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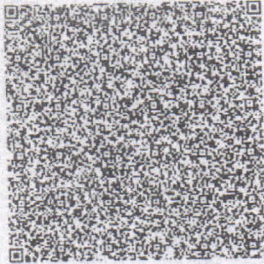


सत्यमेव जयते

# INDIA NON JUDICIAL Government of Jharkhand

## e-Stamp

Certificate No.	: IN-JH12307270840948Q
Certificate Issued Date	: 12-Oct-2018 05:36 PM
Account Reference	: SHCIL (FI)/ jhshcil01/ SRO-SERAIKELA/ JH-SK
Unique Doc. Reference	: SUBIN-JHJHSHCIL0116473052074027Q
Purchased by	: GOLDEN HERITAGE REP BY DAYAL GORAI
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 2,45,00,000 (Two Crore Forty Five Lakh only)
First Party	: MAKHAN LAL SHARMA AND OTHERS
Second Party	: GOLDEN HERITAGE REP BY DAYAL GORAI
Stamp Duty Paid By	: GOLDEN HERITAGE REP BY DAYAL GORAI
Stamp Duty Amount(Rs.)	: 10,68,000 (Ten Lakh Sixty Eight Thousand only)



-----Please write or type below this line-----



*Makhan Lal Sharma*  
20/10/18

*Suma*

29/10/18

TQ 0007799952

Qualifying Alert:  
This e-Stamp Certificate should be verified at [www.jhstestamp.com](http://www.jhstestamp.com). Any discrepancy in the details on this Certificate and its  
availability on the website should be reported.  
The State Government disclaims the responsibility for the users of this Certificate.  
In case of any discrepancy please inform the Computerized Duty.



Sale Value 2,67,00,000/- Stamp 10,68,000/- H.M. Jharkhand

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नियम-21 के अधीन ग्राह्य  
भारतीय स्टाम्प अधिनियम  
(इण्डियन स्टाम्प एक्ट-1899) की  
अनुसूची-1 या 1 (क) से...के  
अधीन यथावत स्टाम्प अर्थात् या  
स्टाम्प शुल्क से विमुक्त या  
स्टाम्प शुल्क अपेक्षित नहीं।

.....20/18...निबंधन पदाधिकारी

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मुल्यांकन सूची से जांच किया

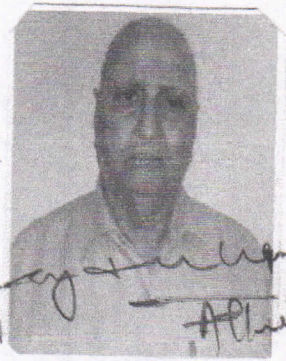
इस्तावेज जांच एवं सही किया



संप्रदायित इस्तावेज से जांचकारी  
की जाति...अंकित है। यह जाति  
C.N.T Act 1908 की धारा 461(B) के  
अन्तर्गत नहीं है।

29/10/18

Makhan Lal Sharma  
29/10/18  
Sumit Kumar Sharma



इस्तावेज में वर्णित भूमि  
प्रतिबंधित सूची से है

जांचकर्ता

**SALE DEED**

This Sale Deed is made on this the 29<sup>th</sup> day of Oct, 2018, at Seraikela.

**BY AND BETWEEN**

1. Mr. MAKHAN LAL SHARMA, son of Late Bhajan Lal Sharma. &
2. Mr. SUMIT KUMAR SHARMA, son of Mr. Mahesh Prasad Sharma,

Both By Faith Hindu. By Nationality Indian, By Occupation Business. Resident of 17/D. Road No 3. Old Sonari Basti. Near Sonari Post Office, Kagalnagar. P.O & P.S. Sonari, Town Jamshedpur, Pin 831011, District East Singhbhum, and State Jharkhand. Hereinafter called the "VENDOR/S / SELLER/S" (which expression shall unless excluded by and / or repugnant to the context must mean and include their legal heirs, successors, legal representatives, administrators, executors, nominees, and assigns) of the One Part. (Pan No AFWPS5558J & AVEPS2426D) & UIDAI No 5490 3427 7610 & 3563 1976 5254 (By Caste Brahmin)



Mukunda Sharma

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29/10/18

IN FAVOUR OF

GOLDEN HERITAGE (Partnership Firm), having its Office at Education India Consultancy, Road No 1. Main Road. Block No 2/2/4, Opposite Durian Furniture Showroom, Near Akashwani Chowk, Adityapur – 1, P.S. Adityapur, Pin 831013, District Seraikela Kharsawan, State Jharkhand, represented by its Partner/s: 1) Mr. RANJIT KUMAR, son of Mr. R. P. Sharma, By Faith Hindu, By Nationality Indian, By Occupation Business, Resident of 76/2-3, Road No. 6, Adityapur – 1, P.O. & P.S. Adityapur, District Seraikela Kharsawan, State Jharkhand, & 2) Mr. DAYAL GORAI, son of Late Dhiren Gorai, By Faith Hindu, By Nationality Indian, By Occupation Business, Resident of 399, Bhuiyadih, P.O. Agrico, P.S. Sitaramdera, Town Jamshedpur, District East Singhbhum, and State Jharkhand. Hereinafter called the 'PURCHASER / VENDEE' (which expression shall unless excluded by and / or repugnant to the context must mean and include its / their legal heirs, successors, successors – in – office, legal representatives, executors, administrators, nominees, and assigns) of the Other Part.

NATURE OF DEED

SALE DEED

CONSIDERATION MONEY

Rs. 2,45,00,000/-

(Rupees Two Crore and Forty Five Lacs) only

But Stamp Duty paid as per present government value i.e. Rs. 2,67,00,000/- only

WITNESSETH AS FOLLOWS:



Makhan Lal Sharma

Sumit Kumar Sharma

29/10/18

WHEREAS, the Vendor/s i.e. Makhan Lal Sharma & Sumit Kumar Sharma, has jointly purchased all that piece and parcel of raiyati homestead land measuring an area 0.19.75 Hectare i.e. 48.78 Decimals approx, being in Old Khata No 134, being in Old Plot No 180 – 0.17.50 Hectare (corresponding to New Khata No 6 being in New Plot No 43) and in Old Khata No. 80, being in Old Plot No 181 – 0.02.25 Hectare, (corresponding to New Khata No 37 being in New Plot No 42), Situated in Mouza Asangi, Thana No 126, Halka No 2, Old Ward No 9 (A.N.A.C.), to New Ward No 10 (A.N.A.C.), P.S. Adityapur, Block Gamharia, District Seraikela Kharsawan, State Jharkhand, from its previous owner/s: Renu Bala Choudhary & Others, by virtue of registered Sale Deed No 3255, Serial No 3278, Dt: 06.07.2006, registered at the District Sub Registry Office, Seraikela, and after purchasing the same, the Vendor/s came in peaceful physical possession over the said land, without any interruption from any person or corner, thereby exercising all their right, title and interest over the same, being its lawful owner, and Vendor/s have also got their names mutated in the records of Circle Officer, Gamharia vide Mutation Case No 526 / 2006 – 07, (Register II Vol No. III, Page No, 24), they are also paying the rent regularly the last rent paid for in the year 2015-16 vide Receipt No JH/13 A 042822.

AND WHEREAS, the Vendor/s have purchased the land for business purpose, but, now as there is no such requirement by the Vendor/s, they have jointly decided to sell the above mentioned landed property more clearly mentioned in the schedule below for highest full, and final consideration amount of Rs. 2,45,00,000/- (Rupees Two Crores and Forty Five Lacs) only, and the Purchaser/s after they came to know of this offer has approached the Vendor/s to purchase the said land and agreed to pay the said consideration amount to which the Vendor/s also agreed to sell the same to the Purchaser/s, hence, to avoid all or any kind of future disputes or legal complications, the parties decided to enter into this Sale Deed, on the following terms and conditions.



Mukharab Singh



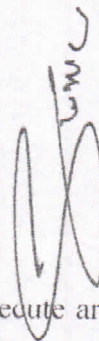
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NOW THIS DEED OF SALE WITNESETH AS FOLLOWS:

1. That, in pursuance of mutual agreement and in consideration amount of Rs. 2,45,00,000/- (Rupees Two Crores and Forty Five Lacs) only is paid by the Purchaser/s to the Vendor/s details of which is shown in memo of consideration, the receipt of which is hereby admitted and acknowledged as full and final consideration amount by the Vendor/s, and the Vendor/s does hereby absolutely and forever sell, convey, transfer, and deliver all that landed property, more fully described in the schedule below in favour of the Purchaser/s by this Sale Deed, TO HAVE AND TO HOLD the same, unto the Purchaser/s along with its / their legal heirs and successors without any interruption or impediment from the side of the Vendor/s.
2. That, the Vendor/s do hereby deliver peaceful physical possession of the schedule below property to the Purchaser/s and from this day the Purchaser/s will possess and enjoy the same as absolute owner/s in all possible ways, with power to dispose of the same by way of sale, gift, mortgage or any other ways whatsoever in any manner they likes and also has the right to get their name/s recorded in the register II records of the Circle Officer, Gamharia.
3. That, from today onwards the Vendor/s shall ceases to have any right, title, and interest over the schedule below property, and all the right, title, and interest will now be completely vested unto the Purchaser/s. The landed property hereby conveyed by this Deed of Sale is free from all encumbrances, liens, or charges of any kind whatsoever.
4. That, the Vendor/s hereby declares that they have good and perfect title over the schedule below landed property, and if for any defect of title of the Vendor/s in the schedule below property the Purchaser/s suffer any loss then the Vendor/s will be liable to compensate the same to the Purchaser/s or to their legal heirs and successors.



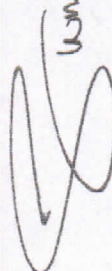
Makhanlal Shaha



29/10/18

5. That, the Vendor/s was further bound to execute any deed of assurance that may be required in favour of the Purchaser/s to perfect the title of the Purchaser/s over the schedule below property. The Vendor/s also promises to indemnify the Purchaser/s from all or any unforeseen future consequences if any arise in future by their legal heirs and successors.
6. That, the Vendor/s hereby also declare that they have never mortgaged the schedule below land with any bank or financial institution or party and the same is free from all such encumbrances, and the schedule below land is never acquired by the State or Central Government and no other party / person has any claim over the said land.
7. That, the schedule below property is never acquired by any government body state or central at anytime, and the land does not fall in the category of gair majurwa land or government land or forest land or shairat land or land belong to temple or masjid or khas mahal.
8. That, the Vendor/s must deliver all relevant documents like original mutation paper, sale deed, rent receipts etc., to the Purchaser/s with respect to the said schedule below property, and the Purchaser/s are at liberty to get their names mutated in the office of the superior landlord i.e. the State of Jharkhand through Circle Officer, Gamharia, and pay ground rent, and taxes for the same and obtain receipt thereof.
9. That, the terms and conditions of this Sale Deed will be binding on both the Vendor/s and the Purchaser which shall mean and include their respective legal heirs and successors. Seraikela Court alone has jurisdiction in all matters if any, arising out of this Sale Deed.




Mukul Chandra Sharma  
  
 29/10/18

MEMO OF CONSIDERATION

<u>Date</u>	<u>D.D. / Cheque No</u>	<u>Bank</u>	<u>Amount (Rs.)</u>
15.05.2018	RTGS		Rs. 12,00,000/-
15.05.2018	RTGS		Rs. 4,00,000/-
15.05.2018	RTGS		Rs. 4,00,000/-
15.05.2018	RTGS		Rs. 10,00,000/-
29.05.2018	RTGS		Rs. 36,00,000/-
29.05.2018	RTGS		Rs. 16,00,000/-
29.05.2018	RTGS		Rs. 5,00,000/-
01.06.2018	RTGS		Rs. 4,00,000/-
11.06.2018	RTGS		Rs. 9,90,000/-
11.06.2018	RTGS		Rs. 9,90,000/-
06.07.2018	RTGS		Rs. 1,50,000/-
07.07.2018	RTGS		Rs. 1,50,000/-
07.07.2018	RTGS		Rs. 8,50,000/-
07.07.2018	RTGS		Rs. 8,50,000/-
07.07.2018	RTGS		Rs. 30,00,000/-
07.07.2018	RTGS		Rs. 30,00,000/-
15.10.2018	RTGS		Rs. 10,00,000/-
15.10.2018	007771		Rs. 18,77,500/-
15.10.2018	007769		Rs. 18,77,500/-
15.10.2018	TDS (Deposited on Sellers Behalf)		Rs. 2,45,000/-
15.05.2018	RTGS		Rs. 4,00,000/-
29.10.2018	By Cash		Rs. 20,000/-

Total Amount paid to the Vendors is  
 (Rupees Two Crores and forty five lacs) only.

Rs. 2,45,00,000/-



Markandale Sahu  
29/10/18

SCHEDULE

In the District Seraikela Kharsawan, under the District Sub Registry Office at Seraikela, Situated in Mouza Asangi, P.S. Adityapur, Thana No 126, Old Ward No. 9 (A.N.A.C.) to New Ward No 10 (A.N.A.C.), Block Gamharia, State Jharkhand, all that piece and parcel of raiyati homestead land, recorded under: (The said land is situated in State Highway i.e. Tata Kandra Main Road) (H.No. 002000251900010)

<u>Khata No</u>	<u>Plot No</u>	<u>Area</u>	<u>Boundary</u>
134 (Old)	180 (Old)	0.17.50 Hectare	North : Tata Kandra Road
New 6	New 43		South : Jharkhand Sarkar
80 (Old)	181 (Old)	0.02.25 Hectare	East : A. K. Industries
New 37	New 42		West : R. N. Dutta
Total area measuring		0.19.75 Hectare i.e. 48.78 Decimals approx	

The annual rent of Rs. 282.73/- only is payable to the State of Jharkhand, through Circle Officer, Gamharia.

The above property is more clearly shown in sketch map attach herewith which also forms part of this indenture.

IN WITNESS WHEREOF the Vendor/s has hereunto set and subscribed their hand/s on this Safe Deed, today at Seraikela.

Read over and explained the contents of this Sale Deed to the parties by me, who found it to be true and correct: A. Sahu



Mohammad Shameer  
8/10/18

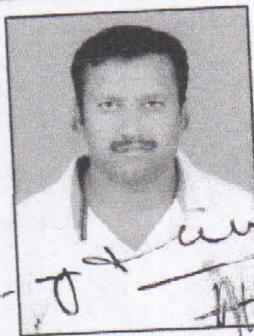
WITNESSES:

1. Promjit K.S. Thakur.  
S/o. - Mr. Tum Tum Thakur.  
Add. Rd. no- 24, Adityapur-2
2. PARVEEN KUMAR  
S/O - SATYANARAYAN PARSAD - Adityapur-1

Drafted & Printed by: A. Anil Road. no- 17  
Old Court Campus, Jamshedpur.

PURCHASER/S

IDENTIFIER



Promjit  
Attended



Parveen Kumar  
Attended



Parveen Kumar  
Attended

Certificate:

It is certified that the finger prints of left hand of each persons whose photograph is affixed in the document have been obtained before/by me.

A. Anil  
8/10/18

(Advocate)

Enrollment No- 14/2010