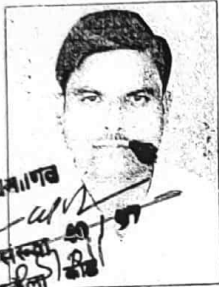


3174 Sale Value 29,50,000/- Stamp 1,18,000/- Ch. 47 3160



झारखण्ड JHARKHAND

028761



Handwritten signature and text in Hindi: श्री-श्रीमान् श्री लाल विवेक प्रसाद श्री 15/05/2011

Handwritten signature and text in Hindi: श्रीमान् श्री लाल विवेक प्रसाद

Lala VIVEK Prasad  
3.5.2011

Lala VIVEK Prasad  
3.05.2011

**DEED OF CONVEYANCE**

Valued at Rs. 29,50,000/- (Rupees Twenty Nine Lacs Fity Thousand only)  
THIS DEED OF COVEYANCE made on this 23<sup>rd</sup> day of April 2011 at Seraikella.

**BY AND BETWEEN**

AWADH BIHARI GUPTA @ AWADH BIHARI LAL GUPTA, Son of Late kanni Lal Gupta, and Smt LAKHRAJO DEVI Wife of Awadh Bihari Gupta, both by Faith - Hindu, both by caste Bania, by Occupation No.-1) Business, No.- 2) House- wife, by Nationality - Indians resident of Old Sonari, P.S.- Sonari, Town Jamshedpur, District- East Singhbhum, State of Jharkhand, through their legally constituted attorney SHRI LALA VIVEK PRASAD , S/o- Shri Lala Janardan Prasad, by faith- Hindu, by Nationality- Indian, by occupation- Advocate, Resident of Chanakyapuri Colony, Old Purulia Road, P.S- Azadnagar, Mango, Town- Jamshedpur, Dist.- East-Singhbhum in the state of Jharkhand, Vide General Power of Attorney Registration No -589 (Sl. No.- 3671), Dated: 15.04.2011 registered at Jamshedpur District Sub-Registry office which has been copied on Book No.-IV, Volume No.-13, Pages- 141 to 154, Token No.- 5, Token Date: 15.04.2011, hereinafter called the VENDORS/SELLERS of the one part hereinafter referred to as the VENDOR (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, legal representatives, administrators, executors and/or assigns) of the ONE PART.

For Hi- Tech Heritage Ltd. Cont'd...P/2...

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Authorized Signatory

19341 .....  
Rs. 25,000/- .....  
Date of Sale 23/4/11 .....  
Hs. Tech Heritage Ltd of Kolkata  
for Sale Prod.

Stamp  
District Treasury  
Secretary

102383



~~Signature~~  
40197  
Kolkata



~~Signature~~  
Vivek Prasad  
5-2011

~~Signature~~  
Signature





झारखण्ड JHARKHAND

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*Kala-Vivek Prasad*  
*3.5.2011*

(02)

**AND**

**HI-TECH HERITAGE LIMITED** a company incorporated under the Companies Act 1956 having its Registered Office at White House, 4-D, 119 Park Street, Kolkata – 700016 represented by , Mr. Aditya Narayan Mahato S/o Sri Kamala Kanta Mahato, by faith-Hindu, by occupation- Service, Resident of Sukla, P.S- Patamda, Dist- East Singhbhum, Town- Jamshedpur, in the State of Jharkhand, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to context be deemed to mean and include its successors or successors-in-interest, nominees and/or assigns) of the **OTHER PART.PAN NO.-AABCH7345H**.

**AND WHEREAS** the present vendor had purchased the schedule above land by means of Registered Sale Deed No.- 3033, SI.No.-3078 dated: 06.10.1984, from the previous owner namely 1) **Sunil Kumar Daw**, 2) **Amitav Daw**, son of Late Basanta Kumar daw, Which was registered at Seraikella Sub-Registry Office and Mutate the same vide mutation case No.- 173/93-94, dated- 19.08.1993 from the office of the C.O. chandil and thereafter the present vendors are peaceful possession over the same without any interruption from any body to the knowledge of all.

Cont'd...P/3..

For Hi- Tech Heritage Ltd.

*Mahab.*

Authorized Signatory



झारखण्ड JHARKHAND

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(3)

*Dr. Virek Prasad*  
25-5-2011

**AND WHEREAS** the Vendor has represented to the Purchaser as follows:

- (a) That the Vendor is the absolute owner of the said property and except the Vendor; no one has any right, title or interest of any kind whatsoever to the said property.
- (b) That the said property is free from all encumbrances charges, liens, lispendens, attachments, trusts, acquisition whatsoever.
- (c) That the said property is not subject to any notice of acquisition or requisition or the same is subject to attachments under the Public Demands Recovery Act or under any other law for the time being in force.
- (d) That the Vendor is legally competent to sell and transfer the said property to the Purchaser.

**AND WHEREAS** the Vendors has agreed to sell and relying on the aforesaid representations of the Vendor and acting on the faith thereof, the Purchaser has agreed to purchase the said property at or for a consideration of Rs. 29,50,000/- (Rupees Twenty Nine Lacs fifty Thousand only) for the scheduled land free from all encumbrances, liens, attachments, mortgages, charges, lispendens whatsoever.

For Hi- Tech Heritage Ltd. *Cont'd...P/4...*

*Dr. Virek Prasad*  
Authorized Signatory



झारखण्ड JHARKHAND

028764

*Kola-vivok Prasad*  
*3.5.2011*

(4)

**NOW THEREFORE THESE INDENTURE WITNESSETH** and it is hereby recorded and declared that:-

1. In the premises aforesaid and in consideration of the sum of Rs. 29,50,000/- (Rupees Twenty Nine lacs fifty thousand only), by the Purchaser to the Vendor paid Vide SBI Commercial Branch Bistupur vide Self Cheque No. 684607, dt.21.04. 11, for Rs. 5,00,000/- (Rupees Five lacs only), Cheque No. 684621, Dt. 25.04. 11 for Rs. 3,85,000/- (Rupees Three Lacs Eighty Five Thousand Only) and Self Cheque No. 684622 for Rs.20,65,000/- ( Rupees Twenty Lacs Sixty Five Thousand only), Dt. 25.04. 11 whereof the Vendor both hereby as also by a receipt and memo of Consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof the Vendor do acquit release and forever discharge the purchaser and the Said Property hereby conveyed and transferred unto and to the purchaser), the Vendor do hereby grant sell, transfer, convey, assign and assure and confirm unto and to the Purchaser **ALL THAT** piece or parcel of land measuring an area of **66.66 Desimal**, be the same a little more or less, appertaining to Plot No.987, comprised in Khata No.-200, Mouza- Dobo, of District- Saraikela - Kharsawan, State-

For Hi- Tech Heritage Ltd.

Cont'd...P/5..

*Alakab.*  
Authorized Signatory



05AA 165929

*Dala Vivek Prasad*  
*3.5.2011*

(5)

Jharkhand more specifically described in the **SCHEDULE** hereunder written **AND** delineated in a map or plan annexed hereto bordered in colour **RED** thereon **TOGETHER WITH** all appurtenances thereto or **HOWSOEVER OTHERWISE** the said property now are or is or at any time hereto before were or was situate, butted, bounded, called, known, numbered described and distinguished **TOGETHER WITH** the reversions and remainders and the rents, issues, profits thereof **AND** all the Estate, Right, Title, Interest, Property, Claim and Demand whatsoever of the Vendor into or upon the said property **TOGETHER WITH** right of egress and ingress, all areas, fences or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the said Property hereby sold and transferred or in anywise appertaining thereto or any part thereof, usually held, used, occupied accepted, enjoyed, reputed or known as part or parcel or member thereof or appurtenant thereto **TO HAVE AND TO HOLD** the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part there of unto and to the use of the Purchaser absolutely and for ever free from all encumbrances whatsoever **AND SUBJECT TO AND/OR TOGETHER WITH** the covenants by the Vendor hereafter contained.

For Hi- Tech Heritage Ltd.

Cont'd...P/6...

*Abhak*

Authorized Signatory



*Dala Nivok Prof*  
3-5-2011

(6)

2. **THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER**  
as follows:

- a) The Vendor is now lawfully and rightly seized of and/or otherwise well and sufficiently entitled to the said Property and all benefits and rights hereby conveyed, sold, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid.
- b) The Vendor now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property and all rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, in the manner aforesaid, according to the true intent and meaning of these presents.

For Hi- Tech Heritage Ltd. *Cont'd...P7..*

*Ukhab*  
Authorized Signatory



*Lab Vivek Pr...*  
3.5.2011

(7)

- c) The said Property and all other rights and benefits hereby granted, sold conveyed, transferred, assigned and assured or expressed or intended so to be and each of them are now free from all encumbrances made or suffered by the Vendor or any person or persons having or lawfully claiming any estate or interest in the said Property from, under or in trust for the Vendor.
- d) The Purchaser shall hold and have the said property freely and clearly and absolutely acquitted exonerated released and for ever discharged from or by the Vendor and every person or persons having or lawfully, rightfully and equitably claiming as aforesaid and effectually saved, defended, kept harmless and indemnified of, from and against all manner of former and other estate, charges, liens, debts, attachments, mortgages, restrictions, covenants uses, debutters, trusts, acquisitions,

For Hi- Tech Heritage Ltd.

*Lab...*  
Authorized Signatory



*Dola Vivek Prasad*  
3.5.2011

(8)

requisitions alignments, claims, demands, liabilities and encumbrances whatsoever pertaining to the period upto the date hereof suffered or created by the Vendor or any of their predecessors in title or any persons lawfully or equitably claiming aforesaid.

- e) That the purchaser will be at liberty to get his name mutated in the office of the landlord and will pay ground rent in his name henceforth and the vendor hereafter, at the request and cost of the purchaser would file no objection petition, if necessary, before the competent authority, to facilitate mutation of the said land in favour of the purchaser.

For Hi-Tech Heritage Ltd.

*[Signature]*  
Authorized Signatory



*Kala Vivek Prasad*  
3.5.2011

(9)

- f) That the vendor hereby undertakes to make good and compensate the purchaser against all losses, damages and costs which he may sustain or incur by reason of any claim being made by any body in future arising out of any defect in title of the vendor in the aforesaid land.
- g) The Vendor shall be liable to pay all the yearly ground rent and other charges payable statutory or non statutory in respect of the said Property pertaining to the period upto the date hereof and shall save and keep the Purchaser harmless, indemnified of, from and against such claims.

For Hi- Tech Heritage Ltd.

Cont'd...P/10....

*Atahab.*  
Authorized Signatory

(10)

Dala Vivek Prasad  
3.5.2011

**THE SCHEDULE ABOVE REFERRED TO**

ALL THAT pieces or parcel of revenue paying Raiyati Agricultural Don LAND measuring an area of total **66.66 Decimal** (be the same a little more or less) comprised in Khata No.-200, Plot No. 987 lying and situated under Mouza-Dobo, within the local limits of Chandil Block, P.S.-Chandil, under Registry Office Saraikela, in the District Saraikela Kharsawan, in the state of Jharkhand.

The said Land measuring an area of **66.66 Decimal** under the following manners:

**MOUZA: DOBO, P.S. – CHANDIL, THANA NO.331 HALKA NO.-2**

Sl. No.	Khata No.	Plot No.	Area in Decimal	Classification	Butted & Bounded by
1	200	987	66.66	Gora-II	North: Plot NO.-,988,989 East : Road, South :Purchasers Niz , West :Plot No.- 1026

Annual Rent of Rs 5/- payable to Jharkhand State Government through C.O. ~~Ganharra~~ Chandil.

AND delineated in a map or plan annexed hereto and bordered in Colour RED there on **IN WITNESS WHEREOF** the parties have executed these presents on the day, month and year above written:

For Hi-Tech Heritage Ltd.

*[Signature]*

Authorized Signatory

(10)

Lala Viver P. Singh  
3.5.2011

WITNESSES

1. ~~Shri~~ Shri Indra Narayan Singh  
3.5.11 of Parodhi Mansori (VENDOR)

2. Chittaranjan Mahato / S. K. Mahato  
of Sukla, Patanda East Singhbhan (PURCHASER)  
For HI-TECH HERITAGE LIMITED.  
Mahato  
Authorized Signatory

The contents of this Deed have been read over and explained to the Executants/Vendor who found and admitted the same to be true and correct.

Vedat Chandra Pradhan  
03/05/11

Cont'd...P/12...

For Hi- Tech Heritage Ltd.

Mahato  
Authorized Signatory

(12)

Dalo-Vivok Phd  
3-5-2011

**Name of the Purchaser:-**

Hi-Tech Heritage Limited represented by MR. ADITYA NARAYAN MAHATO



Handwritten signature and date: 20/05/11



**For HI-TECH HERITAGE LIMITED.**

*Aditya Mahato*  
**Authorised Signatory**

Signature and finger prints of left hand of the purchaser above named.

*Aditya Mahato*

For Hi- Tech Heritage Ltd.

03/05/2011

Cont'd...P/12...

*Aditya Mahato*  
**Authorized Signatory**

(13)

Lala Vivek Prady  
3.5.2011

**RECEIPT AND MEMORANDUM OF CONSIDERATION**

(Payment received by the Vendor)

RECEIVED with thanks from the within named purchaser sum of Rs. 29,50,000/- (Rupees Twenty Nine Lacs Fifty Thousand Only) being the full consideration money of the said plot of Land and payment as per memo written herein below.

**MEMO OF CONSIDERATION**

Sl. No.	Particulars	Amount (Rs.)
1.	SBI Commercial Brach Bistupur vide self Cheque No.- 684607, dt.21.04.2011,	5,00,000.00
2.	SBI Commercial Brach Bistupur vide Cheque No.- 684621, dt.25.04.2011,	3,85,000.00
3.	SBI Commercial Brach Bistupur vide Cheque No.- 684622, dt.25.04.2011,	20,65,000.00
Total Rs.		29,50,000.00

(Rupees Twenty Nine Lacs Fifty Thousand Only)


**WITNESSES**

1. *Chitrap Kumar Singh & Co. Late*  
3.5.11 *Indra Narayan Singhdeo*  
*of Par 2th Messrs.* **VENDORS**  
**For HI-TECH HERITAGE LIMITED.**  
*Mohab*  
**Authorised Signatory**

2. *Chittarajan Mohab s/o. K.K. Mohab*  
*of Sukla, Patamda. East Bnghlm.* **PURCHASER**

For Hi- Tech Heritage Ltd.

*Mohab*  
**Authorized Signatory**

Plot No - 987  
Tana - Chindil  
Thano - 331  
Year of - 1958-59  
Scale of - 16" = 1 mile  
Khatano - 200  
Plot No - 987 (Part)  
Area - 0.66 Acre  
Land mark on - 

Bounded by North - Plot No. 988 & 989  
South - Plot No. 987 (Portion)  
East - Road  
West - Plot No. 1026



*Lala VIVOK Prasad*  
3-5-2011

For Hi-Tech Heritage Ltd.  
*V. V. Prasad*  
Authorized Signatory

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

Token No: 77

Token Date/Time: 03/05/2011 19:00:38

Document Type: Sale Deed  
Presenter Name & Address: Lala Vivek Prasad  
Chankyapuri Colony, Old Purulia Rd, P.S. Azadnagar, Mango, Jsr  
Date of Entry: 03/05/2011  
Stampable Doc. Value: 2950000  
Document Value: 2950000  
DOE  
Stamp Value: 118000  
Serial No.: 0  
Total Pages: 32  
Book: 1  
CNO/PNO

Remarks / Other Details

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
CHANDIL	331	2	DOBO	200	987			TANR	66.66 Decimal	1961137.2

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
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Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Lala Vivek Prasad	Lala Janardan Prasad	Adv.	Other		Chankyapuri Colony, Old Purulia Rd, P.S. Azadnagar, Mango, Jsr
2	VENDEE	Hi-Tech Heritage Ltd. Rep By Aditya Narayan Mahato	Sri Kamala Kanta Mahato	Ser.	Other		Sukla, P.S. Patamda, Jsr
3	Identifier	Dilip Kumar Singhdeo	Late Indra Narayan Singhdeo	Bus.	Other		N.H. 33 Pardih Chowk, P.S. Mango, Jsr
4	Witness1	Dilip Kumar Singhdeo	Late Indra Narayan Singhdeo	Bus.	Other		N.H. 33 Pardih Chowk, P.S. Mango, Jsr
5	Witness2	Chitta Ranjan Mahato	Mr. K.K. Mahato	Ser.	Other		Sukla, P.S. Patamda, Jsr

Fee Details:

SN	Description	Amount
1	LL	2.50
2	P	0.94
3	A1	29,500.00
4	SP	480.00
Total		29,983.44

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंप्ट फार्म के अनुरूप डाटा इंद्रि की गई है।

उपर्युक्त स्वीकार किया गया कि ..... ने इस दस्तावेज के निष्पादन को मेरे समक्ष

जिसकी पहचान ..... पिता ..... ने की।  
निवासी ..... पेशा ..... ने की।

निबंधन पदाधिकारी का हस्ताक्षर

3.5.11

For Hi- Tech Heritage Ltd.







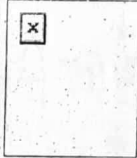
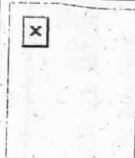
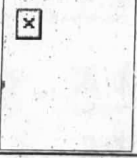
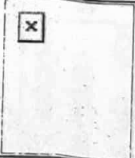
Authorized Signatory

निबंधन विभाग, झारखंड  
सरायकेला

Token No.77 Token Date: 03/05/2011 19:00:38

Serial/Deed No./Year :3174/3160/2011

Deed Type: Sale Deed

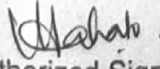
SN	Party Details	Photo	Thumb
1	<b>Lala Vivek Prasad</b> Father/Husband Name:Lala Janardan Prasad (VENDOR) Chankyapuri Colony, Old Purulia Rd, P.S. Azadnagar, Mango, Jsr		
2	<b>Hi-Tech Heritage Ltd. Rep By Aditya Narayan Mahato</b> Father/Husband Name:Sri Kamala Kanta Mahato (VENDEE) Sukla, P.S. Patamda, Jsr		
3	<b>Dilip Kumar Singhdeo</b> Father/Husband Name:Late Indra Narayan Singhdeo Year 1917 (Identifier) N.H. 33 Pardih Chowk , P.S. Mango, Jsr		
4	<b>Dilip Kumar Singhdeo</b> Father/Husband Name:Late Indra Narayan Singhdeo (Witness1) N.H. 33 Pardih Chowk , P.S. Mango, Jsr		
5	<b>Chitta Ranjan Mahato</b> Father/Husband Name:Mr. K.K. Mahato (Witness2) Sukla, P.S. Patamda, Jsr		

Book No. I  
Volume 114  
Page 551 To 582  
Deed No 3174/3160  
Year 2011  
Date 03/05/2011 19:49:33

District Sub Registrar  
Ranchi

Signature of Operator

For Hi- Tech Heritage Ltd.

  
Authorized Signatory