

Value 40,50,000 - Page 4388



42
147
325



NGSUMAN CHANDHURY

For Allgemein Engg. Bureau (India)
Sushil Kumar Banerjee
Partner.

1,63,500/736687
Folios
[Fingerprints]

भारतीय मुद्राक अधिनियम 1899 Advocate.
बनसुकी-न. 1 (क) के अन्तर्गत
बनाया गया है। इसका अर्थ है
कि यह एक वैध दस्तावेज़ है।

DEED OF SALE

THIS DEED OF SALE IS MADE ON THIS THE 30th DAY
OF MAY, 2007 AT JAMSHEDPUR,

BY :

M/S ALLGEMEIN ENGINEERING BUREAU (INDIA),
a Partnership firm having registered office at
26, Rajendra Nagar, Sakchi, P.S. Sakchi, Town
Jamshedpur, District Singhbhum East being
represented by one of its partners namely Sri
Sushil Kumar Banerjee, Son of Late Amulya Charan
Banerjee, by faith Hindu, by occupation business,
resident of

Received
Rs 40500/-
No 36-
40536/-
40539/-
[Signatures]



Paid to Sri... M/S... Allgemein...
 for... Rs. 163500/-
 From... Treasury,
 on 18/5/67
 Treasury Officer, JSR.



NGSUMAN CHOWDHURY
 Advocate.

Partner.
Kumar Ramraj
Allgemein Engg. Bureau

30/5/07



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30/05/07
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Pallta Ramraj
30/05/07



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70/5/88

-: 2 :-

17, Rajendra Nagar, P.S. Sakchi, Town Jamshedpur,
District Singhbhum East, hereinafter called the
"VENDOR" (which expression unless excluded by or
repugnant to the subject or to the context mean his
authorised representatives, Agents, Successors,
assignees, legal representatives) of ONE PART;

IN FAVOUR OF :

ALLGEMEIN ENGINEERING BUREAU PVT. LTD, a Company
duly incorporated and registered under Companies Act,
1956, having its registered office at 27, Rajendra
Nagar, P.C. and P.S. Sakchi, Town Jamshedpur, District
Singhbhum East being represented by its Promoters/
Directors namely Sri Sushil Kumar Banerjee, Son of Late
A.C. Banerjee, Sri Shyamal Kumar Sur, Son of Late R.L. Sur
and Pratim Kumar Banerjee,

Contd...p/3.



Send to Sir M.S. Allgemein. Dept of Sec
for Kale
Rs. 169500/-
From the Treasury,
on 18/5/67
[Signature]
Treasury Officer, JSR.





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Son of Sri Sushil Kumar Banerjee, hereinafter called the "PURCHASER" (which expression unless excluded by or repugnant to the subject or to the context mean and include its successors , administrators, legal representatives and assignees) of the OTHER PART;

NATURE OF DEED : DEED OF SALE.

CONSIDERATION AMOUNT : Rs. 80,071/-

VALUATION FOR THE PURPOSE OF REGISTRATION : Rs. 40,50,000/-

WHEREAS, the VENDORS is the absolute and lawful owner in respect of a piece and parcel of land appertaining to portion of C.S. Plot No. 20, under C.S.Khata No. 1, survey Thana No.1642, corresponding to New plot No.2046 a,b,c under New Khata No. 908 measuring 18 kathas more or less

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for Pale ...
Rs. (63500) ...
From Jorshapur Treasury,
on 18.12.67
Treasury Officer, JSR.





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and portion of C.S. Plot No. 20, C.S. Khata No.1, Survey
Thana No. 1642 corresponding to New Plot No. 2047
measuring 15 kathas 5 dhurs more or less under New Khata
No. 908, within Ward No.9MNAC, Dimna Road, Mango,
Mouza Mango, P.O. and P.S. Mango, Town Jamshedpur,
District Singhbhum East, morefully described in
Schedule 'A' below forms the subject matter of the
present sale.

AND WHEREAS, the VENDOR purchased the aforesaid
New Plot No. 2046 a,b,c, under New Khata No. 908 within
Ward No. 9 M.N.A.C. from its lawful owner namely Updesh
Singh S/o Sardar Puran Singh and Sri Awtar Singh, S/o
Gurbux Singh by a registered Deed of Sale No. 6053
dated 28.04.1975 for a valuable consideration and was
put in peaceful possession thereof since the aforesaid
purchase.

AND WHEREAS, be it mentioned that the said Updesh
Singh and Awatar Singh purchased

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Paid to Sr. Mr. Algemein. Org. at Len
for... *file 20*
Rs. 16,950/-
From... *Amshu per Treasury,*
on 18/5/67
in Treasury Officer, JSR.



30/5/67



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the aforesaid plot of land from its lawful owner by registered Deed of Sale No. 3032 dated 27.06.1956 and the aforesaid persons remained in peaceful possession thereof till they sold the same to the vendor;

AND WHEREAS, the VENDORS also purchased a piece of land being New Plot No. 2047 under Khata No. 908 measuring 15 kathas 5 dhurs from its lawful owner namely Harjeet Kaur wife of Sri Dhan Singh for a valuable consideration by registered Deed of Sale dated 07.07.1971 and the VENDORS were put in possession of the aforesaid piece of land. Thus, the VENDORS became the absolute owners in respect of the said Plot Nos. 2046 a, b, c measuring 18 kathas and Plot No. 2047, measuring 15 kathas 5 dhurs, both under Khata No. 908 on payment of rent to the landlord namely State of Bihar/Jharkhand.

AND WHEREAS, after purchasing the aforesaid two plots namely Plot Nos. 2046 a, b, c, and Plot No. 2047, the VENDORS got the same



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Pay to Sr. M.C. Adge. Mahr. U.G. of Jee
for... *file* ...
Rs. 169,500/-
From Jayshpur Treasury,
on 16.5.68
Treasury Officer, JSR.



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mutated in its name and also got the rent assessed by an order passed by the A.S.O in Rent Fixation Case No. 78(R)/1999-2000, and the VENDORS have been in peaceful possession over the aforesaid Schedule property on payment of regular rent to the landlord.

AND WHEREAS, the aforesaid two plots namely 2046 a,b,c and Plot No. 2047 have been recorded under Khata No. 908 in the names of the VENDORS in the Rent Fixation Chart issued U/s 85 of the C.N.T. Act.

AND WHEREAS, the VENDORS entered into an Agreement for take over of business with the PURCHASER on 30th March 1998 in terms of which the entire business of the VENDORS as going concern on and from 1st day of April, 1998 was acquired by the PURCHASERS including the land together with the super structures standing thereon. The value of land and structure in the books of the

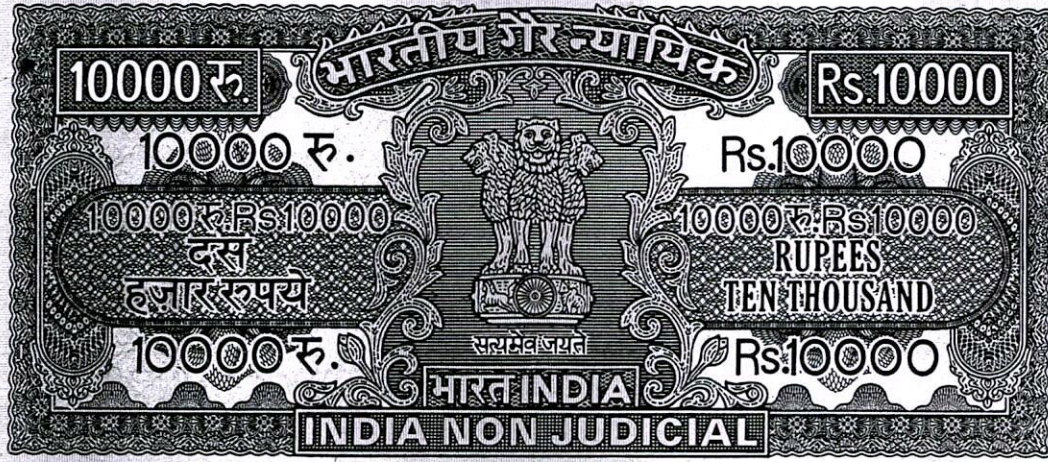
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Paid to: N/S. Algemein. *of J*
for: Sale *bx*
Rs. 63500/-
In: *cash* Treasury,
on: 18/5/67
[Signature]
Treasury Officer, JSR.

30/5/67





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transferee Company namely the purchaser herein as on 1.4.1998 is Rs. 80,071/- similarly value of land and structures as on 31.3.1998 was 80,071/- described in Schedule (fixed asset Schedule attached to audited balance sheet dated 31.3.'98) of the VENDOR.

AND WHEREAS, in pursuance of the said Agreement for take over of business, and on consideration for a sum of Rs. 80,071/- (Rupees Eighty lakhs Seventy one) only, the VENDORS have transferred by way of absolute sale the Schedule land together with the Super structure standing thereon in favour of the PURCHASERS.

NOW THIS DEED OF SALE WITNESSETH AS UNDER :

- 1) That in pursuance of the said Agreement and in consideration of the amount having received the VENDORS do hereby convey, transfer and assign UNTO the said PURCHASERS

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Pay to Sr. Mr. Allgemeln. Agt. of Ser
for Sale to
Rs. 169500/-
From Jaipur Treasury,
on 18.5.67
Treasury Officer, JSR.





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all that building, and vacant land together with boundary walls with all right, easement situated within the said Schedule property by this Deed of sale.

2) That all right, title, interest, claim and demand whatsoever of the VENDORS into or upon the said property hereby conveyed by this Sale Deed ~~UNTO~~ the PURCHASERS, their executors, administrators and assignees absolutely and for ever and the VENDORS do hereby covenant and declare for themselves, their administrators and assignees that they have good title and right to convey the said premises hereby conveyed upon the PURCHASERS.

3) That the peaceful possession of the Schedule property have already been delivered to the purchasers on and after execution of the aforesaid agreement for take over, referred to above and the PURCHASERS shall hold and enjoy the said land and building with structure standing thereon as their own properties and the purchasers shall



Pay to Sr. M.C. Atgema D. D. Lu
for Sale des
Rs. 16,350/-
From Jamshapur Treasury,
on 18/5/67
Treasury Officer, JSR.

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further be entitled to make any further construction of building and/or shed, workshops etc. and shall enjoy the Schedule properties without any hindrance, obstruction or interruption by or from the VENDORS or any other person or persons claiming under them.

4) That the VENDORS do hereby agree to save harmless and keep the Purchasers indemnified from and against all losses, damages, or expenses which they may sustain or incur by reason of any claim being made by any body whomsoever to the said property or any portion thereof.

5) That the Schedule property hereby sold is free from all encumbrances, charges and lien.

6) That the purchasers shall be entitled to get their names duly mutated in respect of the Schedule property in the office of the C.O. and B.D.O., Jamshedpur and shall continue to pay rent in respect thereof to the State of Jharkhand annually.

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 for Sale deed
 Rs. (69,500/-)
 From Samshapur Treasury,
on 18/5/07
 Treasury Officer, JSR.

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SCHEDULE

A piece of homestead land situated in Mouza Dimna,
 P.O. and P.S. Mango, Survey Thana No. 1642, within Ward
 No.9 MNAC, Town Jamshedpur, District Singhbhum East
 recorded under :

<u>C.S.Khata</u> <u>No.</u>	<u>C.S.Plot</u> <u>No.</u>	<u>New Khata</u> <u>No.</u>	<u>New Plot</u> <u>No.</u>	<u>Area</u>
1	20 (Part)	908	2046 (a,b,c,)	15 kathas 5 Dhurs,
Do	20 (Part)	Do	2047	18 kathas
Total Area				33 kathas 5 Dhurs,

out of which built up area 2000 Sq.ft.

and bounded as follows :

- North :- Darshan Singh,
 South :- Road No.5,
 East :- Dimna Road,
 West :- House of R.P.Singh.

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Paid to Sri... M/s... Allgemein... Co. of
 for... Sale...
 Rs. 163,500/-
 From... amshapur Treasury,
 on... 18/5/07
[Handwritten signature] Treasury Officer, JSR.

of... for

30/5/07



~~Address i~~
~~30/5/07~~

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IN WITNESS WHEREOF the VENDOR has set its hands on the day, month, year and place aforementioned in present of the vendors.

~~Address i~~
For Allgeamin Engrs. Bureau
SEAL OF THE VENDORS, 30/5/07
through
Partner.

Witnesses :-

1. PARTHA BANERJEE. s/o, Mr. S.P. Banerjee. Partha Banerji
K-46/10, Pines view colony, 30/05/07
Telco colony Jamshedpur - 831004.
2. DEBJEET GHOSH s/o Late Malay Ghosh Ghosh
99, Thakur Bari Road, Sakchi, 20/05/07
Jamshedpur - 1

Note :- The original and duplicate copy of this deed are same and exact copy of each other and each contains 1865 words.

Typed by
(D.L.Paul),
Jamshedpur.

Drafted by:
Advocate, 30/5/07
Jamshedpur.

3015707





VGSUMAN CHOWDHURY
Advocate.

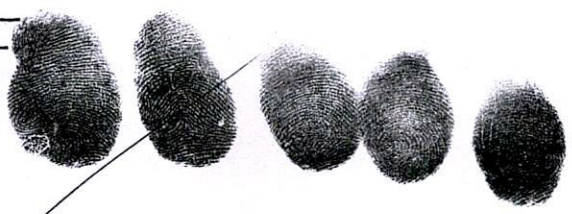


VGSUMAN CHOWDHURY
Advocate.



VGSUMAN CHOWDHURY
Advocate.

For Allgemein Engineering Bureau Pvt Ltd.
For Allgemein Engineering Bureau Pvt Ltd.
For Allgemein Engineering Bureau Pvt Ltd.
Director.
Director.
Director.
30/5/07
30/5/07
30/5/07

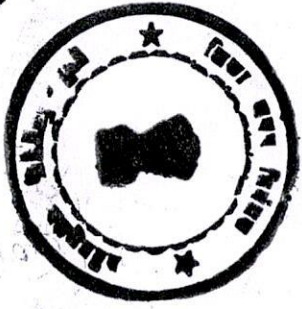


Certificate :

Certified that the finger prints of left hand of each person whose photographs affixed in the document have been obtained by me/before me.

Chowdhury
30/5/07
Advocate.

पत्रिका संख्या १०००



30/5/02

30-5-02
दिनांक 30-5-02
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पत्रिका संख्या 436
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