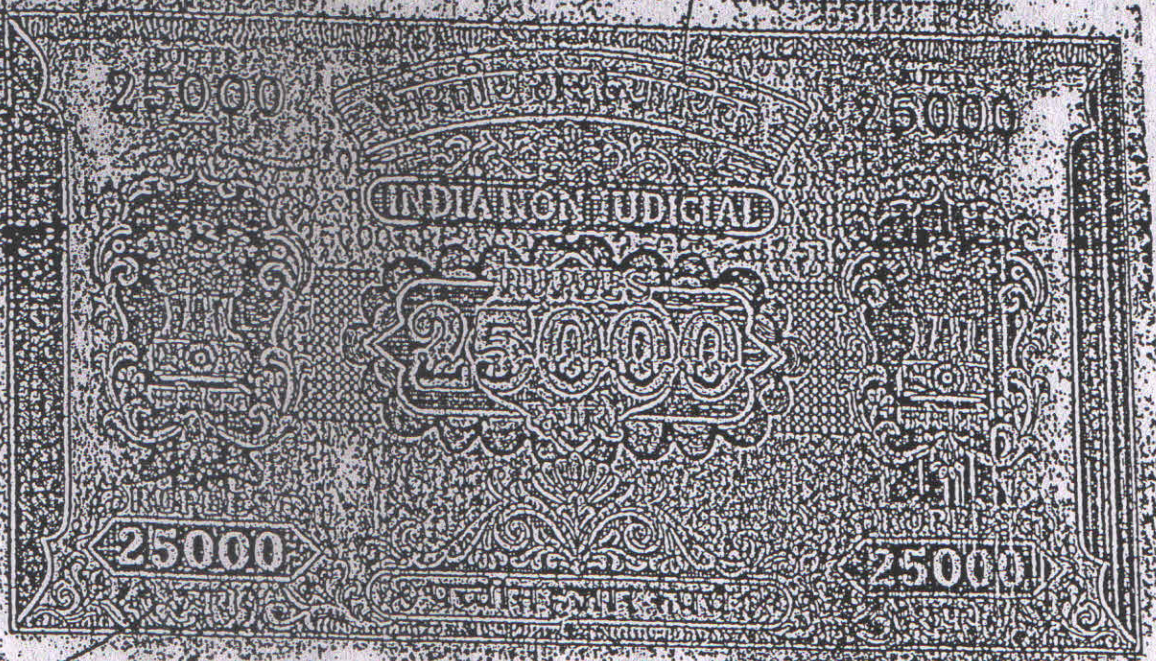


Value Rs 250000 (Handwritten)



Handwritten notes in Hindi/English, including '3/11' and '2/10'.

0200 434503

Handwritten number 308000 with a signature over it.



ATTESTED

A. K. SANYAL
Advocate, J.S.P.

Navin Kumar Gupta (Handwritten signature)



DEED OF TRANSFER BY SALE

THIS DEED OF TRANSFER BY SALE IS MADE
ON THIS THE 03TH DAY OF OCTOBER, 2005,

AT JAMSHEDPUR, B Y

1) SHRI PARESH GOUR, son of Late
Khetri Mohan Gour, 2) SHRI MANOJ GOUR,
son of Sri Paresh Gour, 3) SHRI GOUR
GOUR, son of Sri Paresh Gour, all by

Handwritten calculations and notes:
77000 =
36 =
77036 =
750
274
579 = 44



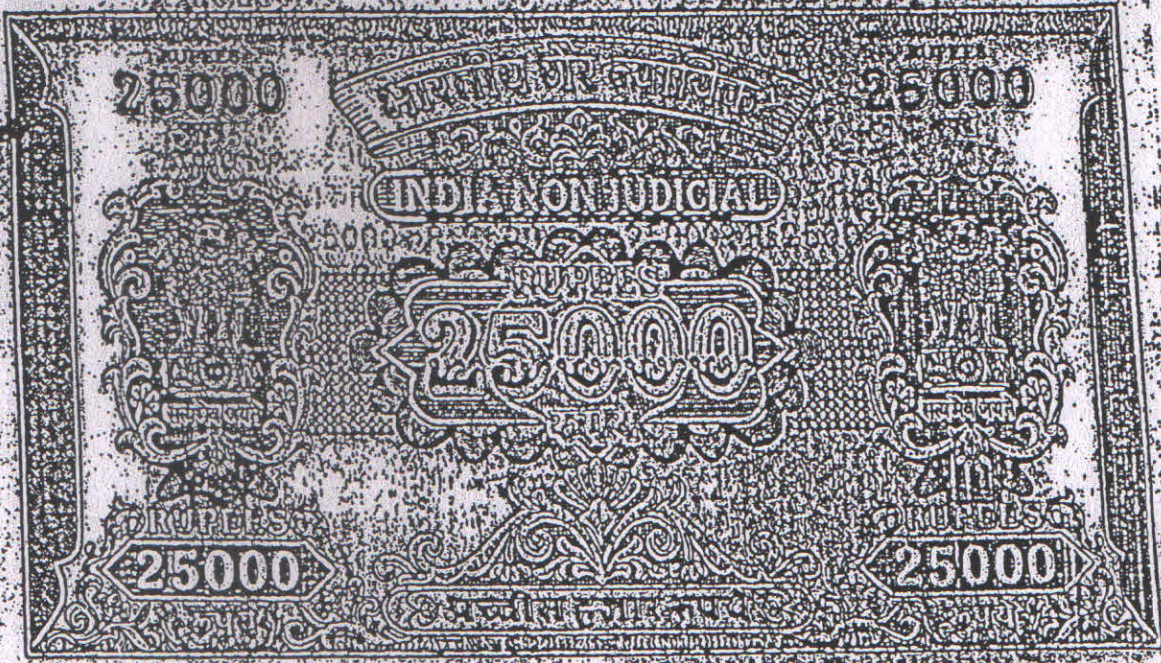
0200 434504

- 11 2 11 -

Navin Kumar Gupta

religion Hindu, by Caste Gour (Non ST),
Indian Citizen, resident of Gour Batti,
Mango, P.S. Mango, in town Jamshedpur,
Dist. Singhbhum East, Jharkhand, repre-
sented by their duly constituted attorney
SHRI NAVIN KUMAR GUPTA, son of Sri Jag
Mohan Lal Gupta, by religion Hindu,
Indian Citizen, resident of 55, Circular
Road, Ranchi, Jharkhand, and also resides
at Mango, P.S. Mango, Dist. Singhbhum East,
Jharkhand, vide General Power of Attorney
No. IV-432 (Sl. No. 3914), dated 03-05-2005,
registered at Jamshedpur Dist. Sub-Registry
Office, hereinafter called the VENDORS/
TRANSFERERS of the ONE PART :

P/3...



02DD 434505
Vg

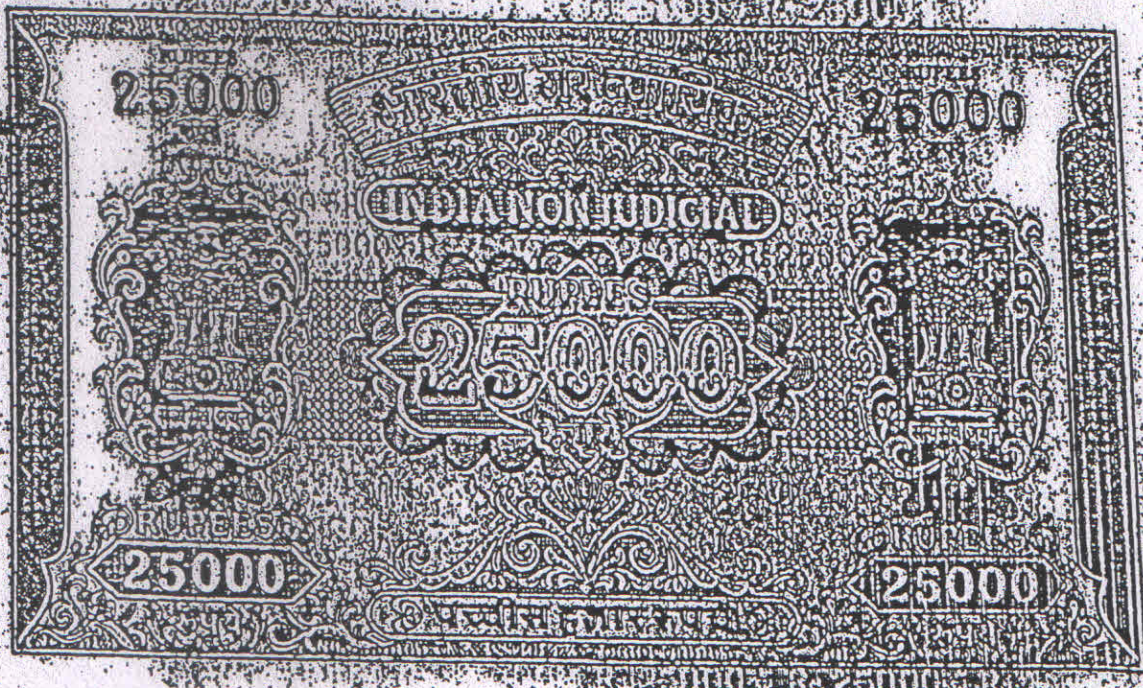
Subramanian Kumar Subramanian
- 113 -

IN FAVOUR OF

M/s. KAUSHAL KANCHAN CONSTRUCTION PVT.LTD.,
a Company registered / incorporated under the
Companies Act, 1956 (No. 1 of 1956), at Patna,
vide Incorporation No. 03-03857 of 1989-90,
dated 22.02.1990, having its registered
Office at Aastha Trade Centre, 'Q' Road,
Bistupur, Jamshedpur, represented by its
Managing Director SHRI KAUSHAL KUMAR SINGH,
son of Sri P.N. Singh, resident of 36, Rajendra
Nagar Colony, P.O. and P.S., Sakchi, in town
Jamshedpur, Dist. Singhbhum East, Jharkhand,
hereinafter called the PURCHASER/ TRANSFEREE
of the OTHER PART :

P/4...

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02DD 434506

Navin Kumar Gupta

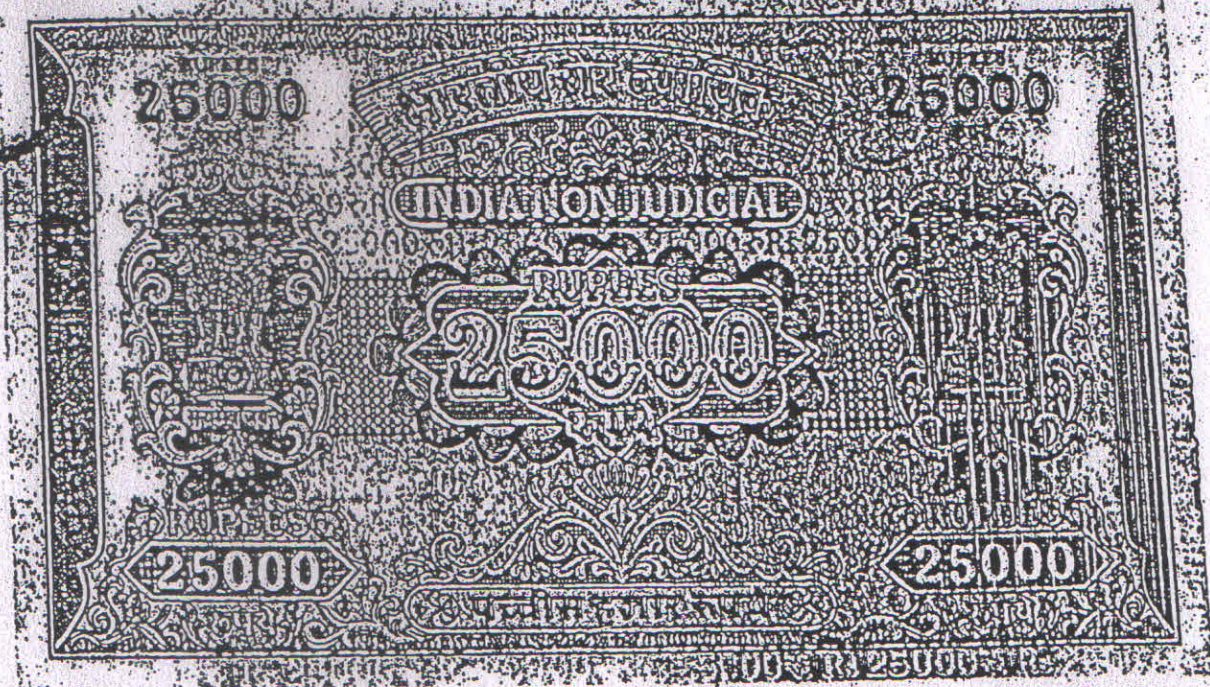
NATURE OF TRANSFER : DEED OF TRANSFER BY SALE.

ACTUAL CONSIDERATION AMOUNT Rs. 28,00,000/-only,
AND STAMP DUTY PAID FOR VALUE OF Rs. 77,00,000/-
only, as per prevailing market rate.

In this Deed of transfer by sale the following expression shall unless repugnant to the context shall have the meaning assigned thereto.

a/ the Vendors/ transferers mean the above named Sri Parash Gour, Sri Manoj Gour and Sri Surju Gour, represented by their constituted attorney Sri Navin Kumar Gupta, include his/their heirs, successors, attorney, administrators and representatives.

65



02DD 434507

Sri Kaushal Kumar

- 11 5 11 -

b/ the purchaser/transferee means the above named M/s. Kaushal Kanchan Construction Pvt.Ltd., represented by its Managing Director Sri Kaushal Kumar Singh, include its/his heirs, successors, administrators, representatives, nominee and assigns.

c/ the Immoveable property means ALL THAT land measuring 139.605 decimals or 84.6 Kathas, being in Plot Nos. 2122, 2141, 2142, 2144, 2145 & 2146, under Khata No. 281, recorded under Ward No. 9, of mouza Mango, P.S. Mango, Dist. Singhbhum East, more specifically described in the Schedule 'A' hereunder written, is the subject matter of this Sale.



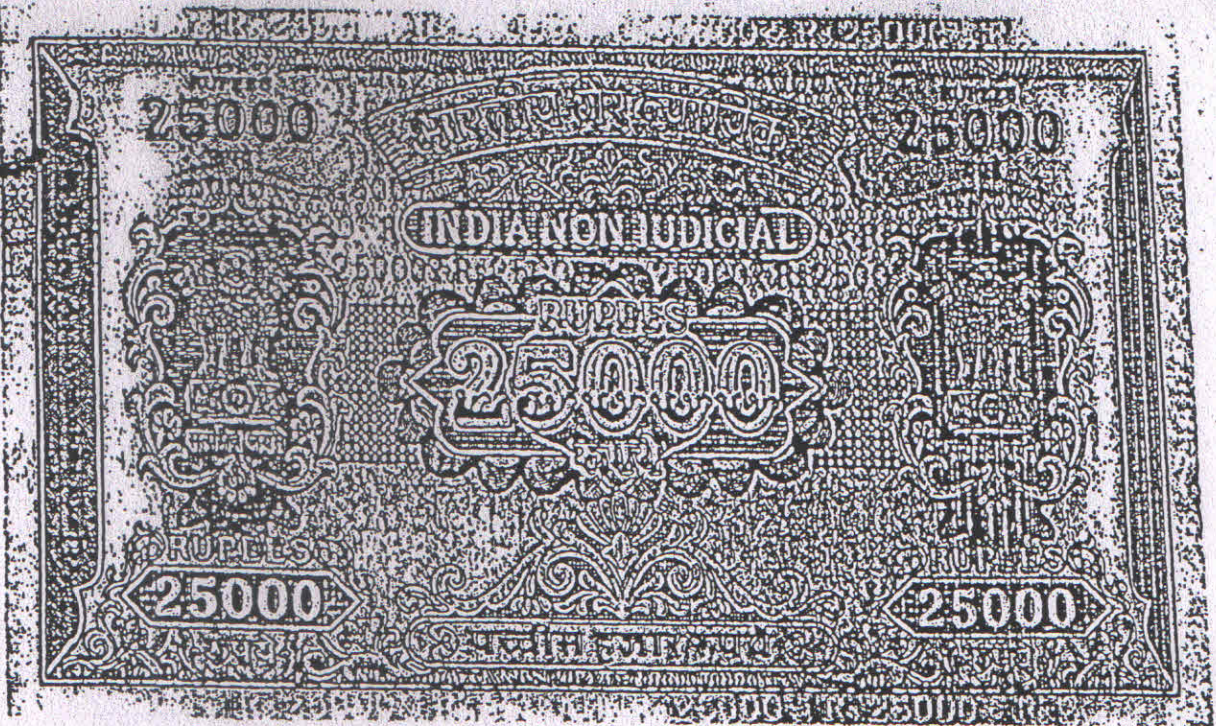
0200 434508

Handwritten signature or mark, possibly 'Sri Parash Gour'.

- :: 6 :: -

WHEREAS the entire lands under Khata No. 281, of mouza & P.S. Mango, Dist. Singhbhum East, including the land described in the Schedule 'A' hereunder written, stands recorded in the names of Parash Gour and others, in last Survey Settlement operation finally published on 18th August, 1979;

AND WHEREAS said Parash Gour & other co-owners under Khata No. 281, of mouza Mango, after the above settlement, amicably partitioned the entire land mutually and metes and bounds, and the land described in the Schedule 'A' below fell to the share of the Vendor No. 1, Sri Parash Gour, who is one of the recorded raiyat with respect of

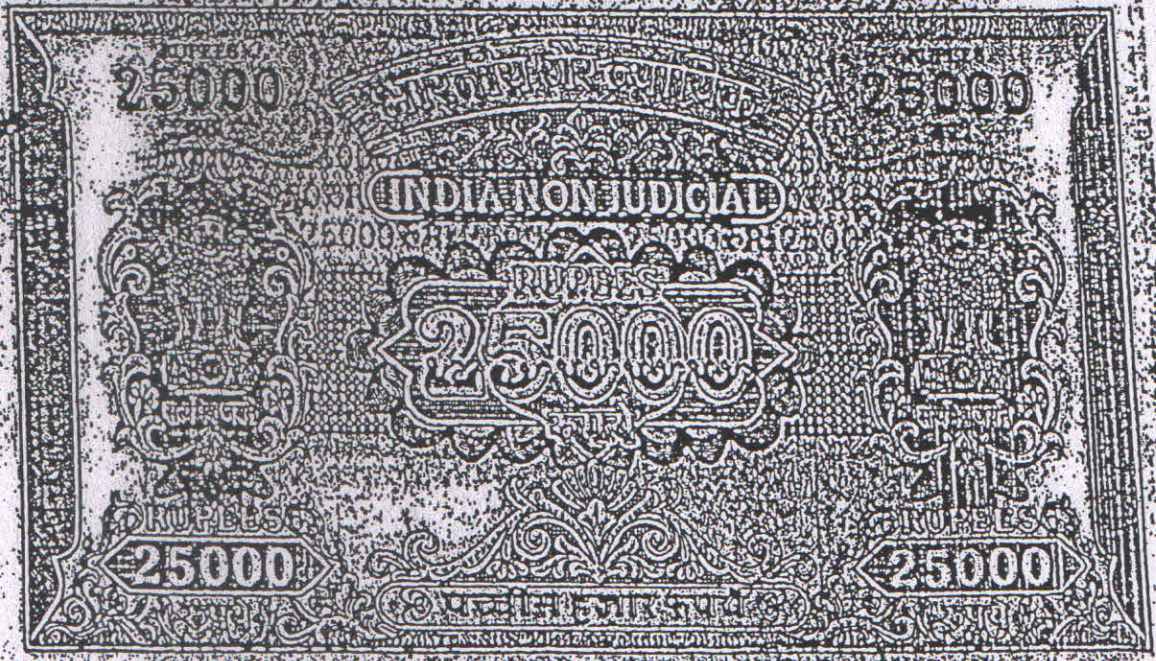


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- :: 7 :: -

AND WHEREAS the Vendor No. 2 & 3, namely Sri Manoj Gour and Sri Surju Gour, are sons of the Vendor No. 1, said Sri Paresh Gour and literally the Vendors No. 2 & 3 have been in possession over the said plot of land alongwith Vendor No. 1, by growing various vegetables and/or otherwise to the knowledge of all, without any interruption, objection or impediment from any corner and on payment of due ground rent and other taxes thereof;

AND WHEREAS the Vendors from 1 to 3 being in need of money to acquire immovable property at elsewhere, to meet up family and medical expenses, proposed to sell and



02DD 434510

Navin Kumar Gupta

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out right transfer of the said land described in the Schedule 'A' hereunder written, in the month of May, 2005, for a total consideration amount of Rs. 28,00,000/- (Rupees twenty eight lakhs only), only, through their constituted attorney Sri Navin Kumar Gupta;

AND WHEREAS pursuant to the said agreement, the purchaser already paid the said sum of Rs. 28,00,000/- (Rupees twenty eight lakhs only) only, to the Vendors, as full and final consideration amount, against sale and transfer of the said land to the purchaser, with respect to the said land.

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D/O



0200 43451

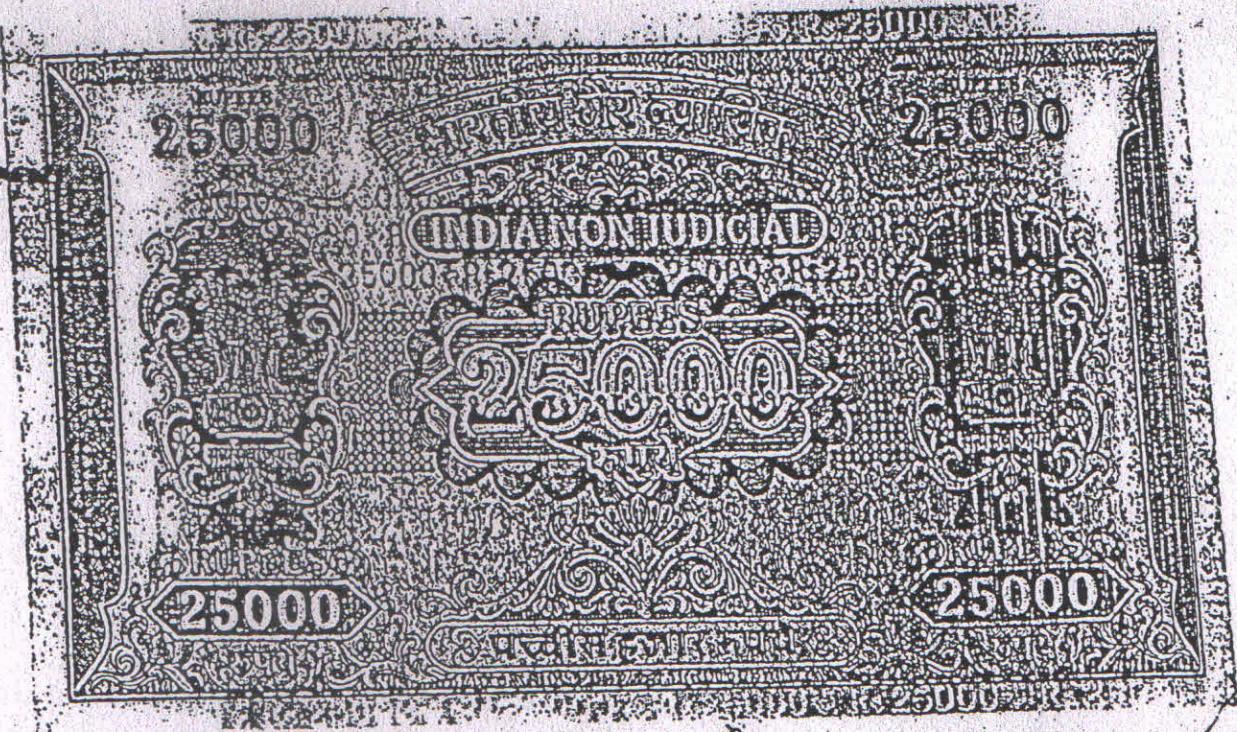
Neeraj Kumar Gupta

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NOW THIS DEED OF TRANSFER BY SALE
WITNESSETH :

1) That the Vendors from 1 to 3 do hereby declare and confirm that the purchaser already paid the said sum of Rs. 28,00,000/- (Rupees twenty eight lakhs) only, the receipt whereof the said sum do hereby acknowledge by them, having fully received as full and final consideration amount, against sale and outright transfer of the said land, morefully described in the Schedule 'A' below, the Vendors by these presents do hereby sale, convey, transfer, deliver and assign unto the purchaser ALL THAT said land together with all right, title, interest, privileges, advantages,

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02DD 434513

Narain Kumar Singh

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and already delivered possession of the said land in favour of the purchaser and all relevant papers and documents with respect to the said land.

4. That the purchaser out of its own funds or through any financial source shall or may construct building or any other structures and shall be entitled to dispose of the same or part thereof to any party or parties:

5. That the purchaser will be at liberty to get its name mutated in the records of the Superior landlord in place of the Vendors, through the office of Learned C.O., at Jamshedpur, in respect of the said land and will pay ground rent, other taxes, to

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0200 4345/4

Navin Kumar Gupta

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the Superior landlord, in its own name.

6. THAT THE VENDORS DO HEREBY DECLARE

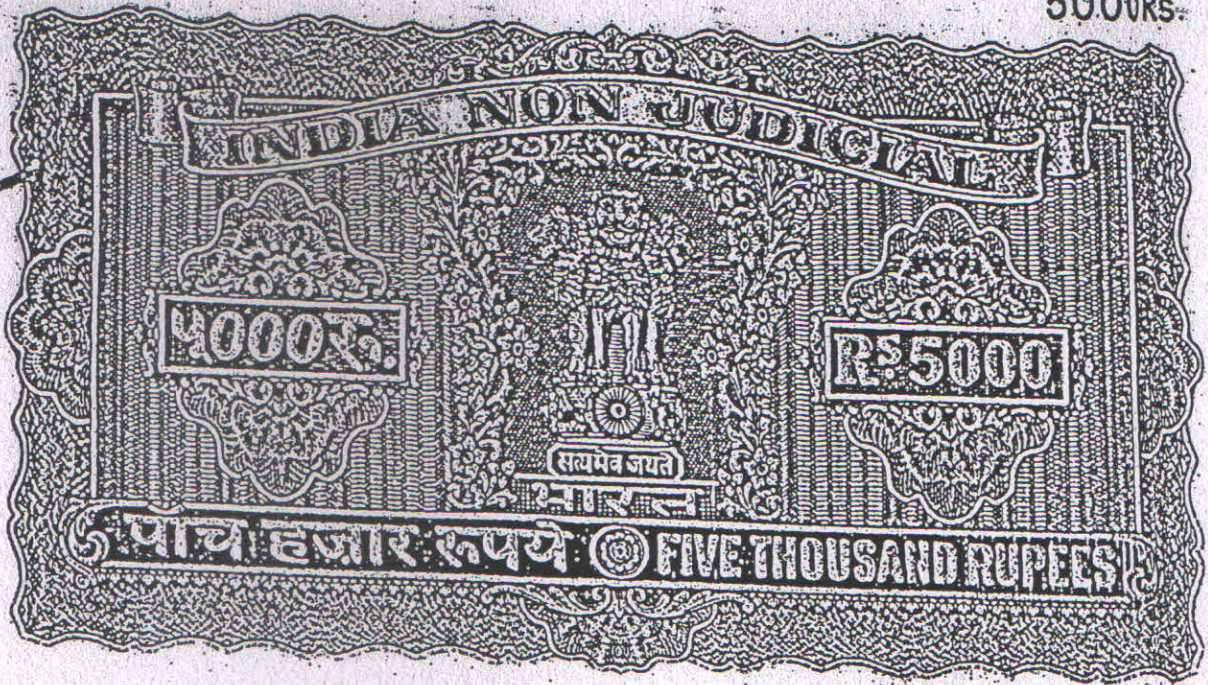
AND COVENANT : -

i/ they (Vendors) are the exclusive owners of the said land described in the Schedule 'A' below and there is no other co-owners or co-sharers in this land, except them.

ii/ prior to execution of this Deed of transfer by sale the Vendors have not transferred or conveyed or otherwise alienated the same or part thereof to any party and the same is free from all encumbrances, charges, liens and dispendence.

iii/ the Vendors hereby assure the purchaser to execute any further paper, document, or no objection at the cost of the

5000Rs.



N. S. Kumar - Supd.

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purchaser for mutating the said land as stated herein in the name of the purchaser with the records of the Superior landlord.

SCHEDULE 'A'

(above referred to)

District Singhbhum East, District Sub-Registry Office at Jamshedpur, in Mouza Mango, P.S. Mango, Thana No. 1642, Ward No.9

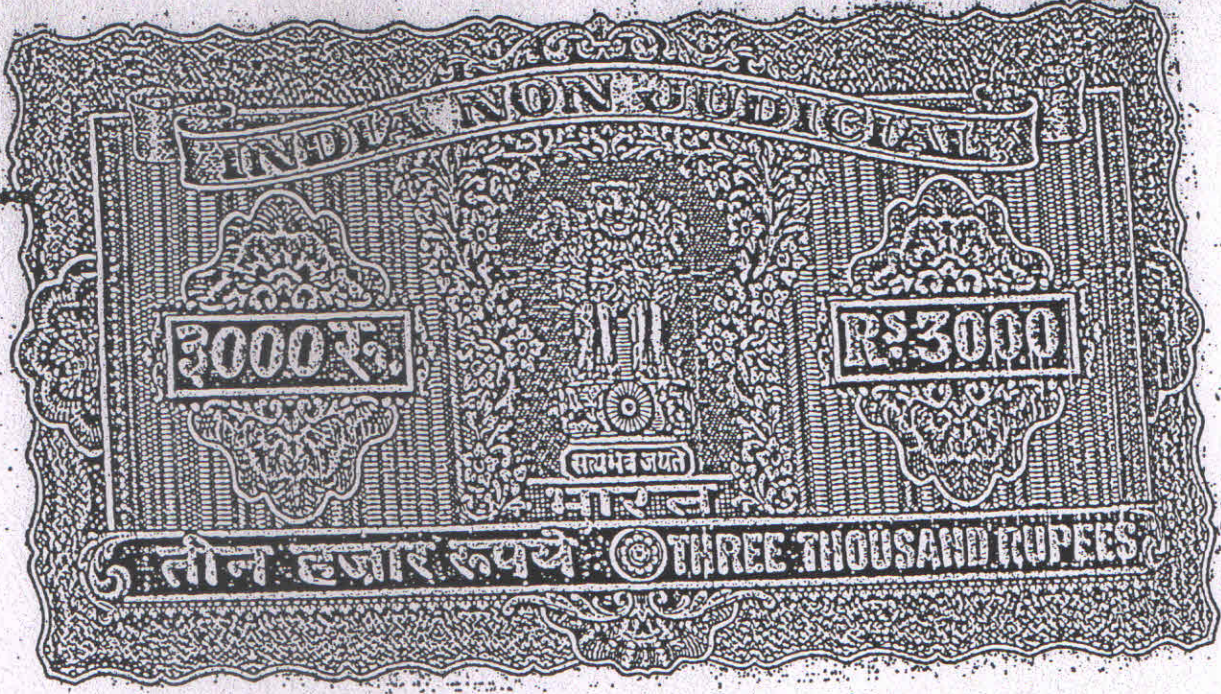
JNAC, under Khata No. 281

<u>Plot Nos.</u>	<u>Area in Hect./Kathas</u>
2122	0.12.69
2141	0.13.44
2142	0.04.00
2144	0.09.06
2145	0.09.40
2146	0.07.93

Total : 0.56.52 Hectare i.e.

139.605 decimals or 84.6 Kathas of raiyati

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New in hand in 1962

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land, for use of residential purpose.

which is bounded by :-

NORTH BY : - Plot Nos. 2140(P), 2122(P), 2151(P), & 2146(P);

SOUTH BY : - Plot of Birua & others;

EAST BY : - Plot Nos. 2119(P), 2122(P), 2143;

WEST BY : - Plot Nos. 2149(P) & 2150(P);

Annual rent payable to the Superior landlords, the State of Jharkhand, through C.O. at Jamshedpur.

IN WITNESS WHEREOF the Vendors have hereunto set their hands today at Jamshedpur on this the day, month & year first above written.

Read over and explained the contents of this deed to the executant who admit it

P/15..

Navin Kumar Singh

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to be true and correct. 08/10/05

WITNESSES :

1. Asawan
8/10/05

2. U.K. Ghosh
8/10/05

Typed by :
U.K. Ghosh
U.K. Ghosh
Jsr. Court.

Drafted by :
Advocate, Jsr. Court.
08/10/05

NOTE : The Original deed & duplicate (i.e. 2nd. copy) are true, exact copy of the same and reproduct of each other. As per counting the total words of this deed is found 2800 Nos.

Navin Kumar Singh

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New - Kumar Singh

11 16 11



A. K. SARKAR
Advocate, JSR.

Newin Kumar Singh

Singh



SIGNATURE OF THE PURCHASER

Certified that the fingers' print of the left hand of each person, whose photographs are affixed in the document have been obtained by me.

Advocate.

08110 103