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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 048d3848e76eb74fb408

Receipt Date : 10-Sep-2021 08:49:17 pm

Receipt Amount : 1960000/-

Amount In Words : Nineteen Lakhs Sixty Thousands Rupees Only

Token Number : 20210000078230

Office Name : SRO - Ranchi

Document Type : Sale Deed

Payee Name : AJAY KUMAR JAIN AND PAWAN KUMAR AGARWAL (Vendee)

GRN Number : 2107458189



-: For Office Use :-

1999 की धारा 21 पर अदा किया गया
 की धारा 1983 की धारा ... 22
 की धारा 21 पर अदा किया गया
 1999 की धारा 21 पर अदा किया गया ... 23
 की धारा 21 पर अदा किया गया
 की धारा 21 पर अदा किया गया

[Signature]
 Kirti K. Ladda
 14/9/21

14/09/2021

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 मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Vinu Enhance Developers
 [Signature]
 Partner

₹ 9,90,00,000/-

स्वाम्य 1,96,00,000/-

हस्ताक्षर

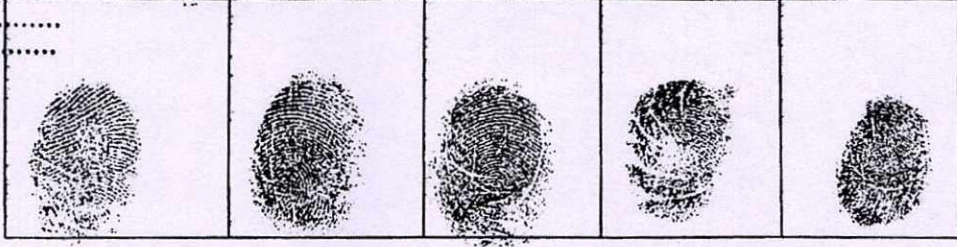


Bhaya Anand Advocate
En. No -4317105

Bhaya Anand Advocate
En. No -4317105

दरिद्रा पंजी से मित
24655302 (Res)
3126 K2441

14/9/21



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THIS DEED OF ABSOLUTE SALE is made this the 14th day of September, 2021 (Two Thousand Twenty One) at Ranchi;

BETWEEN

M/s ARUNKUMAR MAHENDRAKUMAR (PAN No. AAJFA4336J), a partnership firm, formed under the Indian Partnership Act, 1932, having its office at 24, R.N. Mukherjee Road, Kolkata-700001, being its Partner No.1 (1) **MR. PRASHANT JHAWAR (Mobile No.+447768647376) (PASSPORT No. 529013963)** (aged about 58 years), son of Shri Basant Kumar Jhawar and grandson of Late Chhagan Lal Jhawar, by caste General (Did not come under CNT

हस्ताक्षर
14/9

मूल पशुपालन की भूमि होयला एवं झारखण्ड लैंड की सूची में वर्णित प्लॉट दर्ज नहीं है।
14/9

हस्ताक्षर
14/9/21

गैर मजसूवा प्रमाणित सूचि से खाता.....लॉट.....1.9.20 का मजसूवा किया दर्ज नहीं आया

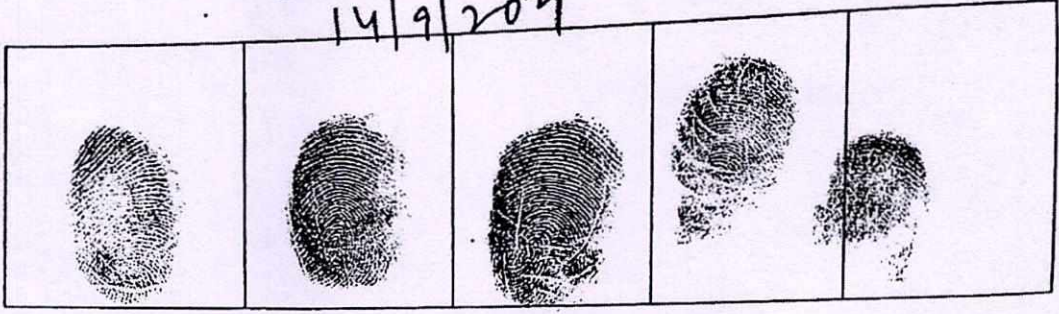
Minu Enhance Developers

Partner

Anil Kumar Lodha
14/9/2021



Shriya Anand
AGI
14/09/2021



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14/09/2021 10/1

Anil Kumar Lodha
late Gopal Das Lodha
Kodkatg
Service
14/09/2021

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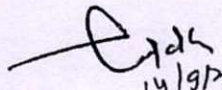
Minu Palani
Partner

Act, 1908), by faith Hindu, by occupation Industrialist, presently resident of 2A, Stormont Road, London N6 4NL, UK, represented through his constituted power of attorney holder **MR. ANIL KUMAR LADHA (Aadhar No.7913 6071 1928) (Mobile No. 98300-06061) (aged about 59 Years)**, son of Late Gopal Das Ladha, by caste General (Did not come under CNT Act, 1908), by faith Hindu, by occupation Service, resident of 189, Dakshin Dari Road, Sreebhumi, P.S. Lake Town, Kolkata-700048, W.B. who has been empowered by virtue of Notarized Power of Attorney dated 19.03.2021 before the Notary Public, City of London, England and Its Partner No.2 (2) **MRS. SUSMITA JHAWAR (PAN No. ACYPJ 0002F) (Aadhar No.8895 7552 1829) (PASSPORT No. Z4497482) (aged about 52 years)**, wife of Shri Rajeev Jhawar and daughter of Sree Gopal Daga, by caste General (Did not come under CNT Act, 1908), by faith Hindu, by occupation Business, permanent residing at 24, R.N. Mukherjee Road, Kolkata-700001, at present residing at 132, Cove Drive, Singapore-098224, represented through her constituted power of attorney holder **MR. GHANSHYAM DAS LAKHOTIA (Aadhar No. 2570 4640 4074) (Mobile No. 90736-69435) (aged about 50 Years)**, son of Sri Suraj Ratan Lakhotia, by caste General (Did not come under CNT Act, 1908), by faith Hindu, by occupation Service, resident of 339, Canal Street, Lake Town, P.S. Lake Town, Kolkata-700048, District 24, Parganas (North), W.B. who has been empowered by virtue of Notarized Power of Attorney dated 25/26.03.2021 before the Notary Public, Singapore (hereinafter called the "VENDORS") of the **FIRST PART**;

AND

(1) SRI AJAY KUMAR JAIN (PAN No. ABRPJ 0146J) (UID No. 4817 3792 5608) (Mobile No. 94311-01118) (aged about 48 years), son of Late Manik Chand Jain and grandson of Late Nathmalji Sarawgi, by Occupation - Business, by Faith Hindu, by Caste-General (Did not come under CNT Act, 1908), resident of 7A, Rajasthan Gardens, Kanke Road, P.S. Kanke, District Ranchi-834008, Jharkhand, Indian Citizen,

(2) SRI PAWAN KUMAR AGARWAL (PAN No. ABOPA 4676R) (UID No. 7882 7720 3502) (Mobile No. 94150-50887) (aged about 65 years), son of Late Manohar Lal Agarwal and grandson of Late Jwala Prasad, by Occupation Business, by faith Hindu, by Caste-General (Did not come under CNT Act, 1908), resident of 7/77, Tilak Nagar, Opposite Rave-3, Kanpur Nagar, Uttar Pradesh-208001, Indian Citizen (hereinafter jointly called the "PURCHASERS") of the **SECOND PART**;

Anil K. Ladha

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 Partner

The expression the "VENDORS" and the "PURCHASERS" shall unless repugnant to or expressly excluded by the subject or context shall mean and include their respective heirs, executors, administrators, successors-in-interest, legal representatives and assigns.

WHEREAS the Land appertaining to Khata No.7, being R.S. Plot No. 19 (area 80 Decimal) and R.S. Plot No.20 (Area 92 Decimal) alongwith other plots of Village Gari, P.S. Ranchi now Sadar, Thana No. 194, District Ranchi was recorded in the name of Atwa Oraon as kaimi right;

AND WHEREAS, aforesaid Atwa Oraon died leaving behind his two sons namely (1) Bisu Oraon and (2) Sanicharwa Oraon as his legal heirs and successors of his property.

AND WHEREAS, the aforesaid (1) Bisu Oraon and (2) Sanicharwa Oraon (the descendants of the recorded raiyat), had obtained permission u/s 49 of CNT, Act 1908 vide Misc Case No. 103R8 II of 1964-65, and sold and transferred the said Land having an area 80 Decimal out of R.S. Plot No. 19 and area 92 Decimal out of R.S. Plot No 20, both under Khata No.7 of Village Gari, Thana Sadar, Thana No. 194, District Ranchi to M/s Arun Kumar Mahendra Kumar (the VENDORS hereto) by virtue of a registered deed of sale being Deed No. 2439 dated 16.03.1965, entered in book no.1, volume no.16, at pages 558 to 564, for the year 1965 of the office of DSR, Ranchi and put them in possession over the same as absolute owner;

AND WHEREAS, the aforesaid M/s Arun Kumar Mahendra Kumar (the VENDORS hereto) got their names mutated before the office of Circle Office, Town Anchal (now Baragai Anchal), Ranchi with regard of aforesaid property and are paying rent and taxes in its own names;

AND WHEREAS, the aforesaid M/s Arun Kumar Mahendra Kumar (the VENDORS hereto) through its Partners entered into an agreement of sale on 24.02.2021 with Mr. Ajay Kumar Jain (the PURCHASERS hereto) for sale of aforesaid land i.e. Land having an area 80 Decimal out of R.S. Plot No. 19 and area 92 Decimal out of R.S. Plot No 20, both under Khata No.7 of Village Gari, Thana Sadar, Thana No. 194, District Ranchi at and for total consideration of Rs. 4,90,00,000/- (Rupees Four Crore Ninety Lac) only and the said PURCHASERS have paid advance consideration amount through Cheques;

AND WHEREAS, the PURCHASERS who is desirous to purchase the aforesaid Land having an area 80 Decimal out of R.S. Plot No.19 and area 92 Decimal out of R.S. Plot No.20, both under Khata No. 7 of Village Gari, Thana

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Partner

Ajay M. Jain
14/9/21

[Signature]
14/9/21

Sadar, Thana No. 194, District Ranchi and negotiated with the VENDORS and on negotiation, the VENDORS has agreed to sale to the PURCHASERS the aforesaid Land having an area 80 Decimal out of R.S. Plot No.19 and area 92 Decimal out of R.S. Plot No.20, both under Khata No. 7 of Village Gari, Thana Sadar, Thana No. 194, District Ranchi alongwith beneficial use and all easements and inheritance thereto more fully and particularly described in the "Schedule" below at and for a total consideration of Rs. 4,90,00,000/- (Rupees Four Crore Ninety Lac) only free from all encumbrances charges, liens and demands whatsoever and forever and that PURCHASERS have agreed to purchase the same at the said price.

NOW THEREFORE, THIS DEED OF ABSOLUTE SALE WITNESSES that in pursuance of the said agreement dated 24.02.2021 and in consideration of Rs.4,90,00,000/- (Rupees Four Crore Ninety Lac) only paid by the PURCHASERS to the VENDORS, the receipt whereof the VENDORS do hereby admit and acknowledge as having received the same and every part thereof forever acquit, release, absolve and discharge the PURCHASERS from all claims in regard thereto and every part thereof, the VENDORS do hereby transfer, convey, grant, sell and assign absolutely and forever TO AND UNTO the PURCHASERS free from all encumbrances all rights, title and interest of the VENDORS in and over the property i.e. Land having an area 80 Decimal out of R.S. Plot No. 19 and area 92 Decimal out of R.S. Plot No 20, both under Khata No.7 of Village Gari, Thana Sadar, Thana No. 194, District Ranchi morefully and particularly mentioned and described in the Schedule below and also shown in RED WASH in the trace map annexed hereunto and all annexures, tenements, hereditaments, privileges, appendages, appurtenances, whatsoever, belonging to or any wise appertaining to the said property and every part thereof or which with the same are or at any time or times here to before held as parcel thereof and appurtenant thereto AND all rights, interest, demand and claims and all rights of easements of the VENDORS IN TO AND UPON the said property, fully described in the Schedule below, hereby sold, granted, conveyed, transferred and assigned, UNTO and TO the PURCHASERS absolutely and forever, free from all encumbrances, charges, claims, demands, lis, let, attachment whatsoever and the PURCHASERS shall at all times hereinafter be entitled to hold, possess, use and enjoy the same in permanent heritable and transferable right in the manner as required by him as absolute owner thereof.

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Partner

Amir Mr. Laddha

Amir
14/9/21

The VENDORS covenant with the PURCHASERS as follows:-

- 1) That VENDORS has put the PURCHASERS in physical and peaceful possession of the said property and the PURCHASERS shall and may at all times hereafter peaceably and quietly possess hold and enjoy the said property hereby granted, conveyed and sold to them without any lawful eviction, claim, demand, let, hindrances, obstructions, interruption, whatsoever, from or by the VENDORS and/ or any person or persons lawfully or equitably claiming through or under or in trust of the VENDORS.
- 2) That the PURCHASERS henceforth shall HAVE AND HOLD the said property hereby granted and conveyed and sold to them and shall exercise all acts of ownership and possession over the same and shall further get his name mutated in all official and public records of the Sherista of the State and Ranchi Municipal Corporation. The PURCHASERS henceforth shall pay all rent, taxes to the State and Ranchi Municipal Corporation and obtain receipt in their own names.
- 3) That the VENDORS hereby assure the PURCHASERS that the VENDORS has good and subsisting title to and is otherwise well and sufficiently entitled and empowered and have absolute authority to sell, transfer, grant convey and assign the said property referred to above and mentioned in the schedule below and the subject matter of these presents and every part thereof unto the PURCHASERS should there ever be discovered any defect, deficiency or flaw in the title of the VENDORS, the VENDORS promise to keep the PURCHASERS always indemnified against all losses and expenses which the PURCHASERS might incur or sustain in consequence thereof.
- 4) That the VENDORS do hereby covenant with the PURCHASERS that the said property is free from all encumbrances, charges, liens, demands, lis, let and attachment whatsoever.
- 5) That the VENDORS further agree and bind themselves to do and execute at all such times such acts, deeds and things as may be required by the PURCHASERS on the latter's cost and expenses for morefully and effectively securing and assuring enjoyment of rights, title, interest and possession on and over the said property sold and transferred hereunder unto the PURCHASERS.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE AND PARCEL of Land having an area 80 Decimal out of R.S. Plot No. 19 and area 92 Decimal out of R.S. Plot No 20, both under Khata No.7 of Village Gari, Thana Sadar, Thana No. 194, District Ranchi comprised

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within Municipal Holding No. 0060003035000A2, in Ward No. 06, **new ward no. 8**, at present ward no.9 of Ranchi Municipal Corporation with all rights of easements and inheritance thereof, Butted and bounded is as follows:

NORTH : R.S. Plot No. 1 & 18
SOUTH : R.S. Plot No. 23
EAST : R.S. Plot No. 21
WEST : Path Simana Village Bariatu

For Greater clearance the aforesaid Landed Property also delineated in Red Wash in Trace Map attached with the present Deed of Sale which is forms a part of the Deed.

RIGHT - Permanent heritable and transferable right.
LANDLORD - State of Jharkhand through the Circle Officer,
 Baragai Anchal, Ranchi, Rent Rs. 100/- p.a.
DISTRCT AND REGISTRATION OFFICE, RANCHI.

DETAIL OF STRUCTURE

1. Small House having constructed area 3126 Sq. ft. approx.
2. Constructed by cement, Brick and Mortar
3. Cemented Floor.
4. Constructed in the year 1972-76.
5. Electricity connection.
6. Used for residential purpose.
7. Not on lease/rent.

VALUE OF PROPERTY AS PER GOVT. RATE

Value of Land (172 Decimal)	Rs. 4,29,00,000=00
Value of Construction (3126 sq.ft.)	Rs. 61,00,000=00
	Total Rs. 4,90,00,000=00

(Rupees Four Crore Ninety Lac) only.

MEMO OF CONSIDERATION

Rs. 4,90,00,000/- (Rupees Four Crore Ninety Lac) only paid to the VENDORS by the PURCHASERS through demand draft and cheque in full and final as per memo hereunder written:-

<u>Cheque/DD No.</u>	<u>Date</u>	<u>Amount(Rs.)</u>	<u>Drawn on</u>
DD-001299	23.02.21	50,00,000.00	HDFC Bank
DD-001300	23.02.21	50,00,000.00	HDFC Bank
DD-001341	08.09.21	42,55,000.00	HDFC Bank
DD-001342	08.09.21	50,00,000.00	HDFC Bank

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14/2/21

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DD-001343	08.09.21	50,00,000.00	HDFC Bank
DD-003144	09.09.21	40,00,000.00	HDFC Bank
DD-003146	09.09.21	40,00,000.00	HDFC Bank
DD-003147	09.09.21	40,00,000.00	HDFC Bank
DD-003148	09.09.21	40,00,000.00	HDFC Bank
DD-003149	09.09.21	40,00,000.00	HDFC Bank
DD-003150	09.09.21	42,55,000.00	HDFC Bank
TDS Deposited		4,90,000.00	

Total Rs. 4,90,00,000.00

CERTIFICATE

This is to certify that the land, which is subject matter of these presents and mentioned in the Schedule, is not the Government land. The same was neither acquired by the Government for civil or military purposes nor it is Bhoodan Land. The land is outside from forest area limit and it does not belong to C.C.L, B.C.C.L OR E.C.L. It is further certified that the land does not belong to Adivasi nor connected with any member of Scheduled Tribe and this land is free from Ceiling. It is also not the Khas Mahal, Khuntkatti, Sarna, Masna, Hargarhi, Fodder Scam, Land Scam.

IN WITNESSES WHEREOF the VENDORS through its Partners through their constituted power of attorney holders have put their respective signatures in this deed of absolute sale on this the day, month and year written first above at Ranchi. Signed and Delivered by the VENDORS through its Partners through their Power of attorney holders at Ranchi in presence of the

WITNESSES:

1. Mayank Jain
S/o Ajay Kumar Jain
7, A Rajasthan Garden
Kante Road Ranchi-08
R.K. Patodia
14.9.21
2. Ramdeo Kishore Patodia
9/0 Late Ramdeo Patodia
Deputy Para, Ranchi-834001

1. Prakash Lal
14/09/2021
2. [Signature]
14/9/2021

VENDORS

(Through its Power Holders)

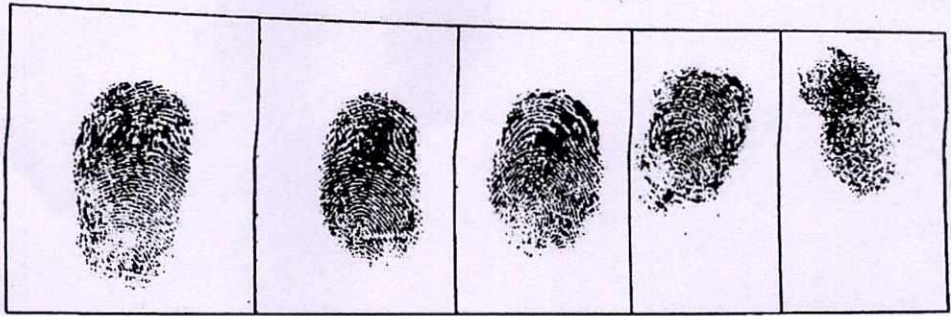
1. Pradeep Kumar Jain
14/09/2021
2. [Signature]
PURCHASERS 14/9/2021

Minu Enhance Developers

[Signature]
Partner



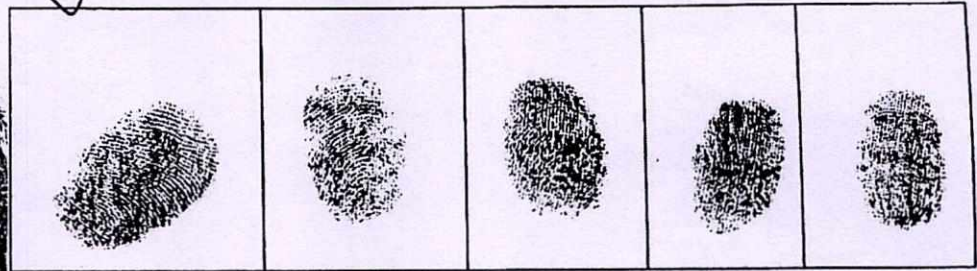
Bhaiya Anand Kumar
Advocate
En No -4317105



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Bhaiya Anand Kumar
Advocate
En No -4317105



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Drafted by

[Signature]
14/9/21
Bhaiya Anand Kumar
Advocate

Certified that the fingers impressions of left hand of each person whose photographs are affixed in this document have been obtained before me.

[Signature]
14/9/21
Bhaiya Anand Kumar
Advocate
En No -4317105

[Signature]
14/9/2021
Amit K. Ladda
14/9/21

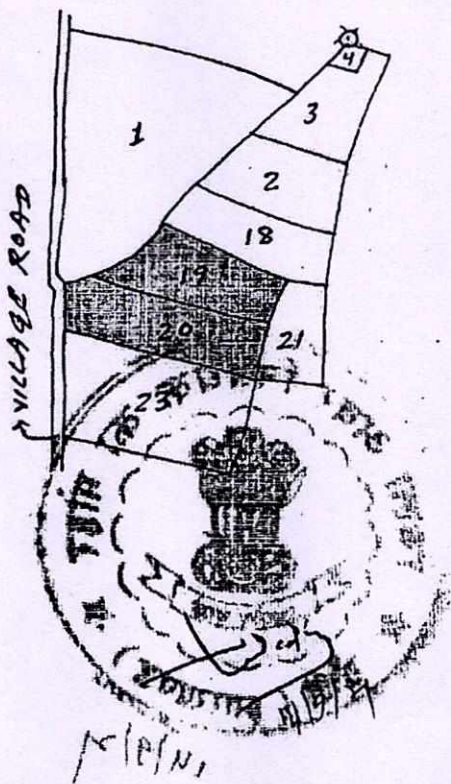
Minu Enhance Developers

[Signature]
Partner

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VILLAGE - GARI
THANA NO-194
THANA 8 DIST - RAJEND
SHOWED IN RED COLOUR.

<u>R.S PLOT NO</u>	<u>AREA</u>
	<u>A-DEC</u>
19 - - -	0-80
20 - - -	0-92
<u>TOTAL →</u>	<u>1-72</u>



Amir Mr. Ladda
14/9/21

14/9/21

Minu Enhance Developers
Mr. Palan
Partner