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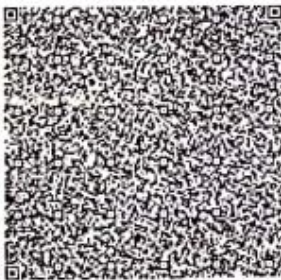


INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

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सत्यमेव जयते

Certificate No. : IN-JH022040503390230
Certificate Issued Date : 20-Jan-2016 05:12 PM
Account Reference : SHCIL (FI)/jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference : SUBIN-JHJHSHCIL01028184440469610
Purchased by : S S DEVELOPERS REP BY S C MOONKA
Description of Document : Article 23 Conveyance
Property Description : SALE DEED
Consideration Price (Rs.) : 35,50,000
(Thirty Five Lakh Fifty Thousand only)
First Party : MS RANJAN CONST REP BY RANJAN MITTAL
Second Party : S S DEVELOPERS REP BY S C MOONKA
Stamp Duty Paid By : S S DEVELOPERS REP BY S C MOONKA
Stamp Duty Amount(Rs.) : 1,42,000
(One Lakh Forty Two Thousand only)



.....Please write or type below this line.....



Ranjan Mittal

Shail Agrawal

WIN 0004364728

Statutory Alert:

410

Sale Value Rs - 35,50,000/- B.S. Mango

Stamp Rs - 1,92,000/-

11/2/16



Ranjan Mittal



महोदय नमस्कार (पुत्री) कोठारसु
नमस्कार नमस्कार कोठारसु
द्वारा मजदूरी के तहत नमस्कार

11/2/16

11/2/16



Anil Agarwal



महोदय नमस्कार (पुत्री) कोठारसु
नमस्कार नमस्कार कोठारसु
द्वारा मजदूरी के तहत नमस्कार

11/2/16

SALE DEED

This Sale Deed is made on this the 1st day of February, 2016, at Jamshedpur.

11/2/2016

BY AND BETWEEN

M/S. RANJAN CONSTRUCTION (Partnership Firm), having its Office at Block No. 4. Near Santoshi Mata Mandir, Shastrinagar, Kadma, P.S. Kadma, Town Jamshedpur, District East Singhbhum, State Jharkhand, represented by its Partners: 1) Mr. RANJAN MITTAL, son of Sri Sambhu Prasad Mittal, By Faith Hindu, By Caste Baniya, By Nationality Indian, By Occupation Business, Resident of 13, River View Bank Colony. Beside Bhatia Park, Kadma, P.S. Kadma, Town Jamshedpur, District East Singhbhum, State Jharkhand, & 2) Mr. ANIL AGARWAL, son of Sri Dhanna Lal Agarwal, By Faith Hindu, By Caste Agarwal, By Nationality Indian, By Occupation Business, Resident of H. No. 89, Masjid Road, Golmuri, P.S. Golmuri, Town Jamshedpur, District East Singhbhum, and State Jharkhand. Hereinafter called the VENDOR / SELLER (which expression shall unless excluded by and / or repugnant to the context must mean and include its / their legal heirs, successors, successors - in - office, administrators, executors, legal representatives, nominees, and assigns) of the One Part.

Handwritten notes on the left margin: "106500", "2=50", "0-94", "1065=100", and a signature dated "11/2/16".

Rayan Mittal

Subhash Chand Moonka

IN FAVOUR OF

S. S. DEVELOPERS (Partnership Firm) having its Office at 'ASHA' 9th Avenue South Park Area, Bistupur, P.O. & P.S. Bistupur, Town Jamshedpur, Pin 831001, District East Singhbhum, and State Jharkhand, represented by its Partners: 1) Mr. SUBHASH CHAND MOONKA, son of Late Banarsi Lal Moonka, By Faith Hindu, By Caste Baniya, By Nationality Indian, By Occupation Business, Resident of 'ASHA' 9th Avenue South Park Area, Bistupur, P.O. & P.S. Bistupur, Town Jamshedpur, Pin 831001, District East Singhbhum, and State Jharkhand, & 2) Mr. SUSHIL KUMAR UAYPURI, son of Late Shiv Prasad Udaypuri, By Faith Hindu, By Caste Baniya, By Occupation Business, By Nationality Indian, Resident of Main Road, Latehar, P.O. & P.S. Latehar, District Latehar, State Jharkhand. Hereinafter called the VENDEE / PURCHASER (which expression shall unless excluded by and / or repugnant to the context must mean and include its / his legal heirs, successors, successors - in - office, legal representatives, administrators, executors, nominees and assigns) of the Other Part.

NATURE OF DEED

CONSIDERATION AMOUNT

SALE DEED

Rs. 35,50,000/- only

WITNESSETH AS FOLLOWS:

WHEREAS, all that piece and parcel of raiyati land measuring an area 0 - 10 - 0 Kathas (Ten Kathas) i.e. 16.52 Decimals approx. along with boundary wall, being in Portion of Old Plot No. 212, recorded under Old Khata No. 20, corresponding to New Plot No. 3840 (Portion), recorded under New Khata No. 128, Situated in Mouza Mango, P.S. Mango, within Ward No. 10 (M.N.A.C). Thana No. 1642, Pargana Dhalbhum, under the District Sub Registry Office, Anchal, and Town Jamshedpur, District East Singhbhum, State Jharkhand, along with other lands, stands recorded in the name of Jogendra Gour & Others, in the khatian as per the last survey settlement records of 1979.

Rayan Mittal

Sanjay Kumar

AND WHEREAS, said Jogendra Gour, has sold the above land to one Mr. Chhagan Lal Kabra, s/o Late Mohanlal Kabra, R/o Jugsalai, Jamshedpur, by virtue of registered Sale Deed No. 5239, Dt: 08.07.1980, registered at Sub Registry Office, Jamshedpur, and later on said Chhagan Lal Kabra, died intestate leaving behind his legal heirs and successors, who has then gifted their 4/10th share to one said Arjun Kabra, s/o Late Chhagan Lal Kabra, R/o Jugsalai, Jamshedpur, by virtue of Gift Deed No. 4911, Serial No. 6163, Dt: 17.10.2014, registered at the District Sub Registry Office, Jamshedpur, and later on the remaining legal heirs and successors of said Chhagan Lal Kabra, along with said Arjun Kabra, has sold the entire above mention land more clearly mentioned in the schedule below to the Present Vendor i.e. the Partnership Firm M/s. Ranjan Construction, by virtue of registered Sale Deed No. 827, Serial No. 1059, Dt: 24.02.2015, registered at the District Sub Registry Office, Jamshedpur, and after purchasing the same, the firm also get its name mutated in the records of the Circle Officer, Jamshedpur, vide Mutation Case No. 1600 / 2014 - 2015, and is also paying rent regularly to the State Government without making any arrears, and thereby exercising all its right, title, and interest over the same, being its lawful absolute and bonafide owner.

AND WHEREAS, the Vendor being in urgent need of money to meet its financial expenses, they have jointly decided to sell the schedule below property for full and final consideration amount of Rs. 35,50,000/- (Rupees Thirty Five Lacs and Fifty Thousand) only, and approached the Purchaser, and as the Purchaser is also in need of suitable landed property, he agreed to purchase the same, and offered to pay the consideration amount, hence, to avoid any or all kind of misunderstandings, disputes, and legal complications, among the parties, they have decided to enter into this Sale Deed, on the following terms and conditions.

NOW THIS DEED OF SALE IS WITNESSETH AS FOLLOWS:

Ranjan Mishra

Jointly signed

1. That, in pursuance of verbal mutual agreement between the parties, the consideration amount of Rs. 35,50,000/- (Rupees Thirty Five Lacs Fifty Thousand) only, is paid by the Purchaser to the Vendor, details of which is shown in memo of consideration, hereinafter, the receipt of which does hereby admitted as full, final, and highest consideration amount and acknowledges the same by the Vendor, and the Vendor does hereby absolutely and forever sell, convey, transfer, and deliver all that property, more fully described in the schedule below in favour of the Purchaser by this Sale Deed, TO HAVE AND TO HOLD the same, unto the Purchaser, along with its / his legal heir and successors without any interruption from the side of the Vendor or any other persons or party claiming on its / their behalf together with all the common services, amenities, and advantages, etc., which the Vendor here before enjoyed over the schedule below property.

2. That, the Vendor has delivered possession of the schedule below property to the Purchaser, and from this day the Purchaser will possess and enjoy the same as absolute owner in all possible ways, with power to dispose of the same. by way of sale, gift, mortgage or any other ways whatsoever in any manner it / he likes. and it also has the right to get mutated the firm's name in the records of the State Government i.e. the State of Jharkhand through Circle Officer, Jamshedpur.

3. That, from today the Vendor shall ceases to have any right, title, and interest over the schedule below property, and all the right, title, and interest will now be completely vested unto the Purchaser. The property hereby conveyed by this Sale Deed, is free from all encumbrances, liens, or charges of any kind whatsoever and after executing this sale deed and giving possession of the schedule below property. the Vendor can never make any claim over the schedule below property along with its / their legal heirs and successors after executing the Sale Deed.

Rayan Mittal

Shilpa Mittal

4. That, the Vendor hereby declares that it / they have good and perfect title over the schedule below property, and if for any defect of title or possession of the Vendor in the schedule below property, the Purchaser suffers any loss, then the Vendor will be held liable to compensate the said loss along with penalty to the Purchaser or to its / his legal heirs and successors.

5. That, the Vendor will be further bound to execute any deed of assurance which may be required in favour of the Purchaser to perfect the title of the Purchaser over the schedule below property. The Vendor hereby promises to indemnify the Purchaser from any or all unforeseen consequences which may arise in future by it / their legal heirs and successors.

6. That, the Vendor will deliver all original relevant documents to the Purchaser with respect to the schedule below property, and the Vendor also undertakes that the schedule below property is not sold, transferred, or mortgaged to any party or bank or company or to any other person, and the same is free from any such mortgage or liability or charges. It is also decided between the parties that all previous dues pertaining to the land will be cleared by the Vendor before executing this Sale Deed.

7. That, the Purchaser is entitled to obtain mutation of the schedule below property in the firm's name or in his name in the record of the State Government (register II) through Circle Officer at Jamshedpur, and accordingly shall pay the rent or any other charges for the same, and obtain receipts thereof in his name.

8. That the terms and conditions of this Sale Deed, will be binding on both the Vendor and the Purchaser which shall mean and include their respective legal heirs and successors. Jamshedpur Court alone has jurisdiction in any or all matters arising out of this Sale Deed.

Rajan Mishra

Shri Jagannath

MEMO OF CONSIDERATION

<u>Date</u>	<u>Cheque No</u>	<u>Bank</u>	<u>Amount (Rs.)</u>
11.12.2016	447502	Indian Overseas Bank, Jamshedpur	Rs. 35,00,000/-
25.01.2016	447503	Indian Overseas Bank, Jamshedpur	Rs. 50,000/-
Total amount paid to the Vendor is			Rs. 35,50,000/-

(Rupees Thirty Five Lacs and Fifty Thousand) only

SCHEDULE

All that piece and parcel of raiyati homestead land measuring an area 0 – 10 – 0 Kathas (Ten Kathas) i.e. 16.52 Decimals approx, along with boundary wall, being in Portion of Old Plot No. 212, recorded under Old Khata No. 20, corresponding to New Plot No. 3840 (Portion), recorded under New Khata No. 128. Situated in Mouza Mango, P.S. Mango, Ward No. 10 (M.N.A.C), Thana No. 1642, Pargana Dhalbhum, under the District Sub Registry Office, Anchal, and Town Jamshedpur, District East Singhbhum, State Jharkhand. (This property is situated in Branch / Other Road)

The above landed property is bounded as:

- North : Basti Road,
South : Jogendra Gour,
East : Shrawan Kabra,
West : Previously Jogendra Gour (Now Gita Devi Burman),

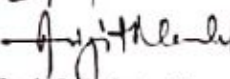
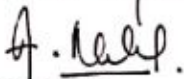
The annual rent payable to State of Jharkhand, through Circle Officer, Jamshedpur.

In witness whereof the Vendor has hereunto set and subscribed her hand on this Sale Deed, today at Jamshedpur, on the date aforementioned.

Rajan Mittal
Jusit. Jyomind

Read and found correct:
Rajan Mittal

WITNESSES:
1. 

2.  Avijit Mandal, R/10 - 131, Sayam Road,
Drafted & Printed by:  A. Mandal. Salehi, Pmt.
Old Court Campus, Jamshedpur. PURCHASER



Subhash ch. Morde



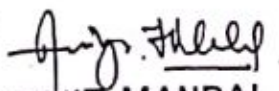
Susmit vdaypuri



Certificate:

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

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AVIJIT MANDAL
Enrollment No.-14/2010
(Advocate Jsr. Court)