

7445 - Pak Value 1235,000 - f.s. Mango 6260

T. 31
23/9



Attested
23.9.09
Deepak Kumar Bagty
Advocate

Handwritten signature and notes.

02DD 731891
Handwritten signature: 49500

SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE 23RD DAY OF SEPTEMBER '2009 AT JAMSHEDPUR; BETWEEN:

Handwritten notes: 23/9/09, 123500, 2-50, 8-94, and initials.

M/S. AGARWAL PIPE COMPANY PVT. LTD., a Company incorporated Under the Indian Companies Act. 1956, having its Registered Office at 138, Biplabi Rash Bihari Basu Road, Kolkata-700001, West Bengal, represented through its Director- SHRI AMRIT LAL AGARWAL, son of Late Bihari Lal Agarwal, by faith Hindu, by occupation Business, Nationality Indian, resident of Jawahar Nagar, Mango, P.O. & P.S. Mango, town Jamshedpur, District East Singhbhum, Jharkhand, hereinafter referred to as the SELLER (which expression shall unless, excluded by or repugnant to the context, mean and include its/their

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Handwritten signature and date: 23/9/09



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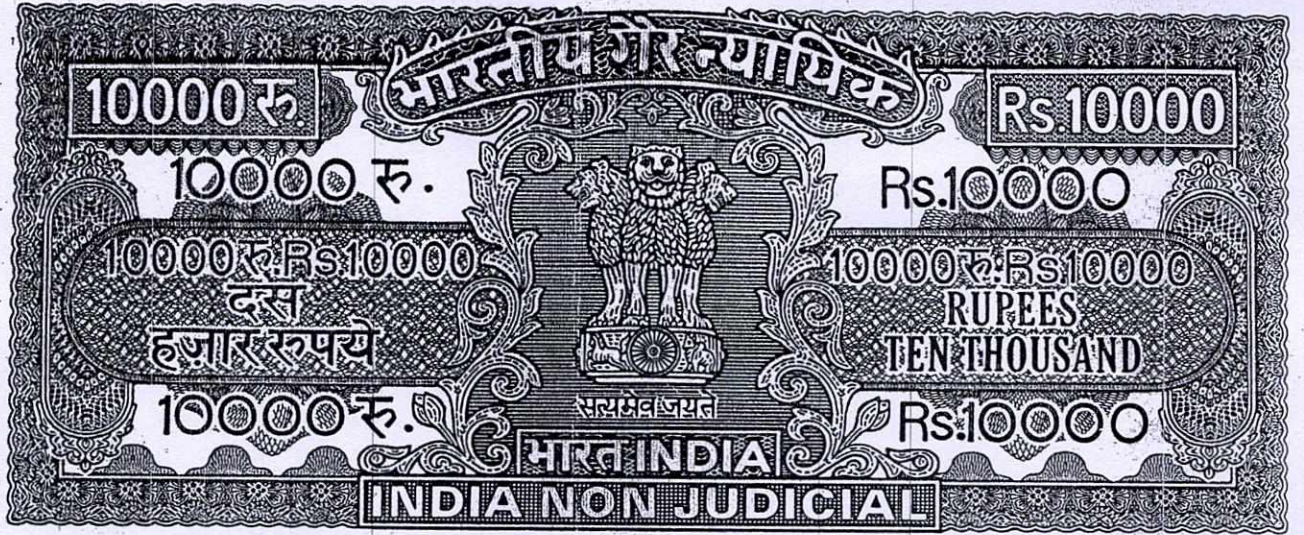
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heirs, successors, successors-in-office executors, administrators, legal representatives, nominees and assigns) of the ONE PART; (PAN NO.AACCA4555F).

IN FAVOUR OF

M/S. JINDAL FORGINGS PVT. LTD., a Company incorporated Under the Indian Companies Act. 1956, having its Registered Office at Jawahar Nagar, Mango, P.O. & P.S. Mango, town Jamshedpur, District East Singhbhum, Jharkhand, represented through its Director--**SHRI AJAY JINDAL**, son of Shri Amrit Lal Agarwal, by faith Hindu, by occupation Business, Nationality Indian, resident of Jawahar Nagar, Mango, P.O. & P.S. Mango, town Jamshedpur, District East Singhbhum, Jharkhand, hereinafter referred to as the PURCHASER (which expression shall unless, excluded by or repugnant to the context, mean and include its/their heirs, successors, successors-in-office, executors, administrators, legal representatives, nominees and assigns) of the OTHER PART, PAN-ND-

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NATURE OF DEED: SALE DEED

CONSIDERATION AMOUNT: Rs.57,845/- (Rupees Fifty seven thousand Eight hundred forty five) only.

AS PER GOVT. VALUE : Rs.12,35,000/- (Rupees Twelve lakhs Thirty five thousand) only.

WHEREAS, the seller is the absolute, lawful and bonafide owner of the property, more fully described in the schedule below, which was purchased by means of a registered Sale Deed vide Deed No. 7411 dated 10.11.1967, registered at District Registry office, Chaibasa, and after purchasing the same the seller was in peaceful physical possession over the same without any let, hindrance or disturbances from any corner and is the absolute owner thereof by exercising all acts of ownership thereto;

AND WHEREAS, under an Agreement of loan of M/s. Jindal Forging Pvt. Ltd. And Bank of India, Kolkata Main Branch, the original Registered Sale Deed



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vide Deed No.7411 dated 10.11.67, pertaining to the schedule below property was equitable mortgaged with the said Bank some time in the recent past;

AND WHEREAS, by virtue of an Agreement for sale dated 5th March' 2003 executed at Kolkata, the seller above referred proposed and agreed to sell the schedule below property in favour of Sri Ram Pratap Dhanania of Balajee Industrial Corporation for a total consideration amount of Rs.10,10,000/- (Rupees Ten lakhs Ten thousand) only and pursuant to the terms of the said agreement dated 5th March' 2003, the said intending purchaser paid the said total consideration amount of Rs.10,10,000/- (Rupees Ten lakhs Ten thousand) only vide Pay Order No.962375 dated 05.03.2003, drawn in favour of Bank of India A/c., M/s. Jindal Forging Pvt. Ltd.;

AND WHEREAS, being empowered by the above referred agreement dated 5th March' 2003, said Sri Ram Pratap Dhanania of Balaji Industrial Corporation, entered into an agreement executed on 27th May' 2003 at Kokkata, with M/s. Jindal Forging Pvt. Ltd., for the sale of the schedule below property for a total consideration amount of Rs.10,10,000/- (Rupees Ten lakhs Ten thousand)



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only and pursuant to the terms of the said agreement, the said Industry/purchaser paid an amount of Rs.10,00,000/- (Rupees Ten lakhs) only as the earnest money by a Cheque bearing No.129054 dated 04.03.2003 in favour of Balaji Industrial Corporation of which the said Sri Ram Pratap Dhanania was the Proprietor and subsequently the remaining balance of Rs.10,000/- (Rupees Ten thousand) only have also been paid by the above referred purchaser in favour of Balaji Industrial Corporation for the schedule below property;

AND WHEREAS, the seller agreed to convey an area of land measuring 132 decimals, together with house and structures standing thereon, in favour of the purchaser for a total consideration amount of Rs.10,10,000/- only and out of the said total area, an area of land measuring 7.56 decimals, more fully described in the schedule below is being conveyed by the seller in favour of the purchaser by this deed of sale for a total consideration amount of Rs.57,845/- (Rupees Fifty seven thousand Eight hundred forty five) only and the seller along with this deed of sale is simultaneously executing another registered sale deed in favour of the purchaser conveying the remaining portion of land measuring an area 124.44



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decimals worth Rs.9,52,155/- only and both the sale deeds are being executed and registered by the seller in favour of the purchaser, today, conveying the entire area of land agreed to be conveyed at District Sub-Registry office, Jamshedpur;

AND WHEREAS, by virtue of the aforesaid it is evident that the total consideration for the schedule below property have been paid in favour of the seller above referred and at the request of the above referred purchaser the seller agreed to convey the schedule below property in favour of the purchaser by the execution of this registered Sale Deed;

NOW THIS DEED OF SALE WITNESSETH:

1. THAT, in pursuance of the above agreement and in consideration of the said sum of Rs.57,845/- (Rupees Fifty seven thousand Eight hundred forty five) only, have already been paid by the purchaser to the seller with respect to the schedule below property, the receipt of which sum the seller hereby admit and acknowledges as full, final and highest consideration of the schedule below property, the seller by these presents do hereby absolutely sell, convey, transfer



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the all that property in favour of the purchaser by this deed of sale TO HAVE AND TO HOLD the same unto the purchaser, its/their heirs, successors, successors-in-office together with all right, title, interest and possession without any interruption from the side of the seller or any person or persons claiming under it/ them.

2. THAT, the seller has delivered possession of the schedule below property to the purchaser and from this day the purchaser will possess and enjoy the same as absolute owner in all possible ways with power to dispose of the same by way of Sale, Gift, Mortgage or any other way whatsoever in manner it/ they like and the purchaser shall be at liberty to get its name mutated in the office of the landlord and pay ground rent and other charges for the same in its own name.

3. THAT, from this day all the right, title, interest and possession of the seller in the schedule below property will cease to exist and will vest unto the purchaser. The property hereby conveyed by this deed of sale is free from all encumbrances, charges, liens, lispensens, attachments etc.



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4. THAT, the seller has not charged or transferred the schedule below property in any way to any one else and if for any defect of title or possession, the purchaser suffers any loss, then the seller will be liable to compensate such loss of the purchaser.

5. THAT, the seller has delivered all relevant title documents, Registered Sale deed and other documents to the purchaser with respect to the schedule below property.

SCHEDULE

(Description of the property hereby transferred)

ALL THAT piece and parcel of raiyati homestead land measuring an area 7.56 decimals), more or less, together with house and structures standing thereon measuring built up area 400 Sq.ft., situated within Mouza Mango, P.S. Mango, thana No.1642, Ward No.9, MNAC, recorded under Survey Khata No.548, Plot

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No.918 & 919, corresponding to Old Khata No.1, Old Plot No.2, Present Plot No.2563 a,b,c,d,e,f,g, within town Jamshedpur, District Singhbhum East, Pergana Dhalbhum, District Sub-Registry office at Jamshedpur,
which is bounded by:

North : Hazara Singh;

South : Naidu Ho;

East : Purchaser's Niz;

West : Purulia Road;

Annual rent payable to the landlord, the State of Jharkhand, through the C.O.,
Jamshedpur.

The aforesaid land is situated on the main road.

IN WITNESS WHEREOF, the seller has hereunto set his hand on this deed of sale, on the day, month and year first above written.

Read over and explained the contents of this Deed to the executants who admits the same it to be true and correct.

Deepak Kumar Bagty, Advocate
23.9.05

WITNESSES:

1. *Jeetendra Kumar Saha*
S/o Late Baijnath Saha
R/o. Akash Ganga Apartment -
F-116, 4th Floor, Mango, Jamshedpur
2. *Pradip Sini*, S/o Satya Narayan Sini.
R/o 13, Gunomoy colony,
Mango, Jamshedpur.

Typed by:
B. Sarkar, Jr.
B. Sarkar, Jr. Court

Drafted by:
[Signature]
23/9/05
Advocate

1/11

PURCHASER

Ajay Sinder



Arrested

Deepak Kumar Bagty
Advocate



Certified that the fingerprints of the left hand of each person, whose photographs are affixed in the document, have been obtained by me or before me.

Deepak Kumar Bagty, Adv.

Advocate.

23/9



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

Token No: 31

Token Date/Time: 23/09/2009 13:31:29

Document Type	Sale Deed	Presenter	Amrit Lal Agarwal	Date of Entry	23/09/2009
Presenter' Name & Address	Jawahar Nagar, Mango, Jsr	DOE		Total Pages	24
Stampable Doc. Value	1235000	Stamp Value	49500	Book	1
Document Value	1235000	Serial No.	0	CNO/PNO	
Special Type					
Remarks / Other Details					

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area
JAMSHEDPUR	1642	9	MANGO	548	919/2563			H_HOLD	7.56 Decimal

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
PAKKA MAKAN	1642		MANGO	Pakka Residential House Situated At Jawahar Nagar, New Purulia Road, Mango, Jsr	400	1300 Sq. Ft.	520000

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Agarwal Pipe Company Pvt.Ltd (Amrit Lal Agarwal)	Late Bihari Lal Agarwal	Business	Other		jawahar nagar, mango, jsr
2	VENDEE	M/S Jindal Forgings Pvt.Ltd (Ajay Jindal)	Amrit Lal Agarwal	Business	Other		Jawahar Nagar, Mango, Jsr
3	Identifier	Jitendra Kr. Sawa	Late Baij Nath Sawa	Business	Other		f.no - d/6, akashganga apartment, mango, jsr
4	Witness1	Jitendra Kr. Sawa	Late Baij Nath Sawa	Business	Other		F.No - D/6, Akashganga Apartment, Mango, Jsr
5	Witness2	Pradip Giri	S.N.Giri	Business	Other		gonomoy colony, dimna road, mango, jsr

Fee Details:

SN	Description	Amount
1	LL	2.50
2	P	0.94
3	A1	12,350.00
4	SP	360.00
Total		12,713.44

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

अमृत लाल आगरवाल

प्रत्यक्षकर्ता का हस्ताक्षर

डाटा इंद्रि ऑपरेटर का हस्ताक्षर

उपर्युक्त ने इस दस्तावेज के निष्पादन को मेरे समक्ष

स्वीकार किया

जिसकी

पहचान

निवासी

जितेंद्र कुमार साहू
पिता
महाराज
पेशा
ध्यापक

निबंधन अधिकारी का हस्ताक्षर

23/9/09



निबंधन विभाग, झारखंड
जमशेदपुर

Token No.31 Token Date: 23/09/2009 13:31:29

Serial/Deed No./Year :7445/6260/2009

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Agarwal Pipe Company Pvt.Ltd (Amrit Lal Agarwal) Father/Husband Name:Late Bihari Lal Agarwal (VENDOR) jawahar nagar, mango, jsr		
2	M/S Jindal Forgings Pvt.Ltd (Ajay Jindal) Father/Husband Name:Amrit Lal Agarwal (VENDEE) Jawahar Nagar, Mango, Jsr		
3	Jitendra Kr. Sawa Father/Husband Name:Late Baij Nath Sawa (Identifier) f.no - d/6, akashganga apartment, mango, jsr		
4	Jitendra Kr. Sawa Father/Husband Name:Late Baij Nath Sawa (Witness1) F.No - D/6, Akashganga Apartment, Mango, Jsr		
5	Pradip Giri Father/Husband Name:S.N.Giri (Witness2) gonomoy colony, dimna road, mango, jsr		

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Volume 232
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Deed No 7445/6260
Year 2009
Date 23/09/2009 16:16:36

District Sub Registrar

Signature of Operator