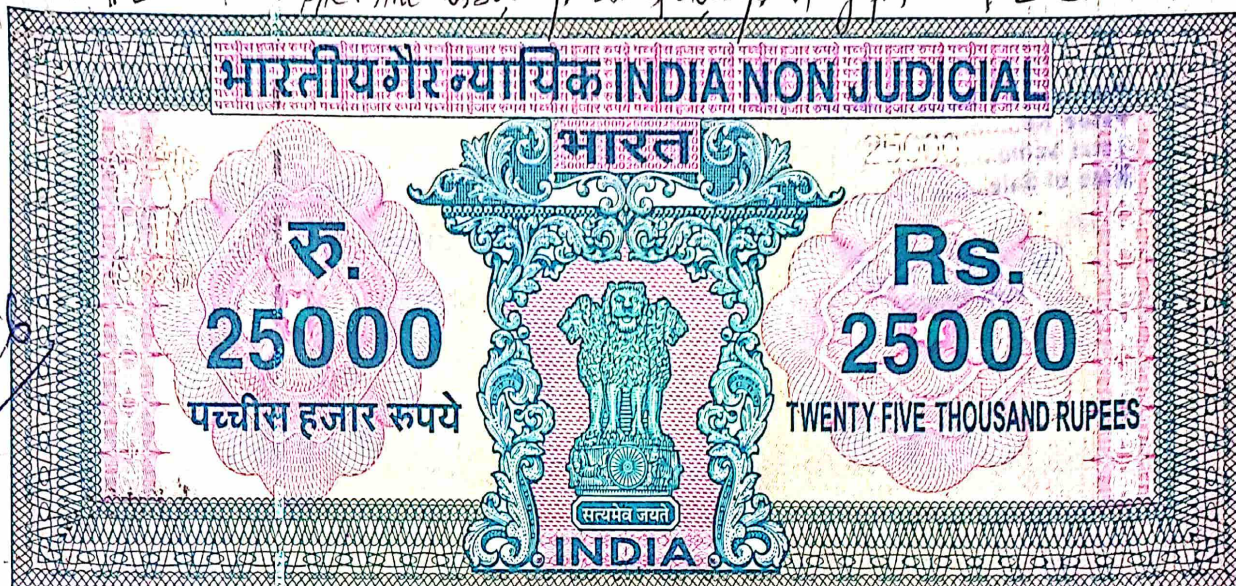


1324

Sale Value 6,50,000/- Stamp 26,000/- Adityapur

1298



झारखण्ड JHARKHAND

145440

145440

वि.सं. 21 के अंतर्गत, ग्रा. 3
भारतीय स्टाम्प अधिनियम
(वि.सं. 21 के अंतर्गत, ग्रा. 3)
अधिनियम 1 या 1 (क) के अंतर्गत
अधिनियम 1 या 1 (क) के अंतर्गत
स्टाम्प शुल्क से विहित या स्टाम्प
शुल्क अधिनियम नहीं

2000/- निबंधन पदाधिकारी

Rajesh Bihari Sahay
30/3/13Rajesh Bihari Sahay
30/3/13**SALE DEED****As per Govt. Value Rs. 6,50,000/- only.****(Rupees :Six Lacs Fifty Thousand) only.**

THIS DEED OF SALE IS MADE ON THIS THE 30TH DAY OF MARCH 2013,
AT SERAIKELLA, BY :-

SRI NATHU PRADHAN, S/o Late Gora Chandra Pradhan, by Religion-Hindu,
by Occupation- Cultivation, by Caste - Gour, by Nationality-Indian, resident
of Village-Asangi, Adityapur, P.S. - R.I.T., District : Seraikella-Kharsawan,
State of Jharkhand being represented by his duly nominate and constituted
attorney **Sri Ranjeet Narayan Mishra** S/o Sri Amrendra Nayan Mishra one of
the Director of M/s Shashank Nidhi Construction Pvt. Ltd. by Religion Hindu

NO. 20664
Value Rs. 25000/-
Total Value 25000/-
Date of Sale 25.03.2013

Stamp
District Treasury
Seraikella-Kh.

Singh Shukla & Jaganmoy Kumar Shukla
of Acharyaapur
in 2000

039753

20.03.2013

श्री श्री नारायण मिश्र
श्री श्री नारायण मिश्र
श्री श्री नारायण मिश्र

Mishra
30/3/13

कोषागार पदाधिकारी
सरायकेला-खरसादी

25 MAR 2013



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झारखण्ड JHARKHAND

068009

Relish
30/3/13

2

by Caste Brahmin by Occupation Business by Nationality Indian situated at Tata Kandra Main Road near Jai Prakash Udyan, Adityapur, P.s.-Adityapur, District- Seraikella Kharsawan State of Jharkhand vide G.P.A No.-IV 805 (SL. No.-4010) dated 26-06-2012 Registered at Dist.- Sub- Registry Office, Jamshedpur, East Singhbhum, hereinafter called the vendor (Seller)

IN FAVOUR OF

(1) SITA SHUKLA, W/O- Sri Dhananjay Kumar Shukla and (2) DHANANJAY KUMAR SHUKLA, S/o Braj Nandan Shukla, both by Faith - Hindu, by Occupation - Business, by Caste - Bhumihar, by Nationality - Indian, resident of Block No.-43/1/2, Road No.-13, Adityapur-2, P.S. - R.I.T, Dist. : Seraikella-Kharsawan, State of Jharkhand, hereinafter called the vendee (Purchaser)





25 MAR 2013
BANK OF ODISHA
CUTTACK

030823

Shukla & Chandrajy Kumar
Shukla of. Adityapur
h. sec

No. 2065
Value Rs. 1000/-
Total Value Rs. 1000/-
Date of Sale 25.03.2013
Stamp Clerk
District Treasury
Seraikella-kharawan

13
3/3/13

WITNESSESS AS FOLLOWS

Where as the aforesaid Vendor is the owner of schedule below land of New Khata No. - 327, Corresponding to Old Khata No. - 246, in Mouza-Asangi, under P.S. - R.I.T., A.N.A.C., Adityapur, Thana No. - 131, Within Ward No. - 15 which was still recorded in raiyati right in the name of Vendors father Gora Chandra Pradhan (since deceased)

And whereas after the death of said Gora Chandra Pradhan the schedule below land inherited to the vendor as next kins and legal heir and successors of said Gora Chandra Pradhan and the same land is mutated vide succession mutation case no - 879/2007-2008, dated - 10/12/2007 in favour of vendor.

And whereas the seller who has been in exclusive possession and exercising all acts of ownership thereto, as its lawful owner in the eye of law without any interruption or objection or impediment from any corner and on payment of due proportionate ground rent, other taxes etc. alongwith others to superiors landlord.

And whereas being in need of money the above vendor wanted to sell off the schedule below land to any intending Purchasers for an optimum available market price.

And whereas being in need of money the above vendor wanted to sell off the schedule below land to any intending Purchasers for an optimum available market price.

And whereas having heard about this the instant Purchasers offered to purchase the schedule below land, which is morefully described in schedule below appended to it for a total consideration of Rs.6,50,000/- (Rupees : Six Lac Fifty Thousand) only.

And whereas the vendor have agreed to the said proposal of the Purchasers, and in tune the Purchasers has paid the full and final cost of the land amounting to Rs.6,50,000/- (Rupees : Six Lac Fifty Thousand) only. to the Vendor to which the Vendor admit acknowledge the receipt thereof.



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30/3/13

4

And whereas the seller who has been in exclusive possession and exercising all acts of ownership thereto, as its lawful owner in the eye of law without any interruption or objection or impediment from any corner and on payment of due proportionate ground rent, other taxes etc. alongwith others to superiors landlord.

And whereas being in need of money the above vendor wanted to sell off the schedule below land to any intending Purchasers for an optimum available market price.

And whereas the Vendor do hereby convey and transfer the schedule below land to the Purchaser for ever and absolutely on the terms set forth as under

NOW THEREFORE THIS DEED WITNESSETH

1. That the vendor being in receipt of total consideration price of Rs.6,50,000/- (Rupees : Six Lac Fifty Thousand) only. do hereby transfer and convey the schedule below land infavour of their intent Purchasers with all of their subsisting legal right, title, interest and possession of the land in question which shall henceforth be hold, occupies and enjoyed by the said Purchasers for ever and absolutely, without hindrance from any side whatsoever, being its absolute and perfect lawful owner
2. That in token of acceptance to this Deed of sale, the Vendor have delivered possession of the schedule below land to the Purchasers, who admits to have entered into the same land.
3. That it is further declared and under taken by the Vendor that the schedule below land is a free hold land, free from any/all encumbrances, lien, charges, pledge and/or mortgage of any nature and the sellers have perfect legal right, title, interest and possession, which is being conveyed to their instant Purchasers, in the event any defect in the said land is detected in any manner of nature hereinafter, the same shall be made good and prefect by the Vendor at their own cost and consequences.
4. That, further more owing to defect in title of Vendor, over the schedule below land, if the Purchasers incurs any loss the same shall also be made good and / or compensated by the Vendor, by all means whatsoever.

20/10/18
20/10/18



30/3/13

5

5. That, the Vendor accordingly do hereby declare and undertake that they bind them selves to executed and / or register any further deed / (s) of conveyance / assurance or like natured documents or indenture if so required in future to perfect the right, title, interest and possession of the Purchasers over the schedule below land, described in schedule below.
6. That, now being owner of the schedule below land the Purchasers shall be fully entitled to get its name mutated with respect of land in question from the Govt. office and in case of any difficulty, the Vendor being them selves to do all that may be required in accordance to the prevailing rules and regulations. And the Purchasers being owner shall pay the land revenue, levy, cess or any other statutory imposition/s, levied or to be levied hereinafter, to the state of Jharkhand, for all time to come henceforth.
7. That, after purchasing the schedule below land the purchaser shall be entitled to construct residential, commercial and godown premises and shall enjoy peacefully without hindrance or obstruction from any corner.

SCHEDULE

District : Seraikella-Kharsawan, District Sub-Registry Office Seraikella, Mouza-Asangi, Thana No. - 131, P.S. - R.I.T., N.A.C., Adityapur, Ward No. -15, Sub Plot No. - PDC/ 1035

Khata No.	Khata No.	Plot No	Plot No	Area	Type of
New	Old	New	Old	Dec	Land
327	246	1075	1492	3.21	Home Stead

Total Area = 3.21 Decimals i.e 1400 sq. ft.

Bounded and butted by :-

North : 15 ft. Road.
South : Plot No. 1075 (P)
East : 15 ft. Road.
West : Plot No. 1075 (P)



Witness
30/3/13

6

Annual Rent - Rs. 1/- Only Payable to state of Jharkhand through C.O.
Gamharia.

In witnessess whereof the Vendor have executed this deed of sale today the
day, month & year before mentioned.

Witnessess

1. Prasad Kumar Bork. son of Kalyan Bork. residents of ward No.
4 Serakella. Dist - Serakella. Kharsman.

2. BIRAJ KUMAR S/o Sri Suresh Pd. Sinha.

C-34, R.No-8, Adityapur-2 P.S-R.I.T, Dist:- Serakella-
Kharsman

Readover and explained to Vendor the contents of this deed who admitted the
same correct and written as per his instruction and he put his hand in my
presence.

Advocate
30/3/2013

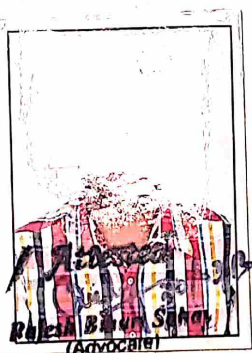
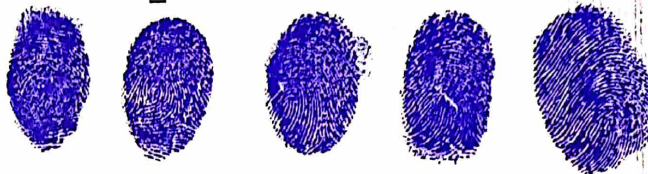




Sita SHUKLA

Rajesh
20/3/13

7



Rajesh Bihari Sahay
(Advocate)



Certified that the finger Prints of the left hand of each Person, Whose Photograph is affixed in the document have been Obtained by me or before me.

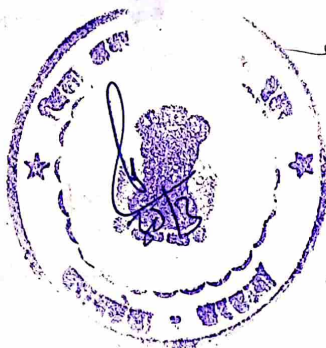
Rajesh
30/03/2013

Advocate

(Rajesh Bihari Sahay)

ENR No. 914/2002





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

Token Date/Time: 30/03/2013 14:17:22

Token No: 6

Document Type: Sale Deed
Presenter: Ranjeet Narayan Mishra
Date of Entry: 30/03/2013
Presenter's Name & Address: Tata Kandra Main Road Near Jai Prakash Udyan, Adityapur, P.S-Adityapur
Stampable Doc. Value: 650000
Document Value: 650000
DOE
Stamp Value: 26000
Serial No.: 0
CNO/PNO
Special Type
Remarks / Other Details
Old Serial No.: /

Property Details:	Area	Min. Value
Anchal		
Th.No.		
Wrd/Hlk		
Mauza		
Kh. No.		
Plot No		
Plot Type		
H No		
Category		
Area		
Min. Value		
GAMHARIA	131	15
ADITYAPUR NAGAR PARSHAD	N-327	N-1075
U_RES	3.21 Decimal	442922.22
GAMHARIA	131	15
ADITYAPUR NAGAR PARSHAD	O-246	O-1492
U_RES	0 Decimal	0

Other Property Details:	Area	Rate	Amount
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/Power Holder	Ranjeet Narayan Mishra	Amrendra Narayan Mishra	Business	General			Tata Kandra Main Road Near Jai Prakash Udyan, Adityapur, P.S-Adityapur
2	VENDEE	Sita Shukla	W/O Dhananjay Kumar Shukla	Business	General			Block No- 43/1/2, Road No- 13, Adityapur-2, P.S - R.I.T
3	VENDEE	Dhananjay Kumar Shukla	Braj Nandan Shukla	Business	General			Block No- 43/1/2, Road No- 13, Adityapur-2, P.S - R.I.T
4	Identifier	Pramod Kumar Barik	Late Kalu Ram Barik	Adv.	General			Seraikella Ward No-4, P.S-Seraikella
5	Witness1	Pramod Kumar Barik	Late Kalu Ram Barik	Adv.	General			Seraikella Ward No-4, P.S-Seraikella
6	Witness2	Bijay Kumar	Sri Suresh Prasad Sinha	Service..	General			C-34, Road No-8, Adityapur-2, P.S-R.I.T

Fee Details:

SN	Description	Amount
1	LL	2.50
2	PR	0.94
3	A1	19,500.00
4	SP	270.00
Total		19,773.44

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंद्रि ऑपरेटर का हस्ताक्षर

उपर्युक्त Ranjeet Narayan Mishra ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

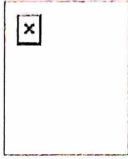
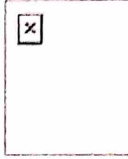
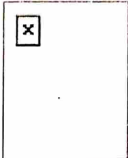
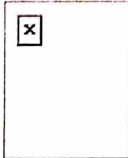
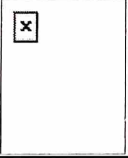
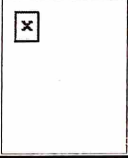
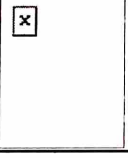
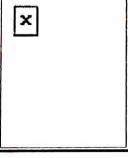
जिसकी प्रामोद कुमार बारिक पिता Late Kalu Ram Barik पेशा Advocate ने की।
पहचान Seraikella Ward - 4, Seraikella

निबंधन पदाधिकारी का हस्ताक्षर

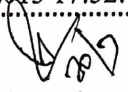


निबंधन विभाग, झारखंड
सरायकेला

Token No.6 Token Date: 30/03/2013 14:37:22
Serial/Deed No./Year :1324/1298/2013
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Ranjeet Narayan Mishra Father/Husband Name:Amrendra Narayan Mishra (Vendor/Power Holder) Tata Kandra Main Road Near Jai Prakash Udyan, Adityapur, P.S-Adityapur		
2	Sita Shukla Father/Husband Name:W/O Dhananjay Kumar Shukla (VENDEE) Block No- 43/1/2, Road No- 13, Adityapur-2, P.S - R.I.T		
3	Dhananjay Kumar Shukla Father/Husband Name:Braj Nandan Shukla (VENDEE) Block No- 43/1/2, Road No- 13, Adityapur-2, P.S - R.I.T		
4	Pramod Kumar Barik Father/Husband Name:Late Kalu Ram Barik (Identifier) Seraikella Ward No-4, P.S-Seraikella		
5	Pramod Kumar Barik Father/Husband Name:Late Kalu Ram Barik (Witness1) Seraikella Ward No-4, P.S-Seraikella		
6	Bijay Kumar Father/Husband Name:Sri Suresh Prasad Sinha (Witness2) C-34, Road No-8, Adityapur-2, P.S-R.I.T		

Book No. I
Volume 55
Page 419 To 436
Deed No 1324/1298
Year 2013
Date 30/03/2013 17:32:41


District Sub Registrar


Signature of Operator