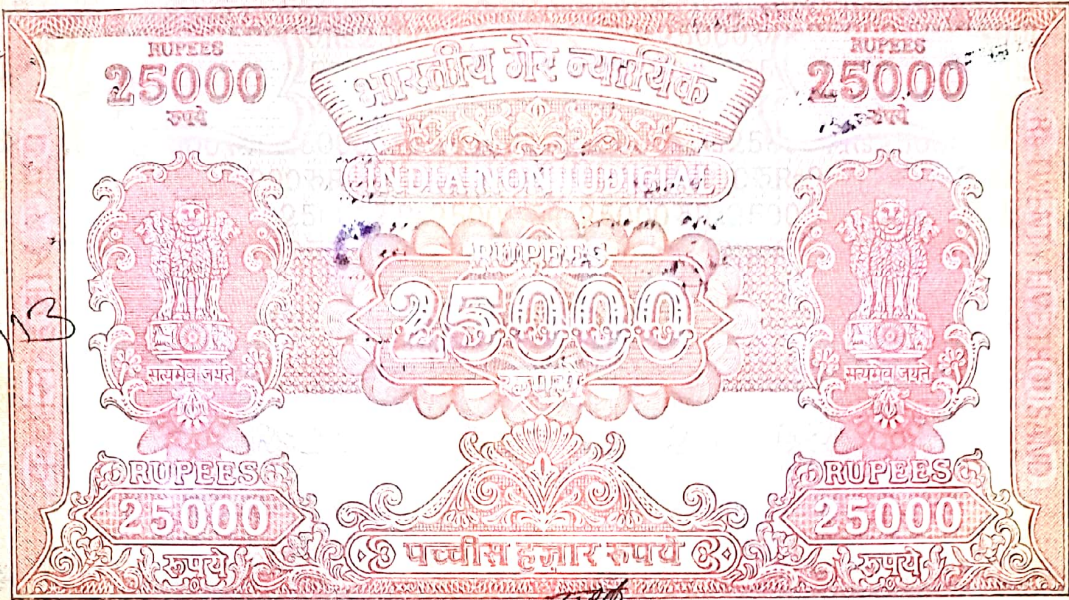


1894 का दस्तावेज नं. 18,94,000 ST 76000 1468



15
29/4/13

नियमन नियम 21 के अर्धीन और छंटानापाव
पुस्तकारी एक्ट की धारा 46 के अर्धीन
जायाहय है और इण्डियन स्टाम्प एक्ट 1899
की अनुसूचा 1 या 1 क 2 के अर्धीन
यथागत स्टाम्प लागू माना है। अथवा बिना
किसी से विमुक्त है या स्टाम्प - शुल्क अपेक्षित
नहीं है।

दस्तावेज जांच किया
कार्य 4 जांच किया
29.4.13

03DD 590479



29.04.13

29.04.13

तफ्तील वर्णित जमीन का मूल्य माग दर्शिका पृष्ठी
के अनुसार निर्धारित यथागत मूल्य से कम नहीं है

DEED OF SALE

THIS DEED OF ABSOLUTE SALE is made this the 29th day

of April Two Thousand Thirteen, By and Between : M/S SMART

Fee Paid

HOMES COLONISERS PVT.LTD. A company duly incorporated

under the companies Act.1956 having its registered office at 1st Floor

Vaikuntham Building, Opp. Police Line, Hirapur, P.S. & Dist. Dhanbad

AG 56820 = 23

represented herein through one of its Director SRI MANOJ KUMAR,

Seal

10-50

son of Sri Rajendra Prasad, by faith-Hindu, by caste Kayastha, by occu-

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pation-Business, resident of First Floor, Baikuntham, Police Line,

5683376

Hirapur, P.S. & Distt. Dhanbad (Jharkhand), hereinafter called and refer-

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29.4.13

ferred to as the VENDOR: (which expression shall unless excluded by

or repugnant to the context be deemed to mean and include his/her

heirs, executors, successors, administrators, legal representatives

and assigness) of the ONE PART: PAN OF VENDOR : AAQCS2235L.

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अचल अधिकारी जी केन्द्र से प्राप्त सूची के
अनुसार दस्तावेज में वर्णित मीजा...
नम्बर 222 के खाता नं...
मोपिख खाते से बाहर है सूची बज नहीं है।
24-4-13

धनबाद कोषगास् से निगत

कोषगास् पदाधिकारी
धनबाद

Memo No. 762/13-14
issued to Ram Raj Realty Rep. by Ramash Kr.
Ritalia
of Belkambauh P.S. Dhanbad
Through.....

Non-judicial Court Fee Stamp
of Rs. 2,000/- (2,000/- X 2)

6/4/13
Accountant/Stamp Clerk
District Treasury, Dhanbad

दिनांक 29-4-13 16 से 20 ई 0 का बजे पूवान्/अपराहन में जिला अपर निष्पक्ष

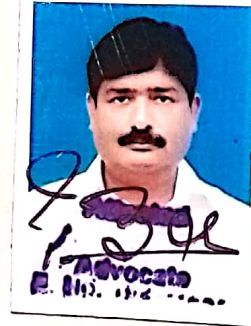
के कार्यालय गोविन्दपुर में लेख्याकारी दावेदार या अवर निष्पक्ष
द्वारा प्रभाषिकृत मुरुतारवामा सख्या 20 के अधीन

लेख्याकारियों या दावेदारी में से एक श्री
जिस/परि का नाम मनोज कुमार

धाम प्रथम तल बसु कुमर प्रसिद्विन हरिपुर
जोति के नाम निबन्धन के तहत फस किया धनबाद

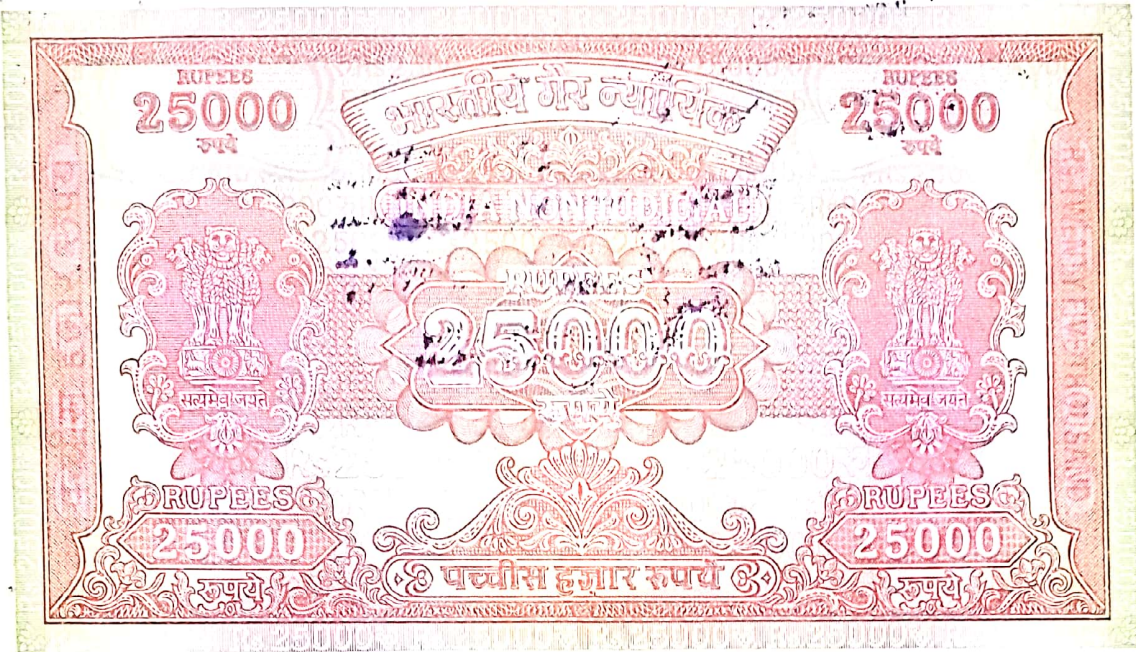
निबंधन पदाधिकारी का हस्ताक्षर
29-4-2013

उपस्थापक का हस्ताक्षर



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29.04.13





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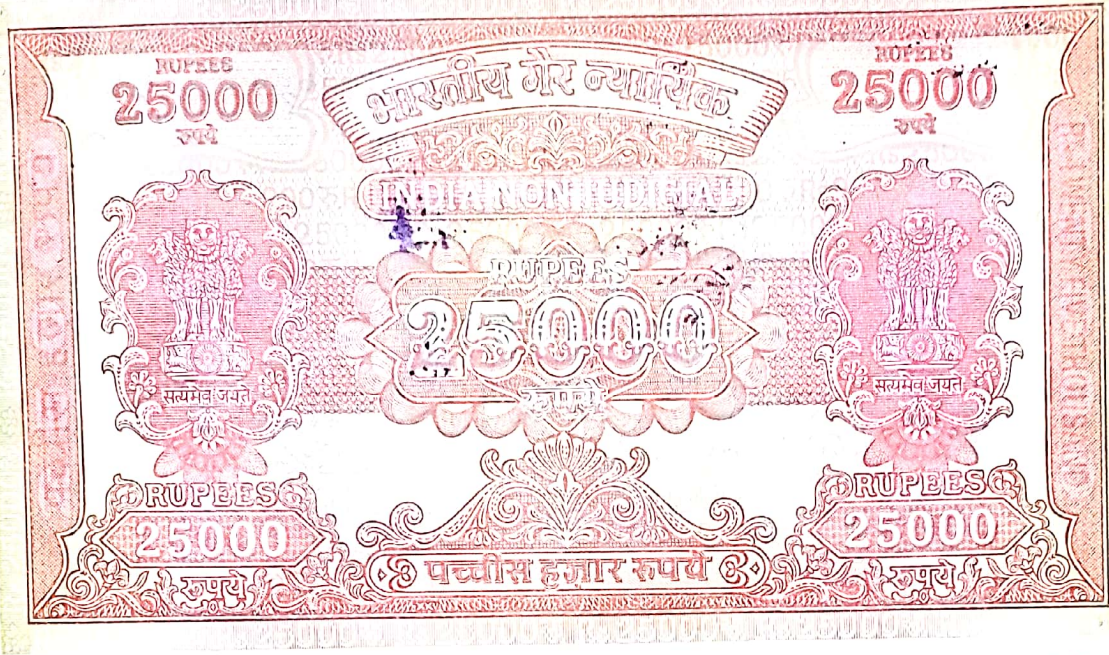
Mangy Kumar
29.04.13

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AND IN FAVOUR OF

RAM RAJ REALTY. represented herein through its Proprietor **SRI RAMESH KUMAR RITOLIA**, son of Late. Jagdish Prasad Ritolia, by faith-Hindu, by caste Vaisya, by occupation-Business, resident of Bekar Bandh, P.S. & Distt. Dhanbad, hereinafter called and referred to as the **PURCHASER:** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executor, successors, administrators, legal representatives and assigness) of the **OTHER PART : PAN OF PURCHASER :ABWPR9011P.**

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03DD 590477

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WHEREAS, the below mentioned Schedule land with other land, was originally purchased in the name of the Vendor hereto along with **SMART HOMES COLONISERS PVT.LTD.** A company duly incorporated under the companies Act.1956 having its registered office at 1st Floor Vaikuntham Building, Opp. Police Line, Hirapur, P.S. & Dist. Dhanbad, represented herein through its Director **SMT.RANJANA SRIVASTAVA**, by Virtue of Sale deed, being Deed No.14526 of dated 05.11.2011 and entered in Book No.1, Volume No.481, Pages 525 to 550 for the year 2011 purchased from Purusottam Kumar Agarwal and others the Rightful owner for valuable consideration therein mentioned, and the deed were registered at Dhanbad Sub-Registry Office, Dhanbad and also paying Rent for the same under thoka no.1113 and the present Vendor is Enjoying and possessing the same peacefully. And;

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WHEREAS on 28.04.2013 a Board Meeting of SMART HOMES COLONISERS PVT.LTD. was held at the Registered office at Rani Bagan, Near-Allah Nursing Home, Bariatu Road, Ranchi and on the basis of said Board Meeting SRI MANOJ KUMAR(one of Director), son of Sri Rajendra Prasad, he is entitled to execute and registered a sale deed in favour of the Purchaser.

WHEREAS the vendors while thus in peaceful and undisturbed possession thereon became desirous of selling an area 157.5 Dec. of land unto a willing purchaser to meet his personal expenses as described in schedule below in detail And

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Manoj Kumar
29.04.13

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29.04.13

WHEREAS the vendors hereto meet their financial requirement considered it advisable to sell their entire right, title, interest and possession to, in and over their share of 157.5 Decimals of land, more fully described in the Schedule hereto for a total Consideration of **Rs.18,94,000/- (Rupees Eighteen Lacs Ninty Four Thousand) only** ; And.

WHEREAS the purchaser became ready to purchase the said land for valuable consideration of **Rs.18,94,000/- (Rupees Eighteen Lacs Ninty Four Thousand) only** as above; And.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

1. That in consideration of the sum of **Rs.18,94,000/- (Rupees Eighteen Lacs Ninty Four Thousand) only** has been paid by the purchaser to the vendor (the receipt whereof the vendor doth hereby admits and acknowledges) for the sale of the said property which is more fully described in the schedule below and in consideration of the terms, condition and covenants hereinafter contained. The vendor doth hereby absolutely and indefeasibly grant, sell, conveys, transfers and assigns unto the purchaser by way of **ABSOLUTE SALE** ^{there} ~~the~~ entire right, title, interest and possession etc. together with all claims, demands, benefits, easements etc. belonging to or appertaining to free from all encumbrances whatsoever **TO HAVE AND TO HOLD** quietly for all times to come subject to the payment of rent that to the Landlord the State of Jharkhand, having full right and authority to transfer the same by sale, gift, mortgage by making house etc. thereon, by living thereon or by letting out the same to any person or persons or otherwise as the purchasers likes.

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Murugan
29.04.13

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2. That the vendors doth hereby covenant with the purchasers that they are the true and lawful owner of the land and is in sole and exclusive possession over the said land and they have not in any way or manner transferred or encumbered the said land or any part or portion thereof and should therefore in future, if it transpires that the vendor is not the true and lawful owner of the land or has other sharer or co- sharer or that the vendors have no right and authority to transfer the said land and if by any other reasons thereof the purchaser is put to any loss the vendor doth hereby undertake to compensate the purchaser in every respect thereof. _____
3. That the purchaser shall hereafter pay the proportionate annual rent and cess **Five Rupees** to the Landlord the State of Jharkhand and or any amount that may assesses for the said property hereby sold to the purchasers by virtue of this sale deed. _____
4. That the demised land sold by virtue of this deed is free from all Encumbrances the said land is not Adiwasi khata land and has never been acquired by the State Govt. or Central Govt. or any local authority for any porpose. Should it transpire that the demised land is not free from Encumbrances or any loan due and is payable by the vendors to any Bank or financial Institution belonging to the Govt. or Private, the vendor undertake to clear the said dues and remove the hurdles, if found. _____
5. That the vendor doth hereby further covenant with the purchaser to do or to execute all such acts, deeds and things as may be required reasonably for better assuring to the purchasers to in and over the vendor's land and the vendor shall render all possible aid and assistance to the purchaser in the matter of mutation etc. _____
6. That immediately open admitting the execution of this deed the vendor undertake to deliver all original documents of Title and Possession in respect of the demised land to the purchaser.. _____

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29.04.13

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IN WITNESS WHEREOF the vendor hereto out of their own freewill while in their sound health and perfect mind having fully understood the contents hereof, have set and subscribed their hands on this the day, month and year first above written.

SCHEDULE

All that piece and parcel of RAIYATI LAND situated at Mouza: KHARKABAD, police station Govindpur, sub register office Govindpur chowki, sadar Registry Office Dhanbad in the District Dhanbad.

Mouza: KHARKABAD, Mouza No.222, Khata No.59, 67, 01 and 81, being portions of Plot Nos. 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1593 and 1594 out of which measuring an area 157.5 (One Hundred Fifty Seven point Five) Decimals of land is hereby Sold by this sale deed, as per plan attached herewith and shown in colour red being Butted and bounded as follow :-

- NORTH :- Plot No.1139,
- SOUTH :- Part of Same Plots & Plot No.1580,
- EAST :- Plot No.1502, 1509 and 1580,
- WEST :- Plot No.1507, 1501 and 1593.

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29.04.13

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Purchaser/Purchaser's Photo:



WITNESSES

Ramesh u Ramesh

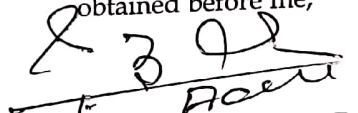
29.04.13

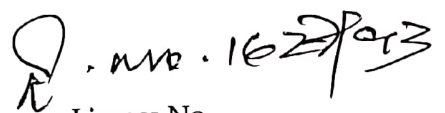
1. BABLU PRASAD LALA
S/O LT J. P. LALA
VaiKuntham Building
Police Hirapur Dhansel-
Jharkhand -
29.04.13

2. Bablu Paul
310 Kote - Lakshmi Kantar Paul.
Gandhi Road -
Dhanbad -
Jharkhand -
Pin - 820001.
29.04.13

Certified that the finger print of the left hand of the vendor/ vendors and purchaser/purchasers whose photograph affixed in the document have been duly

obtained before me,


Signature
29.4.13


Licence No.

विनाय कृष्ण/वा (द)
29.04.2013



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

Token No: 15

Token Date/Time: 29/04/2013 15:00:40

Document Type **Sale Deed** Presenter **Manoj Kumar**
Presenter' Name & Address **1st Floor Vaikuntham Police Line ,Hirapur,Dhanbad** Date of Entry **29/04/2013**
Stampable Doc. Value **1894000** DOE Total Pages **22**
Document Value **1894000** Stamp Value **76000** Book **I**
Special Type Serial No. **0** CNO/PNO
Remarks / Other Details Old Serial No. **/**

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
GOVINDPUR	222	0	KHARIKABAD	59,67	1501,1502			R_RES	Decimal	
GOVINDPUR	222	0	KHARIKABAD	01,81	1503,1504			R_RES	Decimal	
GOVINDPUR	222	0	KHARIKABAD	01,81	1505,1506			R_RES	Decimal	
GOVINDPUR	222	0	KHARIKABAD	01,81	1507,1508			R_RES	Decimal	
GOVINDPUR	222	0	KHARIKABAD	01,81	1593,1594			R_RES	157.5 Decimal	1262520

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	UID	Address
1	VENDOR	Smart Homes Colonisers Pvt .Ltd Rep By Its One Of Director Manoj Kumar	Rajendra Prasad	Business	General	Aaqcs 2235I		1st Floor Vaikuntham Police Line ,Hirapur,Dhanbad
2	VENDEE	Ram Raj Realty Rep By Its Prop. Ramesh Kumar Ritolia	Late Jagdish Pd. Ritolia	Business	General	Abwpr 9011p		Bekar Bandh, Dhanbad
3	Identifier	Bablu Pd. Lala	Late J.P.Lala	Business	General			1st Floor Vaikuntham Police Line ,Hirapur,Dhanbad
4	Witness1	Bablu Pd. Lala	Late J.P.Lala	Business	General			1st Floor Vaikuntham Police Line ,Hirapur,Dhanbad
5	Witness2	Bablu Paul	Late Lakshmi Kanta Paul	Business	General			Gandhi Road ,Dhanbad

Fee Details:

SN	Description	Amount
1	LL	10.00
2	PR	3.76
3	A1	56,820.00
4	SP	330.00
Total		57,163.76

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

Smart Homes Colonisers Pvt. Ltd.

उपर्युक्त Rep by its one of Director Manoj Kumar ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी

पहचान Bablu Pd. Lala पिता Lt. J. P. Lala
निवासी Hirapur, Dhanbad पेशा Business ने की।

निबंधन पदाधिकारी का हस्ताक्षर

29/04/13



निबंधन विभाग, झारखंड
गोविंदपुर

Token No.15 Token Date: 29/04/2013 15:00:40
Serial/Deed No./Year :1694/1468/2013
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Smart Homes Colonisers Pvt .Ltd Rep By Its One Of Director Manoj Kumar Father/Husband Name:Rajendra Prasad (VENDOR) Ist Floor Vaikuntham Police Line ,Hirapur,Dhanbad		
2	Ram Raj Realty Rep By Its Prop. Ramesh Kumar Ritolia Father/Husband Name:Late Jagdish Pd. Ritolia (VENDEE) Bekar Bandh, Dhanbad		
3	Bablu Pd. Lala Father/Husband Name:Late J.P.Lala (Identifier) Ist Floor Vaikuntham Police Line ,Hirapur,Dhanbad		
4	Bablu Pd. Lala Father/Husband Name:Late J.P.Lala (Witness1) Ist Floor Vaikuntham Police Line ,Hirapur,Dhanbad		
5	Bablu Paul Father/Husband Name:Late Lakshmi Kanta Paul (Witness2) Gandhi Road ,Dhanbad		

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Volume 38
Page 13 To 34
Deed No 1694/1468
Year 2013
Date 29/04/2013 15:44:02

District Sub Registrar

Signature of Operator