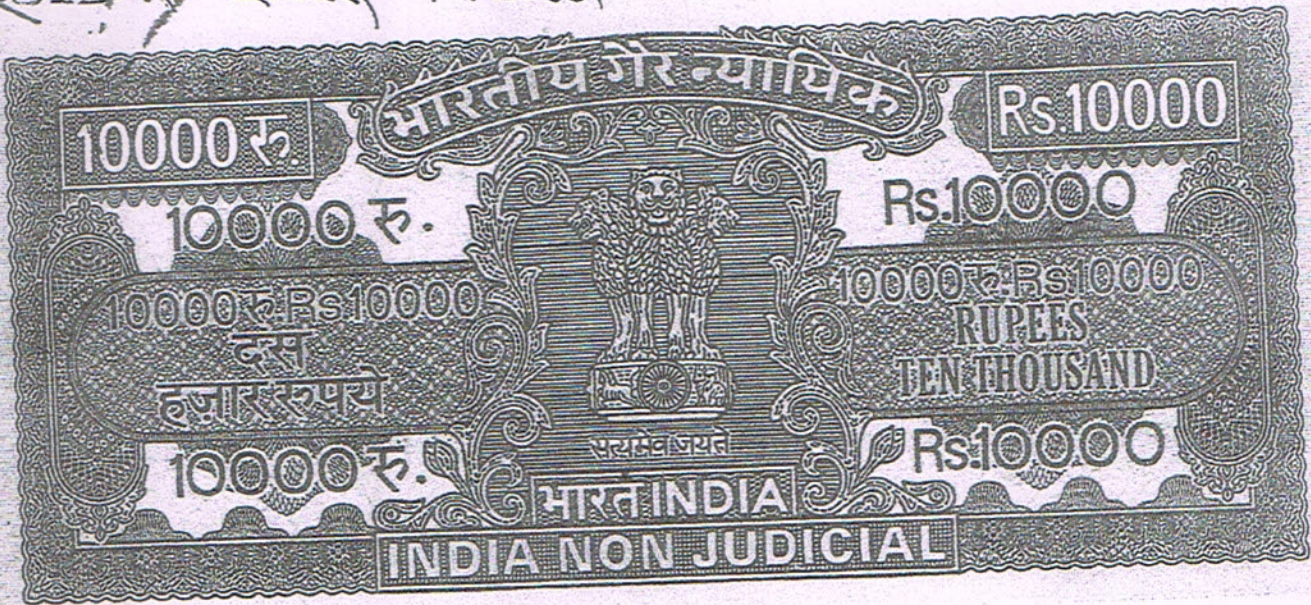
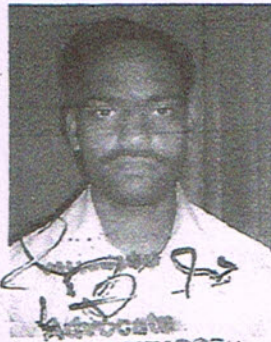


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Declaration No. 967 9.3.10

04AA 012841



Sumit Kumar Singh
01/02/10



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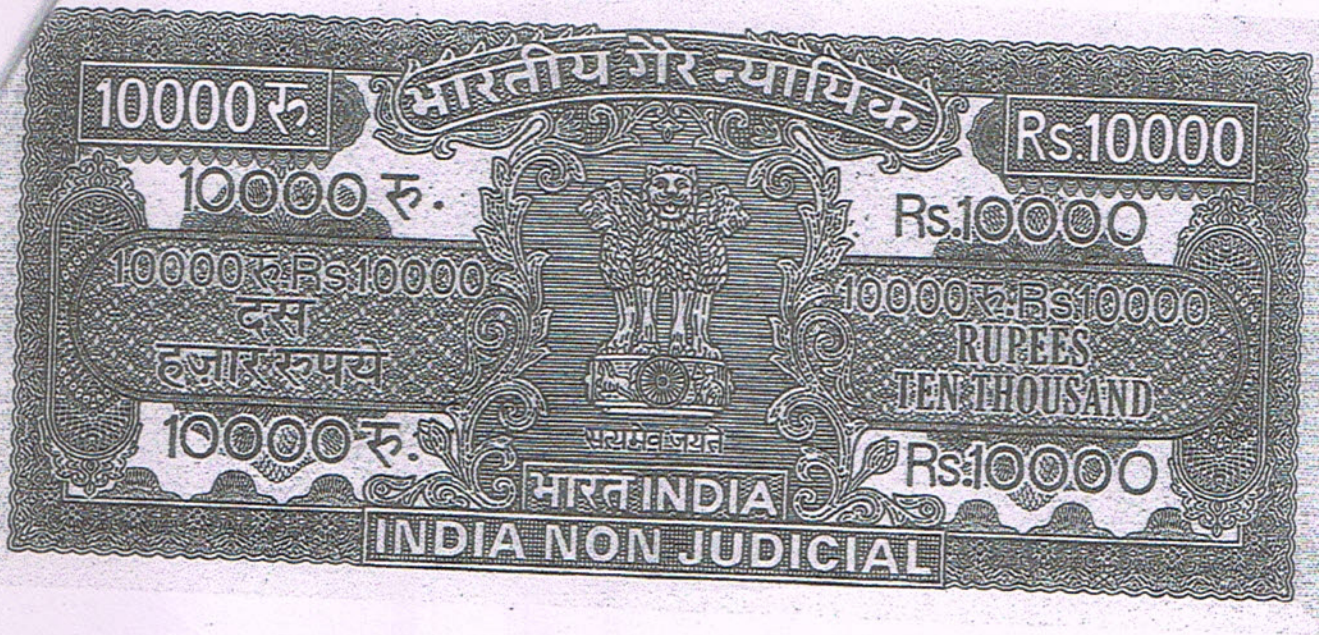
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DEED OF SALE

THIS DEED OF ABSOLUTE SALE is made on this the 9th day of March Two Thousand Ten by and BETWEEN (1) SMT HELUBALA MANDALANI, W/o Late Nagen Mondal, (2) SMT ANANDAJAL MANDALANI Alias ANNABALA MANDALANI, W/o Sri Upendra Mondal, (3) SRI UPENDRA MONDAL, S/o Late Moti Lal Mondal, (4) SRI GOPAL MONDAL, S/o Late Nagen Mondal, all by faith-Hindu by cast Sumondal by occupation- Housewife & Business, residence of Saraidhela, P.S.- Saraidhela, Distt.- Dhanbad in the State of Jharkhand Chouki Sadar Registry Office, Dhanbad, here in after called and referred to as the VENDOR (which expression shall unless excluded by or repugnant) to the context be deemed to mean and include their heirs executors, administrators, representatives and assigns of the **ONE PART INDIAN CITIZEN.**

Krishna Prasad Gupta

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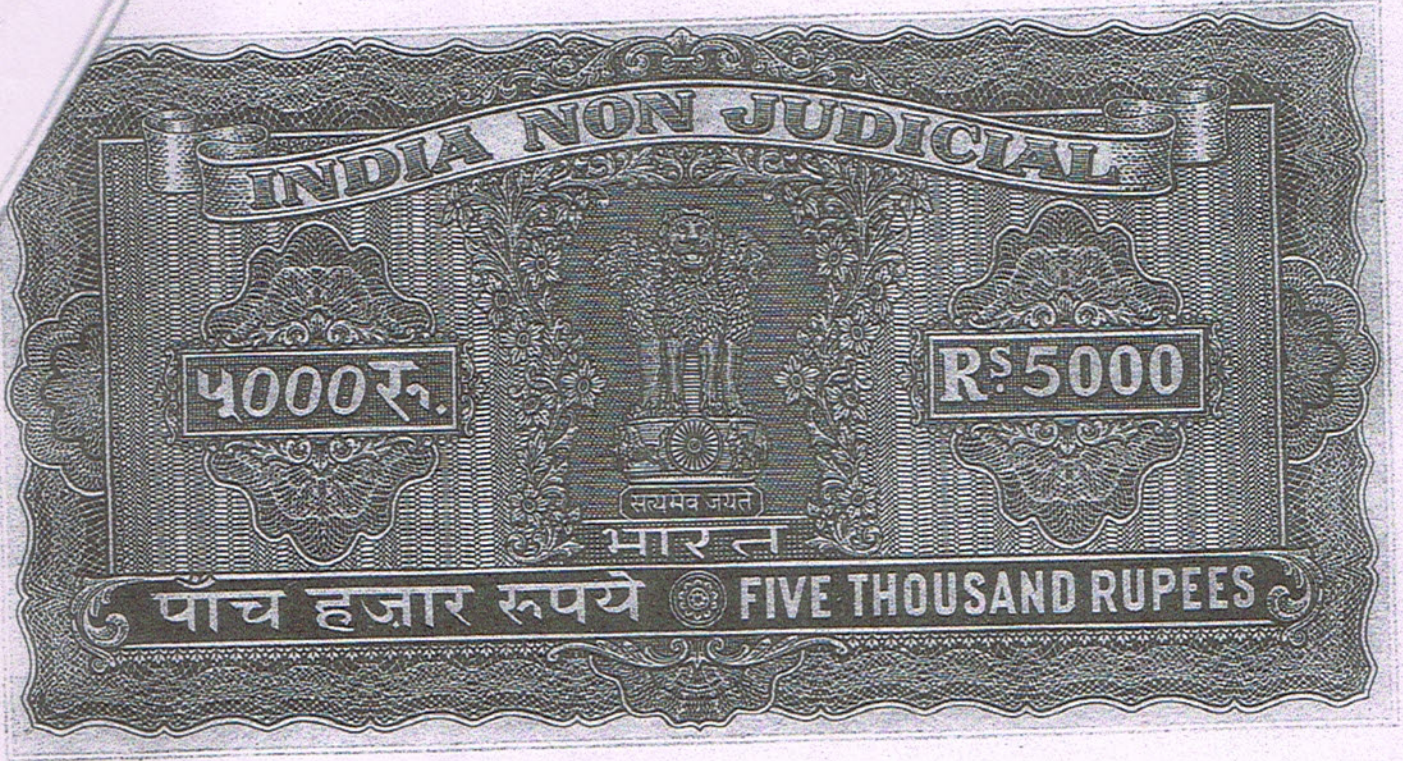
Sumit Kumar Singh
9/8/16

represented by their constituted attorney SRI SUMIT KUMAR SINGH S/o Sri Harendra Prasad Singh, by faith- Hindu, by cast- Rajput, by occupation- Business, resident of Saraidhela, P.S.- Saraidhella, Dist.- Dhanbad, vide Power No.- IV-815 dated 14.10.2009 Registered at Dhanabd, Sub-Registry Office, Dhanbad.

AND IN FAVOUR OF

DR. KRISHNA PD. GUPTA, S/o Sri Basudeo Ram, by faith- Hindu, by Cast Halwai, by occupation- Service, Resident of Qrt. No. D-II, P.O. & P.S.- Maithan, Dist.- Dhanbad, Chowki Sadar Sub-Registry Office, Dhanbad in the State of Jharkhand herein after called and referred to as the **PURCHASER** (Which expression all excluded by or repugnant to the context be deemed to mean and include his/heirs, executors, successors, administrators, legal representatives and assigns) of the **OTHER PART INDIAN CITIZEN.**

Krishna Prasad Gupta



Sumit Kumar Singh
01/08/16
9/08/10

AND WHEREAS the land which is morefully described in the Schedule below of Mouza- Saraidhela, Mouza No.- 8, Khata No.- 68 as the Raiyati land recorded in the last survey settlement.

AND WHEREAS the land which is morefully described in the schedule below of Khata No. 68 of Mouza- Saraidhela, Mouza No.- 8 under P.S.- Dhanbad, Chowki Sadar Registry Office, Dhanbad, District- Dhanbad, originally recorded in the name of Pahlan Mahato & others in last survey satelement operation.

AND WHEREAS Dependent of Pahlan Mahato sold of the land vide deed No. 7872, dt. 13.06.1952, 10742 & 10083 of 1952 in favour of Triguna Bala Mondalani & Anandajal Mondalani of Mouza- Saraidhela, Dhanbad.

Krishna Prasad Gupta



Sumit Kumar Singh
9/3/10

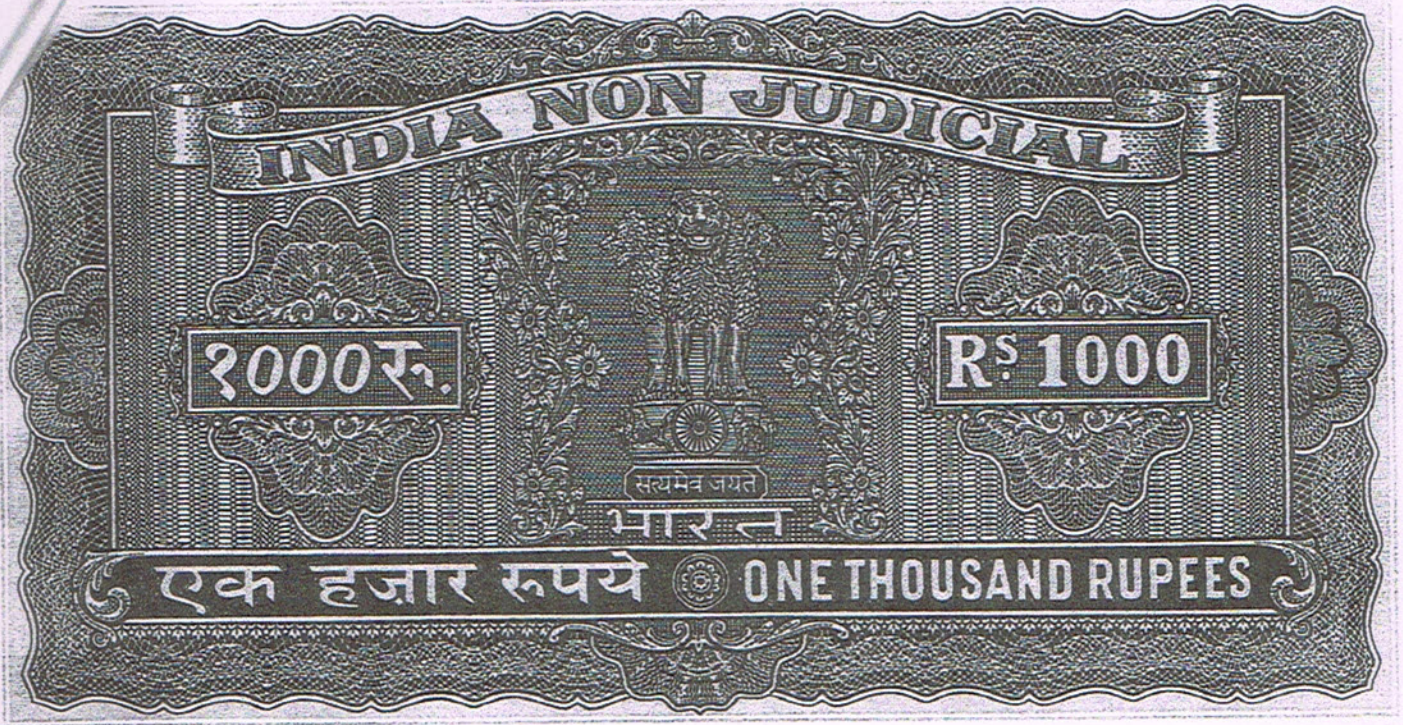
AND WHEREAS the Vendors thus became the sole and exclusive owners of the land and peaceful possession by virtue inheritance by exercising diverse Act of Ownership and possession thereof.

AND WHEREAS as the Vendors mutated their names in the serista of Jharkhand Sarkar and Paying the rent vide Thoka No. 999 respectively.

AND WHEREAS the vendors while thus in peaceful and undisturbed possession thereof became desirous of selling a portion of measuring an area of 4 Katha of land unto a willing purchaser to meet their personal expenses.

AND WHEREAS the purchaser have agreed to purchase the same and offered to pay a sum of Rs. 5,00,000.00 (Rupees Five lacs only) the highest thereof.

Krishna Prasad Gupta



Sumit Kumar Singh
 9/3/10

AND WHEREAS the vendor has accepted the offer of the purchaser and agreed to sell the said property on that consideration.

AND WHEREAS as the stamp duty is being paid as per rate fixed by the Govt. for Rs. 7,76,000.00 (Rupees Seven lacs seventy six thousand only)

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :

That in consideration of the money paid by the purchaser to the vendor (the receipt whereof the vendor both hereby admits and acknowledge) the vendor hereby transfer and assign unto the purchaser by way of ABSOLUTE SALE all that piece and parcel of Raiyati holding lands described in the schedule below hereto under TO HAVE TO HOLD the same to and unto the cause of the purchaser absolutely and favour and enjoy the same with liberty to deal with the same by sale gift mortgage by making

Kristone Prasad Gupta

भारतीय गैर न्यायिक

भारत INDIA

₹. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

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Sumit Kumar Singh
9/3/10.

houses etc. thereon, by living thereon or by letting out the same to any person claiming to or in any way appurtenant thereto or usually held there with or reputed to belong or be appetent so to be and with such further covenants and indemnities which is hereby agreed to and assured to the purchaser by the vendor.

That, the vendor hereby covenant with the purchaser that he is the true and lawful owner of the land and is entitled to convey the same unto the purchaser and there is no other claimant or heirs to the property hereby conveyed and in case in future and defect of title of the vendor comes to light the vendor shall be liable to compensate the purchaser in every respect thereof.

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Sumit Kumar Singh
9/28/16

That, no right of casement of any kind is available to any persons in respect of the use and enjoyment of the property hereby conveyed.

That, the property is free from all encumbrances and charges and all rents and taxes due in respect if the same have been paid upto date of Sale Deed and in the event of any encumbrances or public charges of the aforesaid found to be due in respect of the same shall payable by the vendor.

That, the purchaser shall hereby pay the proportionate annual rent and cess 4.00 Rupees to the landlord the State of Jharkhand and the purchaser will be liable for the same from this date and also for the imposed tax or taxes if any.

That, the purchaser shall get his/her name mutated in the serista of the landlord the State of Jharkhand and the vendor shall render all possible and assistance to the purchaser in getting the purchaser's name mutated in the serista of the landlord the State of Jharkhand.

AND WHEREAS the physical possession of land handed over to the purchaser.

IN WITNESS WHEREOF the vendor has set and subscribed his hands out of his own free will and choice on this the day, month and year first above written.

Kishna Prasad Gupta

SCHEDULE

All that piece and parcel of RAIYATI LAND situated in Mouza- Saraidhela, P.S.- Saraidhela, Chowki Sadar Registry Office, Dhanbad, District- Dhanbad.

Mouza- Saraidhela, Mouza No.- 8, Old Khata No.- 68, Plot No.- 473, Total Area 4 Katha of land including one room attached with asbestors sheet plinth area 100 Sq. ft. constructed in

As per plan attached herewith and shown in colour Red which is butted and bounded as follows :

North : Smt. Rajpati Devi
 South : Bhagwan Ram Mali
 East : 20'-0" wide road.
 West : Lot No. 29530

Value of Land	Rs.	<u>7,26,000.00</u>
Valuation of construction	Rs.	<u>50,000.00</u>
Total	Rs.	<u>7,76,000.00</u>

Sumit Kumar Singh
 9/3/10
SIGNATURE OF VENDOR

SIGNATURE OF WITNESSES :

1. Narendra Kumar
 S/o Late Pali Ram
 2. of Dhairya, Dhambad
 09/03/10

2. Mithun Chatterjee
 S/o Sree Sonatan Chatterjee
 of Dhambad 9/3/10

PAN:- AGLPG6220F



Dr. Krishna Prasad Gupta
 09/03/10

Certified that the finger prints of the left hand of the Vendor and Purchaser whose photographs is affixed in the document have duly obtained before me, drafted by me and typed in my office.

[Signature]
 9.3.10
 Advocates
 1277192

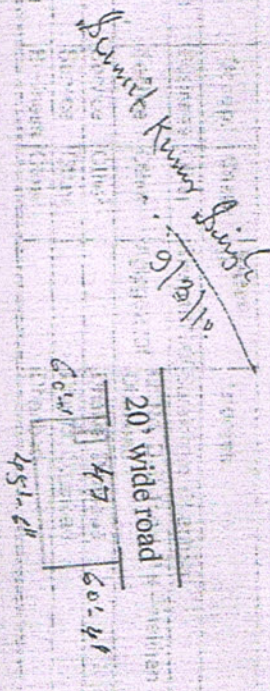
Krishna Prasad Gupta

SELLER : (1) SMT HELUBALA MANDALANI, W/o Late Nagen Mondal, (2) SMT ANANDAJAL MANDALANI Alias ANNABALA MANDALANI, W/o Sri Upendra Mondal, (3) SRI UPENDRA MONDAL, S/o Late Moti Lal Mondal, (4) SRI GOPAL MONDAL, S/o Late Nagen Mondal, all by faith- Hindu by cast Sumondal by occupation- Housewife & Business, residence of Saraidhela, P.S. - Saraidhela, Distt.- Dhanbad in the State of Jharkhand represented by their constituted attorney SRI SUMIT KUMAR SINGH S/o Sri Harendra Prasad Singh, by faith- Hindu, by cast- Rajput, by occupation- Business, resident of Saraidhela, P.S.- Saraidhela, Dist.- Dhanbad (Jharkhand)

PURCHASER : DR. KRISHNA PD. GUPTA, S/o Sri Basudeo Ram, by faith- Hindu, by Cast Halwai, by occupation- Service, Resident of Qrt. No. D-II, P.O. & P.S.- Maithan, Dist.- Dhanbad

SCHEDULE

Mouza- Saraidhela, Mouza No.- 8, Old Khata No.- 68, Plot No.- 473, Area 4 Katha of land including one room attached with asbestors sheet plinth area 100 Sq. ft. constructed in the year 2000 is hereby sold by the sale deed. Land is situated in Link Road & Residential area.
 South : Bhagwan Ram Mali
 North : Smt Rajpati Devi
 East : 20'-0" wide proposed road.
 West : Lot No. 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



Krishna Prasad Gupta