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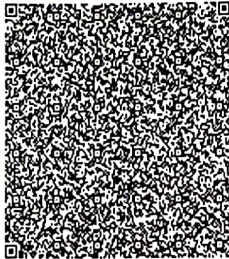


सत्यमेव जयते


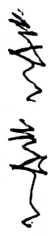



# INDIA NON JUDICIAL Government of Jharkhand

## e-Stamp

Certificate No.	: IN-JH08860447917468Q
Certificate Issued Date	: 22-Mar-2018 04:27 PM
Account Reference	: SHCIL (FI)/ Jhshcll01/ BISTUPUR/ JH-ES
Unique Doc. Reference	: SUBIN-JHJHSHCIL0112511030606992Q
Purchased by	: BHARAT PRO AND DEV REP FIROZ KHAN AND OTHERS
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 1,00,00,000 (One Crore only)
First Party	: DINA BANDHU DUTTA AND OTHERS
Second Party	: BHARAT PRO AND DEV REP FIROZ KHAN AND OTHERS
Stamp Duty Paid By	: BHARAT PRO AND DEV REP FIROZ KHAN AND OTHERS
Stamp Duty Amount(Rs.)	: 4,08,500 (Four Lakh Eight Thousand Five Hundred only)



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

28/3/18



TQ 0000998946



### 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.



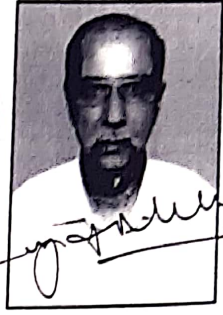
Sale  
10212500/-

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Stamp  
408500/-



23/3/18



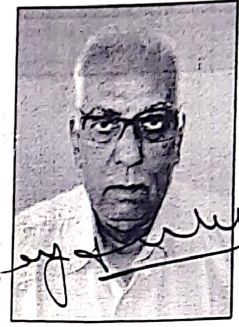
न्यूनतम मूल्यांकन सूची से  
जाँचा एवं सही पाया।

धारा 21 के अन्वये काका: भारतीय स्टाम्प-अधिनियम  
1899 की अनुसूची  
के अधीन  
प्रत्येक काका-साहब  
के अधिकतम या  
विशेष या स्टाम्प-शुल्क  
अपेक्षित नहीं।

Musali  
निबंधन-पट्टिका



23/3/18



feelargeable  
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P.fen 1.38

जिला अवर निबन्धक

उपस्थापित दरतावेज में लेख्यकारी / प्रिंसपल  
जाति के... अंकित की गई हैं।  
छोटानागपुर कारतकारी अधिनियम 1908  
की धारा 4B(B) के अन्तर्गत नहीं हैं।

23/3/18

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23/3/18

Stamp

SALE DEED

Govt value- 1,02,12,500/-

This Sale Deed is made on this the 23<sup>rd</sup>, day of March, 2018, at Jamshedpur.

BY AND BETWEEN

1. Mr. DINA BANDHU DUTTA,
2. Mr. UDAYAN DUTTA,
3. Mr. PROBAL DUTTA alias PROBAL KUMAR DUTTA
4. Mr. SUBRATA DUTTA alias SUBRATA KUMAR DUTTA

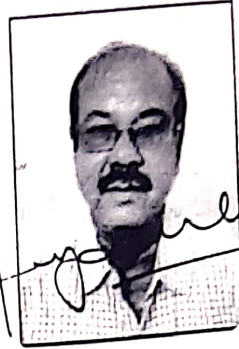
All Sons of Late Jagabandhu Dutta

5. Mr. SAROJIT DUTTA, son of Late Sandip Dutta

Grandson of Late Jagabandhu Dutta

Handwritten notes in the top left corner.

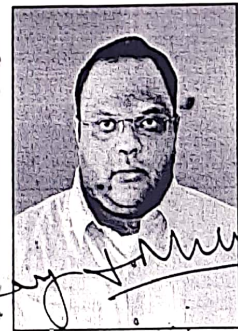
Handwritten signature and date: 23/3/14



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Handwritten signature and date: 23/3/14



All By Faith Hindu, By Caste Kayastha, By Occupation Business, By Nationality Indian, Resident of House No. 5, Workers College Road, Near Workers College, P.O. & P.S. Mango, Town Jamshedpur, Pin 831012, District East Singhbhum, and State Jharkhand. Hereinafter called the VENDOR/S / SELLER/S (which expression shall unless excluded by and / or repugnant to the context must mean and include their legal heirs, successors, administrators, executors, legal representatives, nominees. and assigns) of the One Part.

Business.  
in full and clear  
F. O. B. K.  
S. O. K.  
23/3/18

IN FAVOUR OF

BHARAT PROMOTORS AND DEVELOPERS (Partnership Firm) having its Office at Road No. 7, Bagan Shahi, Mango, P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, State Jharkhand, (Pan No AASFB9584G), represented by its Partner/s: 1) FIROZ KHAN, son of Ishaque Khan, By Faith Muslim, By Caste Pathan, By Nationality Indian, By Occupation Business, Resident of Sahara Sunderban, Phase II, Line No. Tulsi 152, Mango, Near Chepapul, P.O. & P.S. Azadnagar, Town Jamshedpur, Pin 832110, District East Singhbhum, State Jharkhand, 2) SHAKIL ASLAM, son of Shamim Aslam, By Faith Muslim, By Nationality Indian, By Occupation Business, Resident of Iqra Colony, Lane No 1, Near JKS College, Jawaharnagar, Mango, P.O. & P.S. Mango, Town Jamshedpur. District East Singhbhum, State Jharkhand, 3) MD SADIQUE, son of Hazi Abdul Rauf, By Faith Muslim, By Nationality Indian, By Occupation Business, Resident of 1, Market Area, Dhatkidih, P.O. & P.S. Bistupur, Town Jamshedpur, District East Singhbhum, State Jharkhand, & 4) RAHULLAH KHAN, son of Md. Azimullah Khan, By Faith Muslim, By Nationality Indian, By Occupation Business, Resident of H. No. 31, Road No. 10 B, Azadnagar, P.O. & P.S. Azadnagar, Town Jamshedpur, Pin 832110, District East Singhbhum, State Jharkhand. Hereinafter called the VENDEE/S / PURCHASER/S (which expression shall unless excluded by and / or repugnant to the context must mean and include its / their legal heirs, successors, administrators, legal representatives, executors, nominees, and assigns) of the Other Part.

NATURE OF DEED

CONSIDERATION AMOUNT

(Rupees One Crore) only

3 | Page

SALE DEED

Rs. 1,00,00,000/-



*Sandip Dutta*  
*Sandip Dutta*  
*Sandip Dutta*  
*Sandip Dutta*  
23/3/18

WITNESSETH AS FOLLOWS:

WHEREAS, the Vendor/s No 1 to 4 along with their brother: Sandip Dutta (Now Deceased), has purchased two immovable landed properties jointly by virtue of registered Sale Deed Nos. 3056, Dt: 20.06.1997, & 4687, Dt: 25.06.2010, both registered at the District Sub Registry Office, Jamshedpur, and after purchasing the same, they have also got their names jointly mutated in the records of the Circle Officer, Jamshedpur, vide Mutation Case No. 951 / 2011 – 12 & 947 / 2011 – 12 respectively, and from then onwards they were in joint peaceful physical possession over the same, and exercising all their right, title and interest over the same, being its lawful, absolute and bonafide owner/s, however, after the demise of said Sandip Dutta, his son namely: Sarojit Dutta, has inherited his share of the property.

AND WHEREAS, said Dinabandhu Dutta (Vendor No 1), has individually purchased two piece and parcels of land measuring area/s 0.01.02 Dhurs, in Plot No. 89, recorded under Khata No. 444, Situated in Mouza Pardih, Ward No. 8 (M.N.A.C) P.S. Mango, Jamshedpur, by virtue of registered Sale Deed No. 6542, Dt: 20.12.1988, registered at Sub Registry Office, Jamshedpur, and got mutated his name vide Mutation Case No. 948 / 2011 – 12, and another land measuring area 0.11 Acre, in Plot No. 82, recorded under Khata No. 284, Situated in Mouza Pardih, Ward No. 8 (M.N.A.C) P.S. Mango, Jamshedpur; by virtue of registered Sale Deed No. 1452, Dt: 18.03.1994, registered at District Sub Registry Office, Jamshedpur, and got mutated his name vide Mutation Case No. 949 / 2011 – 12, and from then onwards he came in peaceful physical possession over the said land/s, thereby exercising all his right, title and interest over the same, being its lawful, absolute and bonafide owner.

For Recd  
right info  
2/1/12

3. That, the Vendor/s delivered peaceful physical 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 the same, by way of sale, gift, mortgage or any other ways whatsoever in any manner they like.
4. That, from today the Vendor/s shall cease 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.
5. That, the schedule below 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/s will never make any claim over the same along with their legal heirs and successors.
6. That, the Vendor/s deliver all original relevant documents to the Purchaser/s with respect to the schedule below property, and they also undertakes that they have not sold, transferred, or mortgaged the schedule below property in any bank or company or to any other person or party, and the same is free from all encumbrances, liens and charges.
7. That, the Purchaser/s is entitled to obtain mutation of the schedule below property in their name/s in the record of the State Government (register II) through Circle Officer at Jamshedpur, and accordingly shall pay rent or any other charges for the same, and obtain receipts thereof in its / their name/s or in the name of the firm.
8. That the terms and conditions of this Sale Deed, will be binding on both the parties i.e. the Vendor/s 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.

23/3/18  
23/3/18  
23/3/18  
23/3/18

### SCHEDULE

In the District East Singhbhum, under the District Sub Registry Office, Anchal and Town Jamshedpur, Situated in Mouza Pardih, within Ward No. 8 (M.N.A.C.), Thana No. 1641, P.S. Mango, Pargana Dhalbhum, and State Jharkhand, all that piece and parcel of raiyati homestead land, recorded under:

<u>Khata No</u>	<u>Plot No</u>	<u>Area</u>	<u>Boundary</u>
284	82	19.50 Decimal	North : Plot No. 81, 82, & 89 (Part)
444	85	2.37 Decimal	South : Plot No. 84, 83, 85 (P), 86 (P) & 89 (P)
444	86	6.85 Decimal	East : Road & Plot No. 87
444	89	2.50 Decimal	West : Nala & Plot No. 84 & 87
Total area measuring		31.22 Decimals	

The above land is situated in Main Road i.e. New Purulia Road

The annual rent payable to the landlord i.e. the State of Jharkhand, through Circle Officer, Jamshedpur

The above landed property is more clearly shown in the sketch map attach herewith which also forms part of this Sale Deed.

### MEMO OF CONSIDERATION

<u>Date</u>	<u>Cheque No</u>	<u>Bank</u>	<u>Amount (Rs.)</u>
21.03.2018	RTGS	Bandhan Bank, Sakchi	Rs. 20,00,000/-
21.03.2018	RTGS	Bandhan Bank, Sakchi	Rs. 20,00,000/-
21.03.2018	RTGS	Bandhan Bank, Sakchi	Rs. 20,00,000/-
20.03.2018	000016	Bandhan Bank, Sakchi	Rs. 20,00,000/-
27.02.2018	RTGS	Bandhan Bank, Sakchi	Rs. 20,00,000/-
Total amount paid to the Vendor/s is			Rs. 1,00,00,000/-

(Rupees One Crore) only

Handwritten signatures and names at the top of the page, including 'S. S. S.', 'S. S. S.', 'S. S. S.', and 'S. S. S.'.

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

Read over and explained the contents of this Sale Deed to the parties by me, who found it to be true and correct: A. M. M.

WITNESSES:


1. SHAQUIR KHAN S/O SHAZAD KHAN  
Road No 6 Azad Nagar MANGRO S.S.R
2. S. S. S. S/o. Late Md. Mairudulain  
G.S. Road, Jugsalai, J.S.R-6

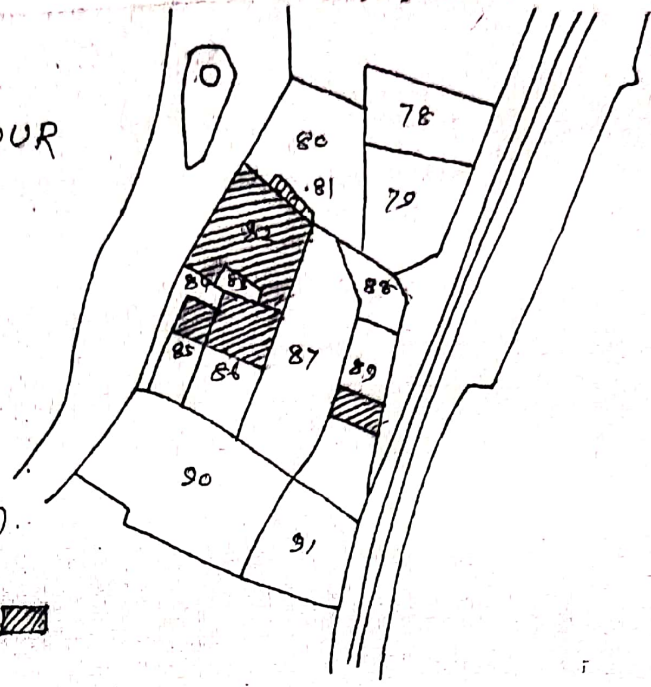
Drafted & Printed by: A. M. M.  
Old Court Campus, Jamshedpur.

PURCHASER/S





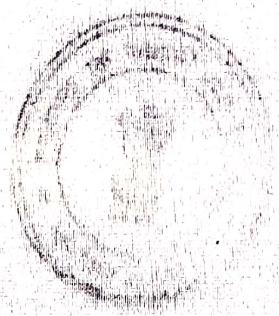
M.N.A.C. JAMSHEDPUR  
 Ward No-8  
 Sheet No-2  
 Thana - Marga  
 Thana No-1641  
 Year of:- 1970-71  
 Scale of:- 1CM = 20M.  
 Land mark no- 

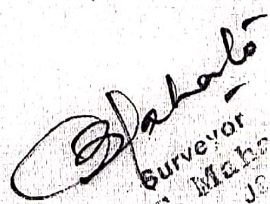


Khats No	Plot No-	Area-
284	82	19.50 Dec.
444	85	02.37 Dec.
444	86	06.85 Dec.
444	89	02.50 Dec.

Total Area = 31.22 Dec.

Bounded by:- (Entired)  
 North - plot No- 81, 82 + 89 (P)  
 South - plot No- 84, 83, 85 (P), 86 (P) + 89 (P)  
 East - Road + Plot No- 87  
 West - Nala + plot No- 84 + 87



  
 Surveyor  
 B. C. Mahato  
 (Bang. J.S.S.)  
 Reg. No. 0142/2011