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 Stamp Amendment Act, 1988
 Schedule IA No. 23
 Fee Paid as under.

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DEED OF SALE :

REGISTRY OF ASSURANCE
 CALCUTTA 707 00 BR

20.2.98
 7/9/11

Handwritten signature
 S.A. Datta
 7.9.11

THIS DEED OF SALE is made this the 20th day of February
 One thousand nine hundred and ninety six BY VINAY KUMAR
PATHAK son of Sri Mani Shankar P. Pathak, by faith Hindu,
 by occupation Landholder, residing at Prabhu Kunj, Katras
 Road, Dhanbad, District Dhanbad, Chowki Sadar Sub Registry
 Office, Dhanbad, District Dhanbad, hereinafter called and
 referred to as the VENDOR (which expression shall unless
 excluded by or repugnant to the context be deemed to mean

A. 1100
 55
 25
 4
 1184

मार्ग दिशिका पंजी के अनुसार अमीन का मुमय 66000 रुपया है तथा
 विवेचन महाविद्यालय रांची-कोरबा के पत्रांक 725 दि. 10.6.02
 के आदेशानुसार मुम लिह प्राईस है, जो 100 क्विंटल अंतराल पर है
 के द्वारा वसूलापत्र - आंक 100 दि. 1.9.11 द्वारा 14325 रुपया का
 मुदौल मुमक अमीन किया।

Sab
 101000

Handwritten signature
 7/9/11

100
 100
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Serial No 24598
Sold to Subh Estate Pvt Ltd
of New Market
..... Station

Calcutta Collectorate,
Treasury
Date 19.2.19.96

Treasurer

10770 -
1170 -
10113



Presented for Registration at
the Calcutta Registration Office
on the 20th day of Feb 1996
Himanshu M Pathak
the execut

REGISTRAR OF ASSURANCES
CALCUTTA U/B 1937

Himanshu M Pathak
S/o const. ind. atty
for Vinay Kr Pathak
S/o Mani Shankar P Pathak
at - Pradhm Binj Dattas
Rd St - Dhenkad Hindu
landholder.

[Signature]



1184

[Signature]
As Power of Attorney for
VINAY KUMAR M. PATHAK

[Signature]
Bijay Kr. Verma
S/o K. P. Prasad
Higapuz Dhenkad
Hindu Business

Bijay Kumar Verma.

[Signature]
REGISTRAR OF ASSURANCES
CALCUTTA U/B 1937



Handwritten signature and date: 26/11/96

- : 2 : -

and include his heirs, executors, successors administrators, legal representatives and assigns) of the ONE PART Represented by his constituted attorney Sri Himanshu M. Pathak Vide Power of Attorney No.18/95 registered at Dhanbad, A N D M/S. SHUBH ESTATE PRIVATE LIMITED, a Company incorporated on 14.8.1991 under the Companies Act, 1956 having its registered office at 6, Aere Road, Calcutta-700 017 at present new Market, Katras Road, Dhanbad, P.O. & P.S. Dhanbad, Chowki Sadar Sub Registry

Faint stamp: REGISTERED TO HANSHU M. PATHAK

96/10/2010
Prabhulal

office Dhanbad, District Dhanbad 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 by or repugnant to the context be deemed to mean and include its successors, administrators, legal representatives and permitted assigns) of the OTHER PART : Represented by one of its Directors Y.N. Narula son of late Ganpat Ram Narula.

WHEREAS Shri Pranjivan Pathak since deceased owned several moveable and immoveable properties and whereas the said Prabhulal Pranjivan Pathak died intestate on ~~xxx~~ or about 16th day of December, 1955 leaving behind his three sons viz Daulat Ram Manishankar and Mukund Rai and widow Harikaur Rai who inherited the immovable and moveable properties left by Prabhulal in accordance with the Shastrik Hindu law of succession which was then enforce and accordingly the said properties owned by Prabhulal devolved upon his death as above on his sons Daulat Ram, Manishankar and Mukund Rai as their ancestral properties.

AND WHEREAS aforesaid sons of Prabhulal by virtue of an amicable arrangement separated from each other and divided the properties inherited by them as aforesaid on the death of their father Prabhulal.

AND WHEREAS the aforesaid partition and severance was subsequently reduced to writing and evidences by a registered deed of partition dated 28th day of March 1963 and records in Book No.I Volume No.38, pages 435 to 439 bearing 5631 of Dhanbad Sub Registration office.



THE ASSURANCE CO. LTD.
CALCUTTA U/B 7/1/11

Manishankar Pathak
21/12/78

AND WHEREAS in terms of the aforesaid deed of partition Shri Manishankar Pathak was allotted immovable properties being then Municipal ward No.17 of the Dhanbad Municipality, commonly known as Prabhukunj situated on the Dhanbad Katras Road.

AND WHEREAS a further result of the aforesaid partition and severance of the said joint family comprising of the sons and ~~his~~ widow of the said Prabhulal Pranjivan Sri Manishankar Pathak became the karta Manager of the Hindu Mitakshera family known as Manishankar Pathak of Dhanbad consisting of himself his wife Smt. Pushpa Gauri Pathak and three sons viz Vinay Kumar M. Pathak Himanshu M. Pathak and Mukul M. Pathak.

AND WHEREAS the said Joint Hindu Mitakshera family manishankar Pathak obtained by virtue of the aforesaid immovable properties comprising of the then ward No.17 of Dhanbad Municipality comprised an area of 8 Bighas 14 Kathas and 9 Chittacks more or less.

AND WHEREAS out of the aforesaid properties portions of the same were transferred to the said Karta of the Joint Hindu Mitakshera family Manishankar Pathak for valuable consideration and to meet the needs of the said family between the period 1964 and 1977 leaving the residue of the property comprising of an area of 6 Bighas 2 Kathas remaining an ownership and possession of the said Joint Hindu Mitakshera family Manishankar Pathak.



SECRETARY OF ASSURANCE
CALCUTTA U/B 1 / 11

- : 5 : -

AND WHEREAS the aforesaid immovable properties has been new renumbered and consists of Plot Nos. 301, 302, 295, 296 and 2904 in Mouza Dhanbad Mouza No.51.

AND WHEREAS for good consideration and by mutual consent the Hindu undivided family known as Manishankar Pathak was disrupted and the properties held by Shri Manishankar Pathak as Karta and Manager were partitioned and distributed amongst the members of the Joint family as recorded in the deed of partition dated 19.6.1980 and as registered in the office of the sub registrar Dhanbad in Book No.I Volume No.51, Pages from 28 to 38 Being No.5056 for the year 1980.

AND WHEREAS the immovable property so held by Manishankar Pathak as such Karta and Manager and which was the subject matter of partition and distributed under the said deed of partition dated 19.6.1980 has been mentioned and described in the Schedule "A" ~~xx~~ thereof and mutated their names in the Sherista of the landlord state of Bihar vide Mutation Case No.134(111)/DHAN-1979-90 and paying rent for the same under Thoka No.1079.

AND WHEREAS in order to get free access to the said several plots of land a common passage has been made out and shown in the plan annexed to the said deed of partition wherein all the five members of the said family have equal and common rights.

Manishankar Pathak
20/10/2016



REGISTRAR OF ASSURANCE
CALCUTTA U/S 7 & 8

Handwritten signature and date: Himanshu Pathak 20/12/96

AND WHEREAS the demarcated portion of the lands which was distributed to the members of the said joint family manishankar Pathak have also been separately mentioned and described in the Schedule B.C.E.D.E.& F of the aforesaid deed of partition dated 19.6.1980.

AND WHEREAS as a result of the aforesaid partition evidences by deed of partition dated 19.6.1980 the property allotted to Sri Vinay Kumar Pathak was received by him as Karta and Manager of the joint Hindu family known as Vinay Kumar Pathak HUF comprising of himself, his wife Smt. Bharati daughter of Kumari Bijai and son Master Niraj and similarly the property allotted to Shri Himanshu Pathak was received by him as Karta and Manager of his joint Hindu family known as Himanshu Pathak HUF comprising of himself his wife Smt. Parul Pathak and son Master Madhav Pathak and similarly the property allotted to Shri Mukul Pathak was received by him as Karta and Manager of his Joint Hindu family known as Mukul Pathak HUF comprising of himself and his family.

AND WHEREAS since the date of said partition the vendor herein-
above have been in exclusive use and occupation and enjoyment
of their respective interest in plots of properties without any
interference by any other person or persons and their names duly
in recorded in the records of Dhanbad Municipality as the owners
of the above immovable properties vide return No.V.H.H. Pathak
63/76 Himanshu Pathak 62/76, Mukul Pathak 61/76 in the Urban
50/79 51/79 49/79

Land Ceiling and Regulation Act, 1976.



REGISTRAR OF ASSURANCES
CALCUTTA U/D 7/6

- : 7 : -

AND WHEREAS as per the deed of partition dated 19.6.1980 the properties described in the Schedule below with other lands fell to the share of the vendor and is the owner thereof and is fully entitled to sell the same.

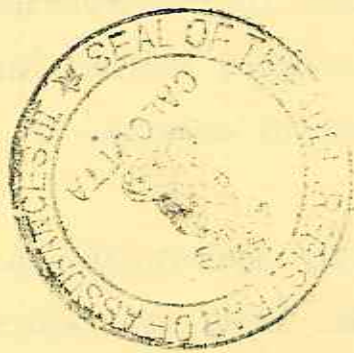
AND WHEREAS the vendor along with Mukul M. Pathak and Himanshu Pathak have got 1/3rd share each in schedule premises.

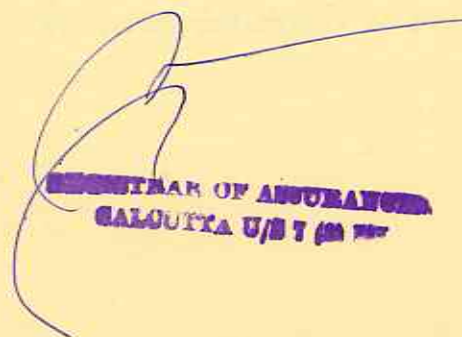
AND WHEREAS the vendor for good reason is desirous of selling and/or disposing of his 1/3rd share in the aforesaid immovable property herein below described for valuable consideration.

AND WHEREAS M/S. Shubh Estate Private Limited incorporated under the Companies Act, 1956 on 14.8.1991 in terms of resolution passed by its Board of Directors offered through its directors Shri B.N. Singh and Shri K.L. Narula to the vendor to purchase their right title interest in the aforesaid immovable property for the purpose of development thereof and constructing thereon a commercial and residential complex.

AND WHEREAS it is mutually agreed between the vendor and the purchaser that the vendor shall sell and the purchaser shall purchase the right, title and interest of the vendor in the house premises morefully described in the Schedule hereunder written and shown in Colour "yellow" in the map or planthereto annexed for a consideration hereinafter mentioned.

Himanshu Pathak
19/6/80

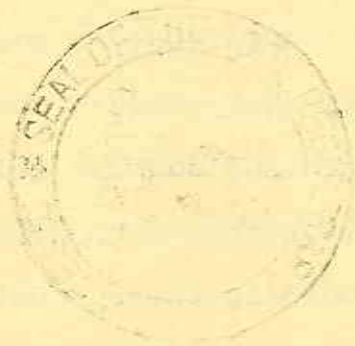



REGISTRAR OF ASSURANCES
CALCUTTA U/87 (20 1917)

Handwritten signature and date: 20/12/96

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

1. That in pursuance of the vendor desigining and/or agreeing to sell and the purchaser agreeing to purchase the vendor's 1/3rd right title and interest in the demarcated portion of Plot No. 301(Part) Mouza Dhanbad, No.51, within the Jurisdiction of Dhanbad Municipality total measuring covered area 4794 Sq. Ft. more or less for a consideration of Rs.1,01,000/- (Rupees One lakh one thousand only) out of which a sum of Rs.50,000/- (Rupees Fifty thousand only) was paid to the vendor by the purchaser by pay order being advance and/or part consideration of this transaction in or about November, 1992 and the balance, sum of Rs.51,000/- has been paid this day, by Pay order No.RHM 689197 dated 19-2-96. drawn on Punjab National Bank, Dhanbad only, the vendor hereby convey, transfer and sell and undernoted piece and parcel of the land with all the structures standing thereon free from all encumbrances, attachments, cheques liens, lispendencies and liabilities or howsoever otherwise the said land hereditaments and premises now are or hereto fore were or was situated butted and bounded called known numbered described in distinguished together with also with easements, rights privileges mentioned in these presents and all the right hereby granted conveyed transferred assigned and assured and every part thereof unto the said purchaser for ever free from all encumbrances, ways, passages rights, sewerage, gutters chains rights easements and appurtenances all areas compound trace yard fences, paths passages whatsoever exclusively



REGISTRAR OF ASSURANCES
CALCUTTA U/B 76

- : 9 : -

belonging to the said premises or any of them or any part thereof or appurtenant thereto exclusively and the reversion and reversion remainder and remainders yearly and other rents, issues and profits thereof and every part thereof and all the estate right, title interest inheritance use, trust possession claim and demand whatsoever both at law and in equity the vendor into upon the said messuages, tenements land, hereditaments and premises and every part and parcel thereof and all deeds, writing muniments or evidence or title which exclusively relates to the said messuages, tenements land premises hereby transferred or any part or parts thereof and which now are and hereafter shall or may be in the custody possession or power of the vendor or any other persons or persons or from whom it can or may procure the same without any action or suit and full right and liberty for the same with out any action or suit and full right and liberty for the purchase and its heirs, executors administrators, representatives and assigns after for the time of the aforesaid piece or parcel of the land hereditaments, premises hereby conveyed to hand and to hold the said land hereditaments and premises hereby granted transferred, conveyed and assigned or expressed or intended so to be with the appurtenances unto and to the use of the purchaser absolutely and forever free from all encumbrances and charge whatsoever morefully described in the Schedule hereunder written.

Wm. J. O'Connell
12/17/26



THE ASSURANCE COMPANY LIMITED
CALCUTTA U/ET 40 57

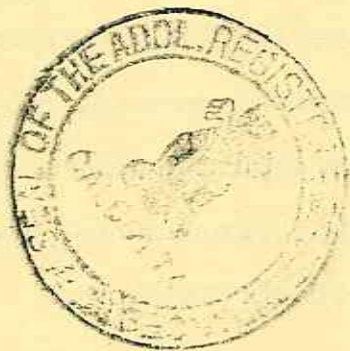
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2. That the vendor doth hereby covenant with the purchaser :

a) That notwithstanding any act, deed matter or thing whatsoever by the vendor or his predecessors in title or any of them done, executed or knowingly suffered to the contrary the vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said premises hereby granted, sold & transferred, conveyed or expressed or intended to so to be for a perfect and indefeasible estate or inheritance without any manner of conditions, use or trust or any other thing whatsoever or alter to make void the same.

b) That notwithstanding any such, act, deed or thing whatsoever aforesaid the vendor now have good right full power lawful and absolute authority and indefeasible title to grant, convey transfer and assigns the land hereditaments and premises hereby granted conveyed transferred and assigned or expressed or intended to be with the appurtenance upon and to the use of the purchaser in the manner aforesaid and according to the true intent and meaning of three presents.

c) That the purchaser shall and may from time to time and at all times hereafter peacefully and quietly hold, occupy possess and enjoy the said land, hereditaments and premises hereby granted conveyed transferred and assigned and receive and take rests issues and profits thereof for its absolute use the benefit without any lawful let, suit eviction interruption disturbance, hindrance claim or demand whatsoever from or by the vendor for any person or persons whatsoever.



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DIRECTOR OF ASSURANCE
CALCUTTA U/P - 1937

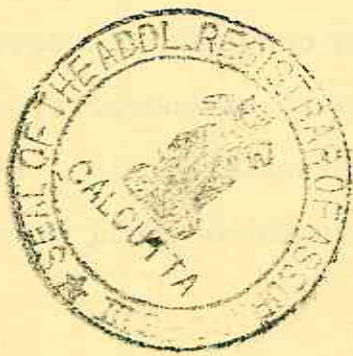
Amirul Palwal
20/10/78

- : 11 : -

d) That free and clear and freely and clearly and absolutely acquitted exonerated and release or otherwise by and at the cost and expenses of the vendors defended kept harmless and indemnified of from and against all the manner of former and other estates rights, title claim mortgage charges liens debts attachments and encumbrances whatsoever.

e) That further that the vendor and all persons having or law fully and/or equitably claiming and estate or interest whatsoever into or upon the said land, hereditaments and premises or any part thereof from under or in trust for the vendor and/or his predecessors in title or any of them shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done or executed all such acts deeds assurances and things whatsoever for further better and more perfectly assuring the said land hereditaments and premises hereby granted conveyed transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the purchaser its heirs, executors, and assigns in the manner aforesaid as shall or may be reasonably required.

f) That all rates, taxes and others outgoings due and payable in respect of the said land, hereditaments and premises upto the date of three presents are the responsibility and liability of the vendor and the vendor will be liable for the same.



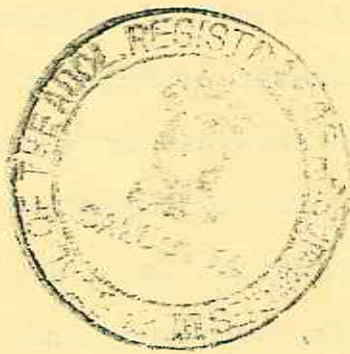
SECRETARY OF ASSURANCES
CALCUTTA U/17/60

Prabhulal Pranjivan Pathak
22/12/2016

g) That the said land hereditaments and premises or any part thereof is not attached in any proceeding) including certificate proceeding started by or at the instance of income tax authorities or Department or under the provisions of the Public Demand Recovery Act or otherwise).

h) That the said land hereditaments and premises or any portion thereof is not affected by any notice of acquisition or requisition by Municipal Authorities of Govt in Dhanbad or by the land acquisition collector under the provisions of any act or otherwise.

3. That the vendor doth hereby further covenant with the purchaser that he shall and will unless prevented by fire, earthquake or some other inevitable accident from time to time and at all times upon every reasonable request and at the cost of expenses of the purchaser produce or caused to be produced unto the purchaser or its attorney or attorneys or agent or agent as the purchaser shall direct or appoint or at any trial bearing commission or explanations or otherwise as occasion shall require all the deeds, documents and writings evidencing the partition of the erstwhile joint Hindu Mitakshara family of Prabhulal Pranjivan Pathak and Manishankar Pathak and others hereinabove mentioned for the purpose of showing the title of the purchaser to the land hereditaments and premises hereby granted and conveyed or any part thereof.



SECRETAR OF ASSURANCE
CALCUTTA U/S

Handwritten signature and date: 28/2/26

4. That the vendor doth hereby further covenants that the said deeds documents and writings shall be kept by their safe unobliterated and uncanceled subject to ordinary wear and tear.

5. That the vendor do hereby acknowledge and confirm receipt by him the entire amount of consideration payable to them by the purchaser hereinabove mentioned and that there is no further claim outstanding or balance of the consideration remaining payable by the purchaser to the vendor.

6. The vendors should be bound to vacate the three storied building within fifteen days.

SCHEDULE :

ALL THAT piece and parcel of Homestead land situated in Mouza Dhanbad, P.S. Bankmore & Municipality Dhanbad, Chowki Sadar sub registry office Dhanbad, Mouza No.51, Part of Plot No.301(Part) with all the old structures standing thereon being three storeyed building recorded as Dhanbad Municipal Holding No.231(New) and 173(Old), Ward No.15(New) 17(Old), total covered area 4794 Sq. Ft. out of which an area sold by this deed is 1598 Sq. Ft. being 1/3rd share of the vendor. which is butted and bounded in the manner following that is to say :-

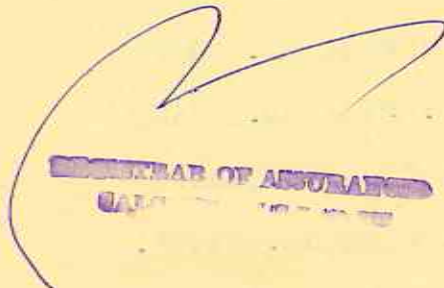
North : Plot No.301(P)

South : Plot No.301(P)

East : Plot No.301(P)

West : Plot No.301(P);




REGISTRAR OF ASSURANCE
CALCUTTA

Amisell Jethal
20/2/96

INWITNESS WHEREOF the vendor set and subscribe his hands and seals on this the day month and year first above written.

WITNESSES :

1. Murari Mohan
Chatterjee
Dhanbad
20/2/96

SIGNATURE OF THE VENDOR

Amisell Jethal
20/2/96
As Power of Attorney for
VINAY KUMAR M. BANSAL

2. Rajay Kumar Verma
Hirapur, Dhanbad
20-2-96

Drafted by me
S. K. Verma
Advocate
20/2/96

checked by
Chatterjee
4-3-96

Registered in _____
BOOK No. _____
Volume No. _____
Page No. _____
Being No. _____
of the year _____

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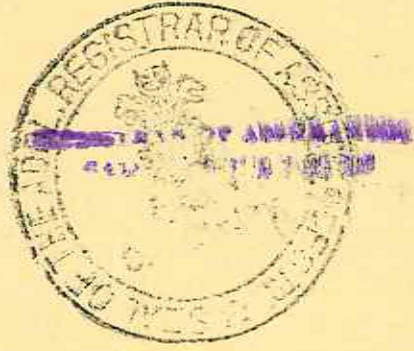
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REGISTRAR OF ASSURANCES
CALCUTTA U/S 7 OF 1912

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7/10/96

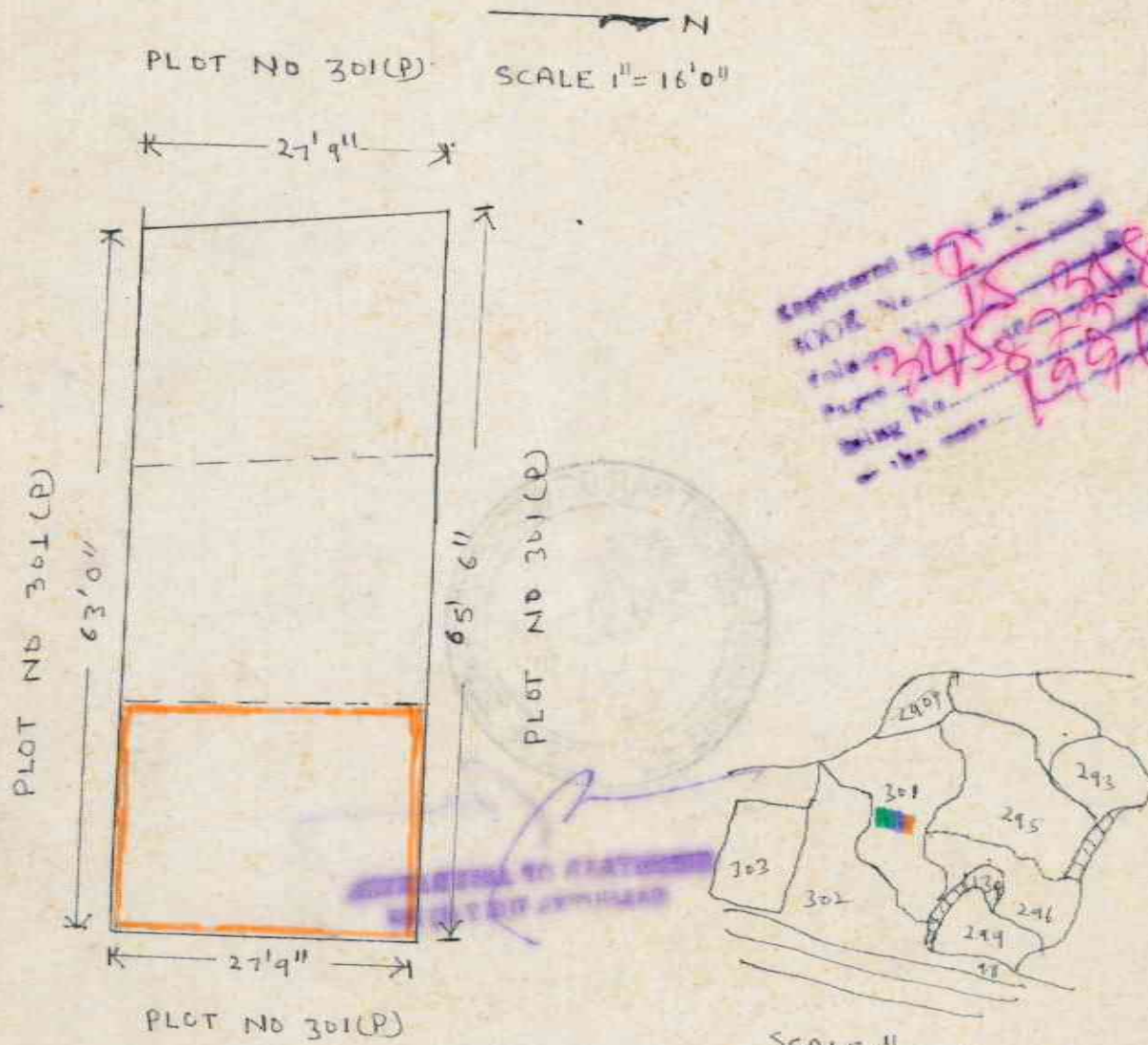


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REGISTRAR OF ASSURANCES
CALCUTTA U/S 7 OF 1912

PLAN SHOWING LAND IN MOUZA DHANBAD NO 51 IN C.S. PLOT NO 301(P) WITH THREE STOREYED OLD EXISTING BUILDING HAVING PLINTH AREA 1783 SFT. COVERED AREA 4794 SFT MUNICIPAL HOLDING NO 231(NEW)/173(OLD) WARD NO 15(NEW)/17(OLD) SITUATED AT KATRAS ROAD. P.D. + P.S. + DIST. - DHANBAD BEING $\frac{1}{3}$ SHARE OF VENDOR.

VENDOR - SRI VINAY KUMAR PATHAK

VENDEE:- SHUBH ESTATE PVT. LTD.



Engineer's Name
 CODE No. 15 258
 Folio No. 2458
 Page No. 1996
 DATE

PLOT NO 301(P)

SCALE 1" = 330'0"

Missel palnate
 -/ 20/2/96

PLAN SHOWING LAND IN MOUNTA BHARAD NO 21 IN 02 PLOT NO 201 (P) WITH THREE STOREYED OLD EXISTING BUILDING HAVING WITH AREA 1083 SFT COVERED AREA WITH SFT MUNICIPAL HOODING IN DISTRICT (M) WARD NO 18 (M) SITUATED AT ROAD NO 402 + 403 DIST - BHARAD BEING 2% SHARE OF

APPLICANT - SHRI SHYAM KUMAR PATEL
 ADDRESS - SHRI SHYAM KUMAR PATEL

SCALE 1" = 10' 0"

Handwritten notes in pink ink:
 1083 SFT
 1083 SFT
 1083 SFT
 1083 SFT



Handwritten text in purple ink:
 DEPARTMENT OF MUNICIPAL HOODING
 BANGALORE

SCALE 1" = 20' 0"

Handwritten notes in purple ink:
 1083 SFT
 1083 SFT