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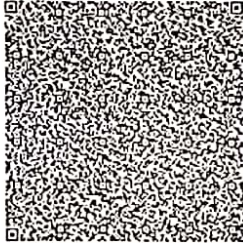


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH07286368715311P
Certificate Issued Date : 04-Oct-2017 12:19 PM
Account Reference : SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference : SUBIN-JHJHSHCIL0110444095081712P
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-----

T-9



Arvind Kumar

UP 0003462074

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.

147,72000/-

15/10/17

100115
59/1001



Arvind Kumar
5/10/17

TESTED
मो. 80000 8000

न्यूनतम मूल्यकन सूची से
जाँचा एवं सही पाया।
5/10/17

नियम 21 के अधीन प्राणा: भारतीय स्टाम्प-अधिनियम
(1909) की अनुसूची
1 या 1क, स.0... के अधीन
यद्यपि स्टाम्प-शुल्क
से विमुक्त या स्टाम्प-शुल्क
अपेक्षित नहीं।

5/10/17
न्यूनतम मूल्यकन सूची से
जाँचा एवं सही पाया।

जिला अवर जिल्हदार

एच.ए.ए. में लेखकरी / प्रिंटर
अभिहित की गई है।
छांटानागपुर कारतकारी अधिनियम 1909
की धारा 46(B) के अन्तर्गत नहीं है।

Mipali
निजबन-पदाधिकारी
5/10/17

- 2 -

for Assgeable

SALE DEED

THIS SALE DEED IS MADE ON THIS THE 4TH DAY OF OCTOBER 2017 AT
JAMSHEDPUR,
S. No. 2.50
P. No. 0.84

:- BY :-

- (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

5/10/17

Arvind Kumar
5/10/17

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 7478C

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.

-4- Arvind Kumar
5/10/17

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.

David Kumar
5/10/17

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, morefully 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,

Dimna Road
5/10/17

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

Dimna Road

- North:- Plot No. 100;
- South:- Plot No. 131;
- East:- Rest portion of Plot No. 130;
- West:- Rasta;

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. *[Signature]*
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. *[Signature]*

2. *Somnath Baitha*

PURCHASER



Akte...
[Signature]

[Signature]



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

Printed out by:-
[Signature]

Drafted by :-
[Signature]



युनाइटेड बैंक ऑफ़ इंडिया
United Bank of India

The Bank that begins with U

United
Online

Hot Payment Successful. Your Payment Confirmation Number is 8555941

Direct Tax Challan Report

CHALLAN NO. / ITNS 280	Tax Applicable			ASSESSMENT YEAR 2018-19
	(0036) Banking Cash Transaction Tax <input type="checkbox"/>	(0031) Estate Duty <input type="checkbox"/>	(0028) Expenditure / Other Tax <input type="checkbox"/>	
(0021) Income Tax - Other than Companies <input checked="" type="checkbox"/>	(0020) Income Tax On Companies <input type="checkbox"/>	(0024) Interest Tax <input type="checkbox"/>	(0033) Gift Tax <input type="checkbox"/>	(0032) Wealth Tax <input type="checkbox"/>
(0034) Securities Transaction Tax <input type="checkbox"/>				

Permanent Account Number : ABGFM7425E
Full Name : M N DEVELOPERS
Complete Address with City & State : 14776400, 05102017, ACKPK7478C, AE4546706, JAMSHEDPUR/EAST SINGHBHUM, JHARKHAND, 831001

Type of Payment

(100) Advance Tax <input type="checkbox"/>	(800) Commodities Transaction Tax <input checked="" type="checkbox"/>
(106) Profits of Domestic Companies <input type="checkbox"/>	(300) Self Assessment Tax <input type="checkbox"/>
(102) Surtax <input type="checkbox"/>	(107) Tax on Distributed Income to Unit Holders <input type="checkbox"/>
(400) Tax on Regular Assessment <input type="checkbox"/>	

Details of Payment		Paid in Cash / Debit to A/c / Cheque No.	
	Amount (in Rs. only)		
Income Tax	147764	Internet	
Surcharge	0	Date	05/10/2017
Education Cess	0	Drawn on	United Bank of India
Interest	0		
Penalty	0		
Others	0		
Total	147764		
Total (in words)	Rupees One lakh Fourty Seven thousand Seven hundred Sixty Four and Paise Zero only.		

Taxpayers Counterfoil		SPACE FOR BANK SEAL	
Permanent Account Number : ABGFM7425E	Received From : M N DEVELOPERS	Payment Status : Successful	Bank Reference No.: 8555941
Paid in Cash / Debit to A/c / Cheque No : Internet	For Rs. : 147764	BSR Code : 0310589	Tender Date : 05/10/2017
Rs (in words) : Rupees One lakh Fourty Seven thousand Seven hundred Sixty Four and Paise Zero only.	Drawn on: Internet Banking through Bank	Challan No. : 90114	
On Account of : CHALLAN NO / ITNS 280	For the Assessment Year : 2018-19	BANK ADDRESS UNITED BANK OF INDIA, DALHOUSIE SQUARE BRANCH FAIRLIE HOUSE, 4, FAIRLIE ROAD, KOLKATA-700001	

Save Print

Return to NSDL Site

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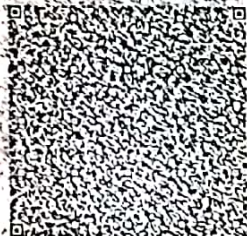


सत्यमेव जयते

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) Jhshcil01/ 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

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Arvind Kumar
31/10/17
Arvind Kumar
31/10/17
Ramesh Kumar
31/10/17



UP 0003462382

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.slchestamp.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

100/



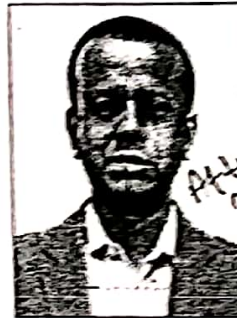
श्री देवी
10.10.17



Attested
10/10/17



उमेश कुमार
10/10/17



Attested
10/10/17

श्री देवी नारायण या देवी देवी
श्री देवी नारायण या देवी देवी
लक्ष्मी देवी के अंतर्गत



रमेश कुमार
10/10/17



Attested
10/10/17

नियम 21 के अंतर्गत प्रायः भारतीय स्वतंत्र-अधिकार
(संविधान स्वतंत्र ऐक्ट), 1959 की अनुसूची
1 या 1क, त्तो. 14(8-b) के अंतर्गत
समावेश स्वतंत्र-अधिकार (या स्वतंत्र-शुल्क
से निरुद्ध या स्वतंत्र-शुल्क अंतर्गत नहीं

10/10/17

निर्वाचन-पदाधिकारी

जिला अवर नियोक्तक

दस्तावेज दर्जनों में संलग्न है / प्रिन्ट
यदि के 10/10/17 तिथि पर है।
पंजाब नगर कार्यालय अक्टोबर 1958
की धारा 45(3) के अंतर्गत नहीं है।

10/10/17

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.

10/10/17
श्री देवी नारायण
2000 200

श्री देवी नारायण
10/10/17

21.01.80
Bach Singh

Bach Singh
31/01/82

Ramesh Kumar
31/01/82

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 ^{SINGH} 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.

11/11/12

03-10-2012

3/10/12

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Li

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. 120 '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

10/10/12
10/10/12

03.10.2012

U. K. K.
7/10/12

Ramesh Kumar
3/10/12

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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.

Be 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

10/10/12
03.10.10

11/10/12

Ramesh Kumar
11/10/12

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. Arvind Kumar 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



Attested
11/10/12



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

ARVIND KUMAR (A) ARVIND KUMAR BRAS NARAYANANAH