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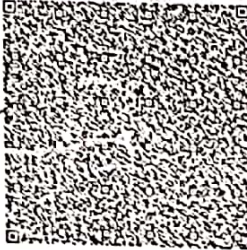


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH07286399705915P
Certificate Issued Date : 04-Oct-2017 12:19 PM
Account Reference : SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference : SUBIN-JHJHSHCIL0110444424345373P
Purchased by : M N DEVELOPERS
Description of Document : Article 23 Conveyance
Property Description : SALE DEED
Consideration Price (Rs.) : 1,47,76,400
(One Crore Forty Seven Lakh Seventy Six Thousand Four Hundred only)
First Party : ARVIND KUMAR
Second Party : M N DEVELOPERS
Stamp Duty Paid By : M N DEVELOPERS
Stamp Duty Amount (Rs.) : 5,91,100
(Five Lakh Ninety One Thousand One Hundred only)



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



Arvind Kumar

0003462073

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at 'www.sticstamp.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 Competent Authority.

Sale
14776 400/-
Cont- 14777000/-

Sis- mango

Chand
59,100/-



Arvind Kumar
5/10/17



र 21 के अधीन शाखा: भारतीय स्टाम्प-अडिनिस्ट्रेशन
नए स्टाम्प ऐक्ट, 1899 की अनुरूपी
या 1क, 10... के अधीन
एवं स्टाम-सहित (या) स्टाम्प-शुल्क
विमुख या स्टाम्प-शुल्क अपेक्षित नहीं।

न्यूनतम मूल्यांकन सूची से
जाँचा एवं सही पाया।

मूल खाना माल को मैं बचक
जाल माल खा भी को के १॥
लक्षण के हरे नही है

जिला अवर निबंधक

संस्थापित नगर में संख्याकारी / दिनांक
जाति के जिला अवर निबंधक की गई है।
जोटा नामपुर कास्टोदारी अधिनियम 1908
की धारा 45(B) के अन्तर्गत नहीं है।

Mupale
निबंधन-पदाधिकारी
5/10/17

feenogable
Ami 443310200
Sed 250
Pifa a 94

SALE DEED

THIS SALE DEED IS MADE ON THIS THE 4TH DAY OF OCTOBER 2017 AT JAMSHEDPUR,

:- BY :-

Bachha Singh
5/10/17

(1) LAXMI DEVI wife of Late Braj Narayan Singh & daughter-in-law of Late Bacha Singh, (2) ARVIND KUMAR; (3) KRISHNA KUMAR SINGH; (4) UMESH KUMAR and (5) RAMESH KUMAR all sons of Late Braj Narayan Singh and grand sons of Late Bacha Singh, by faith Hindu, by caste Bhumihar Brahmin, by nationality Indian, by occupation No. 1 house-wife No. 2 to 5

Arvind Kumar
9/10/15

service, resident of H. No. 26, Humepipe Area, P. O. Sakchi, P. S. Sitaramdera, Town Jamshedpur, District East Singhbhum, Vendor No. 3 namely Krishna Kumar Singh is represented through his brother/Vendor No. 2 (Arvind Kumar) vide General Power of Attorney being Protocol No. 605/2017, dated 17.09.2017, duly authenticated by duly appointed Notary Public of England and Wales, Vendor No. 1, 4 & 5 namely Mrs. Lakshmi Devi, Umesh Kumar & Ramesh Kumar are represented through Vendor No. 2 (Arvind Kumar), vide registered G P A No. 3624/272 dated 03.10.2017, registered at Jamshedpur, hereinafter referred to as the VENDORS /SELLERS; (which expression unless repugnant to the context shall mean and include their legal heirs, successors, nominees, representatives and assigns) of the ONE PART;

PAN ACKPK 7478 C

ADHAR NO. 4021 6339 0550

IN FAVOUR OF

M N DEVELOPERS, a Partnership Firm, having its office at Santokh Mansion, R-Road, Bistupur, P. O. & P. S. Bistupur, Town Jamshedpur, District East Singhbhum, represented by one of its Partners Mr. Vikash Nagelia son of Mr. M. P. Nagelia, hereinafter called the PURCHASER (which expression unless repugnant to the context shall mean and include its officers in-interest, legal heirs, successors, representatives and assigns) of the OTHER PART.

PAN-ABGFM7425E;

WITNESSETH AS FOLLOWS :-

WHEREAS In the record of right published in the year 1981, land measuring 0.17.30 hect. or forty three (43) decimals being Plot No. 130 'a' & 'b' recorded under Khata No. 256 situated within Mouza Mango, Ward No. 10 (MNAC), stands recorded in the name of Bacha Singh (since deceased) son of Jagdeo Singh;

AND WHEREAS Bacha Singh expired leaving behind his only son namely Braj Narayan Singh and the entire estate left by Bacha Singh devolved upon his said son.

Arvind Kumar

4/10/15

AND WHEREAS Braj Narayan Singh expired leaving behind his wife namely Lakshmi Devi and four sons namely Arvind Kumar, Krishna Kumar Singh, Umesh Kumar and Ramesh Kumar as his only legal heirs and successors.

AND WHEREAS being in peaceful possession over the aforesaid property measuring 43 decimals the Vendors/Sellers expressed their desire for outright sale of land measuring twenty (20) decimals (out of the aforesaid 43 decimals of land) which is more fully described in the schedule below for a total consideration of Rs. 1,47,76,400/- (One Crore Forty Seven Lac Seventy Six Thousand Four Hundred only)

AND WHEREAS after coming to know about the aforesaid desire of the Vendors/Sellers the Purchaser approached them and expressed its desire for purchase of the schedule below property, to which the Vendors/Sellers agreed.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. That in pursuance to the aforesaid agreement and in consideration of the aforesaid sum of Rs. 1,47,76,400/- (One Crore Forty Seven Lac Seventy Six Thousand Four Hundred only) paid by the 'Purchaser' to the 'Vendors/Sellers', vide rtgs and cash, the receipt whereof the 'Vendors/Sellers' do hereby admit and acknowledge as full, final and highest consideration amount against absolute and outright sale of the schedule below property unto the Purchaser, the 'Vendors' by these presents do hereby sell, convey, transfer, deliver and assign unto the Purchaser all that property more fully described in the schedule below (shown in the sketch map attached herewith in this deed) together with all right, title, interest and possession TO HAVE AND TO HOLD the same without any interruption or interference or disturbance from or by the 'Vendors/Sellers' or any person or persons claiming under them together with whatsoever interest thereto which the 'Vendors' here before enjoyed in respect of the property more fully described in the schedule below.
2. That the 'Vendors' have completely divested of all their right, title, interest and possession over the schedule below property.

Handwritten number 7110115

3. That the 'Vendors/Sellers' do hereby declare that prior to execution of this Deed of Sale, they have not sold or transferred the aforesaid property more fully described in the schedule below or any part thereof to any other person/ persons and the schedule below property is free from encumbrance, liens or charges of any kind whatsoever.
4. That the 'Vendors/Sellers' on receipt of the entire consideration amount have already delivered possession of the schedule below property in favour of the Purchaser together with all relevant papers and documents of the said property.
5. That the Purchaser will enjoy and possess the aforesaid property, more fully described in the schedule below with full power to sell, convey, mortgage or otherwise alienate the same or part thereof to any other party or person(s) in any manner it likes.
6. That the Purchaser will be at liberty to get its name mutated/recorded in the office of the land lord, the state of Jharkhand and will pay and discharge the ground rent, municipal charges/malgujari and/or other service charges in its own name to the land lord the state of Jharkhand, through the C. O. Jamshedpur.
7. That the 'Vendors/Sellers' do hereby assure the 'Purchaser' that they will execute and register any further paper(s), document(s) or instrument(s), at the request and cost / expanses of the 'Purchaser' that may be required for more perfection of title of the property hereby transferred, more fully described in the schedule below in favour of the 'Purchaser'.
8. That if the 'Purchaser' suffers any loss or injury due to defect in title of the schedule below property, hereby transferred, then in that case the Vendors/Sellers shall compensate the Purchaser sufficiently.

SCHEDULE

All that land measuring Twenty (20) Decimals (out of 0.17.30 hect. or 43 decimals) being portion of Plot No. 130 'a' & 'b' recorded under Khata No. 256 situated within Mouza Mango, Ward No. 10 (MNAC), Thana No. 1642,

Jamshedpur
E110/15

Jamshedpur

Dimna Road, Mango, P. S. Mango, Town Jamshedpur, District East Singhbhum, Jharkhand, which is bounded as follows:-

- North:- Plot No. 100;
- South:- Plot No. 131;
- East:- Portion of plot No. 130;
- West:- Portion of plot No. 130;

Trace Map is attached in this Deed which will form part of this Deed.

Read over and explained the contents of this Sale Deed to the Sellers & the Purchaser in Hindi, who found the same to be true and correct.

M. Gaur
Advocate.

IN WITNESS WHEREOF the parties to this deed of sale have joined their respective hands on this the day, month and year first above mentioned at Jamshedpur.

Witnesses:-

1. *Singh*
2. *Somnath Baithe*

PURCHASER



At test
M. Gaur Adv.

Chit Jagannath



Certificate:- Certified that the left hand finger prints of the persons, whose photographs are affixed hereinabove are obtained in my presence.

Printed out by:-
D. L. Paul

Drafted by :-
M. Gaur

3624

1 272



सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No. : IN-JH07270191037257P
 Certificate Issued Date : 03-Oct-2017 10:21-AM
 Account Reference : SHCIL (FI)/jhscl017 BISTUPUR/JH-ES
 Unique Doc. Reference : SUBIN-JHJHSHCIL0110427599475989P
 Purchased by : ARVIND KUMAR
 Description of Document : Article 48 Power-of-Attorney
 Property Description : G P A
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : NA
 Second Party : ARVIND KUMAR
 Stamp Duty Paid By : ARVIND KUMAR
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line

T-1

राजूनी देवी 3/10/17
 Arvindh Kumar 3/10/17
 Romesh Kumar 3/10/17



UP 0003462382

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.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 Competent Authority

G.P.A

85 mango

1001



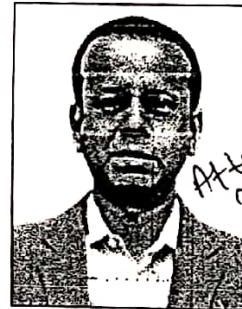
लक्ष्मी देवी
03.10.2017



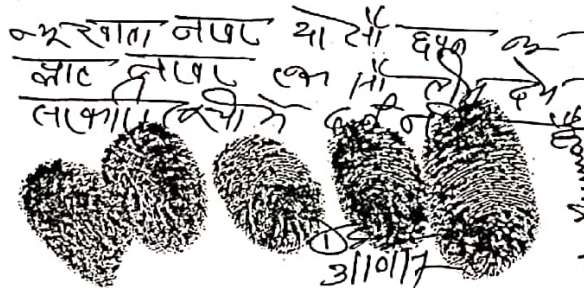
Attested
Mam
Poh



Utko
31/10/17



Attested
Mam
Poh



Ramesh Kumar
31/10/17



Attested
Mam
Poh

नियम 21 के अधीन प्राप्ता: भारतीय स्टाम्प-अधिनियम
(इंडियन स्टाम्प ऐक्ट), 1899 की अनुसूची
1 या 1क, स.०.५४(b) के अधीन
बचावत् स्टाम-सहित (या स्टाम्प-शुल्क
से विमुक्त या स्टाम्प-शुल्क अपेक्षित नहीं)

लक्ष्मी देवी

निर्वाहक-पदाधिकारी
31/10/17

जिला अवर निबन्धक

एपस्थापित दस्तावेज में लेख्यकारी / प्रिंस्पत
जाति के...
छोटा नागपुर कारतकारी अधिनियम 1908
की धारा 46(B) के अन्तर्गत नहीं है।

31/10/17

GENERAL POWER OF ATTORNEY

THIS General Power of Attorney is made on this the 3rd day of October 2017 at Jamshedpur by (1). LAKSHMI DEVI wife of Late Braj Narayan Singh & daughter-in-law of Late Bacha Singh; (2) UMESH KUMAR and (3) RAMESH KUMAR both sons of Late Braj Narayan Singh and grand sons of Late Bacha Singh.

2000 20

3/10/17

1981.01.28
1981.01.28

Bacha Singh

Ramesh Kumar Singh

3

WITNESSETH AS FOLLOWS :-

WHEREAS In the record of right published in the year 1981, land measuring 0.17.30 hect. or forty three (43) decimals being Plot No. 130 'a' & 'b' recorded under Khata No. 256 situated within Mouza Mango, Ward No. 10 (MNAC), stands recorded in the name of Bacha Singh (since deceased) son of Jagdeo Singh, which is the subject matter of this G P A, hereinafter referred to as the 'said property', morefully described in the schedule below;

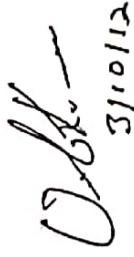
AND WHEREAS Bacha Singh expired leaving behind his only son namely Braj Narayan Singh and the entire estate left by Bacha Singh devolved upon his said son.

AND WHEREAS Braj Narayan Singh expired leaving behind his wife Lakshmi Devi, four sons namely Arvind Kumar, Krishna Kumar Singh, Umesh Kumar and Ramesh Kumar as his only legal heirs and successors, as such the aforesaid property devolved upon them and the principals are the co-owners of the same.

NOW KNOW ALL MEN BY THESE PRESENTS, that we (1) LAKSHMI DEVI wife of Late Braj Narayan Singh & daughter-in-law of Late Bacha Singh, (2) UMESH KUMAR and (3) RAMESH KUMAR both sons of Late Braj Narayan Singh and grand sons of Late Bacha Singh, by faith Hindu, by caste Bhumihar Brahmin, by nationality Indian, by occupation No. 1 house-wife, No. 2 & 3 service, resident of H. No. 26, Humepipe Area, P. O. Sakchi, P. S. Sitaramdera, Town Jamshedpur, District East Singhbhum, do hereby nominate, constitute and appoint ARVIND KUMAR son of Late Braj Narayan Singh and grandson of Late Bacha Singh, by faith Hindu, by nationality Indian, by caste Bhumihar Bramin, by occupation service, resident of Holding No. 26, Humepipe Area, P. O. Sakchi, P. S.

10/3/13
10/3/13

03.10.2012


3/10/12

Ramesh Kumar
3/10/12

4

Sitaramdera, Town Jamshedpur, District East Singhbhum, Jharkhand, India, as our true and lawful Attorney to do the following acts, deeds and things in our name and on our behalf with respect to land measuring 0.17.30 hect. or forty three (43) decimals being Plot No. 130 'a' & 'b' recorded under Khata No. 256 situated within Mouza Mango, Ward No. 10 (MNAC), Dimna Road, Mango, P. S. Mango, Town Jamshedpur, District East Singhbhum, more fully described in the schedule below (our undivided share), that is to say:-

- i) To look after and manage all the affairs of the said property more fully described in the schedule below.
- ii) To pay rent, tax, municipal charges, electricity and water charges and all other charges with respect to the said property more fully described in the schedule below and to obtain receipts thereof in our name and on our behalf.
- iii) To deal with the Tehsil Office, Block Office, Circle Office, JNAC, JUSCO, Tata Steel, office of Electricity authority, Police Station, SDO, DC or any other authority or authorities of Govt., semi Govt. or local authority on our behalf and to obtain any permission in our name and to represent us in any matter relating to the said property, make all correspondence personally as well as in writing with such authority or authorities.
- iv) To advertise for sale of our said property more fully described in the schedule below and to fix the consideration thereof.
- v) To negotiate with intending purchaser/s for sale of the said property more fully described in the schedule below.
- vi) To prosecute or defend any suit or proceeding in civil, criminal or revenue court in connection with the said property more fully described in the schedule below and for that purpose to sign plaint, written statements, petitions, applications and verify the same and swear affidavit and our Attorney is authorized to engage lawyer, advocates, solicitor and sign

15/01/13
21/01/13
2013-10-20/12

Ukk
21/01/13
Ramesh Kumar
21/01/13

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vakalatnama, make statements on oath on our behalf and to file the same in such suit or proceeding in original, appellate or revisional courts up to the highest court of the country and also to compromise /compound any suit, case or proceeding on our behalf. To enter into agreement for sale of the said property, more fully described in the schedule below or any part thereof with intending purchaser or purchasers and to execute the same on the terms and conditions as may be deemed fit and proper by our said attorney.

vii) To execute and register deed of sale/sale deed, deed of transfer, deed of conveyance, deed of assurance, deed of lease, or other deed or deeds with respect to the said property, more fully described in the schedule below or any part thereof in favour of purchaser or purchasers and for that purpose our said Attorney is empowered and authorized to appear before the concerned Sub-registrar/ District Sub-Registrar or any other competent authority or authorities and to submit such deed or deeds for registration under his signature, admit execution thereof in our name and on our behalf and to do all other acts, deeds and things that may be necessary or incidental thereto for completion of registration of such deed or deeds.

And generally to do all other acts, deeds and things that our said attorney may think fit and proper to effectuate all or any of the aforesaid purposes.

We do hereby agree and undertake to confirm and ratify all acts, deeds and things lawfully done by our said attorney as if the same have been done by us personally by virtue of these presents.

Do it expressly stated that this Power of Attorney does not create, constitute or assume any kind of transfer of title to the property. This Power of Attorney is made without receipt of any consideration. The Attorney has no power to do developmental work over the property. After

Handwritten signature and date: 03.10.2018

Handwritten signature and date: 3/10/18

Handwritten signature and date: Ramesh Kumar 3/10/18

Sale the consideration amount shall be deposited in the account of the Principals.

Note:- The Attorney is the son of the Principal No. 1 and full blood brother of the Principal No. 2 & 3.

SCHEDULE

All that landed property measuring 0.17.30 hect. or forty three (43) decimals being Plot No. 130 'a' & 'b' recorded under Khata No. 256 situated within Mouza Mango, Ward No. 10 (MNAC), Dimna Road, Mango, P. S. Mango (Ulidi), Town Jamshedpur, District East Singhbhum, which is bounded by:-

- North : Corporation Bank;
- South : Plot No. 131;
- East : Plot No. 129;
- West : Dimna Road;

IN WITNESS WHEREOF the parties to this deed have joined their respective hands on this the day, month and year first above mentioned at Jamshedpur.

Witnesses:-
1.

2. Somnath Baitta S/o Mahesh Baitta, Jagsalai

Read over and explained the contents of this G P A to the Principals and the Attorney who understood and admitted the same.

Advocate



Left hand five finger impressions of the persons have been obtained in my presence.
Drafted by:-

ARVIND KUMAR (ARVIND KUMAR BEAS NARAYAN-PINAH)

S.No. F.No. 180v
 रसद मालगुजारी
 नाम सर्कल | नाम मौजा मय
 थाना वो थाना नम्बर

फरद मलकी / फरद रैयती Page No. : 58
 नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 21
 वो सकुनत नम्बर। Receipt No. : 1499106367

V

जमशेदपुर वार्ड नं.-10 अ.क्ष.मानगो 16411 बच्चा सिंह		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
256,257	130/1,130/2,999	0 एकड़ 42.6 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बाबत	सालाना	बकाया				हाल (2017-2018)
		तीन वर्ष से ज्यादा (1996-1997) - (2013-2014)	3 रा वर्ष (2014-2015)	2 रा वर्ष (2015-2016)	1 ला वर्ष (2016-2017)	
माल (नकदी)	20.00	360.00	20.00	20.00	20.00	20.00
गुजारी (भावली)	5.00	90.00	5.00	5.00	5.00	5.00
सेस	10.00	180.00	10.00	10.00	10.00	10.00
सूद	10.00	180.00	10.00	10.00	10.00	10.00
मुतफरकात	4.00	72.00	4.00	4.00	4.00	4.00
मीजान	49.00	882.00	49.00	49.00	49.00	49.00

तफसील अदायकारी

अदायकारी बाबत		बकाया				मौतालदा हाल (2017-2018)	फाजिल
		तीन वर्ष से ज्यादा (1996-1997) - (2013-2014)	3 रा वर्ष (2014-2015)	2 रा वर्ष (2015-2016)	1 ला वर्ष (2016-2017)		
माल (नकदी)		360.00	20.00	20.00	20.00		
गुजारी (भावली)		90.00	5.00	5.00	5.00		
सेस		180.00	10.00	10.00	10.00		
सूद		180.00	10.00	10.00	10.00		
मुतफरकात		72.00	4.00	4.00	4.00		
मीजान अदायकारी		882.00	49.00	49.00	49.00		

(1) मीजान कुल (तफजों में) : One Thousand Seventy Eight Rupees

(2) नाम देहिन्दा -

(3) कुल बकाया - 1078.00

तारीख अमला तहसील कुनिन्दा : 03-07-2017

खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



यह एक कम्प्यूटर जनित प्रति है।
 यह प्रपत्र केवल प्राप्ति की जानकारी के लिए है।
 इसका उपयोग किसी भी न्यायलय में साक्ष्य के रूप में नहीं किया जा सकता है।
 किसी भी प्रकार की ग्राहियों के लिए राश्ट्रीय अचलाधिकारी से संपर्क करें।