



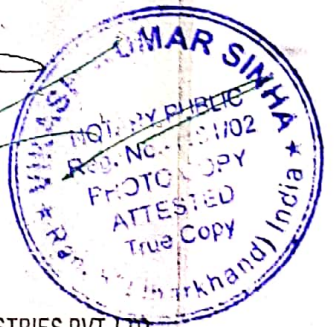


02DD 403101

being Power No.1615 dated 21.04.2004 of the office of the Additional Registrar of Assurance, Kolkata (2) BORENDRA NATH MOOKERJEE, S/O- Late Romendra Nath Mookerjee, Resident of 7, Harington Street, P.S. SHAKESPEARE SARANI, KOLKATA -700071, through her Constituted Agent and Attorney Sri Alok Kumar Chaudhary, S/O- Dr. Ravindranath Chaudhary, Resident of Upper Kilburn Colony, Hinoo, Ranchi. P.S. Doranda in the town of Ranchi, District Ranchi, appointed by an authenticated Power of Attorney being Power No.1613 dated 21.04.2004 of the office of the Additional Registrar of Assurance, Kolkata (3) HEMANGINI MATTHAI, S/O- Sri. Arjun Matthai, and daughter of Late Romendra Nath Mookerjee, resident of 7, Harington Street, P.S. Shakespeare Sarani, Kolkata -700071; at present residing at 31, Crambourne Gardens, London, NW 11 OHS, United Kingdom through her Constituted Agent and Attorney Sri Alok Kumar Chaudhary, S/O- Dr. Ravindranath Chaudhary, resident of Upper Kilburn Colony, Hinoo, Ranchi, P.S. Doranda in the town of Ranchi, District Ranchi, appointed by an authenticated Power of Attorney dated 28.04.2004 of the office of the Notary Public, Mr. J. Johnson which is duly

2

Alok Kumar Chaudhary  
28/2/06



For FEACON CONSTRUCTIONS & INDUSTRIES PVT. LTD.

Uttam Sinha  
Managing Director

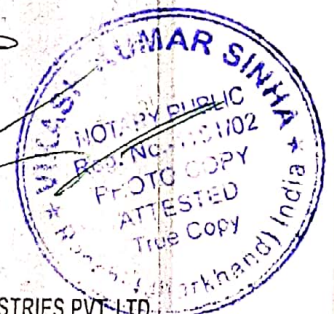


02DD 403100

endorsed by A. Nageshwar Rao, Asst. of Consular Officer, High Commission of India, London (4) MRS. NAYANI CHAKRAVORTI alias: Mrignayani Chakravorti, W/O- Sri Tirtha Chakravorti and daughter of Late Romendra Nath Mookerjee, resident of 387, 'G' New Alipore, Kolkata-700053, through her Constituted Agent and Attorney Sri Alok Kumar Chaudhary, S/O- Dr. Ravindranath Chaudhary, resident of Upper Kilburn Colony, Hinoo, Ranchi, P. S. Doranda, in the town of Ranchi, District Ranchi, appointed by an authenticated Power of Attorney being Power No.1614 dated 21.04.2004 of the Office of the Additional Registrar of Assurance, Kolkata and (5) RAJENDRA NATH MOOKERJEE, S/O- Late Romendra Nath Mookerjee, resident of 7, Harington Street, P.S. SHAKESPEARE SARANI, KOLKATA, -700071, at present residing at 205, Orchard Place Sewielley, PA-15143-U.S.A., through his Constituted Agent and Attorney Sri Alok Kumar Chaudhary, S/O- Dr. Ravindranath Chaudhary, resident of Upper Kilburn Colony, Hinoo, Ranchi, P.S. Doranda in the town of Ranchi, District Ranchi, appointed by an authenticated Power of Attorney dated 07.05.2004 of the Office of Mr. Ramch

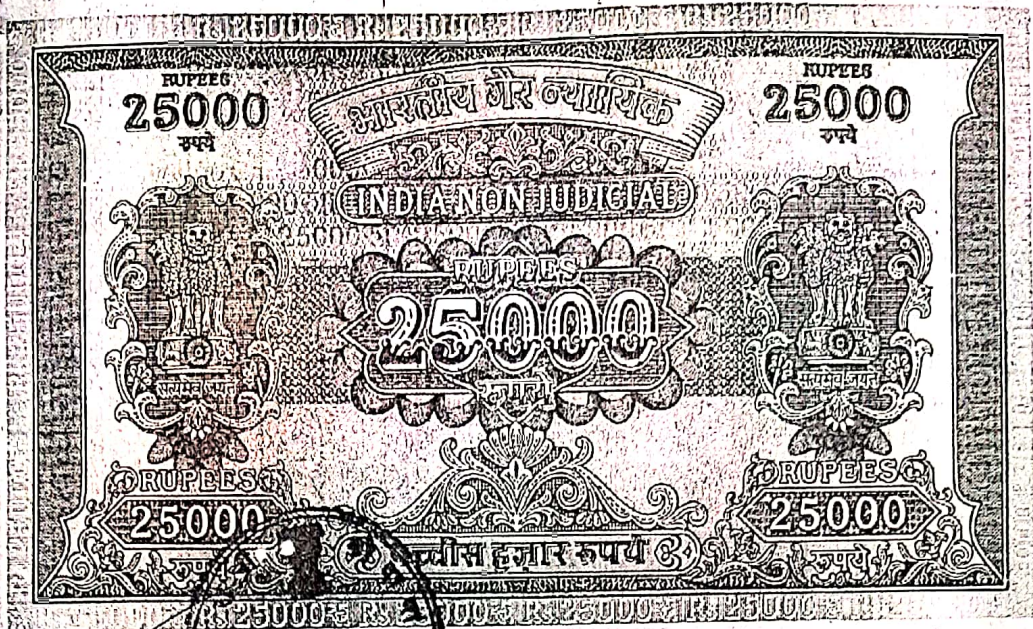
- 3

*Alok Kumar el de*  
28/2/06



For FEACON CONSTRUCTIONS & INDUSTRIES PVT. LTD.

*Alok Kumar el de*  
Managing Director



02DD 403099

Chand, Asst. Consular Officer, Consulate General of India, New York (hereinafter collectively referred to as the 'VENDORS' of the ONE PART which term or and expression shall unless excluded by or repugnant to the subject or context below shall be deemed to mean and include their heirs, legal representatives, administrators, executors, successors and assigns of the FIRST PART. AEYPC3509 E

AND

FEACON CONSTRUCTIONS & INDUSTRIES (P) LTD., a Private Limited Company incorporated under the Indian Companies Act, 1956 and having its registered office at 20, G.E.L. Church Complex, 1<sup>st</sup> Floor, Main Road, Ranchi-834001 in the State of Jharkhand represented through its Managing Director, KUMUD KUMAR JHA, S/O- Sri. I. S. Jha, resident of New Nagratoli, P.S. Lalpur in the Town

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*Abhi Kumar chand*  
28/2/06



For FEACON CONSTRUCTIONS & INDUSTRIES PVT. LTD.

*Kumud Shee*  
Managing Director



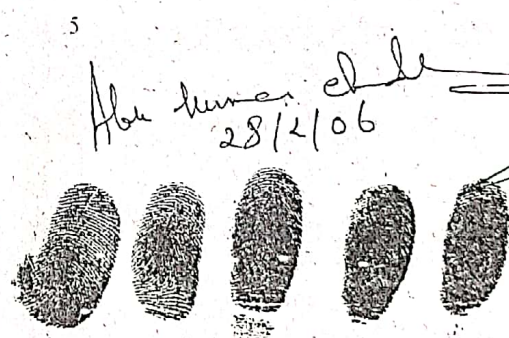
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of Ranchi, District Ranchi in the State of Jarkhand hereinafter referred to as the "PURCHASER" (which term and expression shall unless excluded by or repugnant to the subject or consent be deemed to mean and include its successors, successors-in-interest, executors, administrators and assigns) of the SECOND-PART.

P.No → AAIPJ 8214.H

WHEREAS the property comprising of Land, building and orchard within M.S. Plot nos.1608 and 1609 corresponding to Municipal Holding No. 488(Old), 1185(New) under Ward No. VII(Old), 17(New) of Ranchi Municipal Corporation, Ranchi measuring an area of 5.528 Acres more or less situated at Mouza Konka. 62, Circular Road, Ranchi, Police Station Lalpur in the Town of Ranchi, District Ranchi (hereinafter referred at as "the said Land").

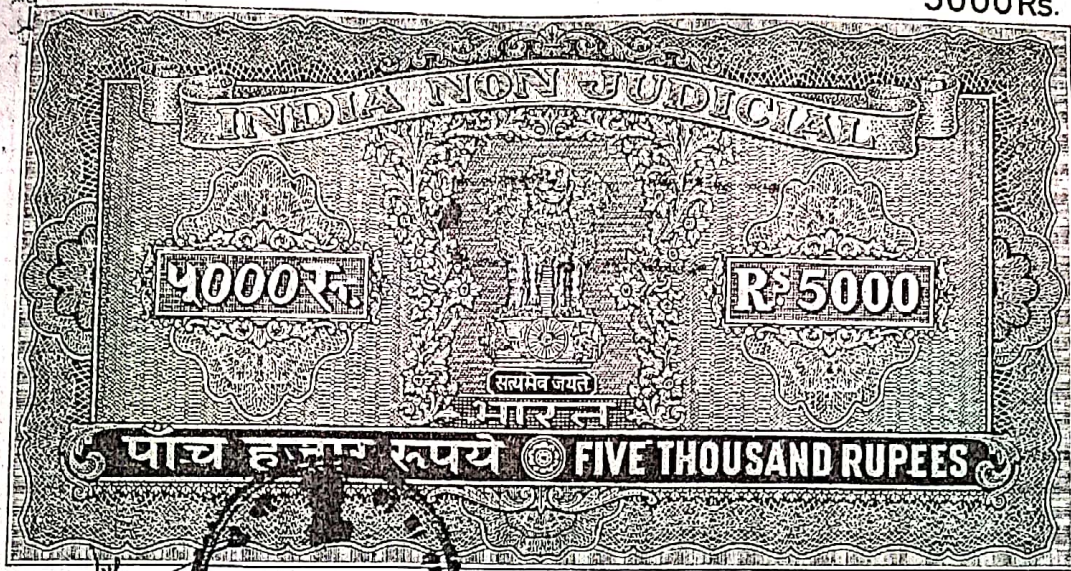
AND WHEPEAS Sir R.N. Mookerji was recorded as owner and occupier in the Municipal Survey Record of Right finally published on 25<sup>th</sup> of September 1929.



For FEACON CONSTRUCTIONS & INDUSTRIES PVT. LTD.

*Shrimad G. K...*  
Managing Director

5000Rs.

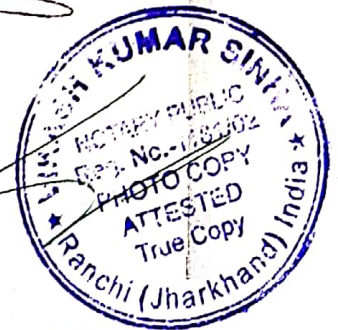


AND WHEREAS Sir R.N. Mookerji died on 15<sup>th</sup> may 1936 leaving him surviving his son Sir Birendra Nath Mookerji who inherited the entire estate of Sir R.N. Mookerjee.

AND WHEREAS after dismiss of Sir R.N. Mookerjee his son namely Sir Birendra Nath Mookerjee came in peaceful possession of the said property and mutated his name in the office of the superior Landlord as well as in the office of the Ranchi Municipality and paid rent and taxes in his name.

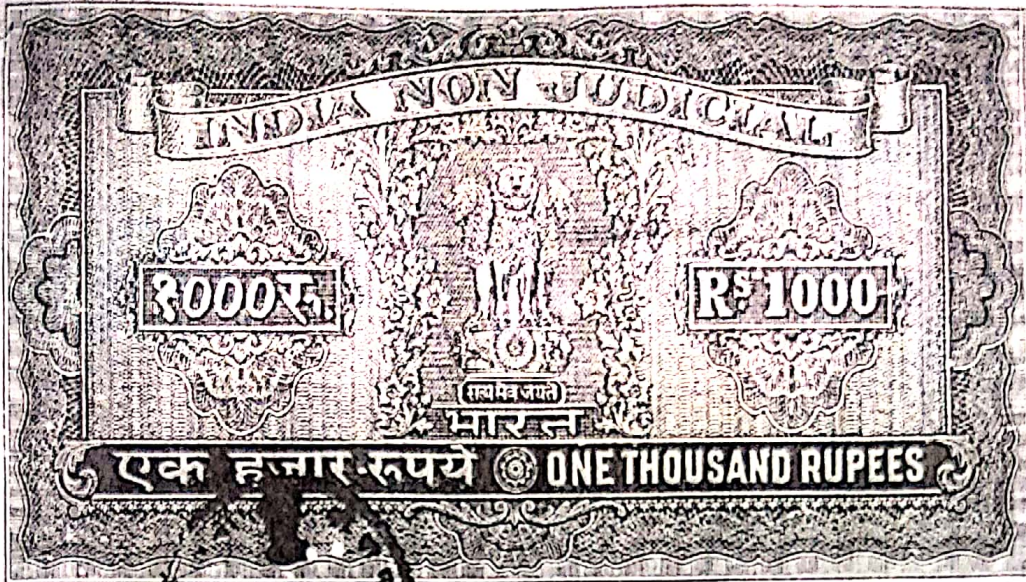
AND WHEREAS, Sir Birendra Nath Mookerjee during his life time executed his last Will on 17<sup>th</sup> day of June 1937 by which Lady Ranu Priti Mookerjee was given the life interest in the property and on her death the entire property would vest upon his only son Romendra Nath Mookerjee.

<sup>6</sup> Akh Kumar chh  
28/2/06



For FEACON CONSTRUCTIONS & INDUSTRIES PVT. LTD.

*Sumit K...*  
Managing Director



AND WHEREAS Sir Birendra Nath Mookerjee died on November, 1982 leaving him surviving his widow Lady Ranu Preeti Mookerjee and one son namely Romendra Nath Mookerjee and two daughters namely Necta Pillai and Geeta Banerjee.

AND WHEREAS, the Probate was granted by the Hon'able High Court at Calcutta in Probate case no.12 of 1984 in favour of said Ranu Priti Mookerjee with respect to the Will dated 17<sup>th</sup> day of June 1937 of Sir Birendra Nath. Mookerjee for administration of his estate.

AND WHEREAS the said Romendra Nath Mookerjee died interstate on 20<sup>th</sup> February, 1993 leaving him surviving his mother Lady Ranu Preeti Mookerjee, his wife Dipi Mookerjee and two sons namely, Rajendra Nath Mookerjee and Borendra Nath Mookerjee and two daughters namely Nayani Chakravorti alias Mrignayani Charavorti, W/o- Sri Tirtha Chakravorti and Hemangini Matthai, W/o- Sri Arjun Matthai.

7 Akh Kumar Chell  
28/2/06



For FEACON CONSTRUCTIONS & INDUSTRIES PVT. LTD.

*Shri... & Co.*  
Managing Director

AND WHEREAS, Lady Ranu Preeti Mookerjee took out an application by way of originating summons in respect of the said Will before the Hon'able High Court at Calcutta raising various question relating to and connected with the said Will and the Hon'able High Court at Calcutta by its Judgment dated 20<sup>th</sup> August, 1996 turn down of the points that were raised by Lady Ranu Preeti Mookerjee by its judgment dated 1<sup>st</sup> July 1997. Dr. Nita Pillai, daughter of Lady Ranu Preeti Mookerjee preferred an appeal before the the Hon'able High Court at Calcutta against the above Judgment which was registered as Appeal No.7 of 1997 and the Hon'able High Court at Calcutta by its Judgment dated 9<sup>th</sup> April 1997 dismissed the appeal.

AND WHEREAS, Avery India Limited filed a suit for specific performance contract against Sir Birendra Nath Mookerjee which was registered as suit no. 24 of 1981 in the Hon'able High Court at Calcutta. Ultimately the Vendors were impleaded in the said suit as substituted defendants.

AND WHEREAS, in the said Suit Arpee Properties Private Limited was added as a co-plaintiff and the said suit was ultimately compromised and a decree in terms of compromise was passed by the Hon'able High Court at Calcutta on 21<sup>st</sup> March 1997.

AND WHEREAS ultimately all the disputes amongst the Vendors, Lady Ranu Priti Mookerjee, Nita Pillai and Geeta Banerjee were settled by the terms of which Lady Ranu Preeti Mookerjee, Dr. Nita Pillai and the heirs of Mrs. Geeta Banerjee were paid their dues.

AND WHEREAS Lady Ranu Priti Mookerjee died on 15<sup>th</sup> March 2000 and the Trust under the Will of Sir Birendra Nath Mookerjee came to an end with the death of Lady Ranu Preeti Mookerjee who had a life interest under the said Will and the heirs and heiress of Romendra Nath Mookerjee viz., Smt. Dipti Mookerjee, Mr. Rajendra Nath Mookerjee, Mrs. Mrignayani Chakravorti, Mrs. Hemangini Matthal and Mr. Borendra Nath Mookerjee became the legates under the said Will in respect of all the

Abhimanu Chakravorti  
28/1/06

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For FEACON CONSTRUCTIONS & INDUSTRIES PVT. LTD.

Shamudra Chakravorti  
Managing Director



immovable properties including the said land at Ranchi as well as the absolute owners thereof.

AND WHEREAS there was a controversy with regard to the number of units in the family of Sir Birendra Nath Mookerjee.

AND WHEREAS ultimately Hon'ble Jharkhand High Court in CWJC No.2082/1996 (R) vide its order dated 6<sup>th</sup> February 2004 held that the family of Sir Birendra Nath Mookerjee was consisting of four units.

AND WHEREAS after the judgment of the Hon'ble Court as aforesaid the vendors executed and registered deeds of sale in favour of VOL BUILDERS (PVT) LTD. in which the Present Purchaser was the Confirming Party. The Deputy Commissioner, Ranchi, initiated proceedings against the execution and registration of the sale deeds.

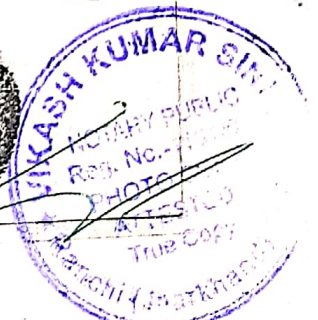

AND WHEREAS the action of the Deputy Commissioner was again challenged in Jharkhand High Court in WP ( C ) 6140/04 and the Hon'ble Court quashed the action of the Deputy Commissioner.

AND WHEREAS after the decisions of the Hon'ble Court, the competent Authority by extraordinary Gazette No.13 dated 27.05.05 released the land from the ceiling limit.

AND WHEREAS between the Vendors and the PURCHASER namely FEACON CONSTRUCTIONS & INDUSTRIES (P) LTD. it is agreed upon that the Vendor shall transfer the portion of the said land measuring an area of 23 Kathas (more or less) being a portion of the said land measuring an area of 5.528 Acre bearing M.S. Plot No. 1608 & 1609, corresponding to Municipal Holding No. 1185. under Ward No. 17 of Ranchi Municipal Corporation, Ranchi, situated at 62, Circular Road, Ranchi in favour of the PURCHASER- namely FEACON CONSTRUCTIONS & INDUSTRIES (P) LTD. herein above mentioned as SECOND PART (PURCHASER) of these presents by way of sale deed for total consideration of

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*Abhijit Kumar*  
*28/2/06*



For FEACON CONSTRUCTIONS & INDUSTRIES PVT. LTD.

*Manish Shekhar*  
Managing Director

Rs. 20,93,000/- (Rupees Twenty lacs ninty three thousand only) for the price of 23 Kathas of land situated in the Premises of 62, Circular Road, Ranchi.

AND WHEREAS THE minimum value of the aforesaid piece of land is Rs. 1,40,000/- per Katha as per the Government notification and accordingly the stamp duty and court fee is being paid at this rate along with stamp duty and court fee for the structure on the aforesaid piece of land i.e. stamp duty and court fees paid has been paid for the value of Rs. 32,20,000/- (Rupees Thirty two lacs twenty thousand only) against land and for the value of Rs. 52,000/- (Rupees Fifty two thousand only) against the structure.

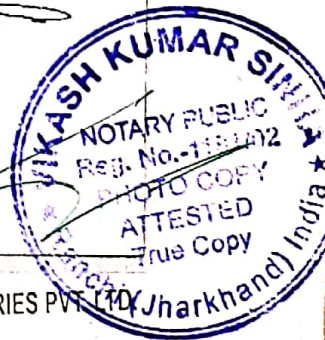
AND WHEREAS the vendor offered to sale the property fully and particularly described in schedule annexed below and the purchaser accepted the said offer.

**NOW THIS INDENTURE OF SALE WITNESSETH** as follows:

That in pursuance of the aforementioned agreement and for a total consideration of Rs. 20,93,000/- (Rupees Twenty lacs ninty three thousand only) paid by the PURCHASER to the VENDORS in the manner stated in the Memo of Consideration appended below the receipt of which the VENDORS do hereby acknowledge and discharge the PURCHASER from the same for ever, the VENDORS do hereby grant, convey, assign sell and transfer absolutely and for ever TO AND UNTO the PURCHASER all that piece and parcel of land measuring 23 kathas (more or less) along with structures on portion of M.S. Plot No.1609 corresponding to portion of Municipal Holding No.488(Old) 1185 (New) under Ward No. VII (Old), 17 (New) of Ranchi Municipal Corporation, Ranchi fully described in the schedule to this deed and delineated in Red Wash in the sketch map attached herewith which is forming part of this deed situated at 62 Circular Road, P.S. Lalpur in the town of Ranchi, District Ranchi TOGETHER with all right of easement, pathways, right, light, liberties, privileges, appendages and appurtenances whatsoever and the reversion or reversions, reminder or reminders, rent issues and profits thereof and all the right, title, interest, claim and demand of the VENDORS TO, UNTO and UPON the lands

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Alok Kumar el  
28/2/06



For FEACON CONSTRUCTIONS & INDUSTRIES PVT LTD (Jharkhand) India

*[Signature]*  
Managing Director

hereby granted, conveyed, assigned, sold and transferred absolutely and for ever TO HAVE AND TO HOLD the same as absolute owner there of. The VENDORS covenant with the PURCHASER that the lands hereby granted, conveyed, assigned, sold and transferred absolutely and for are free from all encumbrances, trust, liens, lispendens, tenancy attachment and execution whatsoever and the VENDORS have indefeasible title and exclusive right to grant, convey, assign, sell and transfer absolutely and for ever the and the VENDORS have not dealt with the same in any manner previously nor have they entered into agreement for sale of the said land in favour of any other person.



The VENDORS do hereby covenant with the Purchaser that the Vendors have not taken loan from any bank, financial corporation or any agency or person by encumbering and mortgaging the property hereby sold to the Purchaser.

The VENDORS do hereby further covenant with the PURCHASER that the Vendors do not hold and possess land beyond ceiling limit as prescribed under the Urban Land (Ceiling and Regulation) Act, 1976 and there is no impediment under any of the law for the time being inforce in execution and registration of this indenture of sale in favour of the PURCHASER.

Now the Purchaser who has been put in possession shall continue to remain in possession and shall be entitled to erect residential and/or commercial buildings and other structures, install plant and machinery, get well or wells excavated, plant trees and garden, erect and establish farm house, conduct agricultural and horticultural operation and that the Vendors and Confirming Party do hereby covenant with the PURCHASER that the PURCHASER shall at all times hereto use and enjoy the property subject to all these presents in any manner they like without any claim or hindrance by the VENDORS and the confirming Party and the person/persons claiming through or under them.

Alok Kumar Chell  
28/2/06

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For FEACON CONSTRUCTIONS & INDUSTRIES PVT. LTD.

*Kumud K...*

Managing Director

The VENDORS do hereby also covenant with the PURCHASER that the VENDORS shall indemnify the PURCHASER against all losses, damages, claims, demands and liability whatsoever, if any which the PURCHASER may sustain, pay or incur or be put to by reason of any defect in the title of the VENDORS or any person claiming through or under the VENDORS either in equity or in law or in case any encumbrance is discovered. Now the PURCHASER shall be entitled to get its name mutated in the serista of the State of Jharkhand through Circle officer, Town Anchal Ranchi, Ranchi Municipal Corporation or wherever necessary and shall pay rent and taxes in its name. PROVIDED ALWAYS that the VENDORS shall at all reasonable times on the request and all the cost of the PURCHASER to or execute or cause to be done and executed all further acts, deeds, assurances, matters and things which may be reasonably be required for putting the PURCHASER in possession and assuring the title of the PURCHASER according to the meaning and intent of these presents.

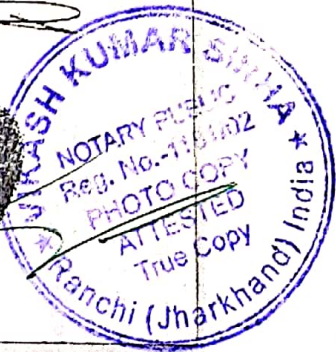
The Vendors do hereby declare that the property hereby sold does not belong to the Union of India, State of Jharkhand, BCCL, CCL and the property do not belong to any temple, church, mosque and grave-yard and are not Masna Land and the same did not belong to any member of Scheduled Tribe, etc.

**SCHEDULE OF THE PROPERTY REFERRED ABOVE**

The property appertaining to the building and land measuring an area of 23 (Twenty three) Kathas (more or less) being portion of M.S. Plot No.1609 marked as Sub Plot No.1609 A-V being portion of Premises No.62, Circular Road, Ranchi within the limit of Ranchi Municipal Corporation corresponding to Municipal Holding No.488(old) 1185(new) under Ward No.VII(Old) 17(New) of Ranchi Municipal Corporation, Ranchi situated at Mouza Konka, Circle No.6, Jamabandi No.19. Police Station Lalpur in the town of Ranchi, District Ranchi in the State of Jharkhand and delineated in Red Wash in sketch map attached hereto annexed as part here of and bounded as follows:

*Abh Kumar Chak*  
28/2/06

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For FEACON CONSTRUCTIONS & INDUSTRIES PVT. LTD.

*Shivendra Kumar*

Managing Director

ON THE NORTH : 112'-0"  
ON THE SOUTH : 109'-0"  
ON THE EAST : 150'-6"  
ON THE WEST : 152'-0"

**DETAILS OF CONSTRUCTION**

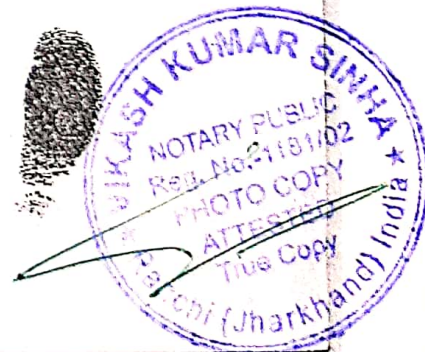
1. Plinth area of the constructed portion-	200 Sq.ft.
2. Year of construction	1919
3. Whether pucca or kutcha construction	Both
4. Whether let out to tenants	No
5. Value of Land	Rs. 32,20,000/-
6. Value of House @ Rs. 260/-per Sq.ft. (Katcha House)	Rs. 52,000/-

**TOTAL :** Rs. 32,72,000/-

**MEMO OF CONSIDERATION**

Paid to the Vendors by the Purchaser by way Demand Draft Nos. 886219, 886220, 886221, 886223 & 886224 dated 06.04.2004 on ICICI Bank, Kolkata, Cheque No. 999411 dated 06.04.2004 on ICICI Bank, Ranchi and Cheque No. 999413 to 999417 dated 21.04.2004 on ICICI Bank, Ranchi, Rs. 20,93,000/- (Rupees Twenty lacs ninty three thousand only)

*Abh Kumar Chel*  
28/2/06



For FEACON CONSTRUCTIONS & INDUSTRIES PVT. LTD.

*Shivendra Kumar*  
Managing Director



# निबंधन विभाग, झारखण्ड

28/02/2006

जिला निबंधन कार्यालय, राँची  
जाँच पर्चा-सह-घोषणा-प्रपत्र (नियम 114)

दिनांक :

49

विक्रय पत्र

विक्रेता

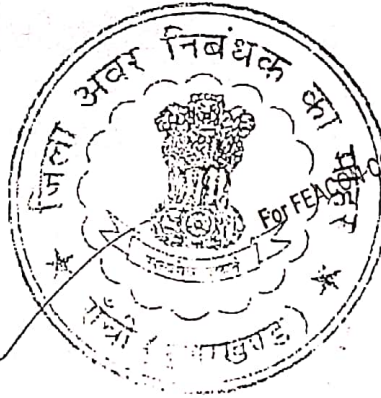
1. दस्तावेज का प्रकार : Alok Kumar Choudhary Upper Kilbom Ranchi
3. प्रस्तुतकर्ता का नाम व पता 28/02/2006 28/02/2006 34
4. लिखने की तारीख : 5. प्रस्तुत करने की तारीख : 6. कुल पृष्ठ :  
7. सम्पत्ति का मूल्य : 3,272,000 रुपये 8. मुद्रांक का मूल्य : 131,000 रुपये
9. सम्पत्ति का विवरण : अंचल घाना नं० मीजा/मोहल्ला  
Ranchi 198 Konka, Hazaribagh Rd.

Type of Construction: Kaccha House Area/Sq. ft.=200 Rate/Sq. ft.=260

वार्ड नं०	खाता नं०	होलिडिंग नं०	आर०एस० प्लॉट	एम०एस० प्लॉट	सब प्लॉट	क्षेत्रफल	स्थिति
17		1185		1609	1609/A-V	23/0/0 KV/Ch/Sft	सहायक सड़

## 10. पार्टों की विवरणी :

पार्टी का प्रकार	पार्टी का नाम	पिता/पति का नाम	जाति	घाना	ग्राम	जिला
विक्रेता	Dipti Mookerjee Through	Late Romendra Nath Mookerjee	Other	Shakespeare Sark	Kolkotta	kolkotta
Power Holder	Alok Kumar Chaudhary	Ravindranath Chaudhary	Other	Doranda	Upper Kilbom Ranchi	Ranchi
विक्रेता	Borendra Nath Mookerjee Through	Romendra Nath Mookerjee	Other	Shakespeare Sark	Kolkotta	kolkotta
विक्रेता	Hemangini Matthai Through	Arjun Matthai	Other	Shakespeare Sark	Kolkotta	kolkotta
विक्रेता	Nayani Chakravorti@ Mrignayan	Tirth Chakravorti	Other	Alipore	Kolkotta	kolkotta
विक्रेता	Rajendra Nath Mookerjee Through	Romendra Nath Mookerjee	Other	Shakespeare Sark	Kolkotta	kolkotta
क्रेता	Feacon C & Indus Ltd Thro M.d	Kumud Kumar Jha S/o I. S. Jha	Other	Lalpur	New Nagratoli	Ranchi

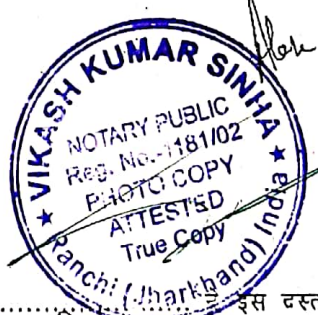


FEACON CONSTRUCTIONS & INDUSTRIES PVT. LTD.  
Managing Director

कुल मूल्य का अनुमान - 306.00 Total: 33,026.00

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इनपुट फॉर्म के अनुरूप डाटा इंटी की गई है।



प्रस्तुतकर्ता का हस्ताक्षर  
Counter 02

डाटा इंटी ऑपरेटर का हस्ताक्षर

उपर्युक्त आशोक कुमार चव्वाला इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया जिसकी पहचान आशोक कुमार चव्वाला पिता रामेश्वर प्रसाद चव्वाला निवासी आशोक नगर राँची पेशा व्यवसायी ने की।

28/2/06



निबंधन विभाग, झारखंड  
राँची (झारखण्ड)

Date: 28-02-2006

Token No.: 49

Serial No./Deed No./Year : 3405/3017/2006

Document Type : SALE

Role	Name & Address	Father/Husband Name	Occupation	Photograph	Thumb
Identifier	Ashok Kumar Singh Vill. - Uppar Bazar Dist. - Ranchi State - Jharkhand	Balbhadra Pati Singh	Business		

Power Holder Alok Kumar Chaudhary  
Vill. - Upper Kilborn Colony  
Dist. - Ranchi  
State - Jharkhand

Ravindrath Chaudhary  
निबंधित Business

पुस्तक संख्या..... I .....

जिल्द संख्या..... 118 .....

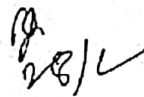
पृष्ठ संख्या..... 297 से 330 .....

दस्तावेज संख्या .. 3017 .....

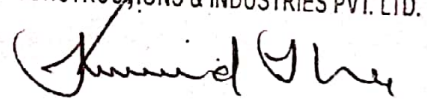
वर्ष ..... 2006 .....

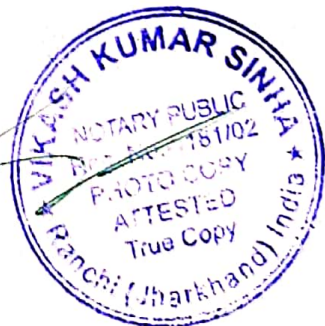
दिनांक ..... 28-02-2006 .....

जिला अवर निबंधक, राँची (झारखण्ड)



For FEACON CONSTRUCTIONS & INDUSTRIES PVT. LTD.

  
Managing Director



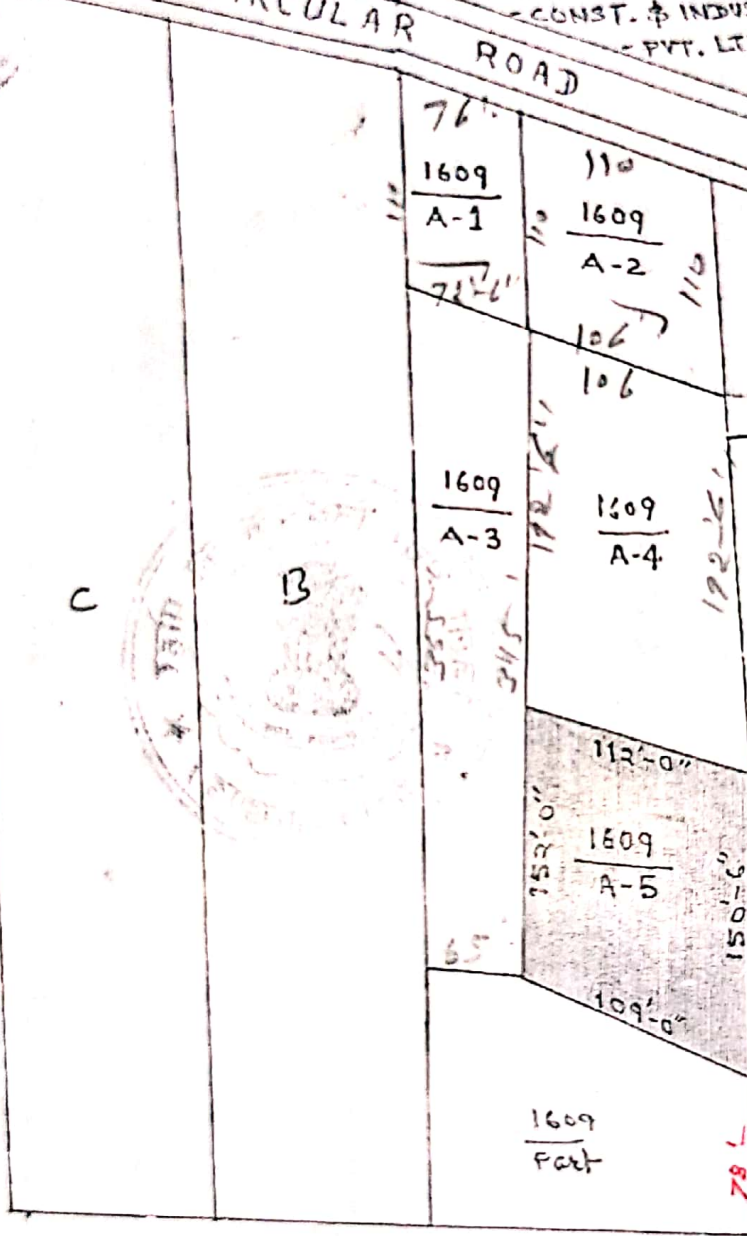
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RANCHI MUNICIPALITY  
WARD NO 17 NEW VII OLD  
HOLDING NO - 1185  
M.S. PLOT NO - 1609  
SUB PLOT NO - 1609/A-5  
DIST. - RANCHI  
AREA SHOWN IN RED WASH

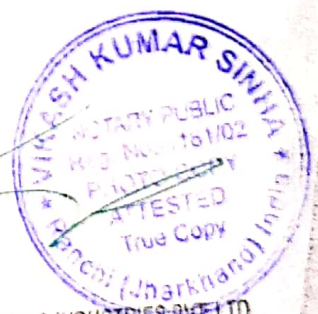
AREA  
K. CH.  
23 - 00  
(MORE OR LESS)

SOLD TO: FEACON-  
CONSTR. & INDUSTRIES-  
PVT. LTD.

CIRCULAR ROAD



*Abh Kumar Choudhary*



For FEACON CONSTRUCTIONS & INDUSTRIES PVT. LTD.

*Kumud Shee*  
Managing Director