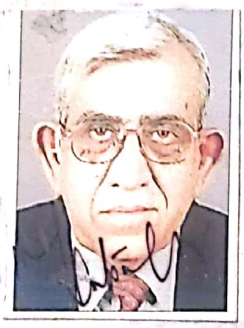
भारतीय गैर न्यायिक

INDIA NON JUDICIAL

RUPEES 25000 रुपये

पच्चीस हजार रुपये

03DD 004113



DEED OF SALE

THIS DEED OF SALE made this the 19th day of January Two Thousand Ten, By **SRI DIPAK KISHORE KURERA Son of Late Roshan Lal Kurera,** by faith Hindu, by occupation Business, Resident of Katras Road, P.S. Bankmore, P.O. and Dist. Dhanbad, hereinafter called and referred to as the VENDOR (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART

Affidavit No. 78 Dt. 19/1

Declaration No. 181 dt. 19.1.10

001/01/09

कोषागार से निर्गत

कोषागार पदाधिकारी
धनबाद

Memo No: 5665/09-10.
Issued to Baba K Infra pvt. Ltd.
of Dhanbad PS.
Through.....
Non Judicial/Court Fee Stamps
of Rs. 160010/- (25000 x 16+10)

Accountant/Stamp Clerk
District Treasury, Dhanbad

19/1/10

दिपक किशोर कुरेश
स्व. रोशन लाल कुरेश
पुतरास रोड बैंकमोड धनबाद
हिन्दु

19/1/10

19/1/2010
(Dipak Kishore Kurere)

जिला अवर निबंधक
धनबाद

भारतीय गैर न्यायिक

INDIA NON JUDICIAL

RUPEES 25000 रुपये

पच्चीस हजार रुपये

03DD 004114

19/1/2010

- 2 -

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.

001102/09

कोषागार पदाधिकारी
धनबाद

Memo No. 5665/09-10. Indra Pvt Ltd
Issued to Barbmk
of Dhanbad
Through
Non Judicial/Court Fee Stamps
of Rs. 400010/- (25000 x 16 + 10)

Accountant/Stamp Clerk
District Treasury, Dhanbad

जिला जज
धनबाद

13/1/10

भारतीय गैर न्यायिक

INDIA NON JUDICIAL

RUPEES 25000 रुपये

पच्चीस हजार रुपये

03DD 004115

- 3 -

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

001103/09

कोषागार से निर्गत

कोषागार पदाधिकारी
धनबाद

Memo No. 5665/09-10
Issued to Barbik Indra
of PS
Through
Non Judicial/Court Fee Stamp
of Rs. 4,000.10 = (2500×16 + 10)

Accountant/Stamp Clerk
District Treasury, Dhanbad

जिला अवर निबंधक
धनबाद

19/11/10

भारतीय गैर न्यायिक

INDIA NON JUDICIAL

RUPEES 25000 रुपये

पच्चीस हज़ार रुपये

03DD 004116

- 4 -

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

001104/09

धनबाद कोषागार से निर्गत

कोषागार पदाधिकारी
धनबाद

Memo No. 5665/09-10.
Issued to Parsesh Infra Pvt Ltd
of DHPS
Through
Non Judicial/Court Fee Stamps
of Rs. 4,000/- (2500x16 + 10)

19/11/09
Accountant/Stamp Clerk
District Treasury, Dhanbad

जिला जबर निबंधक
धनबाद

19/11/10

भारतीय गैर न्यायिक

INDIA NON JUDICIAL

RUPEES 25000 रुपये

पच्चीस हजार रुपये

03DD 004117

- 5 -

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

001105/09

कार्यालय कोषागार से निर्गत

कोषागार पदाधिकारी
धनबाद

Memo No. 5665/09-10.
Issued to Barsnik Infra
of Dhanbad
Through
Non Judicial/Court Fee Stamps
of Rs. 4,00,010=00 (25000 + 16 + 10)

Accountant/Stamp Clerk
District Treasury, Dhanbad

जिला अवर निबंधक
धनबाद

19/1/10

RUPEES 25000 रुपये

भारतीय गैर न्यायिक

INDIA NON JUDICIAL

RUPEES 25000 रुपये

सत्यमेव जयते

पच्चीस हजार रुपये

03DD 004118

19/1/2010

- 6 -

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;

001106/09

धनबाद कोषागार से निर्गत

कोषागार पदाधिकारी
धनबाद

Memo No. 5665/09-10
Issued to Barbik Infra Pvt
of Dhanbad
Through
Non Judicial/Court Fee Stamps
of Rs. 4,000/- (25000 × 16 × 10)

Accountant/Stamp Clerk
District Treasury, Dhanbad

जिला अवर निबंधक
धनबाद

19/1/10

भारतीय गैर न्यायिक

INDIA NON JUDICIAL

RUPEES 25000 रुपये

पच्चीस हजार रुपये

03DD 004119

- 7 -

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

001107/09

कोषागार पदाधिकारी
धनबाद

Memo No. 5665/09-10.
Issued to Berbrik Infra Pvt
of
Through
Non Judicial/Court Fee Stamps
of Rs. 4,000.10 - (25000+16 + 10)

Accountant/Stamp Clerk
District Treasury, Dhanbad

25000

मुहर जिला अवर निबंधक
धनबाद

19/1/10

भारतीय गैर न्यायिक

INDIA NON JUDICIAL

RUPEES 25000 रुपये

पच्चीस हजार रुपये

03DD 004120

- 8 -

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

0011 08/09

धनबाद कोषागार के निर्गत
कोषागार पदाधिकारी
धनबाद

Memo No. 5665/09-10.
Issued to Barbik Infra Pt Ltd
of Dhanbad
Through
Not Judicial/Court Fee Stamps
of Rs. 4,000,10= (2500+1510)

Accountant/Stamp Clerk
District Treasury, Dhanbad

जिला अवर निबंधक
धनबाद

19/11/10

भारतीय गैर न्यायिक

INDIA NON JUDICIAL

RUPEES 25000 रुपये

पच्चीस हजार रुपये

03DD 004121

- 9 -

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.

001109/09

कोषागार से निर्गत

कोषागार पदाधिकारी

धनबाद

Memo No. 5665/09-10.

Issued to Basant Infra Pvt

of Dhanbad

Through

Non Judicial/Court Fee Stamps

of Rs. 4,000.10 - (25000 of 16 -110)

Accountant/Stamp Clerk

District Treasury, Dhanbad

जिला अवर निबंधक

धनबाद

19/1/10

भारतीय गैर न्यायिक

INDIA NON JUDICIAL

RUPEES 25000 रुपये

पच्चीस हजार रुपये

03DD 004122

- 10 -

4. 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

001110/09

कोषागार धनबाद

Memo No. 5665/09-10.

Issued to Barkath Infra Pvt

of Dhanbad

Through

Non Judicial/Court Fee Stamps

of Rs. 4,000.10 = (2500 x 16 + 10).

Accountant/Stamp Clerk
District Treasury, Dhanbad

जिला अवर निबंधक
धनबाद

19/11/10

भारतीय गैर न्यायिक

INDIA NON JUDICIAL

RUPEES 25000 रुपये

पच्चीस हजार रुपये

03DD 004123

- 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.

Memo No.
Issued to
Dt.
Through
Main Agreement Fee Stamps
Dt.

Asst. Stamp Clerk
District Treasury, Bhagalpur

भारतीय गैर न्यायिक

INDIA NON JUDICIAL

RUPEES 25000 रुपये

पच्चीस हजार रुपये

03DD 004124

- 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,

001112/09

कोषागार कार्यालय से निर्गत

कोषागार पदाधिकारी
धनबाद

Memo No. 5665/09-10.
Issued to Barbik Infra Pvt Ltd
of Dhanbad
Through
Non Judicial/Court Fee Stamps
of Rs. 4,000.10 = (25000+16+10)

19/12/09
Accountant/Stamp Clerk
District Treasury, Dhanbad

जिला अवर निबंधक
धनबाद

19/1/10

भारतीय गैर न्यायिक

INDIA NON JUDICIAL

RUPEES 25000 रुपये

पच्चीस हजार रुपये

03DD 004125

- 13 -

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 Satya Narayn Roy.
West:	Drain thereafter M/s J. K. Diesels.

001113/09

कोषागार धनबाद

कोषागार पदाधिकारी
धनबाद

Memo No. 5665/09-10.
Issued to Bhabrik Infra Pvt Ltd
of Dhanbad
Through
Non Judicial/Court Fee Stamps
of Rs. 400010=/ (250000+16+10).

19/11/09
Accountant/Stamp Clerk
District Treasury, Dhanbad

जिला अवर निबंधक
धनबाद

19/11/10

भारतीय गैर न्यायिक

INDIA NON JUDICIAL

RUPEES 25000 रुपये

पच्चीस हजार रुपये

03DD 004126

- 14 -

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. 019038 dated 19.01.2010 of Axis Bank.

001114/09

धनबाद कोषागार से निर्गत

कोषागार पदाधिकारी

धनबाद

Memo No. 5665/09-10.

Issued to Berbrick India Pvt Ltd

of Dhanbad

Through

Non Judicial/Court Fee Stamps

of Rs. 4,00,010=00 (250000+16+10)

19/11/09

Accountant/Stamp Clerk

District Treasury, Dhanbad

जिला अवर कोषागार

धनबाद

19/11/10

भारतीय गैर न्यायिक

INDIA NON JUDICIAL

RUPEES 25000 रुपये

पच्चीस हजार रुपये

03DD 004127

18/1/2021

- 15 -

WITNESS:

1. Dipesh Kumar Sanwariya
S/o Shri Shankar Lal Sanwariya
Industries House
Room No 202A
2. BANK MORE
DHANBAD-826001

Om Prakash Agarwal
S/o Late Madan Lal Agarwal
Shakti Bhawan
Dhanbad

00118/09

कोषागार पदाधिकारी
धनबाद

Memo No. 5665/09-10.
Issued to Bairoute Infra Pvt Ltd
at Dhanbad
through
Non Judicial/Court Fee Stamps
of Rs. 400,010/- (Rs 1000 p 16 p 10)

Accountant/Stamp Clerk
District Treasury, Dhanbad

जिला अवर निबंधक
धनबाद

19/1/10

भारतीय गैर न्यायिक

INDIA NON JUDICIAL

RUPEES 25000 रुपये

पच्चीस हजार रुपये

03DD 004128

Signature of the purchaser.

1. Mahendra Kumar Agrawal

001116/09

कोषागार पदाधिकारी
धनबाद

Memo No. 5665/09-10
Issued to Barbink Infra Pvt Ltd.
of Dhanbad
Through
Non Judicial/Court Fee Stamps
of Rs. 4000/- (25000 × 16 + 10)
19/12/09
Accountant/Stamp Clerk
District Treasury, Dhanbad

जिला अवर निबंधक
धनबाद

19/1/10

भारतीय गैर न्यायिक

भारत

दस रुपये रु.10

TEN RUPEES Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

झारखण्ड JHARKHAND

01AA 980580

- 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.

Memo No. 5665/09-10
Issued to Barbarik Infra Pvt. Ltd.
of Dhanbad P.S.
Through
Non Judicial/Court Fee Stamps
of Rs. 4,00010/- (25000 x 16 + 10)

Accountant/Stamp Clerk
District Treasury, Dhanbad

जिला सबर कोषागार
धनबाद

19/1/10

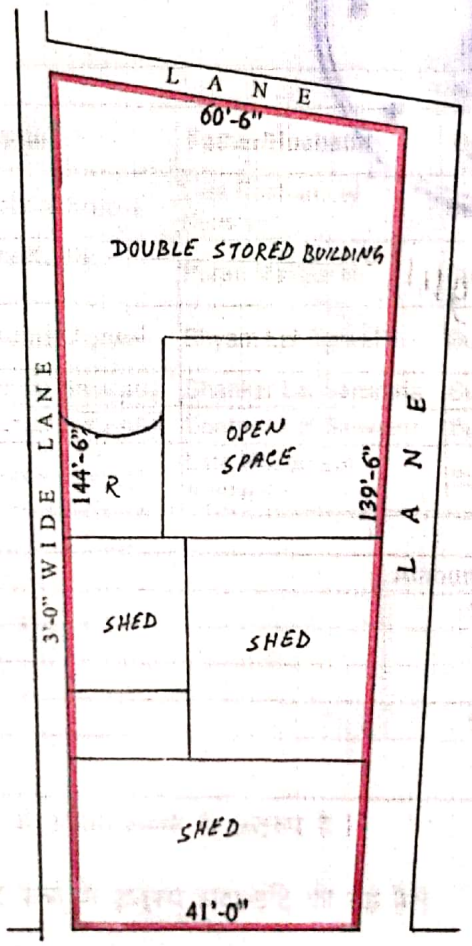
जिला सबर कोषागार
धनबाद

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 double stored Building measuring an Area 5200 sq.ft. & shed Area - 2760 sq.ft.

Shown in red



N

S

TRUE COPY

DHANBAD - KATRAS ROAD

TRACED BY:-

NOT TO SCALE

19/1/2010

191111

निबंधन विभाग, झारखंड
धनबाद
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token Date/Time: 19/01/2010 13:54:56

Plan No: 59

Document Type	Sale With Agreement	Presenter	Dipak Kishore Kurera	Date of Entry	19/01/2010
Presenter' Name & Address	Katras Road Dhanbad			Total Pages	40
Stampable Doc. Value	10000000	DOE		Book	I
Document Value	10000000	Stamp Value	400010	CNO/PNO	
Special Type		Serial No.	0		
Remarks / Other Details	Purchaser Barbrik Infra Pvt Ltd. Pan No. Aadcb 8542 Q				

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
DHANBAD	51		DHANBAD	132	309			OR_RES	16.5 Decimal	2475000

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	Vendor	Dipak Kishore Kurera	Late Roshan Lal Kurera	Business	Other	Aelpk 5346 L	Katras Road, Bankmore Dhanbad
2	Vendee	Mahendra Kumar Agarwal	Puran Mal Saraf	Business	Other	F 61	Flat No.1/2 F, 78 Hazra Road Kolkata-29
3	Vendee	Sanjay Kumar Agrwal	Shyam Lal Agrwal	Business	Other	F 61	14-C,4th Floor Maheshwari Devendra Road, Kolkata-7
4	Identifier	Dipak Kumar Sanwaria	Shankar Lal Sanwaria	Business	Other		Industry House Bankmore Dhanbad
5	Witness1	Dipak Kumar Sanwaria	Shankar Lal Sanwaria	Business	Other		Industry House Bankmore Dhanbad
6	Witness2	Om Prakash Agarwal	Late Madan Lal Agarwal	Business	Other		Shanti Bhawan Dhanbad

Fee Details:

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

उपरयुक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यो के अनुरूप है।

प्रस्तुतकर्ता का हस्ताक्षर

निबंधन पूर्व सारांश में इंपुट फार्म के अनुरूप डाटा इंट्रि की गई है।

डाटा इंट्रि ऑपरेटर का हस्ताक्षर

उपरयुक्त .....दीपक किशोर कुरेरा.....ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी पहचान.....दीपक कुमार साँवरिया.....पिता.....शंकर लाल साँवरिया.....

निवासी.....बैंकमोड़, धनबाद..... पेशा.....व्यवसाय.....ने की।

निबंधन पदाधिकरी का हस्ताक्षर

नगर जिला अवर निबंधक

धनबाद

निबंधन विभाग, झारखंड
धनबाद

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		
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. 1
Volume 16
Page 1 To 40
Deed No 605/525
Year 2010
Date 19/01/2010 15:20:09

District Sub Registrar

Signature of Operator

मुहर जिला अवर निबंधक धनबाद