

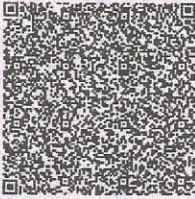


सत्यमेव जयते

**INDIA NON JUDICIAL**  
**Government of Jharkhand**

**e-Stamp**

Certificate No. : IN-JH17702543001427R  
Certificate Issued Date : 12-Jun-2019 05:10 PM  
Account Reference : SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES  
Unique Doc. Reference : SUBIN-JHJHSHCIL0123215916930770R  
Purchased by : TOPLINA HOSPITALITY PVT LTD  
Description of Document : Article 23 Conveyance  
Property Description : SALE DEED  
Consideration Price (Rs.) : 2,60,00,000  
(Two Crore Sixty Lakh only)  
First Party : NA  
Second Party : TOPLINA HOSPITALITY PVT LTD  
Stamp Duty Paid By : TOPLINA HOSPITALITY PVT LTD  
Stamp Duty Amount(Rs.) : 10,40,000  
(Ten Lakh Forty Thousand only)



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

2019/JSR/2510/BK1/2308

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14/6  
2019-37756  
14/06/19



R. K. Singh  
14/6/19

**SIR** 0002691197



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2,60,00,000

P.S.  
Mango

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10,49,000



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**SALE DEED**

**Consideration Rs. 2,60,00,000/-**

**THIS SALE DEED** is made on this the 14<sup>th</sup> day of June, 2019 at Jamshedpur; BY; **SHRIMATI RITIKA KAUNTIA** (PAN: AHIPD8292L, UID No. 4419 5892 6095) wife of Shri Punit Kauntia, Daughter of Ashok Kumar Dhanuka, Granddaughter of Late Nandlalji Dhanuka, by faith Hindu, by Caste **Baniya**, by nationality **Indian**, by occupation Household affairs, **resident** of Gurudwara Road, Mango, P.S. Mango, Town Jamshedpur, District East Singhbhum, hereinafter called the **VENDOR/SELLER** (Which expression shall unless, excluded by or repugnant to the context, mean and include her heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the One Part;

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A, 7,80,000 --

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P.P. 1 ~

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IN FAVOUR OF

**TOPLINA HOSPITALITY PVT. LTD, (PAN: AAHCT0888P),** a Company registered under Indian Companies Act, having its Office at 102, Sumitra Apartment, Near Don Bosco School, Hesag. Hatia, Ranchi- 834003, represented by its Directors :-1) **Mr. SANTOSH KUMAR SINGH (UID No. 8298 4156 2164),** son of Rup Narayan Singh, grandson of Late Balram Singh, by faith **Hindu**, by Caste Rajput, by Nationality **Indian**, by occupation **Business, Resident of** Don Bosco School Road, Sumitra Apartment. Flat No.102, Hesag, Hatia, District Ranchi, State **Jharkhand**, and 2) **MD. SHADAB ALI (UID No. 2931 3901 5996),** son of S. M. Jilani, grandson of Late Abdul Gani by faith Islam, by Caste Syed, by Nationality **Indian**, by occupation **Business, Resident of** Faqhia App, Flat No.202, Kanke Road, Near Holiday Home, Misirgonda alias Pahargonda, District Ranchi, State Jharkhand- 834008, At Present:- Road No.5, Timber Line, Kanke Road, Misirgonda alias Pahargonda, District Ranchi, Jharkhand, hereinafter called the **PURCHASER** (which expression shall unless, excluded by or repugnant to the context, mean and include its successors-in-office, executors, administrators, legal representatives, nominees and assigns) of the Other Part;

WITNESSETH AS FOLLOWS:-

Whereas the **Vendor** is the absolute and lawful owner of land measuring 00.09.30 Hectare in Plot No. 809 recoded under Khata No.44 alongwith pucca room measuring 1010 sq.ft. built up area situated at Mouza Pardih, Survey Ward No.8, MNAC, P.S. Mango, Jamshedpur, District East Singhbhum, which the Vendor purchased from its previous owner **Mr. Ravi Krishna Budhia** son of Late Shankar Lal by virtue of **Sl. No. 5960 and Sale Deed No. 5053,** dated



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23.07.2008, Vol. No.213, Page 547 to 572, registered at District Sub-registry Office, Jamshedpur on payment of valuable consideration. And whereas the aforesaid land being Plot No.809 under Khata No.44, in Mouza Pardih, Survey Ward No.8 has been recorded in the recent survey settlement operation in the name of **Arun Kumar Dutta** son of Late Juri Mohan Dutta and who was the recorded tenant of aforesaid land and was in peaceful possession over the said land on payment of rent and other charges to Landlord through Circle Officer at Jamshedpur. The said Arun Kumar Dutta sold the aforesaid land measuring **00.09.30 Hect.** in Plot No.809 under Khata No.44 of Mouza Pardih to **Mrs. Neelam Singh** daughter of Dr. Sumit Bahadur Prasad Singh by virtue of registered Sale Deed No. **5592**, dated **02.08.1985** duly registered at Jamshedpur Sub-registry Office, on receipt of valuable consideration amount. After purchasing the aforesaid land said **Mrs. Neelam Singh** constructed her boundary wall over the said land and accordingly she was exercising all acts of ownership and possession over the said land. The said **Neelam Singh** sold the aforesaid land with boundary wall over an area measuring **00.09.30 Hect.** in Plot No. 809 under Khata No.44 of Mouza Pardih, Ward No.8, MNAC in favour of Shankar Lal Budhia by virtue of registered Sale Deed No. **778**, dated **14.05.1999** registered at Jamshedpur, Dist. Sub-registry Office on receipt of valuable consideration and after purchasing the said land with boundary wall the name of **Shankar Lal Budhia** was mutated in the office of Circle Officer, Jamshedpur vide **Mutation Case** No.578/1999-2000. During the lifetime of Shankar Lal Budhia, he constructed some construction over the said land measuring **00.09.30 Hect.** in Plot No.809, under

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Khata No.44, in Mouza Pardih and started business therein the said premises. After the death of Shankar Lal Budhia his son namely Ravi Krishna Budhia being the legal heir inherited and came in possession of the aforesaid property as the lawful owner thereof and later on the aforesaid property sold to the present Vendor;

And whereas the present Vendor after purchasing the aforesaid land measuring **00.09.30 Hect.** in Plot No.809, under Khata No.44, in Mouza Pardih fully described in the schedule below, has been exercising all acts of ownership and possession over the same without any interruption from any corner and her name has been mutated in the office of Circle Officer, Jamshedpur vide **Mutation Case No.1692/C-1681/2008-09** and rent is being realized in the name of the present Vendor through Circle Office, Jamshedpur;

**AND WHEREAS** the purchaser approached the present Vendor to purchase land measuring **00.09.30 Hect.** in Plot No.809, under Khata No.44 **alongwith** pucca room measuring 1010 sq.ft. built up area situated at Mouza Pardih, Survey Ward No.8, MNAC, P.S. Mango, Jamshedpur, District East Singhbhum, more fully described in the schedule below and accordingly the present Vendor has agreed to sell the aforesaid property fully described in the schedule below to the Purchaser on a total consideration of **Rs.2,60,00,000/- (Rupees Two Crores Sixty Lakhs) only** on the following terms and conditions:-

**NOW THIS SALE DEED WITNESSETH AS FOLLOWS:**

That in consideration of the aforesaid sum of **Rs.2,60,00,000/- (Rupees Two Crores Sixty Lakhs) only** paid by the purchaser to the VENDOR/SELLER, in the manner as stated in details in the below



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Khata No.44, in Mouza Pardih and started business therein the said premises. After the death of Shankar Lal Budhia his son namely Ravi Krishna Budhia being the legal heir inherited and came in possession of the aforesaid property as the lawful owner thereof and later on the aforesaid property sold to the present Vendor;

And whereas the present Vendor after purchasing the aforesaid land measuring **00.09.30 Hect.** in Plot No.809, under Khata No.44, in Mouza Pardih fully described in the schedule below, has been exercising all acts of ownership and possession over the same without any interruption from any corner and her name has been mutated in the office of Circle Officer, Jamshedpur vide **Mutation Case No.1692/C-1681/2008-09** and rent is being realized in the name of the present Vendor through Circle Office, Jamshedpur;

**AND WHEREAS** the purchaser approached the present Vendor to purchase land measuring **00.09.30 Hect.** in Plot No.809, under Khata No.44 **alongwith** pucca room measuring 1010 sq.ft. built up area situated at Mouza Pardih, Survey Ward No.8, MNAC, P.S. Mango, Jamshedpur, District East Singhbhum, more fully described in the schedule below and accordingly the present Vendor has agreed to sell the aforesaid property fully described in the schedule below to the Purchaser on a total consideration of **Rs.2,60,00,000/- (Rupees Two Crores Sixty Lakhs) only** on the following terms and conditions:-

**NOW THIS SALE DEED WITNESSETH AS FOLLOWS:**

That in consideration of the aforesaid sum of **Rs.2,60,00,000/- (Rupees Two Crores Sixty Lakhs) only** paid by the purchaser to the VENDOR/SELLER, in the manner as stated in details in the below

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noted memo of consideration, the receipt whereof the VENDOR/SELLER does hereby admit and acknowledge as full and final consideration amount for absolute sale of the schedule below property, the Vendor by these present do hereby sell, convey, transfer, deliver and assign all that property described in the schedule below together with all rights, title, interest, possession, easements appurtenances thereto, and full privileges and advantages TO HAVE AND TO HOLD the same together with all right, title and possession which the Vendor here before enjoyed in respect of the schedule below property without any interruption, hindrance and disturbances from or by the present Vendor or any other person or persons claiming under her.

2) That the VENDOR/SELLER has delivered possession of the property morefully described in the Schedule below hereby conveyed to the PURCHASER henceforth the PURCHASER shall enjoy and possess the aforesaid property morefully described in the schedule below as absolute owner thereof without any hindrance or interference by the VENDOR/SELLER or any person or persons claiming through her.

3) That the Vendor is completely divested of all her rights, title, interest in the schedule below property and henceforth Vendor shall cease to have any manner of title or claim on the said property.

4) That from this day the PURCHASER shall enjoy and possess the aforesaid property morefully described in the schedule below as absolute owner thereof with full power to convey or dispose off or alienate the same or any part thereof to any person or persons.

5) That the Purchaser shall also be at liberty to get its/their name registered in the Office of Mango Notified Area Committee and



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accordingly shall pay the proportionate Municipal and/or other charges / taxes to the concerned authorities.

6) That the PURCHASER shall be get its/their name mutated in the records of the Landlord and concerned authorities and accordingly shall pay rent and other charges / Taxes for the same in its/their own name or in the names of the VENDOR/SELLER to which the VENDOR/SELLER shall exclusively be entitled to all rents and profits of the said property morefully described in the schedule below.

7) That the VENDOR/SELLER hereby assures to the PURCHASER that they are the lawful owner of the schedule below property and fully entitled to dispose off the same in favour of the PURCHASER and other person or persons has/have got any manner of right, title and interest over the same.

**8) THAT THE VENDOR HEREBY ASSURES THE PURCHASER AND COVENANTS:**

a) that the Vendor is the lawful owners of the schedule below property and is fully entitled to convey the same.

b) that the Vendor hereby agree to save harmless and keep the Purchaser free from and against all losses, damages and causes which may be sustained or incurred by purchaser in protecting his right in the event of any claim being made of any arrear due thereof or in respect of the schedule below property or any part thereof.

c) that the property hereby demised and described in the schedule below, is free from all encumbrances, liens or charges and attachments of any kind whatsoever.



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- d) that the Vendor further agrees and covenants with the Purchaser to execute any further or other documents and/or other deeds as may be necessary to secure possession and title of the Purchaser in respect of the schedule below property, at the cost of the Purchaser.
- 9) That the PURCHASER shall also be entitled to mortgage the property hereby transferred with any bank or financial institution.
- 10) That the Vendor has handed over all the Original paper/documents in connection with the schedule below property to the purchaser.
- 11) That the schedule below property situated at the Main Road.

**"SCHEDULE"**

**ALL THAT** piece and parcel of commercial land measuring **00.09.30** Hectare or **22.98** Decimals or **13.91** Kathas in Plot No. **809** recorded under **Khata No.44** alongwith pucca room having area measuring **1010** sq.ft. Built up Area, situated at Mouza Pardih,  **Holding No. 008000440000A2**, Survey Ward No. 8, Thana No. **1641** MNAC, P.S. Mango, Jamshedpur, District East Singhbhum, District Sub Registry Office Jamshedpur which is bounded as follows:-

**NORTH : Pardih-Mango Main Road;**

**SOUTH : Plot Nos. 717 & 718**

**EAST : Plot No.810;**

**WEST : Plot No.808;**



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**MODE OF PAYMENT OF CONSIDERATION AMOUNT**

Cheque /TDS/UTR	Date	Bank	Amount (Rs)
BKIDH19033438859	02.02.2019	Bank of India	25,00,000/-
BKIDH19033439354	02.02.2019	Bank of India	26,00,000/-
BKIDH19035513314	04.02.2019	Bank of India	25,00,000/-
BKIDH19035512867	04.02.2019	Bank of India	25,00,000/-
049661	13.06.2019	Bank of India	9,90,000/-
049662	13.06.2019	Bank of India	9,90,000/-
049663	13.06.2019	Bank of India	9,90,000/-
049664	13.06.2019	Bank of India	9,90,000/-
049665	13.06.2019	Bank of India	9,90,000/-
049666	13.06.2019	Bank of India	9,90,000/-
049667	13.06.2019	Bank of India	9,90,000/-
049668	13.06.2019	Bank of India	9,90,000/-
049669	13.06.2019	Bank of India	9,90,000/-
049670	13.06.2019	Bank of India	9,90,000/-
049654	13.06.2019	Bank of India	1,40,000/-
049660	13.06.2019	Bank of India	6,50,000/-
049656	13.06.2019	Bank of India	9,90,000/-
049655	13.06.2019	Bank of India	9,90,000/-
049657	13.06.2019	Bank of India	9,90,000/-
049658	13.06.2019	Bank of India	9,90,000/-
049659	13.06.2019	Bank of India	9,90,000/-
TDS			2,60,000/-
Total:			2,60,00,000/-



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IN WITNESSES WHEREOF the Vendor has signed this sale deed today at Jamshedpur on the date aforementioned.

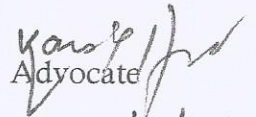
Witnesses:-

- 1) Ma. Shanti Bhatnagar s/o Md Deyal  
Mango Jsr
- 2) Jitendra Rajal  
s/o Dehlu Rajal  
Jesulijsr

Drafted, read over and explained the contents of this sale deed to the Executants/Vendors in Hindi who found and admitted the same to be true and correct.

Typed by :

  
Jsr. Court.

  
Advocate  
14/6/19



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14/8/19

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NAME OF THE PURCHASERS:-

TOPLINA HOSPITALITY PVT. LTD Represented by its Directors

1. MR.SANTOSH KUMAR SINGH



*Kaushal*  
ATTES...  
Kaushal Aga  
Advocate

*Shadab Ali*  
2. MD. SHADAB ALI



*Kaushal*  
ATTES...  
Kaushal Agarwal  
Advocate

*Shadab Ali*

Signature and finger prints of left hand of the Directors of the Purchaser Company.

Certified that the finger prints of left hand of each person whose photographs are affixed in the document, have been obtained by me.



*Kaushal*  
Advocate  
14/8/19

N

M.N.A.C. JAMSHEDPUR

Ward no - 8

Sheet no - 3

Thana - Mango

Thana no - 1641

Year of :- 1970-71


Scale of :- 1CM = 20M.

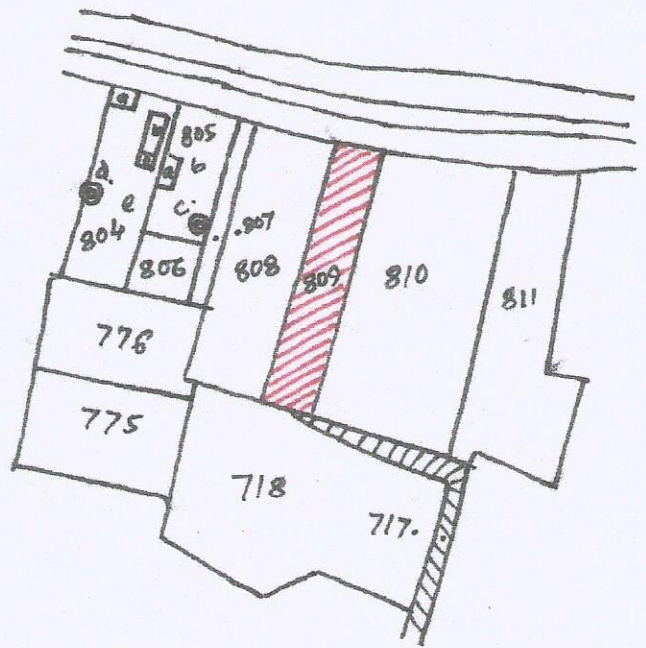
Khata no - 44

Plot no - 809

Area - 0.09.30 Hec.

S

Land marker - 



Bounded by :- North - Road (Pardih - Mango Main Road)  
 South - Plot no - 717 and 718  
 East - Plot no - 810  
 West - Plot no - 808

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Dabato -  
 Surveyor  
 B. C. Mahato  
 (Mango, JSR.)  
 Regd. No. 91535/2011