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INDIA NON JUDICIAL

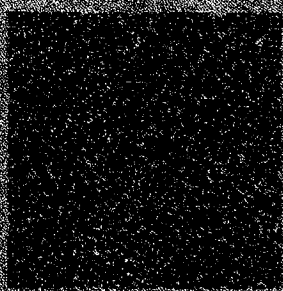
Government of Jharkhand

e-Stamp



Certificate No.
 Certificate Issued Date
 Account Reference
 Unique Doc. Reference
 Purchased by
 Description of Document
 Property Description
 Consideration Price (Rs.)
 First Party
 Second Party
 Stamp Duty Paid By
 Stamp Duty Amount (Rs.)

JH-2025-0100220
 14/06/2025 05:34 PM
 2025 (14/06/2025) JH-2025-0100220
 SUBJ: JH-2025-0100220
 SRI NAVEEN SINGH AND OTHERS
 Article 23 Conveyance
 SALE DEED
 6,30,00,000
 (Six Crore Thirty Five Lakh only)
 SMT AJANTA CHOUDHURI AND ANOTHER
 SRI NAVEEN SINGH AND OTHERS
 SRI NAVEEN SINGH AND OTHERS
 25,40,000
 (Twenty Five Lakh Forty Thousand only)



Please write or type below this line



17/06/25

Ajanta Choudhury
17/06/2025

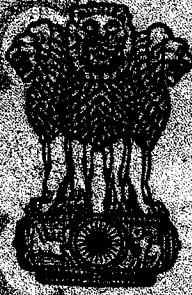
Naveen Singh
17/06/2025

17/06/2025

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VO 0000722466



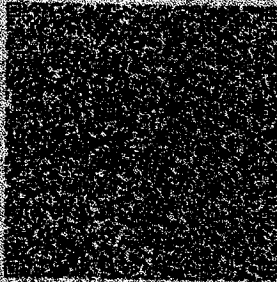


सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Base Certificate No.	IN-JH036260591605920
Certificate No.	IN-JH036260591605920
Certificate Issued Date	17-Oct-2016 12:33 PM
Account Reference	SHCIL (FI) /jshscil01/ BISTUPUR/ JH-ES
Unique Doc. Reference	SUBIN/JHUHSHCIL01049521201533370
Purchased by	SRI NAVEEN SINGH AND OTHERS
Description of Document	Article 23 Conveyance
Property Description	SALE DEED
Consideration Price (Rs.)	6,35,00,000 (Six Crore Thirty Five Lakh only)
First Party	SMT AJANTA CHOUDHURI AND ANOTHER
Second Party	SRI NAVEEN SINGH AND OTHERS
Stamp Duty Paid By	SRI NAVEEN SINGH AND OTHERS
Stamp Duty Amount (Rs.)	5,15,000 (Five Lakh Seventeen Thousand only)



Please write or type below this line



Prabh Choudhary
17/10/2016

Shri Arun
17/10/2016

Manoj

VO 0000741048

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.echbestamp.com. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Cognate Authority.

Sale
7,64,10,000/-

R.S.
Bistupur

Stamp
25,40,000/-
+ 3,17,000/-
30,57,000/-

15
R.S.
17/10



Angsuman Choudhury
Advocate

Ajanta Choudhuri
17/10/2016



न्यूनतम प्रमाणिकन सूची से
जोचा एवं सही पाया।

Amit Kar
17/10/2016

मिथ्या आवर निबन्धक
उपरोक्त प्रमाण में उपरोक्त / निम्न
पक्षों के 17/10/16 तिथि की है।
छोटा नागपुर जिल्ला अदालत
के धारा 42(8) के अन्तर्गत नहीं है।

DEED OF SALE

17/10/16

के अधीन प्राप्ता: भारतीय स्टाम्प-अधिनियम
स्टाम्प ऐक्ट, 1999 की अनुसूची
1क, स०... के 2016
स्टाम्प-सहित (सं-स्टाम्प-शुल्क
का स्टाम्प-शुल्क अर्पित नहीं)

THIS DEED OF SALE IS MADE ON THIS THE 17th DAY OF OCTOBER
2016 AT JAMSHEDPUR.

rechargeable
A/c 22,92,300.00
CHE 22923.00

1. **SMT. AJANTA CHOUDHURI**, wife of Sri. Ahin Choudhuri and daughter
of Late Santosh Kumar Kar, by faith Hindu, by caste Kayastha, by
Nationality Indian, by occupation House wife, resident of Holding No. 14,
Circuit House Area (East), P.O. & P.S. Bistupur, Town Jamshedpur, District
Singbhum East and presently residing at 3 Harrington Street (Ho Chi Minh
Sarani), Kolkata, West Bengal PIN- 700071. PAN No-ABVPC6312R

निबंधन-पदाधिकारी

2. **SRI. AMIT KAR**, S/O Late Santosh Kumar Kar, by faith Hindu, by caste
Kayastha, by Nationality Non Resident Indian, by occupation Service,
resident of Holding No. 14, Circuit House Area (East), P.O. & P.S. Bistupur,
Town Jamshedpur, District Singbhum East and presently residing at 8370
South Ridge Drive, Macungie, PA 18062, USA, hereinafter called the
VENDORS (which expression unless repugnant to the context shall mean
and include their legal heirs, successors, legal representatives, assigns and
administrators) of **ONE PART**. PAN No- BFQPK0979E

17/10/16
दस्तावेज जोचा

Mugh

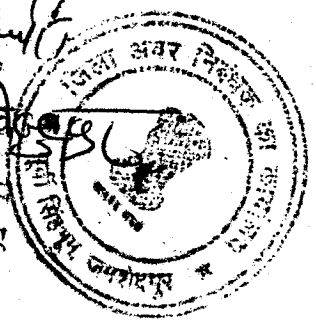


Angsuman Chowdhury
Advocate

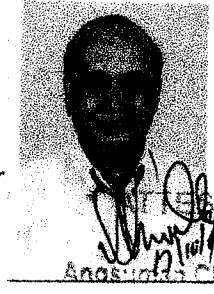
Angsuman Chowdhury
17/10/2016



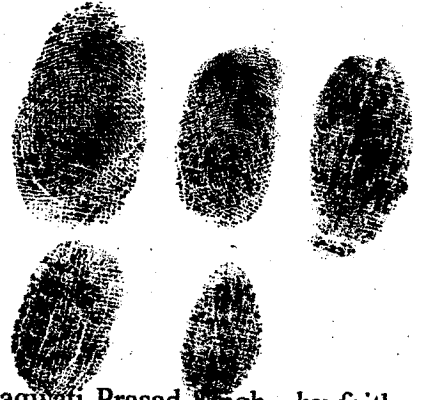
अधिवक्ता, जयपुरी पति अधिवक्ता
 श्री अरुण शर्मा, चण्डिका विहार
 17/10/16 10:41
 जयपुरी
 निवचन अधिकारी का हस्ताक्षर
 17/10/16
 अंगुली



Ajanta Choudhury
17/10/2016



Sri Naveen Singh
17/10/2016



IN FAVOUR OF

(1) **SRI. NAVEEN SINGH**, son of Late Bhagwati Prasad Singh, by faith Hindu, by caste Rajput, by Nationality Indian, by occupation business, resident of M-9(Old), Housing Colony, Adityapur-1, P.S. Adityapur, Dist- Saraikella Kharsawan, Jharkhand, PAN No- ADKPS4229A

(2) **SRI. DHARAMVEER BHADORIA**, son of Late Bhagwati Prasad Singh, by faith Hindu, by caste Rajput, by Nationality Indian, by occupation business, resident of M-9(Old), Housing Colony, Adityapur-1, P.S. Adityapur, Dist- Saraikella Kharsawan, Jharkhand, represented by his duly constituted Attorney Sri. Naveen Singh, son of Late Bhagwati Prasad Singh by Registered General Power of Attorney vide Deed No- IV-396, Serial No- 4646 dated 6.10.2016 registered at Dist. Sub Registry office at Jamshedpur. PAN No-ACNPB0343A

(3) **SRI. VINAYAK SINGH** son of Late Bhagwati Prasad Singh, by faith Hindu, by caste Rajput, by Nationality Indian, by occupation business, resident of M-9(Old), Housing Colony, Adityapur-1, P.S. Adityapur, Dist- Saraikella Kharsawan, Jharkhand, herein after called the **PURCHASERS** (which expression unless repugnant to the context shall mean and include their successors, legal administrators and assigns) of **OTHER PART**.

PAN No- ARHPS0362B

NATURE OF DEED: **SALE DEED**

CONSIDERATION AMOUNT: **Rs. 6,35,00,000/- (Rupees six crores thirty five lacs only)**

Govt. valuation for the purpose of registration: **Rs. 7, 64,10,000/-**

WHEREAS a piece and parcel of Company's Lease hold land measuring 0.380 acres situated on Company's Holding No. 14, Circuit House Area (East), P.O. & P.S. Bistupur, Town Jamshedpur, District Singhbhum East more fully described in Schedule below was leased out in favour of one Santosh Kumar Kar by Tata Iron & Steel Ltd. by an Indenture of Lease dated

K Singh

Ajanta Choudhuri
17/10/2016

Amit Kar
17/10/2016

28.8.1970 vide Deed No- 9829 registered at Dist Sub Registry office at Jamshedpur with the permission to construct a building for residential purpose at his own cost.

AND WHEREAS Santosh Kumar Kar died leaving behind his widow namely Smt. Ela Kar, one daughter namely Smt. Ajanta Choudhuri nee Kar and one son namely Sri. Amit Kar;

AND WHEREAS after the death of Sri. Santosh Kumar Kar, Tata Iron & steel Ltd. executed a lease in favour of Smt. Ela Kar, Smt. Ajanta Choudhuri and Sri. Amit Kar for a period of 30 years with option of further renewal, vide Indenture of Lease dated 25.4.1995 vide Deed No- 1453, serial No- 1600 registered at Dist Sub Registry office at Jamshedpur;

AND WHEREAS Smt. Ela Kar also died on 21.8.2008 and after the death of Smt. Ela Kar, her name has been deleted from the records of Tata Steel Ltd. vide Letter No- LAND/ 5227 & the records of Tata Steel has been duly modified in the name of the VENDORS vide Letter No- LAND/ 5228 dated 13.11.2008;

AND WHEREAS, the VENDORS are desirous of transferring the Schedule property to the prospective Purchaser by way of outright sale and the PURCHASERS having come to know about the aforesaid intention of the VENDORS have requested the VENDORS to sell the Schedule below property in their favour for a valuable consideration and the VENDORS have agreed to the aforesaid request made by the PURCHASERS;

AND WHEREAS the VENDORS accordingly agreed to transfer the aforesaid schedule below property together with super structure standing

Janak Choudhary
17/10/2016

Ami Har
17/10/2016

thereon in favour of the PURCHASERS for valuable consideration and accordingly an Agreement for sale has been executed by both the parties on 20th day of June 2016 stipulated therein various terms and conditions.

AND WHEREAS after execution of the said Agreement, at the request of the VENDORS, Tata Steel Ltd granted consent to transfer the Schedule below property in favour of the PURCHASERS vide Letter No- LAND/BD/3287 dated 22.9.2016;

NOW THIS DEED OF SALE WITNESSTH AS FOLLOWS

- 1) That the total consideration amount of the Schedule below property has been settled at Rs. 6, 35, 00,000/- (Six crores Thirty five lacs only).
- 2) That the PURCHASERS have paid the entire consideration amount of Rs. 6, 35, 00,000/- (Rupees Six crores Thirty five lacs only) to the VENDORS, details of which is hereby mentioned in the Memorandum of payment schedule and receipt thereof the VENDORS hereby duly acknowledges and admit the same.
- 3) That in consideration of the aforesaid amount, the VENDORS hereby grant, sale, convey, transfer, assign and assure unto the PURCHASERS their right, title and interest in the said property described in Schedule below together with lease hold interest and the VENDORS have actually delivered peaceful and vacant possession of the Schedule below property to the PURCHASERS and the PURCHASERS shall enjoy the same in their own right, title and interest hence forth.
- 4) That on and from this date all right, title and interest and possession of the VENDORS in respect of the aforesaid Schedule below property hereby sold have vested absolutely in the PURCHASERS and the PURCHASERS shall be entitled to enjoy the said property hereby sold as absolute owner thereof in their own right, title and interest from the date of execution of this deed.

Ami Har

Ajaya Choudhury
17/10/2016

Shri Tan
17/10/2016

- 5) That the VENDORS hereby declared that the property hereby transferred as mentioned in Schedule below is free from all encumbrances, charges and liens.
- 6) That the VENDORS declare that the property hereby transferred as mentioned in Schedule below is marketable.
- 7) That the PURCHASERS shall be liable to pay rent, municipal charges to Tata Steel Ltd after execution and registration of this deed.
- 8) That VENDORS shall be liable to pay rent, municipal charges, Electricity and water charges, Ground rent or any other dues payable to Tata Steel Ltd or Jusco before execution of this Deed, in respect to the Schedule below property.
- 9) That the PURCHASERS immediately after execution and registration of this Deed of sale shall apply to the Tata Steel Ltd for getting their names mutated in respect of Schedule below property and the VENDORS undertake to render all possible assistance to the PURCHASERS for getting their names transferred by executing documents/letters/petition etc.
- 10) That the PURCHASERS shall be entitled to pay ground rent, municipal charges, water charges electricity charges as per meter reading and other taxes in respect of the Schedule below property to Tata Steel Ltd/ Jusco Ltd or any other competent authority entitled to receive the same.
- 11) That the PURCHASERS shall be entitled to all rents and profits out of the said property described in Schedule below and also entitled to let out or part with possession of the same.
- 12) That the VENDORS do hereby assign to the PURCHASERS to do all acts and deeds in the matter of evicting the Licensee and/or Lessees, who are in possession in some portion of the Schedule below property.
- 13) That the PURCHASERS hereby confirm that the VENDORS have given possession of the Schedule below property to the PURCHASERS on the date of execution of this deed.

Janak Choudhary
17/10/2016

Ani Har
17/10/2016

SCHEDULE

All that piece and parcel of land measuring 0.380 acres or 16568 sq feet approx situated on Company's Holding No.14, Road No-9, Circuit House Area (East), P.O. & P.S. Bistupur, Town Jamshedpur, District Singhbhum East together with a double storied building standing thereon, measuring total built up area of 4500 sq feet and bounded as follows: -

- BY NORTH: -** Company's Alley and thereafter Company's vacant land
BY SOUTH: - Company's Road
BY EAST: - Company's Holding No-15
BY WEST: - Company's Holding No-13

MEMORANDUM OF PAYMENT SCHEDULE

<u>Cheque/Draft No</u>	<u>Amount</u>	<u>Date</u>	<u>Bank</u>
Cheque No- 000002	Rs. 20, 00,000/-	20.6.2016	HDFC Bank Ltd
Cheque No- 000003	Rs. 20, 00,000/-	20.6.2016	HDFC Bank Ltd
Cheque No- 043992	Rs. 20, 00,000/-	20.6.2016	BANK OF INDIA
Cheque No- 043993	Rs. 20, 00,000/-	20.6.2016	BANK OF INDIA
D.D. No- 035651	Rs. 1, 00, 00,000/-	13.10.2016	HDFC Bank Ltd
D.D. No- 035652	Rs. 1, 00, 00,000/-	13.10.2016	HDFC Bank Ltd
D.D. No- 035653	Rs. 50, 00,000/-	13.10.2016	HDFC Bank Ltd
D.D. No- 035654	Rs. 1, 00, 00,000/-	13.10.2016	HDFC Bank Ltd
D.D. No- 035655	Rs. 50, 00,000/-	13.10.2016	HDFC Bank Ltd
DD No.035664	Rs. 70, 00,000/-	15.10.2016	HDFC Bank Ltd.
DD No.035666	Rs. 7, 50,000/-	15.10.2016	HDFC Bank Ltd.
DD No.035667	Rs. 70,00,000/-	15.10.2016	HDFC Bank Ltd.
TDS Amount	Rs. 6,35,000/-	17.10.2016	
Cash Amount	Rs. 1,15,000/-	17.10.2016	

NOTE: - Property is situated at other Road of C.H. Area, Jamshedpur.

IN WITNESS whereof, the vendors hereby executed this deed of sale at Jamshedpur on this the day month and year mentioned above.

Aling

Ajanta Choudhri
17/10/2016

Shri. Tan
17/10/2016

WITNESSES:-

- 1) Sushil Kumar Thakur, s/o Late Jagdish Pr. Thakur
Gr. No- W1-3, Housing Colony, Adityapur Distt. Serchhip Khaseme
- 2) Pradip Datta. s/o - Late Nani Mohan Datta.
Cottage - 1/2, Gontam vihar, P.O- Agrico - Jamshedpur 831009.

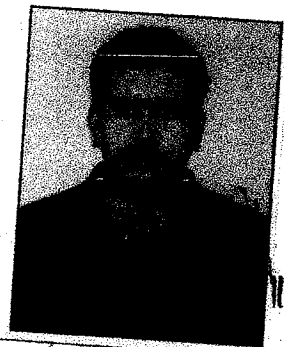
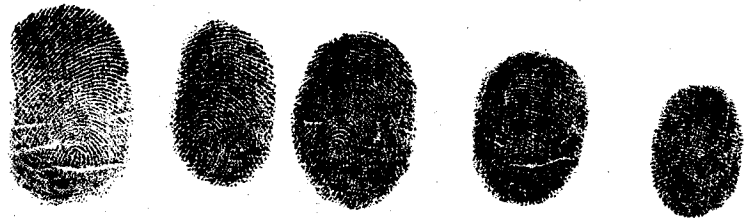
Note: - Certified that the original copy of this deed contains 1563 words

Typed by: *[Signature]*
Jamshedpur 17/10/16

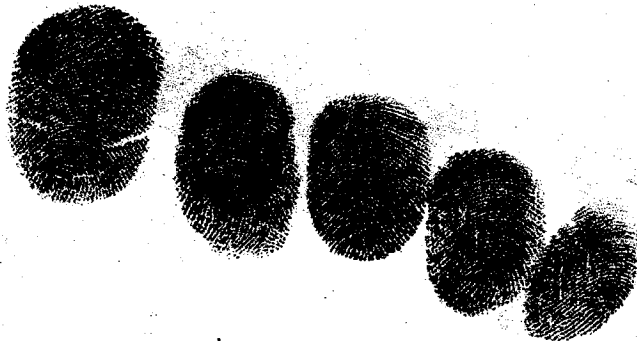
Drafted by: *[Signature]*
Advocate, Jamshedpur 17/10/16



Naveen Singh
17/10/16



Ansuman Singh
17/10/16



Ansuman Choudhury
Advocate

Certificate:- Certified that the finger prints of left hand of each person whose photographs affixed in the document have obtained by me/before me.

[Signature]
Advocate 17/10/16

[Signature]



17/10/16

~~17/10/16~~

00 502074500 51/1/- 8,25,90,000/

V/R | Pura

Handwritten signature

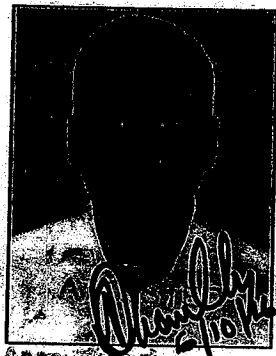
H648 may 15/10/16 T-2 396



झारखण्ड JHARKHAND

C 725851

6/10/16



Advocate

Dharamveer Bhadoria
D. 19/10/16
6/10/16



प्रचीन प्रथा: भारतीय स्टाम्प-अधिनियम
(1962) के अनुसूची
में... अधिनियम
अनुसार (या स्टाम्प-शुल्क
या स्टाम्प-शुल्क अधिनियम नहीं)।

निर्वाहक-पदाधिकारी

जिजा अवर निषेधक

सम्बन्धित दस्तावेज में लेखक / लेखक
जारी की... की नं. 1।
संरक्षण के अधिनियम 1968
की धारा 48(B) के अन्तर्गत नं. 1।

6/10/16

6/10/16

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I, DHARAMVEER BHADORIA, S/O Late Bhagwati Prasad Singh, by faith Hindu, by caste Rajput, by Nationality Indian, by occupation business, residents of M-9(Old), Housing Colony, Adityapur-1, P.S. Adityapur, Dist- Saraikella Kharsawan, Jharkhand do hereby appoint, constitute, authorize & empower Mr. NAVEEN SINGH, S/O Late Bhagwati Prasad Singh, all by faith Hindu, by caste Rajput,

दस्तावेज

1
Gawla Chandhini (10) Naveen Singh

D. P. Kar
6/11/16

by Nationality Indian, by occupation business, residents of M-9(Old), Housing Colony, Adityapur-1, P.S. Adityapur, Dist- Saraikella Kharsawan, Jharkhand, as my True and lawful and duly constituted Attorney in respect of my house property being Company's Holding No. 14, Circuit House Area (East), P.O. & P.S. Bistupur, Town Jamshedpur, District Singhbhum East more fully described in Schedule below under the circumstances stated herein below :-

WHEREAS a piece and parcel of Company's Lease hold land measuring 0.380 acres situated on Company's Holding No. 14, Circuit House Area (East), P.O. & P.S. Bistupur, Town Jamshedpur, District Singhbhum East more fully described in Schedule below was leased out in favour of one Santosh Kumar Kar by Tata Iron & Steel Ltd. by an Indenture of Lease dated 28.8.1970 vide Deed No- 9829 registered at Dist Sub Registry office at Jamshedpur with the permission to construct a building for residential purpose at his own cost.

AND WHEREAS Santosh Kumar Kar died leaving behind his widow namely Smt. Ila Kar, one daughter namely Smt. Ajanta Choudhuri nee Kar and one son namely Sri. Amit Kar;

AND WHEREAS after the death of Sri. Santosh Kumar Kar, Tata Iron & steel Ltd. executed a lease in favour of Smt. Ila Kar, Smt. Ajanta Choudhuri and Sri. Amit Kar for a period of 30 years with option of further renewal, vide Indenture of Lease dated 25.4.1995 vide Deed No- 1453, serial No- 1600 registered at Dist Sub Registry office at Jamshedpur;

AND WHEREAS Smt. Ila Kar also died on 21.8.2008 and after the death of Smt. Ila Kar, her name has been deleted from the records of Tata Steel Ltd. vide Letter No- LAND/ 5227 & the records of Tata Steel has been duly modified in

Ajanta Choudhuri

2

(11)

Amit Kar

Ajanta

9/11/16
D.A.K.

the name of the Ajanta Choudhury and Amit Kar vide Letter No- LAND/ 5228 dated 13.11.2008;

AND WHEREAS Smt. Ajanta Choudhury and Amit Kar accordingly agreed to transfer the aforesaid schedule below property together with super structure standing thereon in favour of the Naveen Singh, Dharamveer Bhadoria and Vinayak Singh for valuable consideration and accordingly an Agreement for sale has been executed by both the parties on 20th day of June 2016 stipulated therein various terms and conditions.

AND WHEREAS after execution of the said Agreement, at the request of the Ajanta Choudhury and Amit Kar, Tata Steel Ltd granted consent to transfer the Schedule below property in favour of Naveen Singh, Dharamveer Bhadoria and Vinayak Singh vide Letter No- LAND/BD/3287 dated 22.9.2016;

AND WHEREAS owing to my professional commitments, I have to travel out of station and hence will be unable to personally attend for the Purchase transaction, registration & other formalities involved in the Purchase. Therefore I, **DHARAMVEER BHADORIA** hereby appoint and constitute my brother **Mr. NAVEEN SINGH** as my lawful attorney in my name and on my behalf to do any of the following acts deeds and things;

1. To execute sale deed(s), deed of assignments, transfer letter, or any agreement(s), deed(s) and other documents(s) in respect to the purchase of the schedule property;
2. To present any agreement(s), sale deed or any other deed(s) and other documents(s) for registration before the jurisdictional registration officers and authorities and undertake all necessary expenses in this regard.
3. To pay the sale consideration and other money accruing of the sale of the schedule property, on my behalf and collect the acknowledgement for the payments made.
4. To make applications, petitions, memoranda and affidavits, and execute and file any other documents as may be incidentally required before and Government department, Court or Tribunal, or before Jusco, JNAC,

Ajanta Choudhury

(12)

Amit Kar

Kling

Tata Steel Ltd or local authorities, including in relation to property tax receipts, Khata, Mutations, Encumbrance certificates, revenue records, certified copies, title deeds and no objection certificates in respect of the schedule property.

5. To pay all necessary taxes, charges, cesses and bear any other expenses in respect of the schedule property as and when they may be payable and obtain appropriate receipts in that regard.
6. To engage the services of lawyers, chartered accountants, and any other professionals as may be required for any purpose under this deed, and to sign Vakalatnama or appointment letter, as may be required.
7. To safeguard my right, title and interest in the Schedule Property by initiating or defending appropriate legal proceeding before any Court, Tribunal or other legal forum on my behalf and to sign and verify any plaint, petition, writ petition, written statement, objection statement, application, private complaints, affidavit or any other pleadings in connection with the aforesaid proceedings; and to lead evidence and / or to give statements in the above proceedings, file documents into court and to take return of the same and to enter into any compromise, if so required.
8. To do all other acts and things as may be required to be done in furtherance of these presents.

I hereby agree and undertake to conform and ratify all acts, deeds and things that my attorney shall lawfully do or cause to do be done by virtue of the powers conferred upon her under these presents.

SCHEDULE

All that piece and parcel of land measuring 0.380 acres or 16568 sq feet approx situated on Company's Holding No. 14, Circuit House Area (East), P.O. & P.S. Bistupur, Town Jamshedpur, District Singhbhum East together with a double storied building standing thereon and bounded as follows: -

NORTH

Company's Alley and thereafter Company's Vacant land

SOUTH

Company's Road

EAST

Company's Holding No-15

WEST

Company's Holding No-13

4

Handwritten signature: Anil Chandra



Handwritten signature: Anil Chandra

Handwritten signature: Anil Chandra

D. 12. 16
6/10/16

IN WITNESSES WHEREOF I HAVE EXECUTED THIS GENERAL POWER OF ATTORNEY TODAY AT JAMSHEDPUR ON THIS THE 6th DAY OF OCTOBER 2016.

WITNESSES:

1. Sushil Kumar Prakar s/o late Jagdish K Prakar
Qr. No - W1-3, Housing Colony, Adityapur
Distt Seraikella - Kharsawa.
2. Bibeka Nand Sharma s/o late Siddheshwar Sharma
Harioun Nagar, Row No-4, Adityapur, Distt
Seraikella - Kharsawa.

NOTE: The Original Deed as per counting the total words of this deed is found 1046 nos.

Typed by
[Signature]
6/10/16
Jamshedpur

Drafted by
[Signature]
6/10/16
Advocate, Jamshedpur



Angsuman Chowdhury
Advocate

[Signature]
6/10/16
[Signature]



Certified that the fingerprints of left hand of each person whose photograph affixed in the document have been obtained by me/before me.

[Signature]
6/10/16
Advocate *[Signature]*

[Signature]

5

[Signature]

(14)



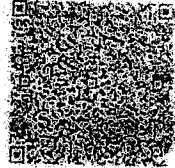
भारत सरकार

GOVERNMENT OF INDIA

समर्थित व्यक्ति,
Dharanveer Bhadoria

जन्म वर्ष : Year of Birth 1971

पुरुष : Male



5627 8519 6841

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O वी० पी० सिंह, एम - ९,
ओल्ड हाउसिंग कॉलोनी, आदित्यपुर,
समीप दुर्गा पूजा मैदान, पो आदित्यपुर,
आदित्यपुर, सरायकेला-खरसावां,
झारखण्ड, 831013

Address: S/O B. P. Singh, M - 9,
OLD HOUSING COLONY,
ADITYAPUR, NEAR DURGA
PUJA MAIDAN, PO ADITYAPUR,
ADITYAPUR, Adityapur,
Seraikela-kharsawan, Jharkhand,
831013

1947
1800-180-1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

D-17/16
6/10/16

Krupa

8

(17)



भारत सरकार
GOVERNMENT OF INDIA



नवीन सिंह
Naveen Singh
जन्म वर्ष / Year of Birth : 1967
पुरुष / Male



6766 3549 4503

आधार — आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O वी० पी० सिंह, एम - ९,
ओल्ड आदित्यपुर हाउसिंग कॉलोनी,
आदित्यपुर, समीप दुर्गा मैदान, पो
आदित्यपुर, आदित्यपुर,
सरायकेला-खरसावा, झारखण्ड, 831013

Address: S/O B. P. Singh, M - 9,
OLD ADITYAPUR HOUSING
COLONY, ADITYAPUR, NEAR
DURGA MAIDAN, PO
ADITYAPUR, ADITYAPUR,
Adityapur, Seraikela-kharsawan,
Jharkhand, 831013

1847
1800 180 1847

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www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

Naveen Singh
8/10/16

Munshi

9

18



भारत सरकार
GOVERNMENT OF INDIA



सुशील कुमार ठाकुर
Sushil Kumar Thakur

जन्म वर्ष / Year of Birth : 1950
पुरुष / Male



8160 3251 8149

आधार — आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O जगदीश प्रसाद ठाकुर, डब्लू
१/३, हॉसिंग कलोनी, डाक आदित्यपुर १,
आदित्यपुर, सरायकेला-खरमावां,
झारखण्ड, 831013

Address: S/O Jagdish Prasad
Thakur, W 1/3, HOSINGH
COLONY, PO ADITYAPUR 1,
ADITYAPUR,
Seraikela-kharsawan, Jharkhand,
831013

1947
1800-180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

Sushil Kumar Thakur

Handwritten signature

10

19

1	दस्तावेजों का प्रकार (कृपया (✓) लगाये)	विक्रय / दान / बंटवारा / एकरानामा / पावर ऑफ एटॉर्नी / पट्टा / बंध पत्र / वसियत नामा / साझेदारी / अन्य विवरण है।
2	यदि लीज हो तो	(क) लीज अवधि (ख) अग्रिम भुगतान (यदि है तो) (ग) अग्रिम भुगतान (यदि है तो) सब (घ) मासिक / वार्षिक किराया लेखकारी / लेख्याकारी प्रतिनिधि अन्य विवरण है।
3	प्रस्तुतकर्ता (कृपया (✓) लगाये)	अन्य विवरण है।
4	प्रस्तुतकर्ता का नाम व पता	DHARAMVEER BHADORIA, S/O Late Bhagwati Prasad Singh, residents of M-9(Old), Housing Colony, Adityapur-1, P.S. Adityapur, Dist- Saraikela Kharsawan, Jharkhand
5	दस्तावेज लिखने की तारीख	6-10-2016
6	दस्तावेज प्रस्तुत करने की तारीख	6-10-2016
7	दस्तावेज में कुल पृष्ठ	11
8	दस्तावेज में अंकित सम्पत्ति का मूल्य	1. देय मूल्य 2. बाजार मूल्य
9	दस्तावेज में अंकित मुद्रांक का मूल्य (यदि आवश्यक है)	
10	सम्पत्ति का प्रकार (कृपया (✓) लगाये)	ग्रामीण भूमि-कृषि / औद्योगिक / आवासीय / व्यवसायिक / शहरी भूमि / आवासीय-अन्य मार्ग / मुख्य मार्ग शहरी भूमि व्यवसायिक-अन्य मार्ग / मुख्य मार्ग फ्लैट
11	सम्पत्ति का विवरण	अंचल
		थाना नं०
		वार्ड / हल्का
		मौजा
		खता नं०
		प्लॉट नं०
		प्लॉट प्रकार
		डॉकिंग नं०
		स्थिति कोड
		क्षेत्रफल (चौ० मं०)
		Or 16568 sq./ft approx
		चौहद्दी
		30- Company's Alley and thereafter Company's Vacant land
		40- Company's Road
		पूर्व- Company's Holding No-15
		70- Company's Holding No-13
12	1 सहायक सड़क	2 मुख्य सड़क
	अन्य सम्पत्ति का विवरण	3 घरबाजी
		4 अन्य
	सम्पत्ति का प्रकार, (कच्चा / पक्का सकान)	मौजा
		पता
		थाना नं०
		वार्ड हल्का
		क्षेत्रफल (वर्गफुट में)
		अपार्टमेंट का नाम
		फ्लोर संख्या
		फ्लैट संख्या



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

Token No: 2

Token Date/Time: 06/10/2016 10:29:55

Document Type: Power of Attorney
Presenter Name & Address: M-9(Old), Housing Colony, Adityapur-1, P.S. Adityapur
Stampable Doc. Value: 0
Document/Transaction Value: 0
Special Type: DOE
Stamp Value: 100
Serial /Deed No.: /
Old Serial No.: /
App. ID: /
Date of Entry: 06/10/2016
Total Pages: 26
Book: IV
CNO/PNO: /
e-Stamp Cert. No.:

Remarks / Other Details
Property Details:

Anchal	Th.No.	Wrd/HIK	Mauza	Kh. No.	Plot No.	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No	Category	Area	Min. Value
JAMSHEDPUR	0	0	C.H.AREA				Company'S Alley And.....	Company'S Road	Company'S Holding No. 15	Company'S Holding No. 13	14		Acre	

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
U_RES_PAKKA	0	0	C.H.AREA	Company'S H. No. 14, Circuit House Area (East), P.S. Bistupur, Jsr	16568	0 Sq. Ft.	0

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	UID	Mobile	Pres. Address	Perm. Address
1	Principle	Dharamveer Bhadoria	Late Bhagwati Prasad Singh	Business			Male			9431113216	M-9(Old), Housing Colony, Adityapur-1, P.S. Adityapur	Do
2	Attomy	Naveen Singh	Late Bhagwati Prasad Singh	Business			Male			9431113215	M-9(Old), Housing Colony, Adityapur-1, P.S. Adityapur	Do
3	Identifier	Sushil Kumar Thakur	Jagdish Pd. Thakur	Retired			Male			9955065399	W1/3, Housing Colony, Adityapur	Do
4	Witness1	Sushil Kumar Thakur	Jagdish Pd. Thakur	Retired			Male			9955065399	W1/3, Housing Colony, Adityapur	Do
5	Witness2	Vivekanand Sharma	Late Sidheshwar Sharma	Driver			Male			9386457292	Harion Nagar, Road No. 4, Adityapur	Do

Fee Details:

SN	Description	Amount	CHC	Net Amount
1	E	2,000.00	20.00	2,020.00
2	SP	390.00	0.00	390.00
Total		2,390.00	20.00	2,410.00

D. P. Thakur
6/10/16

उपर्युक्तदियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

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

दस्तावेज लेखक का हस्ताक्षर
प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंद्रि ऑपरेटर का हस्ताक्षर

उपर्युक्त *B. Bhadoria*

स्वीकार किया *N. Singh*

जिसकी पहचान *S. V. Thakur*

निवासी *Adityapur*

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

पिता *J. P. Thakur*

पेशा *Retired* ने की

निबंधन पदाधिकरी का हस्ताक्षर

(21)



निबंधन विभाग, झारखंड
जमशेदपुर

Token No.2 Token Date: 06/10/2016 10:29:55

Serial/Deed No./Year :4646/396/2016

Deed Type: Power of Attorney

SN	Party Details	Photo	Thumb
1	Dharamveer Bhadoria Father/Husband Name:Late Bhagwati Prasad Singh (Principle) M-9(Old), Housing Colony, Adityapur-1, P.S. Adityapur		
2	Naveen Singh Father/Husband Name:Late Bhagwati Prasad Singh (Attorney) M-9(Old), Housing Colony, Adityapur-1, P.S. Adityapur		
3	Sushil Kumar Thakur Father/Husband Name:Jagdish Pd. Thakur (Identifier) W1/3, Housing Colony, Adityapur		
4	Sushil Kumar Thakur Father/Husband Name:Jagdish Pd. Thakur (Witness1) W1/3, Housing Colony, Adityapur		
5	Vivekanand Sharma Father/Husband Name:Late Sidheshwar Sharma (Witness2) Hariom Nagar, Road No. 4, Adityapur		

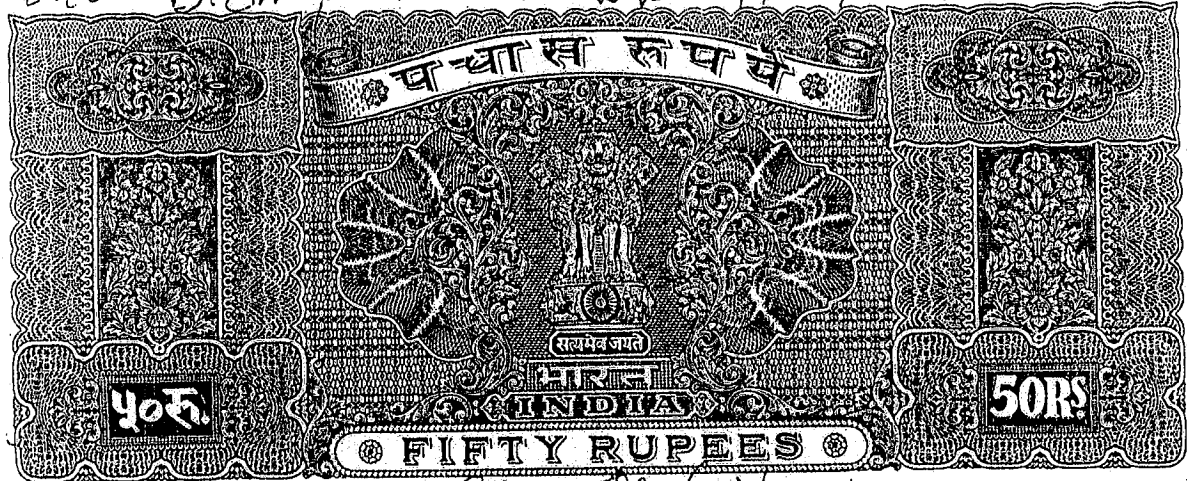
Book No. IV
Volume 34
Page 435 To 460
Deed No 4646/396
Year 2016
Date 06/10/2016 15:05:01

Registering Officer

Signature of Operator

Kuif

1 2500 Bist... 41070 28x3 50RS.



500

Handwritten scribbles and numbers, possibly '607'.

Handwritten circled '42' and '25711'.

Blurred text, possibly a stamp or signature.

For and on behalf of
The Tata Iron & Steel Company Limited
by their Constituted Attorney.

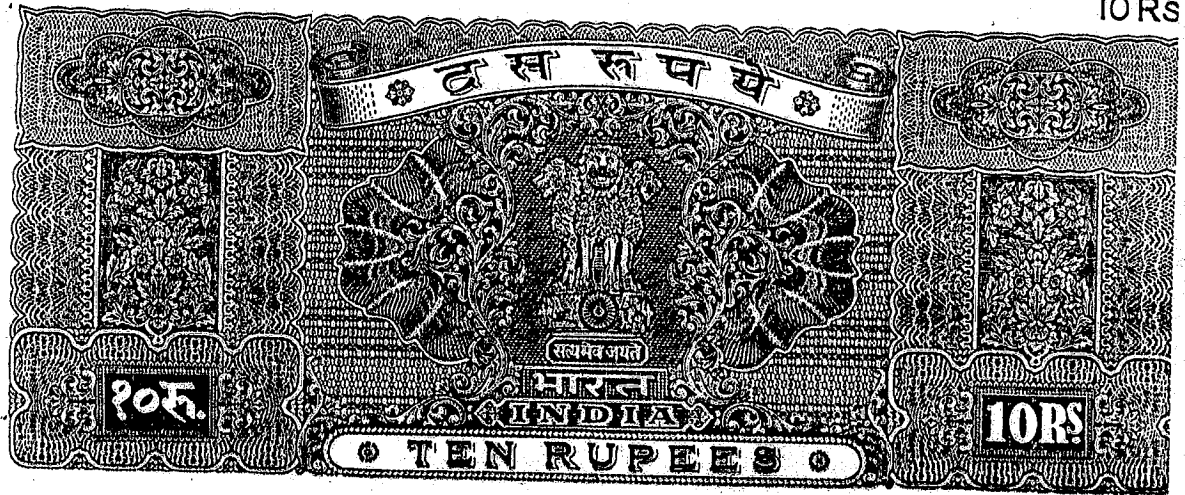
General Manager (Terns Services)

Elakar for self &
attorney for Ajit-kar
Janta Choudhri
257195

Handwritten signatures and numbers, including '25-20' and '105'.

THIS INDENTURE made the 25th day of April
One Thousand Nine Hundred and Ninety Five between the
Tata Iron and Steel Company Limited, a Company duly
incorporated under the Indian Companies Act, 1882 and
having its Registered Office at Bombay hereinafter called
"the Company" (which expression shall where the context
so admits include its successors and assigns) of the one
part through RAJEEV DUBEY son of B.N.Dubey, by faith Hindu,

Janta Choudhri. Shri Kar



For and on behalf of
The Tata Iron & Steel Company Limited
by their Constituted Attorney.

General Manager (Town Services)

Elakar
Ajanta Choudhuri

2.

by Nationality Indian, by Occupation service as General Manager (Town Services) of the Company, residing at No.6, Tube Bungalow, Nildih, within Thana Golmuri, in the Town of Jamshedpur, District Singhbhum (East), and duly authorised by the Company to execute the deed,
AND (1) ELA KAR, widow, and (2) AMIT KAR, son, of late Santosh Kumar Kar and (3) AJANTA CHOUDHURI wife of Ahin Choudhury and daughter of late Santosh Kumar Kar, all by faith Hindu, by Nationality Indian, by occupation Sl.Nos. (1) and (3) house-hold affairs and Sl.No.(2) service, all residing in Circuit House Area, within Thana Bistupur, in

Ajanta Choudhuri

Amit Kar

Wings

For and on behalf of
The High Iron & Steel Company Limited
by their Constituted Attorney,

General Manager (Town Services)

Ela Kar

Ajay Chandra

3.

the Town of Jamshedpur, District Singhbhum (East), hereinafter called the "Sub-Lessee" (which expression shall where the context so admits include their heirs, executors, administrators and permitted assigns) of the other part.

Whereas the State of Bihar has by a registered deed of lease dated First August Nineteen Hundred and Eightyfive, granted to the Company a lease for a term of 40 years commencing from 1.1.1956, with provision for renewals for periods of 30 years each for various categories of lands in Jamshedpur covering an approximate area of 12,708.59 acres comprising the township of Jamshedpur including inter alia the lands held by its erstwhile lessees under the Company (now called sub-lessees) as well as vacant lands.

And Whereas in terms of the aforesaid lease dated 1.3.85 granted by the State Government to the Company, the erstwhile lessees of the Company have become the sub-lessees of the Company on terms and conditions stipulated therein.

And Whereas by an Indenture of Lease dated the 28th day of August One Thousand Nine Hundred and Seventy made between the Company of the one part and Santosh Kumar Kar son of Asutosh Kar (hereinafter called the original sub-lessee) of the other part and registered at Jamshedpur in

Ajay Chandra

Santosh Kar

Stamp

(25)

For and on behalf of
The Tata Iron & Steel Company Limited
by their Constituted Attorney.

General Manager (Town Services)

Ela Kar

Janta Choudhri

4.

Book No.I, Volume No.18, Pages 354 to 381, being No.9829 for the year 1970 the Company with such consent as is therein mentioned thereby demised unto the said original sub-lessee the lands and premises situate in the town of Jamshedpur, more particularly described in the schedule thereto and hereto described for the period and upon the terms and conditions therein contained including covenants for the construction of a building at the cost of the sub-lessee and for the renewal of the lease subject to the conditions therein provided.

And Whereas one building with out-houses, drains sewerage and other appurtenances was duly constructed in pursuance of the said Covenant.

And Whereas on the death of the said original sub-lessee Santosh Kumar Kar his legal heirs, hereinbefore described as "sub-lessee" of the other part prayed for mutation of their names in place of the deceased sub-lessee, and their names have been accordingly mutated in the records of the Company.


And Whereas the period of the said sub-lease having expired and on application of the sub-lessee for renewal of the said sub-lease the Company has agreed to grant a sub-lease of the said demised premises for a further term commencing from 1.2.1995 and extending upto 31.12.1995 at

Janta Choudhri

Ela Kar

Blough

For and on behalf of
The Tata Iron & Steel Company Limited
by their Constituted Attorney.


General Manager (Town Services)

C/a Kar

Ajanta Choudhury

4A.

the rent of Rs.410.40 (Rupees Four hundred ten and paise forty only) per annum and upon terms and conditions hereinafter appearing.

And Whereas the Company has expended large sums of money in the construction, establishment, provision and improvement of roads and other means of communication, street lights, works for the supply of water, electricity, hospitals, schools, open spaces for recreation and various other public works and places (all of which are herein collectively referred to as the "said works") and has been and is annually spending large sums of money in the administration, provision and maintenance of various services of a municipal nature or character including the maintenance and support of the said works (all of which services are hereinafter collectively referred to as 'municipal services' which expression shall include unless repugnant to the context some or any of such services) within or for the benefit of the town of Jamshedpur in which the demised premises are situate.

NOW THIS INDENTURE WITNESSETH that the Company doth hereby demise unto the sub-lessee all the lands and premises as specified in Part I of the schedule hereof with their appurtenance, TO HOLD the same unto the sub-lessee for a further term extending upto 31st day of

Ajanta Choudhury

Shri Kar

Shri Kar

For and on behalf of
The Wata Iron & Steel Company Limited
by their Constituted Attorney.

[Signature]
General Manager (Tawa Service)

E/a Kar

Ajanta Choudhury

4B.

December One Thousand Nine Hundred and Ninetyfive paying therefor an yearly rent of Rs.410.40 (Rupees Four hundred ten and paise forty only) and the sub-lessee hereby covenants with the Company that they will perform and observe the terms and conditions set forth in Part II of the Schedule hereof.

PROVIDED ALWAYS THAT this sub-lease shall subsist only during the tenure of the aforesaid lease dated 1st August 1985 from the State Government to the Company and its renewals from time to time and be subject to restrictive terms and conditions stipulated therein and/or its renewals.

In witness whereof the said parties have hereunto set their hands and seal the day and year first above written.

[Signature]
Ajanta Choudhury

[Signature]
Shri Kar

[Signature]

For and on behalf of
The Tata Iron & Steel Company Limited
by their Constituted Attorney.

General Manager (Tons Services)

E/a' Kar

Janaka Choudhri

4D.

SCHEDULE
PART I

Specifications of the Holding

Company's Holding Number : 14

Area of the plot : 0.380 acre

Situation of the plot : Circuit House Area (East),

Boundaries :

On the North : Company's alley and thereafter
Company's vacant land,

On the South : Company's Road,

On the East : Company's Holding No.15,

On the West : Company's Holding No.13,

and the same is more particularly delineated in the plan
annexed hereto and marked in yellow colour.

Ami Kar

Janaka Choudhri

Ami Kar

PART II

Terms and Conditions

- A. (1) The sub-lessee shall pay to the Company the said annual rent of Rs. 410,40 payable in advance without any deduction in equal monthly instalments of Rs. ... 34,20 on or before the 6th day of each month and in case of default but without prejudice to the right of termination of lease and of re-entry hereinafter contained pay interest at the rate of 13% per annum from the due date to the date of payment.
- (2) The sub-lessee shall use the demised premises for residential purposes only and for no other purpose whatsoever and in particular he shall not use the demised premises or any part thereof for agricultural or horticultural purposes or for any commercial, industrial or business purpose whatsoever provided that he shall be at liberty to maintain a kitchen and/or a flower garden as an adjunct to the residential building.
- (3) The sub-lessee shall pay and discharge all existing and future rates, taxes, assessments, impositions or outgoings imposed or to be imposed by any Governmental, statutory, municipal or local authority upon the demised land/or the buildings thereon or upon the owner or occupier in respect thereof or payable by either in respect thereof.
- (4) In addition to the annual rent reserved by Clause (1) hereof and any other payments herein provided as payable by the sub-lessee, the sub-lessee shall pay to the Company in advance on or before the 6th day of each month during the continuance of this lease such contribution as the Company may from time to time in its discretion fix as payable by him in respect of the demised premises for municipal services provided by or at the instance of the Company and in case of default pay interest thereon at the rate of 12% per annum from the due date of payment to the actual date of payment.

Provided that in fixing any such contribution the Company shall in its discretion take into consideration.

- (a) the maximum scales of taxes on holdings plus municipal taxes and rates which the Commissioners of a Municipality coming within the purview of the Bihar & Orissa Municipal Act, 1922 would be entitled.
- (b) the actual cost from time to time to the Company of municipal services and amenities in Jamshedpur.
- (5) The sub-lessee shall pay the Company all legal charges which it may incur through or on account of any breach of the terms conditions

II

Ajanta Choudhury

Sunil Kumar

For and on behalf of
The Tata Iron & Steel Company Limited
by their Constituted Attorney.

General Manager (Town Services)

Ela Kar

Ajanta Choudhury

the satisfaction of the Director of Town Services, as hereinafter defined and if destroyed by fire, earthquake, flood or otherwise shall re-build the destroyed building according to the original plans elevations and specifications so far as reasonably possible.

- (10) The sub-lessee shall not demolish or remove any existing building on the said land without the consent in writing of the said Director of Town Services, who in case he shall give such consent shall be entitled to impose any conditions as regards demolition, removal and restoration of the surface of the said land as he might deem fit.
- (11) The sub-lessee shall not erect or build or permit to be erected or built on the demised land any new building otherwise than in accordance with plans, elevations and specifications approved and signed by the said Director of Town Services PROVIDED that the said new building is completed in all respects within such time as may be specified by the said Director of Town Services AND PROVIDED that a statement of expenses incurred in erecting such new building in the cost of materials and labour is furnished to the said Director of Town Services within one month of the completion of such building.
- (12) The sub-lessee shall not make or permit to be made any addition to or alteration in the building for the time being on the said land or to sink any well or dig any pit in the demised land except with the previous written consent of and in accordance with plans and specifications previously approved by the said Director of Town Services. On breach of this condition the said Director of Town Services may require the sub-lessee on one month's notice in writing to demolish any such addition or alteration and the sub-lessee shall not be entitled to any compensation whatsoever in respect thereof.
- (13) The sub-lessee shall not diminish the value of or in any other way injure the said land or any of the buildings for the time being erected thereon.
- (14) The sub-lessee shall not keep or store any dangerous or inflammable substances or keep for sale or storage any intoxicating liquors on or in the demised premises or keep any cattle or animals for profit thereon without the previous consent in writing of the said Director of Town Services or use the demised premises for any purposes which in the opinion of the said Director of Town Services may be a source of nuisance or annoyance to the tenants or the occupiers of the adjoining or neighbouring premises.
- (15) The sub-lessee shall not cut any trees standing on the demised land without the previous consent in writing of the said Director of Town Services.
- (16) In the event of the erection of or increase in the height of any buildings adjoining the demised premises the sub-lessee shall not raise any objection

For and on behalf of
 The Tata Iron & Steel Company Limited
 by their Constituted Attorney,
 General Manager (Tata Services)

E/o Kan
 Gupta Choudhary

II

Gupta Choudhary

Shri Har

(51)

Khaj

For and on behalf of
The Vith Iron & Steel Company Limited
by their Constituted Attorneys.
General Manager (Town Services)

Ela Kar
Ajanta Chandrahari

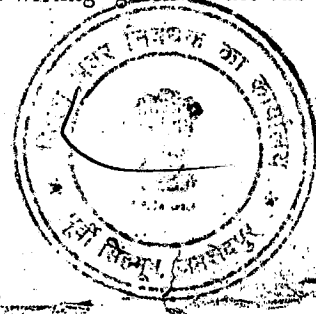
whatsoever or claim any prescription or other rights in the nature of easement, whether for light and air or otherwise in respect of any neighbouring property or claim any injunction, remedies for damages in respect of any breach or alleged breach of any such right.

- (17) The sub-lessee shall allow at all reasonable times the Company through any person lawfully authorised by it with or without workmen to enter upon the demised premises for the purpose of satisfying the Company that the covenants on the part of the sub-lessee are being duly observed and performed.
- (18) If the sub-lessee shall at any time make default in the performance of any of the covenants hereinbefore contained and on the part of the sub-lessee to be observed and performed relating to the repairs of the buildings on the said land or work or things to be done by him or in respect of the demised premises it shall be lawful for the Company (but without prejudice to the right of re-entry and forfeiture under the clause in that behalf hereinafter contained) to enter upon the demised premises or any part thereof and to repair the same and to do all such other works or things as should have been done by the sub-lessee at his expense in accordance with the covenants and provisions of these presents and all expenses incurred by the Company for carrying out such repairs and doing such work and things shall be repaid by the sub-lessee to the Company on demand.
- (19) The sub-lessee shall surrender and yield up peaceably and quietly the demised premises (including subject as hereinafter provided all buildings then erected on the said land) to the Company upon the expiration or earlier determination of the said term extending upto 31.12.1995 in good repair and condition.

B. The Company hereby covenants with the sub-lessee that the sub-lessee paying the said rent and performing and observing the covenants hereinbefore contained may peacefully hold and enjoy the demised premises for the said term extending upto 31.12.1995 (subject to earlier determination as herein provided) without any interruption by the Company or any person or persons claiming through or under it.

And the Company hereby further covenants with the sub-lessee that on the written request of the sub-lessee made three English calendar months before the expiration of the term hereby created and if there shall not at the time of such request be any existing breach or non-observance of any of the terms, conditions, stipulations and covenants on the part of the sub-lessee hereinbefore contained and provided that the Company shall not have given notice to determine this sub-lease under the provision in that behalf herein contained, the sub-lessee shall be entitled at his expense to the option of subsequent renewals of the sub-lease of the said premises for periods of 30 years each (subject to the earlier determination by the Company on six months notice in writing given to the sub-lessee) on the express condition

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For and on behalf of
The Tata Iron & Steel Company Limited
by their Constituted Attorney.

General Manager (Town Services)

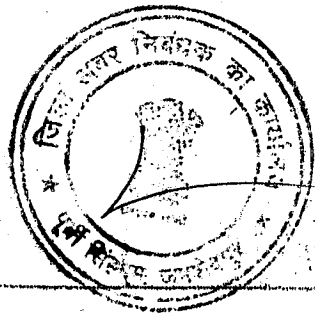
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stipulations and the covenants on the part of the sub-lessee herein contained.

- (6) The sub-lessee shall not transfer charge or create any interest in by way of sale, mortgage, assignment further sub-lease or otherwise or part with possession of the demised premises or part thereof or any interest therein or the right of enjoyment thereof without the consent in writing of the Company previously obtained which consent the Company shall in its absolute discretion be entitled to give or refuse. In giving such consent the Company shall be entitled to impose such conditions as it shall think fit for binding any transferee, assignee or further sub-lessee of the whole or part of the demised premises to pay the rent and other monies to observe and perform the terms and conditions of these presents and on the part of the further sub-lessee to be paid observed and performed without however affecting the obligations of the sub-lessee in respect of the payment of such rent and other monies and the observance and performance of such terms and conditions.
- (7) In the event of the sub-lessee, desiring to take a supply of water and/or electricity for the purposes of the demised premises or any part thereof from the Company, the sub-lessee shall pay to the Company on demand made by the Company all the costs and expenses of the necessary connections between the demised land and the mains and other supply pipes or lines of the Company and all fees properly payable in connection therewith and further that the sub-lessee will pay to the Company for all water and electric energy supplied to the said premises or any part thereof at the rates current for the time being in force relating to any such supply as aforesaid. Any bills remaining unpaid after the due date shall carry interest at the rate of 15 per cent per annum from the due date of payment to the actual date of payment.
- (8) That in the event of the Company requiring any alteration in the latrines at any time existing on the demised land or any part thereof or in any building erected on the said land or any part thereof or desiring the existing latrine or latrines to be connected with the nearest sewer main the sub-lessee will build and thenceforth maintain in proper working order latrines of the type and pattern approved by the Company and will cause the said latrines whether original or substituted ones as the case may be to be connected with the nearest sewer main to the satisfaction of the Company and will also pay to the Company all the costs and expenses of the necessary connections between the demised premises and the said nearest sewer main and will permit the Company to enter upon the demised premises with or without workmen and do all such works and things thereon as may be necessary for making the said connections.
- (9) The sub-lessee shall keep the demised premises and particularly all buildings on the said land and all drains in good repair and condition to

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that the Company shall have the right to increase the rate of rent at double the amount of the previous rent or at the rate provided in the previous sub-lease, where such rate is so provided or such increase as may be stipulated by the State of Bihar provided that the aforesaid lease dated 1st August 1985 from the State Government to the Company or its renewal is subsisting at the time of each renewal and continues to subsist during the renewal period.

IT IS HEREBY EXPRESSLY AGREED AND DECLARED by and between the respective parties hereto as follows :

- (a) It shall be lawful for either party to determine this present lease at any time before the expiration of the said term extending upto 31.12.1995 by giving to the other six English calendar months' previous notice in writing to that effect and at the expiration of such notice the present lease shall cease and determine notwithstanding that the said term extending upto 31.12.1995 shall not have expired but without prejudice to the remedies of either party against the other in respect of any claim or breach of covenant existing on the date of such termination.
- (b) The sub-lessee shall not acquire any permanent right or rights of occupancy in the said demised land or any part thereof whether by means of his occupation therefor under this sub-lease or by means or reason of his continuing to occupy the said land after the expiration of this sub-lease without any fresh or renewed sub-lease and although there may be apart from this present provision no express agreement or arrangement excluding the acquisition of a right of occupancy.
- (c) If the sub-lessee commits or allows to be committed any breach of any of the terms conditions and stipulations and covenants on his part herein contained or if the rent hereinbefore reserved or the contribution for municipal services as per Clause (4) or any of bills mentioned in Clause (7) shall remain unpaid for twenty-one days after the same became due (whether formally demanded or not) or if the sub-lessee or other the person in whom for the time being the term hereby created is vested shall be adjudicated insolvent or being a Company shall be in liquidation or if the demised land or any part thereof or the right title or interest of the sub-lessee or any part thereof therein shall be sold in execution of any decree of Court (whether being a mortgage decree or money decree or otherwise) and the Company shall not have consented to such sale then and in any of such cases it shall be lawful for the Company in the name and on behalf of the person or persons then entitled to the immediate reversion expectant on the term hereby created to enter upon the demised premises or any part thereof in the name of the whole and thereupon the term hereby created shall be determined.
- (d) If at the termination of tenancy hereby created, this sub-lease shall not be renewed and the Company shall be desirous of purchasing the whole of the buildings standing on the said land and of such its desire shall give to the sub-lessee notice in writing one English calendar month at least

For and on behalf of
The Tata Iron & Steel Company Limited
by their Constitute Attorney.

General Manager (Town Services)

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For and on behalf of
The Tata Iron & Steel Company Limited
by their Constituted Attorney.

General Manager (Town Services)

before the determination of this tenancy (unless determined by re-entry by the Company under the provisions hereinbefore contained in which case notice may be given within two English calendar months after such determination) then and in such case as from the date of such notice being given to the sub-lessee the said building shall belong to the Company and shall be deemed to have been acquired by the Company from the sub-lessee at a price to be agreed upon between the said Director of Town Services and the sub-lessee or in case of difference to be settled by arbitration in manner provided by the Indian Arbitration Act 1940 and such price shall be paid to the sub-lessee by the Company within two English calendar months after settlement of the price with interest thereon at the rate of 15 per cent per annum from the time of settlement until payment but the Company shall be entitled to set off against such sum any amount due to the Company from the sub-lessee in respect of arrears of rent or breach of any covenant on the part of the sub-lessee herein contained PROVIDED ALWAYS that in case of default in payment by the Company the remedy of the sub-lessee shall be in damages only.

- (c) In case the Company shall not give notice of its intention to purchase as aforesaid the building erected on the said land within the respective periods hereinbefore mentioned then it shall be lawful for the sub-lessee (but subject to any compulsory acquisition thereof by Government or any local Authority or Statutory Body) at his own cost and expense to pull down and remove the said building then standing on the said land and restore the latter to its former state for which purpose the Company shall allow the sub-lessee with workmen and others and all proper implements to come on the said land for such time after the termination of the tenancy as may be fixed by the Company as reasonable for the purpose PROVIDED the sub-lessee shall have first paid the rent and performed and observed the terms, conditions, stipulations and covenants herein contained and on his part to be paid performed and observed PROVIDED FURTHER that if the sub-lessee shall fail to pull down and remove the said buildings and restore the demised land as aforesaid within such time and with all convenient despatch (such failure not being due to any obstruction or other default on the part of the Company) the Company shall be at liberty itself to pull down and remove the said buildings and to sell the materials thereof on behalf of the sub-lessee and to restore the said land as aforesaid and to recover the cost of so doing out of the sale proceeds of the said materials or otherwise from the sub-lessee.
- (f) In the event of the said land or any part thereof being retaken by Government or compulsorily acquired by Government or any Local Authority or Statutory Body or determination of the aforesaid Lease

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dated 1st August 1985 from the State Government to the Company for any reason at any time during the term hereby granted the sub-lessee shall not be entitled to any part of the compensation payable in respect of the said land or any part thereof or in respect of the enjoyment thereof or in respect of the benefit of this sub-lease all of which shall belong and be payable to the Company or to claim as against the Company any compensation or abatement of rent in respect of such retaking acquisition or otherwise or by way of damages for breach of any covenant for title or quiet possession express or implied on the part of the Company but the sub-lessee shall be entitled at any time after notice of such retaking or acquisition as aforesaid to determine this present demise by notice in writing to the Company such notice to expire at the end of an English calendar month and to be given not less than three English calendar months before the intended date of determination PROVIDED however that if any building belonging to the sub-lessee standing on the demised land shall be taken over by Government or other acquisition authority and any compensation shall be paid therefor then in such case the sub-lessee shall be entitled to receive only such compensation as shall be paid by Government or the other acquisition authority for the buildings belonging to the sub-lessee.

- (g) Any notice by way of request demand or otherwise by this Indenture or otherwise required to be given to or served upon the sub-lessee may be given or served by being sent by registered post addressed to the sub-lessee at the ordinary place of business or residence of the sub-lessee (or any of them) provided such address has been furnished by the sub-lessee (or any of them) or failing such intimation of address, to the address of the demised premises and shall be deemed to have been received by the sub-lessee on the day on which it would have been delivered in the ordinary course of post and any notice so served shall be deemed to have been sufficiently served on all persons comprised within the expression "sub-lessee". Any such notice required or permitted to be given or served upon the Company may be given or served by being sent by registered post addressed either to that Company at its Registered Office or to the said Director of Town Services (if any) at his office for the said area.
- (h) The expression "the Director of Town Services" shall mean any Administrator appointed as such by the Company to administer the area within which the demised land is situate or other officer or other Agent as may from time to time be appointed or authorised by the Company to carry out all or any of the duties of the Director of Town Services either generally or for the purposes of this sub-lease or failing any such appointment shall mean the Company or the Board of Directors of the Company.
- (i) The provisions of Section 108 of the Transfer of Property Act 1882 (except Sub-clauses (k), (l), (n) and (q)) shall not apply to the tenancy by these presents created.

For and on behalf of
The Tata Iron & Steel Company Limited
by their Constituted Attorney,

General Manager (Town Services)

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Jyanta Choudhury

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Issue Token 1:18:26 PM

Presenter/Executant's Name
Token For
Counter No.
Online Application ID (If Any) [Verify On-line Payment](#)
e-Stamp Certificate No. (If Any) [Verify](#)

Issue Token

IN-JH03626659160592O:

Stamp Details For Verification. Please click issue after verification

CertificateNo: IN-JH03626659160592O
CertificateIssuedDate: 14-Oct-2016 05:34 PM
AccountReference: SHCIL (FI)/jhshcil01/ BISTUPUR/ JH-ES
UniqueDocReference: SUBIN-JHJHSHCIL0104929859755108O
Purchasedby: SRI NAVEEN SINGH AND OTHERS
DescriptionofDocument: Article 23 Conveyance
PropertyDescription: SALE DEED
ConsiderationPriceRs: 6,35,00,000
FirstParty: SMT AJANTA CHOUDHURI AND ANOTHER
SecondParty: SRI NAVEEN SINGH AND OTHERS
StampDutyPaidBy: SRI NAVEEN SINGH AND OTHERS
StampDutyAmountRs: 25,40,000

IN-JH03640364335512O:

Stamp Details For Verification. Please click issue after verification

BaseCertificateNo: IN-JH03626659160592O
CertificateNo: IN-JH03640364335512O
CertificateIssuedDate: 17-Oct-2016 12:33 PM
AccountReference: SHCIL (FI)/jhshcil01/ BISTUPUR/ JH-ES
UniqueDocReference: SUBIN-JHJHSHCIL0104952120153337O
Purchasedby: SRI NAVEEN SINGH AND OTHERS
DescriptionofDocument: Article 23 Conveyance
PropertyDescription: SALE DEED
ConsiderationPriceRs: 6,35,00,000
FirstParty: SMT AJANTA CHOUDHURI AND ANOTHER
SecondParty: SRI NAVEEN SINGH AND OTHERS
StampDutyPaidBy: SRI NAVEEN SINGH AND OTHERS
StampDutyAmountRs: 5,17,000

Maximum Token Issue Time : 2 PM

Ajanta Choudhuri

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

Token No: 26

Token Date/Time: 17/10/2016 13:17:28

Document Type	Sale Deed	Presenter	Ajanta Choudhuri
Presenter Name & Address	3, Harrington Street (Ho Chi Minh Sarani), Kolkata, West Bengal	Date of Entry	17/10/2016
Stampable Doc. Value	76410000	DOE	Total Pages 102
Document/Transaction Value	63500000	Stamp Value 3057000	Book 1
Special Type		Serial /Deed No. /	CNO/PNO
Remarks / Other Details		Old Serial No. /	
Property Details:		App. ID	e-Stamp Cert. No. IN- JH036266591605920;IN- JH036403643355120

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No	Category	Area	Min. Value
JAMSHEDPUR	0	0	C.H.AREA				Company'S Alley And Thereafter...	Company'S Road	Company'S H. No. 15	Company'S H. No. 13	14	U_RES	Decimal	

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
U_RES_PAKKA	0	0	C.H.AREA	Company'S Holding No. 14, Circuit House Area (East), Po+Ps- Bistupur, Jsr	4500	5020 Sq. Ft.	22590000

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	UID	Mobile	Pres. Address	Perm. Address
1	VENDOR	Ajanta Choudhuri	W/O Ahin Choudhuri	H/W			Female	ABVPC6312R		9831380273	3, Harrington Street (Ho Chi Minh Sarani), Kolkata, West Bengal	H. No. 14, Circuit House Area (East), Po+Ps- Bistupur, Jsr
2	VENDOR	Amit Kar	Late Santosh Kumar Kar	Ser.			Male	BFQPK0979E		9674301172	8370 South Ridge Drive, Macungie, P A 18062, U S A	H. No. 14, Circuit House Area (East), Po+Ps- Bistupur, Jsr
3	VENDEE	Naveen Singh	Late Bhagwati Prasad Singh	Bus.			Male	ADKPS4229A		9431113215	M-9 (Old), Housing Colony, Adityapur-1, Ps- Adityapur, Dist- Seraikella Kharsawan	Do
4	Vendee/Power Holder	Dharamveer Bhadoria Rep. By Its Attorney Naveen Singh	Late Bhagwati Prasad Singh	Bus.			Male	ACNPB0343A		9431113216	M-9 (Old), Housing Colony, Adityapur-1, Ps- Adityapur, Dist- Seraikella Kharsawan	Do
5	VENDEE	Vinayak Singh	Late Bhagwati Prasad Singh	Bus.			Male	ARHPS0362B		9431113217	M-9 (Old), Housing Colony, Adityapur-1, Ps- Adityapur, Dist- Seraikella Kharsawan	Do
6	Identifier	Sushil Kumar Thakur	Jagdish Pd. Thakur	Retd.			Male			9955065399	W-1/3, Housing Colony, Adityapur, Ps- Adityapur, Seraikella	Do

Ajanta Choudhuri

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निबंधन विभाग, झारखंड
जमशेदपुर

Token No.26 Token Date: 17/10/2016 13:17:28

Serial/Deed No./Year :4743/4328/2016

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
7	Sushil Kumar Thakur Father/Husband Name:Jagdish Pd. Thakur (Witness1) W-1/3, Housing Colony, Adityapur, Ps- Adityapur, Seraikella Kharsawan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
8	Pradip Dutta Father/Husband Name:Late Nani Mohan Dutta (Witness2) Cottage No. 1/2, Goutam Vihar, Agrico, Jsr	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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Volume 618
Page 339 To 440
Deed No 4743/4328
Year 2016
Date 17/10/2016 17:04:46

Registering Officer

Signature of Operator

Al Singh



निबंधन विभाग, झारखंड
जमशेदपुर

Token No.26 Token Date: 17/10/2016 13:17:28

Serial/Deed No./Year :4743/4328/2016

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Ajanta Choudhuri Father/Husband Name:W/O Ahin Choudhuri (VENDOR) 3, Harrington Street (Ho Chi Minh Sarani), Kolkata, West Bengal		
2	Amit Kar Father/Husband Name:Late Santosh Kumar Kar (VENDOR) 8370 South Ridge Drive, Macungie, P A 18062, U S A		
3	Naveen Singh Father/Husband Name:Late Bhagwati Prasad Singh (VENDEE) M-9 (Old), Housing Colony, Adityapur-1, Ps- Adityapur, Dist- Seraikella Kharsawan		
4	Dharamveer Bhadoria Rep. By Its Attorney Naveen Singh Father/Husband Name:Late Bhagwati Prasad Singh (Vendee/Power Holder) M-9 (Old), Housing Colony, Adityapur-1, Ps- Adityapur, Dist- Seraikella Kharsawan		
5	Vinayak Singh Father/Husband Name:Late Bhagwati Prasad Singh (VENDEE) M-9 (Old), Housing Colony, Adityapur-1, Ps- Adityapur, Dist- Seraikella Kharsawan		
6	Sushil Kumar Thakur Father/Husband Name:Jagdish Pd. Thakur (Identifier) W-1/3, Housing Colony, Adityapur, Ps- Adityapur, Seraikella Kharsawan		

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Deed No. 4743/4328
Year 2016
Date 17/10/2016 17:04:46

Registering Officer

7	Witness1	Sushil Kumar Thakur	Jagdish Pd. Thakur	Retd.					9955065399	W-1/3, Housing Colony, Adityapur, Ps- Adityapur, Seraikella Kharsawan	Do
8	Witness2	Pradip Dutta	Late Nani Mohan Dutta	Ser.					7070192580	Cottage No. 1/2, Goutam Vihar, Agrico, Jsr	Do

Fee Details:

SN	Description	Amount	CHC	Net Amount
1	SP	1,530.00	0.00	1,530.00
2	A1	2,292,300.00	22,923.00	2,315,223.00
Total		2,293,830.00	22,923.00	2,316,753.00

Janta Choudhury

उपर्युक्तियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

Shankar 17/10/16
दस्तावेज लेखक का हस्ताक्षर प्रस्तुतकर्ता का हस्ताक्षर
डाटा इंद्रि ऑप्रेटर का हस्ताक्षर *Sankar*

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

उपर्युक्त *A. Choudhury* ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया *① Amit Kar*

जिसकी पहचान *S. K. Thakur* पिता *J. P. Thakur* निवासी *Adityapur* पेशा *Retd.* ने की।

निबंधन पदाधिकारी का हस्ताक्षर *17/10/16*

Shankar