 17:12:19


Registering Officer


Signature of Operator

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 25000

पच्चीस हजार रुपये

भारत



सत्यमेव जयते

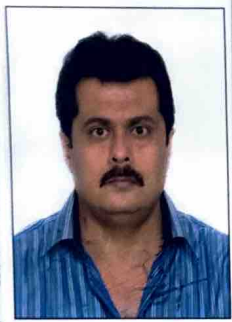
INDIA

Rs. 25000

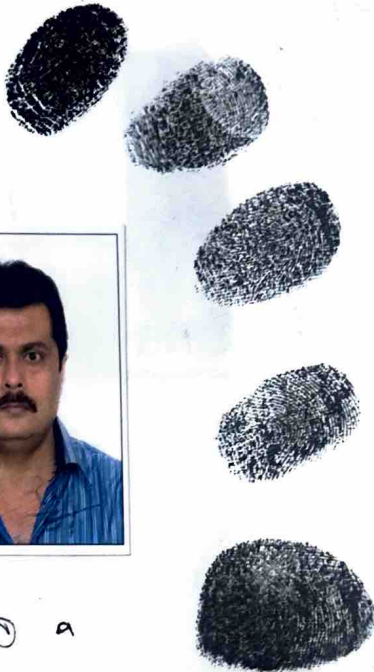
TWENTY FIVE THOUSAND RUPEES

झारखण्ड JHARKHAND

227802



① ② ③



Ravi Bhusan Singh
3/2/14

③ Charu Bhowmik -
3/2/14

IN FAVOUR OF

M/s WISE VINTRADE PRIVATE LIMITED, a company having its Registered Office at Road No.14, Jawahar Nagar, P.O.: Azadnagar, P.S. : Mango, Town : Jamshedpur, Dist: East Singhbhum, represented by its Directors 1) Mrs. SHAGUFTA PARVEEN, W/o Md. Shaukatuddin 2) ITRAT JAVED, W/o Sayed Mohammad Javed Uddin, 3) SUMAILA NAAZ, W/o Md. Jazbeeuddin, all By Faith: Muslim, all by Caste: Sayed, all by Nationality: Indian, residents of Road No.12, Jawahar Nagar, Mango, P.O.:Azadnagar, P.S.: Mango, Town: Jamshedpur , Dist: East Singhbhum, Hereinafter called the PURCHASER (which expression shall unless exclude by or repugnant to the context , mean and include its respective heirs , successors , executors , administrators , legal representatives ,nominees and assigns) of the Other Part ;

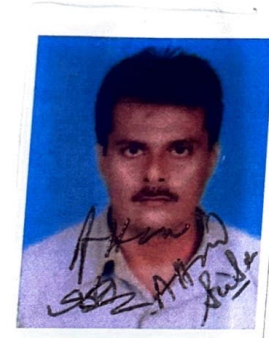
PAN NO - AABCW0257B



HARKHAND

227803

① Ravi Babbar & wife
3/2/14



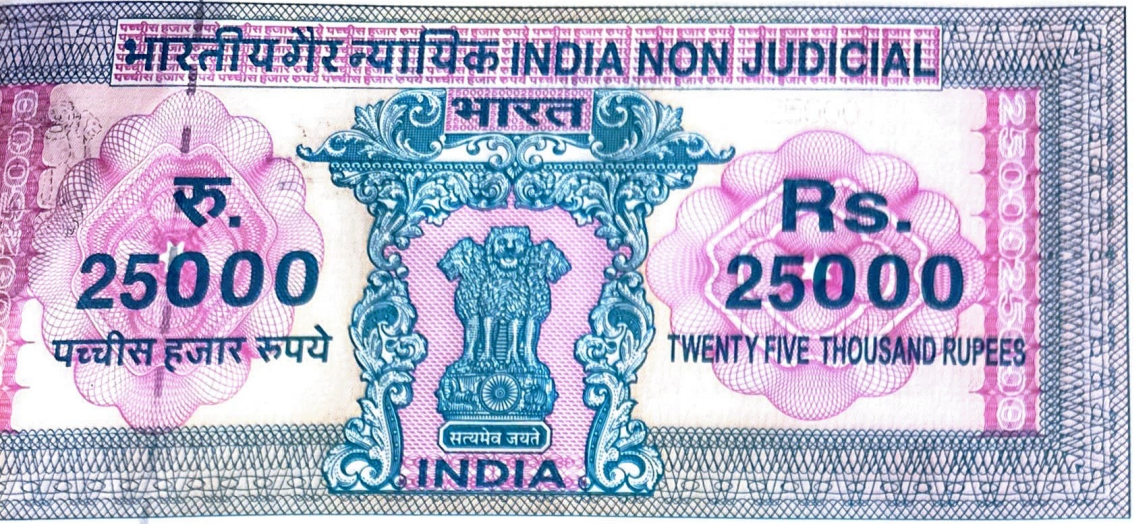
③ Charde Babbar
3/2/14



Witnesseth as follows :

Whereas the landed property situated at Mouza: Pardih, under Khata No. 85, being Plot Nos. 936 a, b , 937 a, b, within P.S. Mango ,Town: Jamshedpur, Dist :East Singhbhum stand recorded in the name of Krishna Singh (now deceased) in the record of right and he was in peaceful possession over the same and after his death the present Vendors inherited the aforesaid property as his legal heirs and successors and are in peaceful possession over the said plot without any interruption from any corner.

And whereas, at the time of the preparation of the record of right the Khata has been opened in the name of Late Krishna Singh and Riyati Khatian has been issued in the names of the father and husband of present Vendors described in the schedule below property.



JHARKHAND

227804

227804

① Ravi Bhusan Singh
3/2/14

② [Signature]

③ Charde Bhowari
3/2/14

And whereas, the Purchaser approached the Vendors and proposed to purchase the afore mentioned landed property fully described in the schedule below on a total consideration money of Rs.29,00,000/- (Rupees Twenty Nine Lakhs) only , to which the Vendors agreed ;

NOW THIS DEED OF SALE WITNESSETH AS HEREUNDER :

1. That in consideration of Rs. 29,00,000/- (Rupees Twenty Nine Lakhs) only paid by the Purchaser to the Vendors (the receipt whereof the Vendors do hereby acknowledge) described in mode of payment , the Vendors as the Owner hereby transfers to the Purchaser by way of sale all that property described in the schedule below together with all right , title and interest therein TO HAVE AND HOLD the same to the Purchaser as absolute Owner.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000



Rs.
10000

TEN THOUSAND RUPEES

HARKHAND

061800

061800

① Ravi Bhandari Singh
21/2/14

② Singh

③ Chandu Bhandari
21/2/14

2. That the interest hereby transferred subsists and the Vendors have power to sell the same.
3. That the property hereby sold is free from all encumbrances and charges of any kind whatsoever.
4. That the Vendors do hereby agree and promise that they will at the cost of the person requiring the same execute and do every such thing or assurance for further or more perfectly conveying and assuring the said property to the Purchaser as may reasonably be required.

It is further agreed by the Vendors that common road of Srikrishna Uddyan is also used by the present purchaser M/s. WISE VINTRA-DE Private Limited.



① Anvi Bhushan Singh
3/2/14

② [Signature]

③ Charde Bhuron A
3/2/14

5. That the Vendors do hereby expressly state that if for any defect in title of the Vendors , the Purchaser is deprived of the whole or any part of the said property or it transpires that the property hereby sold is not free from encumbrances they will be civilly and criminally liable to the Purchaser and will be bound to make good any loss sustained by the Purchaser.

6. That possession of the said property fully described in the Schedule below ,has been delivered by the Vendors to the Purchaser.

In witness whereof the Vendors have signed this Sale Deed on the date , month and year first above written.



रखण्ड JHARKHAND

283301

1 Ravi B. Singh
3/2/14

2

3 Charu B. Singh
3/2/14

SCHEDULE

In the District of Singhbhum East, Pargana: Dhalbhum, District sub-registry Office Jamshedpur , a piece of landed property situated in Mouza :Pardih of Ward No. 9, M.N.A.C. Mango, Thana No. 1641, under Khata No. 85, being portion of Plot Nos. 936 a, b, 937 a, b, Area measuring 10 Kattahs more or less within P.S.: Mango, Town: Jamshedpur, which is bounded as follows

NORTH : Nij Portion of the Vendors;
SOUTH : Nij Portion of the Purchaser ;
EAST : Common Road ; 14ft wide.
WEST : Portion of Plot No. 4982.



झारखण्ड JHARKHAND

B 099533

① Ravi Bhandari Singh
3/2/14

② [Signature]

③ Chandan Bhowari
3/2/14

MODE OF PAYMENT:

| CHEQUES No. | AMOUNT | Branch |
|------------------------|-----------------|-------------------|
| 1. 157049 dt. 3.2.2014 | Rs. 11,00,000/- | HDFC Bank, Telco. |
| 2. 157050 dt. 3.2.2014 | Rs. 10,00,000/- | HDFC Bank, Telco. |
| 3. 157053 dt. 3.3.2014 | Rs. 8,00,000/- | HDFC Bank, Telco. |

Witness :

1. Santu Saha
3/2/14
2. [Signature]
3/3/14

Drafted , read over and explained the contents of this Sale Deed to the Executants in Hindi , who admitted the same to be true and correct.

Typed by :

In My Office, Advocate.

[Signature]
Advocate.



1. Ravi Bhanu S
3/2/14

2. Sany
3/2/14

3. Chandre Bhowari
3/2/14

Name of the Purchasers:



Shagunika Parman
3.2.14



Irbat
3/2/14



Sumaita Nayak
3/2/14




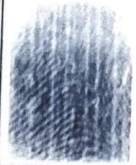

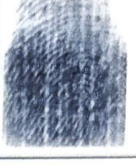


Signatures and finger prints of left hand
Of the Purchasers.

Certified that the finger prints of left
hand of the person whose photograph
are affixed in this document have been
obtained by me or before me.

Sudhanu
Advocate.

निबंधन विभाग, झारखंड
जमशेदपुर

Token Date: 03/03/2014 14:02:19
No./Year :1288/963/2014
Sale Deed

| Party Details | | Photo | Thumb |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1 | Ravi Bhushan Singh Father/Husband Name:Late Krishna Singh (VENDOR) H.No:245, Rd.no:6, sonari West Layout, ps:Sonari, jsr |  |  |
| 2 | Shashi Bhushan Singh Father/Husband Name:Late Krishna Singh (VENDOR) H.No:245, Rd.No:6, Sonari West Layout, Ps:Sonari, Jsr |  |  |
| 3 | Chandra Bhushan Singh (Power Att. Of Bimala Kumari Singh) Father/Husband Name:Late Krishna Singh (Vendor/Power Holder) H.No:245, Rd.No:6, Sonari West Layout, Ps:Sonari, Jsr |  |  |
| 4 | M/S Wise Vintrade Pvt.Ltd.Rep.By Mrs. Shagufta Parveen Father/Husband Name:W/O Md. Shaukatuddin (VENDEE) Rd.No:14, Jawaharnagar, mango,ps:mango, jsr | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | M/S Wise Vintrade Pvt.Ltd.Rep.By Itrat Javed Father/Husband Name:W/O Sayed Mohammad Javeduddin (VENDEE) Rd.No:14, Jawaharnagar, Mango,Ps:Mango, Jsr | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | M/S Wise Vintrade Pvt.Ltd.Rep.By Sumaila Naaz Father/Husband Name:W/O Md.Jazbeeuddin (VENDEE) Rd.No:14, Jawaharnagar, Mango,Ps:Mango, Jsr | <input type="checkbox"/> | <input type="checkbox"/> |

Book No. I
Volume 58
Page 185 To 230
Deed No 1288/963
Year 2014
Date 03/03/2014 15:16:15


Registering Officer


Signature of Operator



Serial No. 0
Old Serial No. /
App. ID

Book 1
CNO/PNO

e-Stamp Cert.
No.

| Th.No. | Wrd/Hlk | Mauza | Kh. No. | Plot No | Plot Type | H No | Category | Area | Min. Value |
|--------|---------|--------|---------|---------|-----------|------|----------|--------------|------------|
| 1641 | 9 | PARDIH | 85 | 936 A,B | | | U_RES | 16.5 Decimal | 2392500 |
| 1641 | 9 | PARDIH | 85 | 937 A,B | | | U_RES | Decimal | 2392500 |

Other Property Details:

| Property Type | Th. No. | Wrd | Mauza | Location | Area | Rate | Amount |
|---------------|---------|-----|-------|----------|------|------|--------|
|---------------|---------|-----|-------|----------|------|------|--------|

Party Details:

| SN | P Type | Party Name | Father/Husband | Occup. | Caste | PAN/F 60 | UID | Address |
|----|---------------------|-----------------------------------------------------------|-------------------------------|----------|---------|------------|-----|-------------------------------------------------------|
| 1 | VENDOR | Ravi Bhushan Singh | Late Krishna Singh | Business | General | Alcps6334g | | H.No:245, Rd.no:6, sonari West Layout, ps:Sonari, jsr |
| 2 | VENDOR | Shashi Bhushan Singh | Late Krishna Singh | Business | General | | | H.No:245, Rd.No:6, Sonari West Layout, Ps:Sonari, Jsr |
| 3 | Vendor/Power Holder | Chandra Bhushan Singh (Power Att. Of Bimala Kumari Singh) | Late Krishna Singh | Business | General | | | H.No:245, Rd.No:6, Sonari West Layout, Ps:Sonari, Jsr |
| 4 | VENDEE | M/S Wise Vintrade Pvt.Ltd.Rep.By Mrs. Shagufta Parveen | W/O Md. Shaukatuddin | Business | General | Aabcw0257b | | Rd.No:14, Jawaharnagar, mango,ps:mango, jsr |
| 5 | VENDEE | M/S Wise Vintrade Pvt.Ltd.Rep.By Itrat Javed | W/O Sayed Mohammad Javeduddin | Business | General | | | Rd.No:14, Jawaharnagar, Mango,Ps:Mango, Jsr |
| 6 | VENDEE | M/S Wise Vintrade Pvt.Ltd.Rep.By Sumaila Naaz | W/O Md.Jazbeeuddin | Business | General | | | Rd.No:14, Jawaharnagar, Mango,Ps:Mango, Jsr |
| 7 | Identifier | Santu Saha | Shyamal Saha | Service | General | | | Dindli Road, burmamines, jsr |
| 8 | Witness1 | Santu Saha | Shyamal Saha | Service | General | | | Dindli Road, Burmamines, Jsr |
| 9 | Witness2 | Anuradha Singh | W/O N.K.Singh | A/C | General | | | mango, jsr |

Fee Details:

| SN | Description | Amount |
|-------|-------------|-----------|
| 1 | LL | 2.50 |
| 2 | PR | 0.94 |
| 3 | A1 | 87,000.00 |
| 4 | SP | 690.00 |
| Total | | 87,693.44 |

Ravi Bhushan Singh
03/3/2019

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

प्रस्तुतकर्ता का हस्ताक्षर
डाटा इंद्रि ऑफिसर का हस्ताक्षर

उपर्युक्त स्वीकार किया जिसकी पहचान निवासी.....ने इस दस्तावेज के निष्पादन को मेरे समक्ष

① रवि भूषण सिंह
② शशि भूषण
③ बिमला कुमार सिंह
संतु साहा पिता श्यामल साहा
बर्मा माईस पेशा नौकरी ने की।

निबंधन पदाधिकरी का हस्ताक्षर

2025

Sale value is - 11,62,000/- P.S. Mangr. 1561



रिज

रिज

झारखण्ड JHARKHAND

ST-1012 20,000/-

227810



Handwritten signature and date: 29/3/14

Large handwritten signature in blue ink.

Handwritten text: Chandre Bhushan Singh 29/3/14

Handwritten notes in Hindi: प्रकृत जगत पौत्रार्थ, खासत तौर जगत जग, नि ब्यालीत नव री, नैवालय दे फिलिप, नदी है

①

SALE DEED

THIS SALE DEED is made on this the 29th day of March, 2014 at Jamshedpur ; B Y :

(1) JAGDISH SINGH, S/o Late Harishankar Singh, By Caste: Rajput By Faith: Hindu, By Nationality Indian, resident of Old Sonari Basti, P.S. & P.O.: Sonari, Town: Jamshedpur, Dist: East Singhbhum ,

(2) CHANDRA BHUSHAN SINGH, S/o Late Krishna Singh, By Caste: Rajput , By Faith: Hindu , By Nationality : Indian, resident of Holding No. 245, Road No.6 , Sonari West Layout , P.S. & P.O.: Sonari, Town: Jamshedpur, Dist: East Singhbhum , Vendor No. 1 is represented by his

Lawful Constituent Attorney SRI CHANDRA BHUSHAN SINGH, S/o Late Krishna Singh ,vide General Power of Attorney No. IV-1552/367, dated 12-03-2014, registered at District Sub-Registry Office at Jamshedpur ,

Handwritten notes: Recd Paid, 34860/-, 2500, 094

Handwritten text: बन्साहेल जाका



2



झारखण्ड JHARKHAND

227811

227811



Handwritten signature in blue ink.

*Charbe Phuron of
29/3/14*

hereinafter called the VENDORS (which expression shall unless exclude by or repugnant to the context, mean and include their respective heirs , successors , executors , administrators , legal representatives , nominees and assigns) of the One Part ; PAN No.: ALCPS6016K

IN FAVOUR OF

M/s WISE VINTRADE PRIVATE LIMITED, a company having its Registered Office at Road No.14, Jawahar Nagar, P.O.: Azadnagar, P.S. : Mango, Town : Jamshedpur, Dist: East Singhbhum, represented by its Directors 1) Mrs. SHAGUFTA PARVEEN, W/o Md. Shaukatuddin 2) ITRAT JAVED, W/o Sayed Mohammad Javed Uddin, 3) SUMAILA NAAZ, W/o Md. Jazbeeuddin, all By Faith: Muslim, all by Caste: Sayed, all by Nationality: Indian, residents of Road No.12, Jawahar Nagar, Mango, P.O.:Azadnagar, P.S.: Mango, Town: Jamshedpur , Dist: East Singhbhum, hereinafter

को न्याय
11 FEB
जमशेदपुर

(3)



झारखण्ड JHARKHAND

061802

061802

[Handwritten Signature]
Chandra Kumar, 1
29/3/14

called the PURCHASER (which expression shall unless exclude by or repugnant to the context , mean and include its respective heirs , successors , executors , administrators , legal representatives ,nominees and assigns) of the Other Part ; PAN No. : AABCW0257B

Witnesseth as follows :

Whereas the landed property situated at Mouza: Pardih, under Khata No.561, being Plot No. 942 & 943, within P.S. Mango ,Town: Jamshedpur, Dist : East Singhbhum stand recorded in the name of Jagdish Singh the pre-

- sent Vendor in the record of right and he was in peaceful possession over the same and the present Vendors have purchased the schedule land through a Registered Sale Deed and since purchased he is in peaceful possession over the said plot without any interruption from any corner.

11/2/2014

(4)



झारखण्ड JHARKHAND

061803

061803

[Handwritten signatures and initials]

And whereas, the Purchaser approached the Vendors and proposed to purchase the aforementioned landed property fully described in the schedule below on a total consideration money of Rs. 11,62,000/- (Rupees Eleven Lakhs Sixty Two thousand) only , to which the Vendors agreed ;

NOW THIS DEED OF SALE WITNESSETH AS HEREUNDER :

1. That in consideration of Rs. 11,62,000/- (Rupees Eleven Lakhs Sixty Two Thousand) only paid by the Purchaser to the Vendors (the receipt whereof the Vendors do hereby acknowledge described in mode of payment , the Vendors as the Owner hereby transfer to the Purchaser by way of sale all that property described in the schedule below together with all right , title and interest therein TO HAVE AND HOLD the same to the Purchaser as absolute Owner.



5

Handwritten signature

Charitra Blum, c-1

2. That the interest hereby transferred subsists and the Vendors have power to sell the same.
3. That the property hereby sold is free from all encumbrances and charges of any kind whatsoever.
4. That the Vendors do hereby agree and promise that they will at the cost of the person requiring the same execute and do every such thing or assurance for further or more perfectly conveying and assuring the said property to the Purchaser as may reasonably be required. It is further agreed by the Vendors that common road of Srikrishna Uddyan is also used by the present Purchaser M/s WISE VINTRADE PVT. LTD.
5. That the Vendors do hereby expressly state that if for any defect in title of the Vendors , the Purchaser is deprived of the whole or any part of the said property or it transpires that the property hereby sold is not free from encumbrances they will be civilly and criminally liable to the Purchaser and will be bound to make good any loss sustained by the Purchaser.
6. That possession of the said property fully described in the Schedule below ,has been delivered by the Vendors to the Purchaser.
7. The schedule below property is situated in other road *for residential purpose.*

Charitra Blum, c-1
29/3/2014

In witness whereof the Vendors have signed this Sale Deed on the date , month and year first above written.

6

[Handwritten signature]

Chakrabarti
29/3/14

MODE OF PAYMENT:

| CHEQUES No. | DATE | AMOUNT | DRAWN BANK |
|-------------|---------|-----------|------------------|
| 1. 157059 | 29.3.14 | 11,62,000 | HDFC, Telco. Jee |
| 2. | | | |
| 3. | | | |

SCHEDULE

In the District of Singhbhum East, Pargana: Dhalbhum, District sub-registry Office Jamshedpur , a piece of landed property situated in Mouza :Pardih of Ward No. 9, M.N.A.C. Mango, Thana No. 1641, under Khata No. 561, being portion of Plot No. 942 & 943, Area measuring 4 Kattahs more or less within P.S.: Mango, Town: Jamshedpur, which is bounded as follows

- NORTH : Portion of Plot No. 943 (Vendor) ;
- SOUTH : Portion of Plot No. 942 ;
- EAST : Common Road ; 14 ft Wide ;
- WEST : Common Road ; 14 ft Wide.

Witness :

1. *[Signature]*
2. *Randi Baleshan Singh*
29/3/14
3. *Satya Saha*

Drafted , read over and explained the contents of this Sale Deed to the Executants in Hindi , who admitted the same to be true and correct.

Typed by : *[Signature]*

In My Office, Advocate.

7

Name of the Purchasers:

1. Sheegufta Parveen
29/3/14



Handwritten signature and date: 29/3/14

2. Itirat
29/3/14



3. Sumaira naz
29/3/14



Signatures and finger prints of left hand
Of the Purchasers.

Certified that the finger prints of left
hand of the person whose photograph
are affixed in this document have been
obtained by me or before me.

Handwritten signature
Advocate.

प्रतिनिधि के लिए
Date of application for the copy

16/11/74

16/11/74

17/11/74

17/11/74

आवेदक को प्रतिनिधि देने की तारीख
Date of making copy the copy to the applicant.

सच्ची प्रतिनिधि अंतिम प्रकाशित खतियाल के दोसरा संख्या 943 खं. 943
 सारा सं. 5.6. वाई सं. 9 वाई सं. 9 जमशेदपुर अकिमुक्ति क्षेत्र, बिना निहनुमा।

| नाम पाना | अभिधारी का नाम पिता का नाम जाती और निवास | सर्वत संख्या | महत्वा पट्टी | परगना | तोलों सं० भाग सं० | रकबा हेक्टरोंमें | भूमि का स्वरूप | सर्वत संख्या | सर्वत संख्या | चौहदो | अभूमिक | सामने बहाए कि उस पर कब्जा कैसे है। राजस्व पट्टिक की द्वारा अभिलिखित स्थान। १। लगान। २। सेव। ३। सेव। | स्वतंत्रधारी का नाम और उसकी खेवट संख्या मध्यवर्ती न-संख्या का नाम और उसकी खेवट संख्या यदि हो। १। अभिधारी सेवत की हस्तगत और कब्जे को अवधि। २। लगान किस प्रकार नियत किया गया, यदि आरोहो (शोषण) हो लिखिएगा। ३। कोई विशेष बात और अनुषंगिक बात यदि हो। |
|-------------|------------------------------------------------|-----------------|-----------------|-------|----------------------|---------------------|------------------------|-----------------|-----------------|-------|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 561 | खुशील कुमार सा.र.पितादेव रुई नाथ | 942 | पट्टी | परगना | 10/15/30 | 0.15/30 | परती | 942 | 942 | X | 9 | मामा गजब 25 खं. 1983-84 खं. 10-सं. 542-खं. 943 खं. 943 खं. 561 से खाली क्षेत्र 5 अलग खाना नाम जमशेदपुर में पिता देव नाम लिखें नाम से दर्ज किया जायगा। इ/के/स/सि/का संख्या 2/11/74 ए/का/सि/का 2/11/74 | |
| | | 943 | पट्टी | परगना | 0.08/30 | 0.08/30 | परती | 943 | 943 | X | | | |
| | | 945 | पट्टी | परगना | 0.00/50 | 0.00/50 | समान पट्टी खाली पोल | 945 | 945 | X | | | |
| | | 946 | पट्टी | परगना | 0.09/20 | 0.09/20 | खेत | 946 | 946 | X | | | |
| | | 947 | पट्टी | परगना | 0.33/30 | 0.33/30 | खेत | 947 | 947 | X | | | |

10/11/74
16/11/74

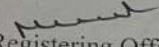
जमशेदपुर

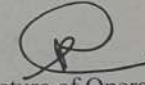
Date: 29/03/2014 16:24:37
Year: 2024/1560/2014
Deed

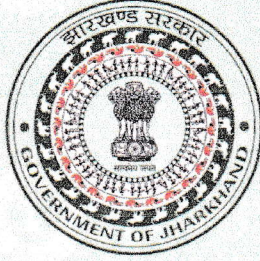
Party Details

| | Photo | Thumb |
|--------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|
| S. Sahu Father/Husband Name: S. Sahu (Witness1) Dindli Road, Burmamines, Jsr | <input type="checkbox"/> | <input type="checkbox"/> |
| Ravi Bhusan Singh Father/Husband Name: Late Krishna Singh (Witness2) Sonari West Layout, Jsr | <input type="checkbox"/> | <input type="checkbox"/> |

Book No. I
Volume 94
Page 275 To 314
Deed No 2024/1560
Year 2014
Date 29/03/2014 17:12:19


Registering Officer


Signature of Operator



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 20cfb265d6fbe7bc84d8

Receipt Date : 22-Dec-2023 05:18:45 pm

Receipt Amount : 144000/-

Amount In Words : One Lakh Forty Four Thousands Rupees Only

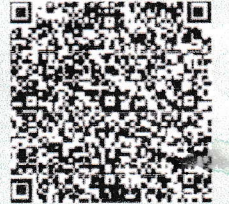
Token Number : 202300166340

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

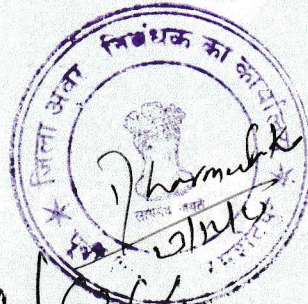
Payee Name : MOHAMMAD SHAUKAT UDDIN AND OTHERS (Vendee)

GRN Number : 2320731552



-: For Office Use :-

APP-22.12.23



2023/JSR/6737/BK1/6264

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।
इस रसीद में लिखित अर्थों में कोई भी संशोधन नहीं किया जा सकता है।

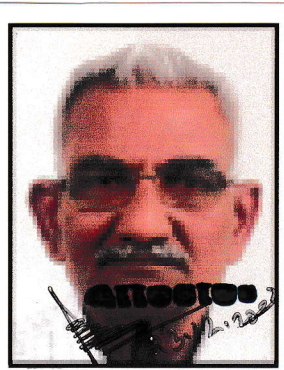
[Signature] Mr. Anshu Kumar Singh

[Signature]

Cafarajie
36,00,000/-

P.S
Mango.

STP
1,44,000/-



23/12/23

Gopal Sathuri Murty
Mango

(S. Gopal Rao)
23/12/2023



विधय 21 के अधीन कालाः कसकीक प्रदाय-प्रविणिय
(इडियल रदाय वि. 20-03 के अधीन
1 या 15, र. 23, के अधीन
बधावत् स्थान-र. 15, ज. रदाय-काल
वे विपुष या स्वय-बुलक कविता नते।

4
23/12

Ramabak
निबधन-पदाधिकारी
23/12/23

23/12/23
खता नम्बर 561,427
फ्लोट नम्बर 942,946
देय प्रविणियत सूची में दर्ज नहीं है।
2.
SALE DEED
23/12/23

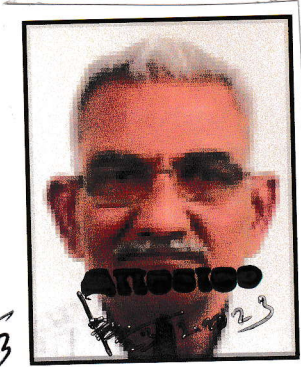
Palaghi
A-108,000=00
U-05=00
PR-02=00

THIS SALE DEED IS MADE ON THIS THE 23rd DAY OF DECEMBER 2023 AT JAMSHEDPUR; B Y :-

SHRI SATHURI GOPAL RAO S/O Late Sathuri Rama Murty @ S. Rama Murty, by faith Hindu, by Caste General, by Occupation Retired Businessman, by Nationality Indian, resident of extended back portion of "Ram Niwas", Road No.15, Jawaharnagar, Mango, P.S. Mango, Hin town Jamshedpur, District East Singhbhum, State of Jharkhand-831001, hereinafter called the **SELLER** (which expression shall unless repugnant to the context include his legal heirs, successors, administrators and representatives) of the ONE PART;

Aadhaar No.xxxx xxxx 8957 ; PAN – AMDPR9523N ;

23/12/23
पदाधिकारी



23.12.2023

ANILKUMAR DASH

C.S. Government Road
23.12.2023



सतुरी गोपाल राव पिता: स्व. सतुरी श्यामा श्रुति @ स्व.श्यामा श्रुति
 ज्वारतगाए चात्ता भातगो
 23/12/2023
 1064
 जम्हादपुए

निबधन-सुविचारो या सरसोकर
23/12/23



3.

IN FAVOUR OF

(1) MOHAMMAD SHAUKAT UDDIN

Aadhaar No.xxxx xxxx 3150 ; PAN- ABSPM1873A ;

(2) SAYED MOHAMMAD JAVED UDDIN

Aadhaar No.xxxx xxxx 7073 ; PAN- ABDPU6439M ;

(3) MOHAMMAD JAZBEEUDDIN

Aadhaar No.xxxx xxxx 2562 ; PAN- AAUPU2759G ;

All sons of Mohammad Illias Uddin

All by faith Muslim, by Caste General, all by Occupation Business, by Nationality Indian, all resident of House No.13, Road No.12, Cross Road No.06, Jawahar Nagar, P.O. Azadnagar, P.S. Mango, Jamshedpur, District East Singhbhum, State Jharkhand-832110, hereinafter called the "**PURCHASERS**" (Which expression 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 AMOUNT

: Rs.36,00,000/- (Rupees Thirty Six Lakhs) only.

Signature
23/12/2023

4.

WHEREAS, the Seller is the sole, absolute and lawful owner of ALL THAT peace and parcel of homestead land **measuring an area 2.85 kathas** be the same and/or little more or less, being portion of New Plot No.942, under New Khata No.561, measuring 0.00.37 Hectare or 0.55 katha and being portion of New Plot No.946, recorded under New Khata No.427, measuring 0.01.54 Hectare or 2.30 kathas i.e. **in total measuring 2052 Sq.ft., together with old house 515 sq.ft.** partly dilapidated condition, situated in **Mouza Pardih**, P.S. Mango, Thana No.1641, recorded under Survey Ward No.9 MNAC (now **Mango Nagar Nigam**), in town and District sub registry office Jamshedpur, District East Singhbhum morefully mentioned in the schedule below;

AND WHEREAS, the Seller has purchased the above land and house property mentioned in the schedule below by means of registered **Sale Deed, bearing Deed No.5626 (Serial No.7123), dated 16.12.2014**, registered at District Sub-Registry office Jamshedpur from its previous owner Smt. Sathuri Varalakshmi W/O Sathuri Sambiv Rao of Ram Niwas Road No.15, Jawaharnagar, Mango, P.S. Mango Jamshedpur and thereafter the Seller got his name mutated in the records of the landlord through the **C.O. Jamshedpur, vide Mutation Case No.315/2015-2016** and Since in the aforesaid sale deed, the Plot and katha was erroneous by mistake, hence a **Deed of Rectification** was executed and registered at Jamshedpur by the previous Seller i.e. Smt. Sathuri Varalakshmi in favour of the present Seller i.e. Shri Sathuri Gopal Rao, vide **Rectification Deed No.2023/JSR/3469/BK1/3229, dated 06.07.2023** and thus the present Seller being the lawful owner of the schedule below property and the Seller has been in peaceful physical

23/12/2023
[Signature]

5.

possession and enjoyment over the schedule below property without any interruption from any corner and rent for the said land has been paying regularly to the landlord in his name and obtaining receipt for the same;

AND WHEREAS, now being in urgent need of money, the Seller has agreed with the purchasers for absolute sale of the property more particularly described in the schedule below land for total consideration amount of **Rs.36,00,000/- (Rupees Thirty Six Lakhs) only** and the purchasers have agreed to purchase the same at that price:

NOW THIS SALE DEED WITNESSETH AS FOLLOWS :-

1. That in pursuant to the aforesaid consideration of **Rs.36,00,000/- (Rupees Thirty Six Lakhs) only** paid by the Purchasers to the Seller, as per the details given in the "Memo of Consideration" herein below, receipt whereof the Seller hereby admit and acknowledge as full and final consideration of the aforesaid land morefully described in the schedule below.

2. That the Seller hereby convey, assign and transfer by way of sale all that piece and parcel of riyati land and building standing thereon morefully described in schedule below with all his right, title, interest, easement and appurtenance thereto unto the Purchasers to have and to hold the same as absolute owner thereof with all right, title, interest of the Seller or which the Seller had hereto before.

3. That, the Seller has delivered physical possession of the aforesaid property morefully described in the schedule below to the Purchasers and

6.
23/12/2023

henceforth the Purchasers shall enjoy and possess the aforesaid land morefully described in the schedule below as absolute owner thereof without any hindrance or interference by the Seller or any person or persons claiming through him.

4. That the Seller has completely divested of all his right, title, interest and possession over the property hereby transferred morefully described in schedule below and henceforth the Seller shall cease to have any manner of right, title, interest and possession over the same.

5. That from this day the Purchasers shall enjoy and possess the said property morefully described in the schedule below as absolute owners thereof with full power to convey or dispose of or alienate the same or any part thereof to any person or persons.

6. That, the Seller hereby assure the Purchasers that he is the lawful owner of the schedule below property and there are no other co-owners and co-sharers of the said land described in the schedule below and the Seller is fully entitled to dispose of the same in favour of the Purchasers and no other person/persons has/have got any manner of right over the same.

7. That the Seller hereby assures the Purchasers that he is the absolute owner of the said land having full right, title, interest thereon and have got every right to transfer the same.

8. That save and except the Seller no other person or persons has/have got any right over the said property.

9. That the adjacent south of the schedule below property belong to S.S. Rao (Samba Shiva Rao) i.e. portion of Plot No.947, who has

23/12/2023

7.

constructed a house over the same and the boundary wall over the said property and the Purchasers will have no right over the said boundary and the boundary wall exclusively belong to S.S. Rao (Samba Shiva Rao).

10. That the Seller hereby assures the Purchasers that the property hereby transferred/conveyed, morefully described in the schedule below is free from encumbrances or charges of any kind whatsoever.

11. That the Seller hereby assures the Purchasers that prior to execution of this deed of sale Seller has not sold or conveyed or transferred or delivered or mortgaged the said property described in the schedule below or part thereof to any person or persons and the same is free from encumbrances, liens and charges any kind whatsoever.

12. That if the Purchasers suffer or sustain any loss or damage and/or deprived of and/or dispossessed from the property hereby transferred or part thereof due to defect in the title of the Seller, the Seller and their legal heirs and successors and/or any persons claiming through them shall be liable to compensate the Purchaser for such losses, damages and consequences.

13. That the Purchasers shall get their names mutated with respect to the said land in the office of superior landlord State of Jharkhand and pay rent and other charges in their names and obtain receipt thereof.

14. That the Seller undertakes he will execute any further deed or deeds in favour of the Purchasers if necessary in future at the cost of the Purchasers or execute any other document or documents if necessary to

8.

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perfect the right, title, interest and possession of the land morefully described in the schedule below in favour of the Purchasers.

SCHEDULE

(Description of the property hereby sold)

ALL THAT peace and parcel of homestead land **measuring an area 2.85 kathas** be the same and/or little more or less, being portion of New Plot No.942, under New Khata No.561, measuring 0.00.37 Hectare or 0.55 katha **and** being portion of New Plot No.946, recorded under New Khata No.427, measuring 0.01.54 Hectare or 2.30 kathas **i.e. in total measuring 2052 Sq.ft., or 4.71 Decimals, together with old house 515 sq.ft.** partly dilapidated condition, situated in **Mouza Pardih**, P.S. Mango, Thana No.1641, recorded under Survey Ward No.9 MNAC (**now Mango Nagar Nigam**), in town and District sub registry office Jamshedpur, District East Singhbhum.

Which is bounded by :

North : Part of Plot No.943 & 946 ;

South : Part of Plot No.947 ;

East : Plot No.942

West : Portion of Plot No.946 ;

The above land situated at the Branch Road.

9.

[Handwritten Signature]
23/12/2023

The Location of Land shown in Red Colour in the sketch map annexed herewith which shall form part of this Deed.

Annual rent Rs.47/- only payable to the landlord the state of Jharkhand through **C.O. Mango**.

Rent Receipt Vol. No. 34 ; Page- 108 ;

That above property is situated within **Holding No.0010000677000A1 of Mango Nagar Nigam.**

MEMO OF CONSIDERATION

| <u>Sl. No.</u> | <u>Mode</u> | <u>Date</u> | <u>Bank's Name</u> | <u>Amount (in Rs.)</u> |
|-----------------------|-----------------------------------------------------------------|--------------------|---------------------------|-------------------------------|
| 1. | Through RTGS by Cheque No.000073 by Shaukat Uddin. | 21.12.2023 | HDFC Bank | 12,00,000/- |
| 2. | Through RTGS by Cheque No.000096 by Sayed Mohammad Javed Uddin. | 21.12.2023 | HDFC Bank | 12,00,000/- |
| 3. | Through RTGS by Cheque No.858027 by Mohammad Jazbeeuddin. | 21.12.2023 | Axis Bank | 12,00,000/- |
| Total :- | | | | <u>Rs.36,00,000/-</u> |

10.

23/12/2023

IN WITNESS WHERE of the Seller is executing this sale deed at Jamshedpur on this the day, month and year first above mentioned

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

23/12/2023
Advocate.

WITNESSESS :

1. Ajayali (K. SUJATARA O)
D/O S. GOPALRAO
R/O, RAMNIVAS (BACK PORTION)
RD. 15, MANGO. JAMSHEDPUR.

2. Aftab Hussain
S/o IBBAL HUSSAIN
HOUSE No - 28 RAMDAS Bhatta
P.O. BISTUPUR JAMSHEDPUR

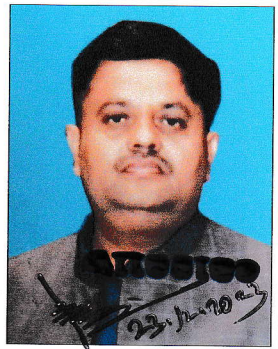
Printed by :

M. K. Singh

Drafted by :-

23/12/2023
Advocate, Jsr. court.

PURCHASERS.



23/12/23

W. Anshu

Suresh Kumar Bagri
Advocate.



23/12/23

Suresh Kumar Bagri
Advocate.



23/12/23

Syed Javed Ali

Suresh Kumar Bagri
Advocate.



Certified that the fingers print of left hand of each person whose photograph is affixed in the document have been taken by me.

23/12/2023
Advocate.