

001/01/09 Non Jydicial/Court Fee Stamps 716-10)
of Rs. 460010 - (25050 716-10) Through..... Accountent/Stamp Clerk District Treasury, Dhanhac 19/1/2010 Kinhora Dibak 1911/10 The other than House.





And in favour of

m/s Barbrik Infra PVT. LTD., a Private Limited Company duly incorporated under the Indian companies Act having its office at Katras Road, P.S. Bank More, Dist. Dhanbad, Represented herein through its Directors 1. SRI MAHENDRA KUMAR AGARWAL, Son of Sri Puran Mal Saraf, by faith Hindu, by occupation Business, Resident of Flat No.1/2F, 78 Hazra Road, Kolkata-29, 2. SRI SANJAY KUMAR AGARWAL Son of Shyam Lal Agarwal, by faith Hindu, by occupation Business, Resident of 14 C, 4th floor, Maheshwari Devendra Road, Kolkata-7, 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 its administrators, legal representatives and assigns) of the OTHER PART.

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WHEREAS, the Survey settlement Plot Nos. 308 and 309, appertaining to Khata No. 132, at Mouza Dhanbad, Mouza No. 51, under P.S. Bank More, Chouki Sadar Sub-Registry office and Dist. Dhanbad, was originally belonged to Hanuman Sonar and others; And

WHEREAS, the said Hanuman Sonar others, sold their entire right title, interest and possession to in and over entire Plot No. 308 and part of plot No. 309 to Sri Mathuram Singh (Sonar), by a Registered Deed of sale, being No. 4403 of 1936, Registered at Dhanbad Sub-Registry office; And

WHEREAS, ever since the date of purchase the said Sri Mathuram Singh (Sonar), had been in peaceful possession over the said property, by exercising diverse acts of ownership and possession; And

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WHEREAS, while in possession the said Sri Mathuram Singh (Sonar), sold his entire right, title, interest and possession to in and over 10 kathas of land out of survey Plot No. 309, appertaining to Khata No. 132, at Mouza Dhanbad, Mouza No. 51, to Sri Roshan Lal Kurera, by a Registered Deed of sale, being No. 5038 dated 23.05.1956, Registered at Dhanbad Sub-Registry office, And

WHEREAS, ever since the date of purchase the said Sri Roshan Lal Kurera, had been in peaceful possession over the said property, by exercising diverse acts of ownership and possession and by making construction over the said land; And

WHEREAS, while in possession the said Sri Roshan Lal Kurera, sold his entire right, title, interest and possession to in and over the said land together with

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construction standing thereon, to his wife Smt. Kailash Kumari Kurera, by a Registered Deed of sale, being No. 9617 dated 21.06.1961, Registered at Dhanbad Sub-Registry office, and entered in Book No.I, Volume No. 62, pages 80 to 85 for the year 1961; And

WHEREAS, ever since the date of purchase the said Smt. Kailash Kumari Kurera had been in peaceful possession over the said property, by exercising diverse acts of ownership and possession and by getting her name Mutated in the Serista of the Land Lord the State of erstwhile Bihar and by paying rent for the same under Thoka No. 684 (Tikuri); And

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Registered Dand of sets Dainy No. 1817 dated 21 08,1961. Registered at

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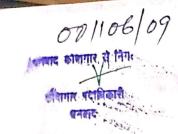




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WHEREAS, while in possession the said Smt. Kailash Kumari Kurera, died leaving behind her only son, the vendor hereto Sri Dipak Kishore Kurera, and Sri Dipak Kishore Kurera, inherited the said property exclusively from her deceased mother, Smt. Kailash Kumari Kurera, and has been in peaceful possession over the said property and got his name Mutated in the Serista of the Land Lord the State of Jharkhand, vide Mutation case No. 1745(III)2007-08 and paying rent for the same under Thoka No.2540 (Tikuri); And

WHEREAS, the Vendor hereto to meet his financial requirement considered it advisable to sell his entire right, title, interest and possession to, in and over the said 10 Kathas of land together with construction standing thereon morefully described in the Schedule unto a willing buyer;



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WHEREAS, in course of negotiation between the parties hereto the vendor agreed to sale and the purchaser agreed to purchase the said land together construction standing thereon, more fully described in the Schedule hereto for a total Consideration of Rs.1,00,00,000/- (Rupees One Crore only).

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -

1. That in consideration of the total sum of Rs.100,00.000/- (Rupees One Crore only) paid by the Purchaser to Vendor, (the receipt whereof the Vendor do hereby acknowledge and admit) and in consideration of the terms, conditions and covenants hereinafter appearing the Vendor doth hereby absolutely and indefeasibly grant sell, convey transfer and assign his entire right, title, interest and possession to, in and over the said land

Non Judicial/Court Fee Stamps of Rs. 1.000, 10 - 1 (250000/6 District Treasury, Chanbad 12/1/10 NOW, THE PERFORE, THE DIESO OF SALE WITNESSETH. Scanned with CamScanner

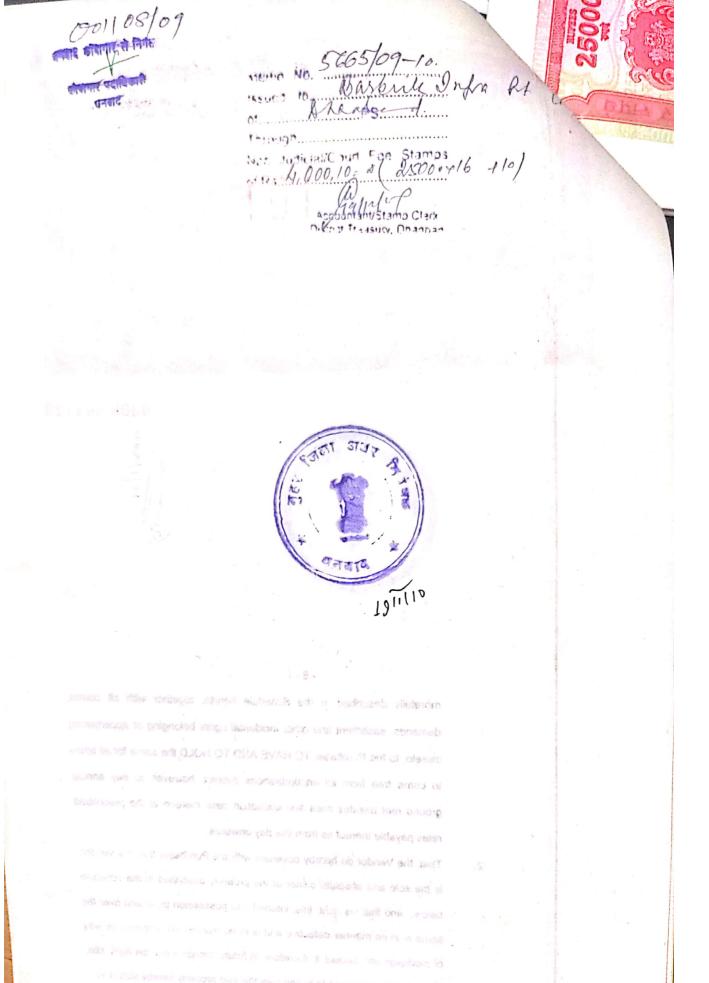




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morefully described in the Schedule hereto, together with all claims, demands, easement and other incidental rights belonging or appertaining thereto, to the Purchaser TO HAVE AND TO HOLD the same for all times to come free from all encumbrances subject, however, to pay annual ground rent besides cess and education cess thereon at the prescribed rates payable thereof as from this day onwards.

2. That, the Vendor do hereby covenant with the Purchaser that the Vendor, is the sole and absolute owner of the property described in the schedule below, and that his right, title, interest and possession to, in and over the same is in no manner defective and is in no manner encumbered by way of mortgage etc. Should it, therefore, in future transpire that his right, title, interest and possession to in and over the said property hereby sold is in









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any manner defective or in any manner encumbered and if for any one or more reasons Purchaser is dispossessed or put to any other loss or obstructions, the Vendor shall be liable to make good such loss as the Purchaser may suffer by reasons thereof.

3. That, the Vendor hereby further covenants with the Purchaser that the Vendor, shall pay the annual ground rent Rs.120/- now or in future becoming payable up to date and shall keep the Purchaser fully indemnified, harmless and free from and against any attachment or legal proceeding in respect thereof and that the Purchaser shall be liable to pay the annual ground rent, cesses etc. for the land hereby sold which will become payable as from this day onwards.

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Memo No. 5665/09-10.

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- That, the Vendor further covenants with the Purchaser to do and execute all such acts, deeds and things at the cost of the Purchaser as it may reasonably require the Vendor to do or execute for better or morefully assuring to the Purchaser the land hereby sold and also to render all assistance and co-operation to the Purchaser at its request and cost to get Purchaser's name mutated in place of that of the Vendor in the Office of the Zamindari Department of the State of Jharkhand.
- 5. That the vendor has represented to the purchaser that original sale deed No. 9617 dt. 21.06.1961 in the name of Smt. Kailash Kumari Kurera has been lost and/or misplaced and he (vendor) has not encumbered the schedule property through any mortgage or lien and has further

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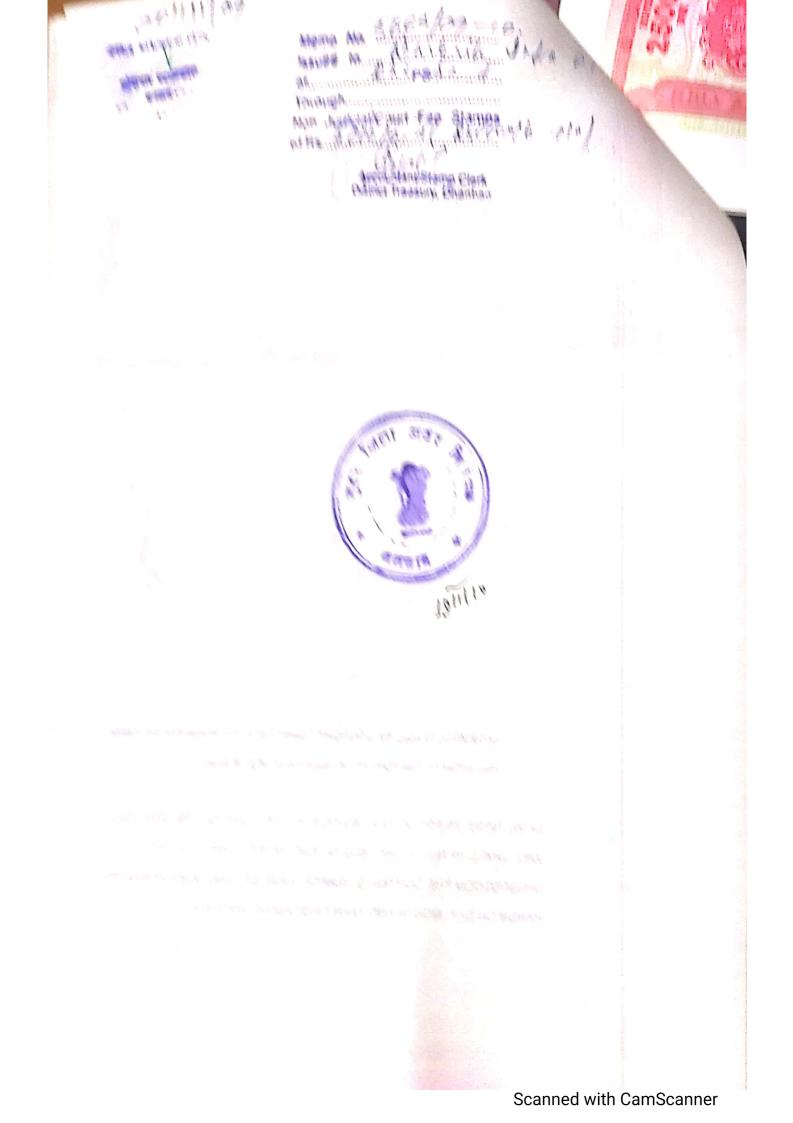
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- 11 -

undertaken to keep the purchaser indemnified of the losses that purchaser may suffer on that account, i.e. absence of original deed.

IN WITNESS WHEREOF THE VENDOR HERETO OUT OF HIS OWN FREE WILL WHILE IN HIS SOUND HEALTH AND PERFECT MIND HAVING FULLY UNDERSTOOD THE CONTENTS HEREOF, HAVE SET AND SUBSCRIBED HIS HANDS ON DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.







- 12 -

SCHEDULE

All that piece and parcel of Homestead land situate at Mouza Dhanbad (Mouza No. 51), under P.S. Bank More, Chowki Sadar Sub-Registry office and District Dhanbad,

Mouza Dhanbad, Mouza No.51, appertaining to Khata No. 132 (One hundred and thirty two), Plot No. 309, out of which measuring an area 10 Kathas or to say 16.5 decimals (Ten kathas or to say Sixteen Point Five Decimals) of land together a Residential double storied building standing thereon, of Plinth area about 2600 Sq.ft. in each floor and G.I. sheet roofing shed area 2760, constructed in the year 1970, is hereby sold by this sale deed as per plan attached herewith,

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3. LUGSHOP

All that piece and parcel of Momented land situate at Mosca Dharpor (Mosca No. 61), under P.S. (Bank Mone, Chouse Suits Sulv-Registry office and Dismit Dirembed.

Moses Dharbon, Moses No.61, apparenting to Krista No. 132 (One nundred and thirty larg). Plot No. 300, aut of which measuring an area. 10 Keithas or to say 16.5 thirty larg). Plot No.600 aut of which measuring an area. 10 Keithas or to say 16.5 deprints. (Len Korban et to say Sednen Politi Five Depintals) of land together a depolicable doubte says to be depolitional and a social 2600.



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and shown in colour red, being butted and bounded as under:-

North:

Gali thereafter house of Sardar Ranjit Singh.

South:

Dhanbad Katras Road.

East:

Gali thereafter house of Salya Narayn Roy.

West:

Drain thereafter M/s J. K. Diesels.



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Value of Land

:- Rs.68,00,000/-

Value of Construction :- Rs.32,00,000/-

Memo of Consideration:-

Rs.1,00,00,000/- paid by the purchaser to the vendor by :-

Rs.35,00,000/- paid vide Draft No. 866212 dated 06.07.2009 of Indusind Bank Rs.65,00,000/- paid vide Pay Order No. <u>0/ 9038</u> dated 19.01.2010 of Axis Bank.

Through..... Non Judicial/Court Fee Stamps
Non Judicial/Court Fee Stamps Accountant/Stamp Clerk District Treasury, Dhanban Value of Construction :- Rs 32 60 code: -inclinisheno0 to amaly Ra.1.00.00,000 parti by the purous ser to the vagitor Relation 000/1000 in that to Builds asked 08.07 2009 or incostre Bank Rs CL Cu, COOL paid vide Pay Order No. 21 7036 dated 18 01:2010 of Axis Bank



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WITNESS:

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S/O Shri Shenkon Leil Sannais
Industries Hours
Room 202019
2. BANK MORE
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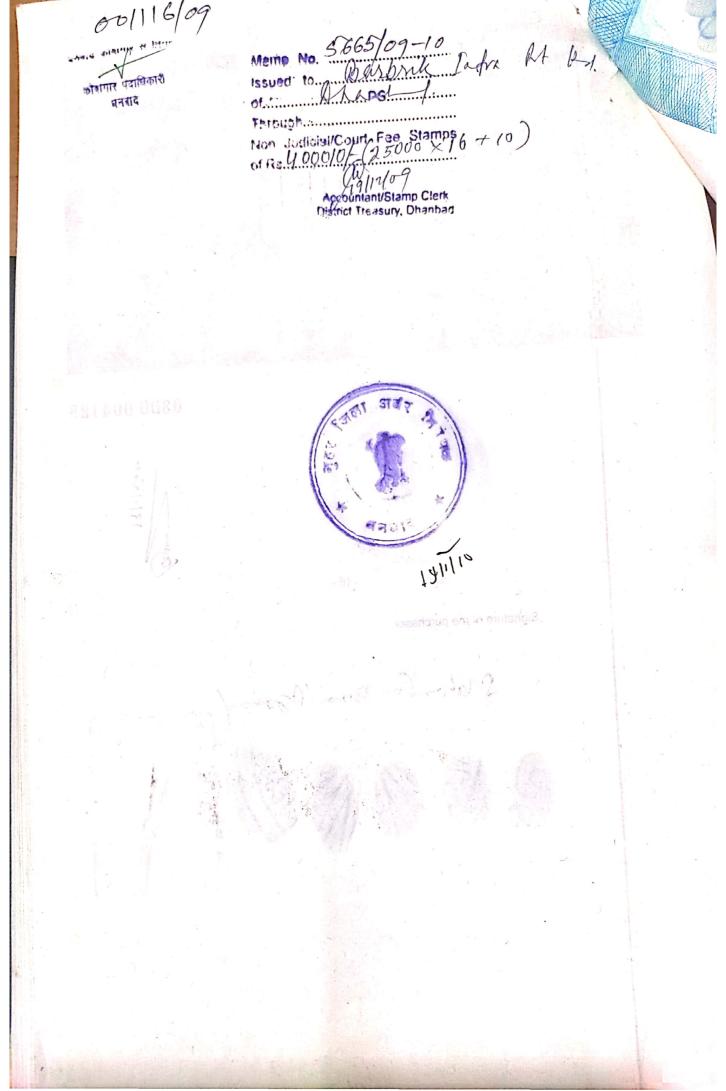
- 16 -

Signature of the purchaser.

1. Mahmles Amon Agrand



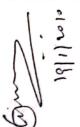






झारखण्ड JHARKHAND

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- 17 - .

Signature of the purchaser.

2. Sanjay Kumar Agarwal





Certified that the finger prints of the left hand of the vendor and purchaser, whose photographs is affixed in the document have been duly obtained before me, and printed by me as per detail supplied by the parties.

Ue no 2/1990

Memo No. 5665/09-10 Through....

Certified that the Enger prints of the left hand of the vendor and purchaser, whose photographs is affixed in the document have been duly obtained before their and printed by me as per detail supplied by the parties.

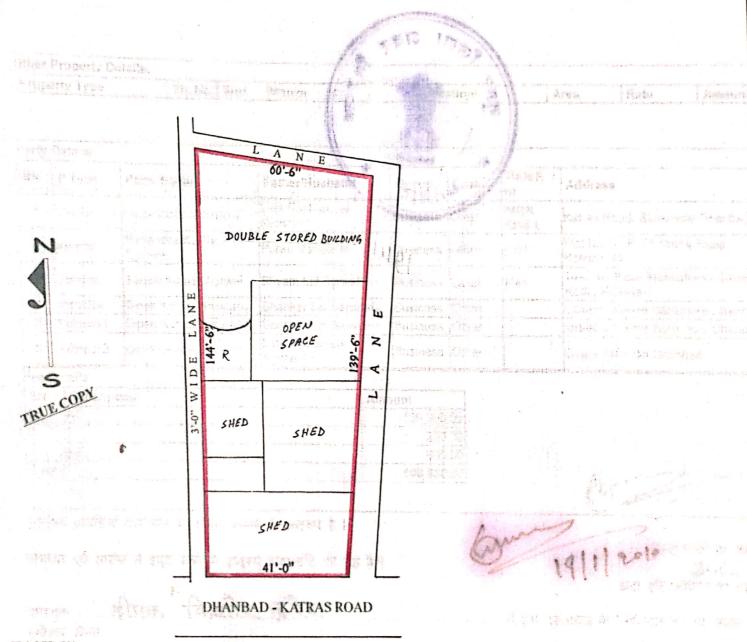
Seller

Sri Dipak Kishore Kurera s/o. Late Roshan Lal Kurera of Katras Road, p.s.- Bankmore, dist.- Dhanbad.

Purchaser: M/S Barbrik Infra Pvt. Ltd. office at Katras Road, Bankmore, Dhanbad. Rep. by its Directors (i)Sri Mahendra Kumar Agarwal (ii)Sri Sanjay Kumar Agarwal.

Schedule: Mouza - Dhanbad, No.-51, Khata No.-132, Plot No.-309, Area - 10 Kathas. with bouble stored Building Measuring an Area 5200 sq.ft. & shed Area - 2760 sq.ft.

Shown in red



TRACED BY:-

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Th.No. Wrd/Hlk Mauza

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निवंधन विभाग, झारखंड धनबाद '

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Plot No Plot Type H No Category

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pocument value	10000000	Stamp Value	400010	CNO/PNO	
Special Type		Serial No.	No Andrh 8542	Q	
Remarks / Other Details	Purchaser Barbrik Infr	a Pvt Ltd. Pan	NO. Madeb os		
Property Details:			H A Tuna H No	Category Are	a Min. Value

Kh. No.

132

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Other Property Details:			Location	Area	Rate	/ III
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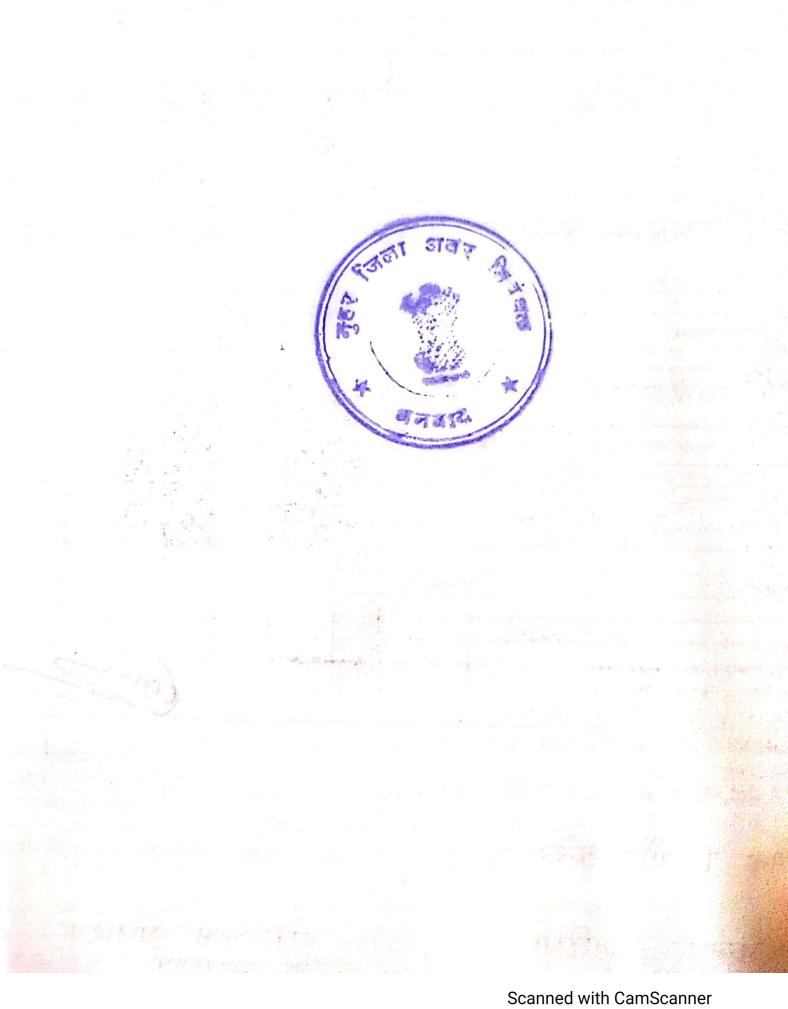
Party Details:					PAN/F	Address	
CNI	D Tuno	Party Name	Father/Husband	Occup.	Caste	60	
SN P Type	Faity Name	Dichan Lal	14	Other	Aelpk	Katras Road, Bankmore Dhanbad	
	Vandos	Dipak Kishore Kurera		Business	Other		Flat No.1/2 F, 78 Hazra Road
1	Vendor		Kurera		Othor	F 61	Kolkata-29
		Mahendra Kumar	Puran Mal Saraf	Business	Other	1 0.	14-C,4th Floor Maheshwari Devendr
2	Vendee	Agarwal		and the sales	Othor	F 61	Road, Kolkata-7
		Sanjay Kumar Agrwal	Shyam Lal Agrwal	Business	Other	1 01	Industry House Bankmore Dhanbad
3	Vendee	Sanjay Ruman s	10	Business	Other		Industry House Bankmore Dhanhad
4	Identifier	Dipak Kulliul Call	Snankar Lar Guirrana	Business			Industry House Bankmore Dhanbad
5	Witness1	Dinak Kumar Sanwaria	Shankar Lai Sanwana				Shanti Bhawan Dhanbad
	Witness2	Om Prakash Agarwal	Late Madan Lal Agarwal	Business	Other		Silanti Dharran

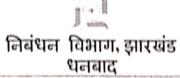
Fee Details:		Amount
SN	Description	100,000.00
1	A1	250.00
2	E	600.00
3	SP	100,850.00
Total		

उपरयुक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप है | प्रस्तुतकर्ता का हस्ताक्षर निवंधन पूर्व सारांश में इंपूट फार्म के अनुरूप डाटा इंट्रि की गई है | डाटा इंट्रि ऑप्रेटर का हस्ताक्षर

उपरयुक्त विश्वाद कियार के रिया के निष्पादन को मेरे समक्ष स्वीकार किया पहचान हीपक कुमार सॉविश्या पिता शंकर लाल सॉविश्या निवासी संकमार्ड अनबाद

निबंधन पदाधिकरी का हस्ताक्षर





Token No.59 Token Date: 19/01/2010 13:54:56 Serial/Deed No./Year:605/525/2010

Deed Type: Sale With Agreement

SN	Party Details	Photo	Thumb
1	Dipak Kishore Kurera Father/Husband Name:Late Roshan Lal Kurera (Vendor) Katras Road, Bankmore Dhanbad	25	
2	Mahendra Kumar Agarwal Father/Husband Name:Puran Mal Saraf (Vendee) Flat No.1/2 F, 78 Hazra Road Kolkata-29	×	×
3	Sanjay Kumar Agrwal Father/Husband Name:Shyam Lal Agrwal (Vendee) 14-C,4th Floor Maheshwari Devendra Road, Kolkata-7	×	×
4	Dipak Kumar Sanwaria Father/Husband Name:Shankar Lal Sanwaria (Identifier) Industry House Bankmore Dhanbad		
5	Dipak Kumar Sanwaria Father/Husband Name:Shankar Lal Sanwaria (Witness1) Industry House Bankmore Dhanbad	×	×
6	Om Prakash Agarwal Father/Husband Name:Late Madan Lal Agarwal (Witness2) Shanti Bhawan Dhanbad	×	×

Book No.		I	
Volume		16	
Page	1	То	40
Deed No	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	605/525	
Year	***************************************	2010	
Date	19/01	/2010 15	:20:09

District Sub Registrar

Signature of Operator

