

Integrated Equipment &
Infra Services (P) Ltd

Sale deed no 1840 dt 4.04.09.

Area 0.64 Acres

Village - Mangalpur

①

1840

153 to 170

10363
155077
0010024000
FBI
SEARCHED
SERIALIZED
INDEXED
FILED
MAR 1968
FBI - NEW YORK

Admissible under Rule 23
Duly/Excessively stamped
under the 1940s stamp
(Original Amendment Act 2001
and ~~Sch. I A~~ Act
C.L.A. Act 1940, stamped.
Does not require stamp duty.
Fees paid

Register Office
DHENKANAI

96# 5.00
14.00
19.00

9600
 500
 400
 200
 9600

Handwritten: 6000
6000
6000

DEED OF SALE

THIS DEED OF SALE is made on this the
4th April, 2009.

BETWEEN:

Gagan Bhanja Aged about 46 yrs

S/o — Late Hari Bhanja

Caste - Khandayat, Occupation - Cultivation

At/Po- Kusupanga, P.s.-Motonga

Dist.-Dhenkanal, Orissa



AND

Integrated Equipment & Infra Services Pvt. Ltd.
having its registered office Duck back House, Suite #
1c, 41, Shakespeare Sarani, Kolkata-700 017 and
factory site at, Vill-Kurunti, P.S.- Motonga, Dist:
Dhenkanal. Represented through it's Manager
Suresh Sharma age about 44 yrs S/o Late Shri
Sunderlal Sharma. By Caste - Brahmin, By
Occupation: Service at Vill- Kurunti, P.S. Motonga,
Dist-Dhenkanal hereinafter called the "Purchaser"
of the other part.

Suresh Sharma
4-4-09



Integrated Equipment & Infra Services (P) Ltd.
[Signature]
4-4-09

Nature of Deed: Sale Deed

Amount: 480000.00

(Rupees four lakh eighty thousand only)

Total Area: Ac 0.64 (Sixty four decimal)

Annual Rent: 4/-

Status: Rayati.

Where as in the current settlement the appended schedule land of Khata No. 131 is recorded in the name of Gagan Bhanja S/o Late Hari Bhanja As such the present sellers are the absolute owner and in khas possession the same by payment of rent and other public demands and obtaining receipt thereof. And whereas the property covered by the sale deed is not being a profit yielding one the price obtained on sale thereof being necessary for rendering some financial assistance to their family members and liquidation of one business debts liability of their family and the present seller thus having decided sale away the property and in this connection having negotiated and finalized its fare and equitable consideration which the purchaser agree to pay and the seller executing the sale deed to conform the sale in favor of the purchaser.

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AND WHEREAS, the seller has contracted to sale the property described in the schedule to the purchaser Integrated Equipment & Infra Services Pvt. Ltd., through it's Manager Suresh Sharma has agreed to purchase the same.

AND WHEREAS, the purchaser Integrated Equipment & Infra Services Pvt. Ltd. through its Manager Suresh Sharma expressed his willingness to purchase the appended schedule property free from all encumbrances, attachments, claims and demands from anybody whom so ever on valid consideration hereinafter stated.

NOW THEREFORE THIS DEED WITNESSETH as under and it is declared as follows:

That in pursuance of the said agreement and the purchaser Integrated Equipment & Infra Services Pvt. Ltd. through it's Manager Suresh Sharma to the seller above named at time of execution of the sale Deed Which the said sum the seller hereby admit and acknowledge as having received and release and discharge the schedule land by way of Transfer. He, the seller as the beneficial owner does hereby grant, convey, sell transfer, assign and assure up to and to use of the purchaser Integrated

21/06/19
Suresh Sharma

Equipment & Infra Services Pvt. Ltd. through its
Manager Suresh Sharma.

ALL THAT THE Right title interest, property claim
and demand. Whatsoever or the seller into or upon
the said land hereby conveyed and more
particularly described in the schedule below up to
the purchaser, as ordinary pass on such and the
seller hereby relinquish all his right, title and
interest along with the absolute possession of the
said land.

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5

1. AND THE SELLER does hereby agree to
save harmless and keep indemnified the purchaser
from and against any losses, damages costs or
expenses which they may sustain or incur by reason
of any claims being made by anybody whatsoever to
the said property or in respect of arrear of taxes or
cess due thereof. AND in case of any interruption or
disturbances made to the lawful enjoyment or
possession of the said property.
2. AND THE PURCHASER hereafter
peacefully and quietly possess, hold, use and enjoy
the same, as his own property without any
hindrance, interruption, claim or demand
whatsoever by or from the seller or any other person
whomsoever claiming from through or the seller.

3. AND THAT THE SELLER AND PERSONS claiming as aforesaid shall and will from time to time upon the request of 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 and every part thereof up to the purchaser and placing him in possession of the same according to the true intent and meaning of these presents as shall or maybe reasonably required.

4. AND THAT THE SELLER does hereby deliver to the purchaser all Title Deeds of evidence with regard to the Title of the property hereby sold.

5. AND THAT THE SELLER has put to the purchaser in actual khas possession of the said land hereby sold and transferred and handed over all documents and papers connected to the said land.

6. Whatsoever in future over the schedule below property. LET GOD FORBID, in any case of resistance or disturbances of any kind on the peaceful possession and enjoyment of the schedule below property by the purchaser or by any of his heirs, successors, assignees or representatives in future the seller and his heirs, successors, assignees or representatives into peaceful possession of the schedule below land to reimburse all the losses, damages and litigation expenses incurred by them and admissible to them under law.

Handwritten signature
4.4.09

SCHEDULE OF PROPERTY :

Dist: Dhenkanal, Dhenkanal Registration
Office under Jurisdiction P.S. Motonga, No.-
5, Vill: Mangalpur under Khata No.131 (One
hundred thirty one)

Plot No.	Kisam	North	South	Area
6309(P) (Six thousand three hundred nine),	Sarad Two	Road	Aadi	Ac 0.34 (Thirty four decimal out of Ac 0.48),
6312(Six thousand three hundred twelve),	Sarad Three(s - 3)	Self	Self	Ac 0.05 (Five Decimal)
6313(Six thousand three hundred thirteen)	Sarad Three(s - 3)	Self	Satyaban Nath	Ac 0.16 (Sixteen Decimal)
6314 (Six thousand three hundred fourteen)	Sarad Three(s - 3)	Self	Self	Ac 0.09 (Nine decimal).
TOTAL				Ac 0.64 (Sixty four decimal)

After being written and typed, read over and explained to the executants in Oriya language and he admitted it to be correct and put this signature/L.T.I to-day this the 4th April, 1909 in presence of the following witnesses:

Gagan Bhaui
4-4-09

Certificate:

Certified that we have not obtained the land as lease from Government of Orissa since last 10 years and does not come under OLR Act. We have not obtained from Bhudan.

Certified that the property transferred in this Deed does not belong to or given or endowed for the purpose of any public religious institutions. In the schedule of property there is no structure or house standing thereon.

Neither the seller nor the purchaser belongs to schedule caste or schedule tribe community.

Associated Equipment & India Services (P) Ltd.

Vendor

Magan Bhaui

Vendor's Signature

1. Rabi Bhaui s/o - charu Bhaui - well - kusupanga
4.4.09 4/4/09

Witness

2. ଶ୍ରୀ ୧୨ ରାମଚଣ୍ଡୀ ବ. ସଚ୍ଚିଦ୍ରାମାଳ ୪/୪/୦୯
ସା. କୁମାରୀ, ୪/୪/୦୯

3. ପ୍ରଭାତ ରାମା ବ. ନରକର ରାଜା.

ସା. କୁମାରୀ, ୪/୪/୦୯

Prepared by me

Lalub Chann Sawh W.D.

Amo-11/98 ଓଡ଼ିଆ ୧୫.୧୨.୦୯, ୨୫.୧୨.୦୯