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INDIA NON JUDICIAL

Government of Jharkhand

e-Stamp



सत्यमेव जयते

Certificate No. : IN-JH26863855814246S
 Certificate Issued Date : 22-Feb-2020 11:25 AM
 Account Reference : SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
 Unique Doc. Reference : SUBIN-JHJHSHCIL0139285643984921S
 Purchased by : M S ALOKIK HOMES LLP
 Description of Document : Article 23 Conveyance
 Property Description : IMMOVABLE PROPERTY
 Consideration Price (Rs.) : 45,00,000
 (Forty Five Lakh only)
 First Party : MD LATIF ALIAS MD LATIF HUSSAIN
 Second Party : M S ALOKIK HOMES LLP
 Stamp Duty Paid By : M S ALOKIK HOMES LLP
 Stamp Duty Amount(Rs.) : 1,80,010
 (One Lakh Eighty Thousand And Ten only)



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

निम्न नियम 21 के अधीन और कानून

कास्तकारी एक्ट की धारा 7B के

जो ग्राह्य है और इच्छितन स्टाम्प एक्ट

की अनुसूची 1 या 1 के अंतर्गत

बयानत स्टाम्प लगाया गया है। अर्थात्

नथी से विमुक्त है या स्टाम्प - शुल्क अर्ज

नहीं है।

ता 29.2.2020

निबन्धन अधिकारी

29.2.2020

दस्तावेज जाँच किया

फॉर्म 4 जाँच किया

SR 0011192422

Mahadev Kumbh

Deputy Registrar

28.02.2020



29.2.2020

Warning

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3985021100

श्रीक - सेक बयाना नमो वसवत अ-1309/1

अपनील वर्णित जमीन का मूल्य मार्ग दर्शिका पंजी के अनुसार ज्ञातमान मूल्य से कम नहीं है।

Payment is done of Rs. 136181/-
dt. 28.02.20 GRN No. 2000181116

136181/-
Am 135000
SD. 8=10
110 3=10
135011 = 10
B
29/01/20



Mahadev Mandot.

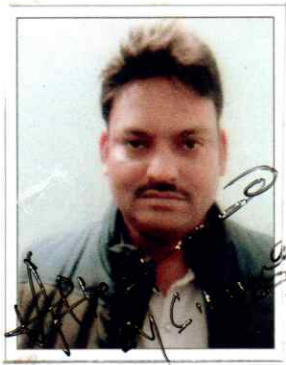
28.02.2020



THIS DEED OF ABSOLUTE SALE is made on this the 28th day February Two Thousand Twenty, By and between,

- 1. MD LATIF alias MD. LATIF HUSSAIN (PAN AZTPL1415C Addhar No. 7856 2934 5659)** Son of Late Pir Ali Mian, by faith Muslim, by caste Momin, by occupation cultivation,
- 2. MOFIZUDDIN ANSARI (PAN ACCPA5092J Aadhar No. 7509 6558 2714),**
- 3. MD. HAFIZ ANSARI (PAN AQEPA0960D Aadhar No. 7116 6645 6623),**
- 4. MD. IMTIAZ ANSARI (PAN AUFPA4489G Aadhar No. 6713 6832 0453),**

All sons of Late Md. Yakub Ansari, by faith Muslim, by caste Momin, by occupation Cultivation, all residing at Gaidhara, P.O. & P.S. Govindpur, Dist. Dhanbad - 828109,



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Mahadev Mandal

Sumit Kumar Singh

28.2.2020



Jharkhand, hereinafter jointly called and referred to as the VENDORS (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART**. (The vendor herein represented through their constituted attorney **SRI MAHADEV MANDAL** Son of Late Atul Chandra Mandal, (representing as Partner of Surya Infrastructure & Developers, having PAN - ACLFS2898H), by faith Hindu, by caste Sumandal [Suri], by occupation Business, by Nationality Indian, resident of Saraidhela, P.O. & P.S. Saraidhela, Dist. Dhanbad,[Jharkhand] and **SRI SUMIT KUMAR SINGH** Son of Sri Harendra Prasad Singh, (representing as Partner of Surya Infrastructure & Developers, Having PAN - ACLFS2898H), by faith Hindu, by caste Rajput, by occupation Business, by Nationality Indian, resident of Saraidhela, P.O. & P.S. Saraidhela, Dist. Dhanbad,[Jharkhand] vide Power No. IV-119 dated 05.02.2020 registered at Additional District Sub-Registrar Office, Barasat, North 24-Paraganas, West Bengal.

AND IN FAVOUR OF

M/S ALOKIK HOMES-LLP, (PAN-ABNFA0759L), a limited liabilities firm registered under Indian Partnership Act. 1932 having its registered office at Flat No. E-5, Room No.2, Grewal Apartment, Grewal Colony, Bekar Bandh, Dhanbad-826001, Jharkhand represent through its Designated partners **(1) SRI RITESH KUMAR SHARMA**, son of Sri Nuthmal Sharma, by Faith Hindu, by caste Vaishya, by occupation Business, resident of Casa Celeste, Dhaiya, P.S. and Dist. Dhanbad, **(2) SRI RAMESH KUMAR GOYAL** Son of Sri Madan Lal Gupta, by Faith Hindu, by caste Vaishya, by occupation Business, resident of At & P.O.- Saraidhela Main Road, P.S. Saraidhela and Dist. Dhanbad, [Jharkhand] hereinafter called and referred to as the **PURCHASER** (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

Mahadev Mandot.

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28.2.2020

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WHEREAS, by virtue of registered deed of Sale No. **3157 dated 05.04.1956**, Registered at Dhanbad Sub-Registry office, sold by Seth Mal Bhagat Son of Late Bhagwan Bhagat in favour of Md. Latif Hussain and Yakub Ali, the said Md. Latif Hussain and Yakub Ali, purchased his entire right, title, interest and possession to in and over **213 Decimal** of land, out of Survey settlement Plot No. **607 (measuring 77 decimals)**, **Plot No. 608 (measuring 10 decimals)**, **Plot No. 609 (measuring 13 decimals)**, **Plot No. 610 (measuring 44 decimals)**, **Plot No. 611 (measuring 02 decimals)**, and **Plot No. 612 (measuring 54 decimals)** and **Plot No. 613 (measuring 53 decimals)** appertaining to Khata No. 74 of Mouza Aamagata, Mouza No. 170, under P.S. Govindpur, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, ever since the date of purchase as aforesaid Md. Latif Hussain and Yakub Ali are in peaceful and uninterrupted possession over the **said land** got their name mutated and paying ground rent to the State of Jharkhand regularly under Thoka No. 148 [and also entered in volume No. 1, page Nos. 196, 183 and 197 at register II of Govindpur (Dhanbad) Circle office]; And

WHEREAS, while in possession Yakub Ali, died leaving behind his three sons, the vendor Nos. 2 to 4 as his legal heirs sand successors; And

WHEREAS the Vendors hereto to meet their financial requirement considered it advisable to sell their entire right, title, interest and possession to, in and over a portion of land measuring an area 30 Decimals, morefully described in the Schedule hereto for a total Consideration of Rs.45,00,000/- (Rupees Forty Five Lac) only; And

WHEREAS, in course and as a result of negotiation between the parties hereto, the vendor agreed to sale and the purchaser hereto has agreed to purchase the said land, for

Mahester Mendat.

Mahester Mendat

28.2.2020

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a consideration of the sum of Rs.45,00,000/- (Rupees Forty Five Lac) only, which is the highest consideration thereof.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -

1. That in consideration of the total sum of Rs.45,00,000/- (Rupees Forty Five Lac) only, paid by the Purchaser to Vendors, as per memo of consideration written in the foot of this document, (the receipt whereof the Vendors do hereby acknowledge and admit) and in consideration of the terms, conditions and covenants hereinafter appearing the Vendor both hereby absolutely and indefeasibly grant sell, convey transfer and assign his entire right, title, interest and possession to, in and over the said land morefully described in the Schedule hereto, together with all claims, demands, easement and other incidental rights belonging or appertaining thereto, to the Purchaser TO HAVE AND TO HOLD the same for all times to come free from all encumbrances subject, however, to pay annual ground rent besides cess and education cess thereon at the prescribed rates payable thereof as from this day onwards, and the purchaser hereto having full right and authority to deal and transfer the same by sale, gift, mortgage, lease and by making houses etc. thereon either by living thereon or letting out the same to any person or persons or otherwise as per their choice.
2. That, the Vendors do hereby covenant with the Purchaser that the Vendors, are the sole and absolute owner of the land described in the schedule below, and that their right, title, interest and possession to, in and over the same are in no manner defective and are in no manner encumbered by way of mortgage etc. and there are no other claimant of the land, should it, therefore, in future transpire that his right, title, interest and possession to in and over the said land hereby sold are in any manner defective or in any manner encumbered and if for any one or more reasons Purchaser is dispossessed or put to any other loss or

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Mahadev Manday.

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28.12.2020

obstructions, the Vendors shall be liable to make good such loss as the Purchaser may suffer by reasons thereof.

3. That, the Vendors hereby further covenants with the Purchaser that the Vendor, shall pay the annual ground rent Rs.50/- now or in future becoming payable up to date and shall keep the Purchaser fully indemnified, harmless and free from and against any attachment or legal proceeding in respect thereof and that the Purchaser shall be liable to pay the annual ground rent, cesses etc. for the land hereby sold which will become payable as from this day onwards.
4. That, the Vendor further covenants with the Purchaser to do and execute all such acts, deeds and things at the cost of the Purchaser as it may reasonably require the Vendors to do or execute for better or morefully assuring to the Purchaser the land hereby sold and also to render all assistance and co-operation to the Purchaser at its request and cost to get Purchaser's name mutated in place of that of the Vendors in the Office of the Zamindari Department of the State of Jharkhand.
5. That the above mentioned schedule land does not come under Govt. Land, and neither comes under Adivashi Land, Govt. Bhudan Land and forest land and also does not come under Govt. acquired land and the vendors and purchaser hereto are satisfied with the contents of this deed, and the vendor hereto does not comes under the reserve classes of C.N.T Act.

IN WITNESS WHEREOF THE VENDOR HERETO OUT OF THEIR OWN FREE WILL WHILE IN THEIR SOUND HEALTH AND PERFECT MIND HAVING FULLY UNDERSTOOD THE CONTENTS HEREOF, HAVE SET AND SUBSCRIBED THEIR HANDS ON DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

दस्तावेज में वर्णित
भू संपत्ति प्रतिबन्धित
भूमि की सूची से
मुक्त है।

निपिक
बारा
आपरेट

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SCHEDULE

Mahadev Mandot.

Subit Kumar Singh

28.12.2020

All that piece and parcel of Raiyati land situate at Mouza Aamaghata, (Mouza No. 170),
under P.S.-Govindpur, Chowki Sadar Sub-Registry office and District Dhanbad,

Mouza Aamaghata, Mouza No. 170,

Old Khata No. 74, New Khata No. 182,

Old Plot No. 607 (New Plot No. 439), out of which measuring an area 10 Decimals

Old Khata No. 74, New Khata No. 197,

Old Plot No. 608 (New Plot No. 438), out of which measuring an area 02 Decimals

Old Khata No. 74, New Khata No. 197,

Old Plot No. 609 (New Plot No. 437), out of which measuring an area 08 Decimals

Old Khata No. 74, New Khata No. 198,

Old Plot No. 611 (New Plot No. 435), out of which measuring an area 02 Decimals

Old Khata No. 74, New Khata No. 197,

Old Plot No. 613 (New Plot No. 433), out of which measuring an area 08 Decimals

Grand Total Area out of all the above plots measuring **30 Decimals (Thirty Decimals)**
of land is hereby sold by this sale deed, as per plan attached herewith and shown in
colour Red (which is residential land and situated at subsidiary road), being butted and
bounded as under:-

North: Bihar Ispat Boundary Wall.

South: Vendors Own Land.

East: Purchasers Land.

Mahadev Kumbhar

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28.2.2020

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West: Amaghata Nawatand Village Road.

Memo of Consideration

Rs.45,00,000/- (Rupees Forty Five Lac) only paid by the purchaser to the vendor by RTGS of various Dates.

WITNESSES:-

1. Pradyumn Tulsyan
 BIJAY TULSIYAN
 s/o. Late B. N. TULSIYAN
 L. C. ROAD
 GARDEN CITY
 DHANBAD
 28.2.2020
2. Sanjay Agarwal
 Raj Hospital Road, Thania
 Pin 828111
 Dhanbad
 28.2.2020

Signature and finger print of the purchaser :-



Dhanbad
 28.2.2020



Mahadev Manday

Kamit Kumar
28.2.2020

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R.K. Goyal. 2 नरि कुनरि गीरर
Ramash Kumar Goyal.
28.2.2020



Certified that the finger prints of the left hand of the vendor and purchaser, whose photographs is affixed in the document have been duly obtained before me, and printed in my office as per detail given by the parties.

Sandaru

S. Kumar
Am Dm
E.N - 11373/92.

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4712



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 1d6cd441696222d5e7b2

Receipt Date : 05-Dec-2020 02:09:44 pm

Receipt Amount : 180010/-

Amount In Words : One Lakh Eighty Thousands Ten Rupees Only

Token Number : 20200000106461

Office Name : SRO - Govindpur

Document Type : Rectification

Payee Name : MS Alokik Home LLP Rep Through Its Designated Partner Ritesh Kumar Sharma (Vendee)

GRN Number : 2003062839



:- For Office Use :-

निबन्धन नियम 21 के अधीन और छांटाना/का
कास्तकारी एक्ट की धारा _____ के अधिन
जो ग्राह्य है और झारखण्ड स्टाम्प एक्ट 1899
की अनुसूची 1 का 1 के _____ (57) के अधिन
व्यवहृत स्टाम्प _____ है। अथवा रिक्त
नथी से विमुक्त हो या स्टाम्प - शुल्क अपेक्षित
नहीं है।

नाम 5-12-20

निबन्धन _____

05-12-2020

दस्तावेज जाँच किया _____

फार्म 4 जाँच किया _____

Mahadev Kumar

Ritesh Kumar Sharma

5.12.20

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय



5.12.20

Rectification deed narasimha A-1800101

Payment is done of Rs. 138000
dt. 5.12.20 GRN No. 2123014769

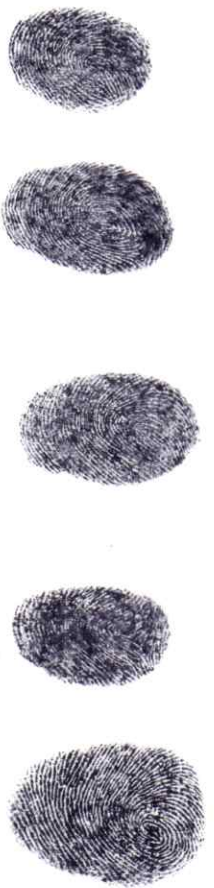
Direct
Aad 135000-
E 8000-
Sd. 2000-
Psd 2000-
137000-
5/12/20



Mohamed Memon

Signature

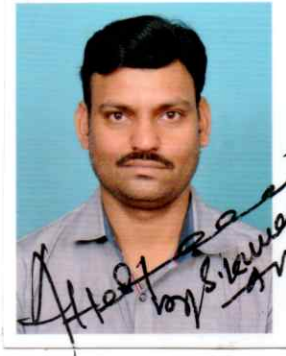
5.12.20



THIS DEED OF RECTIFICATION made this the 5th day of December Two Thousand Twenty, By **1. MD LATIF alias MD. LATIF HUSSAIN (PAN AZTPL1415C Addhar No. 7856 2934 5659)** Son of Late Pir Ali Mian, by faith Muslim, by caste Momin, by occupation cultivation,

- 2. MOFIZUDDIN ANSARI (PAN ACCPA5092J Aadhar No. 7509 6558 2714),**
- 3. MD. HAFIZ ANSARI (PAN AQEPA0960D Aadhar No. 7116 6645 6623),**
- 4. MD. IMTIAZ ANSARI (PAN AUFPA4489G Aadhar No. 6713 6832 0453),**

All sons of Late Md. Yakub Ansari, by faith Muslim, by caste Momin, by occupation Cultivation, all residing at Gaidhara, P.O. & P.S. Govindpur, Dist. Dhanbad - 828109, Jharkhand, hereinafter jointly called and referred to as the VENDORS (which expression



Mahadev Mandal
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Sumit Kumar Singh

5.12.20



shall, unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART**. (The vendor herein represented through their constituted attorney **SRI MAHADEV MANDAL** Son of Late Atul Chandra Mandal, (representing as Partner of Surya Infrastructure & Developers, having PAN - ACLFS2898H), by faith Hindu, by caste Sumandal [Suri], by occupation Business, by Nationality Indian, resident of Saraidhela, P.O. & P.S. Saraidhela, Dist. Dhanbad, [Jharkhand] and **SRI SUMIT KUMAR SINGH** Son of Sri Harendra Prasad Singh, (representing as Partner of Surya Infrastructure & Developers, Having PAN - ACLFS2898H), by faith Hindu, by caste Rajput, by occupation Business, by Nationality Indian, resident of Saraidhela, P.O. & P.S. Saraidhela, Dist. Dhanbad, [Jharkhand] vide Power No. IV-119 dated 05.02.2020 registered at Additional District Sub-Registrar Office, Barasat, North 24-Paraganas, West Bengal.

AND IN FAVOUR OF

M/S ALOKIK HOMES-LLP, (PAN-ABNFA0759L), a limited liabilities firm registered under Indian Partnership Act. 1932 having its registered office at Flat No. E-5, Room No.2, Grewal Apartment, Grewal Colony, Bekar Bandh, Dhanbad-826001, Jharkhand represent through its Designated partner **(1) SRI RITESH KUMAR SHARMA**, son of Sri Nathmal Sharma, by Faith Hindu, by caste Vaishya, by occupation Business, resident of Casa Celeste, Dhaiya, P.S. and Dist. Dhanbad, **(2) SRI RAMESH KUMAR GOYAL** Son of Sri Madan Lal Gupta, by Faith Hindu, by caste Vaishya, by occupation Business, resident of At & P.O.- Saraidhela Main Road, P.S. Saraidhela and Dist. Dhanbad, [Jharkhand] hereinafter called and referred to as the **PURCHASER** (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

दस्तावेज में वर्णित
भू सम्पत्ति प्रतिबन्धित
भूमि की सूची से
पुस्तक में
लिपिक
आपरेट

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Sanjay Kumar Singh

29.02.20

WHEREAS, vendor hereto, executed a sale deed and sold land measuring 30 Decimals, by a registered Deed of Sale, being No. 1116, dated 29.02.2020, Registered at Govindpur Sub-Registry office and entered in Book No. I, Volume No. 106, pages 1 to 74 for the year 2020; And

WHEREAS, during preparation of the aforesaid sale deed due to typographical error, on of the R. S. Plot No. 439 appertaining to R. S. Khata No. 182, has been wrongly typed in the aforesaid sale deed, which should be typed as R. S. Plot No. 438 appertaining to R. S. Khata No. 197, which is to be rectified, and the parties hereto have agreed for the rectification.

NOW THIS DEED OF RECTIFICATION WITNESSETH AS FOLLOWS :-

That the land covered by the sale deed No. 1116, dated 29.02.2020, the R. S. Plot No. 439 appertaining to R. S. Khata No. 182, was wrongly and inadvertently mentioned in the aforesaid said sale deed, and the same should be read and substituted as R. S. Plot No. 438 appertaining to R. S. Khata No. 197, and is being rectified by this sale deed.

That all other particulars except the aforesaid R. S. Plot Number and R. S. Khata Number of the said sale deed no. 1116, dated 29.02.2020, remain unchanged and unaltered.

IN WITNESS WHEREOF THE VENDOR HERETO OUT OF THEIR OWN FREE WILL WHILE IN THEIR SOUND HEALTH AND PERFECT MIND HAVING FULLY UNDERSTOOD THE CONTENTS HEREOF, HAVE SET AND SUBSCRIBED THEIR HANDS ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

Muhammad Khudat

Handwritten signature

5.12.20

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WITNESSES :-



1. Poojay Tulsya
S/o Late B. A. TULSYA
706 Garden City
L.C. Road DHANBAD

2. Pankaj Kumar Goyal
S/o Ganesha Kumar Goyal
Shree Kalyani Saw Mill,
Main Road Saraikhele,
Dhanbad,

— Anj Mallik

Handwritten signature

5.12.20



Ramesh Kumar Goyal

5.12.20



Certified that the finger prints of the left hand of the vendor and purchaser whose photograph is affixed in the document have been duly obtained before me,

S. Kumar
E-NR 11375/96.

2413

2230

INDIA NON JUDICIAL
Government of Jharkhand



सत्यमेव जयते

e-Stamp

Certificate No. : IN-JH29342399644803S
 Certificate Issued Date : 29-Jun-2020 02:27 PM
 Account Reference : SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
 Unique Doc. Reference : SUBIN-JHJHSHCIL0143844363906047S
 Purchased by : M S ALOKIK HOMES LLP
 Description of Document : Article 23 Conveyance
 Property Description : IMMOVABLE PROPERTY
 Consideration Price (Rs.) : 4,69,50,000
 (Four Crore Sixty Nine Lakh Fifty Thousand only)
 First Party : KHALIL ANSARI AND OTHERS
 Second Party : M S ALOKIK HOMES LLP
 Stamp Duty Paid By : M S ALOKIK HOMES LLP
 Stamp Duty Amount(Rs.) : 18,78,100
 (Eighteen Lakh Seventy Eight Thousand One Hundred only)



Please write or type below this line

निबधन नियम 21 क अधीन और छोटानामपु दस्तावेज जाँच किया
 3. नकारी एक्ट की बारा 4/11 क अधीन फार्म 4 जाँच किया
 न ग्राह्य है और इण्डियन स्टाम्प एक्ट 1899
 की अनुसूचा 1 या 1 क 93 क अधीन
 यथावत स्टाम्प लगाया गया है। अथवा टिकट
 कश्ती से विमुक्त है या स्टाम्प - शुल्क अपेक्षित
 नहीं है।

M. 7-20

निबधन पदनामिका
 11. 7. 2020

Mahender Mondal

RS 0002304529



4/7/20

Warning

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"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."



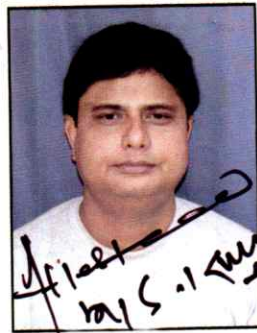
मूल्य से कम नहीं है !

तपशील वर्णित जमीन का मूल्य मार्ग दर्शिका पंजी के अनुसार न्यूनतम मूल्य से कम नहीं है !

Payment is done of Rs. 7,00,000/- F 710785/- dt. 4-7-20 by GRN No. 8100139730182001325603

37/20

Handwritten notes: 1408535-11, 85-12, 10-12, 1408535-11



Handwritten name: Mahabub Memon

Handwritten signature: Mahabub Memon

Handwritten date: 4/7/20



THIS DEED OF ABSOLUTE SALE is made on this the 4th day JULY Two Thousand Twenty, By and between,

1. **KHALIL ANSARI** Son of Late Ashruddin Ansari (UID NO. 3493 5515 9026),
2. **SAFIYUDDIN ANSARI** (UID 5671 7113 7952),
3. **MD. RAFIQUE ANSARI** (UID 5475 4970 0321),
4. **MANIRUDDIN ANSARI** (UID NO. 7407 1262 6321),
5. **GYASUDDIN ANSARI** (UID NO. 6659 5632 5421) All Sons of Late Zakir Ansari,
6. **TASUMUDDIN ANSARI** (UID NO. 9101 0685 5249),



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Mahadev Mandal

Kishun Kumar Singh
4/7/20



7. NURAJAN ANSARI (UID NO. 4645 50101475) both sons of Late Makbul Mian

8. ALIMUDDIN ANSARI (UID NO. 7562 8635 3759) Son of Late Izarat Mian,

9. HAFIZUDDIN ANSARI (UID NO. 6757 5673 1948),

10. SIRAZUDDIN ANSARI (UID 4302 1470 0047),

11. NIZAMUDDIN ANSARI (UID NO. 8081 2994 9411) All Sons of Late Maniruddin Ansari, All by faith Muslim, by caste Momin, by occupation Cultivation, residing at Baranawatand, P.O. & P.S. Govindpur, Dist. Dhanbad, Jharkhand,

(The vendor **Nos. 1** to 11 herein represented through their constituted attorneys **SRI MAHADEV MANDAL** Son of Late Atul Chandra Mandal, (representing as Partner of Surya Infrastructure & Developers), by faith Hindu, by caste Sumandal [Suri], by occupation Business, by Nationality Indian, resident of Saraidhela, P.O. & P.S. Saraidhela, Dist. Dhanbad, [Jharkhand] and **SRI SUMIT KUMAR SINGH** Son of Sri Harendra Prasad Singh, (representing as Partner of **Surya Infrastructure & Developers, PAN ACLFS2898H**), by faith Hindu, by caste Rajput, by occupation Business, by Nationality Indian, resident of Saraidhela, P.O. & P.S. Saraidhela, Dist. Dhanbad, [Jharkhand] vide Power No. IV-41/2019 dated 24.04.2019, registered at District Sub-Registry office, Zalda, Dist. Purulia, West Bengal, and Power No. IV-512/2019 dated 02.08.2019, registered at District Sub-Registry office, Kashipur, Dumdum, Dist. North 24 Paragana, West Bengal.

12. SHIV SHANKAR SINGH (UID NO. 8704 8981 9418),

13. SRI RUDRA SINGH alias RUDAL NARAYAN SINGH (UID NO. 2696 5688 8182) both Sons of Late Hari Singh,

14. SRI RAGHUVIR SINGH (UID NO. 7462 8473 2655),

15 SRI PRADEEP KUMAR SINGH (UID NO. 2280 3606 5802) BOTH Sons of Late Kishun Singh,

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16. SMT. JHARNA DEVI Wife of Ajit Singh (Daughter of Late Jang Bahadur Singh) (UID NO. 3360 0031 3839),

17. SMT. MONA DEVI Wife of Kanchan Singh (Grand Daughter of Late Jang Bahadur Singh) (UID NO. 8688 1251 2538),

18. SMT. ARPANA SINGH Wife of Krishna Singh (Daughter of Late Jang Bahadur Singh) (UID NO. 3558 2911 8720), all by faith Hindu, by caste Rajput, by occupation Cultivation and Housewife, Resident of Govindpur, P.O. & P.S. Govindpur, Dist. Dhanbad, (The vendor **Nos. 12 to 18** herein represented through their constituted attorneys **SRI MAHADEV MANDAL** Son of Late Atul Chandra Mandal, (representing as Partner of Surya Infrastructure & Developers), by faith Hindu, by caste Sumandal [Suri], by occupation Business, by Nationality Indian, resident of Saraidhela, P.O. & P.S. Saraidhela, Dist. Dhanbad, [Jharkhand] and **SRI SUMIT KUMAR SINGH** Son of Sri Harendra Prasad Singh, (representing as Partner of **Surya Infrastructure & Developers PAN ACLFS2898H**), by faith Hindu, by caste Rajput, by occupation Business, by Nationality Indian, resident of Saraidhela, P.O. & P.S. Saraidhela, Dist. Dhanbad, [Jharkhand] vide Power No. IV-515/2019 dated 02.08.2019, registered at District Sub-Registry office, Kashipur, Dumdum, Dist. North 24 Paragana, West Bengal.

19. MD HUSSAIN (ALIAS AHASAN ALI ANSARI) (UID NO. 9738 6916 9611) Son of Late Md. Samsuddin Ansari, by faith Muslim, by caste Momin, by occupation cultivation, resident of Tilakraidih, P.O. & P.S. Govindpur, Dist. Dhanbad, Jharkhand,

20. HAKIMUDDIN ANSARI (UID NO. 5413 4718 4013) Son of Late Moijuddin Anasari, by faith Muslim, by caste Momin, by occupation Cultivation, residing at Gaidhara, P.O. & P.S. Govindpur, Dist. Dhanbad, Jharkhand,

21. MOINUL ISLAM ANSARI (UID NO. 4037 9104 0422),

22. MD. NAZRUL ISLAM ANSARI (UID NO. 7557 7396 1596),

23. MD. MAHMOOD ANSARI (UID NO. 2523 2594 0441),

24. MD. ASDUL ANSARI (UID NO. 4606 8255 9482)

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Maheshwar Mandal

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25. AHAMAD HUSSAIN ANSARI (UID NO. 4976 4219 5487),

26. MD. ASIF HUSSAIN ANSARI (UID NO. 3703 8579 8017),

27. MD. NAIMUL ISLAM ANSARI (UID NO. 7557 7396 1596), All Sons of Late Mohammad Nasiruddin Ansari, by faith Muslim, by caste Momin, by occupation Cultivation, residing at Gaidhara, P.O. & P.S. Govindpur, Dist. Dhanbad, Jharkhand,

28. SAZDA BIBI (UID NO. 3200 4129 1509) Wife of Salauddin Ansari,

29. SAHIDA KHATOON (UID NO. 4910 5657 3779) Wife of Md. Islam Ansari, by caste Momin, by occupation Housewife, residing at Pathuria, P.O. Shankardih, P.S.- Govindpur, Dist. Dhanbad, Jharkhand,

30. SHAKILA KHATOON (UID NO. 2173 1788 8166) Wife of Md. Rafique Ansari, by faith Muslim, by caste Momin, by occupation Housewife, residing at Gaidhara, P.S.- Govindpur, Dist. Dhanbad, Jharkhand, (Vendor No. 28 to 30 are daughters of Late Moijuddin Ansari).

31. NAJMUN NISHA (UID NO. 2497 2739 6396) Daughter of Late Nasiruddin Ansari, by faith Muslim, by caste Momin, by occupation Housewife, residing at Gaidhara, P.S.- Govindpur, Dist. Dhanbad, Jharkhand,

32. NURUN NISHA KHATOON (UID NO. 8244 2572 3025) Wife of Md. Imtiyaz Ansari, (Daughter of Late Nasiruddin Ansari, by faith Muslim, by caste Momin, by occupation Housewife, residing at Chhatabad, P.S.- Katrasgarh, Dist. Dhanbad, Jharkhand,

33. JAMILA KHATOON (UID NO. 9255 0318 5087) Wife of Ali Imam Ansari (Daughter of Late Moijuddin Ansari, by faith Muslim, by caste Momin, by occupation Housewife, residing at Asanbani, P.O. Bhiya, P.S.- Govindpur, Dist. Dhanbad, Jharkhand, (The vendor Nos. 19 to 33 herein represented through their constituted attorneys **SRI MAHADEV MANDAL** Son of Late Atul Chandra Mandal, (representing as Partner of Surya Infrastructure & Developers), by faith Hindu, by caste Sumandal [Suri], by occupation Business, by Nationality Indian, resident of Saraidhela, P.O. & P.S. Saraidhela, Dist. Dhanbad, [Jharkhand] and **SRI SUMIT KUMAR SINGH** Son of Sri Harendra Prasad

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Surya Infrastructure & Developers

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Singh, (representing as Partner of **Surya Infrastructure & Developers PAN ACLFS2898H**), by faith Hindu, by caste Rajput, by occupation Business, by Nationality Indian, resident of Saraidhela, P.O. & P.S. Saraidhela, Dist. Dhanbad, [Jharkhand] vide Power No. IV-7725 dated 18.12.2018, IV-4432 dated 20.07.2018, IV-7859 dated 21.12.2018 and IV-4520 dated 24.07.2018, all registered at Additional Registrar of Assurances III, Kolkata, West Bengal, and vide Power No. IV-511 dated 31.07.2019, registered at District Sub-Registry office, Kashipur, Dumdum, Dist. North 24 Paragana, West Bengal, vide Power No. IV-53 dated 12.06.2019, registered at District Sub-Registry office, Zalda, Dist. Purulia, West Bengal,

34. MD. LATIF (UID NO. 7856 2934 5659) Son of Late Pir Ali Mian,

35. MOFIZUDDIN ANSARI (UID NO. 7509 6558 2714)

36. MD. HAFIZ ANSARI (UID NO. 7116 6645 6623)

37. MD. IMTIYAZ ANSARI (UID NO. 6713 6832 0453) All Sons of Late Yakub Ansari, all by faith Muslim, by caste Momin, by occupation Cultivation, residing at Gaidhara, P.O. & P.S. Govindpur, Dist. Dhanbad, Jharkhand, (The vendor **Nos. 34** to **37** herein represented through their constituted attorneys **SRI MAHADEV MANDAL** Son of Late Atul Chandra Mandal, (representing as Partner of Surya Infrastructure & Developers), by faith Hindu, by caste Sumandal [Suri], by occupation Business, by Nationality Indian, resident of Saraidhela, P.O. & P.S. Saraidhela, Dist. Dhanbad, [Jharkhand] and **SRI SUMIT KUMAR SINGH** Son of Sri Harendra Prasad Singh, (representing as Partner of **Surya Infrastructure & Developers PAN ACLFS2898H**), by faith Hindu, by caste Rajput, by occupation Business, by Nationality Indian, resident of Saraidhela, P.O. & P.S. Saraidhela, Dist. Dhanbad, [Jharkhand] vide Power No. IV-119/2020 dated 06.02.2020, registered at Additional District Sub-Registrar office, Barasat, Dist. North 24 Paragana, West Bengal, hereinafter jointly called and referred to as the VENDORS (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART**.

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AND IN FAVOUR OF

M/S ALOKIK HOMES-LLP, (PAN-ABNFA0759L), a limited liabilities firm registered under Indian Partnership Act. 1932 having its registered office at Flat No. E-5, Room No.2, Grewal Apartment, Grewal Colony, Bekar Bandh, Dhanbad-826001, Jharkhand represent through its Designated partners **(1) SRI RITESH KUMAR SHARMA**, son of Sri Nuthmal Sharma, by Faith Hindu, by caste Vaishya, by occupation Business, resident of Casa Celeste, Dhaiya, P.S. and Dist. Dhanbad, **(2) SRI RAMESH KUMAR GOYAL** Son of Sri Madan Lal Gupta, by Faith Hindu, by caste Vaishya, by occupation Business, resident of At & P.O.- Saraidhela Main Road, P.S. Saraidhela and Dist. Dhanbad, [Jharkhand] hereinafter called and referred to as the **PURCHASER** (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS, by virtue of registered deed of Sale No. **4620** dated 24.03.1969 and 14994 dated 10.08.1966, Registered at Dhanbad Sub-Registry office, sold by Jang Bahadur Singh, Hanu Singh and Shiv Prasad Singh in favour of Md. Samsuddin Ansari Son of Late Biru Mian and others, the said Md. Samsuddin Ansari and others, purchased their entire right, title, interest and possession to in and over **122 Decimal** of land, out of Survey settlement Plot No. **584, 570, 578, 581, 579, 589, 590** appertaining to Khata No. **57** of Mouza Aamagata, Mouza No. 170, under P.S. Govindpur, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, by virtue of registered deed of Sale No. **27352** of 1972 and 2074 of 1975 and Deed No. 5284 of 1985, Registered at Dhanbad Sub-Registry office, sold by Jang Bahadur Singh, Hanu Singh and Shiv Prasad Singh and others in favour of vendor Nos. 2,3,4 and 5 his father Zakir Mian and Asuruddin Ansari (vendor No.1), and by virtue of registered deed of Sale No. **25528** of 1971 and Deed No. 25529 of 1971 and Deed No.

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Subit Kumar Singh
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6455 of 1973 purchased in the name of Bara Makbul Mian, Izzarat Mian, Maniruddin Mian and father of vendor No. 6, 7, 8, 9, 10 and 11, they purchased 337 Decimals of land, out of Survey settlement Plot Nos. **536 (measuring 12 decimals), Plot No. 541 (measuring 71 decimals), 542 (measuring 21 decimals), 543 (measuring 17 decimals), 545 (measuring 109 decimals), 547 (measuring 74 decimals), 580 (measuring 02 decimals), 578 (measuring 02 decimals), 579 (measuring 19 decimals), 581 (measuring 06 decimals), under Khata No. 9 and 57;** and

WHEREAS, Mouza Amaghta No. 170, Khata No. 9 & 11, originally recorded in the name of Hari Singh, Ram Singh, Raju Singh and others in the Survey settlement record of right, and Hari Singh sold his share of land vide Sale deed No. 16201 dated 11.10.1965 Registered at Dhanbad Sub-Registry office, in favour of vendor No. 12 and 13, Sale deed No. 11153 of 1950 Registered at Dhanbad Sub-Registry office, in favour of our daughter Lado Devi (Grandmother of vendor No. 14 and 15) and others,

WHEREAS, Ram Singh died leaving behind his one son namely Jang Bahadur Singh (grandfather of vendor No. 16 to 18) and the said Jang Bahadur Singh also died leaving behind her daughters namely Jharna Devi, Arpana Singh and son namely Kanchan Singh, and Kanchan Singh also died leaving his wife Smt. Mona Devi, their entire right, title, interest and possession to in and over **91 Decimal** of land, out of Survey settlement Plot No. **548, 543, (measuring 16 decimals), Plot No. 542 (measuring 10 decimals), Plot No. 545 (measuring 32 decimals), Plot No. 721 (measuring 10 decimals), Plot No. 729 (measuring 23 decimals),** appertaining to Khata No. **9, 10 and 11** of Mouza Aamagata, Mouza No. 170, under P.S. Govindpur, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, since the date of purchase as aforesaid vendor no. 1 to 18 were in peaceful and uninterrupted possession over the said land and got their name Mutated ad paying

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ground rent to the State Regulary under Thoka Nos. 324, 9, 11 and also entered in Volume No. 1, Page Nos. 10, 79, 214, 8, 70 147 and 93; And

WHEREAS, by virtue of registered deed of Sale No. **15453** dated 06.09.1968, Registered at Dhanbad Sub-Registry office, sold by Lado Devi and others in favour of Md. Samsuddin Ansari and others, the said Md. Samsuddin Ansari and others, purchased their entire right, title, interest and possession to in and over **180 Decimal** of land, out of Survey settlement Plot No. **727 (measuring 3 decimals), Plot No. 726 (measuring 43 decimals), Plot No. 723/2112 (measuring 24 decimals), Plot No. 728 (measuring 72 decimals), Plot No. 729 (measuring 27 decimals), and Plot No. 718 (measuring 11 decimals)** appertaining to Khata No. 11 of Mouza Aamagata, Mouza No. 170, under P.S. Govindpur, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, by virtue of registered deed of Sale No. **11555** dated 27.06.1969, Registered at Dhanbad Sub-Registry office, sold by sold by Lado Devi and others in favour of Md. Samsuddin Ansari and others, the said Md. Samsuddin Ansari and others, purchased their entire right, title, interest and possession to in and over **144 Decimal** of land, out of Survey settlement **Plot No. 718 (measuring 20 decimals), Plot No. 719 (measuring 124 decimals of land,** appertaining to Khata No. 11 of Mouza Aamagata, Mouza No. 170, under P.S. Govindpur, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, by virtue of registered deed of Sale No. **15343** dated 13.09.1969, Registered at Dhanbad Sub-Registry office, sold by sold by Lado Devi and others in favour of Md. Samsuddin Ansari and others, the said Md. Samsuddin Ansari and others, purchased their entire right, title, interest and possession to in and over **175 Decimal** of land, out of Survey settlement **Plot No. 720 (measuring 56 decimals), Plot No. 723 (measuring 37 decimals), 724 (measuring 50 decimals) and Plot No. 725 (measuring 32 decimals)** appertaining to Khata No. 11 of Mouza Aamagata, Mouza No.

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170, under P.S. Govindpur, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, by virtue of registered deed of Sale No. **12542 dated 28.06.1968**, Registered at Dhanbad Sub-Registry office, sold by Hanu Singh and others in favour of Md. Samsuddin Ansari and others, the said Md. Samsuddin Ansari and others purchased his entire right, title, interest and possession to in and over **91 Decimal** of land, out of Survey settlement Plot No. **539 (measuring 02 decimals), Plot No. 540 (measuring 10 decimals), Plot No. 593 (measuring 29 decimals), Plot No. 541 (measuring 17 decimals), Plot No. 592 (measuring 33 decimals)**, appertaining to Khata No. 9, of Mouza Aamagata, Mouza No. 170, under P.S. Govindpur, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, by virtue of registered deed of Sale No. **4024 dated 27.03.1961**, Deed No. **13527 dated 27.09.1961**, Registered at Dhanbad Sub-Registry office, sold by Krishna Kumar Bhagat Son of Late Lakhan Bhagat and Sri Ram Prasad Saw Son of Late Raj Kumar Saw in favour of Md. Samsuddin Ansari and others, the said Md. Samsuddin Ansari and others purchased their entire right, title, interest and possession to in and over **316 Decimal** of land, out of Survey settlement Plot Nos. **618, 615, 616, 612, 617 and 619**, appertaining to Khata No. 74 of Mouza Aamagata, Mouza No. 170, under P.S. Govindpur, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, by virtue of registered deed of Sale No. **190 dated 06.01.1970**, Registered at Dhanbad Sub-Registry office, sold by Sultan Mian, Maqbul Mian, Izarat Mian and Imani Miya in favour of Md. Samsuddin Ansari and others, the said Md. Samsuddin Ansari and others purchased their entire right, title, interest and possession to in and over **6.33 Decimal** of land, out of Survey settlement Plot Nos. **586**, appertaining to Khata No. 27 of Mouza Aamagata, Mouza No. 170, under P.S. Govindpur, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

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Samsuddin Ansari
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WHEREAS, by virtue of registered deed of Sale No. **1641 of 1968**, and 13526 of 1961, 9889 of 1971 Deed No. 24927 of 1974, Deed No. 644 of 1974, Deed No. 3157 of 1956 and Deed No. 8495 of 1946, Registered at Dhanbad Sub-Registry office, sold by Sethmal Bhagat and others in favour of Md. Latif (vendor No. 34) and Yakub Ansari (Father of Vendor No. 35 to 37) of Mouza Amaghta No. 170, Khata No. 27, Plot No. 585 and 586, Khata No. 23, Plot No. 587 and 588, Khata No. 74, Plot No. 607, 608, 609, 610, 611, 612, 613; And

WHEREAS, ever since the date the vendor Nos. 34 to 37 are in peaceful and uninterrupted possession over the **said land** got their name mutated and paying ground rent to the State of Jharkhand regularly under Thoka Nos. 148 [and also entered in volume No. 1, page Nos. 196 & 197 of register II of Govindpur (Dhanbad) Circle office]; And

WHEREAS, ever since the date of purchase as aforesaid Md. Samsudddin Ansari and others were in peaceful and uninterrupted possession over the **said land** got their name mutated and paying ground rent to the State of Jharkhand regularly under Thoka Nos. 195, 196, 197, 198 and 194 [and also entered in volume No. 1, page Nos. 810, 811, 812, 79, 219, 132, 214 of register II of Govindpur (Dhanbad) Circle office]; And

WHEREAS the Vendors hereto to meet their financial requirement considered it advisable to sell their entire right, title, interest and possession to, in and over the said land measuring an area 321.54 Decimals, morefully described in the Schedule hereto for a total Consideration of Rs.4,69,50,000/- (Rupees Four Crore Sixty Nine Lac Fifty thousand) only; And

WHEREAS, in course and as a result of negotiation between the parties hereto, the vendor agreed to sale and the purchaser hereto has agreed to purchase the said land, for

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a consideration of the sum of Rs.4,69,50,000/- (Rupees Four Crore Sixty Nine Lac Fifty thousand) only, which is the highest consideration thereof.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -

1. That in consideration of the total sum of Rs.4,69,50,000/- (Rupees Four Crore Sixty Nine Lac Fifty thousand) only, paid by the Purchaser to Vendors, as per memo of consideration written in the foot of this document, (the receipt whereof the Vendors do hereby acknowledge and admit) and in consideration of the terms, conditions and covenants hereinafter appearing the Vendor both hereby absolutely and indefeasibly grant sell, convey transfer and assign his entire right, title, interest and possession to, in and over the said land morefully described in the Schedule hereto, together with all claims, demands, easement and other incidental rights belonging or appertaining thereto, to the Purchaser TO HAVE AND TO HOLD the same for all times to come free from all encumbrances subject, however, to pay annual ground rent besides cess and education cess thereon at the prescribed rates payable thereof as from this day onwards, and the purchaser hereto having full right and authority to deal and transfer the same by sale, gift, mortgage, lease and by making houses etc. thereon either by living thereon or letting out the same to any person or persons or otherwise as per their choice.
2. That, the Vendors do hereby covenant with the Purchaser that the Vendors, are the sole and absolute owner of the land described in the schedule below, and that their right, title, interest and possession to, in and over the same are in no manner defective and are in no manner encumbered by way of mortgage etc. and there are no other claimant of the land, should it, therefore, in future transpire that his right, title, interest and possession to in and over the said land hereby sold are in any manner defective or in any manner encumbered and if for any one or more reasons Purchaser is dispossessed or put to any other loss or

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obstructions, the Vendors shall be liable to make good such loss as the Purchaser may suffer by reasons thereof.

3. That, the Vendors hereby further covenants with the Purchaser that the Vendor, shall pay the annual ground rent Rs.50/- now or in future becoming payable up to date and shall keep the Purchaser fully indemnified, harmless and free from and against any attachment or legal proceeding in respect thereof and that the Purchaser shall be liable to pay the annual ground rent, cesses etc. for the land hereby sold which will become payable as from this day onwards.
4. That, the Vendor further covenants with the Purchaser to do and execute all such acts, deeds and things at the cost of the Purchaser as it may reasonably require the Vendors to do or execute for better or morefully assuring to the Purchaser the land hereby sold and also to render all assistance and co-operation to the Purchaser at its request and cost to get Purchaser's name mutated in place of that of the Vendors in the Office of the Zamindari Department of the State of Jharkhand.
5. That the above mentioned schedule land does not come under Govt. Land, and neither comes under Adivashi Land, Govt. Bhudan Land and forest land and also does not come under Govt. acquired land and the vendors and purchaser hereto are satisfied with the contents of this deed, and the vendor hereto does not comes under the reserve classes of C.N.T Act.
6. The parties herein shall comply with the latest provisions U/s 194-1A of The Income Tax Act, 1961.

IN WITNESS WHEREOF THE VENDOR HERETO OUT OF THEIR OWN FREE WILL WHILE IN THEIR SOUND HEALTH AND PERFECT MIND HAVING FULLY UNDERSTOOD THE

इसकावेज में वर्णित
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CONTENTS HEREOF, HAVE SET AND SUBSCRIBED THEIR HANDS ON DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

SCHEDULE

All that piece and parcel of Raiyati land situate at Mouza Aamaghata, (Mouza No. 170), under P.S.-Govindpur, Chowki Sadar Sub-Registry office and District Dhanbad,

Mouza Aamaghata, Mouza No. 170,

Old Khata No. 09, New Khata No. 07,

Old Plot No. 541 (New Plot No. 598), measuring 14 Decimals,
(entered in Volume No. 1, page No. 7 in Register II).

Old Khata No. 09, New Khata No. 69,

Old Plot No. 541 and 543 (New Plot No. 597), measuring 67 Decimals,
(entered in Volume No. 1, page No. 70 in Register II).

Old Khata No. 09, New Khata No. 215,

Old Plot No. 542 (New Plot No. 594), measuring 31 Decimals,
(entered in Volume No. 1, page No. 214 in Register II).

Old Khata No. 09, New Khata No. 215,

Old Plot No. 544 (New Plot No. 599), measuring 04 Decimals,
(entered in Volume No. 1, page No. 214 in Register II).

Old Khata No. 09, New Khata No. 215,

Old Plot No. 545 (New Plot No. 590), measuring 52 Decimals,
(entered in Volume No. 1, page No. 214 in Register II).

Old Khata No. 09, New Khata No. 215,

Old Plot No. 547 (New Plot No. 599), measuring 14 Decimals,
(entered in Volume No. 1, page No. 214 in Register II).

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Old Khata No. 11, New Khata No. 77,

Old Plot No. 721 (New Plot No. 492), measuring 10 Decimals,
(entered in Volume No. 1, page No. 78 in Register II).

Old Khata No. 11, New Khata No. 09,

Old Plot No. 729 (New Plot No. 700), measuring 01 Decimals,
(entered in Volume No. 1, page No. 9 in Register II).

Old Khata No. 11, New Khata No. 09,

Old Plot No. 729 (New Plot No. 701), measuring 09 Decimals,
(entered in Volume No. 1, page No. 9 in Register II).

(Above mentioned land measuring 202 Decimals, sold by vendor nos. 1 to 18)

Mouza Aamaghata, Mouza No. 170,

Old Khata No. 23, New Khata No. 197,

Old Plot No. 587 and 588 (New Plot No. 480), measuring 26 Decimals,
(entered in Volume No. 1, page No. 196 in Register II).

Old Khata No. 74, New Khata No. 197,

Old Plot No. 612 (New Plot No. 434), measuring 13 Decimals,
(entered in Volume No. 1, page No. 196 in Register II).

Old Khata No. 74, New Khata No. 182,

Old Plot No. 614 (New Plot No. 432), measuring 06 Decimals,
(entered in Volume No. 1, page No. 183 in Register II).

Old Khata No. 74, New Khata No. 220,

Old Plot No. 616 (New Plot No. 474), measuring 09 Decimals,
(entered in Volume No. 1, page No. 219 in Register II).

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Old Khata No. 74, New Khata No. 198,

Old Plot No. 618 (New Plot No. 430/2705), measuring 11 Decimals,
(entered in Volume No. 1, page No. 197 in Register II).

Old Khata No. 74, New Khata No. 182,

Old Plot No. 618 (New Plot No. 430), measuring 11.90 Decimals,
(entered in Volume No. 1, page No. 809 in Register II).

Old Khata No. 11, New Khata No. 92,

Old Plot No. 718 (New Plot No. 514), measuring 13.30 Decimals,
(entered in Volume No. 1, page No. 810 in Register II).

AND NEW PLOT NO:- (508 & 510)

Old Khata No. 11, New Khata No. 220,

Old Plot No. 724 (New Plot No. 516), measuring 5.34 Decimals,
(entered in Volume No. 1, page No. 219 in Register II).

Old Khata No. 11, New Khata No. 220,

Old Plot No. 726, 727 & 723/2112 (New Plot No. 515), measuring 15 Decimals,
(entered in Volume No. 1, page No. 219 in Register II).

Old Khata No. 11, New Khata No. 198,

Old Plot No. 721 & 722 (New Plot No. 483), measuring 09 Decimals,
(entered in Volume No. 1, page No. 197 in Register II).

(Above mentioned land measuring 92.54 Decimals sold by vendor nos. 18 to 32)

(Above mentioned land measuring 27 Decimals sold by vendor nos. 33)

Grand Total Area out of all the above plots measuring **321.54 Decimals (Three hundred twenty one point five four Decimals)** of land is hereby sold by this sale

Mahadev Mendoty

Sunit Kumar Singh

4/7/20

= 16 =

deed, as per plan attached herewith and shown in colour Red (which is residential land and situated at subsidiary road), being butted and bounded as under:-

North: Part of old Plot No. 588 and others.

South: Old Plot Nos. 535, 523, 525, 536 and others.

East: Purchasers own.

West: Purchasers own and old plot No. 613 and others

Memo of Consideration

Rs.4,69,50,000/- (Rupees Four Crore Sixty Nine Lac Fifty thousand) only paid by the purchaser to the vendor after deduction 1% TDS by :-

| Particulars | Date | Amount | Bank |
|-------------|----------|----------------|---------------|
| RTGS | 09.07.20 | Rs.25,00,000/- | Indusind Bank |
| RTGS | 10.07.20 | Rs.25,00,000/- | Indusind Bank |
| 877710 | 20.07.20 | Rs.46,95,000/- | Indusind Bank |
| 877711 | 30.07.20 | Rs.46,95,000/- | Indusind Bank |
| 877712 | 08.08.20 | Rs.46,95,000/- | Indusind Bank |
| 877713 | 15.08.20 | Rs.46,95,000/- | Indusind Bank |
| 877714 | 20.08.20 | Rs.46,95,000/- | Indusind Bank |
| 877715 | 25.08.20 | Rs.46,95,000/- | Indusind Bank |
| 877716 | 27.08.20 | Rs.46,95,000/- | Indusind Bank |
| 877717 | 29.08.20 | Rs.46,95,000/- | Indusind Bank |
| 877722 | 30.08.20 | Rs.39,20,500/- | Indusind Bank |

TDS Deducted Rs.4,69,500/-

This deed is deemed valid after realization of full and final payment.

S. Kumar
4/7/20
E. No. - 11375/96.

WITNESSES:-

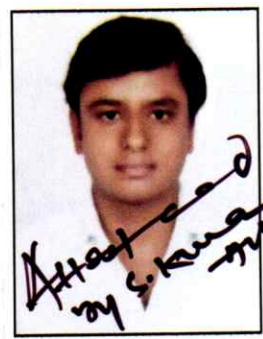
1. Pradyum Tulshya
s/o. Late. B. N. TULSHYAN
708, GARDEN CITY
C.I.C Road
DHANBAD

2. Anurag Sharma s/o Sh. B.S. Sharma
4/7/20
A/16, Vastri Nagar,
Jaipur-16

= 17 =

Member Member
Sunit Kumar Singh
4/7/20

Signature and finger print of the purchaser :-



Ajay Singh
4/7/20



Ramesh Kumar Goyal
4/7/20



Certified that the finger prints of the left hand of the vendor and purchaser, whose photographs is affixed in the document have been duly obtained before me, and printed in my office as per detail given by the parties.

S. Kumar
S. No. - 11375/96.

T-22071
2/5/19

1601

1491



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH16441742189290R
Certificate Issued Date : 30-Apr-2019 11:51 AM
Account Reference : SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
Unique Doc. Reference : SUBIN-JHJHSHCIL0121255994721058R
Purchased by : MS ALOKIK HOMES LLP
Description of Document : Article 23 Conveyance
Property Description : IMMOVABLE PROPERTY
Consideration Price (Rs.) : 4,24,50,000
(Four Crore Twenty Four Lakh Fifty Thousand only)
First Party : MD HUSSAIN AND OTHERS
Second Party : MS ALOKIK HOMES LLP
Stamp Duty Paid By : MS ALOKIK HOMES LLP
Stamp Duty Amount(Rs.) : 16,98,050 ✓
(Sixteen Lakh Ninety Eight Thousand And Fifty only)



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

निबन्धन नियम 21 के अधीन और छाटानागपुर
कास्ताकारी एक्ट की धारा 11 बय क अधीन
जो ग्राह्य है और हकिडन स्टाम्प एक्ट 1899
की अनुसूची 1 का 1 क 93 क अधीन
यथावत स्टाम्प लगाया गया है। अथवा टिकट
नथी से विमुक्त है का स्टाम्प - शुल्क अपेक्षित
नही है।

ता 0 4.5.19

निबन्धन पदाधिकारी
4.5.19

दस्तावेज जाँच किया.....
फार्म 4 जाँच किया.....

Mahadev Mondal
1/5/19

Muhsin K. Mondal
1/5/19

SR 0001786032



4/5/19

Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

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RK side Govindpur village 9, 24, 50, 1000) 69-16, 98, 150)

संपत्तील वर्गित जमीन का मूल्य नार्ग दरिका पंजी के अनुसार न्यूनतम मूल्य से कम नहीं है !

Payment is done of Rs. 8,00,000/- + 764/18/-
dt. 1.5.19 by GRN No. 19.010.85566 &
1901085181

Prakash
As 1873500=10
sd. 11=10
P 11=10
18,73,514=10

Q. 1/5/19



Mahadev Mandol
M. Mandol
1/5/19



THIS DEED OF ABSOLUTE SALE is made on this the 1st day May Two Thousand Nineteen, By and between, **1. MD HUSSAIN (ALIAS AHASAN ALI ANSARI)** Son of Late Md. Samsuddin Ansari, by occupation cultivation, resident of Tilakraidih, P.O. & P.S. Govindpur, Dist. Dhanbad, Jharkhand, **2. NASIMA KHATOON** Daughter of Late Md. Samsuddin Ansari and Wife of Late Md. Nisar, by occupation Housewife, residing at Baranawatand, P.O. & P.S. Govindpur, Dist. Dhanbad, Jharkhand, **3. TAMINA BIBI** Daughter of Late Md. Samsuddin Ansari and Wife of Sarfuddin Ansari, by occupation Housewife, residing at Sabhari, P.O.- Murraddih, P.S.- Barwadda, Dist. Dhanbad, Jharkhand, **4. SABINA KHATOON** Daughter of Late Md. Samsuddin Ansari and Wife of Md. Usman Mansuri by occupation Housewife, residing at Masjid Patti, Sonar Dangal, Nirsa, P.O. & P.S.-Chirkunda, Dist. Dhanbad, Jharkhand, all by Faith Muslim, by caste



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Mahadev Mandal

Mukesh kr. Mandal

1/5/19



Momin, by Nationality - Indian, hereinafter jointly called and referred to as the VENDORS (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART**. (The vendors herein **No. 1**, represented through his constituted attorney **SRI MAHADEV MANDAL** Son of Late Atul Chandra Mandal, (representing as Partner of Surya Infrastructure & Developers), by faith Hindu, by caste Sumandal [Suri], by occupation Business, by Nationality Indian, resident of Saraidhela, P.O. & P.S. Saraidhela, Dist. Dhanbad, [Jharkhand] vide Power No. IV-4432/2018 dated 20.07.2018, registered at Additional Registrar of Assurances - III, Kolkata, West Bengal. The vendors herein No. **2 to 4** represented through their constituted attorney **SRI MUKESH KUMAR MANDAL** Son of Sri Kalipad Mandal, by faith Hindu, by caste Sumandal [Suri], by occupation Business, by Nationality Indian, resident of Kolakusma Koradih, P.O.- K. G. Ashram, P.S. Saraidhela, Dist. Dhanbad, [Jharkhand] vide Power No. IV-4418/2018 dated 20.07.2018, registered at Additional Registrar of Assurances-III, Kolkata, West Bengal).

AND IN FAVOUR OF

M/S ALOKIK HOMES-LLP, (PAN-ABNFA0759L), a limited liabilities firm registered under Indian Partnership Act. 1932 having its registered office at Flat No. E-5, Room No.2, Grewal Apartment, Grewal Colony, Bekar Bandh, Dhanbad-826001, Jharkhand represent through its Designated partners **(1) SRI RITESH KUMAR SHARMA**, son of Sri Nuthmal Sharma, by Faith Hindu, by caste Vaishya, by occupation Business, resident of Casa Celeste, Dhैया, P.S. and Dist. Dhanbad, **(2) SRI RAMESH KUMAR GOYAL** Son of Sri Madan Lal Gupta, by Faith Hindu, by caste Vaishya, by occupation Business, resident of At & P.O.- Saraidhela Main Road, P.S. Saraidhela and Dist. Dhanbad, [Jharkhand] hereinafter called and referred to as the **PURCHASER** (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

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Mahadev Mandol
Mufakhir Mandol
1/5/19

WHEREAS, by virtue of registered deed of Sale No. **15453** dated 06.09.1968, Registered at Dhanbad Sub-Registry office, sold by Lado Devi and others in favour of Md. Samsuddin Ansari and others, the said Md. Samsuddin Ansari and others, purchased their entire right, title, interest and possession to in and over **180 Decimal** of land, out of Survey settlement Plot No. **727 (measuring 3 decimals)**, Plot No. **726 (measuring 43 decimals)**, Plot No. **723/2112 (measuring 24 decimals)**, Plot No. **728 (measuring 72 decimals)**, Plot No. **729 (measuring 27 decimals)**, and Plot No. **718 (measuring 11 decimals)** appertaining to Khata No. **11** of Mouza Aamagata, Mouza No. **170**, under P.S. Govindpur, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, by virtue of registered deed of Sale No. **11555** dated 27.06.1969, Registered at Dhanbad Sub-Registry office, sold by sold by Lado Devi and others in favour of Md. Samsuddin Ansari and others, the said Md. Samsuddin Ansari and others, purchased their entire right, title, interest and possession to in and over **144 Decimal** of land, out of Survey settlement Plot No. **718 (measuring 20 decimals)**, Plot No. **719 (measuring 124 decimals of land)**, appertaining to Khata No. **11** of Mouza Aamagata, Mouza No. **170**, under P.S. Govindpur, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, by virtue of registered deed of Sale No. **15343** dated 13.09.1969, Registered at Dhanbad Sub-Registry office, sold by sold by Lado Devi and others in favour of Md. Samsuddin Ansari and others, the said Md. Samsuddin Ansari and others, purchased their entire right, title, interest and possession to in and over **175 Decimal** of land, out of Survey settlement Plot No. **720 (measuring 56 decimals)**, Plot No. **723 (measuring 37 decimals)**, **724 (measuring 50 decimals)** and Plot No. **725 (measuring 32 decimals)** appertaining to Khata No. **11** of Mouza Aamagata, Mouza No. **170**, under P.S. Govindpur, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

Mahadev Mandot

Mufteer K. Mandot

1/5/19

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WHEREAS, by virtue of registered deed of Sale No. **4620 dated 24.03.1969**, Registered at Dhanbad Sub-Registry office, sold by Jang Bahadur Singh and others, in favour of Md. Samsuddin Ansari and others, the said Md. Samsuddin Ansari and others, purchased their entire right, title, interest and possession to in and over **54 Decimal** of land, out of Survey settlement **Plot No. 584 (measuring 21 decimals)**, appertaining to Khata No. 57 **Plot No. 723 (measuring 33 decimals)**, appertaining to Khata No. 11, of Mouza Aamagata, Mouza No. 170, under P.S. Govindpur, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, by virtue of registered deed of Sale No. **15363 dated 20.08.1966**, Registered at Dhanbad Sub-Registry office, sold by Hanu Singh and others in favour of Biru Mian, the said Biru Mian purchased their entire right, title, interest and possession to in and over **95 Decimal** of land, out of Survey settlement **Plot No. 537 (measuring 52 decimals)**, **Plot No. 538 (measuring 23 decimals)**, **Plot No. 545 (measuring 7.5 decimals)**, appertaining to Khata No. 9, and **Plot No. 589 (measuring 4 decimals)**, **Plot No. 590 (measuring 8.5 decimals)**, appertaining to Khata No. 57, of Mouza Aamagata, Mouza No. 170, under P.S. Govindpur, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, by virtue of registered deed of Sale No. **12542 dated 28.06.1968**, Registered at Dhanbad Sub-Registry office, sold by Hanu Singh and others in favour of Md. Samsuddin Ansari and others, the said Md. Samsuddin Ansari and others purchased his entire right, title, interest and possession to in and over **91 Decimal** of land, out of Survey settlement **Plot No. 539 (measuring 02 decimals)**, **Plot No. 540 (measuring 10 decimals)**, **Plot No. 593 (measuring 29 decimals)**, **Plot No. 541 (measuring 17 decimals)**, **Plot No. 592 (measuring 33 decimals)**, appertaining to Khata No. 9, of Mouza Aamagata, Mouza No. 170, under P.S. Govindpur, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

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Mahadev Mandley
Mufakhir M. Mandley
1/5/19

WHEREAS, by virtue of registered deed of Sale No. **17697 dated 04.11.1968**, Registered at Dhanbad Sub-Registry office, sold by Hanu Singh and others in favour of Md. Samsuddin Ansari and others, the said Md. Samsuddin Ansari and others purchased his entire right, title, interest and possession to in and over **37 Decimal** of land, out of Survey settlement Plot No. **594**, appertaining to Khata No. **9** of Mouza Aamagata, Mouza No. **170**, under P.S. Govindpur, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, by virtue of registered deed of Sale No. **14994 dated 10.08.1966**, Registered at Dhanbad Sub-Registry office, sold by Hanu Singh and others in favour of Biru Mian and others, the said Biru Mian and others purchased his entire right, title, interest and possession to in and over **35 Decimal** of land, out of Survey settlement Plot No. **590**, appertaining to Khata No. **57** of Mouza Aamagata, Mouza No. **170**, under P.S. Govindpur, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, by virtue of registered deed of Sale No. **24424 dated 24.11.1967**, Deed No. **15047 dated 27.06.1967** and Deed No. **15657 dated 27.08.1966**, Registered at Dhanbad Sub-Registry office, sold by Keshaw Rajputani Wife of Hari Singh in favour of Md. Samsuddin Ansari and others, the said Md. Samsuddin Ansari and others purchased his entire right, title, interest and possession to in and over **244 Decimal** of land, out of Survey settlement Plot No. **591**, appertaining to Khata No. **9** of Mouza Aamagata, Mouza No. **170**, under P.S. Govindpur, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, ever since the date of purchase as aforesaid Md. Samsuddin Ansari and others were in peaceful and uninterrupted possession over the **said land** got their name mutated and paying ground rent to the State of Jharkhand regularly under Thoka Nos. **195, 196, 197, 198 and 194** [and also entered in volume No. 1, page Nos. **810, 811, 812, 79, 219, 132** of register II of Govindpur (Dhanbad) Circle office]; And

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Mahadev Mandot
purpad kr. Mandot
A/57/9

WHEREAS the Vendors hereto to meet their financial requirement considered it advisable to sell his entire right, title, interest and possession to, in and over the said land measuring an area 308.84 Decimals, morefully described in the Schedule hereto for a total Consideration of Rs.4,24,50,000/- (Rupees Four Crore Twenty Four Lac Fifty thousand) only; And

WHEREAS, in course and as a result of negotiation between the parties hereto, the vendor agreed to sale and the purchaser hereto has agreed to purchase the said land, for a consideration of the sum of Rs.4,24,50,000/- (Rupees Four Crore Twenty Four Lac Fifty thousand) only, which is the highest consideration thereof.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -

1. That in consideration of the total sum of Rs.4,24,50,000/- (Rupees Four Crore Twenty Four Lac Fifty thousand) only, paid by the Purchaser to Vendors, as per memo of consideration written in the foot of this document, (the receipt whereof the Vendors do hereby acknowledge and admit) and in consideration of the terms, conditions and covenants hereinafter appearing the Vendor both hereby absolutely and indefeasibly grant sell, convey transfer and assign his entire right, title, interest and possession to, in and over the said land morefully described in the Schedule hereto, together with all claims, demands, easement and other incidental rights belonging or appertaining thereto, to the Purchaser TO HAVE AND TO HOLD the same for all times to come free from all encumbrances subject, however, to pay annual ground rent besides cess and education cess thereon at the prescribed rates payable thereof as from this day onwards, and the purchaser hereto having full right and authority to deal and transfer the same by sale, gift, mortgage, lease and by making houses etc. thereon either by living thereon or letting out the same to any person or persons or otherwise as per their choice.

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Mahadev Mendoty
Profesthor. Mandoty
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2. That, the Vendors do hereby covenant with the Purchaser that the Vendors, are the sole and absolute owner of the land described in the schedule below, and that their right, title, interest and possession to, in and over the same are in no manner defective and are in no manner encumbered by way of mortgage etc. and there are no other claimant of the land, should it, therefore, in future transpire that his right, title, interest and possession to in and over the said land hereby sold are in any manner defective or in any manner encumbered and if for any one or more reasons Purchaser is dispossessed or put to any other loss or obstructions, the Vendors shall be liable to make good such loss as the Purchaser may suffer by reasons thereof.
3. That, the Vendors hereby further covenants ^{with the Purchaser} that the Vendor, shall pay the annual ground rent Rs. 50/- now or in future becoming payable up to date and shall keep the Purchaser fully indemnified, harmless and free from and against any attachment or legal proceeding in respect thereof and that the Purchaser shall be liable to pay the annual ground rent, cesses etc. for the land hereby sold which will become payable as from this day onwards.
4. That, the Vendor further covenants with the Purchaser to do and execute all such acts, deeds and things at the cost of the Purchaser as it may reasonably require the Vendors to do or execute for better or morefully assuring to the Purchaser the land hereby sold and also to render all assistance and co-operation to the Purchaser at its request and cost to get Purchaser's name mutated in place of that of the Vendors in the Office of the Zamindari Department of the State of Jharkhand.
5. That the above mentioned schedule land does not come under Govt. Land, and neither comes under Adivashi Land, Govt. Bhudan Land and forest land and also does not come under Govt. acquired land and the vendors and purchaser hereto

कस्तावज में दर्जित
शु. संपत्ति प्रसिद्धि
शु. की सुची जो
सुका है।

4/5/19
4/5/19
4/5/19

Mahadev Mandot
Mandot for Mandot
1/5/19

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are satisfied with the contents of this deed, and the vendor hereto does not comes under the reserve classes of C.N.T Act.

6. The parties herein shall comply with the latest provisions U/s 194-1A of The Income Tax Act, 1961.

IN WITNESS WHEREOF THE VENDOR HERETO OUT OF HIS OWN FREE WILL WHILE IN HIS SOUND HEALTH AND PERFECT MIND HAVING FULLY UNDERSTOOD THE CONTENTS HEREOF, HAVE SET AND SUBSCRIBED HIS HANDS ON DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

SCHEDULE

All that piece and parcel of Raiyati land situate at Mouza Aamaghata, (Mouza No. 170), under P.S.-Govindpur, Chowki Sadar Sub-Registry office and District Dhanbad,

Mouza Aamaghata, Mouza No. 170,

Old Khata No. 11, New Khata No. 92,

Old Plot No. 718 (New Plot No. 508), measuring 06 Decimals, out of which 02 Decimals, Old Plot No. 718 (New Plot No. 510), measuring 06 Decimals, out of which 02 Decimals, Old Plot No. 718 (New Plot No. 514), measuring 08 Decimals, out of which 2.66 Decimals,

(entered in Volume No. 1, page No. 810 in Register II).

Mahadev Mandale
Murshkh. Mandale
1/5/19

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Old Khata No. 11, New Khata No. 220,

Old Plot No. 719 (New Plot No. 515),

Old Plot No. 726 (New Plot No. 515),

Old Plot No. 727 (New Plot No. 515),

Old Plot No. 728 (New Plot No. 515),

Old Plot No. 723/2112 (New Plot No. 515), measuring 264 Decimals, out of which 88 Decimals

(entered in Volume No. 1, page No. 219 in Register II).

Old Plot No. 720 (New Plot No. 516),

Old Plot No. 724 (New Plot No. 516),

Old Plot No. 725 (New Plot No. 516), measuring 134 Decimals, out of which 44.66 Decimals

(entered in Volume No. 1, page No. 219 in Register II).

Old Plot No. 723 (New Plot No. 517), measuring 70 Decimals, out of which 23.33 Decimals,

(entered in Volume No. 1, page No. 219 in Register II).

Old Khata No. 09, New Khata No. 78,

Old Plot No. 537 (New Plot No. 592), measuring 40 Decimals, out of which 13.33 Decimals

Old Plot No. 538 (New Plot No. 593), measuring 33 Decimals, out of which 11 Decimals

Old Plot No. 537 (New Plot No. 591), measuring 10 Decimals, out of which 3.33 Decimals

(Entered in Volume No. 1, page No. 811 and 812 in Register II).

Old Khata No. 09, New Khata No. 215,

Old Plot No. 545 (New Plot No. 590), measuring 7.5 Decimals, out of which 2.55 Decimals

(entered in Volume No. 1, page No. 811 in Register II).

Mahadev Mandat,
Mafest per. Mandat
7/11/19

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Old Khata No. 09, New Khata No. 220,

Old Plot No. 591(New Plot No. 521), measuring 242 Decimals, out of which 80.66 Decimals

Old Plot No. 592(New Plot No. 522), measuring 28 Decimals, out of which 9.32 Decimals (entered in Volume No. 1, page No. 219 in Register II).

Old Khata No. 09, New Khata No. 78,

Old Plot No. 593(New Plot No. 523), measuring 30 Decimals, out of which 10 Decimals (entered in Volume No. 1, page No. 811 in Register II).

Old Plot No. 594(New Plot No. 524), measuring 30 Decimals, out of which 10 Decimals (entered in Volume No. 1, page No. 79 in Register II).

Old Khata No. 57, New Khata No. 220,

Old Plot No. 584(New Plot No. 519), measuring 18 Decimals, out of which 06 Decimals (entered in Volume No. 1, page No. 219 in Register II).

Grand Total Area out of all the above plots measuring **308.84 Decimals (Three hundred eight point eight four Decimals)** of land is hereby sold by this sale deed, as per plan attached herewith and shown in colour Red (which is residential land and situated at subsidiary road), being butted and bounded as under:-

Mahadev Mandav
Mufessal Kar. Mandav
1/5/19

= 11 =

- North: Plot Nos. 588, 587, 586, 585, 772 and others.
South: Plot Nos. 583, 582, 579, 547 536, 535 and others.
East: Plot Nos. 718, 729 and others
West: Plot Nos. 462, 595, 618 and others

Memo of Consideration

Rs.4,24,50,000/- (Rupees Four Crore Twenty Four Lac Fifty thousand) only paid by the purchaser to the vendor after deduction 1% TDS by RTGS of various dates.

S. I. Kulkarni
Adv. Dns.

E. No. - 11275/96.

WITNESSES:-

1. BIJAY TULSHYAN
S/o. Late B. XI-TULSHYAN
L.C. Road DHANBAD

2. Madhushri Maurya
Sd/- R.C. Maurya
Hisapur Shree

Mahadev Mandav

Ramesh Kr. Mandav
1/5/19

= 12 =

Signature and finger print of the purchaser



~~Atish Kumar~~
1/5/19



R. K. Goyal
Ramesh Kumar Goyal
1/5/19



Certified that the finger prints of the left hand of the vendor and purchaser, whose photographs is affixed in the document have been duly obtained before me, and printed in my office as per detail given by the parties.

₹.

3759

3493

70091
30/8/19

सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No. : IN-JH20329457798356R
 Certificate Issued Date : 16-Aug-2019 11:08 AM
 Account Reference : SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
 Unique Doc. Reference : SUBIN-JHJHSHCIL0127757630726774R
 Purchased by : MS ALOKIK HOMES LLP
 Description of Document : Article 23 Conveyance
 Property Description : IMMOVABLE PROPERTY
 Consideration Price (Rs.) : 4,82,03,000
 (Four Crore Eighty Two Lakh Three Thousand only)
 First Party : MD HUSSAIN AND OTHERS
 Second Party : MS ALOKIK HOMES LLP
 Stamp Duty Paid By : MS ALOKIK HOMES LLP
 Stamp Duty Amount(Rs.) : 19,29,000
 (Nineteen Lakh Twenty Nine Thousand only)



Please write or type below this line

निबन्धन नियम 21 के अधीन और छांटाना
 कारतकारी एक्ट की धारा 11B के अधीन
 जो ग्राह्य है और इण्डियन स्टाम्प एक्ट 1899
 की अनुसूची 1 या 1 के 13 के अधीन
 यथावत स्टाम्प लगाना गया है। अथवा टिकट
 नथी से विमुक्त है या स्टाम्प - शुल्क अपेक्षित
 नहीं है।

ता 11.9.19

निबन्धन पदाधिकारी

30/8/19
11.9.19दस्तावेज जाँच किया
फार्म 4 जाँच किया

Mahender Handa

30.8.19

SR 0005988780



30/8/19

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Certificate No. : IN-JH20831245410829R
Certificate Issued Date : 30-Aug-2019 10:03 AM
Account Reference : SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
Unique Doc. Reference : SUBIN-JHJHSHCIL0128647308806179R
Purchased by : MS ALOKIK HOMES LLP
Description of Document : Article 23 Conveyance
Property Description : IMMOVABLE PROPERTY
Consideration Price (Rs.) : 1,000
(One Thousand only)
First Party : MD HUSSAIN AND OTHERS
Second Party : MS ALOKIK HOMES LLP
Stamp Duty Paid By : MS ALOKIK HOMES LLP
Stamp Duty Amount(Rs.) : 50
(Fifty only)



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

Mahender Manday

Swint Kumar Singh

30.8.19

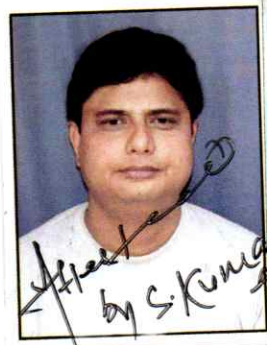
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पिन संख्या 82040019, 1929050-

तपशील वर्णित जमीन का मूल्य मार्ग दर्शिका पंजी के अनुसार न्यूनतम मूल्य से कम नहीं है !

Payment is done of Rs. 1,00,000/-
dt. 31.8.19 by GRN No. 19282321105
1928231334

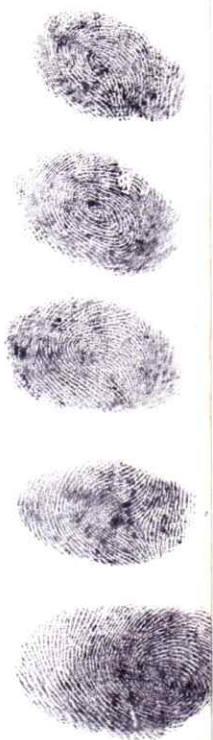
Sirehwa
AA 144120-10
SD. 15-10
Boo 6-10
144121-10
30/8/19



Mahender Manday

Subit Kumar Singh

30.8.19



THIS DEED OF ABSOLUTE SALE is made on this the 30th day August Two Thousand Nineteen, By and between, 1. **MD HUSSAIN (ALIAS AHASAN ALI ANSARI)** Son of Late Md. Samsuddin Ansari, by faith Muslim, by caste Momin, by occupation cultivation, resident of Tilakraidih, P.O. & P.S. Govindpur, Dist. Dhanbad, Jharkhand, 2. **HAKIMUDDIN ANSARI** Son of Late Moijuddin Anasari, by faith Muslim, by caste Momin, by occupation Cultivation, residing at Gaidhara, P.O. & P.S. Govindpur, Dist. Dhanbad, Jharkhand, 3. **MOINUL ISLAM ANSARI**, 4. **MD. NAZRUL ISLAM ANSARI**, 5. **MD. MAHMOOD ANSARI**, 6. **MD. ASDUL ANSARI**, 7. **AHAMAD HUSSAIN ANSARI**, 8. **MD. ASIF HUSSAIN ANSARI**, 9. **MD. NAIMUL ISLAM ANSARI**, All Sons of Late **Mohammad Nasiruddin Ansari**, by faith Muslim, by caste Momin, by occupation Cultivation, residing at Gaidhara, P.O. & P.S. Govindpur, Dist. Dhanbad, Jharkhand,



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10. SAZDA BIBI Wife of **Salauddin Ansari**, **11. SAHIDA KHATOON** Wife of Md. Islam Ansari, by caste Momin, by occupation Housewife, residing at Pathuria, P.O. Shankardih, P.S.- Govindpur, Dist. Dhanbad, Jharkhand,

12. SHAKILA KHATOON Wife of Md. Rafique Ansari, by faith Muslim, by caste Momin, by occupation Housewife, residing at Gaidhara, P.S.- Govindpur, Dist. Dhanbad, Jharkhand, (Vendor No. 10 to 12 are daughters of Late Moijuddin Ansari).

13. NAJMUN NISHA Daughter of Late Nasiruddin Ansari, by faith Muslim, by caste Momin, by occupation Housewife, residing at Gaidhara, P.S.- Govindpur, Dist. Dhanbad, Jharkhand,

14. NURUN NISHA KHATOON Wife of Md. Imtiyaz Ansari, (Daughter of Late Nasiruddin Ansari, by faith Muslim, by caste Momin, by occupation Housewife, residing at Chhatabad, P.S.- Katrasgarh, Dist. Dhanbad, Jharkhand,

15. JAMILA KHATOON Wife of Ali Imam Ansari (Daughter of Late Moijuddin Ansari, by faith Muslim, by caste Momin, by occupation Housewife, residing at Asanbani, P.O. Bhiya, P.S.- Govindpur, Dist. Dhanbad, Jharkhand, hereinafter jointly called and referred to as the VENDORS (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART**.

(The vendor **No. 1** herein represented through his constituted attorney **SRI MAHADEV MANDAL** Son of Late Atul Chandra Mandal, (representing as Partner of Surya Infrastructure & Developers), by faith Hindu, by caste Sumandal [Suri], by occupation Business, by Nationality Indian, resident of Saraidhela, P.O. & P.S. Saraidhela, Dist. Dhanbad,[Jharkhand] vide Power No. IV-4432/2018 dated 20.07.2018, registered at Additional Registrar of Assurances - III, Kolkata, West Bengal.

The vendor No. **1 & 2 herein**, represented through his constituted attorney **SRI MAHADEV MANDAL** Son of Late Atul Chandra Mandal, (representing as Partner of Surya

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Mahadev Mandal.

Sumit Kumar Singh
30.8.19

Infrastructure & Developers), by faith Hindu, by caste Sumandal [Suri], by occupation Business, by Nationality Indian, resident of Saraidhela, P.O. & P.S. Saraidhela, Dist. Dhanbad,[Jharkhand] and **SRI SUMIT KUMAR SINGH** Son of Sri Harendra Prasad Singh, (representing as Partner of Surya Infrastructure & Developers), by faith Hindu, by caste Rajput, by occupation Business, by Nationality Indian, resident of Saraidhela, P.O. & P.S. Saraidhela, Dist. Dhanbad,[Jharkhand] vide Power No. IV-7725/2018 dated 18.12.2018, registered at Additional Registrar of Assurances-III, Kolkata, West Bengal).

The vendor Nos. **3, 4 & 5 herein**, represented through his constituted attorney **SRI MAHADEV MANDAL** Son of Late Atul Chandra Mandal, (representing as Partner of Surya Infrastructure & Developers), by faith Hindu, by caste Sumandal [Suri], by occupation Business, by Nationality Indian, resident of Saraidhela, P.O. & P.S. Saraidhela, Dist. Dhanbad,[Jharkhand] and **SRI SUMIT KUMAR SINGH** Son of Sri Harendra Prasad Singh, (representing as Partner of Surya Infrastructure & Developers), by faith Hindu, by caste Rajput, by occupation Business, by Nationality Indian, resident of Saraidhela, P.O. & P.S. Saraidhela, Dist. Dhanbad,[Jharkhand] vide Power No. IV-7859/2018 dated 21.12.2018, registered at Additional Registrar of Assurances-III, Kolkata, West Bengal).

The vendor **Nos. 6 to 9 herein** represented through his constituted attorney **SRI MAHADEV MANDAL** Son of Late Atul Chandra Mandal, (representing as Partner of Surya Infrastructure & Developers), by faith Hindu, by caste Sumandal [Suri], by occupation Business, by Nationality Indian, resident of Saraidhela, P.O. & P.S. Saraidhela, Dist. Dhanbad,[Jharkhand] vide Power No. IV-4520/2018 dated 24.07.2018, registered at Additional Registrar of Assurances - III, Kolkata, West Bengal.

The vendor Nos. **10 & 14 herein**, represented through his constituted attorney **SRI MAHADEV MANDAL** Son of Late Atul Chandra Mandal, (representing as Partner of Surya Infrastructure & Developers), by faith Hindu, by caste Sumandal [Suri], by occupation

Mahadev Mandal

Sumit Kumar Singh
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Business, by Nationality Indian, resident of Saraidhela, P.O. & P.S. Saraidhela, Dist. Dhanbad,[Jharkhand] and **SRI SUMIT KUMAR SINGH** Son of Sri Harendra Prasad Singh, (representing as Partner of Surya Infrastructure & Developers), by faith Hindu, by caste Rajput, by occupation Business, by Nationality Indian, resident of Saraidhela, P.O. & P.S. Saraidhela, Dist. Dhanbad,[Jharkhand] vide Power No. IV-53/2018 dated 12.06.2018, registered at Jhalda Sub-Registry office, West Bengal).

The vendor Nos. **1 to 9 and 15 herein**, represented through his constituted attorney **SRI MAHADEV MANDAL** Son of Late Atul Chandra Mandal, (representing as Partner of Surya Infrastructure & Developers), by faith Hindu, by caste Sumandal [Suri], by occupation Business, by Nationality Indian, resident of Saraidhela, P.O. & P.S. Saraidhela, Dist. Dhanbad,[Jharkhand] and **SRI SUMIT KUMAR SINGH** Son of Sri Harendra Prasad Singh, (representing as Partner of Surya Infrastructure & Developers), by faith Hindu, by caste Rajput, by occupation Business, by Nationality Indian, resident of Saraidhela, P.O. & P.S. Saraidhela, Dist. Dhanbad,[Jharkhand] vide Power No. IV-511/2019 dated 31.07.2019, registered at Additional Registrar of Assurances - III, Kolkata, West Bengal). (PAN:- AGLFS2898H)

AND IN FAVOUR OF

M/S ALOKIK HOMES-LLP, (PAN-ABNFA0759L), a limited liabilities firm registered under Indian Partnership Act. 1932 having its registered office at Flat No. E-5, Room No.2, Grewal Apartment, Grewal Colony, Bekar Bandh, Dhanbad-826001, Jharkhand represent through its Designated partners **(1) SRI RITESH KUMAR SHARMA**, son of Sri Nuthmal Sharma, by Faith Hindu, by caste Vaishya, by occupation Business, resident of Casa Celeste, Dhaiya, P.S. and Dist. Dhanbad, **(2) SRI RAMESH KUMAR GOYAL** Son of Sri Madan Lal Gupta, by Faith Hindu, by caste Vaishya, by occupation Business, resident of At & P.O.- Saraidhela Main Road, P.S. Saraidhela and Dist. Dhanbad,

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[Jharkhand] hereinafter called and referred to as the **PURCHASER** (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS, by virtue of registered deed of Sale No. **15453** dated 06.09.1968, Registered at Dhanbad Sub-Registry office, sold by Lado Devi and others in favour of Md. Samsuddin Ansari and others, the said Md. Samsuddin Ansari and others, purchased their entire right, title, interest and possession to in and over **180 Decimal** of land, out of Survey settlement Plot No. **727 (measuring 3 decimals)**, Plot No. **726 (measuring 43 decimals)**, Plot No. **723/2112 (measuring 24 decimals)**, Plot No. **728 (measuring 72 decimals)**, Plot No. **729 (measuring 27 decimals)**, and Plot No. **718 (measuring 11 decimals)** appertaining to Khata No. 11 of Mouza Aamagata, Mouza No. 170, under P.S. Govindpur, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, by virtue of registered deed of Sale No. **11555** dated 27.06.1969, Registered at Dhanbad Sub-Registry office, sold by sold by Lado Devi and others in favour of Md. Samsuddin Ansari and others, the said Md. Samsuddin Ansari and others, purchased their entire right, title, interest and possession to in and over **144 Decimal** of land, out of Survey settlement Plot No. **718 (measuring 20 decimals)**, Plot No. **719 (measuring 124 decimals of land)**, appertaining to Khata No. 11 of Mouza Aamagata, Mouza No. 170, under P.S. Govindpur, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, by virtue of registered deed of Sale No. **15343** dated 13.09.1969, Registered at Dhanbad Sub-Registry office, sold by sold by Lado Devi and others in favour of Md. Samsuddin Ansari and others, the said Md. Samsuddin Ansari and others, purchased their entire right, title, interest and possession to in and over **175 Decimal** of land, out

Narhadev Mandot

*Hanu Singh
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of Survey settlement **Plot No. 720 (measuring 56 decimals), Plot No. 723 (measuring 37 decimals), 724 (measuring 50 decimals) and Plot No. 725 (measuring 32 decimals)** appertaining to Khata No. 11 of Mouza Aamagata, Mouza No. 170, under P.S. Govindpur, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, by virtue of registered deed of Sale No. **4620 dated 24.03.1969**, Registered at Dhanbad Sub-Registry office, sold by Jang Bahadur Singh and others, in favour of Md. Samsuddin Ansari and others, the said Md. Samsuddin Ansari and others, purchased their entire right, title, interest and possession to in and over **54 Decimal** of land, out of Survey settlement **Plot No. 584 (measuring 21 decimals)**, appertaining to Khata No. 57 **Plot No. 723 (measuring 33 decimals)**, appertaining to Khata No. 11, of Mouza Aamagata, Mouza No. 170, under P.S. Govindpur, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, by virtue of registered deed of Sale No. **15363 dated 20.08.1966**, Registered at Dhanbad Sub-Registry office, sold by Hanu Singh and others in favour of Biru Mian, the said Biru Mian purchased their entire right, title, interest and possession to in and over **95 Decimal** of land, out of Survey settlement **Plot No. 537 (measuring 52 decimals), Plot No. 538 (measuring 23 decimals), Plot No. 545 (measuring 7.5 decimals),** appertaining to Khata No. 9, and **Plot No. 589 (measuring 4 decimals), Plot No. 590 (measuring 8.5 decimals)**, appertaining to Khata No. 57, of Mouza Aamagata, Mouza No. 170, under P.S. Govindpur, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, by virtue of registered deed of Sale No. **12542 dated 28.06.1968**, Registered at Dhanbad Sub-Registry office, sold by Hanu Singh and others in favour of Md. Samsuddin Ansari and others, the said Md. Samsuddin Ansari and others purchased his entire right, title, interest and possession to in and over **91 Decimal** of land, out of Survey settlement **Plot No. 539 (measuring 02 decimals), Plot No. 540 (measuring**

Mahadev Mandley

Samsuddin Ansari

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10 decimals), Plot No. 593 (measuring 29 decimals), Plot No. 541 (measuring 17 decimals), Plot No. 592 (measuring 33 decimals), appertaining to Khata No. 9, of Mouza Aamagata, Mouza No. 170, under P.S. Govindpur, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, by virtue of registered deed of Sale No. **17697 dated 04.11.1968**, Registered at Dhanbad Sub-Registry office, sold by by Hanu Singh and others in favour of Md. Samsuddin Ansari and others, the said Md. Samsuddin Ansari and others purchased his entire right, title, interest and possession to in and over **37 Decimal** of land, out of Survey settlement Plot No. **594**, appertaining to Khata No. 9 of Mouza Aamagata, Mouza No. 170, under P.S. Govindpur, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, by virtue of registered deed of Sale No. **14994 dated 10.08.1966**, Registered at Dhanbad Sub-Registry office, sold by by Hanu Singh and others in favour of Biru Mian and others, the said Biru Mian and others purchased his entire right, title, interest and possession to in and over **35 Decimal** of land, out of Survey settlement Plot No. **590**, appertaining to Khata No. 57 of Mouza Aamagata, Mouza No. 170, under P.S. Govindpur, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, by virtue of registered deed of Sale No. **24424 dated 24.11.1967**, Deed No. **15047 dated 27.06.1967 and Deed No. 15657 dated 27.08.1966**, Registered at Dhanbad Sub-Registry office, sold by Keshaw Rajputani Wife of Hari Singh in favour of Md. Samsuddin Ansari and others, the said Md. Samsuddin Ansari and others purchased his entire right, title, interest and possession to in and over **244 Decimal** of land, out of Survey settlement Plot No. **591**, appertaining to Khata No. 9 of Mouza Aamagata, Mouza No. 170, under P.S. Govindpur, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

Mahadeu Manday

Sub-Registry
Dhanbad

30.8.19

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WHEREAS, by virtue of registered deed of Sale No. **4024 dated 27.03.1961**, Deed No. **13527 dated 27.09.1961**, Registered at Dhanbad Sub-Registry office, sold by Krishna Kumar Bhagat and Sri Ram Prasad Saw Son of Late Raj Kumar Saw in favour of Md. Samsuddin Ansari and others, the said Md. Samsuddin Ansari and others purchased their entire right, title, interest and possession to in and over **231 Decimal** of land, out of Survey settlement Plot Nos. **618, 615, 616, 612, 617 and 619**, appertaining to Khata No. 74 of Mouza Aamagata, Mouza No. 170, under P.S. Govindpur, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, by virtue of registered deed of Sale No. **190 dated 06.01.1970**, Registered at Dhanbad Sub-Registry office, sold by Sultan Mian, Maqbul Mian, Izarat Mian and Imani Miya in favour of Md. Samsuddin Ansari and others, the said Md. Samsuddin Ansari and others purchased their entire right, title, interest and possession to in and over **6.33 Decimal** of land, out of Survey settlement Plot Nos. **586**, appertaining to Khata No. 27 of Mouza Aamagata, Mouza No. 170, under P.S. Govindpur, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, ever since the date of purchase as aforesaid Md. Samsudddin Ansari and others were in peaceful and uninterrupted possession over the **said land** got their name mutated and paying ground rent to the State of Jharkhand regularly under Thoka Nos. 195, 196, 197, 198 and 194 [and also entered in volume No. 1, page Nos. 810, 811, 812, 79, 219, 132, 214 of register II of Govindpur (Dhanbad) Circle office]; And

WHEREAS the Vendors hereto to meet their financial requirement considered it advisable to sell his entire right, title, interest and possession to, in and over the said land measuring an area 331.22 Decimals, morefully described in the Schedule hereto for a total Consideration of Rs.4,82,03,000/- (Rupees Four Crore Eighty Two Lac Three thousand) only; And

Mahadev Mandot

Wisham Kulkarni
30.8.19

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WHEREAS, in course and as a result of negotiation between the parties hereto, the vendor agreed to sale and the purchaser hereto has agreed to purchase the said land, for a consideration of the sum of Rs.4,82,03,000/- (Rupees Four Crore Eighty Two Lac Three thousand) only, which is the highest consideration thereof.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -

1. That in consideration of the total sum of Rs.4,82,03,000/- (Rupees Four Crore Eighty Two Lac Three thousand) only, paid by the Purchaser to Vendors, as per memo of consideration written in the foot of this document, (the receipt whereof the Vendors do hereby acknowledge and admit) and in consideration of the terms, conditions and covenants hereinafter appearing the Vendor both hereby absolutely and indefeasibly grant sell, convey transfer and assign his entire right, title, interest and possession to, in and over the said land morefully described in the Schedule hereto, together with all claims, demands, easement and other incidental rights belonging or appertaining thereto, to the Purchaser TO HAVE AND TO HOLD the same for all times to come free from all encumbrances subject, however, to pay annual ground rent besides cess and education cess thereon at the prescribed rates payable thereof as from this day onwards, and the purchaser hereto having full right and authority to deal and transfer the same by sale, gift, mortgage, lease and by making houses etc. thereon either by living thereon or letting out the same to any person or persons or otherwise as per their choice.
2. That, the Vendors do hereby covenant with the Purchaser that the Vendors, are the sole and absolute owner of the land described in the schedule below, and that their right, title, interest and possession to, in and over the same are in no manner defective and are in no manner encumbered by way of mortgage etc. and there are no other claimant of the land, should it, therefore, in future transpire that his right, title, interest and possession to in and over the said land hereby sold are in any manner defective or in any manner encumbered and if for any one

Mahadeu Mandot

बुनियाद नमूना बिल
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- or more reasons Purchaser is dispossessed or put to any other loss or obstructions, the Vendors shall be liable to make good such loss as the Purchaser may suffer by reasons thereof.
3. That, the Vendors hereby further covenants with the Purchaser that the Vendor, shall pay the annual ground rent Rs.50/- now or in future becoming payable up to date and shall keep the Purchaser fully indemnified, harmless and free from and against any attachment or legal proceeding in respect thereof and that the Purchaser shall be liable to pay the annual ground rent, cesses etc. for the land hereby sold which will become payable as from this day onwards.
 4. That, the Vendor further covenants with the Purchaser to do and execute all such acts, deeds and things at the cost of the Purchaser as it may reasonably require the Vendors to do or execute for better or more fully assuring to the Purchaser the land hereby sold and also to render all assistance and co-operation to the Purchaser at its request and cost to get Purchaser's name mutated in place of that of the Vendors in the Office of the Zamindari Department of the State of Jharkhand.
 5. That the above mentioned schedule land does not come under Govt. Land, and neither comes under Adivashi Land, Govt. Bhudan Land and forest land and also does not come under Govt. acquired land and the vendors and purchaser hereto are satisfied with the contents of this deed, and the vendor hereto does not comes under the reserve classes of C.N.T Act.
 6. The parties herein shall comply with the latest provisions U/s 194-1A of The Income Tax Act, 1961.

IN WITNESS WHEREOF THE VENDOR HERETO OUT OF THEIR OWN FREE WILL WHILE IN THEIR SOUND HEALTH AND PERFECT MIND HAVING FULLY UNDERSTOOD THE

दस्तावेज में वर्णित
भू संपत्ति प्रतिबन्धित
भूमि को सूची में
सुक्त है।

लिपिक
30/8/19
साटा इंद्री आवरेटर

Mahadev Kumbhar

Kumbhar

30.8.19

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CONTENTS HEREOF, HAVE SET AND SUBSCRIBED THEIR HANDS ON DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

SCHEDULE

All that piece and parcel of Raiyati land situate at Mouza Aamaghata, (Mouza No. 170), under P.S.-Govindpur, Chowki Sadar Sub-Registry office and District Dhanbad,

Mouza Aamaghata, Mouza No. 170,

Old Khata No. 11, New Khata No. 220,

Old Plot No. 719 (New Plot No. 515),

Old Plot No. 726 (New Plot No. 515),

Old Plot No. 727 (New Plot No. 515),

Old Plot No. 728 (New Plot No. 515),

Old Plot No. 723/2112 (New Plot No. 515), measuring 264 Decimals, out of which 41 Decimals

(entered in Volume No. 1, page No. 219 in Register II).

Old Plot No. 720 (New Plot No. 516),

Old Plot No. 724 (New Plot No. 516),

Old Plot No. 725 (New Plot No. 516), measuring 134 Decimals, out of which 17 Decimals (entered in Volume No. 1, page No. 219 in Register II).

Old Plot No. 723 (New Plot No. 517), measuring 70 Decimals, out of which 23.33 Decimals,

(entered in Volume No. 1, page No. 219 in Register II).

Mahadev Manday

Subit Kumar Reddy
30.8.19

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Old Khata No. 09, New Khata No. 78,

Old Plot No. 537 (New Plot No. 592), measuring 40 Decimals, out of which 13.33 Decimals

Old Plot No. 538 (New Plot No. 593), measuring 33 Decimals, out of which 11 Decimals

Old Plot No. 537 (New Plot No. 591), measuring 10 Decimals, out of which 3.33 Decimals
(Entered in Volume No. 1, page No. 79 and 812 in Register II).

Old Khata No. 09, New Khata No. 215,

Old Plot No. 545 (New Plot No. 590), measuring 7.5 Decimals, out of which 2.50 Decimals

(entered in Volume No. 1, page No. 812 in Register II).

Old Khata No. 09, New Khata No. 220,

Old Plot No. 591 (New Plot No. 521), measuring 242 Decimals, out of which 73.78 Decimals

Old Plot No. 592 (New Plot No. 522), measuring 28 Decimals, out of which 9.33 Decimals
(entered in Volume No. 1, page No. 219 in Register II).

Old Khata No. 09, New Khata No. 78,

Old Plot No. 593 (New Plot No. 523), measuring 30 Decimals, out of which 10 Decimals
(entered in Volume No. 1, page No. 811 in Register II).

Old Plot No. 594 (New Plot No. 524), measuring 30 Decimals, out of which 10 Decimals
(entered in Volume No. 1, page No. 79 in Register II).

Old Khata No. 09, New Khata No. 215,

Old Plot No. 539 (New Plot No. 594), measuring 07 Decimals, out of which 4.62 Decimals
(entered in Volume No. 1, page No. 214 in Register II).

Manohar Menadhy

Subit Kumar B.S.

30.8.19

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Old Khata No. 09, New Khata No. 78,

Old Plot No. 540 (New Plot No. 593), measuring 33 Decimals, out of which 22 Decimals (entered in Volume No. 1, page No. 79, 811 and 812 in Register II).

Old Khata No. 09, New Khata No. 165,

Old Plot No. 541 (New Plot No. 596), measuring 07 Decimals, out of which 4.62 Decimals (entered in Volume No. 1, page No. 811 in Register II).

Old Khata No. 57, New Khata No. 220,

Old Plot No. 584 (New Plot No. 519), measuring 18 Decimals, out of which 12 Decimals (entered in Volume No. 1, page No. 219 in Register II).

Old Khata No. 57, New Khata No. 20,

Old Plot No. 586 (New Plot No. 481), measuring 6.33 Decimals, out of which 4.22 Decimals (entered in Volume No. 1, page No. 821 in Register II).

Old Khata No. 74, New Khata No. 220,

Old Plot No. 615 (New Plot No. 431), measuring 34 Decimals, out of which 22.66 Decimals

Old Plot No. 616 & 617 (New Plot No. 474), measuring 71 Decimals, out of which 25.50 Decimals

(entered in Volume No. 1, page No. 219 in Register II).

Old Khata No. 74, New Khata No. 182,

Old Plot No. 618 (New Plot No. 430), measuring 34 Decimals, out of which 20 Decimals (entered in Volume No. 1, page No. 809 in Register II).

Old Plot No. 619 (New Plot No. 476), measuring 11 Decimals, out of which 01 Decimals (entered in Volume No. 1, page No. 822 in Register II).

Maheshwar Mandot

Amrit Kumar Singh
30.11.19

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Grand Total Area out of all the above plots measuring **331.22 Decimals (Three hundred thirty one point two two Decimals)** of land is hereby sold by this sale deed, as per plan attached herewith and shown in colour Red (which is residential land and situated at subsidiary road), being butted and bounded as under:-

Amrit Kumar Singh

- North: Plot Nos. 588, 719(P), 720(P) etc.
- South: Plot Nos. 598, 535(P), 582(P), 563, 575 etc.
- East: Plot Nos. 718(P), 729, 541(P), 618 (P) etc.
- West: Plot Nos. 721, 722, 585, 595, 613 etc.

Stamp duty paid on Rs. 4,82,04,000/-

Memo of Consideration

Rs.4,82,03,000/- (Rupees Four Crore Eighty Two Lac Three thousand) only paid by the purchaser to the vendor after deduction 1% TDS, i.e Rs.4,77,20,970/- only by Cheque No. 684047 dated 30.11.19 of Indusind Bank.

S. Kumar
Amrit Kumar Singh
E No. 11375/96.

WITNESSES:-

1. BIJAY TULSHYAN
Bijay Tulsya
S/o Late B. N. Tulsya
706 L.C. Road
DHAN BAD
2. Madhukar Manikar
S/o Lt. K.C. Manikar
Hobli in Dhule

Mahadev Murthy

Sunit Kumar Singh

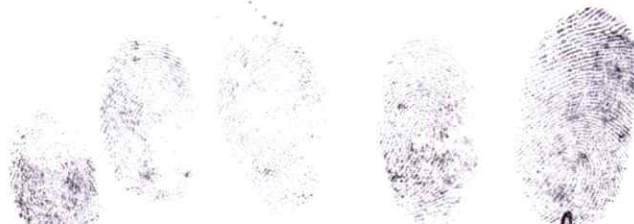
30.8.19

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Signature and finger print of the purchaser



Ramesh Kumar Goyal



Ramesh Kumar Goyal

R. K. Goyal



Certified that the finger prints of the left hand of the vendor and purchaser, whose photographs is affixed in the document have been duly obtained before me, and printed in my office as per detail given by the parties.

3760

3494

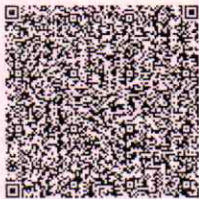
T- 70/06
30.08.19

सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

| | |
|---------------------------|---|
| Certificate No. | : IN-JH20329593181636R |
| Certificate Issued Date | : 16-Aug-2019 11:10 AM |
| Account Reference | : SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB |
| Unique Doc. Reference | : SUBIN-JHJHSHCIL0127756612712860R |
| Purchased by | : MS ALOKIK HOMES LLP |
| Description of Document | : Article 23 Conveyance |
| Property Description | : IMMOVABLE PROPERTY |
| Consideration Price (Rs.) | : 4,69,08,000 (Four Crore Sixty Nine Lakh Eight Thousand only) |
| First Party | : MD HUSSAIN AND OTHERS |
| Second Party | : MS ALOKIK HOMES LLP |
| Stamp Duty Paid By | : MS ALOKIK HOMES LLP |
| Stamp Duty Amount(Rs.) | : 18,77,000 ✓ (Eighteen Lakh Seventy Seven Thousand only) |



Please write or type below this line

निबधन नियम 21 के अधीन और छाटानागपुर
कास्तकारी एक्ट की बारा 460 क अधीन
जो ग्राह्य है और इण्डियन स्टाम्प एक्ट 1899
की अनुसूची 1 या 1 क 13 क अधीन
यथावत स्टाम्प लगाया गया है। अथवा टिकट
नथी तो विमुक्त है या स्टाम्प - बरुक अपेक्षित
नही है।

ता 17.9.19

निबधन पदाधिकारी

17.9.19

दस्तावेज जाँच किया
फार्म 4 जाँच किया

Mahadev Mahapatra

Hussain Kumar Singh

30.8.19

SR 0005988779



30/819

Warning

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Government of Jharkhand

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Certificate No. : IN-JH20818695586063R
Certificate Issued Date : 29-Aug-2019 03:07 PM
Account Reference : SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
Unique Doc. Reference : SUBIN-JHJHSHCIL0128619465767103R
Purchased by : MS ALOKIK HOMES LLP
Description of Document : Article 23 Conveyance
Property Description : IMMOVABLE PROPERTY
Consideration Price (Rs.) : 65,000
(Sixty Five Thousand only)
First Party : MD HUSSAIN AND OTHERS
Second Party : MS ALOKIK HOMES LLP
Stamp Duty Paid By : MS ALOKIK HOMES LLP
Stamp Duty Amount(Rs.) : 2,050
(Two Thousand And Fifty only)



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Alakeshwar Mondal

Sumit Kumar Singh

30.8.19

SR 0005992391



सत्यमेव जयते

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Government of Jharkhand

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Certificate No. : IN-JH20831131625460R
Certificate Issued Date : 30-Aug-2019 09:59 AM
Account Reference : SHCIL (FI)/jhshcil01/ DHANBAD/ JH-DB
Unique Doc. Reference : SUBIN-JHJHSHCIL0128647260385797R
Purchased by : MS ALOKIK HOMES LLP
Description of Document : Article 23 Conveyance
Property Description : IMMOVABLE PROPERTY
Consideration Price (Rs.) : 1,000
(One Thousand only)
First Party : MD HUSSAIN AND OTHERS
Second Party : MS ALOKIK HOMES LLP
Stamp Duty Paid By : MS ALOKIK HOMES LLP
Stamp Duty Amount(Rs.) : 200
(Two Hundred only)



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Mohadev Mandel

Subin Kumar Singh

30.8.19

SR 0005992449

Bill of exchange No. 1079/19 dt. 30.8.19

तयारीज वर्णित जमीन का मूल्य मार्ग दर्शिका पंजी के अनुसार न्यूनतम मूल्य से कम नहीं है।

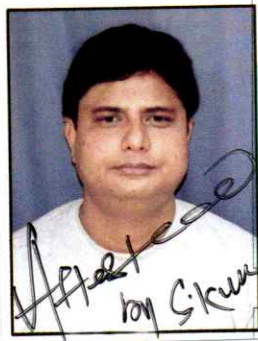
Payment is done of Rs. 999000 + 412741 = 1411741/-
dt. 30.8.19 by GRN No. 19882298935
830819 1988231813

Five Bhd

AA 1409890 = 10
15 = 10

SA 6 = 10
1409891 = 10

31/8/19



Mahadev Manday

Business number 16
30.8.19



THIS DEED OF ABSOLUTE SALE is made on this the 30th day August Two Thousand Nineteen, By and between, 1. **MD HUSSAIN (ALIAS AHASAN ALI ANSARI)** Son of Late Md. Samsuddin Ansari, by faith Muslim, by caste Momin, by occupation cultivation, resident of Tilakraidih, P.O. & P.S. Govindpur, Dist. Dhanbad, Jharkhand, 2. **HAKIMUDDIN ANSARI** Son of Late Moijuddin Anasari, by faith Muslim, by caste Momin, by occupation Cultivation, residing at Gaidhara, P.O. & P.S. Govindpur, Dist. Dhanbad, Jharkhand, 3. **MOINUL ISLAM ANSARI**, 4. **MD. NAZRUL ISLAM ANSARI**, 5. **MD. MAHMOOD ANSARI**, 6. **MD. ASDUL ANSARI**, 7. **AHAMAD HUSSAIN ANSARI**, 8. **MD. ASIF HUSSAIN ANSARI**, 9. **MD. NAIMUL ISLAM ANSARI**, All Sons of Late **Mohammad Nasiruddin Ansari**, by faith Muslim, by caste Momin, by occupation Cultivation, residing at Gaidhara, P.O. & P.S. Govindpur, Dist. Dhanbad, Jharkhand,



Mahadev Mandal

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10. SAZDA BIBI Wife of **Salauddin Ansari**, **11. SAHIDA KHATOON** Wife of Md. Islam Ansari, by caste Momin, by occupation Housewife, residing at Pathuria, P.O. Shankardih, P.S.- Govindpur, Dist. Dhanbad, Jharkhand,

12. SHAKILA KHATOON Wife of Md. Rafique Ansari, by faith Muslim, by caste Momin, by occupation Housewife, residing at Gaidhara, P.S.- Govindpur, Dist. Dhanbad, Jharkhand, (Vendor No. 10 to 12 are daughters of Late Moijuddin Ansari).

13. NAJMUN NISHA Daughter of Late Nasiruddin Ansari, by faith Muslim, by caste Momin, by occupation Housewife, residing at Gaidhara, P.S.- Govindpur, Dist. Dhanbad, Jharkhand,

14. NURUN NISHA KHATOON Wife of Md. Imtiyaz Ansari, (Daughter of Late Nasiruddin Ansari, by faith Muslim, by caste Momin, by occupation Housewife, residing at Chhatabad, P.S.- Katrasgarh, Dist. Dhanbad, Jharkhand,

15. JAMILA KHATOON Wife of Ali Imam Ansari (Daughter of Late Moijuddin Ansari, by faith Muslim, by caste Momin, by occupation Housewife, residing at Asanbani, P.O. Bhatiya, P.S.- Govindpur, Dist. Dhanbad, Jharkhand, hereinafter jointly called and referred to as the VENDORS (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART**.

(The vendor **No. 1** herein represented through his constituted attorney **SRI MAHADEV MANDAL** Son of Late Atul Chandra Mandal, (representing as Partner of Surya Infrastructure & Developers), by faith Hindu, by caste Sumandal [Suri], by occupation Business, by Nationality Indian, resident of Saraidhela, P.O. & P.S. Saraidhela, Dist. Dhanbad, [Jharkhand] vide Power No. IV-4432/2018 dated 20.07.2018, registered at Additional Registrar of Assurances - III, Kolkata, West Bengal.

The vendor No. **1 & 2** herein, represented through his constituted attorney **SRI MAHADEV MANDAL** Son of Late Atul Chandra Mandal, (representing as Partner of Surya

Mahadev Mandal

Sumit Kumar Singh
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Infrastructure & Developers), by faith Hindu, by caste Sumandal [Suri], by occupation Business, by Nationality Indian, resident of Saraidhela, P.O. & P.S. Saraidhela, Dist. Dhanbad,[Jharkhand] and **SRI SUMIT KUMAR SINGH** Son of Sri Harendra Prasad Singh, (representing as Partner of Surya Infrastructure & Developers), by faith Hindu, by caste Rajput, by occupation Business, by Nationality Indian, resident of Saraidhela, P.O. & P.S. Saraidhela, Dist. Dhanbad,[Jharkhand] vide Power No. IV-7725/2018 dated 18.12.2018, registered at Additional Registrar of Assurances-III, Kolkata, West Bengal).

The vendor Nos. **3, 4 & 5 herein**, represented through his constituted attorney **SRI MAHADEV MANDAL** Son of Late Atul Chandra Mandal, (representing as Partner of Surya Infrastructure & Developers), by faith Hindu, by caste Sumandal [Suri], by occupation Business, by Nationality Indian, resident of Saraidhela, P.O. & P.S. Saraidhela, Dist. Dhanbad,[Jharkhand] and **SRI SUMIT KUMAR SINGH** Son of Sri Harendra Prasad Singh, (representing as Partner of Surya Infrastructure & Developers), by faith Hindu, by caste Rajput, by occupation Business, by Nationality Indian, resident of Saraidhela, P.O. & P.S. Saraidhela, Dist. Dhanbad,[Jharkhand] vide Power No. IV-7859/2018 dated 21.12.2018, registered at Additional Registrar of Assurances-III, Kolkata, West Bengal).

The vendor **Nos. 6 to 9** herein represented through his constituted attorney **SRI MAHADEV MANDAL** Son of Late Atul Chandra Mandal, (representing as Partner of Surya Infrastructure & Developers), by faith Hindu, by caste Sumandal [Suri], by occupation Business, by Nationality Indian, resident of Saraidhela, P.O. & P.S. Saraidhela, Dist. Dhanbad,[Jharkhand] vide Power No. IV-4520/2018 dated 24.07.2018, registered at Additional Registrar of Assurances - III, Kolkata, West Bengal.

The vendor Nos. **10 & 14 herein**, represented through his constituted attorney **SRI MAHADEV MANDAL** Son of Late Atul Chandra Mandal, (representing as Partner of Surya Infrastructure & Developers), by faith Hindu, by caste Sumandal [Suri], by occupation

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Mahadev Mandal

Sunit Kumar Singh

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Business, by Nationality Indian, resident of Saraidhela, P.O. & P.S. Saraidhela, Dist. Dhanbad,[Jharkhand] and **SRI SUMIT KUMAR SINGH** Son of Sri Harendra Prasad Singh, (representing as Partner of Surya Infrastructure & Developers), by faith Hindu, by caste Rajput, by occupation Business, by Nationality Indian, resident of Saraidhela, P.O. & P.S. Saraidhela, Dist. Dhanbad,[Jharkhand] vide Power No. IV-53/2018 dated 12.06.2018, registered at Jhalda Sub-Registry office, West Bengal).

The vendor Nos. **1 to 9 and 15 herein**, represented through his constituted attorney **SRI MAHADEV MANDAL** Son of Late Atul Chandra Mandal, (representing as Partner of Surya Infrastructure & Developers), by faith Hindu, by caste Sumandal [Suri], by occupation Business, by Nationality Indian, resident of Saraidhela, P.O. & P.S. Saraidhela, Dist. Dhanbad,[Jharkhand] and **SRI SUMIT KUMAR SINGH** Son of Sri Harendra Prasad Singh, (representing as Partner of Surya Infrastructure & Developers), by faith Hindu, by caste Rajput, by occupation Business, by Nationality Indian, resident of Saraidhela, P.O. & P.S. Saraidhela, Dist. Dhanbad,[Jharkhand] vide Power No. IV-511/2019 dated 31.07.2019, registered at Additional Registrar of Assurances - III, Kolkata, West Bengal). (PAN- AGLFS2898H)

Mahadev Mandal

AND IN FAVOUR OF

M/S ALOKIK HOMES-LLP, (PAN-ABNFA0759L), a limited liabilities firm registered under Indian Partnership Act. 1932 having its registered office at Flat No. E-5, Room No.2, Grewal Apartment, Grewal Colony, Bekar Bandh, Dhanbad-826001, Jharkhand represent through its Designated partners **(1) SRI RITESH KUMAR SHARMA**, son of Sri Nutnmal Sharma, by Faith Hindu, by caste Vaishya, by occupation Business, resident of Casa Celeste, Dhैया, P.S. and Dist. Dhanbad, **(2) SRI RAMESH KUMAR GOYAL** Son of Sri Madan Lal Gupta, by Faith Hindu, by caste Vaishya, by occupation Business, resident of At & P.O.- Saraidhela Main Road, P.S. Saraidhela and Dist. Dhanbad,

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Mahadev Manday
Sunit Kumar Singh
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[Jharkhand] hereinafter called and referred to as the **PURCHASER** (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS, by virtue of registered deed of Sale No. **15453** dated 06.09.1968, Registered at Dhanbad Sub-Registry office, sold by Lado Devi and others in favour of Md. Samsuddin Ansari and others, the said Md. Samsuddin Ansari and others, purchased their entire right, title, interest and possession to in and over **180 Decimal** of land, out of Survey settlement Plot No. **727 (measuring 3 decimals), Plot No. 726 (measuring 43 decimals), Plot No. 723/2112 (measuring 24 decimals), Plot No. 728 (measuring 72 decimals), Plot No. 729 (measuring 27 decimals), and Plot No. 718 (measuring 11 decimals)** appertaining to Khata No. 11 of Mouza Aamagata, Mouza No. 170, under P.S. Govindpur, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, by virtue of registered deed of Sale No. **11555** dated 27.06.1969, Registered at Dhanbad Sub-Registry office, sold by sold by Lado Devi and others in favour of Md. Samsuddin Ansari and others, the said Md. Samsuddin Ansari and others, purchased their entire right, title, interest and possession to in and over **144 Decimal** of land, out of Survey settlement **Plot No. 718 (measuring 20 decimals), Plot No. 719 (measuring 124 decimals of land,** appertaining to Khata No. 11 of Mouza Aamagata, Mouza No. 170, under P.S. Govindpur, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, by virtue of registered deed of Sale No. **15343** dated 13.09.1969, Registered at Dhanbad Sub-Registry office, sold by sold by Lado Devi and others in favour of Md. Samsuddin Ansari and others, the said Md. Samsuddin Ansari and others, purchased their entire right, title, interest and possession to in and over **175 Decimal** of land, out of Survey settlement **Plot No. 720 (measuring 56 decimals), Plot No. 723**

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Mahadev Mandal

Hemant Kumar Singh

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(measuring 37 decimals), 724 (measuring 50 decimals) and Plot No. 725 (measuring 32 decimals) appertaining to Khata No. 11 of Mouza Aamagata, Mouza No. 170, under P.S. Govindpur, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, by virtue of registered deed of Sale No. **4620 dated 24.03.1969**, Registered at Dhanbad Sub-Registry office, sold by Jang Bahadur Singh and others, in favour of Md. Samsuddin Ansari and others, the said Md. Samsuddin Ansari and others, purchased their entire right, title, interest and possession to in and over **54 Decimal** of land, out of Survey settlement **Plot No. 584 (measuring 21 decimals)**, appertaining to Khata No. 57 **Plot No. 723 (measuring 33 decimals)**, appertaining to Khata No. 11, of Mouza Aamagata, Mouza No. 170, under P.S. Govindpur, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, by virtue of registered deed of Sale No. **15363 dated 20.08.1966**, Registered at Dhanbad Sub-Registry office, sold by Hanu Singh and others in favour of Biru Mian, the said Biru Mian purchased their entire right, title, interest and possession to in and over **95 Decimal** of land, out of Survey settlement **Plot No. 537 (measuring 52 decimals)**, **Plot No. 538 (measuring 23 decimals)**, **Plot No. 545 (measuring 7.5 decimals)**, appertaining to Khata No. 9, and **Plot No. 589 (measuring 4 decimals)**, **Plot No. 590 (measuring 8.5 decimals)**, appertaining to Khata No. 57, of Mouza Aamagata, Mouza No. 170, under P.S. Govindpur, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, by virtue of registered deed of Sale No. **12542 dated 28.06.1968**, Registered at Dhanbad Sub-Registry office, sold by Hanu Singh and others in favour of Md. Samsuddin Ansari and others, the said Md. Samsuddin Ansari and others purchased his entire right, title, interest and possession to in and over **91 Decimal** of land, out of Survey settlement **Plot No. 539 (measuring 02 decimals)**, **Plot No. 540 (measuring 10 decimals)**, **Plot No. 593 (measuring 29 decimals)**, **Plot No. 541 (measuring**

Mahadev Manday

Birumian Khatu Khatu

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17 decimals), Plot No. 592 (measuring 33 decimals), appertaining to Khata No. 9, of Mouza Aamagata, Mouza No. 170, under P.S. Govindpur, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, by virtue of registered deed of Sale No. **17697 dated 04.11.1968**, Registered at Dhanbad Sub-Registry office, sold by by Hanu Singh and others in favour of Md. Samsuddin Ansari and others, the said Md. Samsuddin Ansari and others purchased his entire right, title, interest and possession to in and over **37 Decimal** of land, out of Survey settlement Plot No. **594**, appertaining to Khata No. 9 of Mouza Aamagata, Mouza No. 170, under P.S. Govindpur, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, by virtue of registered deed of Sale No. **14994 dated 10.08.1966**, Registered at Dhanbad Sub-Registry office, sold by by Hanu Singh and others in favour of Biru Mian and others, the said Biru Mian and others purchased his entire right, title, interest and possession to in and over **35 Decimal** of land, out of Survey settlement Plot No. **590**, appertaining to Khata No. 57 of Mouza Aamagata, Mouza No. 170, under P.S. Govindpur, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, by virtue of registered deed of Sale No. **24424 dated 24.11.1967**, Deed No. **15047 dated 27.06.1967 and Deed No. 15657 dated 27.08.1966**, Registered at Dhanbad Sub-Registry office, sold by Keshaw Rajputani Wife of Hari Singh in favour of Md. Samsuddin Ansari and others, the said Md. Samsuddin Ansari and others purchased his entire right, title, interest and possession to in and over **244 Decimal** of land, out of Survey settlement Plot No. **591**, appertaining to Khata No. 9 of Mouza Aamagata, Mouza No. 170, under P.S. Govindpur, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

Mahadev Mandot

Sunit Kumar
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WHEREAS, by virtue of registered deed of Sale No. **4024 dated 27.03.1961**, Deed No. **13527 dated 27.09.1961**, Registered at Dhanbad Sub-Registry office, sold by Krishna Kumar Bhagat and Sri Ram Prasad Saw Son of Late Raj Kumar Saw in favour of Md. Samsuddin Ansari and others, the said Md. Samsuddin Ansari and others purchased their entire right, title, interest and possession to in and over **231 Decimal** of land, out of Survey settlement Plot Nos. **618, 615, 616, 612, 617 and 619**, appertaining to Khata No. 74 of Mouza Aamagata, Mouza No. 170, under P.S. Govindpur, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, by virtue of registered deed of Sale No. **190 dated 06.01.1970**, Registered at Dhanbad Sub-Registry office, sold by Sultan Mian, Maqbul Mian, Izarat Mian and Imani Miya in favour of Md. Samsuddin Ansari and others, the said Md. Samsuddin Ansari and others purchased their entire right, title, interest and possession to in and over **6.33 Decimal** of land, out of Survey settlement Plot, Nos. **586**, appertaining to Khata No. 27 of Mouza Aamagata, Mouza No. 170, under P.S. Govindpur, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, ever since the date of purchase as aforesaid Md. Samsudddin Ansari and others were in peaceful and uninterrupted possession over the **said land** got their name mutated and paying ground rent to the State of Jharkhand regularly under Thoka Nos. 195, 196, 197, 198 and 194 [and also entered in volume No. 1, page Nos. 810, 811, 812, 79, 219, 132, 214 of register II of Govindpur (Dhanbad) Circle office]; And

WHEREAS the Vendors hereto to meet their financial requirement considered it advisable to sell his entire right, title, interest and possession to, in and over the said land measuring an area **322.77** Decimals, morefully described in the Schedule hereto for a total Consideration of **Rs.4,69,08,000/-** (Rupees Four Crore Sixty Nine Lac and eight thousand) only; And

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WHEREAS, in course and as a result of negotiation between the parties hereto, the vendor agreed to sale and the purchaser hereto has agreed to purchase the said land, for a consideration of the sum of Rs.4,69,08,000/- (Rupees Four Crore Sixty Nine Lac and eight thousand) only, which is the highest consideration thereof.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -

1. That in consideration of the total sum of Rs.4,69,08,000/- (Rupees Four Crore Sixty Nine Lac and eight thousand) only, paid by the Purchaser to Vendors, as per memo of consideration written in the foot of this document, (the receipt whereof the Vendors do hereby acknowledge and admit) and in consideration of the terms, conditions and covenants hereinafter appearing the Vendor both hereby absolutely and indefeasibly grant sell, convey transfer and assign his entire right, title, interest and possession to, in and over the said land morefully described in the Schedule hereto, together with all claims, demands, easement and other incidental rights belonging or appertaining thereto, to the Purchaser TO HAVE AND TO HOLD the same for all times to come free from all encumbrances subject, however, to pay annual ground rent besides cess and education cess thereon at the prescribed rates payable thereof as from this day onwards, and the purchaser hereto having full right and authority to deal and transfer the same by sale, gift, mortgage, lease and by making houses etc. thereon either by living thereon or letting out the same to any person or persons or otherwise as per their choice.

2. That, the Vendors do hereby covenant with the Purchaser that the Vendors, are the sole and absolute owner of the land described in the schedule below, and that their right, title, interest and possession to, in and over the same are in no manner defective and are in no manner encumbered by way of mortgage etc. and there are no other claimant of the land, should it, therefore, in future transpire that his right, title, interest and possession to in and over the said land hereby

Mahadev Manday

Sumit Kumar Singh
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sold are in any manner defective or in any manner encumbered and if for any one or more reasons Purchaser is dispossessed or put to any other loss or obstructions, the Vendors shall be liable to make good such loss as the Purchaser may suffer by reasons thereof.

3. That, the Vendors hereby further covenants with the Purchaser that the Vendor, shall pay the annual ground rent Rs.50/- now or in future becoming payable up to date and shall keep the Purchaser fully indemnified, harmless and free from and against any attachment or legal proceeding in respect thereof and that the Purchaser shall be liable to pay the annual ground rent, cesses etc. for the land hereby sold which will become payable as from this day onwards.
4. That, the Vendor further covenants with the Purchaser to do and execute all such acts, deeds and things at the cost of the Purchaser as it may reasonably require the Vendors to do or execute for better or more fully assuring to the Purchaser the land hereby sold and also to render all assistance and co-operation to the Purchaser at its request and cost to get Purchaser's name mutated in place of that of the Vendors in the Office of the Zamindari Department of the State of Jharkhand.
5. That the above mentioned schedule land does not come under Govt. Land, and neither comes under Adivashi Land, Govt. Bhudan Land and forest land and also does not come under Govt. acquired land and the vendors and purchaser hereto are satisfied with the contents of this deed, and the vendor hereto does not come under the reserve classes of C.N.T Act.
6. The parties herein shall comply with the latest provisions U/s 194-1A of The Income Tax Act, 1961.

दस्तावेज में उल्लिखित
सू. संपत्ति प्रतिबन्धित
भूमि की सूची में
सुक्त है।

लिपिक
30/8/19
30/8/19

Mahadev Mandot

हस्ताक्षर

30/8/19

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IN WITNESS WHEREOF THE VENDOR HERETO OUT OF THEIR OWN FREE WILL WHILE IN THEIR SOUND HEALTH AND PERFECT MIND HAVING FULLY UNDERSTOOD THE CONTENTS HEREOF, HAVE SET AND SUBSCRIBED THEIR HANDS ON DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

SCHEDULE

All that piece and parcel of Raiyati land situate at Mouza Aamaghata, (Mouza No. 170), under P.S.-Govindpur, Chowki Sadar Sub-Registry office and District Dhanbad,

Mouza Aamaghata, Mouza No. 170,

Old Khata No. 11, New Khata No. 220,

Old Plot No. 719 (New Plot No. 515),

Old Plot No. 726 (New Plot No. 515),

Old Plot No. 727 (New Plot No. 515),

Old Plot No. 728 (New Plot No. 515),

Old Plot No. 723/2112 (New Plot No. 515), measuring 264 Decimals, out of which 67 Decimals

(entered in Volume No. 1, page No. 219 in Register II).

Old Plot No. 720 (New Plot No. 516),

Old Plot No. 724 (New Plot No. 516),

Old Plot No. 725 (New Plot No. 516), measuring 134 Decimals, out of which 32.44 Decimals

(entered in Volume No. 1, page No. 219 in Register II).

Mahadev Mandley

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30.8.19

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Old Plot No. 723 (New Plot No. 517), measuring 70 Decimals, out of which 23.34 Decimals,
(entered in Volume No. 1, page No. 219 in Register II).

Old Khata No. 09, New Khata No. 78,

Old Plot No. 537 (New Plot No. 592), measuring 40 Decimals, out of which 13.34 Decimals

Old Plot No. 538 (New Plot No. 593), measuring 33 Decimals, out of which 11 Decimals

Old Plot No. 537 (New Plot No. 591), measuring 10 Decimals, out of which 3.33 Decimals
(Entered in Volume No. 1, page No. 79 and 812 in Register II).

Old Khata No. 09, New Khata No. 215,

Old Plot No. 545 (New Plot No. 590), measuring 7.5 Decimals, out of which 2.50 Decimals

(entered in Volume No. 1, page No. 812 in Register II).

Old Khata No. 09, New Khata No. 220,

Old Plot No. 591 (New Plot No. 521), measuring 242 Decimals, out of which 79.56 Decimals

Old Plot No. 592 (New Plot No. 522), measuring 28 Decimals, out of which 9.35 Decimals
(entered in Volume No. 1, page No. 219 in Register II).

Old Khata No. 09, New Khata No. 78,

Old Plot No. 593 (New Plot No. 523), measuring 30 Decimals, out of which 10 Decimals
(entered in Volume No. 1, page No. 811 in Register II).

Old Plot No. 594 (New Plot No. 524), measuring 30 Decimals, out of which 10 Decimals
(entered in Volume No. 1, page No. 79 in Register II).

Mahadev Mandy

Sumit Kumar Bhat

30.8.19

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Old Khata No. 09, New Khata No. 215,

Old Plot No. 539 (New Plot No. 594), measuring 07 Decimals, out of which 2.38 Decimals (entered in Volume No. 1, page No. 214 in Register II).

Old Khata No. 09, New Khata No. 78,

Old Plot No. 540 (New Plot No. 593), measuring 33 Decimals, out of which 11 Decimals (entered in Volume No. 1, page No. 79, 811 and 812 in Register II).

Old Khata No. 09, New Khata No. 165,

Old Plot No. 541 (New Plot No. 596), measuring 07 Decimals, out of which 2.38 Decimals (entered in Volume No. 1, page No. 811 in Register II).

Old Khata No. 57, New Khata No. 220,

Old Plot No. 584 (New Plot No. 519), measuring 18 Decimals, out of which 06 Decimals (entered in Volume No. 1, page No. 219 in Register II).

Old Khata No. 57, New Khata No. 20,

Old Plot No. 586 (New Plot No. 481), measuring 6.33 Decimals, out of which 2.11 Decimals (entered in Volume No. 1, page No. 821 in Register II).

Old Khata No. 74, New Khata No. 220,

Old Plot No. 615 (New Plot No. 431), measuring 34 Decimals, out of which 11.34 Decimals

Old Plot No. 616 & 617 (New Plot No. 474), measuring 71 Decimals, out of which 25.50 Decimals

(entered in Volume No. 1, page No. 219 in Register II).

Old Khata No. 74, New Khata No. 182,

Old Plot No. 618 (New Plot No. 430), measuring 34 Decimals, out of which 0.10 Decimals

Mehander Mandot

Binit Kumar Singh

30.8.19

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(entered in Volume No. 1, page No. 809 in Register II).

Old Plot No. 619(New Plot No. 476), measuring 11 Decimals, out of which 0.10 Decimals
(entered in Volume No. 1, page No. 822 in Register II).

Grand Total Area out of all the above plots measuring **322.77 Decimals (Three hundred twenty two one point seventy seven Decimals)** of land is hereby sold by this sale deed, as per plan attached herewith and shown in colour Red (which is residential land and situated at subsidiary road), being butted and bounded as under:-

Binit Kumar Singh

- North: Plot Nos. 588, 719(P), 720(P) etc.
- South: Plot Nos. 598, 535(P), 582(P), 563, 575 etc.
- East: Plot Nos. 718(P), 729, 541(P), 618 (P) etc.
- West: Plot Nos. 721, 722, 585, 595, 613 etc.

Stamp duty paid on Rs.4,69,74,000/-

Memo of Consideration

Rs.4,69,08,000/- (Rupees Four Crore Sixty Nine Lac and eight thousand) only paid by the purchaser to the vendor after deduction 1% TDS by RTGS of various dates and Rs.1,60,39,920/- only paid by Cheque No. 684048 dated 30.11.19 of Indusind Bank.

WITNESSES:-

1. **BIJAY TULSHYAN**
Bijay Tulsyan
S/o. Late. B.N. TULSHYAN
706. L.C. Road
DHANBAD
2. **Mudhukeri Manick**
Smt. K.C. Manick
Haram Road

Mahadev Munde

कर्मचारी कक्षा
→

30.8.19

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Signature and finger print of the purchaser



Ramesh Kumar



Ramesh Kumar G. r. cl
R-K-G. r. cl



Certified that the finger prints of the left hand of the vendor and purchaser, whose photographs is affixed in the document have been duly obtained before me, and printed in my office as per detail given by the parties.

S. Kumar
E. N. - 11325/96.