



राखण्ड JHARKHAND

141571

Bhubneshwar, Jharkhand
20/11/2015

-- 2 --

Distt. Seraikella Kharswan , State of Jharkhand , vide registered G.P.A. bearing No. IV-124 (Sl. No. 3962) , dated 20-11-2015 , registered at Distt. Sub-Registry Office at Seraikella , here-in-after Called the " **SELLERS / VENDORS** " (which expression shall unless excluded by or repugnant to context be deemed to mean and include their heirs , successors , legal representatives and permitted assignees) of the **ONE PART** . PAN - AJLPP8432F .

In favour of

- (1) **MR. PRAKASH KUMAR SAHU (HUF)** son of Late. Indra Prasad Sahu , PAN - AAJHP8943A .
- (2) **MRS. JAYA SAHU** wife of Mr. Prakash Kumar Sahu , PAN - AEKPS9824A .

both by Faith - Hindu , by Caste - Sundi , by Nationality - Indian , by Occupation - No.1 Business & No.2 Housewife , resident of 22 , Rajendra Nagar , Sakchi , P.O. Sakchi , Town Jamshedpur , Distt. East Singhbhum , State of Jharkhand , here-in-after called the " **PURCHASERS / VENDEES** " (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs , successors , legal representatives and permitted assignees) of the **OTHER PART** .



पारखण्ड JHARKHAND

141572

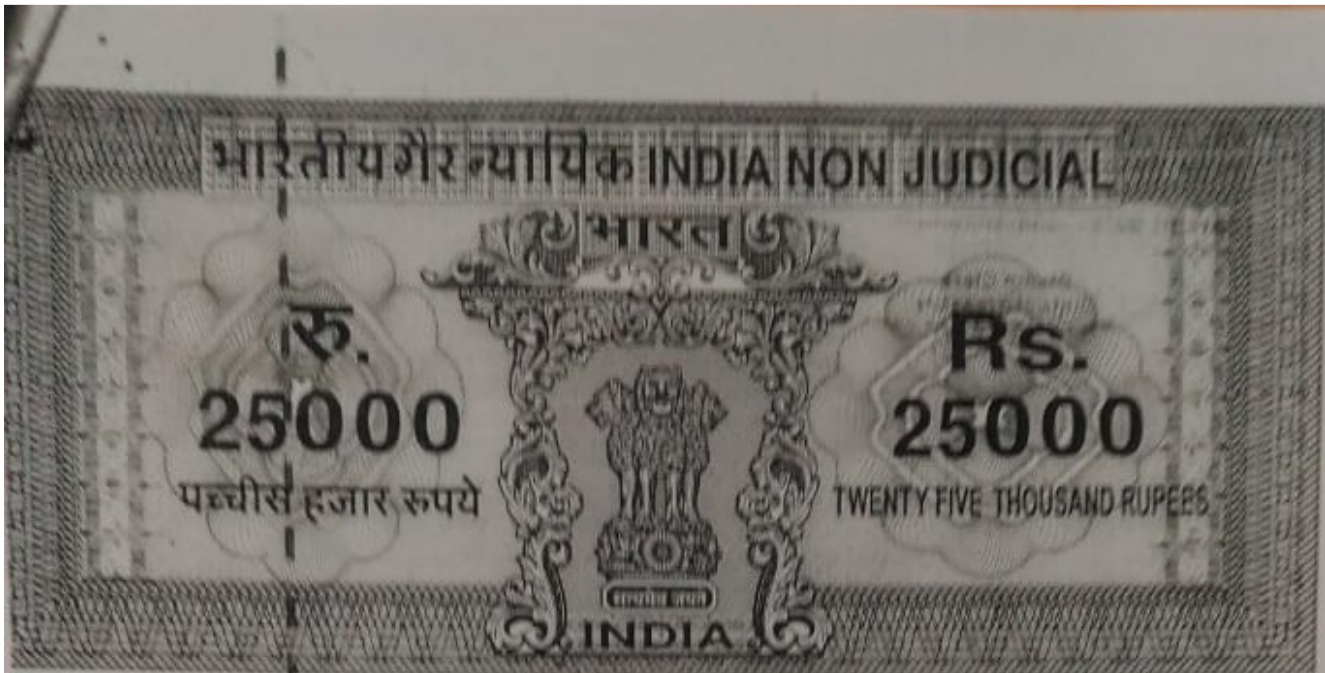
Bluesh Kumar Jyotishi
25/12/2014

-- 3 --

NATURE OF DEED :- ABSOLUTE SALE DEED .
CONSIDERATION VALUE :- Rs. 49,00,000 /- ONLY .

Whereas , all that schedule below landed property morefully and particularly described in the schedule below situated at Mouza - Seraikella Municipality Ward No. 2 , P.S. Seraikella , Thana No. 301 , under Khata No. 100 , being Plot No. 249 (a) , an area measuring 1.5 Decimals and being Plot No. 249 (b) , an area measuring 1 Decimals , total area measuring 2.5 Decimals , has been purchased by the above named Seller No.1 namely Mr. Sarat Chandra Tripathy son of Late. Ram Krishna Tripathy from its previous owner namely Dinesh Kumar Jyotishi son of Nagendra Nath Jyotishi by virtue of registered Sale Deed bearing No. 3437, dated 30-11-1994 , registered in the office of the Sub-Registrar at Seraikella and mutated the same in his name vide Mutation Case bearing No. 6/95-96 , order dated 24-04-1995 , in the office of the land lord C.O. Seraikella .

And Whereas , all that same schedule below landed property morefully and particularly described in the schedule below situated at



झारखण्ड JHARKHAND

141573

Shubhashini Tripathy
20/06/2016

-- 4 --

Mouza - Seraikella Municipality Ward No. 2 , P.S. Seraikella , Thana No. 301 , under Khata No. 100 , being Plot No. 249 (a) , an area measuring 1.5 Decimals and being Plot No. 249 (b) , an area measuring 1 Decimals , total area measuring 2.5 Decimals , has been purchased by the above named Seller No.2 namely Mrs. Prabhasini Tripathy wife of Mr. Sarat Chandra Tripathy from its previous owner namely Dinesh Kumar Jyotishi son of Nagendra Nath Jyotishi by virtue of registered Sale Deed bearing No. 3436, dated 30-11-1994 , registered in the office of the Sub-Registrar at Seraikella and mutated the same in her name vide Mutation Case bearing No. 7/95-96, order dated 24-04-1995 , in the office of the land lord C.O. Seraikella .

And Whereas , the present SELLERS/VENDORS namely Mr. Sarat Chandra Tripathy son of Late. Ram Krishna Tripathy and Mrs. Prabhasini Tripathy wife of Mr. Sarat Chandra Tripathy are the absolute , lawful and bonafide owners of the landed property morefully and particularly described in the schedule below by exercising all the acts since after purchased and since then they have been in jointly exclusive peaceful physical possession over the same without any let , hindrance, disturbance or interruption from any corner what-so-ever .



पारखण्ड JHARKHAND

141574

*Bhubneshwar Jyotishi
20/11/2015*

-- 5 --

And Whereas , the present SELLERS/VENDORS namely Mr. Sarat Chandra Tripathy son of Late. Ram Krishna Tripathy and Mrs. Prabhasini Tripathy wife of Mr. Sarat Chandra Tripathy have jointly appointed their legal , lawful attorney to Mr. Bhubneshwar Jyotishi son of Mr. Durga Prasad Jyotishi , vide registered G.P.A. bearing No. IV-124 (Sl. No. 3962) , dated 20-11-2015 , registered at Distt. Sub-Registry Office at Seraikella , to do all the acts , things etc. on their behalf .

And Whereas , the said SELLERS/VENDORS being in urgent need of money and for some other legal necessities offered to sell the land morefully described in the schedule hereunder written and the PURCHASERS/VENDEES agreed to purchase the aforesaid land morefully and particularly described in the schedule below , free from all encumbrances for a fixed consideration of Rs. 49,00,000 /- (Rupees Forty Nine Lakhs) only .

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

राज्य JHARKHAND

141580

*Bhabu eshwar Joshi
20/06/2016*

-- 6 --

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS :

- A. That , in pursuance of receipt of the consideration amount aforesaid , the VENDORS have sold and transferred the piece and parcel of land described in the schedule below to the VENDEES absolutely and forever .
- B. That , the VENDORS hereby admit and acknowledge the receipt of the entire consideration amount of Rs. 49,00,000 /- (Rupees Forty Nine Lakhs) only from the VENDEES with regard to the said piece and parcel of land as morefully described in the schedule below .
- C. That , the VENDORS have sold and transferred all the rights , title and interest what-so-ever they have in the said property being used and enjoyed by the VENDEES as morefully described in the schedule below .
- D. That , the VENDORS have duly put the VENDEES in peaceful , physical possession over the land conveyed hereunder as described in the schedule below .

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

झारखण्ड JHARKHAND

141581

*Dhimeshwar Prasad
20/10/16*

-- 7 --

- E. That , henceforth the VENDEES have acquired a perfect indefeasible rights , title and interest over the land / property as the sole , exclusive and rightful owners of the same .
- F. That , henceforth the VENDEES shall use and enjoy the landed property morefully described in the schedule below in any own manners and choice like a bonafide owners of the same without any interruption or disturbance from any corner .
- G. That , henceforth neither the VENDORS nor any body through or on behalf of the VENDORS shall be entitle to put any kind of claim over the landed property in question and if any body does so , the same shall be untenable and illegal under any provisions of law.
- H. That , henceforth the VENDEES shall now have all the rights to sell , mortgage or lease out the landed property to any person / persons or any financial institutions over the landed property conveyed hereunder as described in the schedule below for their own use.



05AA 170227

Bhubneshwar, Orissa
20/12/2016

-- 8 --

- I. That , the VENDEES are entitled to get their names mutated in office of the land lord and shall obtain rent receipt thereof .
- J. If the VENDEES sustain any loss or damage and deprive due to defect title of the VENDORS in respect of the said immovable property , the VENDORS shall be liable to the VENDEES for such loss together with all litigation expenses that may incur by the VENDEES to perfect the title in the demised immovable property .
- K. That , the land morefully described in the schedule below is free from Sarba Sadharan , Puja Sthal , Sairat , Kabrasthan , Anabad Jharkhand Sarkar (Govt. Land) etc. and also not comes under the provisions of C.N.I. Act 46 proviso 'a' & ' b' and not violating the provisions of Indian Registration Act 22 "A" of 1908



05AA 170228

*Bhubaneswar Tinsah
20/08/2016*

-- 9 --

SCHEDULE

Mouza - Seraikella Municipality Ward No. 2 , P.S. Seraikella , Thana No. 301 ,
Distt. Sub-Registry Office at Seraikella , Distt.- Seraikella-Kharswan .

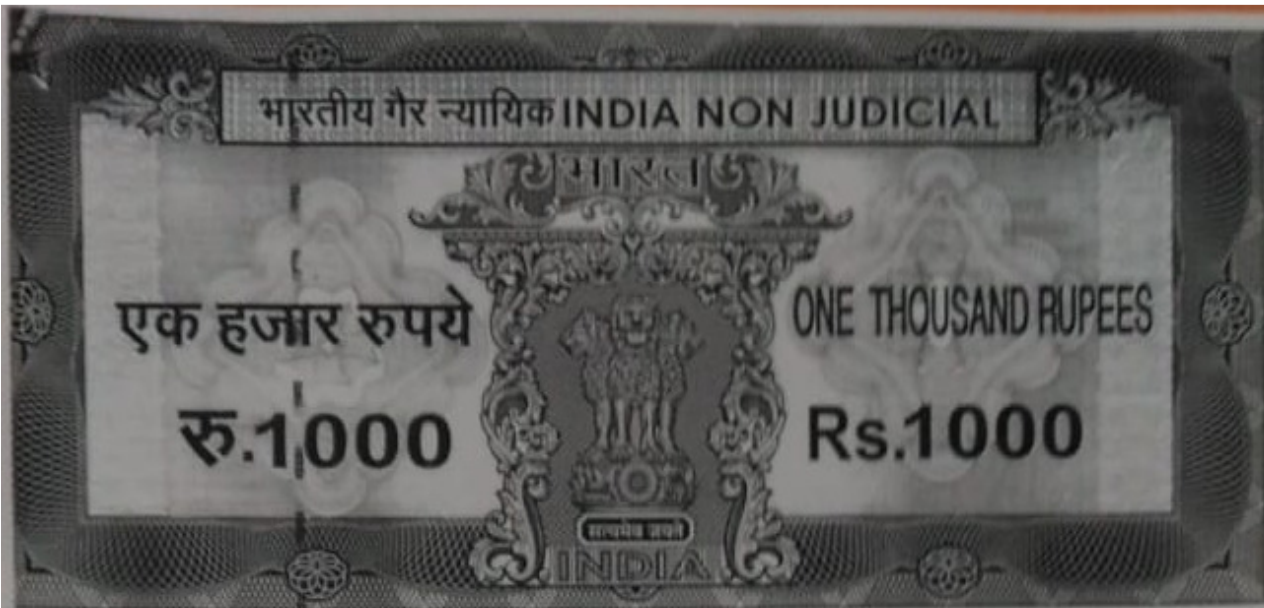
<u>Khata No.</u>	<u>Plot No.</u>	<u>Kissim</u>	<u>Area</u>
100	249(a)	Pucca Makan .	3 Decimals .
100	249(b)	Angan .	2 Decimals .
			5 Decimals .

(There is a Pucca Makan having Approx 1800 Sq.ft. is situated over this Plot.)

Bounded by :-

North :- Rasta .
South :- H.P. Sahu .
East :- Sarju Sahu .
West :- Rasta .

Annual Rent of Rs. 4.00 payable to the State of Jharkhand through C.O.
Seraikella . A trace map is attached herewith



झारखण्ड JHARKHAND

A 041954

Bhubaneswar, Jharkhand
20/08/2016

-- 10 --

Identifier/Witness. 1.

नरसिंह मुंजा
श्री अरुण मुंजा
विमो मुंजा
अराम मुंजा

Witness. 2.

Shiv Shankar kaibarta
Sh. Chandr. a kaibarta
AT-PO Shyari P.S. Sonakoller

Readover and explained the contents to the
executant who after admitting the contents is to be
true and correct, put his hand in my presence.

Antu Suner
ANTU SUNER
20/08/2016