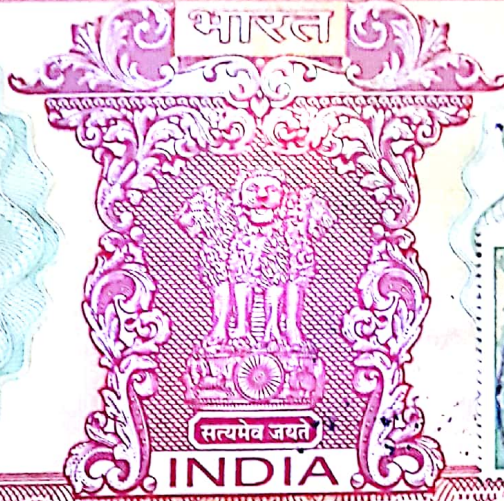


भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES



INDIA NON JUDICIAL

झारखण्ड JHARKHAND

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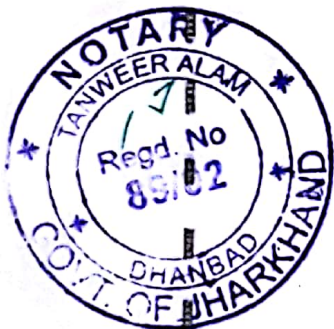
NOTARY
DHANBAD

Tanweer Alam

Number 85102

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made on this the 16 day of November 2017, Two Thousand Seventeen, BY AND BETWEEN: SMT. LATIKA CHARI, Wife of Ratan Chandra Chari, by faith Hindu, by occupation Housewife, resident of House No. 22-A, MITHU ROAD, Krishna Katra, Dhanbad, District Dhanbad, pin-826001, state of Jharkhand, Indian citizen, hereinafter called and referred to as the OWNER: (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, successors, administrators, legal representatives and assigns) of the ONE PART: AADHAR NO. 4961 4857 4782.



Sl. No. Date: 16 NOV 2017

धनबाद कोषागार से

कोषागार फाइल नं. 1
धनबाद

2025 Date 23-9-17

Name Jaijika Chari
Mitra Rd
Bhubaneswar
Value of Stamp
Through
Part of Stamp

Chandan Kumar Lala
Civ. Dhankad, L.No. 1102

12/11/2017

Kundan K Singh

--: 2 :-

A N D

M/S. SONICA MULTICOM, a partnership/Company firm, at Hirapur
Dhanbad, Post office & P.S. and District Dhanbad, having its
 Regn. DHA 2602151763 dated 15.2.2017 of Dhanbad Municipality,
 Represented by its proprietor/ partner SRI KUNDAN KUMAR SINGH
 Son of Uma Shankar Singh, by faith Hindu, by occupation Business
 resident of Near Vasundhara Hotel, Hari Mandir Road, Hirapur,
 P.O., P.S. and District Dhanbad, Jharkhand, hereinafter called
 and referred to as the DEVELOPER: (which expression shall
 unless excluded by or repugnant to the context be deemed to
 mean and include its executors, successors, administrators,
 legal representatives and assigns) of the OTHER PART:

WHEREAS the land which is morefully described in the schedule-A
 below within survey settlement plot no.688 and 692 appertaining
 to Khatian No.32, of Mouza Matkuria, Mouza No.53, P.S. Dhanbad,
 chowki, sub division and District sub registry office Dhanbad,
 District Dhanbad, having an area 5 (five) Kathas of land was
 purchased by Ratan Chandra Chari, husband of the owner, by virtue
 of a registered sale deed No. 7783 dated 6.5.1969 from Ranjit
 Kumar Choudhary and others, registered at Dhanbad sub registry
 office and entered in Book No, 1, volume No.54, pages 82 to 94
 for the year 1969 for a valuable consideration therein. and

WHEREAS after the death of aforesaid Ratan Chandra Chari, his
 widow namely Smt. Latika Chari (the owner of this deed) became
 the sole and exclusive owner of the property as his heir and
 successor, and thereafter said Smt. Latika Chari mutated her
 name in the landlord office the State of Jharkhand, videm
 Mutation case No. 1303 (I) 2009-10 and paying rent for the same
 under Thoka No. 2767.



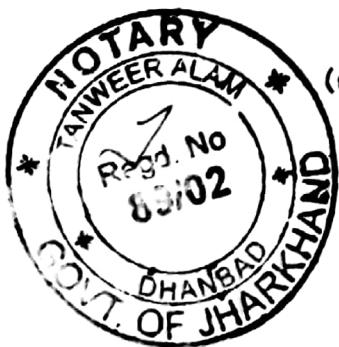
Tanweer Alam

Member of Council

-: 3 :-

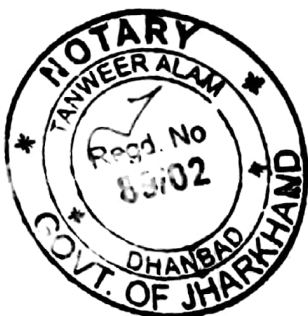
NOW THEREFORE THIS DEED OF DEVELOPMENT AGREEMENT WITNESSTH
AS FOLLOWS: -

- 1) In exchange of the consideration and the terms and condition herein agreed to and detailed hereinafter the owners do hereby agree to convey, transfer, assign to the developer or their nominee/nominees the property described in the schedule 'A' herein below in consideration for the portion described in the schedule 'B' to the owners by appropriate conveyances all at the cost of developer.
- 2) In furtherance of the intention of this agreement the owner do hereby entrust and empower to the developer to do all or any of the following acts, deeds, matters and things in relation to any matter or cause arising after the execution of this agreement.
 - (A) To have the plans of the proposed building/buildings to be constructed on the property prepared/amended in accordance with rules and regulation of the concerned authorities and to submit the said plans to the concerned authorities with application for the approval and sanctioned and signed and undertakings as may be necessary in connection with the approval of such plans in the name of the owners.
 - (B) To appoint architects, surveyors, engineers, Contractors and other person or persons.
 - (C) To make applications to the appropriate authorities for electrical, water connections and permit or permits or quotas for cement steel and other controlled building materials.



-: 4 :-

- (D) To except service of any writ, summons or other legal process or notice and to appear and represents the owners in any Court or before any Magistrate, Judicial Tribunals and other Tribunals such as MADA etc in connection with the development with the said property. To commence or file suit suits, actions or other proceedings in any court or before any public officers or Tribunals relating, to the development of the co-operative on part or parts of the property and for any purposes aforesaid to sign, execute or deliver or file necessary vokalatnama, claims, complaints, order, application, papers and writing. In case of any legal proceeding in any court of law against the interest of the owners the developer shall take all measure at owner's cost to perfect the title interest and the right of the owners and reasonable advice of the owners in this regard shall be obtained by the developer at all times.
- (E) To enter into agreement for sale of or otherwise all the flats, parking places and commercial places, if any, and tenements in the aforesaid building/buildings to purchasers except of the owner's area as described in the schedule 'C' and be entitled to the consideration thereof.
- (F) To mortgage the said property or any portion thereof except the portion allotted to the owners and described in the schedule 'C' with Bank and or financial institution to obtain loan/working capital/short term loan. To finance there aforesaid project and also to obtain loan for purchasers of flats etc. as the said developer will decide at their sole discretion. The developer further affirms and undertake that all moneys obtained as loan by pledging Hypothecation or mortgaging the said premises or creating charge on the said premises shall be exclusively invested



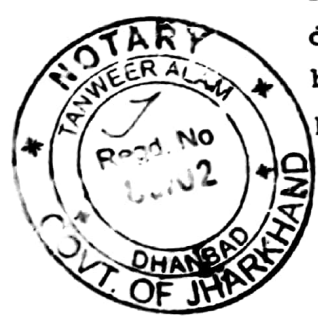
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-: 5 :-

for the development of the premises only and such moneys shall not be diverted to/ or invested in any other project works or purpose of the developer.

3. The owners agree that they shall execute register and give a separate POWER OF ATTORNEY in favour of the developer or their nominee so that no hindrance or obstruction in execution of the construction of the building subject of this agreement occurs and absolute right to sell all the flats, car parking spaces and commercial places, if any, to be constructed on the schedule 'A' land along with proportionate share of land except land owner's allocation, however the developer does hereby covenant with the owners that the aforesaid power of attorney shall be governed by the provisions of this agreement.
4. The owners do hereby agree to put the developer in actual peaceful possession of the property described in the schedule 'A' for the purpose effective execution of the property described in the schedule 'A' for the purpose effective execution of the construction of the proposed building.
5. It is hereby made clear that the developer shall act as an independent party and not as agent of the owners for the purpose of the construction of the proposed building over the schedule 'A' property and shall pay and keep the owners indemnified from and against all claims, penalties, costs, demands, arising out of or connected to any act or omission by the developer in planning executing or construction of the proposed building and other works envisaged by this agreement.



Pranveer Alam

Notary Public

-: 6 :-

6. The owners hereby covenant with the developers as follows:-

- a) That the area of the schedule 'A' property is 5 kathas i.e. more or less 3600 sqft.
 - b) That the property is a free hold and the owners have title to the same free from all encumbrances.
 - c) That the owners have not created any encumbrances of the said property or any part thereof by way of sale, mortgage, exchange, lease, trust, assignment, right, gift, lien, leave, license, permission, rent, possession, charge or any other encumbrances whatsoever.
 - d) That there is no notice or order passed by the regional development authority. The Dhanbad municipal corporation or any other body or authority for either acquisition of the said property or any part thereof and there is no requisition of whatsoever nature by the municipal corporation or other body or authority concerned effecting the said property or any part thereof.
 - e) That there are no statutory claims, demands, attachments or prohibitory orders made or issued by the taxation authorities or any other govt. or other local bodies or authorities concerning or affecting the said property or any part thereof. That there are no attachment either before or after judgment and there are no claim, demands, suits, decrees, injunctions, orders, lispendence, notice, insolvency, notice, petitions, or adjudication orders made or issued by or at the instance of any party thereof.
- That apart from the owners no one else is entitled to or has any share, right, title or interest in the said property or any part thereof either as a partner or any partnership or coparcener in any joint family or otherwise.



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- 7 -

7. That all outgoings, demands, rates, taxes etc. arising from the date of this agreement shall be paid by the developer alone and the owners shall only be liable for such among remaining unpaid to the date of this agreement provided however the ground rent of the said land payable to the state of Jharkhand is to be paid by the owners after the date of this agreement.
8. That in consideration for the conveyance of the property described in the schedule A herein below and in exchange of the facility stated herein above the developer shall do and perform the following acts, deeds, matters and things.
- a) The developer shall without unnecessary delay draw up plans for construction of the proposed building keeping to the lay out as detailed in the floor plans annexed hereto and marked as schedule B with such minor changes as may be necessary for the structures.
 - b) The developer shall obtain at their own costs and afford, the approval of the plan for construction for the Mineral Area Development authority (M.A.D.A) Dhanbad and all other sanction necessary for the construction of the proposed building strictly in accordance with the sanctioned plan by MADA Dhanbad.
 - c) The developer shall at their own costs and apart commence effect build and completely finished the entire building with specification as described in schedule 'C' in good substantial and workman like manner with best materials suitable for the purpose with the amenities there in appearing. The developer shall use all precautionary measures may be required in order to avoid any accident and /or incident the developer shall alone be liable and be responsible and the owners shall not in any way be liable and responsible for the same.



Signature

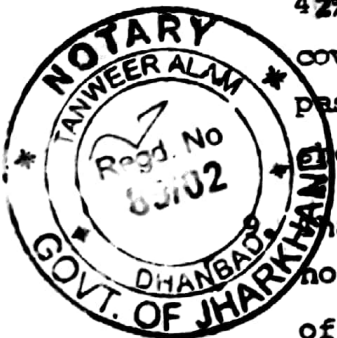
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-: 8 :-

d) The developer shall indemnified the owners from and in respect of all claims, compensation or expenses payable in consequence of any person or demands of whatsoever nature from any authority arising from any act of omission or negligence on the part of the developer related to or in connection with the execution of the works. The developer shall also indemnify the owners against any claim, action or proceeding which may be brought or taken the owners in respect of any damage, caused to adjoining ground, building, electrical poles etc. by the developers in performance of the work engaged in this agreement. That for the construction of the building the developer shall engage Engineers, staffs, labour etc. The developer shall alone be liable and responsible for payment of their wages, salaries, bonus, overtime, gratuity, P.F., E.S.I. etc. and all other payments which are applicable. The developer shall comply with all labour laws byelaws, regulations, rules orders, and shall also comply with the provisions of minimum wages act and other laws as applicable.

e) The developers shall complete the entire structures of the proposed building and completely finished in good substantial and work man like manner together with the amenities described herein within 18 months from the date of sanction of deemed date of sanction of plans by the Mineral area development authority, Dhanbad and put the owners in full possession of 42% (forty/^{two}percent) share of the total built up area which cover all types of common places like stair cases with rooms, passages, lift rooms, electric room, generator and pump room sheds or any other place.

That it is hereby clarified and declared that the owners shall not for any purpose be deemed to be the employers or partners of the developer in execution of the construction of the building. The developer shall always be deemed to have



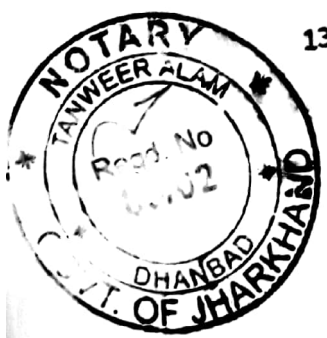
E. N. S. S. S. S.

Shri. A. S. S.

-: 9 :-

constructed and raised the proposed building independently on the schedule 'A' property on the terms as envisaged by these presents.

10. the developer shall be entitled and have the authority to purchase all necessary stamp papers etc. in the name of the land owners or in the name of developers or their nominee for registration of any agreement or sale deemed etc. to be registered and also to refund the said stamp paper whenever necessary and to receive the refund amount from the Treasury or Govt. department in the name of the land owners.
11. The developer shall have the authority and right to sign and execute any deed or deeds or agreement and to present the same before the registering authority for registration and to admit the execution thereof of his portion of share i.e. except the portion of the share allotted to the owners along with the proportionate share in the land and to receive the consideration amount and to grant any receipt for the same.
12. That the number of the flats to be allotted to the land owners may vary but in no case the land owners shall be entitled to more than _____% (_____ percent) of the residential, _____% (_____ percent) of the parking and _____% (_____ percent) of the commercial places, (if constructed) and the fraction of area may be exchanged in terms of the prevailing market rates.
13. That in case the developer either abandons the project, cease building activities for any un reasonable period of time or fail to look after the owners interest or commit any breach of the terms of this agreement the owners in the event of any of the above condition shall have the rights to cancel



Signature

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-: 10 :-

this agreement, to enter into schedule 'A' property the entire structures and materials free from all encumbrances and liens, caused by the developers and shall be free to use the same in any manner as the owners please and the developer shall not raise any objection to the same but be entitled to the cost of material and for the works done if any in furtherance of this agreement calculated as per (P.W.D. or C.P.W.D.) schedule of rate current.

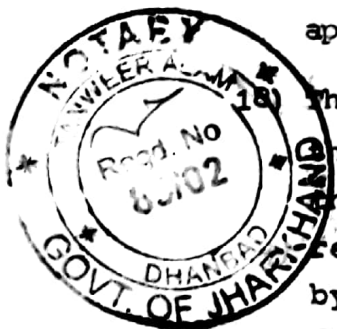
14- That in addition to the above terms and condition it is further agreed by and between the parties that the land owners shall provide the developer free from any dispute from any corner in vacant possession of the land described in schedule 'A' and all dues shall be cleared by the owners before any construction or planning activity to avoid any disturbance and hindrance to work.

15. That any portion of the complex can be converted for commercial purpose if found suitable, parking places for vehicles shall be constructed on ground floor or underground as found suitable by architect.

16. That the building/ buildings shall be of R.C.C. structured with brick walls cement and steel will be used as suggested and recommended by the architect (Designer) looking to importance of structures.

17. That the building will be normally be raised as per plan approved by MADA rules and area as allowed by MADA, normally.

That the time of completion shall be 18 (eighteen) months from the date of approval of plans of MADA or hand over of land to the developer by the owners whichever is later. Extension of reasonable time for completion if required shall be given by the owners, due to reasons beyond the control of the developer like non availability of materials in local market



Signature

Notary Public

- 11 :-

shortage of oil lubricants (for transport) war, Bandhs, Hartals, earthquakes, strikes or any other natural calamity.

19. Both the parties along with their heirs and successors shall remain bound with the terms and condition of this development Agreement.

SCHEDULE 'A'

All that piece and parcel of Raiyati right of land situated in Mouza: MATKURIA, P.S. Dhanbad, Municipality Dhanbad, chowki, sub-division and District sub registry office Dhanbad, Dist. Dhanbad.

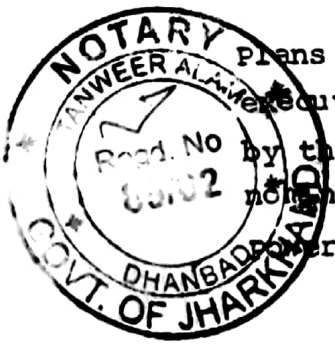
MOUZA: MATKURIA, Mouza No.53, KHATA NO.32 (thirtytwo) PLOT NOS.688 and 692 (six hundred eightyeight and six hundred nintytwo) measuring an area 5 kathas (five kathas) or to say 8.25 decimals of land.

Butted and bounded as follows:-

- NORTH:
- SOUTH:
- EAST:
- WEST:

SCHEDULE 'B'

Plans should be prepared by the competent architect after the execution of this agreement and the power of attorney to be given by the owner 's in the name of the developer or its nominee or nominees duly executed and registered before competent office. Power of attorney and agreement are to be executed in one go.



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SCHEDULE 'C'

The work specification for the owner's portion will now be as detailed below.:-

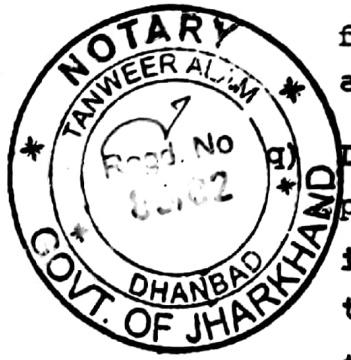
- (a) All rooms, kitchens, toilets and balconies marble slab pieces/tiles of size upto (1' x 1") 17 mm to 18 mm thick.
 - (b) All skirtings will be upto 6" inches height to all the rooms and lobby with marble pieces etc.
 - (c) Skirtings in kitchen and lavatories shall be upto 6 feet 0 inches height with white glazed tiles (plane 6" x 6")
 - (d) Wall finishing internal with plaster of paris and one coats properly finished external with water proof cement paint two coats properly finished.
 - (e) Doors, All doors of sal wood chowkats all room chowkats/frame size will be 3" x 3" size. All kitchen and lavatories frame size will be of 3" x 2") and all flash doors shutters single leaf 30mm thick both side commercial ply factory made shutters on hard wood frames seasoned duly painted and standard M/Steel oxidized fittings, Sal wood of Ranchi, Chaibasa or local, Malaysia, First preference, Malaysia.
 - (f) Windows: All windows shall be of glazed steel window with grill.
 - (g) Kitchen: Marble kit platform will be of green and white colour of reasonable price (economical) and steel sink with draining board, power point for exhaust fan, and lights points and fan points.
- Toilets: White glazed EWC/IWC with matching PVC cistern, white glazed washed basin with C.P. bib cocks, mirror, 600mm x 450 mm with frame and 6 mm thick A/C sheet back side ground, soap dish, general light points, overhead shower C.P. power point for geyser and exhaust fan and general light point.



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-: 13 :-

- i) Electric wiring: All wires will be of ISI mark (Normally) A.C. T.V, to all bed and drawing rooms will be provided.
 - j) Conveniences:
 - i) Disk antenna wiring to drawing room and all bed room,
 - ii) Loft R.C.C, for shelf 's in bed rooms (Open).
 - k) Railing in Balconies: Brick wall up to 2'-0" balance height will be covered with 8 x 8 mm square bars (mild steels)
 - l) Power line connection: at the cost by the land owner.
 - m) Lift one of required capacity as recommended by designer, services: Disc antenna wiring to drawing room and all bed rooms Title Deed; Owner ship through registered absolute sale deed on extra cost to be borne by the purchaser/owner 's (cost of registration as and when applicable in Jharkhand State)
 - n) Municipal holding: by the pocket of the land owner,
 - (o) Generator at the cost of the land owner (Running charges at owner 's cost)
 - (p) Power of Attorney: Owner 's will executed power of attorney in favour for all types of activities related to construction of above subjected complex and sale of flats, parking places or any other type of construction etc. But power of attorney and agreement will be executed. Both at one go. All Lavatory and kitchen fittings will be same as per fitted/ fixed for purchasers of our portion. This is regards to quality and quantity.
- Developer shall be free to sale their portion of share to the purchasers. All the rates fixed/decided by the Developer and installment payment and periods fixed by the Developer. The terms and conditions will be fixed by the developer and there will be no any interference from owners side.



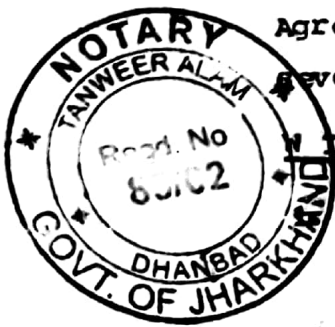
Signature
Member of Board

23. The developer offer the aforesaid owners 42% (forty ^{two} percent) share of total super built up area, which covers all types of common places like stair cases with rooms, passages, lift rooms, electric rooms, generator and pump house room/sheds, or any other place, But _____% (_____ percent) share in case of any of commercial places with common passages etc (if constructed) towards the cost of owner's land etc.

NOTES:

- 1(A) The share of the owner's flat shall be distributed and divided in future by a supplementary agreement.
- (B) Any other changes, additions, alteration, if desired by the owner's will be payable by the owner at market price at the time of order placed by the owner's the Developer shall add _____% (_____ percent) towards their overheads charge.
- (C) All specifications for commercial places will be fixed by the developer for all the portion including the portion of the owners.
- (D) Land owner's right of roof on top of building will be 42% (fortytwo - percent) of area and developers shall will be 58% (fiftyeight percent) (excluding the area to be used for the purpose of water tanks etc).

IN WITNESS WHEREOF, the parties hereto have signed this Development Agreement at Dhanbad on the _____ day of _____ two thousand seven, in presence of the witnesses.



WITNESSES:

Rajeshwar Singh

ATTESTED

NOTARY
DHANBAD

Signature

(OWNER)

Member of Board

(DEVELOPER)

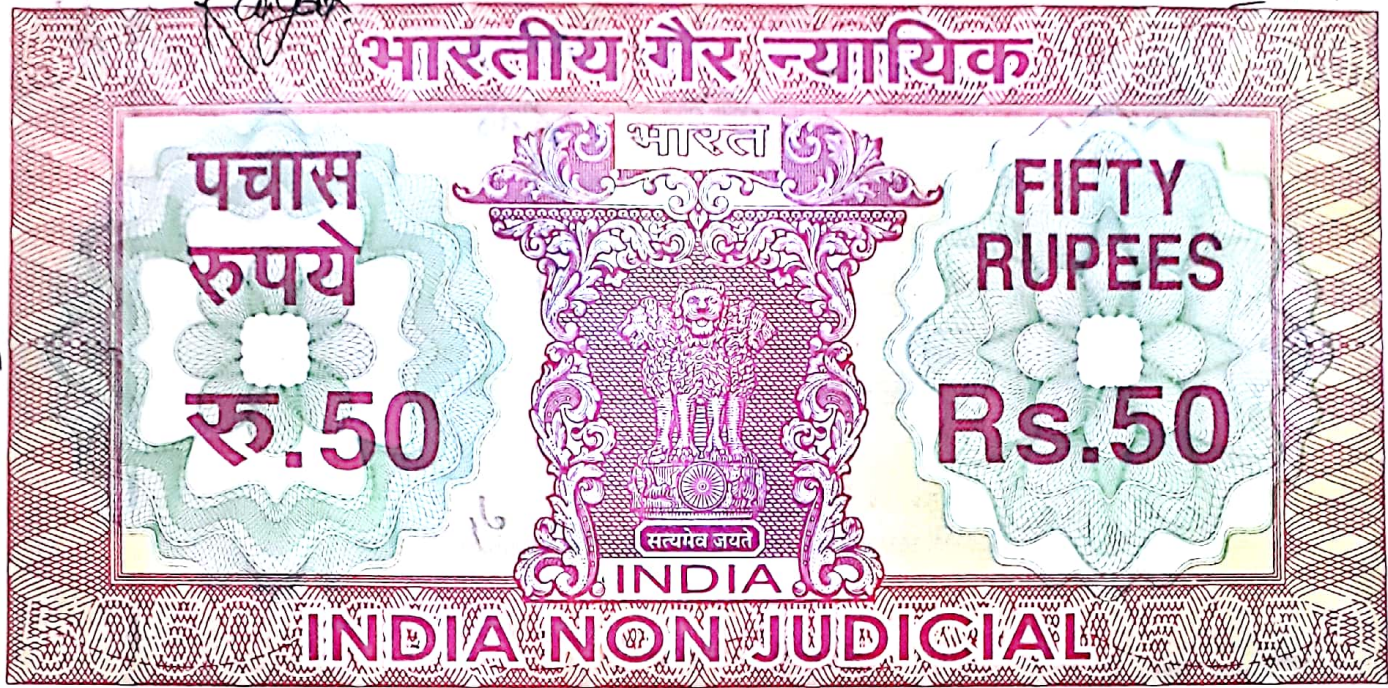
2.
Authorised
u/s 8 (i) (a) of the Notaries
Act 1952 (Act No 53 of 1952)

Signature
(16/11/17)

6018

Rajput

Gen. Power of Attorney St-50/10 540



18864

झारखण्ड, JHARKHAND

भूमि संबंधी कार्रवायों को जॉवा

C 893246

48 (B)

28/12/17

अंचल अधिकारी... से प्राप्त सूची

अनुसार दरतापत्र में वर्णित मौजा... में

नम्बर 53 के खाता नं. के अंतर्गत

निषिद्ध खाते से बाहर है/सूची बद्ध नहीं है।

दस्तावेज नं.

पत्र IV नं.

क. अनुहार विधायित्व न्यायन गुरु त बल क 7



Attested
Advocate

28/12/17

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I SMT. LATIKA CHARI [UID NO. 4961 4857 4782] wife of Late Ratan Chandra Chari by faith Hindu, by caste Mahishya, by occupation House-wife, resident of Mithu Road, Bank More, P.S. Bank More Sub Division and District Sub Registry office and District Dhanbad (Jharkhand) Nationality Indian do hereby constitute and appoint SRI KUNDAN KUMAR SINGH [UID NO.5327 0487 7023] son of Uma Shankar Singh by faith Hindu, by caste Rajput, by occupation business, resident of Hari Mandir Road, Hirapur, P.S. Dhanbad, Sub-Division and District Sub-Registry office and District Dhanbad (Jharkhand) as my true and lawful attorney to do the following acts, deeds and things i.e. to say:-

Fee paid

₹ 10,000/-

10,000/-

28/12

Fee Rs. 10540 online paid vale

GRN-1700815908 dt. 28/12/17

कोलकाता प्रदाधिकारी
धनबाद

S. No. 5264. Date 23/12/17.
Name Latika Char.
At Mithu Road.
P.S. Bank More.
Value of Stamp 50/- (F 87)
Through
Part of Stamp

ASHISH KUMAR ROY
S V Dhanbad, L. No.-12/85-86



28-12-17 10-00 - 1-00
लतिका चारी
200 रुत चारु चारी
मिथु रोड धनबाद - 726004
मालदेव चरखी



लतिका चारी
28/12/17



28-12-17

✓
G. M. B. S. S. S.

27/11/17

- 2 -

- 1) To look after and manage the property morefully described in the schedule below.
- 2) To appear in all court or courts either criminal, civil, original, appellate, High court, Supreme court or in any other court or courts in connection with the landed property described in the schedule below.
- 3) To appear in all office or offices either central, Provincial, local bodies, MADA or in any other office or offices in connection with the lands morefully described in the schedule below.
- 4) To appoint Pleaders, Vokil, advocate or any other attorney or attorneys for and on behalf of me.
- 5) To swear an affidavit or affidavits before any court or courts.
- 6) To sign application, written statements, Vokatnama for and on behalf of me.
- 7) To apply on my behalf for Permission to sale/Lease before the circle office, Additional Collector, LRDC Office, Deputy Commissioner's Office or before any office or offices and to do all acts necessary for obtaining such permission.
- 8) To sign and verify any plaints, written statements, petitions, claims, objections, memorandum of appeal, file the same before any court or office



28/12/17

11/11/17
S. K. SINGH

- 3 -

on my behalf in connection with my property described in the schedule below.

- 9) To appoint on my behalf any pleader, Advocate Revenue Agent or any legal practitioner whenever my Attorney thinks proper in connection with my property described in the schedule below.
- 10) To sign, present and execute any deed or deeds of sale, lease, agreement, rectification etc. to present before any registrar or Sub Registrar or in any Registering office on my behalf and to admit execution thereof and to do all other things which is necessary to complete the registration on my behalf in connection with the property described in the schedule below.
- 11) Be it expressly stated that this deed does not constitute/create/assume at all or any kind of transfer and enjoyment in favour of the attorney holder and there is no monetary transaction between the principal and the Attorney and the sale amount will be deposited into the account of the principal.

All, acts deeds and things done lawfully by my said attorney will be treated as acts, deeds and things done by me if I were personally present, I the above executant's do hereby agree to ratify and confirm by virtue of the power of Attorney hereby given.

IN WITNESS WHEREOF I signed this power of attorney on this the 27th day of December 2017 at Dhanbad.



28/12/17

11/11/17
Rajendra Singh

- 4 -

SCHEDULE

All that part and parcel of the Rayati right of land in Mouza **MATKURIA** Mouza No.53 P.S. Bank More, District Dhanbad Khatian No.32 (Thirty Two) Plot No.688 & 692 Area 5 Kathas i.e. 8.25 Decimals of lands only. [As per plan attached herewith and shown in colour red].Dhanbad Municipal Corporation Ward No.17 Holding No.0170000169000D3.

Butted and bounded by:- North:- Dhanbad-Katras Road (NH-32), South :- Land of Rawal Singh, East:- 2 feet wide private passage, West :- Land of Rawal Singh.

[Purchased by Ratan Lal Chari, the husband of the principal by virtue of registered Sale Deed No.7783 dated 06/05/1969 (entered in Book No.1 Vol. No.54 Pages 82 to 94 being Deed No.7783 for the year 1969) from Ranjit Kumar Choudhury and others registered at Dhanbad District Sub Registry Office, and after such purchase while in peaceful possession over the said lands aforesaid Ratan Chandra Chari died leaving behind his widow Smt. Latika Chari, the principal as his legal heir and successor who inherited the said lands in her exclusive own share and has been possessing the same in peaceful and undisturbed possession thereof and also mutated her name in the landlord Sheresta the State of Jharkhand vide mutation Case No.1303 (i) 2009-2010 and paying the rents under Thoka No.2767 thereto regularly](**Register-II Volume No.14 Page No.2767** vide C.O. Dhanbad Letter No.1508 dated 12/12/2017)



28/12/17







27/12/17
 27/12/17

- 5 -

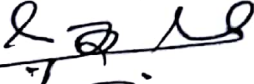
WITNESSES

1. पं. श्री. (व. 381)
 20. 8220 381
 सिविल (अपॉली)
 27/12/17
2. रम. राधन सिंह
 304. रामसिंह
 रम. राधन
 27/12/17

PHOTOGRAPH AND FINGERPRINTS OF THE ATTORNEY :-

Photograph of the Purchaser 	Plunder & High Signature 27/12/17				
	Little finger 	Ring finger 	Middle finger 	Index finger 	Thumb finger 

Certified that the finger prints of the left hand of the parties, whose photograph is affixed in the document have been duly obtained before me, prepared in my office as per draft supplied by the parties :-


 P. No. 1622/17
 Advocate, Dhanbad.
 27/12/17

17/01/2018

Handwritten notes in the top left corner, including the date 17/01/2018 and other illegible scribbles.



Handwritten signature and date: 28/1/18

Handwritten text below the first stamp, possibly a name or title.

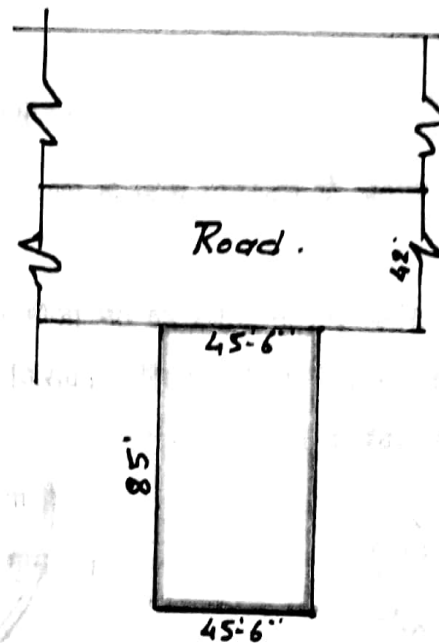
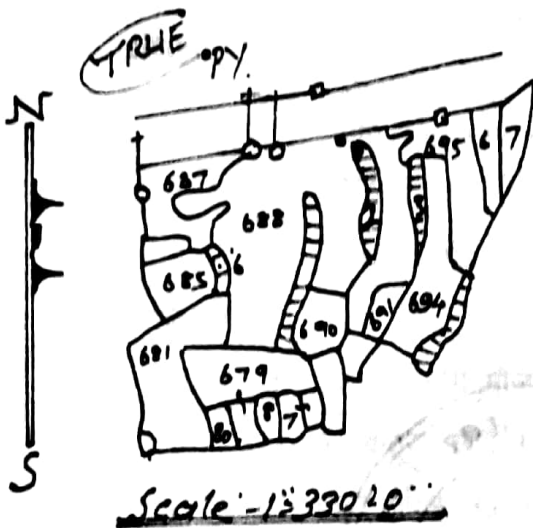


Principal :- Smt. Latika Chari w/o Ratan Chandra Chari of house no. 22A, Mithu Road Krishna Katta, Dhanbad.

Attorney :- Sri Kundan Kumar Singh s/o Uma Shankar Singh of Near Vasundra Hotel, Hari Mandir Road Hirapur P.S. Dist Dhanbad.

Schedule :- Mouza. Matkuria NO. 53. P.S. Bank More under Khata No. Plot NO. 688 & 692 (Part) Area 5- Kathas.

Shown in colour red.



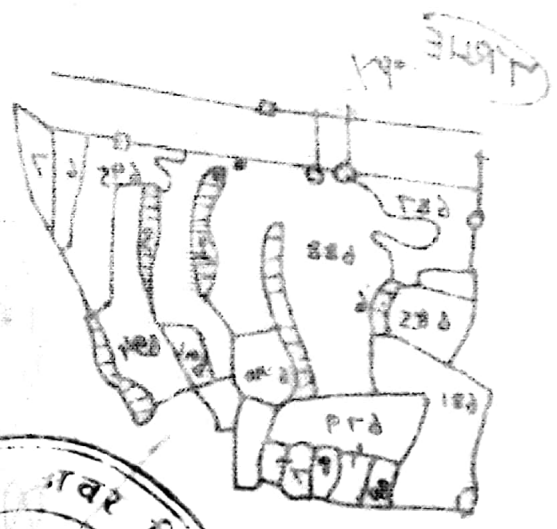
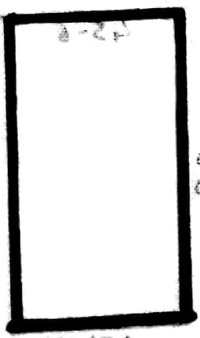
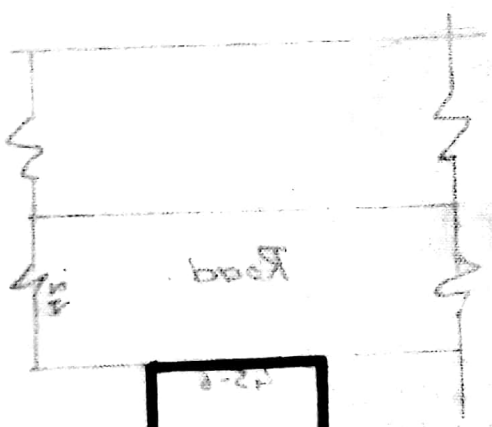
कुन्दन कुमार सिंह
Kundan Kumar Singh
27/11/17

Signature

Plot no 883 & 882 (part) Area 2 - Kothar
Plot no 883 & 882 (part) Area 2 - Kothar

Plot no 883 & 882 (part) Area 2 - Kothar
Plot no 883 & 882 (part) Area 2 - Kothar
Plot no 883 & 882 (part) Area 2 - Kothar

Shown in colour red



Handwritten signature and text, possibly a name and title, written in a cursive style.



अंचल अधिकारी का कार्यालय, धनबाद।

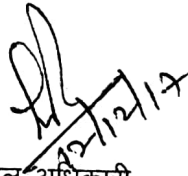
ज्ञापांक 15.08. दिनांक 12/12/17

प्रेषित,

श्रीमति लतिका चारी
पति स्व० रतन चन्द्र चारी
सा० - पुराना बाजार, धनबाद।

अंचल निरीक्षक एवं हल्का कर्मचारी के जॉच प्रतिवेदन के आधार प्रतिवेदित किया है कि :-

1. प्रश्नगत भूमि मौजा मटकुरिया मौजा नं० 53 खाता नं० 32 प्लॉट 688,692 रकवा 05 कट्टा खरीदगी भूमि है। जिसका दाखिल खारिज केश सं० 1303 (I) 09-10 द्वारा होकर भोलुम नं० 14 पृष्ठ सं० 2767 में आवेदिका के स्वयं के नाम से कायम होकर लगान रसीद निर्गत होता है।
2. प्रश्नगत भूमि रैयती खाते की भूमि है।


अंचल अधिकारी,
धनबाद।





झारखण्ड सरकार
राजस्व एवं भूमि सुधार विभाग
लगान रसीद



Sch XIV F.No. 180V

V

जिला का नाम धनबाद
 अनुमण्डल का नाम धनबाद
 अंचल का नाम धनबाद
 थाना व/थाना नम्बर महपुरिया 53

रसीद क्रमांक JH 21 A014236
 रेयत का नाम श्रीमती शक्तिचारी
 पिता का नाम स्व. रतन चारी
 ज.प्र.सं. नम्बर 27.67

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
32	688 692	5 98/1

जोत की सालाना मांग एवं मांग का विवरण (बकाया एवं हाल) चालू वर्ष का

हाल	मांग	वार्षिक	कर्मचारी		2015-16	
			3 वर्ष से ज्यादा	3 वर्ष	विगत वर्ष	2015-16
	लगान	4.00			12.00	4.00
	सेस	1.00			3.00	1.00
	*ब्याज	2.00			6.00	2.00
	विविध	2.00			6.00	2.00
	योग	1.00			3.00	1.00
			भुगतान का विवरण		30.00	10.00

अदायगी	बकाया			2015-16		आग्रम
	3 वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	विगत वर्ष	2015-16	
लगान				12.00	4.00	
सेस				3.00	1.00	
*ब्याज				6.00	2.00	
विविध				6.00	2.00	
योग				3.00	1.00	

- कुल योग शब्दों में 40.00 पालिस 1.
- नाम अदाकर्ता श्रीमती
- कुल बकाया 10.00

(हल्का कर्मचारी)

हस्ताक्षर एवं दिनांक

26/10/15

* खास महले को बकाया मासगुजारी पर (सिवाय ऐसे बकायों जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

WITHOUT PREJUDICE





प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोलियो की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलियो देने की तारीख Date of delivery of the requisite stamps and folios.	तारीख, जबकि देने के लिए प्रतिलिपि तैयार थी Date on which the copy was ready for delivery.	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.
17/11/09	19/11/09	20/11/09	21/11/09	21/11/09

अंचल अधिकारी का कार्यालय, धनबाद ।
दाखिल खारिज मु० संख्या - 1303(I) 2009-10

दिनांक	आदेश फलक	अभियुक्ति
16.10.09	<p>आवेदिका श्रीमति लतिका चारी पति स्व० रतन चन्द्र चारी सा० पुराना बाजार थाना धनबाद जिला - धनबाद ने नामंतरण के लिए आवेदन किया है। आवेदन के अनुसार आवेदिका ने मौजा-मटकुरिया मौजा नं०- 53 खाता नं० 32 प्लॉट नं० - 688, 692 रकबा 05 क० उत्तराधिकार सूत्र द्वारा श्री स्व० रतन चन्द्र चारी से प्राप्त किया है।</p> <p>मूल आवेदन पत्र हल्का कर्मचारी की जाँच हेतु दें, इस बीच आम इस्तेहार निर्गत करें। अभिलेख दिनांक 30.10.09 को उपस्थापित करें।</p> <p align="right">ह०/- अस्पष्ट 16.10.09 अंचल अधिकारी, धनबाद।</p>	अभियुक्ति
30.10.09	<p>अभिलेख उपस्थापित किया गया / आम इस्तेहार का तामिला प्राप्त है। किसी व्यक्ति ने आपति नहीं किया है। हल्का कर्मचारी/अंचल निरीक्षक का जाँच प्रतिवेदन प्राप्त है, जिसके अनुसार</p> <p>1) भूमि रैयती खाते की हैं। (2) जमाबन्दी सं० 341 में आवेदिका के पति के नाम से लगान रसीद कट रहा है। जमाबन्दी रैयत की मृत्यु हो चुकी है। आवेदिका उनके पत्नी है। (3) आवेदक उत्तराधिकार द्वारा भूमि प्राप्त कर प्रश्नगत जमीन पर दखल कब्जा में है। 4. प्रश्नगत भूमि, गैर आवाद, आदिवासी खाता, भूदान, वन भूमि तथा वी०सी०सी०एल० के क्षेत्र से वाहर है।</p> <p>अतः हल्का कर्मचारी/अंचल निरीक्षक का जाँच प्रतिवेदन तथा अनुशंसा के आधार पर आवेदित भूमि का दाखिल खारिज आवेदन को स्वीकृत किया जाता है। तदनुसार शुद्धिपत्र निर्गत करें एवं हल्का कर्मचारी से एक सप्ताह में अनुपालन प्रतिवेदन मांगें।</p> <p>लेखापित एवं संशोधित</p> <p>ह०/- अस्पष्ट 30.10.09 अंचल अधिकारी, धनबाद।</p> <p align="right">ह०/- अस्पष्ट 30.10.09 अंचल अधिकारी, धनबाद।</p>	

मेरे द्वारा यहाँ से

मैंने मिलवाया है

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21/11/09

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21/11/09

पर्याप्त





प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोलियो की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलियो देने की तारीख Date of delivery of the requisite stamps and folios.	तारीख, जबकि देने के लिए प्रतिलिपि तैयार थी Date on which the copy was ready for delivery.	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.
19/11/09	19/11/09	20/11/09	21/11/09	21/11/09

सरकार में निहित स्टेटों की अभिधारियों (रियतों) का नामान्तरण दाखिल खारिज दिखाने वाला शुद्धि पत्र
जिला- धनबाद अनुमंडल - धनबाद सर्किल/अंचल- धनबाद हल्का- । स्टेट का नाम - झारखण्ड

क्र०	पंजी सं० 27 में नामान्तरण केस सं०	गाँव	थाना और थाना सं०	नामान्तरण के संबंध अभ्युक्ति की सं०	नामान्तरण मंजूर करने वाला प्राधिकार और आदेश की तारीख	नामान्तरण किस कारण होना है। बिक्री दान विनमय, उत्तराधिका री या बटवारा हुआ है।	नामान्तरण से प्रभावित विनमय का पुरा व्यौरा	कर्मचारी द्वारा हल्का पंजी किस तारीख को शुद्ध की गई	अभियुक्ति
1	2	3	4	5	6	7	8	9	10
	दा० खा० केस नं० 1303(1)09-10	मटकुरिया	धनबाद - 53	खाता नं०-32 प्लॉट नं० 688, 692 रकबा - 05 क० लगान 4.00 रु० अलावे शेष	अंचल अधिकारी, धनबाद,	बिक्री दलील 7783 दिनांक 10.5.06 शपथ पत्र सं० 28/9.10.09	पुराना रैयत रामचन्द्र चारी ज०सं० - 341 नया रैयत श्रीमति लतिका चारी पति स्व० रत्नचन्द्र चारी सा० पुराना बाजार, धनबाद।		

ह०/- अस्पष्ट

30.10.09

अंचल. अधिकारी,

धनबाद।

यह द्वारा कॉपी किया गया।

21/11/09

मैंने मिलान किया।

21/11/09

प्रमाणित राखी

21/11/09



43
2/11/17

निबंधन विभाग, झारखंड
Dhanbad
निबंधन आवेदन



Date/Time: 2017-12-27

Application ID 129790

Document Type	Power of Attorney	Presenter	Latika Chari	Date of Entry	27/12/2017
Presenter Name & Address	Mithu Road, P.S. Bank More	District	Dhanbad	Total Pages	36
Stampable Doc. Value	0	DOE		Book	
Document/Transaction Value	0	Stamp Value	0	CNO/PNO	n/a
Special Type		Serial No.			

Remarks / Other Details

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No.	Reg.II Vol.No.	Reg.II Page.No.	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No	ULB	Category	Area	Min. Value
DHANBAD	53	32	MATKURIA	32	688, 692	14	2767		Dhanbad Katras Road	Rawal Singh	2 feet wide Passage	Rawal Singh	Urban	0170000169000D3	DHANBAD MUNICIPAL CORPORATION	8.25	

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount

Party Details:

SN	PType	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F60	UID	Mobile	Pres. Address	Perm. Address
1	Principle	Latika Chari	Late Ratan Chandra Chari	House-wife	पति	महिश	Female		496148574782	8294646935		Mithu Road, P.S. Bank More District Dhanbad
2	Attomy	Kundan Kumar Singh	Uma Shankar Singh	Business	पिता	राजपुत	Male		532704877023	9905484008		Hirapur, P.S. Dhanbad District Dhanbad
3	Identifier	Chandra Shekhar Gupta	Hari Prasad Gupta	Business	पिता	बनीया	Male		489779404792	9060372348		Jharia, P.S. Jharia, District Dhanbad
4												

Fee Details:

SN	Description	Amount
1	SP	540.00
2	E(III)	10,000.00
Total		10,540.00

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

Holding Details provided by the user has been mutated in the name of - latika chari

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same. And the information provided by me are true to itself.
The details of property's Holding & Register/I has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

Signature's of Executant & Claimant



निबंधन विभाग, झारखंड
Dhanbad


Token No.43 Token Date: 2017-12-28

Party Name: Latika Chari

Father/Husband Name: Late Ratan Chandra Chari
(Principle)

Mithu Road, P.S. Bank More District Dhanbad

Deed Type: Power of Attorney

Party Details	
Name :	Latika Chari
Gender :	F
DOB :	19-09-1941
C/o :	W/O: Ratan Chandra Chari
District :	Dhanbad
House/Building No. :	HOUSE NO - 22 A,
Locality :	KRISHNA KATRA,
Pincode :	826001
Post Office :	
State :	Jharkhand
Village/Town/City :	Dhanbad
Aadhaar No :	xxxxxxxx4782
Photo :	

Registering Officer

Party Signature

Operator's Signature





निबंधन विभाग, झारखंड
Dhanbad

Token No.43 Token Date: 2017-12-28
Party Name: Kundan Kumar Singh
Father/Husband Name: Uma Shankar Singh
(Attorney)
Hirapur, P.S. Dhanbad District Dhanbad

Deed Type: Power of Attorney

Party Details

Name :

Kundan Kumar Singh

Gender :

M

DOB :

10-02-1981

C/o :

S/O Uma Shankar Singh

District :

Dhanbad

House/Building No. :

HARI MANDIR ROAD, HIRAPUR

Locality :

826001

Pincode :

Post Office :

State :

Jharkhand

Village/Town/City :

Dhanbad

Aadhaar No :

xxxxxxxx7023

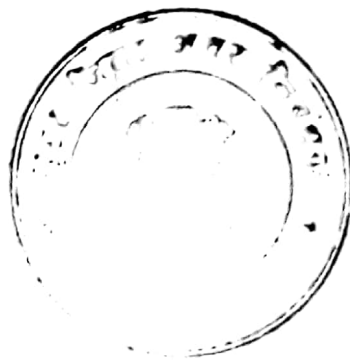
Photo :



Registering Officer

Kundan K Singh
Party Signature

[Signature]
Operator's Signature

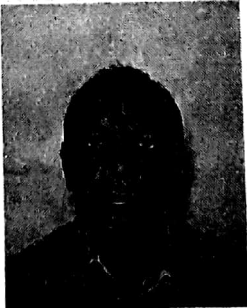




निबंधन विभाग, झारखंड
Dhanbad

Token No.43 Token Date: 2017-12-28
Party Name: Chandra Shekhar Gupta
Father/Husband Name: Hari Prasad Gupta
(Identifier)
Jharia, P.S. Jharia, District Dhanbad

Deed Type: Power of Attorney

Party Details	
Name :	Chandra Shekhar Gupta
Gender :	M
DOB :	01-01-1962
C/o :	S/O: Hari Prasad Gupta
District :	Dhanbad
House/Building No. :	
Locality :	Golghar, Jharia
Pincode :	828111
Post Office :	
State :	Jharkhand
Village/Town/City :	Jharia
Aadhaar No :	xxxxxxxx4792
Photo :	

Registering Officer ✓

चंद्र शेखर गुप्ता
Party Signature

Operator's Signature



ue Token

Presenter/Executant's Name

Latika Charl

Token For

Registry

Payment Mode.

Online

Online Application ID (If Any)

129790

[Verify On-line Payment](#)

[Verify eGras Payment](#) [View Deed](#)

e-Stamp Certificate No. (If Any)

[Verify](#)

Issue Token

Payment is done of Rs. 10540.00 on 28/12/2017 with CIN - 10002162017122801427 & GRN No. - 1700815908 & Status - SUCCESS

Maximum Token Issue Time : 2 PM

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**निबंधन विभाग, झारखंड
Dhanbad**
जांच पचास-सह घोषणा प्रपत्र (नियम 114)

Token Date: Time 28/12/2017 11:28:56

Doc No: 43	Presenter: Latika Chari	Date of Entry: 28/12/2017
Document Type: Power of Attorney	Mithu Road, P.S. Bank More District Dhanbad	Total Pages: 36
Applicant Name & Address: Mithu Road, P.S. Bank More District Dhanbad	DOE	Book: IV
Assessable Doc. Value: 0	Stamp Value: 80	CNO/PNO: N.A.
Assessment Transaction Value: 0	Serial/Deed No: /	
Special Type:	Old Serial No: /	
Remarks / Other Details:	App ID: 129790	e-Stamp Cert. No:

Anchor	Th. No.	Wrd/Hik	Mauza	Kh. No.	Plot No.	Registeri Vol. No.	Registeri Page No.	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No	ULB	Category	Area	Min. Value
DHANBAD	83	32	MATKURIA	32	888, 892	14	2767		Dhanbad Katras Road	Rawal Singh	2 feet wide Passage	Rawal Singh	0170000169000D3	DHANBAD MUNICIPAL CORPORATION		8.25	Decimal

Other Property Details:				Area	Rate	Amount
Property Type	Th. No.	Wrd	Mauza	Location		

Party Details:												
SN	P Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	UID	Mobile	Pres. Address	Perm. Address
1	Principle	Latika Chari	Late Ratan Chandra Chari	House-wife	पति	माहिश	Female		xxxxxxxx4782	xxxxxxxx36	Mithu Road, P.S. Bank More District Dhanbad	Mithu Road, P.S. Bank More District Dhanbad
2	Attorney	Kundan Kumar Singh	Uma Shanker Singh	Business	पिता	राजपूत	Male		xxxxxxxx7023	xxxxxxxx08	Hirapur, P.S. Dhanbad District Dhanbad	Hirapur, P.S. Dhanbad District Dhanbad
3	Identifier	Chandra Shekhar Gupta	Hari Prasad Gupta	Business	पिता	बनीया	Male		xxxxxxxx4792	xxxxxxxx48	Jharia, P.S. Jharia, District Dhanbad	Jharia, P.S. Jharia, District Dhanbad

Fee Details:		
SN	Description	Amount
1	SP	540.00
2	E(III)	10,000.00
Total		10,540.00

मिथु रोड, प.स. बैंक मॉरें डिस्ट्रिक्ट डहानबाद

Holding Details provided by the user has been mutated in the name of - latika chari

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same. And the information provided by me are true to itself. The details of property's Holding & Registeri has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

Signature's of Executant & Claimant

उपरोक्त प्रतिष्ठिता दस्तावेज में अंकित तथ्यों के अनुरूप *मिथु रोड, प.स. बैंक मॉरें डिस्ट्रिक्ट डहानबाद* प्रस्तुतकर्ता का हस्ताक्षर ऑपरेटर का हस्ताक्षर

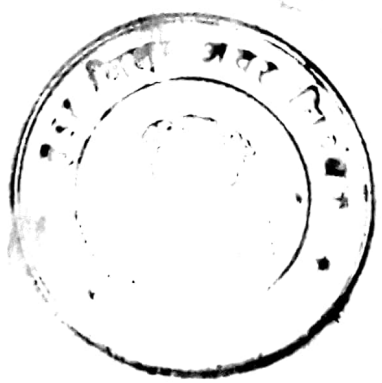
उपरोक्त स्वीकार किया *मिथु रोड, प.स. बैंक मॉरें डिस्ट्रिक्ट डहानबाद* में इस दस्तावेज के निष्पादन को भेरे समस्त

जिसकी *मिथु रोड, प.स. बैंक मॉरें डिस्ट्रिक्ट डहानबाद*

पहचान *मिथु रोड, प.स. बैंक मॉरें डिस्ट्रिक्ट डहानबाद* पिता *हरी प्रसाद गुप्ता*

निवासी *मिथु रोड, प.स. बैंक मॉरें डिस्ट्रिक्ट डहानबाद* पता *मिथु रोड, प.स. बैंक मॉरें डिस्ट्रिक्ट डहानबाद* निबंधन पदाधिकारी का हस्ताक्षर

मिथु रोड, प.स. बैंक मॉरें डिस्ट्रिक्ट डहानबाद





निबंधन विभाग, झारखंड
धनबाद

Token No.43 Token Date: 12/28/2017

Serial/Deed No./Year :6018/540/2017

Deed Type: Power of Attorney

SN.	Party Details	Photo	Thumb
1	Latika Chari Father/Husband Name:Late Ratan Chandra Chari (Principle) Mithu Road, P.S. Bank More District Dhanbad		
2	Kundan Kumar Singh Father/Husband Name:Uma Shankar Singh (Attorney) Hirapur, P.S. Dhanbad District Dhanbad		
3	Chandra Shekhar Gupta Father/Husband Name:Hari Prasad Gupta (Identifier) Jharia, P.S. Jharia, District Dhanbad		

Book No. IV
Volume 32
Page 411 To 446
Deed No 6018 / 540
Year 2017
Date 12/28/2017

Registering Officer

[Handwritten Signature]

Signature of Operator

7783-54 - 82/94 - 1969.

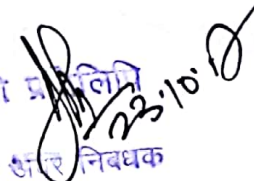
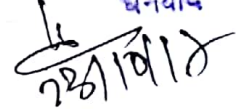


झारखण्ड JHARKHAND

03AA 336119

18492
वकील

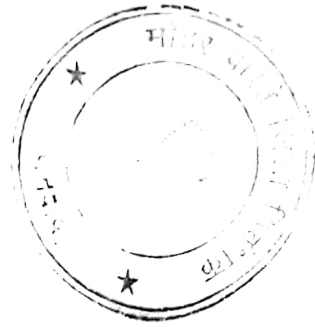



 23/10/18
 प्रो. अरुण निबधक
 धनबाद


1000 398379

No. 659 P 5-5-17
 Name D. P. Mukherjee
 Address Dhansap (E. side)
 Through _____
 Post Office _____
 Date of Stamp _____
 Copy
 Chandan Kumar Laha
 21, Dhansap, ...

Fee Paid (G.M.N. 1000398379)
 F.M.C. No. 1000 to 25/10/17
 F.M.C. No. 1W.1W
 G.S.D. No. _____
850 to _____
 D. P. Mukherjee
25/10/17
25/10





१। बस्तानों को नकल के लिये विचारा स्थान (कीव पंक्तियां हर पंक्ति में पन्द्रह शब्दों के हिसाब से)

२। दिये गये के लिये
पानी और का हाथिया

Engr'd Elgizal
Indrabha Gatra
2-11-69

house premises, well garden etc, subject to the payment of Rent
and cars thereon reserved and whereas the said Fungi Mahataw and
others while this is peaceful possession of the same sold their right
title and interest in respect of 16 Cottahs of land forming
part of survey settlement plot no. 688 of mouza Khatkari's
to Keshar high and Golap high sons of late Sunder high of Mathura
Khatkari Road, Shambad, Pargana, Jhansi, Police Station, Sub division
and sub-registry and District. Gwalior had for a valuable consideration
by virtue of a registered deed of sale BE no 8782 for the
year 1957 and put the purchasers Keshar high and Golap high in possession
of the same and whereas while this is possession of the aforesaid
land purchased by them they acquired interest in respect of a
portion of survey settlement plot no. 692 by virtue of a compromise
deed in Gite Suk no 191 of 1961 of the Court of the Munsif
1st Court, Shambad and whereas the said Keshar high (5) (Rajit
Ramesh Choudhary Rajeshwar Dayal Kausal Manoharlal Chimanlal Sheh
6-5-69) and Golap high as the sole and exclusive owners
remained in peaceful possession of survey settlement plot no 688 and
a portion of survey settlement plot no 692 and whereas while
this is possession of the lands referred to above the said Keshar

नि ५०
बनवाए
२३/१०



२। बरतानेक की मकल के तिन विपका स्थान (बीस पंक्तियो हर पंक्ति में पन्द्रह शब्दों के हिसाब से)

३। हिसाबों के तिन बायो कोर के हिसाब

of the aforesaid land together with the houses and structures standing there on for a consideration of Rs 14000- (fourteen thousand) with Sri Manoharlal Chimanlal Shah, the confirming party and received a part payment of Rs 4000- (four thousand) out of the total consideration of Rs 14000- and executed an agreement on the 9th December, 1968, and whereas the confirming party did not intend to go in for the purchase of the aforesaid land as referred to above and whereas the vendors returned the consideration in only amount of Rs 4000- to the confirming party and got back the original agreement executed by the vendors as also the confirming party and whereas the vendors as the sole, exclusive and right full owners of the said lands and premises described in schedule 'A' below which is shown in red border line on the plan annexed to this deed and whereas the confirming party here by confirms and declares that the vendors as the sole exclusive (7) Rajit Kar Chaudhary Rajeshwar Dyal Kunal Manoharlal Chimanlal Shah of s 69) owners are in possession of the same and whereas the vendors are in need of money for the ~~purpose of~~ purpose of acquiring the land and for pay off their loan including the advance received from the confirming party and also for meet up other family necessities and

नो ५०
बनबाद
२३/१०

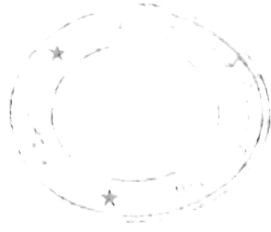


vendors in order to find money and possess the vendors become delinquent of
 selling their light title, in fact and possession, in order over the
 good lands together with the structures standing there on is as referred
 to above to a willing purchaser and structure in case of negotiations
 the vendors have agreed to sell as to purchase 400 agreed to
 purchase the lands together with structures standing there described
 in Schedule 'A' here into annexed for a consideration of Rs 1000/-
 14,000/- Ruppes further Howard and subject to this deed of sale
 with interest, Mad in purchase of the of Rs 1000/- (Rupees
 in cash) of the vendors by the purchase (The Receipt of Rs 1000/-
 only) paid to the vendors by the ledger and amount) and in
 the vendors do hereby acknowledge and admit) and in
 consideration of the terms and conditions also hereby and (Rs)
 after contained the vendors do hereby acknowledge and admit) and in
 (Receipt of Rs 5-69) at Chandan Nagar Road, Haveli, Haveli, Haveli,
 5-69) wide locality of 90 ft. sell conveyance hereby and
 assign into the purchase absolutely All conveyance hereby and
 and interest and possession in and over the lands, houses and
 structures standing there on, more fully of in detail, described
 in the schedule 'A' below of the same in deed, described
 in the schedule 'A' below of the same in deed, described

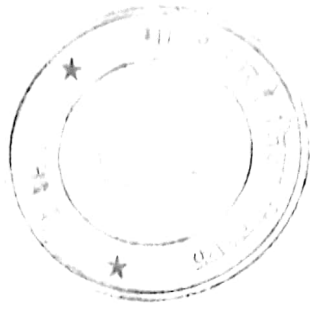
For do
 23/10







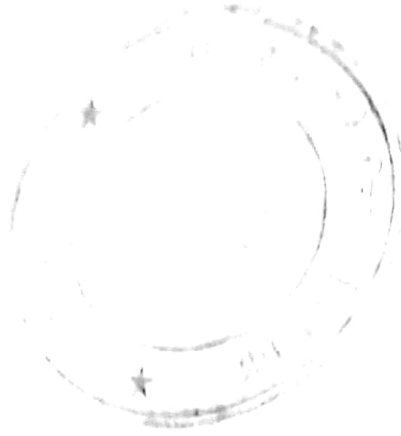


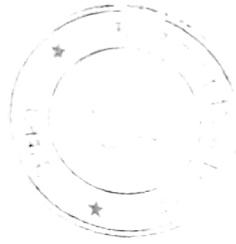


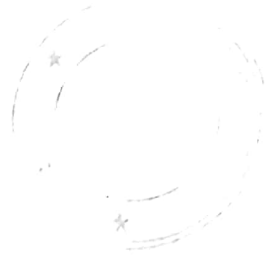
by the vendors in favour of the confirming party. Be it
 further noted that the confirming party hereby confirms this
 present deed of absolute sale executed by the vendors in favour
 of the purchaser in respect of the properties described in Schedule A
 hereunto annexed and ratifies the action of the vendors and of
 their own free will and choice and (12) (Rajit Kumar Chakraborty
 Rajibendra Nayak Bimal Manohar Lal Chinnanda Shah. F-5-69) also
 renounces releases and disclaims in favour of the purchaser all
 his right, title interest in respect of the properties described in
 schedule A below, and the purchaser shall continue and hold and
 enjoy the same peacefully and quietly for all time to come the
 said properties together with the structures either by sale, gift, exchange
 and the confirming party together with his heirs, executors,
 administrators, representatives and assigns shall have no objection
 to the same. Be it further noted that the purchaser and the
 lands and premises sold to him is within the same district
 and is transferable under the Chotanagpur Tenancy (Amendment)
 Act of 1938. In witness whereof the vendors, Rajit, Kumar Chakraborty
 and Rajibendra Nayak Bimal as also the confirming party Manohar
 Lal Chinnanda Shah hereby set and subscribe their hands

X
 M
 1-06-1969
 11

23/10









अंचल अधिकारी का कार्यालय, धनबाद।

ज्ञापक 15.08 दिनांक 12/12/17

प्रेषित,

श्रीमति लतिका चारी
पति स्व० रतन चन्द्र चारी
सा० - पुराना बाजार, धनबाद।

अंचल निरीक्षक एवं हल्का कर्मचारी के जांच प्रतिवेदन के आधार प्रतिवेदित किया

है कि :-

1. प्रश्नगत भूमि मौजा मटकुरिया मौजा नं० 53 खाता नं० 32 प्लॉट 688,692 रकबा 05 कट्टा खरीदगी भूमि है। जिसका दाखिल खारिज केश सं० 1303 (I) 09-10 द्वारा होकर भोलुम नं० 14 पृष्ठ सं० 2767 में आवेदिका के स्वयं के नाम से कायम होकर लगान रसीद निर्गत होता है।
2. प्रश्नगत भूमि रैयती खाते की भूमि है।


अंचल अधिकारी,
धनबाद।



जिला का नाम
 अनुमण्डल का नाम
 अंचल का नाम
 नाम सर्कल । नाम मौजा मय
 थाना व थाना नम्बर

V रसीद मालगुजारा
 फरद मालकी / फरद रेयती
 नाम रेयत मय बलिगता जमाकन्दी
 वो सफुनत नम्बर: 41 6091315

धनबाद
 धनबाद
 मालगुजारा 52

खाता संख्या	खसरा संख्या
32	688, 692 299/ 583/

अराजी नकदी अराजी भावली तफसील हिसाब लगान भावली
 श्रीमती लतीका चारी वती स्वयं रतनचन्द चारी

जोत का सालाना मांग मय तफसील (बकाया वो हाल) भाजूदा साल का।

मांग बाबत	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा	3रा वर्ष	2रा वर्ष	1ला वर्ष	
माल गुजारी } (नकदी)	4.00				4.00	4.00
सेस } (भावली)	0.00				1.00	1.00
*सूद	2.50				2.00	2.00
मुतफरकात	2.50				2.50	2.50
मीजान	0.80				0.80	0.80
	<u>9.80</u>				<u>9.80</u>	<u>9.80</u>

तफसील अदायकारी

अदायकारी बाबत	बकाया				मासालया हाल	फाजिल
	तीन वर्ष से ज्यादा	3रा वर्ष	2रा वर्ष	1ला वर्ष		
माल गुजारी } (नकदी)				4.00	4.00	
सेस } (भावली)				1.00	1.00	
*सूद				2.50	2.50	
मुतफरकात				2.50	2.50	
मीजान अदायकारी				0.80	0.80	
				<u>9.80</u>	<u>9.80</u>	

- (1) मीजान कुल (लफजों में)
- (2) नाम देहिन्दा -
- (3) कुल बकाया -

19.80 इन्गी 1. साठ पैसा
 -11/01/10

दस्तखत वो तारीख अमला तहसील कुनि 19/1/10

NCCF-2010

* खोस महाल का बकाया मालगुजारी पर (सिवाय ऐसो बकाया पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोलियो की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलियो देने की तारीख Date of delivery of the requisite stamps and folios.	तारीख, जबकि देने के लिए प्रतिलिपि तैयार थी Date on which the copy was ready for delivery.	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.
19/11/09	19/11/09	20/11/09	21/11/09	21/11/09

अंचल अधिकारी का कार्यालय, धनबाद ।
दाखिल खारिज मु० संख्या - 1303(1) 2009-10

दिनांक	आदेश फलक	अभियुक्ति
16.10.09	<p>आवेदिका श्रीमति लतिका चारी पति स्व० रतन चन्द्र चारी सा० पुराना बाजार थाना धनबाद जिला - धनबाद ने नामंतरण के लिए आवेदन किया है। आवेदन के अनुसार आवेदिका ने मौजा-मटकुरिया मौजा नं०- 53 खाता नं० 32 प्लॉट नं० - 688, 692 रकवा 05 क० उत्तराधिकार सूत्र द्वारा श्री स्व० रतन चन्द्र चारी से प्राप्त किया है।</p> <p>मूल आवेदन पत्र हल्का कर्मचारी की जाँच हेतु दें, इस बीच आम इश्तेहार निर्गत करें। अभिलेख दिनांक 30.10.09 को उपस्थापित करें।</p> <p align="right">ह०/- अस्पष्ट 16.10.09 अंचल अधिकारी, धनबाद।</p>	
30.10.09	<p>अभिलेख उपस्थापित किया गया / आम इश्तेहार का तामिला प्राप्त है। किसी व्यक्ति ने आपति नहीं किया है। हल्का कर्मचारी/अंचल निरीक्षक का जाँच प्रतिवेदन प्राप्त है, जिसके अनुसार</p> <p>1) भूमि रैयती खाते की हैं। (2) जमाबन्दी सं० 341 में आवेदिका के पति के नाम से लगान रसीद कट रहा है। जमाबंदी रैयत की मृत्यु हो चुकी है। आवेदिका उनके पत्नी है। (3) आवेदक उत्तराधिकार द्वारा भूमि प्राप्त कर प्रश्नगत जमीन पर दखल कब्जा में है। 4. प्रश्नगत भूमि, गैर आवाद, आदिवासी खाता, भूदान, बन भूमि तथा बी०सी०सी०एल० के क्षेत्र से बाहर है।</p> <p>अतः हल्का कर्मचारी/अंचल निरीक्षक का जाँच प्रतिवेदन तथा अनुशंसा के आधार पर आवेदित भूमि का दाखिल खारिज आवेदन को स्वीकृत किया जाता है। तदनुसार शुद्धिपत्र निर्गत करें एवं हल्का कर्मचारी से एक सप्ताह में अनुपालन प्रतिवेदन मांगें।</p> <p>लेखापित एवं संशोधित</p> <p>ह०/- अस्पष्ट 30.10.09 अंचल अधिकारी, धनबाद।</p> <p align="right">ह०/- अस्पष्ट 30.10.09 अंचल अधिकारी, धनबाद।</p>	

द्वारा कॉपी किया गया।

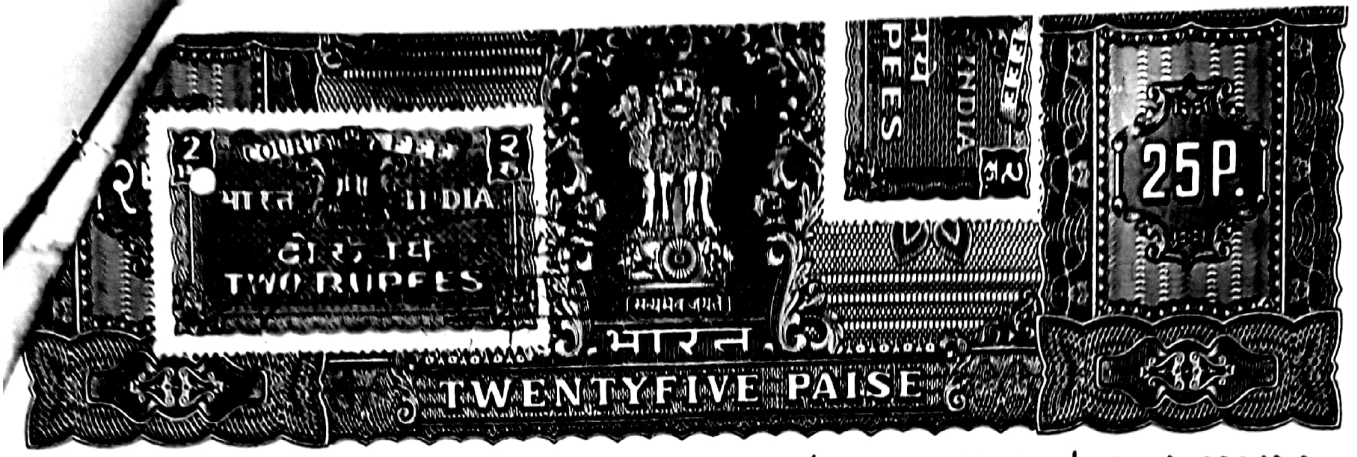
में मिलान किया।

[Signature]
21/11/09
सहायक

[Signature]
21/11/09
सहायक

प्रमाणित सच्ची प्रतिलिपि

[Signature]
21/11/09
प्रधान सहायक,
अंचल कार्यालय
धनबाद।



प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोलियो की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलियो देने की तारीख Date of delivery of the requisite stamps and folios.	तारीख, जबकि देने के लिए प्रतिलिपि तैयार थी Date on which the copy was ready for delivery.	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.
19/11/09	19/11/09	20/11/09	21/11/09	21/11/09

सरकार में निहित स्टेटों की अभिधारियों (रियतों) का नामान्तरण दाखिल खारिज दिखाने वाला शुद्धि पत्र
जिला- धनबाद अनुमंडल - धनबाद सर्किल/अंचल- धनबाद हल्का- । स्टेट का नाम - झारखण्ड

क्र०	पंजी सं० 27 में नामान्तरण केस सं०	गाँव	थाना और थाना सं०	नामान्तरण के संबंध अभ्युक्ति की सं०	नामान्तरण मंजूर करने वाला प्राधिकार और आदेश की तारीख	नामान्तरण किस कारण होना है। बिक्री दान विनमय, उत्तराधिकारी या बटवारा हुआ है।	नामान्तरण से प्रभावित विनमय का पुरा व्यौरा	कर्मचारी द्वारा हल्का पंजी किस तारीख को शुद्ध की गई	अभियुक्ति
1	2	3	4	5	6	7	8	9	10
	दा० खा० केस नं० 1303(1)09-10	मटकुरिया	धनबाद - 53	खाता नं०-32 प्लॉट नं० 688, 692 रकबा - 05 क० लगान 4.00 रु० अलावे शेष	अंचल अधिकारी, धनबाद,	विक्री दलील 7783 दिनांक 10.5.069 शपथ पत्र सं० 28/9.10.09	पुराना रियत रामचन्द्र चारी ज०सं० - 341 नया रियत श्रीमति लतिका चारी पति स्व० रत्नचन्द्र चारी सा० पुराना बाजार, धनबाद।		

ह०/- अस्पष्ट

30.10.09

अंचल अधिकारी,
धनबाद।

के द्वारा कॉपी किया गया।

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21/11/09
सहायक

मेंने मिलान किया।

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21/11/09
सहायक

प्रमाणित सच्ची प्रतिलिपि

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21/11/09
प्रधान सहायक,
अंचल कार्यालय
धनबाद।

30 15 OCT 2018

No..... Date.....

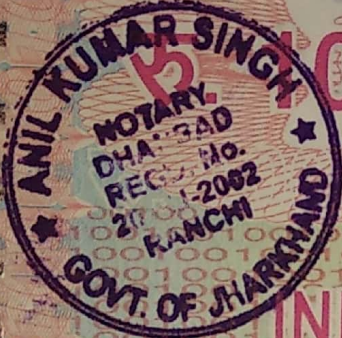
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भारतीय गैर न्यायिक

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Rs. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA NOTARY PUBLIC JUDICIAL ANIL KUMAR SINGH NOTARY DHANBAD

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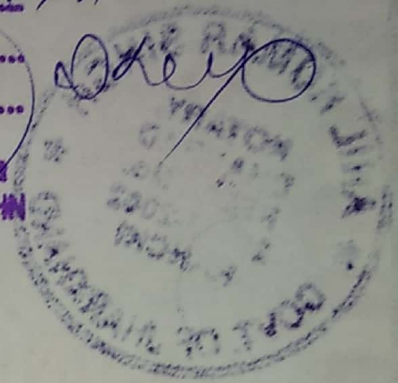
NOTARY DHANBAD

धर्मदाद कोषागार से निम्न

कोषागार पदाधिकारी
धनबाद

27785 05/10/18
No. DL
To. Kundan kr Snpd
Value. 100/-

A.K. Panja
5/73-74.S.V.DHN



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DEVELOPMENT AGREEMENT

THIS DEED OF DEVLEOPMENT AGREEMENT in made on this the day of 12th day of October 2018 BY AND BETWEEN : **SMT. LATIKA CHARI**, wife of Ratan Chandra Chari, by faith Hindu , by occupation Housewife, resident of house No. 22-A, Mithu Road, Krishna Katra, District- Dhanbad, Pin-826001, State of Jharkhand, Indian Citizen, hereinafter called and referred to as the owner: (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, successors, administrators, legal representatives and assigns) of the **ONE PART:**

Aadhar No. 4961 4857 4782.

AND

M/S. CERATION BUILDERS AND DEVELOPERS, a partnership firm/company firm, at House No. 75, Near Vasundhara Hotel, Hari Mandir Road, Hirapur, Dhanbad, P.O.+P.S. & Dist.- Dhanbad represented by its partner/proprietor **SRI KUNDAN KUMAR SINGH** Son of Uma

15 OCT 2018



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Shankar Singh, by occupation Business, Resident of Near Vasundhra Hotel, House No. 75, Hari Mandir Road, Hirapur, P.O.+P.S and District Dhanbad, Pin- 826001, Jharkhand, Aadhar No. (UID No. 5327 0487 7023) and Second Partner ARADHANA SINGH, W/o Rajeshwar Singh,, by faith- Hindu, by occupation- Business, Resident of Qtr. No. 633/B, D.S. Colony, Hirapur, P.O.+P.S. and Dist.- Dhanbad, Pin- 826001, State- Jharkhand, Aadhar No. (UID 77022440111) hereinafter called and referred to as the **DEVELOPER:** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, successors, administrators, legal representatives and assigns) of the **OTHER PART:**

मुक्ति

WHEREAS the land which is morefully described in the schedule-A below within survey settlement plot no. 688 and 692 appertaining to Khata No. 32, of Mouza - Matkuria, Mouza No. 53, P.S.- Dhanbad, Chowki Sub Division and District Sub Registry Office Dhanbad, District Dhanbad, having an area 5 (Five) Katha of land was purchased by Ratan Chandra Chari, husband of the owner by virtue of a registered sale deed No. 7783 dated 06.05.1969 from Ranjit Kumar Choudhary and others, registered at Dhanbad Sub Registry Office and entered in Book No. 1, Volume No. 54, pages 82 to 94 for the year 1969 for a valuable consideration therein. and

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WHEREAS after the death of aforesaid Ratan Chandra Chari, his widow namely Smt. Latika Chari (the owner of this deed) became the sale and exclusive owner of the property as his heir and successor, and thereafter said Smt. Latika Chari Mutated her Name in the landlord office the State of Jharkhand, vide mutation Case No. 1303 (I) 2009-10 and paying rent for the same under Thoka No. 2767.



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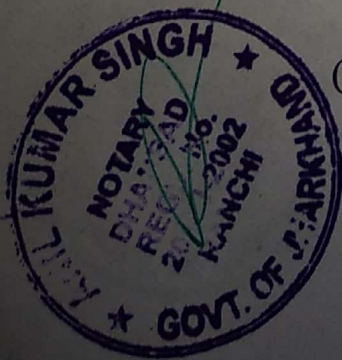
NOW THEREFORE THIS DEED OF DEVELOPMENT AGREEMENT WITNESSTH AS FOLLOWS:-

- 1) In exchange of the consideration and the terms and condition herein agreed to and detailed hereinafter the owner do hereby agree to convey, transfer, assign to the developer or their nominee/nominees the property described in the schedule 'A' herein below in consideration for the portion described in the schedule 'B' to the owner by portion described in the schedule 'B' to the owner by appropriate conveyances all at the cost of developer.

- 2) In furtherance of the intention of this agreement the owner do hereby entrust and empower to the developer to do all or any of the following acts, deeds, matters and things in relation to any matter or cause arising after the execution of this agreement.
 - (a) To have the plans of the proposed building/building to be constructed on the property prepared/amended in accordance with rules and regulation of the concerned authorities with application for the approval and sanctioned and signed and undertakings as may be necessary in connection with the approval of such plans in the name of the owners.
 - (b) To appoint architects, architects, surveyors, Contractor and other person or persons.
 - (c) To make applications to the appropriate authorities for electrical, water connections and permit or permits or quotas for cement steel and other controlled building materials.

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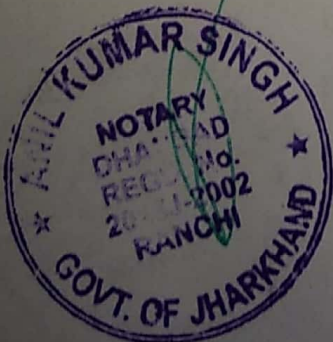


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- (d) To except service of any writ, summons or other legal process or notice and to appear and represents the owners in any court before any Magistrate, Judicial Tribunals and other Tribunals such as MADA etc in connection with the development with the said property. To Commence or file suit suits, actions or other proceedings in any court or before any public officers or Tribunals relating, to the development of the Co-operative on parts of the property and for any purposes aforesaid to sign, execute or believe or file necessary vokalatnama, claims, complaints, other, application, papers and writing. In case of any legal proceeding in any court of law against the interest of the owners the developer shall take all measure at owner's cost perfect the title interest and the right of the owners and reasonable advice of the owners in this regard shall be obtained by the developer at all times.
- (e) To enter into agreement for sale of or otherwise all the flats, parking places, if any, and tenements in the aforesaid building/buildings to purchasers except of the owner's area as described in the schedule 'C' and be entitled to the consideration thereof.
- (f) To mortgage the said property or any portion thereof except the portion allotted to the owners and described in the schedule 'C' with Bank and or financial institution to obtain loan/working capital/short term loan. To finance there aforesaid project and also to obtain loan for purchaser of flats etc. as the said developer will decide at their sole discretion.

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The developer further affirms and undertake that all moneys obtained as loan by pledging Hypothecation or mortgaging the said premises or creating charge on the said premises shall be exclusively invested for the development of the premises only and such moneys shall not be diverted to/or invested in any other project works or purpose of the developer.

3. The owners agree that they shall execute register and give a separate POWER OF ATTORNEY in favour of the developer or their nominee so that no hindrance or obstruction in execution of the construction of the building subject of this agreement occurs and absolute right to sell all the flats, car parking spaces and commercial places, if any, to be constructed on the schedule 'A' land along with proportionate share of land except land owner's allocation, however the developer does hereby covenant with the owners that the aforesaid power of attorney shall be governed by the provisions of this agreement.

4. That, owners do hereby agree to put the developer in actual peaceful possession of the property described in the schedule 'A' for the purpose effective execution of the property described in the schedule 'A' for the purpose effective execution of the construction of the proposed building.

5. It is hereby made clear that the developer shall acts as an independent party and not as agent of the owners for the purpose of the construction of the proposed building over the schedule 'A' property and shall pay and keep the owners indemnified from and against all claims, penalties, costs, demands, arising out of or

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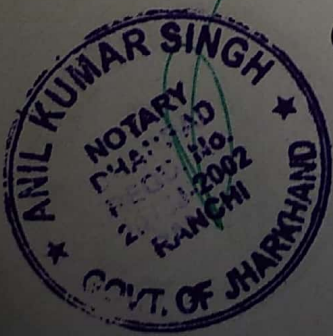
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connected to any act or omission by the developer in planning executing or construction of the proposed building and other works envisaged by this agreement.

6. The owners hereby covenant with the developers as follows:-

- (a) That the area of the schedule 'A' property is 5 kathas i.e. more or less 3600 sq. ft.
- (b) That the property is a free hold and the owners have title to the same free from all encumbrances.
- (c) That the owners have not created any encumbrances of the said property or any part thereof by way of sale, mortgage, exchange, lease, trust, assignment, right, gist, lien, leave, license, permission, rent possession, charge or any other encumbrances whatsoever.
- (d) That there is no notice or order passed by the regional development authority. The Dhanbad Municipal Corporation or any other body or authority for either acquisition of the said property or any part thereof and there is no requisition of whatsoever nature by the municipal corporation or other body of authority concerned effecting the said property of any part thereof.
- (e) That, there are no statutory claims, demands, attachments or prohibitory orders made or issued by the taxation authorities or any other Govt. or other local bodies or authorities concerning or effecting the said property or any part thereof.

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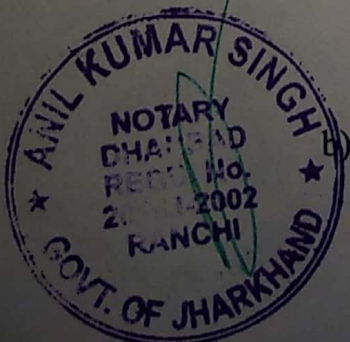
That there are no attachment either before or after judgment and there are no claim, demands, suits, decrees, injunctions, orders, lispence, notice, insolvency, notice, petition, or adjudication orders made or issued by or at the instance of any party thereof. That apart from the owners no one else is entitled to or has any share, right title or interest in the property or any part thereof either as a partner or any partnership or coparcener in any joint family or otherwise.

- 7. That, all outgoing, demands, rates, taxes etc. arising from the date of this agreement shall be paid by the developer alone and the owners shall only be liable for such among remaining unpaid to the date of this agreement provided however the ground rent of the said land payable to the state of Jharkhand is to be paid by the owners after the date of this agreement.
- 8. That, in consideration for the conveyance of the property described in the schedule A herein below and in exchange of the facility stated herein above the developer shall do and perform the following acts, deeds, matters and things.

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- a) The developer shall without unnecessary delay draw up plans for construction of the proposed building keeping to the lay out as detailed in the floor plans annexed hereto and marked as schedule B with such minor changes as may be necessary for the structures.

The developer shall obtain at their own costs and afford, the approval of the plan for construction for the Mineral Area



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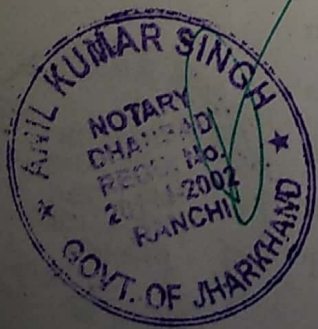
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Development Authority (MADA) Dhanbad and all other sanction necessary for the construction of the proposed building strictly in accordance with the sanctioned plan by MADA Dhanbad.

c) The Developer shall at their own costs and apart commence effect build and completely finished the entire building with specification as described in schedule 'C' in good substantial and workman like manner with best materials suitable for the purpose with the amenities there in appearing. The developer shall use all precautionary measures may be required in order to avoid any accident and/or incident the developer shall alone be liable and be responsible and the owners shall not in any way be liable and responsible for the same.

d) The developer shall indemnified the owners from an in respect of all claims, compensation or expenses payable in consequence of any person or demands of whatsoever nature from any authority arising from any act of omission or negligence on the part of the developer related to or in connection with the owners against any claim, action or proceeding which may be brought or taken the owners in respect of any damages, caused to adjoining ground, building, electrical poles etc. by the developers in performance of the work envisaged in this agreement. That for the construction of the building the developer shall engage Engineers, Staffs, Labour etc. The developer shall alone be liable and responsible for payment of their wages, salaries, bonus, overtime, gratuity, P.F., E.S.I. etc. and all other payments

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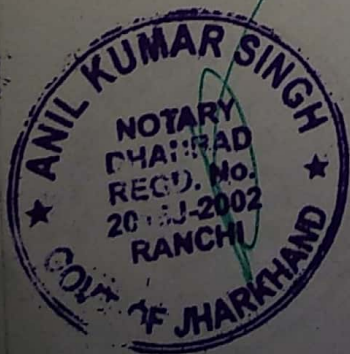
which are applicable. The developer shall comply with all labour laws byelaws, regulations, rules orders, and shall also comply with the provisions of minimum wages act and other laws as applicable.

e) The developers shall complete the entire structures of the proposed building and completely finished in good substantial and workman like manner together with the amenities described herein within 18 months from the date of sanction of deemed date of sanction of plans by the Mineral Area Development Authority, Dhanbad and put the owners in full possession of 42% (Forty Two percent) share of the total builtup area which cover all types of common places like stair cases with rooms, passages, lift, rooms, electric room, generator and pump room sheds or any other place.

9. That, it is hereby clarified and declared that the owners shall not for any purpose be deemed to be the employer s or partners of the developers in execution of the construction of the building. The developer shall always be deemed to have constructed and raised the proposed building independent on the schedule 'A' property on the terms as envisaged by these presents.

10. The developer shall be entitled and have the authority to purchase all necessary stamp papers etc. in the name of the land owners or in the name of developer or their nominee for registration of any agreement or sale deemed etc. to be registered and also to refund the said stamp paper whenever necessary and to receive the refund amount from the Treasury or Govt. department in the name of the land owners.

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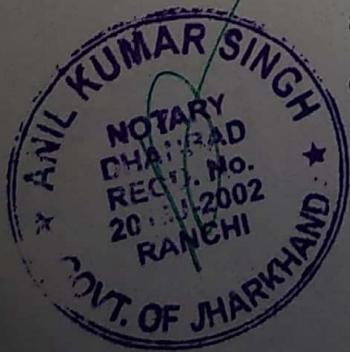


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11. The developer shall have the authority and right to sign and execute any deed or agreement and to present the same before the registering authority for registration and to admit the execution thereof of his portion of share i.e. except the portion of the share allotted to the owners along with the proportionate share in the land and to receive the consideration amount and to grant any receipt for the same.
12. That the number of the flats to be allotted to the land owners may vary but in no case the land owners shall be entitled to more than---% (.....percent) of the residential,.....% (.....percent) of the parking and.....% (.....percent) of the commercial places, (if constructed) and the fraction of area may be exchanged in terms of the prevailing market rates.
13. That in case the developer either abandons the project, cease building activities for any un reasonable period of item or fail to look after the owners interest or commit any breach of the terms of this agreement the owners in the event of any of the above condition shall have the rights to cancel the agreement, to enter into schedule 'A' property the entire structures and materials free from all encumbrances and liens, caused by the developers and shall be free to use the same in any manner as the owners please and the developer shall not raise any objection to the same but be entitled to the cost of material and for works done if any in furtherance of this agreement calculated as per (P.W.D or C.P.W.D) schedule of rate current.

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Anil Kumar Singh

14. That in addition to the above terms and conditioned is further agreed by and between the parties that the land owners shall provide the developer free from any dispute from any corner in vacant of the land described in schedule 'A' and all dues shall be cleared by the owners before any construction or planning activity to avoid any disturbance and hindrance to work.
15. That any portion of the complex can be converted for commercial purpose if fund suitable, parking places for vehicles shall be constructed on ground floor or underground as found suitable by architect.
16. That the building/buildings shall be of R.C.C structured with Brick walls cement and steel will be used as suggested and recommended by the architect (Designer) looking to importance of structures.
17. That the building will be normally be raised as per plan approved by MADA rules and area as allowed by MADA, normally.
18. That the time of completion shall be 18(eighteen) months from the date of approval of plans of MADA or hand over of land to the developer by the owners whichever is later. Extension of reasonable time for completion if required shall be given by the owners, due to reasons beyond the control of the developer like non availability of materials in local market shortage of oil lubricants (for transport) war, Bandhs, Hartals, earthquakes, strikes or any other natural calamity.

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- 19. Both the parties along with their heirs and successors shall remain bound with the terms and condition of this development Agreement.

SCHEDULE 'A'

ALL that piece and parcel of Raiyati right of land situated in Mouza: MATKURIA, P.S. Dhanbad, Municipality Dhanbad, chowki, sub-division and District sub registry office Dhanbad, Dist. Dhanbad. Dist. Dhanbad.

Mouza: Matkuria, Mouza No. 53, Khata No. 32 (Thirty two) Plot Nos. 688 and 692 (Six Hundred Eighty Eight And Six Hundred Ninty Two) measuring an area 5 Kathas (Five Kathas) or to say 8.25 decimals of land.

Butted and bounded as follows:-

NORTH:

SOUTH:

EAST:

WEST:

SCHEDULE 'B'

Plans should be prepared by the competent architect after the execution of this agreement and the power of attorney to be given by the owner's in the name of the developer or its nominee or nominees duly executed and registered before competent office. Per of attorney and agreement are to be executed in one go.

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SCHEDULE 'C'

The work specification for the owner's portion will now be as detailed below :-

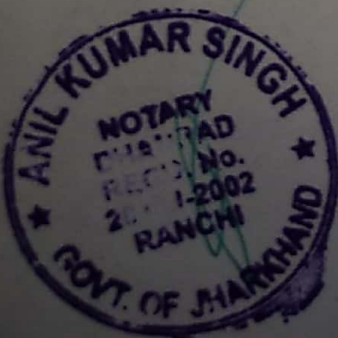


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- a) All rooms, kitchens, toilets and balconies marble slab pieces/tiles of size upto (1'x 1") 17 mm to 18 mm thick.
- b) All skirtings will be upto 6" inches height to all the rooks and lobby with marble pieces etc.
- c) Shirtings in kitchen and lavatories shall be upto 6 feet 0 inches height with white glazed tiles (plans 6"x 6")
- d) Wall finishing internal with plaster of paris and one coats properly finished external with water proof cement paints two coats properly finished.
- e) Doors, all doors of Sal Wood Chowkats all room Chowkats/frame size will be 3"X2" and all flash doors shutters single leaf 30mm thick both side commercial ply factory made shutters on hard wood frames seasoned duly painted and standard M/Steel oxidized fittings, sal wood of Ranchi, Chailbasa or local/ malaysial, first preference, Malaysia.
- f) Windows: All windows shall be of glazed steel window with grill.
- g) kitchen: marble kit platform will be of green and white colour of reasonable price (economical) and steel sink with draining board, power point for exhaust fan, and lights points and fan points.

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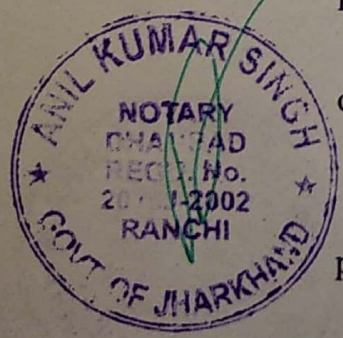


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- h) Toilets: White glazed EWC/IWC with matching PVC cistern, white glazed washed basin with A/C sheet back side ground, soap dish, general light points , overhead shower C.P. Power point for geyser and exhaust fan and general light point.
- i) Electric wiring : All wires will be of ISI mark (Normally) A.C T.V to all bed and drawing rooms will be provided.
- j) Conveniences:
 - i) Disk antenna wiring to drawing room and all bed room,
 - ii) Loft R.C.C for shelves in bed rooms (open) .
- k) Railing in Balconies Brick wall up to 2 "0" balance height will be covered with 8x8 mm square (mild steels)
- l) Power line connection at the cost by the land owner.
- m) Lift one of required capacity as recommended by designer, services : disc antenna wiring to drawing room and all bed rooms title deed, ownership through registered absolute sale deed on extra cost to be borne by the purchaser/owner (cost of registration as and when applicable in Jharkhand state)
- n) Municipal holding by the pocket of the land owner,
- o) Generator at the cost of the land owner (Running charges at owners cost)
- p) Power of attorney : owner will executed power of attorney in favour for all types of activities related to construction of

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above subjected complex and sale of flats, parking places or any other type of construction etc.

But power of attorney and agreement will be executed both at one go.

All Lavatory and kitchen fittings will be same as per fitted/ fixed for purchasers of our portion. This is regards to quality and quantity.

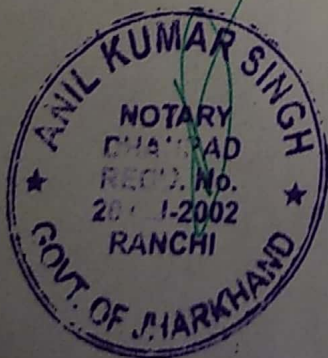
q) Developer shall be free to sale their portion of share to the purchasers all the rates fixed decided by the developer and installment payment and periods fixed by the developer the terms and conditions will be fixed by the developer. The terms and conditions will be fixed by the developer and there will be no any interference from owners side.

23. The Developer offer the aforesaid owners share of total super built up area. Which covers all types of common places like stair cases with rooms, passages, lift rooms, electric rooms, generator and pump house room/sheds, or any other place, but.....%(.....percent) share in case of any of commercial places with common passages etc (if constructed) towards the cost of owners land etc.

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NOTES:

1(a) The share of the owners flat shall be distributed and divided in future by a supplementary agreement.



NOTARY
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प.क्र. ID 133



कार्पोरेशन बैंक
Corporation Bank

शाखा
Branch : 898 DHANBAD
DHANBAD BRANCH, GROUND FLOOR,
HEM TOWERS, LUBY CIRCULAR ROAD
DHANBAD

Tel: 2311739 2311740

कार्य समय
Business Hours : On Regular Days 10:00 TO 14:00 AND 14:30 TO 15:30
SUNDAY, 2nd and 4th Saturday

साप्ताहिक छुट्टी
Weekly Holiday : Account No : 089800101005951 - For DBT/NEFT/RTGS/ECS.
[SB /01/005951] P.Code :007392 INR INDIAN RUPEES

खाता संख्या
Account No. : MRS ARADHANA SINGH

खातेदार का नाम
Name of the Account Holder :

पता Address : Q NO 633 B
D S COLONEY NEAR SHIV MANDIR
HIRAPUR DHANBAD D

Pin : 826001

प्रचालन अनुदेश
Operational Instructions : SELF OTHERS [PUBLIC]

खाता खोलने की तारीख
Date of Opening of Account : 18/01/2016

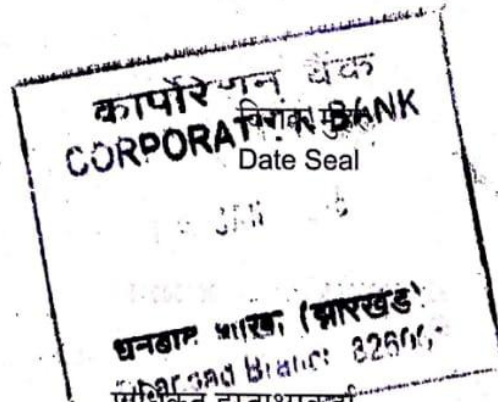
Nomination: 2016 26 Nomination Date : 18/01/2016
Nominee Name : RAJESHWAR SINGH

पैन संख्या / पीएन सं.

पैन संख्या - General Queries only - [Toll Free] 1800-425-3555 [BSNL (MTNL) Line]
Name of the Chief Grievances Redress Officer : Shri. C K Gopal, General Manager
Tel. No. : 0824 - 2448746 Fax No. : 0824 - 2448834 Email ID : gopal@corpbank.co.in



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कार्पोरेशन बैंक
Corporation Bank

खा. सं. 520101249653749
A/c No.

दिनांक DATE	चेक सं. CHQ. NO.	विवरण PARTICULARS	नामे DEBITS (₹)	जमा CREDITS (₹)	बकाया BALANCE (₹)	आरंभ INITIALS
17-09-18	171353	RAJESHWAR SINGH	20000.00		32635.00Cr	
25-09-18	171355	IDBI	10000.00		22635.00Cr	
25-09-18	171354	RUNDAN KR SINGH	20000.00		2635.00Cr	
06-11-18		By Inst: 14944 ON IDBI LTD		10000.00	12635.00Cr	
10-11-18		BY INT FOR THE PERIOD 01-08-2018 TO 31-10-2018		56.00	12692.00Cr	
21-11-18		ATM WDR 211118 1318 AT SBI HIRAPUR DHAN	5000.00		7692.00Cr	
03-02-19		IMPS RRN:90340987974 //From Mr RAJESHWAR SINGH		10000.00	17692.00Cr	
03-02-19		BY INT FOR THE PERIOD 01-11-2018 TO 31-10-2019		73.00	17765.00Cr	
13-02-19		ATM WDR 130219 2055 AT WSG CHIRAGORA DHA NBAD DHAN	500.00		17265.00Cr	
13-02-19		ATM WDR 130219 2055 AT WSG CHIRAGORA DHA NBAD DHAN	500.00		16765.00Cr	
05-03-19		ATM WDR 050319 1838 AT WSG CHIRAGORA DHA NBAD DHAN	2000.00		14765.00Cr	
23-03-19		To ATM Card Annual Chrg Collected 4685600005825501	150.00		14615.00Cr	
23-03-19		To ATM Card Chrg Service Tax Collected 6856000058	27.00		14588.00Cr	
23-03-19		To SMS Annual Chrg Collected	100.00		14488.00Cr	
23-03-19		To SMS Chrg Service Tax Collected	18.00		14470.00Cr	
22-04-19		ATM WDR 220419 1946 AT NEAR WOODLAND HOTEL DHAN	7000.00		7470.00Cr	



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STATEMENT OF ACCOUNT

Account No. : 50369105184

Mr. KUNDAN KUMAR SINGH

Page No. : 2

Statement From 01/04/2018 to 31/03/2019

Post Date	Value Date	Details	Chq.No.	Debit	Credit	Balance
						37,752.00Cr
		BROUGHT FORWARD :				30,252.00Cr
01/06/18	01/06/18	CSH(CHQ)	587412	7,500.00		29,752.00Cr
		Paid to Self (Gen)				
01/06/18	01/06/18	CA RT CHG 15.400 -		500.00		24,752.00Cr
05/06/18	05/06/18	ATM WDL				
		SBI HIRAPUR		5,000.00		74,752.00Cr
06/06/18	06/06/18	ATM WDL			50,000.00	64,752.00Cr
		SBI HIRAPUR				
06/06/18	06/06/18	BY CASH		10,000.00		3,64,752.00Cr
07/06/18	07/06/18	ATM WDL				
		SBI HIRAPUR			3,00,000.00	
07/06/18	07/06/18	BY TRF				
		RTGS-CBIN-VIJAY				
		JAY KUMAR-CBINRS20				
		HO60710000235				
		TRF FROM 00814770018				2,32,752.00Cr
07/06/18	07/06/18	CSH(CHQ)	587413	1,32,000.00		1,32,752.00Cr
		Paid to S ANSARI (Ge				
08/06/18	08/06/18	INWARD CLEARIN	587410	1,00,000.00		32,752.00Cr
		58741029RAHULHAZRA				
14/06/18	14/06/18	INWARD CLEARIN	587411	1,00,000.00		2,752.00Cr
		5874112SSUNIL HAZRA				
18/06/18	18/06/18	CSH(CHQ)	587416	30,000.00		752.00Cr
		Paid to MUTAN SINGH				
19/06/18	19/06/18	ATM WDL				
		SBI HIRAPUR			20,000.00	20,752.00Cr
22/06/18	22/06/18	BY CASH				746.00Cr
22/06/18	22/06/18	TO DD/BC	587417	20,006.00		2,50,746.00Cr
		NEFT-UTIB-GAJENDRA N			2,50,000.00	
22/06/18	22/06/18	BY TRF				
		NEFT-CBIN-Mr. C				
		. CHANDAN KUMAR -CBI				
		NH18173156876				
		TRF FROM 00803850134				2,40,746.00Cr
22/06/18	22/06/18	ATM WDL		10,000.00		2,40,646.00Cr
		SBI HIRAPUR				
22/06/18	22/06/18	POS/E-COMM		100.00		2,30,646.00Cr
		PAYTM		10,000.00		2,20,646.00Cr
22/06/18	22/06/18	POS/E-COMM		10,000.00		2,00,646.00Cr
		PAYTM		20,295.00		1,90,351.00Cr
23/06/18	23/06/18	POS/E-COMM		10,000.00		1,90,351.00Cr
		DAV PUBLIC SCHOOL,				
25/06/18	25/06/18	ATM WDL				
		SBI HIRAPUR		15,000.00		1,75,351.00Cr
25/06/18	25/06/18	CSH(CHQ)	587419			
		Paid to RAHUL KUMAR				
25/06/18	25/06/18	CSH(CHQ)	587420	1,55,000.00		20,351.00Cr
		Paid to C S GUPTA (G				
25/06/18	25/06/18	TO DD/BC	587421	3,003.00		17,348.00Cr
		NEFT-SBIN-JAI SINGH				
25/06/18	25/06/18	ATM WDL				
		SBI HIRAPUR		3,000.00		8,348.00Cr
27/06/18	27/06/18	ATM WDL				
		SBI HIRAPUR		3,000.00		5,348.00Cr
27/06/18	27/06/18	ATM WDL				
		SBI HIRAPUR			6,33,000.00	6,38,348.00Cr
27/06/18	27/06/18	BY TRF				
		RTGS-BKID-SUDAM				
		DAMA PRASAD-BKIDRS20				
		8062700682366				
		TRF FROM 00814770018				4,88,330.00Cr
27/06/18	27/06/18	TO DD/BC	587422	1,50,018.00		4,68,330.00Cr
		NEFT-SBIN-VINOD KUMA				
28/06/18	28/06/18	CSH(CHQ)	587423	20,000.00		4,18,330.00Cr
		Paid to SALAUDDIN AH				
28/06/18	28/06/18	CSH(CHQ)	587424	50,000.00		4,18,330.00Cr
		Paid to S SINGH (Gen				

CARRIED FORWARD :

Dr. Count 43

Cr. Count 10

10,27,862.00

14,44,000.00

Statement Summary

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In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.



NOTARY
DHANBAD

Before: Meena Tiwari Notary Public, Dhanbad

Affidavit

I, Kundan Singh s/o. Uma Shankar Singh, aged about 38 years, by faith Hindu, by occupation Business, resident of Hirapur Harimandir Road, Dhanbad, P.O., P.S. & Dist Dhanbad, do hereby solemnly affirm on oath and declare as follows :-

27.7.2019
Date

1. That, I am the Partners of M/s. Creation Builders & Developpers, office Address- H/No 75, Near Basundhara Hotel, Harimandir Road, Hirapur, Dhanbad.
2. That, my Annual Income from all sources is above 50,00,000/- (Rupees Fifty Lacs)
3. That, statements made are true to my knowledge belief and information and I have concealed nothing.
4. That, I am swearing this affidavit to produce it before the authority concerned for needful.

Solemnly affirmed before me by the deponent who is duly identified by Sri N.P. Singh Advocate, Dhanbad.

Verification

The statements made are true and correct to the best of my knowledge and belief. I sign this at Dhanbad on 27/07/2019.

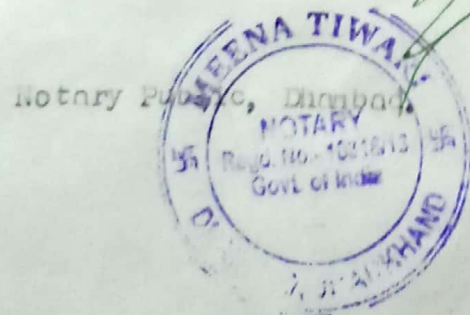
Kundan Singh

(Deponent)
Identified by:

N.P. Singh

Advocate.

27.7.2019



NOTARY
DHANBAD

Authorised.
Under the provisions of the Cr.P.C. 1973
(Act No. 11 of 1974) & s/s (8) of
(Act No. 53 of 1952)



NOTARY
DHANBAD

Before me the Notary Public, Dhanbad, Jharkhand.

Affidavit

I, Kundan Singh s/o. Uma Shankar Singh, aged about 38 years, by faith Hindu, by occupation business, resident of Hirapur Harimandir Road, Dhanbad, P.O., P.S. & Distt. Dhanbad, do hereby solemnly affirm on oath and declare as follows :-

27/7/2019

1. That, I am an Indian Citizen.
2. That, I declare that I have not been convicted by any court of law for any offence till date.
3. That, there is no any Civil or Criminal case is pending against me for any offence in any competent court of law.
4. That, I bears a good moral Character and have much respect in my society.
5. That, I am swearing this affidavit to produce it before the authority concerned for needful purpose.

Verification

Solemnly affirmed before me by the deponent who is duly identified by Sri N.P.Singh Advocate, Dhanbad,

The statements made above are true and correct to the best of my knowledge and belief. I sign this verification here at Dhanbad on 27/07/2019.

Kundan Singh

(Deponent)



NOTARY
DHANBAD

Authorised.
UIS 237 (I) (C) of the Cr.P.C. (I)
(Act No. 11 of 1974) & u/s (2) (I)
(Act No. 53 of 1952)

Identified by:

N.P. Singh
27/7/2019
Advocate.



NOTARY
DHANBAD

Before: The Notary Public, Dhanbad.
Affidavit

I, Aradhana Singh W/o. Rajeshwar Singh, aged about 45 yrs.
by faith Hindu, by occupation House wife, resident of
D.S.Colony Hirapur, Dhanbad, P.O. P.S. & Distt, Dhanbad
State Jharkhand, do hereby solemnly affirm on oath and
declare as follows :-

1. That, I am an Indian Citizen.
2. That, I declare that I have not been convicted
by any court of law for any offence till date.
3. That, there is no any Civil or Criminal case is
pending against me for any offence in any competent
court of law.
4. That, I bears a good moral Character and have
such respect in my society.
5. That I am swearing this affidavit to produce it
before the authority concerned for needful purpose.

G.I. No. 27/11/19

Verification

Solemnly affirmed before
me by the deponent who
is duly identified by
Sri N.P. Singh Advocate,
Dhanbad.

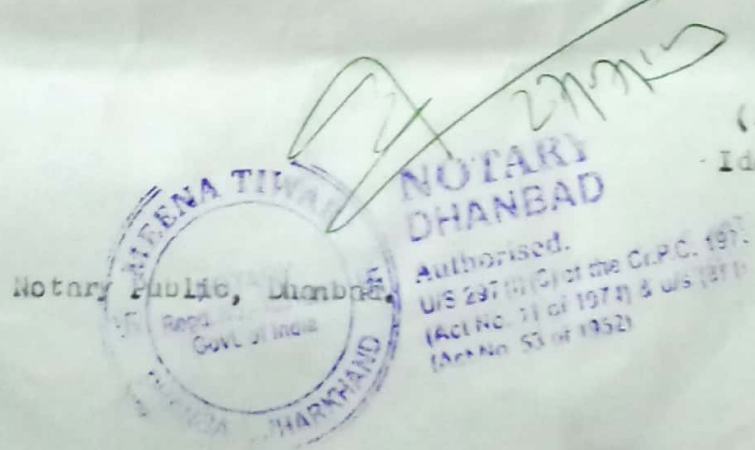
The statements made above are
true and correct to the best
of my knowledge and belief. I
sign this verification here at
Dhanbad on 27/07/2019.

Aradhana Singh

(Deponent)

Identified by:

[Signature]
Advocate. 27/7/19





I, Arundha Maga W/o. Arjunand Maga, aged about 45 years, by faith Hindu, by occupation house wife, resident of B.S. Colony, Birapur District, P.A. & P.S. & Hett, Dhanbad, State Jharkhand, do hereby solemnly affirm on oath and declare as follows:-

23 on 27/07/2019

1. That, I am the partner of M/s. Creation Builders & Developers, office address- 4/10-75, New Chandernagore Hotel, Saranath Road, Birapur, District.

2. That, my annual income from all sources is above 50,00,000/- (Rupees Fifty Lacs).

3. That, statements made are true to my knowledge belief and information and I have committed nothing.

4. That, I am swearing this affidavit to produce it before the authority concerned for needed.

Veri Statement

The statements made are true and correct to the best of my knowledge and belief. I sign this at Dhanbad on 21/07/2019.

Arundha Singh

(Deponent)
Identified by

[Signature]
27/7/2019

Solemnly affirmed before me by the deponent who is duly identified by Sri H.P. Maga Adhikari, Dhanbad.

