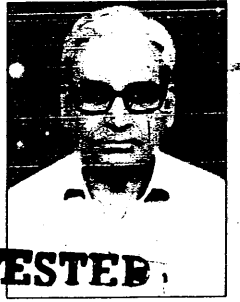




सम्पत्ति का मूल्य  
1,92,50,000/-

रकम 7,70,011 रुपाये

18/8/19



ATTESTED

भार्य दशिकर पजी से मिलान किया  
वर्ष का दर/डी० 224135/-  
वर्ष का दर/वर्ग फीट  
वर्ष का दर/वर्ग फीट

16.8.19

एवं खाशमहल लीज की सूची में  
वर्णित प्लॉट दर्ज नहीं है

गैर मजसूवा प्रतिबंधित सूची से  
खाता 50 प्लॉट 641  
का मिलान किया दर्ज नहीं है

18/8/19

16.8.2019

Ashok Srivastava  
ADVOCATE  
Civil Court Ranchi

**SALE DEED**

16.8.19

This Indenture of sale is made on this the 16th day of August in the year 2019 at Ranchi.

**BETWEEN**

16.8.19

**Ranchi Enterprises and Properties Limited** previously known as Ranchi Zemindary Limited, a Company within the meaning of the Companies Act, 2013 having its registered office at 9/1, R.N. Mukherjee Road, Kolkata- 700001 (PAN NO.- AABCR4230P) through its Constituted Attorney, vide deed No. IV - 190301736 /2016, Sri Raj Kumar Himmatramka, Age about 63 years, Aadhar No. 713528303028, Mobile No. 9903290333, son of Late Kashi Ram Himmatramka, Grand Son of Late Sri Ram Himmatramka, by cast- Agarwal, by faith Hindu, by occupation Service, Resident of 116, R.G. Nagar Road, P.O.- Hindmotor, District Hooghly, West Bengal, Indian Nationality (hereinafter called the "Vendor") of the **ONE PART.**

**AND**

Budhdeo Developers , a Partnership firm having its head office situated at Savitri Enclave, Flat No - 4 B, Bano Manzil Road, Ranchi - 834001, District Ranchi, State Jharkhand (PAN No. AAQFB5700Q) through its Partners Shri Banwari Lal Kabra, Age about 43 years, Aadhar No. 897399772649, Mobile No. 9110106406, son of Late Moti Lal Kabra, Grand Son of Late Radha Kisan Kabra, by Caste Marwari, by Faith Hindu, by Occupation Business, Resident at Savitri Enclave, Flat No - 4 B, Bano Manzil Road, Ranchi - 834001, District Ranchi, State Jharkhand and Shri Bijendra Kumar Singh, Age about 43 years, Aadhar No. 672931470162, Mobile No. 8709154320, son of Late Janardhan Singh Hoga, Grand Son of Late Ram Gulam Singh, by Caste Rajput, by Faith Hindu, by Occupation Business, resident of Sushma Vila, Choudhry Bagan Garikhana, Near Sani mandir, Ranchi - 834001, P.O. Ranchi G P O, District Ranchi, State Jharkhand, (hereinafter called the "PURCHASER") of the **SECOND PART.**

16.8.19

little ring middle 1 thumb



**ATTESTED**

*R. Himmatram*  
16.8.2019

*Ashok Srivastava*  
Adv.  
16.8.2019

**Ashok Srivastava**  
ADVOCATE  
Court Ranohi



*Little*



*ring*



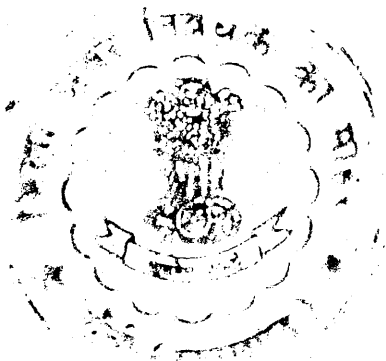
*middle*



*and*



*Thumb*



16/8/19  
*Raj Kumar Himmatram*  
*late R. Ram Himmatram*  
*West Bengal*  
*Service*  
16/8/19

AND

**Birla Institute of Scientific Research**, a society registered under the West Bengal Societies Registration Act, 1961 and having its registered office at 78, Syed Amir Ali Avenue, Kolkata- 700 019, West Bengal (PAN No. AAATT3165H) through its authorised representative Sri Raj Kumar Himmatramka (hereinafter called the "**Confirming Party No. 1**") of the **THIRD PART**,

AND

**Dilasa Commodities Private Limited**, a Company within the meaning of the Companies Act, 2013 having its registered office at Opposite Krisi Bhawan, Kanke Road, Ranchi (PAN No.- AAACD9583G) through its Director, Sri Ranjan Kumar Fogla, son of Late Nand Kishore Fogla, by cast Agarwal, by faith Hindu, by occupation Business, resident of Opposite Laxmi Niwas, Kanke Road, Ranchi- 834 008, Indian Nationality, Aadhar No.918401243850, (hereinafter called the, "**Confirming Party No. 2**") of the **FOURTH PART**;

The terms and expressions the "**VENDOR**", "**PURCHASER**" and "**CONFIRMING PARTY NO. 1 & 2**" unless expressly included by or repugnant to the subject or context shall mean and include their respective heirs, successors-in-interest, legal representatives, executors, administrators and assigns.

WHEREAS, M/s. Ranchi **Zemindary Ltd.** (now known as M/S Ranchi Enterprises and Properties Limited) acquired by virtue of a various registered Deeds of Chhaparbandi Settlements, amongst other lands, 24 acres of land in R.S. Plot Nos.-840 of Khata No.-8, Khewat No.-4/1 and Khewat No.-4/2 under Samilat Khewat No.-4/3, 1.70 acres of land in Plot No.-846 of Khata No.-27, Khewat No.-4/7 and 6.37 acres of land in Plot No.-841 under Khata No.-50, Khewat No.-4/13 all at Village-Bariatu, Thana No.-193, P.S. and District-Ranchi, now P.S.-Bariatu, Ranchi.

AND WHEREAS, by virtue of Registered Deed of Chha-parbandi Settlement No.-1594, dated 01.04.1940, entered in Book No.-1, Volume No.-15 at Paged 292 to 301 for the year 1940, Md. Ismail Khan and Md. Ghashit Khan Sons of Rustam Khan as the Khewatdars of Khewat No.-4/1 and 4/2 under samilat Khewat No.-4/3, on receipt of Salami, made a Chhaparbandi Settlement of 24 acres of land in R.S

Ranchi  
16.8.19

Plot No.-840 of Bakast Khata No.-8 of Village-Bariatu, Thana No.-193, P.S. and District- Ranchi, now P.S.-Bariatu, Ranchi and put the Settlee, M/s. Ranchi Zemindary Ltd. (now known as M/S Ranchi Enterprises and Properties Limited), in peaceful possession over the same. The name of M/S Ranchi Enterprises and Properties Limited is entered in Register II of Village- Bariatu in Volume No. I Page No. 204.

**AND WHEREAS**, by another Registered Deed of Chha-parbandi Settlement No.-2043, dated 07.04.1941, entered in Book No.-1, Volume No.-12 at paged 411 to 415, Mohammad Ismail Khan and Mohammad Ghasit Khan Sons of Rustam Khan, Khewatdars of Khewat No.-4/7 made a Chhaparbandi Settlement of 1.70 acres of land in Plot No.-846, 6.07 Acres of land in Plot No. 839, 1.11 Acres of land in Plot No. 837 and 0.24 Acres of land in Plot No. 838 under Bakast Khata No.-27 and 37 of Village-Bariatu, Thana No.-193, P.S. and District-Ranchi, now P.S.-Bariatu, Ranchi and put the Settlee, M/s. Ranchi Zemindary Ltd. (now known as M/S Ranchi Enterprises and Properties Limited), in peaceful possession over the same. The name of M/S Ranchi Enterprises and Properties Limited is entered in Register II of Village- Bariatu in Volume No. I Page No. 205.

**AND WHEREAS**, by four different Registered Deeds of Chhaparbandi Settlement made by various khewatdar settled various lands including 6.37 acres of land in Plot No.-841 of Bariatu, District-Ranchi and put the Settlee, M/s. Ranchi Zemindary Ltd. (now known as M/S Ranchi Enterprises and Properties Limited), in peaceful possession over the same as per details given below Bakast Khata No.-50 of Village-Bariatu, Thana No.-193, P.S. and District-Ranchi, now P.S.-: Bariatu.

1. Registered Deed of Chhaparbandi Settlement No.-1587, dated 20.03.1941 entered in Book No.-1, Volume No.-19 at Paged 246 to 250 has been executed in favour of Ranchi Zemindary Limited (now known as Ranchi Enterprises and Properties Limited) by Khewatdars, Ashfand Eaar Khan and Mohammad Islam Khan both sons of Akbar Khan for Plot No. 841 measuring an area 6.37 Acre, Plot No. 847 measuring an area 2.24 Acre, Plot No. 835 measuring an area 0.68 Acres and Plot No. 836 measuring an area 0.11 Acre. The name of M/S Ranchi Enterprises and Properties Limited is entered in Register II of Village- Bariatu in Volume No. I Page No. 206 kept and maintained at the office of the C. O. Baragain ;

*Ranchi Zemindary Ltd.*  
16.8.19

2. Registered Deed of Chhapparbandi Settlement No.-2041, dated 07.04.1941 entered in Book No.-1, Volume No.-23 at Pages 44-48 has been executed in favour of Ranchi Zemindary Limited (now known as Ranchi Enterprises and Properties Limited) by Khewatdars Mohammad Mir Khan, Heyat Mir Khan and Mansabdar Khan, all Sons of Alizan Khan and Wazir Khan, Son of Nabizan Khan, Karim Khan, Son of Nabab Khan, Mossomat Jainab Bibi, Mossomat Shera Bibi, and Mossomat Heyatan Bibi, all Daughters of Navijan Khan for Plot No. 841 measuring an area 6.37 Acre, Plot No. 847 measuring an area 2.24 Acre, Plot No. 835 measuring an area 0.68 Acres and Plot No. 836 measuring an area 0.11 Acre. The name of M/S Ranchi Enterprises and Properties Limited is entered in Register II of Village- Bariatu in Volume No. I Page No. 206 kept and maintained at the office of the C. O. Baragain ;
3. Registered Deed of Chhapparbandi Settlement No.-2462, dated 03.05.1941 entered in Book No.-1, Volume No.-24 at Pages 156 to 160 has been executed in favour of Ranchi Zemindary Limited (now known as Ranchi Enterprises and Properties Limited) by Khewatdars Mossomat Masihan Bibi, Daughter of Fateh Mohammad Khan, Anwar Khan, Son of Fateh Mohammad Khan, Mossomat Bibi Bahiran, Wife of Fateh Mohammad Khan for self and as the mother guardian of her minor sons Md. Yusuf Khan and Md. Yasin Khan and minor daughters, Asmat Bibi and Hasina Bibi, and Md. Rafique Khan for Plot No. 841 measuring an area 6.37 Acre, Plot No. 847 measuring an area 2.24 Acre, Plot No. 835 measuring an area 0.68 Acres and Plot No. 836 measuring an area 0.11 Acre. The name of M/S Ranchi Enterprises and Properties Limited is entered in Register II of Village- Bariatu in Volume No. I Page No. 206 kept and maintained at the office of the C. O. Baragain;
4. Registered Deed of Chhapparbandi Settlement No.-3008, dated 05.06.1941 entered in Book No.-1, Volume No.-25 at Paged 374 to 379 has been executed in favour of Ranchi Zemindary Limited (now known as Ranchi Enterprises and Properties Limited) by Khewatdars Amiruddin Khan, Son of Pahalwan Khan, Mossomat Bibi Walihan, Wife of Pahalwan Khan, Kamaruddin Khan, Son of Miazan Khan, Mossomat Umrao Bibi, Mossomat Mariam Bibi, Mossomat Bajdan Bibi, Mossomat Wahidan Bibi for self and as the guardian of her daughter Mujeran

Ranchi Zemindary Limited

Bibi, Wife of Gulam Mohammad Khan for Plot No. 841 measuring an area 6.37 Acre, Plot No. 847 measuring an area 2.24 Acre, Plot No. 835 measuring an area 0.68 Acres and Plot No. 836 measuring an area 0.11 Acre. The name of M/S Ranchi Enterprises and Properties Limited is entered in Register II of Village-Bariatu in Volume No. I Page No. 206 kept and maintained at the office of the C. O. Baragain;

**AND WHEREAS**, all the Khewatdars named above were landholders of various khewat which are under Samilat Khewat No.-4/14 and have by separate registered deeds have made Chapparbandi Settlements of various lands different Bakast Khatas, including 6.37 acres of land in Plot No.-841 under Khata No.-50 of Village-Bariatu, Thana No.-193, P.S. and District-Ranchi, now P.S.-Bariatu, District-Ranchi over which M/s. Ranchi Zemindary Ltd. (now known as M/S Ranchi Enterprises and Properties Limited) is in peaceful possession since the dates of aforesaid settlements in exercise of its independent right and title;

**AND WHEREAS**, on 26.11.2011, a Notification under Section 10 of the Bihar Land Reforms (Fixation of Ceiling Area and Acquisition of Surplus Land) Act, 1961, was published by the State of Jharkhand declaring 80.624 acres as surplus land of the VENDOR at various places including the land at Village-Bariatu was included in the Land Ceiling Case No.-1 of 1981-82 which was pending against the VENDOR since 1981-82 before the Additional Collector at Lohardaga;

**AND WHEREAS**, the Additional Collector Lohardaga, in exercise of the powers vested upon him under the aforesaid Act of 1961, by his order dated 29.11.2011 passed in the aforesaid Land Ceiling Case No.-1 of 1981-82, annulled transfers made in favour of the beneficiaries in terms of the provisions of the said Act of 1961;

**AND WHEREAS**, the VENDOR thereafter filed a writ petition before the Hon'ble Jharkhand High Court at Ranchi challenging the aforesaid order dated 29.11.2011 passed by the Additional Collector, Lohardaga and prayed for quashing the notification. The said writ petition was registered as W.P.(C) No.- 1705 of 2012;

**AND WHEREAS**, the Hon'ble Justice Mr. Rajesh Shankar, of the Hon'ble Jharkhand High Court at Ranchi, by his order dated 12.12.2018, passed in the aforesaid writ petition quashed the impugned Notification dated 26.11.2011 under Section 10 of

Rajiv Kumar

the Bihar Land Reforms (Fixation of Ceiling Area and Acquisition of Surplus Land) Act, 1961 to the extent of 80.624 acres of land situate at different parts of Ranchi and consequently the order dated 29.11.2011 passed by the Additional Collector, Lohardaga too stood quashed;

**AND WHEREAS**, sometimes in the year 2012 some of the heirs of khewatdars of sub khewat No. 4/11 of joint khewat under khewat No. 4/14 from whom Ranchi Zamindari Ltd. had acquired various lands at mouza Bariatu by way of chhaparbandi settlement made by various registered deeds, challenged the aforesaid settlements made by their ancestors, and filed a title suit against the VENDOR (successor-in-interest of Ranchi Zemindari Ltd.) in the court of Sub Judge I at Ranchi which was registered at Title Suit No. 182 of 2012.

**AND WHEREAS**, realizing their mistakes that they had filed the suit under some wrong perception of law and facts, withdrew the said suit under Order 23 Rule 1(A) of the Code of Civil Procedure. The said Title Suit No. 182 of 2012, therefore by order dated 21.01.2019 the said suit was dismissed as withdrawn.

**AND WHEREAS** the name of Ranchi Zemindary Ltd. was changed to Ranchi Enterprises and Properties Limited and fresh certificate of incorporation consequent on change of name was issued by the office of the Registrar of Companies, West Bengal on 16<sup>th</sup> January 1963;

**AND WHEREAS** the Vendor is the absolute owner of all that land admeasuring about 50 ( Fifty ) decimal more or less together with buildings and structures thereon and lying at village Bariatu, P.S.- Bariatu, District- Ranchi, Jharkhand more particularly described in the Schedule below and shown in RED colour in annexed sketch map attached hereto (hereinafter called the "Schedule land"), free from all encumbrances and charges whatsoever acquired by the vendor through Registered Chhaparbandi Settlement in its then name of M/s Ranchi Zemindary Limited (now known as M/S Ranchi Enterprises and Properties Limited);

Ranchi Enterprises and Properties Limited  
16.1.19

**AND WHEREAS** in respect of schedule land the name of Ranchi Enterprises & Properties Limited has been duly entered in all the revenue records including the record of the state of Bihar, now Jharkhand and paying rent and taxes without any interruption;

**AND WHEREAS** M/s Ranchi Enterprises & Properties Limited, the VENDOR got its name mutated in the Ranchi Municipal Corporation being portion of old Municipal Holding No 2157 under Old ward No 8 and New Holding No 0080002879000A4 within new ward No 9 and is regularly paying taxes to the Ranchi Municipal Corporation under proper receipt;

**AND WHEREAS** the confirming party No. 1 is a scientific research Institute established with the objects inter alia to foster, promote and sustain the cultivation of science and scientific research in all aspects;

**AND WHEREAS** by an irrevocable Power of Attorney signed by the Vendor on 29<sup>th</sup> March, 1976 the Vendor allowed the Confirming Party No. 1 to utilize 65.54 acres of land then held by the Vendor including the Schedule land for non-profitable and non-commercial objects of the Confirming Party No. 1.

**AND WHEREAS** the Confirming Party No. 1 was unable to effectively use the Schedule land for its objects & purposes and was particularly finding it difficult to manage due to the multiple litigations, accordingly the Confirming Party No. 1 having agreed hereby relinquished its possession and all rights to Vendor;

**AND WHEREAS** the approach road leading to the property more-fully described in schedule below is owned and possessed by Confirming Party No. 2. To avoid future dispute and complication, Confirming Party No. 2 has consented to grant permanent heritable easementary right to the Purchaser and as such he is made a necessary party to this Sale Deed.

**AND WHEREAS** the Board of the Vendor Company by way of resolution dated 14th April, 2017 and vide registered Power of Attorney in Book No. IV being deed No. IV - 190301736 / 2016, dated 25-02-2016, Registrar of Assurance office of the A.R.A.-III Kolkata have empowered and authorised the attorney of the Vendor to execute, register

*Ranchi Enterprises & Properties Limited*

the necessary documents for sale of land of village Bariatu, P.S.- Bariatu, District- Ranchi, Jharkhand.

**AND WHEREAS** the Purchaser has prior to the execution of this Sale Deed, fully satisfied himself with the title of the Vendor over the Schedule Land.

**AND WHEREAS** the Purchaser has agreed to purchase and the Vendor has agreed to sell the Schedule land admeasuring about 50 ( Fifty ) decimal more or less together with buildings and structures thereon more particularly described in the Schedule below and shown in RED colour in annexed sketch map attached hereto on **as is where it is basis** at a consideration of Rs. 1,92,50,000/- (Rupees One Crore Ninety Two Lakh Fifty Thousand only) which the parties hereto have found to be reasonable.

**AND WHEREAS** the Purchaser is paying stamp duty & registration fee on Rs. 1,92,50,000/- (Rupees One Crore Ninety Two Lakh Fifty Thousand only) being the value assessed as per the Fair Market rate.

**NOW HEREOFRE THIS INDENTURE WITNESSETH AS FOLLOWS :-**

1. **THAT** in consideration of Rs. 1,92,50,000/- (Rupees One Crore Ninety Two Lakh Fifty Thousand only) already paid by the PURCHASER to the VENDOR before execution of these presents, being the full consideration money agreed to be paid as aforesaid (the receipt whereof the VENDOR doth hereby admit and acknowledge and of and from the same and every part thereof acquit, release, exonerate and discharge the PURCHASER and the property forever) the VENDOR doth hereby grant, convey, assign, sell and transfer absolutely and for ever TO AND UNTO the PURCHASER all that the piece and parcel of land admeasuring about 50 ( Fifty ) decimal more or less together with buildings and structures thereon more particularly described in the Schedule below and shown in RED colour in annexed sketch map attached with this Deed of Sale having Chhaparbandi right on **as is where it is basis** TOGETHER WITH all and singular, areas, compounds, sewers, drains, ditches, fences, trees, plants, shrubs, paths, passages, areas, water courses, lights, liberties, privileges, easements, profits, advantages, rights, and appurtenances whatsoever to the Scheduled Land **AND ALL** the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever both at law and in equity

Rajiv Kumar Singh

of the VENDOR into out of and upon the Scheduled Land or any part thereof **TO HAVE AND TO HOLD** all and singular the Scheduled Land hereby granted, conveyed, transferred and assured and intended or expressed so to be with all and every of their rights, title, interest, privileges and appurtenances for the use and benefit of the PURCHASER. The VENDOR covenant with the PURCHASER that the lands hereby granted, conveyed, assigned, sold and transferred absolutely and forever on **as is where it is basis**.

2. **THAT** the VENDOR also covenants with the PURCHASER that the PURCHASER who had been coming in peaceful possession and shall be entitled to continue in possession and shall be entitled to construct new building and structures, plant, trees and garden, get well or wells excavated and use the same in any manner they like without any let hindrance, interruption, claim or demand by or from the VENDOR or any persons claiming through or under it which is lawfully allowed.
3. **THAT** the stamp duty and registration charges in respect of this Sale Deed has been borne and paid by the PURCHASER.
4. **THAT** now the PURCHASER shall be entitled to get his name mutated in the Office of the state of Jharkhand through Circle Officer, Bargain, Anchal Bargain and Ranchi Municipal Corporation, Ranchi or wherever necessary and shall pay rent and tax in his name, **PROVIDED ALWAYS** the VENDOR shall at all reasonable times on the request and at the cost of the PURCHASER do or execute or cause to be done and executed all such further acts, deeds, assurance, matters and things which may be necessary for putting the PURCHASER in possession and assuring the title of the PURCHASER according to the true meaning and intent of these presents.
5. **THAT** the VENDOR has delivered vacant and peaceful possession of the Schedule Land to the PURCHASER on or about August, 2019 against full payment, the possession whereof the PURCHASER hereby acknowledges and confirms.

61-28-91  
Ranchi

### SCHEDULE OF THE PROPERTY

All that piece and parcel of land being portion of Revision survey plot number as given here under:-

Sl. No.	R. S. Khata No.	R. S. Plot No.	Land in Acre
1	50	841	✓ 0.50
Total Land			0.50

and situated at village- Bariatu, Police Station- Bariatu, Thana No.- 193, District- Ranchi, in the state of Jharkhand admeasuring about 50 ( Fifty ) decimal more or less which is shown in RED colour in map attached and bounded and butted as follows:-

#### Boundary of the land

- North :- Land of R. S. Plot number 841 (P)  
South :- Land of R. S. Plot number 841 (P)  
East :- 30 Feet Wide Common Road  
West :- Land of R. S. Plot No 730 (P), 731(P) & 832(P)

#### Memo of Consideration :-

RECEIVED of and from the within named PURCHASER a sum of Rs. 1,92,50,000/- (Rupees One Crore Ninety Two Lakh Fifty Thousand only) the details whereof are as under in favour of the VENDOR being the full purchase price within mentioned to have been paid by the PURCHASER to the VENDOR

*Handwritten signature and date*  
16-8-19

Sl. No	Cheque No./ RTGS	Bank's name	Date	Amount (R.S.)
1.	RTGS	State Bank Of India	26.06.2019	1,50,00,000/-
2	RTGS	State Bank Of India	28.06.2019	40,57,500/-
		TDS @ 1%		1,92,500/-
		Consideration Value		1,92,50,000/-

Rupees 1,92,50,000/- (Rupees One Crore Ninety Two Lakh Fifty Thousand only)

**CERTIFICATE**

This is to certify that the land, which is Subject to these presents and mentioned in the Schedule herein above is not the government land. The same neither acquired by the Government for civil or military purposes nor it is the Bhoodan land. The land is outside forest area limit and it does not belong to B.C.C.L., C.C.L. and or E.C.L.

It is further certified that the land does not belong to Adivasi Khata and has not Connection with any member of the Scheduled Tribes Community and this land is free from ceiling. It is not the land of any Temple, Math, Church or Mosque. The Power is valid and the same has not been revoked till date. The Property is not mortgaged in any Financial Institution nor there is any encumbrance over the property.

**IN WITNESS WHEREOF** the Parties hereto have hereunto set and subscribed their respective hands and seals on the day and year first hereinabove written after fully understanding the contents of this deed.

**Witnesses:-**

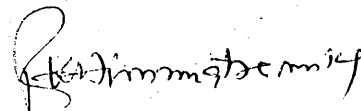
1. *Kaishiv Singh*  
s/o Kaishav Pati Singh  
Bisla Bagan Baria tu  
Ranchi - 834009

2. *Madhulendra Kumar Singh*  
s/o Late Jorardan Singh  
Chaudhary Bagan Garicha  
Ranchi - 834001  
9955970066

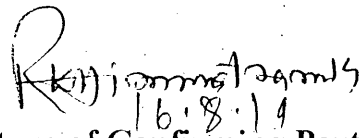
*16.8.19*

B.

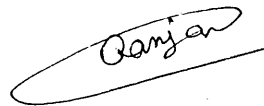
d.



**Signature of Vendor**

  
*16.8.19*

**Signature of Confirming Party 1.**



**Signature of Confirming Party 2.**

*Banwar*



*16.8.19*  
**Signature of Purchaser**

Signature, Photo and finger prints of the PURCHASERS

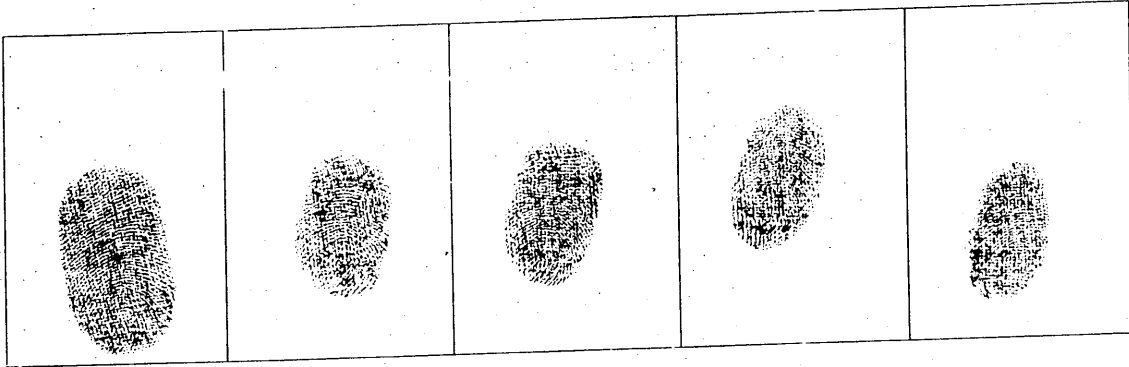


ATTN

✓  
Banswari  
16.8.19  
Ashok Srivastava  
Adv  
16.8.2019

Ashok Srivastava  
ADVOCATE  
Civil Court Ranchi

Ranchi  
16.8.19



Thumb      Index      Middle      Ring      Little

This is to certify that photo graphs and left hand finger prints of the VENDOR and the PURCHASER have been affixed in my presence.

Ashok Srivastava  
Adv  
16.8.2019  
Advocate, Ranchi

Ashok Srivastava  
ADVOCATE  
Civil Court Ranchi

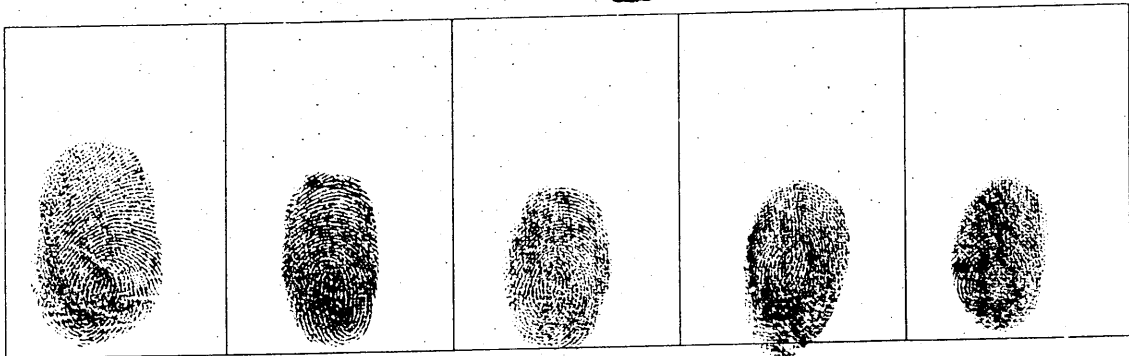
Signature, Photo and finger prints of the VENDOR



ATT

*B. K. Jyoti*  
*Rajendra Kr Singh*  
*16.8.19*

*Ashok Srivastava*  
*Adv*  
*16.8.2019*  
**Ashok Srivastava**  
**ADVOCATE**  
**Dist Court, Ranchi**



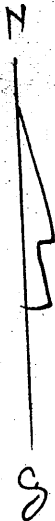
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*Rajendra Kr Singh*  
*16-8-19*

This is to certify that photo graphs and left hand finger prints of the VENDOR and the PURCHASER have been affixed in my presence.

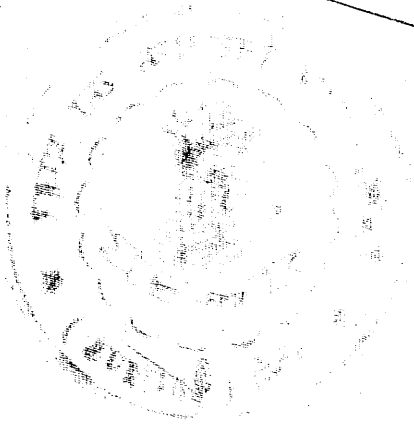
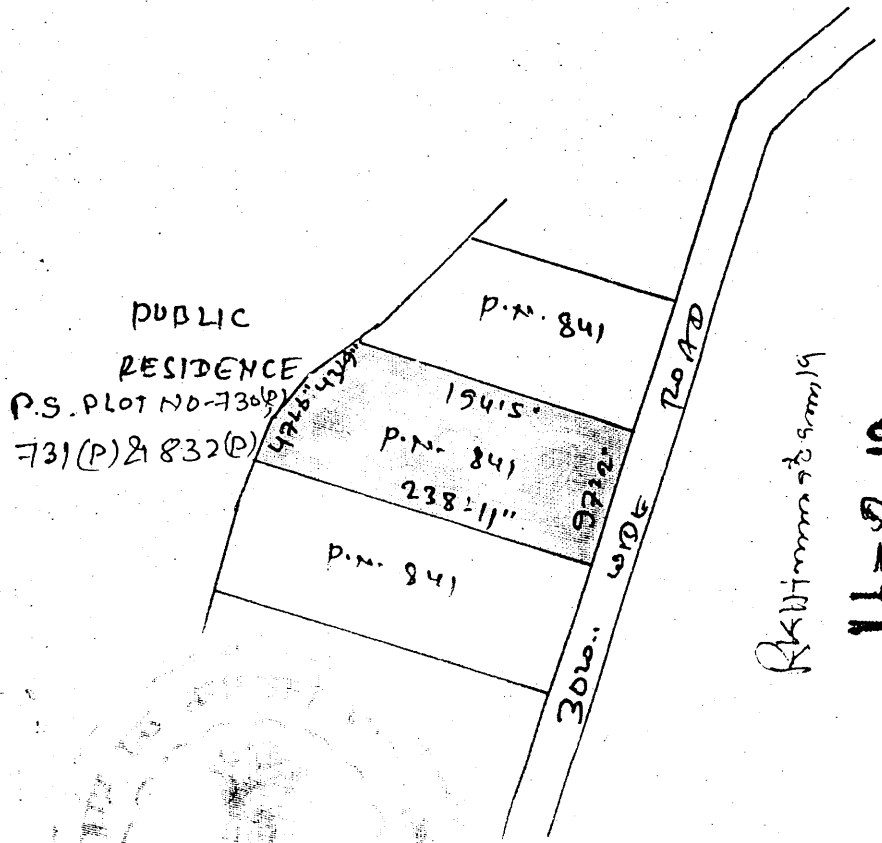
*Ashok Srivastava*  
*Adv*  
*16.8.2019*  
Advocate, Ranchi

**Ashok Srivastava**  
**ADVOCATE**  
**Dist Court, Ranchi**



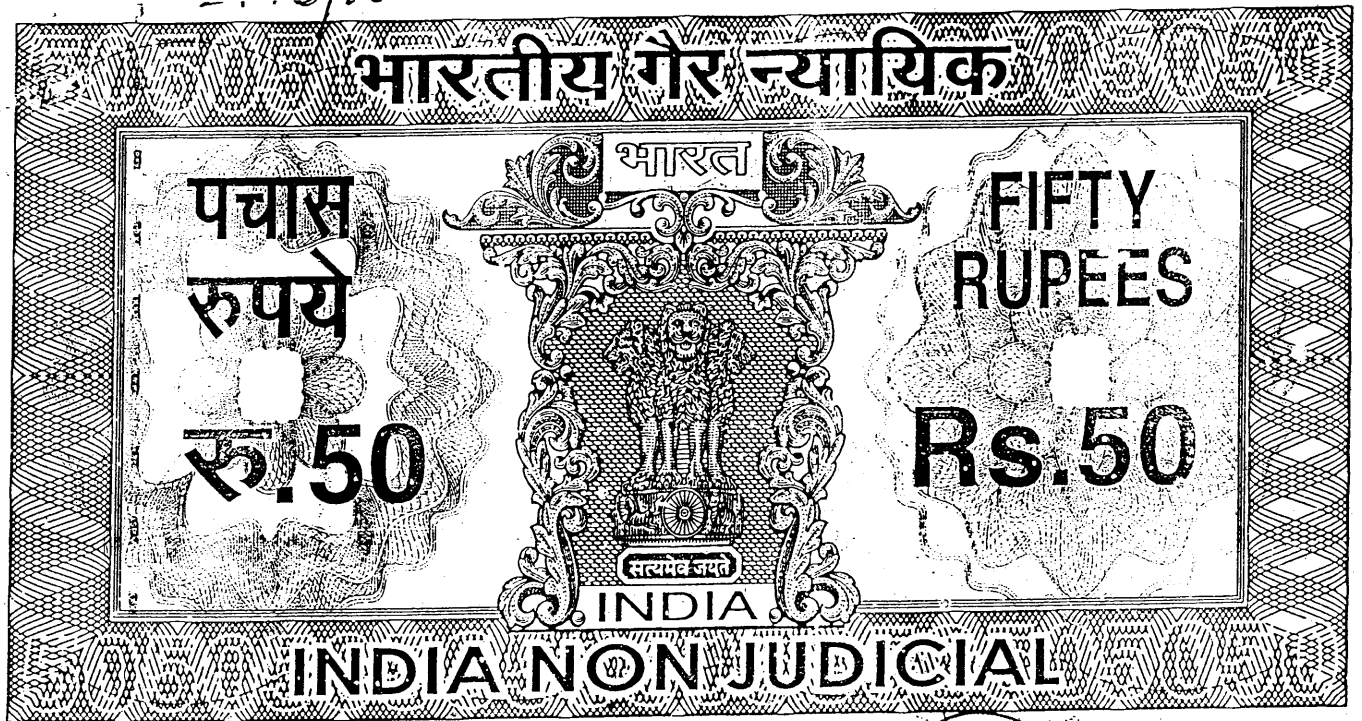
VILLAGE - BARIATU  
THANA No - 193  
THANA - BARIATU  
DIST - RANCHI  
P.S. PATTN. 841  
SHOWN IN RED WASH

P.N.	AREA
841	A-DEC 0-50



*Handwritten signature or initials.*

16-8-19



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



THIS POWER OF ATTORNEY, we, RANCHI ENTERPRISES & PROPERTIES

LIMITED a Company with limited liability having our Registered Office at 9/1 R.N. Mukherjee P.O. - General Post office, P.S. - Howe Street, Pin - 700 001

Road, Kolkata do hereby nominate, constitute and appoint Shri Raj Kumar Himmatramka, son of Late Kashi Ram Himmatramka, residing at 116 Radha Gobind Nagar Road, Hindmotor - 712233

in the State of West Bengal as our true and lawful attorney for us, in our name and on our behalf to do or cause to be done all or any of the following acts, deeds and things, that is to say :

1. To operate on accounts in the name of the Company with banks, and to make, draw, sign, accept, negotiate and endorse (as the case may be) cheque, hundies, promissory notes, bills of exchange or other negotiable instruments of any nature; so however that the account shall never be overdrawn.
2. To purchase and/or acquire as may be authorized by the Board of Directors of the Company in this behalf and to sell and/or transfer from time to time Central/State Government papers and other securities and to sign the necessary papers relating thereto and also to demand and/or receive interest or dividend or principal in respect thereof and to sign receipts for the same.

Additional Registrar of Assurances-III  
Kolkata

Certified that the above document has been submitted to Registration and the same has been registered and the endorsement and stamp on this document are the part of this Document.

Additional Registrar  
of Assurances-III, Kolkata

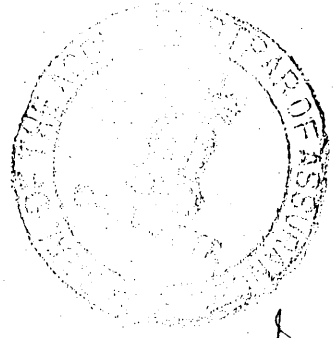
086409

For RANCHI ENTERPRISES & PROPERTIES LTD.

Sold to.....  
of..... *9/L R. N. M. @ Kolkata-1*  
Rs. 50/- (FIFTY ONLY)  
PRONATI MUMBERED  
LICENSED STAMP VENDOR  
S, INDIA EXCHANGE PLANT  
Date.....

*24 FEB 2016*  
*24 FEB 2016*

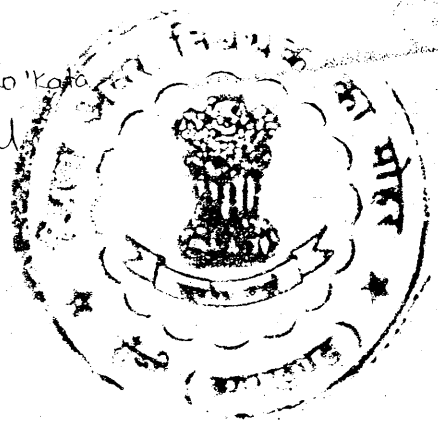
arranged that a single stamp paper  
value of Rs. 50/-  
and that the single  
stamp paper is sold for  
Rs. 50/- only.

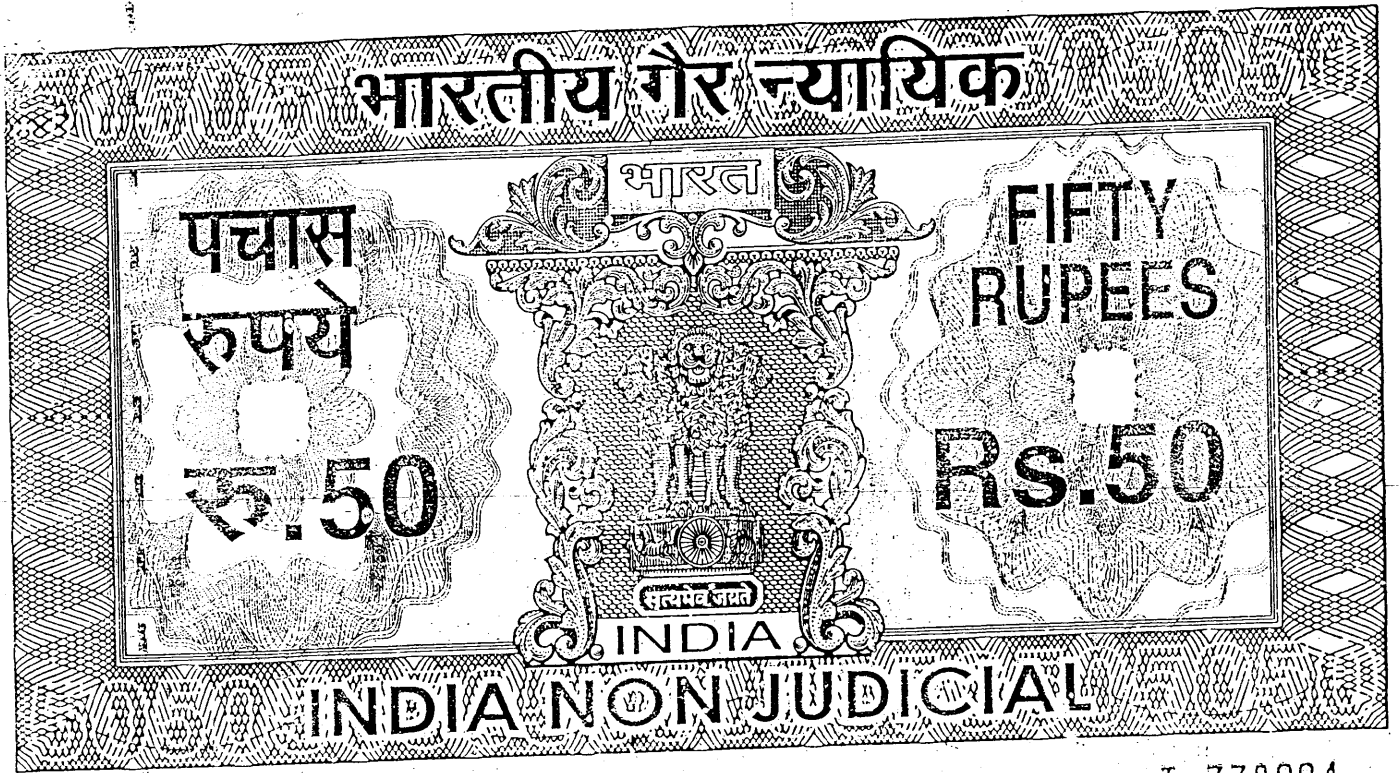


Additional Registrar of Assurance - 12  
Kolkata

**5 MAR 2015**

Ankur Binani  
Son of Mr. Govind Lal Binani  
20 Ratan Sarkar Garden St.  
P.O:- Kalakar St, P.S:- Posta, Kolkata  
District :- Kolkata, West Bengal  
India, PIN - 700007  
Occupation: Service





T 338004

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

3. To negotiate, carry on correspondence with any association, firms, company, corporation, municipality competent authorities appointed under Urban Land Ceiling (Ceilings & Regulations) Act, 1976, any department of the Central/State Governments or any other person or public body and file all applications, petitions, agreements, deeds, documents etc. and to sign correspondence, official receipts for money payable to the company and all other documents that may be required or deemed proper for or in relation to the business of the Company.
4. To demand, sue for, enforce payment of, receive and give discharge for all moneys, securities for money, debts and other assets now belonging or hereafter to belong to the Company from all or any person or persons body/bodies corporate, or courts revenue or other officers of Government, Treasuries or Receivers or Court Officers or otherwise and upon receiving or recovering the same to execute and give all proper receipts or discharges for the same on behalf of and in the name of the company.
5. To enforce the conditions of all agreements and leases and to take all steps that may be necessary or expedient therefor and in every way to protect our interests.

*[Handwritten Signature]*

6. To commence any action, suit or other legal proceedings in any Court of Justice and to compromise and settle cases against the company and to sign, verify and present any Vakalatnama, Warrant of Attorney, Plaint, Written Statement, Writ Petition, Application, Statement, Memorandum of Appeal or other documents necessary in the premises, and to retain and employ any counsel Vakil, solicitor, pleader and to represent, appear, adduce evidence and act for us in and before any Court or Courts, Tribunals or Government authority before which any such action or suit is pending or may be brought or other proceedings taken and also to withdraw from or deposit in any Court or office any money, securities or other properties.
7. To sign and execute and present for registration the Sale Deed/Deeds in favour of the Purchaser/Purchasers and gift deeds in favour of the donee as authorized by the Board of Directors of the Company from time to time and to appear and represent before the Registrar or Sub-registrar of Assurances or any other authorities having jurisdiction in that behalf and to present the said Sale Deed/Deeds and gift deeds for registration and admit execution thereof and discharge and deliver the registration receipt granted therefore to Purchaser/Donees as aforesaid and to do all registration formalities in connection with the sale/gift of the Land and Buildings of the Company.
8. To sign vouchers for payment of money with regard to the business of the Company.
9. Generally, to do all such acts, deeds and things as may be necessary to exercise the above powers on behalf of the Company.
- ~~10.~~ The sale proceeds and / or any other sum received by the attorney will be deposited on the account of the principal.
- ~~11.~~ Be it noted that this power of attorney is being granted in favour of the said attorney without any consideration and no interest or right of the attorney is created in our said property, which is the subject matter of this power of attorney and further the said attorney shall not hereby obtain or have power to make any construction, development work in our share in the said property.
- ~~12.~~ This power may be revoked at any time.

*Y. Chow*

And we hereby ratify and confirm and agree at all times during the continuance of these presents to ratify and confirm whatever our said attorney's shall lawfully do or cause to be done in respect of matters aforesaid by virtue thereof.

IN WITNESS WHEREOF we, RANCHI ENTERPRISES & PROPERTIES LTD. have executed and caused our common seal to be affixed hereto this 25<sup>th</sup> day of February two thousand and sixteen.

SIGNED, SEALED AND DELIVERED AT  
KOLKATA by Mr. Yogesh Goenka, son of  
Mr. Om Prakash Goenka, by faith - Hindu, by  
Nationality - Indian, residing at Mandeville  
Garden Court, 1<sup>st</sup> Floor, 7D/3 Anil Moitra  
Road, P.O. Ballygunge Post Office, P.S.  
Gariahat, Kolkata - 700019, Director of  
Ranchi Enterprises and Properties Limited  
pursuant to Board Resolution passed on 24-02-  
2016 in the presence of

WITNESSES:

1. Ankur Birani  
(Ankur Birani)  
9/1, R.N. Mukherjee Road,  
KOL-700001
2. Mohit Harlalika  
(MOHIT HARLALKA)  
9/1 R.N. MUKHERJEE ROAD  
KOLKATA - 700001



*Yogesh Goenka*

YOGESH GOENKA  
DIRECTOR

Drafted by me  
K. C. Karmaker  
Advocate  
High Courts Calcutta  
WB/867/83



भारत सरकार  
GOVERNMENT OF INDIA



अंकुर बिनामि  
Ankur Binani  
जन्मतिथि / DOB : 24/04/1988  
पुरुष / MALE

7381 5472 4187



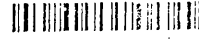
साधारण मानुषेर अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:  
20, रत्ना सरकार गार्डन स्ट्रीट,  
बराबाजार, कोलकाता, पश्चिम  
बंग, 700007

Address:  
20, RATAN SARKAR GARDEN  
STREET, Barabazar, Kolkata,  
West Bengal, 700007



1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,  
Bengaluru-560 001

Ankur Binani

Phone : 3041-0900 / 3057-3700

# RANCHI ENTERPRISES & PROPERTIES LTD.

Regd. Office : "Birla Building", 9/1, R. N. Mukherjee Road, Kolkata - 700 001

CIN : U15421WB1934PLC008026

## Extract from the Minutes of the Meeting of the Board of Directors of Ranchi Enterprises and Properties Limited held on 24<sup>th</sup> February, 2016

"RESOLVED that the Power of Attorney as per draft placed before the meeting and initialed by the Chairman of the meeting for the purpose of identification be granted to Shri Raj Kumar Himmatramka, son of Late Kashi Ram Himmatramka residing at 116 Radha Gobind Nagar Road, Hindmotor - 712233 with effect from 25<sup>th</sup> February 2016 to do any act, deed or thing as contained in the draft Power of Attorney, for and on behalf of the Company.

For Ranchi Enterprises and Properties Limited

  
Director



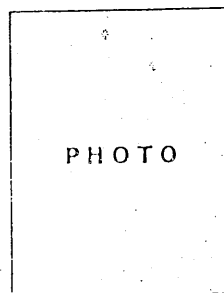


# SPECIMEN FORM FOR TEN FINGERPRINTS

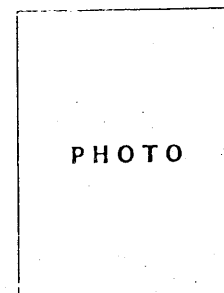


		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
	Left Hand						
		Thumb		Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand						

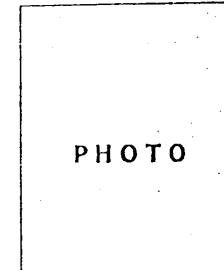
		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
	Left Hand						
		Thumb		Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand						



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
	Left Hand						
		Thumb		Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand						









		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
	Left Hand						
		Thumb		Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand						



**Seller, Buyer and Property Details**

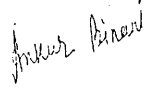
**A. Principal & Attorney Details**

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr Yogesh Goenka Mandeville Garden Court, 7D/3 Anil Moitra Road, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019	 15/03/2016 12:02:05 PM	 LTI 15/03/2016 12:02:22 PM
		 15/03/2016 12:03:19 PM	

Principal Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	RANCHI ENTERPRISES AND PROPERTIES LIMITED 9/1, R N Mukherjee Road, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001; Status : Organization; Represented by representative as given below:-		
1(1)	Mr Yogesh Goenka Mandeville Garden Court, 7D/3 Anil Moitra Road, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,; Status : Representative; Date of Execution : 25/02/2016; Date of Admission : 15/03/2016; Place of Admission of Execution : Office	 15/03/2016 12:02:05 PM	 LTI 15/03/2016 12:02:22 PM
		 15/03/2016 12:03:19 PM	

Attorney Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Mr Raj Kumar Himmatramka Son of Late Kashi Ram Himmatramka 116 Radha Govind Nagar Road, P.O:- Hindmotor, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712233 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,; Status : Individual

#### B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Ankur Binani Son of Mr Gayind Lal Binani 20 Ratan Sarkar Garden St, P.O:- Kalakar St, P.S:- Posta, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mr Yogesh Goenka	 15/03/2016 12:04:05 PM

#### C. Transacted Property Details

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Yogesh Goenka
Address	Gariahat, Thana : Gariahat, District : South 24-Parganas, WEST BENGAL
Applicant's Status	Seller/Executant

Office of the A.R.A. - III KOLKATA, District: Kolkata  
Endorsement For Deed Number : IV - 190301736 / 2016

Query No/Year	19031000099422/2016	Serial no/Year	1903002793 / 2016
Deed No/Year	IV - 190301736 / 2016		
Transaction	[4002] Power of Attorney, General Power of Attorney		
Name of Presentant	Mr Yogesh Goenka	Presented At	Office
Date of Execution	25-02-2016	Date of Presentation	15-03-2016

**Remarks**

On 15/03/2016

**Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48(d) of Indian Stamp Act 1899.

**Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)**

Presented, for registration at 11:25 hrs on : 15/03/2016, at the Office of the A.R.A. - III KOLKATA by Mr Yogesh Goenka .

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 15/03/2016 by

Mr Yogesh Goenka Director, RANCHI ENTERPRISES AND PROPERTIES LIMITED, 9/1, R N Mukherjee Road, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Mr Yogesh Goenka, Son of Mr Om Prakash Goenka, Mandeville Garden Court, 7D/3 Anil Moitra Road, P.O: Bailygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, By caste Hindu, By profession Others

Indelified by Mr Ankur Binani, Son of Mr Govind Lal Binani, 20 Ratan Sarkar Garden St, P.O: Kalakar St, Thana: Posta, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700007, By caste Hindu, By Profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid by Cash Rs 7/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-

**Description of Stamp**

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 086409, Purchased on 24/02/2016, Vendor named Pranati Mukherjee.



(Balaram Adhikari)

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - III KOLKATA  
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1903-2016, Page from 43697 to 43713

being No 190301736 for the year 2016.



Digitally signed by BALARAM ADHIKARI  
Date: 2016.03.21 13:08:48 +05:30  
Reason: Digital Signing of Deed.

(Balaram Adhikari) 21/03/2016 13:08:47  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - III KOLKATA  
West Bengal.

(This document is digitally signed.)