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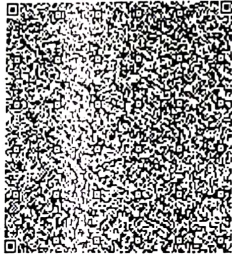


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH08754032847519Q
Certificate Issued Date : 14-Mar-2018 04:23 PM
Account Reference : SHCIL (FI)/jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference : SUBIN-JHJHSHCIL0112400660034577Q
Purchased by : BHARAT P AND D REP BY FIROZ KHAN AND OTHERS
Description of Document : Article 23 Conveyance
Property Description : SALE DEED
Consideration Price (Rs.) : 1,05,00,000
(One Crore Five Lakh only)
First Party : DINA BANDHU DUTTA AND OTHERS
Second Party : BHARAT P AND D REP BY FIROZ KHAN AND OTHERS
Stamp Duty Paid By : BHARAT P AND D REP BY FIROZ KHAN AND OTHERS
Stamp Duty Amount(Rs.) : 4,20,000
(Four Lakh Twenty Thousand only)



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

Signature
Signature
Signature
28/3/18



UP 0006272290

Statutory Notice:

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.

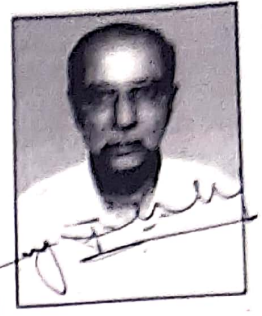


Sale 10500000/-
 85 mango
 2400000/-

16/2/18

~~महाराज साहू जी के लिये~~
~~महाराज साहू जी के लिये~~
~~महाराज साहू जी के लिये~~

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23/3/18

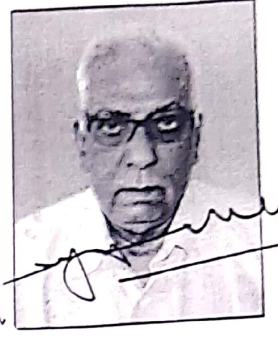
जिला अवर निबन्धक

संस्थापित दरतावेज में लेख्यकारी / प्रिन्सपल
 जाति को... अंकित की गई है।
 छोटा नागपुर कायदाकारी अधिनियम 1909
 की धारा 46(B) के अन्तर्गत नहीं है।

सं. 2 के अधीन शाखा: भारतीय स्टाम्प-अधिनियम
 (विशेष स्टाम्प ऐक्ट), 1899 की अनुसूची
 में क्र. सं. 2-8 के अधीन
 प्राप्त स्टाम्प-सहित (या स्टाम्प-शुल्क
 विमुक्त या स्टाम्प-शुल्क अपेक्षित नहीं)।

Nipali.
 निबंधन-परिधि

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23/3/18

न्यूनतम मूल्यांकन सूची से
 जांचा एवं सही पाया।

Fee Chargeable

As 315000000
 Sal 2.50
 P. Fee 0.94

(Handwritten signatures)

(Handwritten signature)
 23/3/18

SALE DEED

This Sale Deed is made on this the 23rd, 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 text, possibly a signature or name, located at the top left of the page.

2



Handwritten signature and date '23/1/18' next to the first set of fingerprints.



Handwritten signature and date '23/1/18' next to the second set of fingerprints.



Handwritten signature and date '23/1/18' next to the third set of fingerprints.



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.

Handwritten notes and signatures at the top of the page, including a date '23/12/16' and several illegible signatures.

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

SALE DEED

Rs. 1,00,00,000/-

Witness
Vijay Kumar

P. L. Datta
P. L. Datta

Sandip Dutta

23/12/18

WITNESSETH AS FOLLOWS:

WHEREAS, all that piece and parcel of raiyati land measuring an area 0.13.00 Hectare, being in Plot No. 87, recorded under Khata No. 303, Situated in Mouza Pardih, Ward No. 8 (M.N.A.C.), P.S. Mango, Jamshedpur, stands recorded in the name of Dinabandhu Dutta, Udayan Dutta, Sandip Dutta (Now Deceased), Probal Dutta @ Probal Kumar Dutta, & Subrata Dutta, all sons of Jagabandhu Dutta, R/o Mango, Jamshedpur, in the khatian as per the last survey settlement records of 1979 - 81, and are also paying the rent regularly to the State Government without making any arrears vide Receipt No. 149744974, (Volume No 1 Page No 1381), and after the demise of said Sandip Dutta, his legal heir and successor his son namely: Sarojit Dutta (Vendor No 5), inherited his father's 1/5th share and presently the above named Vendor/s are in peaceful physical possession over the same, without any interruption from any person or corner, thereby exercising all their right, title and interest over the same being its lawful owner/s.

AND WHEREAS, the Vendor/s being in urgent need of money to meet their respective financial expenses, for which they have decided to sell the schedule below property for full, final, and highest consideration amount of Rs. 1,00,00,000/- (Rupees One Crore) only, and approached the Purchaser, and the Purchaser agreed to purchase the same, hence, to avoid any or all kind of misunderstandings, legal disputes, and complications, the parties have decided to enter into this Sale Deed, on the following terms and conditions.

NOW THIS DEED OF SALE IS WITNESSETH AS FOLLOWS:

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1. That, in pursuance of mutual agreement and for consideration amount of Rs. 1,00,00,000/- (Rupees One Crore) only, is paid by the Purchaser to the Vendor/s, details 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/s, and the Vendor/s 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/s, along with its / their legal heirs and successors without any interruption from the side of the Vendor/s and their legal heirs and successors.
2. That, before execution of this Sale Deed the Purchaser/s has verified the related documents of the schedule below landed property and after being fully satisfied with the legal documentation and possession has paid the consideration amount to the Vendor/s.
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.

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6. That, the Vendor/s delivered 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.

SCHEDULE

In the District East Singhbhum, under the District Sub Registry Office, Block 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>
303	87	0.3212 Acre	North : Plot No. 80
		0.13.00 Hect	South : Plot No 90
			East : Plot No. 88 & 89 then Main Road
			West : Plot No 82 & 86

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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	000015	Bandhan Bank, Sakchi	Rs. 20,00,000/-
27.03.2018	000008	Bandhan Bank, Sakchi	Rs. 20,00,000/-
Total amount paid to the Vendor/s is			Rs. 1,00,00,000/-

(Rupees One Crore) only

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. Muly.

WITNESSES:


1. SHAQUIB KHAN S/O SHAZAD KHAN Road No 6
AZad Nagar MANGD. J.B.R

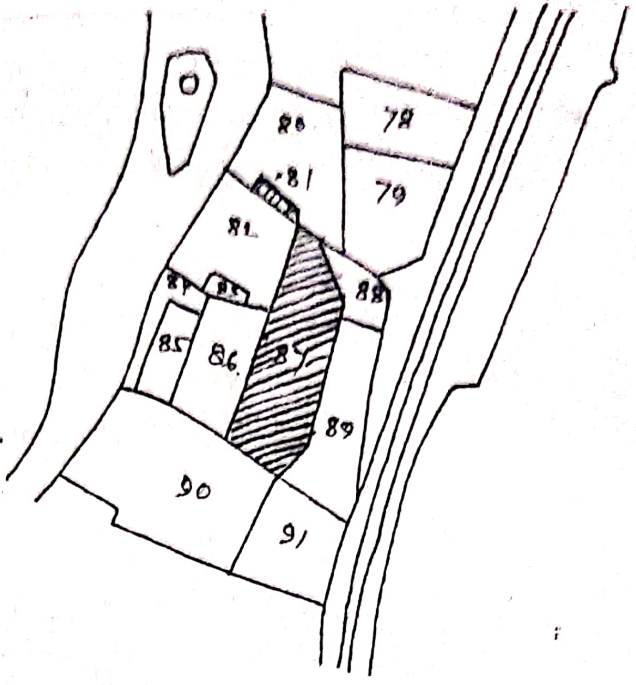
2. J. M. Sain S/O. Late Mr. Maniruddin,
G.S. Road Jugsala, J.B.R-6

Drafted & Printed by: A. Muly.

Old Court Campus, Jamshedpur.

N
S

M.N.A.C. JAMSHEDPUR
Ward No-8
Sheet No-2
Thana-Mango
Thana No-1641
Year of:- 1970-71
Scale of:- 1CM=20M.
Khat No- 303
Plot No- 87
Area- 32.12 Dec.
Land mark on- 



Bounded by:-
North - plot no-80
South - plot no-90
East - plot no-88 & 89
West - plot no-82 & 86.



Dalal
Surveyor
R. C. Mahato
(M.C. No. 153)
Khat No. 303/1011