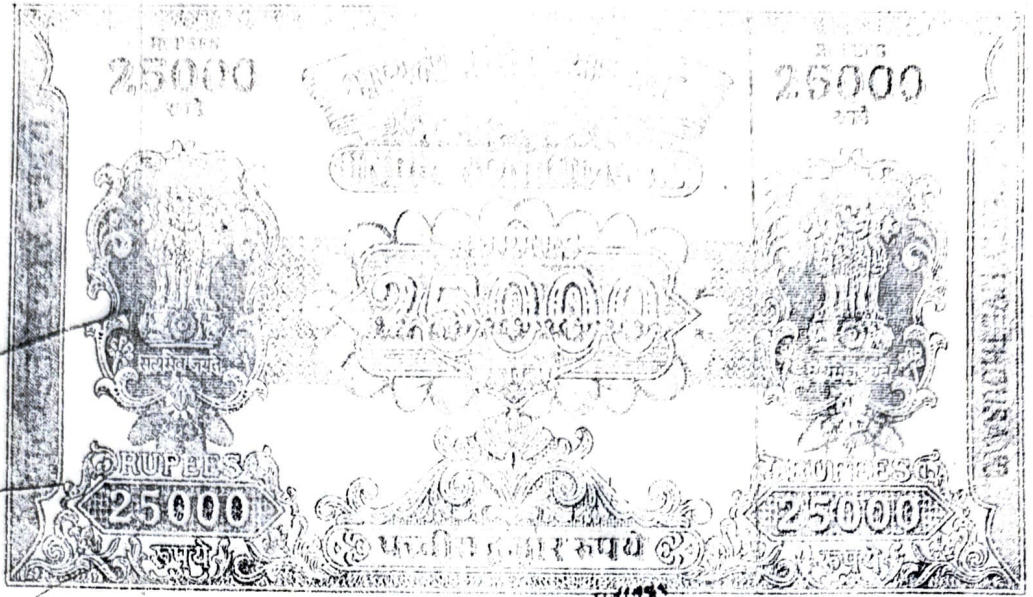


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Handwritten notes in the center-right margin, including the number "27" and "23".

02DD 414610



Handwritten signature and notes, including "13-5-09" and "Spec-135040/-".

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THIS DEED OF ABSOLUTE CONVEYANCE is made this the 19th day of May, 2009

BETWEEN

Sri **RAJ KUMAR TIBREWAL** son of Late Bajrang Lal Tibrewal, by faith Hindu by occupation Service, resident of Baralal Street, Upper Bazar, P. S. Kotwali, District Ranchi (hereinafter called the **VENDOR**) of the One Part.

(PAN - AAKPT5352N)

AND

Sri **ALOK BAJAJ** son of Sri Mahabir Prasad Bajaj, by faith Hindu, by occupation business, resident of Kanke Road, P.S. Gonda, District Ranchi (hereinafter called the **PURCHASER**) of the Other Part.

(PAN - ACCPB2747H)

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Raj Kumar Tibrewal 18.5.09

No. 7464

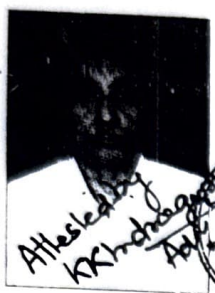
3 FEB 2009

Amount Rs. 1,35,040/-

अर्जित व नगद

25,000 X 5 10,000 X 1 10 X 2

Ranchi



Attested by
K. K. Choudhary
Adv.

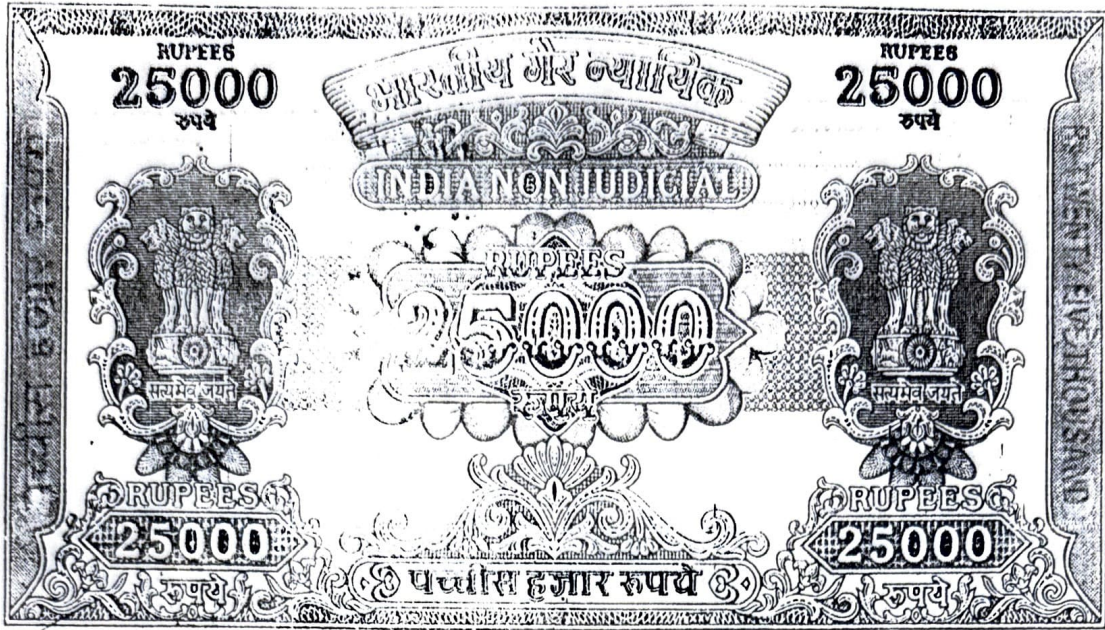


Raj Kumar Tibrewal
18-5-09
19-5-09



19/5/09

19-5-09-10-1-4
[Illegible handwritten text and signatures]



The terms 'VENDOR' and 'PURCHASER' shall, unless repugnant to the context or excluded by these presence mean and include their respective heirs, legal representatives, executors, administrators, successors and assigns.

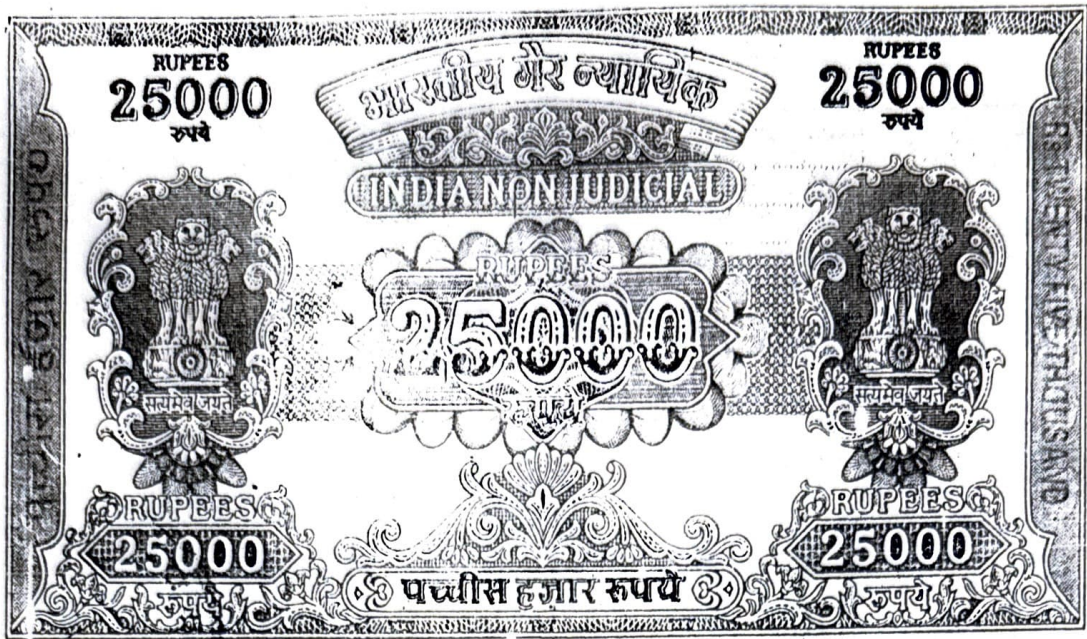
WHEREAS, land in plot no. 1826 and 1827 under khata no. 359 alongwith other plots with structure bearing Municipal Holding no. 224, Ward No. 1B, of Ranchi Municipality (now Ranchi Municipal Corporation) at Village Missir Gonda alias Pahar Gonda, Thana No.191, P. S. Kanke, now P. S. Gonda, District Ranchi originally belonged to and was held and possessed by Mrs. Sarat Kamini Das wife of Dr. Harimohan Das of Ranchi;

AND WHEREAS, by a duly registered deed of sale dated 3rd day of June 1937 for the consideration therein mentioned Mrs. Sarat Kamini Das wife of Dr. Harimohan Das of Ranchi sold and conveyed to Sri Jagannath Gupta son of Late Patram Gupta all that R.S. Plot No.1826 and 1827 of Khata No. 359 situated in Village Missirgonda @ Pahargonda, thana no. 191, P. S. Kanke, now P. S. Gonda, District Ranchi, more particularly described in the Schedule hereunder written, hereinafter called " the said land".

AND WHEREAS by a duly registered deed No. 361 of the year 1941 executed in its favour, M/s. Jagannath Gupta & Company Pvt. Ltd., Calcutta became owner of "the said land" along with the other properties;

AND WHETREAS, the said Jagannath Gupta & Company Pvt. Ltd. Calcutta in its turn, sold and conveyed the property aforesaid for the consideration therein

*Ray Kumar Tibrewal
12.5.09*



3

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mentioned to Smt. Padmawati Goyal wife of Sri Bidya Bhushan Gupta of Calcutta vide a duly registered deed of sale No.1300 of the year 1958;

AND WHEREAS, the purchase of the land aforesaid was made out of the income of Bidya Bhushan Gupta H.U.F. which consisted of Sri Bidya Bhushan Gupta, his wife Shrimati Pandmwati Goyal and their children namely Dhira; Kumar Goyal, Vijay Kumar Goyal, Gopali Goyal, Rama Devi and Usha Goyal;

AND WHEREAS, Sri Bidya Bhushan Gupta, his wife Shrimati Pandmwati Goyal and their abovenamed children, who were the joint owners of the above mentioned, property got their names mutated in the Town Anchal Ranchi and have been paying rent to the State of Bihar;

AND WHEREAS, Sri Bidya Bhushan Gupta, his wife Shrimati Pandmwati Goyal and their children partitioned the above mentioned property, wherein the said land and building were allotted to the Rama Devi Goyal daughter of Sri Bidya Bhushan Gupta and thus she came in exclusive possession of the same;

AND WHEREAS, by a deed of Sale dated 16.04.1981, registered in the office of the Registrar of Assurances, Calcutta, bearing Deed No. 3210 of 1981, the said Rama Devi Goyal for the consideration therein mentioned, sold and conveyed a Sub divided portion having an area of 18 Kathas and 5 chhataks (after providing a Pvt. Road for exclusive use of PURCHASER and Vendor) shown in map attached herewith including land and building of land in portion of Plot No.1826 and 1827 in Khata No. 359 with portion of holding No. 234 Ward No. 1B within Ranchi Municipality situated at Village Missir Gonda, Police Station

- Raj Kumar Tabrewal
18.5.09



02DD 414643

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Kanke, now P. S. Gonda District Ranchi (more fully and particularly described in the Schedule herein below and shown in Red wash in the map attached herewith as part hereof) in favour of the VENDOR and one Basant Kumar Tibrewal who came in joint possession of the same;

AND WHEREAS, the VENDOR and Sri Basant Kumar Tibrewal got the land aforesaid mutated in their names in the records of Ranchi Municipal Corporation and also in Register II in the Anchal Office Town Anchal Ranchi, vide Mutation Case no. 628 R 27 of 1981-82;

AND WHEREAS, in a family settlement held in the year 1992, Basant Kumar Tibrewal was allotted other property and his share in the property in Schedule below was allotted to the VENDOR hereinabove who is now the exclusive owner of the same having the right to enjoy or dispose of the same as the absolute owner;

AND WHEREAS, by a mutual agreement entered into by and between them in the year 1987, the VENDOR had offered to sell and the PURCHASER had agreed to purchase free from all encumbrances, 18 kathas, 3 chhataks and 30 sq. ft. of land in portions of R. S. Plot nos. 1826 and 1827 both under khata no. 359 with a house bearing holding no. 224/A3 of Ward no. 1B at Village Missirgonda, @ Pahargonda, thana no. 191, P. S. Gonda, District Ranchi more fully in Schedule below and delineated in Red in the map annexed herewith forming part of this deed, for a total consideration of Rs. 33,50,000/- (Rupees Thirty Three Lakhs and Fifty Thousand) only

*Raj Kumar Tibrewal
18.5.09*



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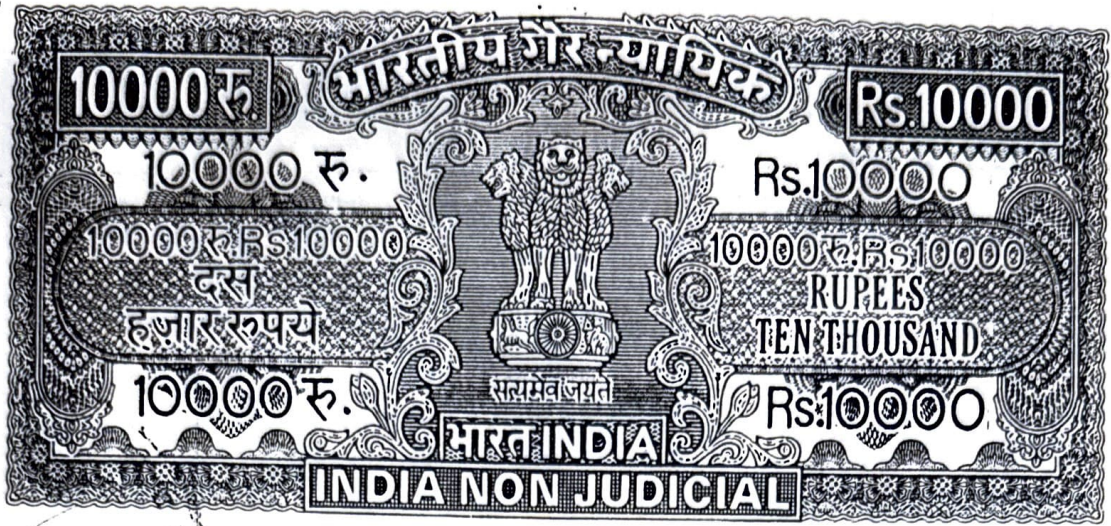
and in part performance of the agreement the PURCHASER was put in possession over the same;

AND WHEREAS, due to some reasons, however, the sale deed could not be registered earlier;

AND WHEREAS, at the request of the PURCHASER the VENDOR has now agreed to transfer the property in Schedule below, free from all encumbrances charges and liens by registered deed in the manner stated hereinbelow.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS that in pursuance of the said agreement and for the said consideration amount of Rs. 33,50,000/- (Rupees Thirty Three Lakhs Fifty Thousand) paid by the PURCHASER to the VENDOR by virtue of 6 cheques (see memo of A/C below) drawn on Vijaya Bank, Ranchi, receipt of which amount the VENDOR does hereby acknowledge as having received in full from the PURCHASER of his own accord, free will and pleasure without any pressure, persuasion, force, fraud, undue influence or any thing from any quarter and in his full senses and in sound state of mind and body, he the VENDOR does hereby grant, transfer, sell and assign UNTO AND TO THE USE of the PURCHASER absolutely and for ever 18 kathas 3 chhataks and 30 sq. ft. of land in portions of plot no. 1826 and 1827 both in khata no. 359 with Main Building bearing holding no. 224/3 of ward no. 1B at Village Missirgonda, @ Pahargonda, thana no. 191, P. S. Kanke now P. S. Gonda, Ranchi more fully and particularly described in schedule below and shown in

Raj Kumar Fibrewala
18.5.09



05AA 134579

6

detail in Red Wash in the sketch map annexed hereto as part of this deed AND ALL THE RIGHT, title, interest, property, claim and demand whatsoever of the VENDOR into or upon the said property conveyed unto the PURCHASER: absolutely and for ever, as ordinarily pass on such sale.

AND THE VENDOR does hereby covenant and declare for himself, his heirs, executors, representatives and assigns that he, the VENDOR now has good title and absolute authority to convey the said premises hereby conveyed or expressed to be conveyed unto the PURCHASER in the manner aforesaid.

AND THAT the PURCHASER shall hereafter peaceably hold, use and enjoy the same as his own property without any hindrance, interruption, claim or demand by or from the VENDOR or any other person or persons, whomsoever, claiming under or through him and get their name mutated and entered in all public records and pay rents and taxes in their own names as the absolute owners in possession over the same.

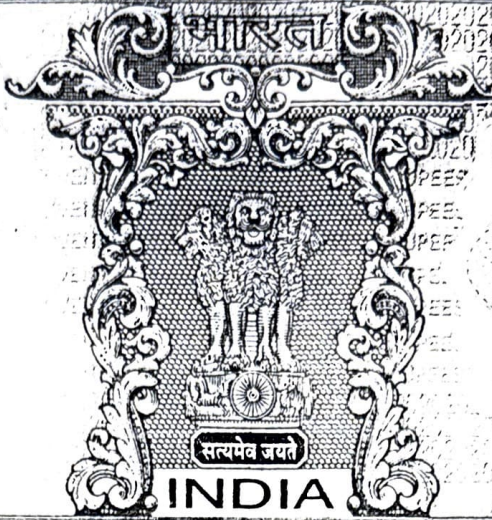
AND THAT THE VENDOR and all persons claiming under him shall and will, from time to time, upon the request and at the cost of the PURCHASER do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the said property in Schedule and every part thereof unto the PURCHASER, their heirs, executors, representatives and assigns and placing them in possession of the same according to the true intent and meaning of these presents as shall or may be reasonably required.

Raj Kumar Tibrewal
18-5-09

भारतीय गैर न्यायिक

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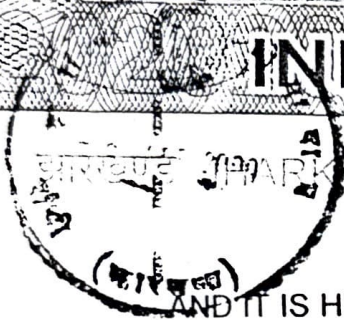


Rs.20

TWENTY
RUPEES

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INDIA NON JUDICIAL



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AND IT IS HEREBY FURTHER DECLARED that the said property hereby transferred or intended to be transferred is free from all encumbrances, charges, claims, demands or litigation in any form and that they, the VENDOR, has not, at any time heretofore, done, made, committed, admitted, permitted or suffered any act, deed, matter and thing by commission or omission by reason of which the property conveyed by these presents or any part thereof has in any way been impeached, charged, mortgaged, hypothecated, gifted or sold or in any way may be subject to any attachment or lien of any court or person whatsoever or in any way alienated or prejudicially affected in title or in possession and that the same is free from all encumbrances.

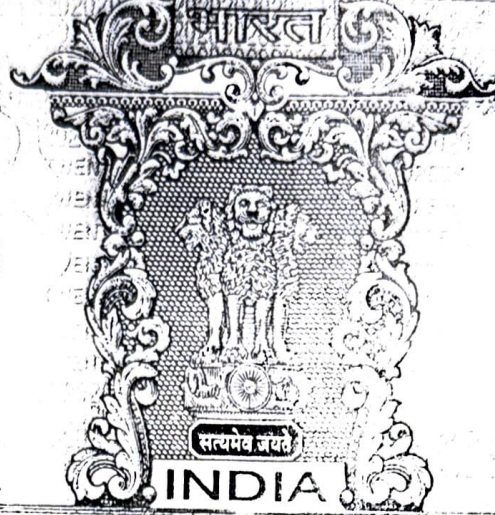
AND THAT the VENDOR does hereby FURTHER covenant with the PURCHASER that if at any time any defect in title of the VENDOR or defect in his possession over the property subject of these presents be found, then the VENDOR shall indemnify the PURCHASER for all the losses, damages, claims, demands and liabilities that the PURCHASER may sustain, pay or suffer for such defect in the title and/or possession to and over the property in Schedule

Ref: Kumar Tibrewal
18.5.09

भारतीय गैर न्यायिक

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रु. 20



Rs. 20

TWENTY
RUPEES

INDIA NON JUDICIAL



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Particulars being furnished in case of building :

- (I) Whether kutcha or pucca ? --- --- --- Pucca
(II) If pucca, whether tiled or re-enforced concrete ? -Re-enforced
(III) Number of Stories --- --- --- Single
(IV) Plinth area of each floor or Storey in the
building with area of each floor/storey --- --- 1000 sq. ft. only
(V) The year of Construction --- --- --- 1957
(VI) A brief description of nature of sanitary, electrical
and other fittings in the building and their quality- Ordinary
(VII) Area where the building is constructed and its
use, residential/commercial or industrial. --- --- Residential

(VIII) If on rent, its annual rent --- --- --- 'lil

Valuation for the purpose of stamp & Registration fee

Value of 18 kathas 3 chhataks & 30 sq. ft.

of land @ Rs. 1,55,000/- per katha --- --- --- Rs. 28,25,521.00

Value of 1000 sq. ft. of built-up area

@ Rs. 550/- per sq. ft --- --- --- Rs. 5,50,000.00

Total --- Rs. 33,75,521.00

OR Rs. 33,76,000/- (Rupees Thirty Three Lakhs & Seventy Six Thousand)

Raj Kumar Tewari

SCHEDULE OF PROPERTY HEREBY SOLD

All that piece and parcel of land with Main Building and orchard standing on portion of R.S. Plot No. 1826 and 1827, both under Khata No. 359, measuring 18 Kathas 3 Chataks and 30 Sq. ft. more or less situated at village Mishir Gonda @ Pahar Gonda, Thana no.191, P.S. Gonda, District Ranchi corresponding Municipal holding no.224/A3 of Ward no. 1B of Ranchi Municipal Corporation, Ranchi and shown in RED WASH in the attached map hereto which is bounded and butted as follows:

- NORTH : Sri Baidyanath Jalan & others
- SOUTH : Kaushalya Devi and 20 wide Private Road
- EAST : Prakash Jalan & others
- WEST : House of Sarita Devi Bajaj

IN WITNESS WHEREOF the said VENDOR has put his signatures on this deed at Ranchi in presence of witnesses on the day, month and year first above written.

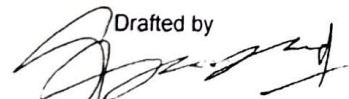
WITNESSES:

- 1. Subhash sharma. Raj Kumar Tibrewal
- 2. Kailash Pathi Singh. 18.5.08 VENDOR

CERTIFICATE

CERTIFIED that the land in schedule according to entries in records of right under Govt. land in schedule has not been given on Bhudan and is outside the Forest Area and does not belong to BCCL or ECL.

This is further certified that the land is not a tribal land according to Khatian nor connected with any tribal. It is beyond ceiling limit and it does not belong to math, temple, church or mosque.

Drafted by

 (S. N. Prasad, Advocate)

Raj Kumar Tibrewal
 18.5.08
 VENDOR



Certified that the
 finger prints of the left
 hand of each person whose
 photograph is affixed in the
 document has been taken
 by an expert and
 (M)

MEMO OF ACCOUNT

<u>Sl.No.</u>	<u>Bank</u>	<u>Dated</u>	<u>Cheque No.</u>	<u>Amount</u>
1.	Vijaya Bank	23.02.2009	634675	12,00,000.00
2.	Vijaya Bank	09.04.2009	634676	4,00,000.00
3.	Vijaya Bank	18.04.2009	634677	1,50,000.00
4.	Vijaya Bank	20.04.2009	634680	6,00,000.00
5.	Vijaya Bank	02.05.2009	798976	5,00,000.00
6.	Vijaya Bank	02.05.2009	798977	<u>5,00,000.00</u>
			Total	33,50,000.00

(Rupees Thirty Three Lacs Fifty thousand) only







Ray Kumar Tibrewal
18.5.09

निबंधन विभाग, झारखंड
रांची

Token No.101 Token Date: 19/05/2009 16:04:55

Serial/Deed No./Year :8392/7328/2009

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Raj Kumar Tibrewal Father/Husband Name:Late Bajrang Lal Tibrewal (VENDOR) baralal street, upper bazar, kotwali, ranchi		
2	Alok Bajaj Father/Husband Name:Mahabir Prasad Bajaj (VENDEE) kanke road, gonda, ranchi		
3	Subhash Sharma Father/Husband Name:Late Hazari Lal Sharma (Identifier) kishore ganj, ranchi		

Book No.

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Volume

269

Page

533 To 558

Deed No


8392/7328

Year

2009

Date

19/05/2009 16:47:17


District Sub Registrar


Signature of Operator

19/05/09



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

Token No: 101

Token Date/Time: 19/05/2009 16:04:55

Document Type **Sale Deed** Presenter **Raj Kumar Tibrewal**
 Presenter Name & Address **Baralal Street, Upper Bazar, Kotwali, Ranchi**
 Date of Entry **19/05/2009** DOE
 Document Value **3376000** Stamp Value **135040** Total Pages **26**
 Special Type Book **1**
 Remarks / Other Details CNO/PNO

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area
RANCHI	191	1 B	Mishir Gonda Kanke Road	359	1826	RSP	224/A3	S_ROAD	6562 5 Sq Ft
RANCHI	191	1 B	Mishir Gonda Kanke Road	359	1827	RSP	224/A3	S_ROAD	6562 5 Sq Ft

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
Building & House Master	191		Misir Gonda, Kanke Rd	Ranchi	1000	550 Sq Ft	550000

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Raj Kumar Tibrewal	Late Bajrang Lal Tibrewal	Service	Other	Aakpt5352n	baralal street, upper bazar kotwali, ranchi
2	VENDEE	Alok Bajaj	Mahabir Prasad Bajaj	Business	Other	Accpb2747h	kanke road, gonda ranchi
3	Identifier	Subhash Sharma	Late Hazari Lal Sharma	Business	Other	Not Req	kishore ganj, ranchi

Fee Details:

SN	Description	Amount
1	A1	33,760.00
2	SP	390.00
Total		34,150.00

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

Raj Kumar Tibrewal
प्रस्तुतकर्ता का हस्ताक्षर
डाटा इंद्रि ऑपरेटर का हस्ताक्षर
19/5/09

उपर्युक्त राज कुमार टिब्रेवाल ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी

पहचान

निवासी

गुमना अम

किशोर गंज

पिता

पेशा

रज - इजारी लाल अम
अपना

19.05.09

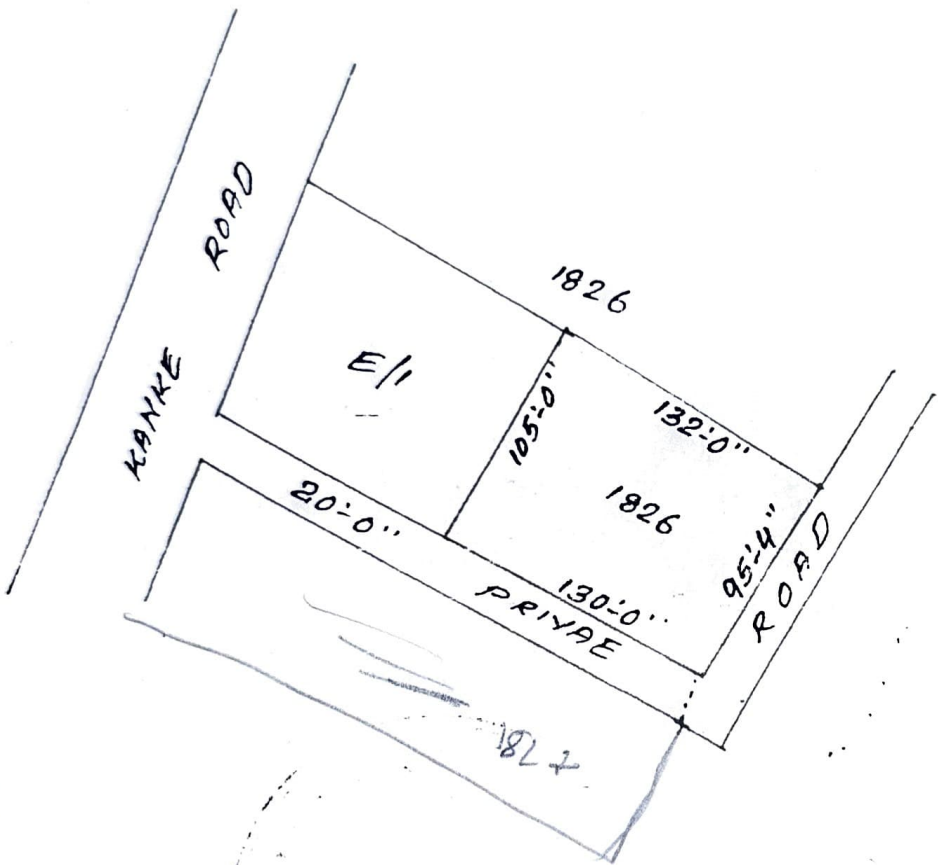
निबंधन पराधिकारी का हस्ताक्षर



Raj Kumar Tibrewal

VILLAGE - MISSIRGONDA @ PAHARGONDA
 THANA RANCHI THANA NO-191 DIST RANCHI
 AREA SHOWN IN RED WASH
 R.S. PLOT NO-1826
 SUB PLOT NO-1826 | AREA
 K-CH-SFT
 18-03-30
 SOLD TO - ALOK BAJAJ

Z
1826
5



Handwritten signature
 18-5-07

Copied by
 [Signature]