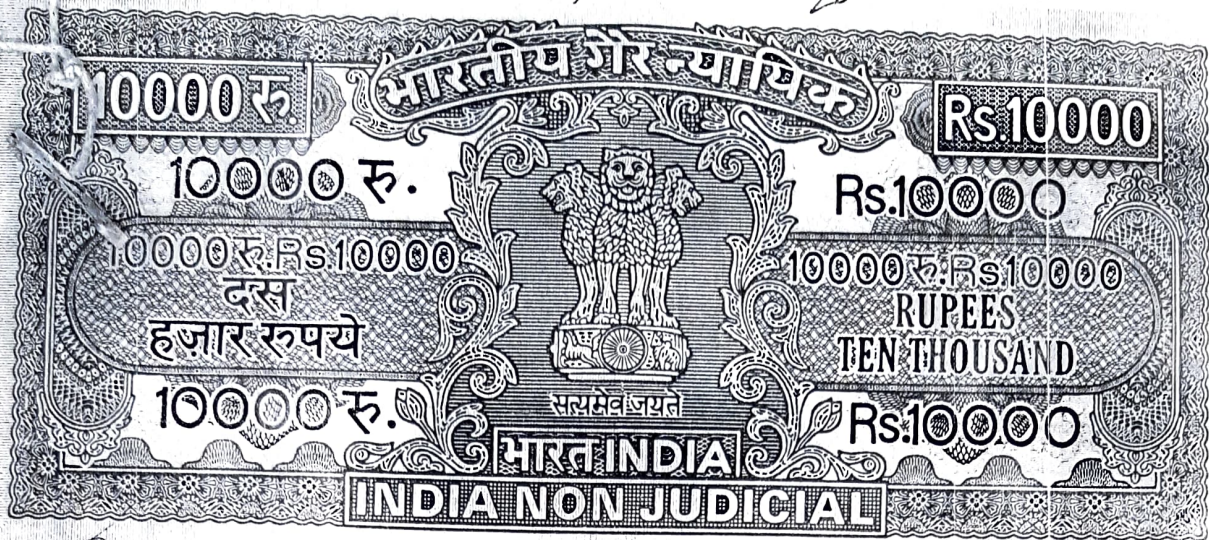


8355 ६० डिग्री 6, 58, 265N 8140



अचल संपत्ति का मूल्य ६० डिग्री ६०' ६०" उत्तरी अक्षांश ६०' ५८" पूर्वी अक्षांश २६५' ४०" ३०/८/०५

06AA 496975

अचल संपत्ति का मूल्य भारतीय न्यायिक दंड के अनुसार निर्धारित न्यूनतम मूल्य है।

23 vide appraisals no. 44 & 45 dt 30/8/05
Declarations no. 44 & 45 dt 30/8/05
308

Freehold
40 6550
120 54.00
6634.00
30/8/05

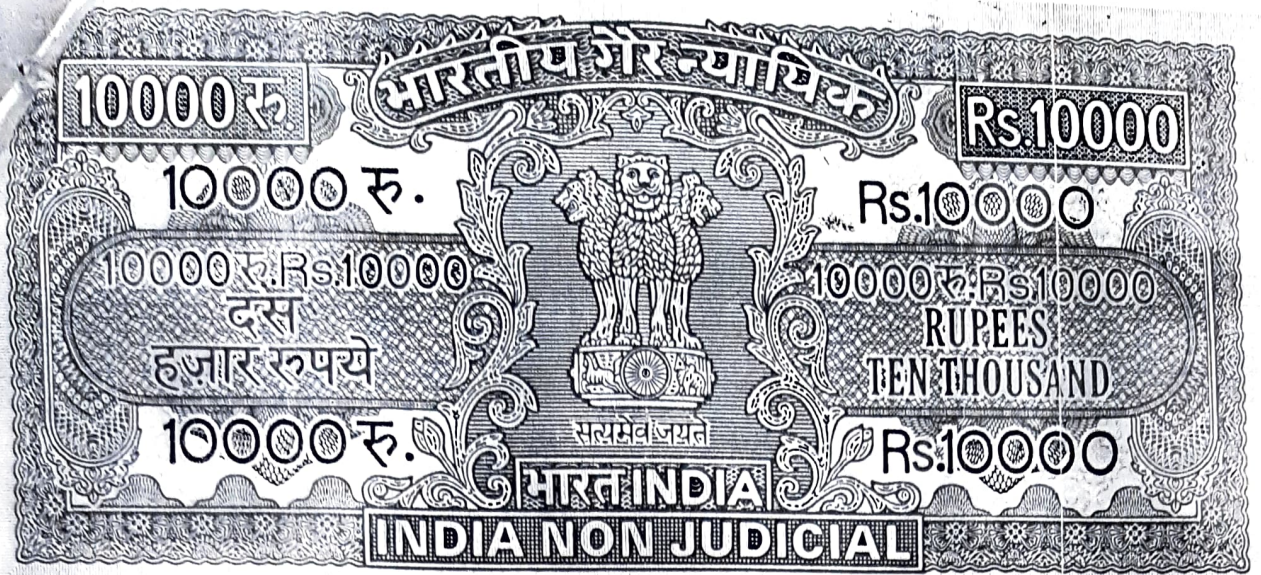
Rajendra Prasad Chaurasia
30.8.05
Satya Narayan Prasad Chaurasia
30.8.05



अभिप्रेता पं.
नार गोपाल रश्मि
ला. नं० ४/६३

DEED OF SALE

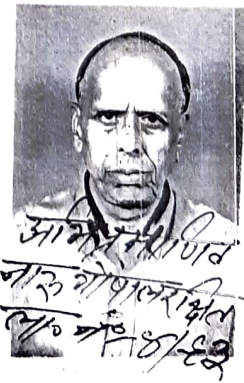
THIS DEED OF ABSOLUTE SALE is made on this 29th day of August, Two Thousand Five BETWEEN (1) SRI RAJENDRA PRASAD CHAURASIA (2) SRI SATYA NARAYAN PRASAD CHAURASIA, both sons of Late Raghuram Barai, by faith Hindu, by caste Barai, by occupation Business, resident of Temple Road Purana Bazar Dhanbad, P.O. Purana Bazar, P.S. Dhansar, District sub-registry office and Dist. Dhanbad, hereinafter 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, executors, successors, administrators legal representatives and assignees) of the ONE PART:



06AA 496974

Rajendra Prasad Chauhan
30.8.05

Satyendra Prasad Chauhan
30.8.05



~ 2 ~

IN FAVOUR OF

(1) DR. ALI ASFAR (2) ALI ASHAR s/o, Ali Akhtar by faith Muslim, by occupation legal practitioner & business, resident of Naya Bazar Dhanbad, 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 his/her/their heirs, executors, successors, administrators, legal representatives and assignees) of the OTHER PART:



Rajendra Prasad Chaurasia
30.8.05
Sethu Narain Prasad
Chaurasia
30.8.05

~ 3 ~

WHEREAS the Homestead land with structures thereon more fully described in the schedule below and delineated in the annexed plan was recorded in the name of Bhatu Ram Barai in the last cadastral survey records of rights.

AND WHEREAS aforesaid Bhatu Ram Barai while in possession of land and structure to annexed schedule and plan, died leaving behind his only son Raghuram Barai as his heir and successors.

AND WHEREAS the said Raghuram Barai while thus in possession of land described in the schedule, died leaving behind his two sons the present vendors as his heirs and successors who became absolute owners of said property and are in peaceful and exclusive possession of the same. Mutation has been allowed in the name of vendors vide Mutation Case No.187(III) 2002-2003 and rent is being paid in Jamabandi No.2097.

AND WHEREAS certificate of ownership has been granted by the Anchal Adhikari Dhanbad Vide Memo No.925 dt. 09-08-05 for the property described in the schedule below in the name of vendors.

AND WHEREAS as apart from the land there is constructed area of 2500 sft. over the land referred in the schedule.



Rajendra Prasad Chauhan
30.8.05
Satyameva Jayate
30.8.05

~ 4 ~

AND WHEREAS the vendors being in urgent need of money for their business affairs and other legal necessities became desirous to sell the property described in schedule below.

AND WHEREAS in course of negotiation the vendors have agreed to sell the property mentioned below to the purchasers for a consideration of Rs. 3,00,000/- (Rupees Three Lakhs) only being adequate, reasonable and proper value of the property which is accepted by the purchasers.

Stamp duty is being fixed by the authority of Govt. on i.e Rs. 6,58,000/- of land including an area of delapidated Kuchha Khapra Posh construction measuring an area of approx 625 sq. ft. of land with house.

AND WHEREAS the purchasers have agreed to purchase the land alongwith structures thereon described in the schedule hereunder.

AND WHEREAS the vendors and purchasers deemed it fit and proper to embody the terms and conditions for the sale hereunder.



Rajendra Prasad Chaurasi
 30.8.05
 Satya Mohan Chaurasi
 Chaurasi
 30.8.05

~5~

NOW THIS DEED OF SALE WITNESSETH:

That the vendors doth hereby acknowledge and admit and in consideration of the terms and condition, covenants hereinafter contained the vendors doth hereby absolutely and indefeasibly grant, sell, convey transfer and assign unto the purchasers the vendors entire right, title, interest and possession over the entire land and structures thereon described in the schedule below measuring 0.31 acres more clearly described and delineated in the annexed plan alongwith all claims, demands, liberties, rights easements, priviledges and advantages etc. appertaining to belonging to or reputed or known to so appertained or so belonged free from all encumbrances whatsoever TO HAVE AND TO HOLD the same peacefully and quietly for all times to come together with right to erect building, structures both pucca or kutchra and to live therein with family having full right and authority to transfer the land together with structures, thereon either by sale, gift, exchange or otherwise the vendors do hereby covenant with the purchasers that they are sole. lawful owners of land alongwith structures described in the schedule below and are in peaceful and exclusive possession of the same and that they have not in any way or manner encumberred the land and structures or any portion thereof and should therefore in future it

Rajendra Prasad Chandraia
30.8.05

Satyam Narain Prasad Chandraia
30.8.05

~6~

transpire that the vendors are not the true and lawful owners of the said land or that the vendors have no right to the land or that they are not the true and lawful owners or the said land or any portion thereof or that the vendors have no right to transfer the land or that the land and structure is in any manner encumbered or that the vendors have other co-sharers of the land hereby conveyed and that if by reasons thereof the purchasers are put to any loss the vendors doth hereby unconditionally or irrevocably undertake to compensate and indemnify the purchasers of all such loss as the purchasers may be put to. The vendors shall pay the rent, cess and taxes in respect of land to the Landlord the State of Jharkhand and Dhanbad Municipality till this day and the purchasers hereby conveyed with vendors that purchasers shall henceforth pay all rents cess and taxes etc. to the Landlord and to Dhanbad Municipal authority.

The purchasers hereafter shall be at liberty to get their name mutated in the sherista of the Landlord the State of Jharkhand and in Dhanbad Municipality and the vendors shall render all possible help and assistance as required thereof.

The vendors today delivered peaceful possession to the purchasers of the land described in the Schedule.

Rajendra Prasad Chandra
30.8.05

Satyajit Prasad Chandra
30.8.05

~7~

SCHEDULE 'A'

All that piece and parcel of Homestead land alongwith structures thereon situated in Mouza: Dhanbad, within P.S. & Municipality Dhanbad, Dist. Dhanbad in locality of NAYA BAZAR, DHANBAD.

MOUZA:DHANBAD, Mouza No.51, within municipal khatian and ward no.14, Jamabandi No.2097, Municipal a Holding Nos. 189/223, 190/224, 191/225, 192/226, 193/223, 194, 195/229, 196/230, 197/231, 198/233, 199/233, 200/234, 201/235, 202/234, 203/237, 204/238, 205/239, 206/240, 207/241, 208/242, 209/243, 210/244, 211/245, 212/246, 213/247 and 214/248 within P.S. Bankmore, Survey Plot Nos.153, 3293, 3294, 3295, 3296, 3297, 3298, 3299, 3300, 3301, 3302, 3303, 3304, 3305, 3306, 3307, 3308, 3309, 3310, 3311, 3312, 3313 and 3314 measuring an area 0.31 acres within wall butted and bounded as under :-

North :- Road.
South :- Gali.
East :- Nala.
West :- Nala.

Rajendra Prasad Chauvassia
30.8.05

Satyawasin Prasad Chauvassia
30.8.05

SCHEDULE 'B'

Out of Schedule 'A' within Mouza Dhanbad, Thana No.51, within Plot nos.3303 & 153, Area 7.75 Dec. with land and delipated Khapraposh House plinth area 625 sq. ft. Which is butted and bounded as under :-

- North : Purchaser's own.
- South : 5ft gali.
- East : vendors's own.
- West : 3ft. gali.

IN WITNESS WHERE OF the vendors out of their own free will and accord while in perfect state of mind and after fully understanding the same set and subscribed their respective hands unto this deed the day, month and year first above written at Dhanbad in presence of the following witnesses without having been concerned from any quarter whatsoever.

Certified that the duplicate is the true and exact copy of the original.

WITNESSES

1. Rajendra Prasad Chauvassia, 30.8.05
Sanyog for Chauvassia Temple (loc), Furam Mouza, Dhanbad 30/8/05
2. Anil Kumar Singh, Dhanbad 30.8.05

016A

Rajendra Prasad Chaurasia
30.8.05

Satej Narain Prasad Chaurasia
30.8.05

~9~

Ali Ashkar



Ali Ashkar



Drafted by me read over and explained the contents of this deed to the executant and claimants. Certified that the finger prints of the left hand of vendors & vandee whose photographs is affixed in the document have been taken by me.

Nare Gopal Rautshit
L.No 4/93
Dt 30/8/05

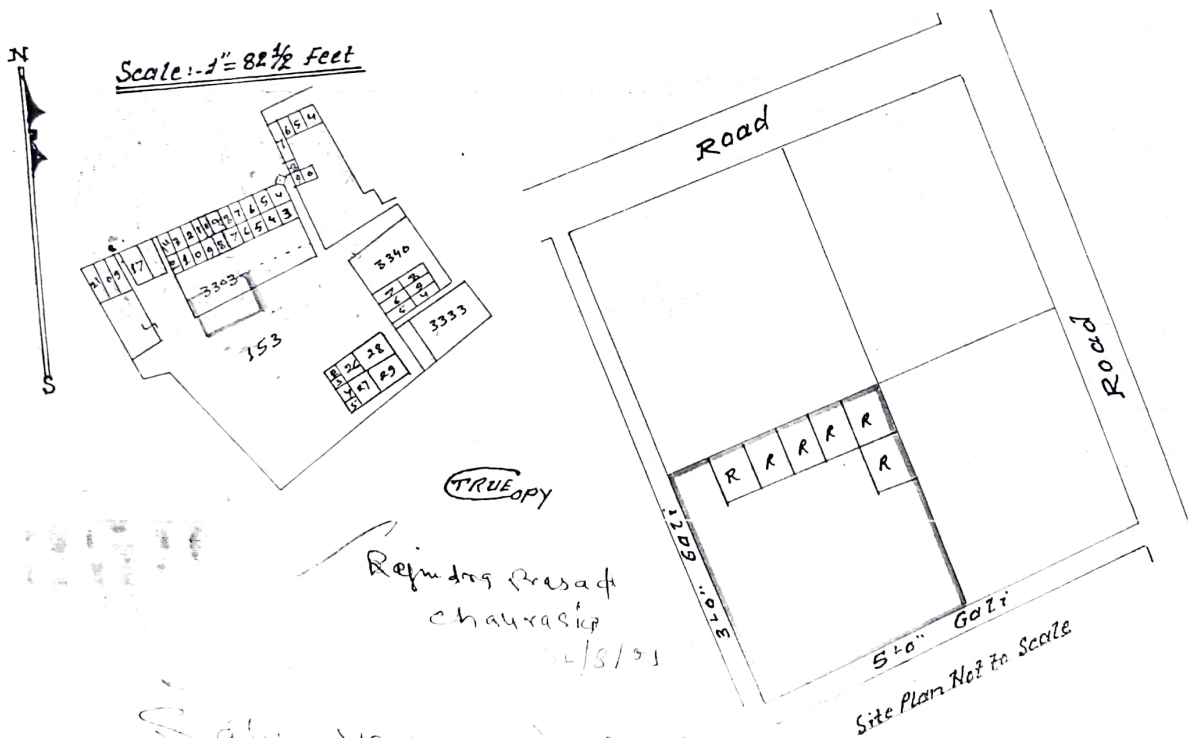
Deed Writer,
Dhanbad.

Seller:- (1) Sri Rajendra Prasad Chourasia (2) Sri Satya Narayan Prasad Chourasia s/o Late Raghuram Baroi of Temple Road Purana Bazar, Dhanbad,

Purchaser:- (1) DR. ALI ASFAR (2) ALI ASHKAR s/o ALI AKHTAR of Naya Bazar Dhanbad.

Schedule:- Mouza- Dhanbad No. 51 Khata Municipality Plot No. 3303, & 153 (Part) Area 7.75 Decimals, Plinth Area 625 Sq. Ft. More or Less.

Shown in Colour red



Satya Narayan Prasad Chourasia