



सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No. : IN-JH19675639483664R
 Certificate Issued Date : 30-Jul-2019 04:11 PM
 Account Reference : SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
 Unique Doc. Reference : SUBIN-JHJHSHCIL0126707740321771R
 Purchased by : DREAMHOUSE CONSTRUCTION
 Description of Document : Article 4 Affidavit
 Property Description : N A
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : DREAM HOUSE CONSTRUCTION
 Second Party : AS APPLICABLE
 Stamp Duty Paid By : DREAM HOUSE CONSTRUCTION
 Stamp Duty Amount(Rs.) : 50
 (Fifty only)

ATTACHED
D.B.A Form No. 22257

SINo. 13
31 JUL 2019
Date.....



NOTARY
DHANBAD

-----Please write or type below this line-----
Before the Notary Public, Dhanbad

Affidavit

We (1) **Shri Rakesh Kumar**, S/o. Sri Gauri Shankar Singh, resident of Preet Vihar Colony, J. C. Mallick Road, Hirapur, P.S. & Dist. – Dhanbad in the state of Jharkhand.

(2) **Shri Sanjay Singh**, S/o. Sri Nand Kishore Singh, resident of Borragarh, Bhagabandh, Jharia, P.S. – Jharia, Dist. – Dhanbad in the state of Jharkhand

Rakesh Kumar

Sapreanb ..p/2



[Signature]

AKG

SR 0002767514

(3) **Shri Laxman Singh**, S/o. Late Shivji Singh, resident of Karmik Nagar, Saraidhela, P.S. – Saraidhela, Dist. – Dhanbad in the state of Jharkhand

(4) **Shri Anirudh Kumar Singh**, S/o. Arun Kumar Singh, resident of M.I.G – A/42, Housing Colony, P.S. – Dhanbad, Dist. – Dhanbad in the state of Jharkhand all by faith – Hindu, Occupation – Business, Partner of Dream House Construction, do hereby solemnly affirm on oath and declare as follows :-

1. That, we are Partners of Dream House Construction situated at Gaguatand, Manaitand, Dhanbad.
2. We will Submitt the Affidavit after three months of started the Construction of Project Work & submit the Labour Licence, TAN, E.P.F either in our name or in the name of Labour Supplier in your authority concern.
3. That, the statements made above are true to the best of my knowledge & belief. I have Concealed nothing in it.
4. That, I am swearing at this affidavit to submit it before the authority concerned for Needful purpose.

: Verification :

Solemnly affirmed before me
by the deponent, who is duly
Advocate, Dhanbad.

S.K. Bhandari

The statements made above are true
to the best of my knowledge
and belief. I sign this verification at

Dhanbad on

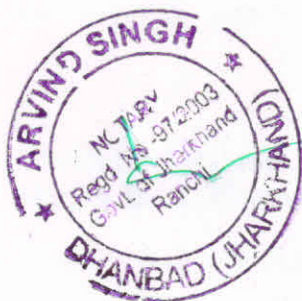
1. *Rakesh Kumar*
2. *[Signature]*
3. *Laxman Singh*
4. *Arun Singh*

Signature of Deponents of
Dream House Construction
Dhanbad

Identified by:

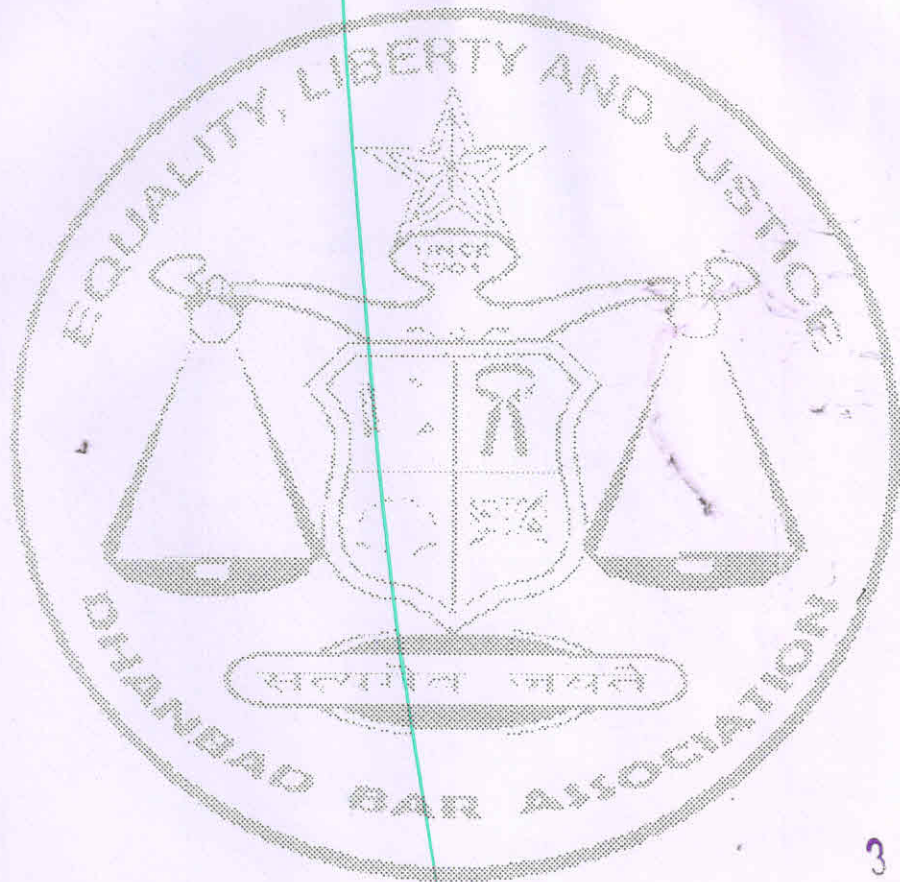
Advocate

[Signature]
31/07/19



**NOTARY
DHANBAD**

31/07/19
s. 297 in (1) of the N. P. C. 1972
(Act No. 1 of 1974) & s. (8) (i)
of the Notaries Act 1952
(Act No. 53 of 1952)



SI No. 13 Date 31 JUL 2019



22257






Government of India
Form GST REG-06
[See Rule 10(1)]

Registration Certificate

Registration Number : 20AAPFD9588F1Z3

1.	Legal Name	DREAM HOUSE CONSTRUCTION			
2.	Trade Name, if any	DREAM HOUSE CONSTRUCTION			
3.	Constitution of Business	Partnership			
4.	Address of Principal Place of Business	M.I.G PLOT NO 80, HOUSING COLONY, DHANBAD, Dhanbad, Jharkhand, 826601			
5.	Date of Liability				
6.	Period of Validity	From	05/07/2019	To	Not Applicable
7.	Type of Registration	Regular			
8.	Particulars of Approving Authority	Centre			
Signature					
Name		Adhish Kumar			
Designation		Superintendent			
Jurisdictional Office		Dhanbad			
9. Date of issue of Certificate		05/07/2019			
Note: The registration certificate is required to be prominently displayed at all places of business in the State.					

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 05/07/2019 by the jurisdictional authority.



GSTIN

20AAPFD9588F1Z3

Legal Name

DREAM HOUSE CONSTRUCTION

Trade Name, if any

DREAM HOUSE CONSTRUCTION

Details of Additional Places of Business

Total Number of Additional Places of Business in the State 0



Annexure B

GSTIN 20AAPFD9588F1Z3
Legal Name DREAM HOUSE CONSTRUCTION
Trade Name, if any DREAM HOUSE CONSTRUCTION

Details of Managing / Authorized Partners

1



Name RAKESH KUMAR
Designation/Status PARTNER
Resident of State Jharkhand

DREAM HOUSE CONSTRUCTION

Promoter & Developer

Ref No: DHC/19-20/003

Date : 31-07-2019

TO WHOM IT MAY CONCERN

This is to certify that our firm Dream House Construction is a partnership company.

We hereby declare that, we did not having any notice or pending case against unauthorized construction of the sanctioned building plan

This is for needful information!

Rakesh Kumar
[Signature]
Aresh
Laxman Singh

MIG Plot No. 80, Housing colony, Dhanbad-826001

Mobil: 9708036072, 9708036071.

E-mail: dreamhouseconstruction991@gmail.com

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAPFD9588F



नाम / Name
DREAM HOUSE CONSTRUCTION

29042019

निगमन/गठन की तारीख
Date Of Incorporation/Formation
12/04/2019

DREAM HOUSE CONSTRUCTION

Promoter & Developer

Ref No: DHC/19-20/002

Date : 31-07-2019

TO WHOM IT MAY CONCERN

This is to certify that our firm Dream House Construction is a partnership company.

We hereby declare that, we did not having work agreement with any of the Govt. sector organization, PSU'S, ULB'S or any other Pvt. Ltd. Company.

This is for kind information!

Daljeet Kumar
[Signature]

Atish
Laxman S

R. Home Head 1,59,000/- Dhanbad stop 78,500/- 3559



46000

23

22EW

07/05/13



Attested by R.K. Chatterjee (Adv)

Sanjay Singh 7/5/13 Gauri Shankar Singh

300 59



SALE DEED

for paid

AD- 58770.00
E- 1000.00
59770.00

7/5/13

THIS DEED OF ABSOLUTE SALE is made on this the 7th day of May, Two thousand Thirteen BY & BETWEEN ANSHU PRIYA CONSTRUCTION PRIVATE LIMITED, H.I.G.-60, Housing Colony, Dhanbad, P.S. and District Dhanbad, Represented by its Directors (1) SRI SANJAY SINGH, Son of Sri Nand Kishor Singh, by faith Hindu, by caste Rajput by occupation Business, R/o Boragarh, Jharia, P.S. Jharia, Dist. Dhanbad. (2) SRI GOURI SHANKAR SINGH, Son of Late- Gotab Singh, by faith- Hindu, by Caste- Rajput, by occupation- Business, resident of J.C.Mallik Road, Hirapur, P.S. & District- Dhanbad, hereinafter called and referred to as the VENDORS (which expression shall unless excluded by or repugnant to the context be deemed to mean and include it executors, administrators, legal representatives and assignees) of the ONE PART. (PAN NO.- AAFC6298N).

Laxman Reddy

असक अधिकारी... से प्राप्त...
अनुसार वस्तादज में वगित मीजा...
... 98... से प्राप्त नं०...
भावक खाते से बाहर है/सुप्री बंद नहीं है

धनबाद कोषगार से भिगत

कोषगार पदाधिकारी
धनबाद

Memo No. 906-2013-14
Issued to Laxman Singh
of PS, Dhanbad
Through.....
Non Judicial/Court Fee Stamp
of Rs. 50,000/- (25,000 X 2)

26/4/13
Accountant/Stamp Clerk
District Treasury, Dhanbad

07/05/13 10,000.00

वीरगढ
राज्य मन्त्रालय
07/05/13

संजय सिंह
गण्ड बिशौ सिंह
मरिहा
मिर्जापुर



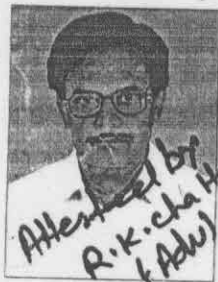
Attended by
R.K. Chakraborty
(Adv)

Sanjay Singh





03DD 590561



Sanjay Singh
7/5/13
Gaur Shankar Singh

-2-

AND: IN FAVOUR OF

SRI LAXMAN SINGH, S/o Late Shivji Singh, by faith Hindu, by Caste- Rajput, by occupation - Business, resident of Moti Nagar, (Karmik Nagar), Saraidhela, P.S. Saraidhela, Dist. Dhanbad (Jharkhand) hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her/their heirs, executors successors, administrators, legal representatives and assignees) of the OTHER PART. [Indian Citizen] ..

(PAN NO.- of Purchaser -

Laxman Singh



03DD 590598

Satyaj Singh
7/5/13
Sauri Shankar Singh

-3-

AND WHEREAS by virtue of a registered Sale Deed No. 15717 dt. 19.12.2008 Purchased from 1. Sri Shyam Lal Saw 2. Sri Hari Prasad Saw, 3. Sri Jhari Lal Saw, 4. Sri Pramod Kumar Saw all sons of Late Bhola Mahato of Sawpara Saraidella, P.S. Saraidhella, District Dhanbad and registered in the office of District Sub Registrar Dhanbad in Book no. - I, Volume no.- 359, pages 483 to 504 for the year 2008 and mutated his name in the serista of landlord Govt. of Jharkhand under Thoka no. - 5947, vide mutation (Dakhil- Kharij) case no. 3321 (ii) 2008-09 since the purchase the vendor is in peaceful and undisturbed possession over the same constructing multistoried building thereon. morefully described in the schedule "A" hereto the said multistoried complex commonly known as SHREE VILLA on the terms and conditions therein agreed as per the sanctioned plan letter No. T.P- 800 dt. 19/11/11 of Plan No. B.D.No. 412/9/10 of the mineral area Development Authority.

Sapman Singh



झारखण्ड JHARKHAND

438866

Sanjay Singh
7/5/13
Sauri Shastri Singh

-4-

AND WHEREAS the purchaser thereto has agreed to purchase Flat No. 5/B on the Fifth floor of the said SHREE VILLA and offered to pay a sum of Rs. 19,59,000/- (Rupees Nineteen Lacs Fifty Nine Thousand) only

NOW THEREFORE THIS DEED OF SALE WITNESSETH

1. That, in consideration of the total sum of Rs. 19,59,000/- (Rupees Nineteen Lacs Fifty Nine Thousand) only paid by the purchaser to the Developer as per Memo of consideration appearing to schedule "C" hereto (the receipt whereof is hereby acknowledged and admitted by the Developer) and in consideration of the terms conditions hereinafter contained, the vendors absolutely and indefeasibly grant, sell, convey, transfer and assign their entire right, title, interest and possession to in and over 1340 sq.ft. of area on Fifth floor of "SHREE VILLA"

Sauri Shastri Singh



झारखण्ड JHARKHAND

438867

Satyaj Singh
7/5/13
Gauri Shanker Singh

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apartment a Multistoried residential complex morefully described in the schedule "B" hereto together with all claims demands, easements and other in indental rights belonging or appertaining thereto morefully described in the Schedule "D" & "E" hereto to the purchaser TO HAVE AND TO HOLD the same for all times to come free from all encumbrances subject to the terms and conditions hereinafter appearing.

2. That, the vendor do hereby covenant with the purchaser that the vendors are the owners of the schedule "A" land and the multistoried complex constructed thereon and the floor area sold herein and the same is in no manner defective and is in no manner encumbered by way of mortgage etc. and the purchaser has inspected all the documents regarding the title of the property and

Laxman Singh



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Sanjay Singh
7/5/13

Gouri Shanker Singh

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- has fully satisfied himself/herself/themselves about the title of the vendors and quality of construction and being fully satisfied with the same has therefore purchased the same.
3. That, the vendors hereby further covenant with the purchaser that the vendor shall pay the annual ground rent now or in future becoming payable upto date and shall keep the purchaser fully indemnified harmless and free from all against any attachment or legal proceeding in respect thereof and that the purchaser and that the purchaser shall be liable to pay proportionate ground rent municipal tax etc in respect of the schedule "B" property hereby sold which become payable as from this day onwards.
4. That the purchaser in consideration of the use enjoyment of the common part of schedule "A" land of the said complex has undertake.

Sanjay Singh



झारखण्ड JHARKHAND

A 694650

Sanjay Singh
7/5/13
Saroj Kumar Singh

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- i) Not to carry on any obnoxious noisy, offensive, illegal or immoral activity in the said unit or any other portion of the said complex common parts.
- ii) Not to cause any nuisance or annoyance to the co-purchasers and/or occupant of ether portion of the complex.
- iii) Not to use or allow being used the said unit for the purpose other than for quiet and decent/residential purpose for which sold.
- iv) Not to decorate or paint or otherwise alter the exterior of the said unit or common parts of the complex in any manner save in accordance with the general schedule thereof as is may be specified by the vendors.

Sanjay Singh

Sajay Singh
7/5/13
Gauri Shanker Singh

- v) Not to do anything whereby the other co-purchaser are obstructed in or prevented from enjoy quietly and exclusive 1 of their respective units and jointly of the common parts.
- vi) Not to claim any right in any part of the complex save as may be necessary for ingress and egress of men, materiel utilities, pipes, cables and lines to be installed in the said unit and in particular not to claim any parking space or store room or terrace save expressly.
- vii) Not to obstruct in any manner the owners or the developers or other persons permitted by the owner and/or developer in raising further stories or making other constructions or transferring any right in or on the land or building or other units of the said complex or parking space Not to store or bring heavy articles or hang heavy articles which may injure or damage any structure and/or flooring or stairs or portions of the said complex.
- viii) Not to display or fix any neon sign or sign board on any other wall of the building of the unit or the common parts save to affixation of the name plate containing the name of purchaser at the place specified from time to time by the vendors.
- ix) Not to claim any portion or sub division of the land of the said premises or the common parts of the said building and not to make any portion of the unit in smaller sizes* by metes and bounds or making separate independent portion of the said unit.

Kaplan Singh

Sanjay Singh
7/15/13
Gauri Shanker Singh

- x) Not to claim any additional proportionate undivided right in the said land in case the owners and/or the developer does not construct the entire constructible area.

- xi) Not to claim any right of user/common use or otherwise over or in respect of the terrace/roof of any nature whatsoever and the said terrace/roof shall always be at the exclusive disposal of the owners as owned exclusively and absolute property with rights of making further construction therein according to the plan that may be sanctioned and the purchaser covenant not to cause any objection, claim impediment/hindrance in the said further construction being made at any time obstruct or raise any objection of any nature whatsoever to such construction on any portion thereof. Purchaser have no right or claim of common and terrace/roof area. Purchaser purchase the said flat without roof right.

- xii) To observe the rules framed by the developer/owner and/or such body which may be entrusted in this behalf by the vendors regarding the manner of the use and enjoyment of the common parts and land.

- xiii) To undertake/maintenance of the unit in question on receipt of possession thereof from the vendors All liabilities in respect of the said unit from the date of the sale/possession would be that of the purchaser in respect of its maintenance upkeep accident etc.

- xiv) Not to damage the wall of the premises in question in any way whatsoever the purchaser only be entitled to use wooden planks for the purpose of interior decoration, let it be made clear that no

Sanjay Singh 27/5/13
Gauri Shanker Singh

Civil work will be allowed to be done and not to alter, change or in any way disturb the present structure of the unit.

- xv) Not to open any other window, ventilation in the premises in question so as to infringe the property right of any neighbouring shop/office/Flat.

That, the purchaser has undertake to pay and share the expenses of the said residential complex proportionately with co-purchaser with respect to items stated in schedule "F".

SCHEDULE "A"

All that piece and parcel of HOMESTEAD LAND situated in Mouza Saraidhella P.S. Saraidhella, Municipality Dhanbad, chowki sadar registry office Dhanbad, District Dhanbad . Mouza Saraidhella, Mouza No. 08, Khata No. 73, Plot No. 1904, measuring an area 17 Dec. including multistoried building which is commonly and popularly known as "SHREE VILLA" constructed in the Year 2011-12 as per plan attached herewith and shown in Red colour (the land is situated at subsidiary road) butted and bounded as follows:-

North : Plot No. 1905 (P)
South : Plot No. 1903
East : Plot No. 1894
West : 20' wide Road

SCHEDULE "B"

All that residential Flat No. 5/B containing an Area 1340 sq.ft. on the Fifth floor of Shree Villa Apartment together with one car parking space in the basement floor and all that proportionate share in the common area in the said complex which includes in Super built up area an undivided proportionate, variable indivisible unit save the wall or walls separating the said unit form the other units on the same floor shall jointly belong to

Sanjay Singh
7/5/13
Gavin Hunter Singh

buyer and buyers of the other units and in which case 50% of common walls shall be taken into account.

North : Flat No. 5/A
South : Open to sky
East : Corridor & Stair
West : Open to sky

SCHEDULE "C"

Rs. 19,59,000/- (Rupees Nineteen Lacs Fifty Nine Thousand) only paid by the purchaser to the Developer.

Valuation of Flat	- 17,69,000/-
Valuation of Land	- 1,02,000/-
Valuation of Car parking space	- 88,000/-
Total - Rs. 19,59,000/-	

SCHEDULE "D"

1. Stair Case on all the floors.
2. Stair Case landing and lift landing or \ all floors.
3. Lift Well.
4. Lift plant installation.
5. Lift Room.
6. Common passage and lobby Ramp on the ground floor, exception car parking area if any.
7. Tube Well.
8. Water Pump, Water Tank, water pipes and other common plumbing installation.
9. Transformers, electrical -sub-station, electrical wiring, meters, generators and fitting excluding those that are installed, for any particular unit.
10. Drainage and sewers.
11. Pump House.

Sanjay Singh

Sanjay Singh
7/5/13
Gauri Shanker Singh

12. Such other common parts, areas equipment's installation, fixtures, fitting and space in or about the said complex as are necessary for passage to the user and occupancy of the units common and such area specified by the Vendor expressly to be the common parts but excluding the roof and /or terrace and the open and covered car parking area.

SCHEDULE "E"

1. Rights of easements and quasi easements of other co-purchaser/ occupiers and full right and liberty and authority in common with all other persons entitled to like rights at all times by day or by night and for all purpose in connection with the use and enjoyment of the unit to go, pass over and along the common passage and common portions and through and along the main entrance of the building passage landing and stair case landing to the respective unit space full right and liberty to the other co-purchaser/ occupiers to use the common portions of the said building for the purpose of redecorating and repairing their respective unit.
2. The right of subjacent and lateral support or shelter and protection from the other parts of the building and from the site and roof thereon.
3. The free and uninterrupted passage and running of water and soil gas and electricity from and to the units cover drains, water, cables, pipes and wire to the said complex existing or to be installed in future.

Laxman Singh

Saiyuj Singh
7/5/13
Saurabh Singh

4. The right with servant workmen and other at all reasonable times at notice (except in the case of emergency) to enter or into and upon other parts of the building for the purpose of repairing, clearing and / or renewing and such cover, drains, water, courses, cables, pipes and wire as aforesaid and laying down a new cover drain and water course pipes.
5. The right with servants, workmen and other at all reasonable time no notice except in case of emergency to enter into and upon other portion of the building for the purposes of repairing, maintaining, renewing altering of the building the said unit or any part of the complex subjacent or lateral support shelter or protection of the unit.

SCHEDULE-F

(Proportionate share of expenses agreed to be share by the purchaser)

1. The expenses of maintaining and repairing, redecorating renewing at the main structures and in particular the gutters, rain water pipes of the building, the gas and water pipes, cardigans, electric cables wires and other means of communication in under, upon the said building and serving more than one flat, main entrance, passage, landing and stair cases of the building leading to the respective units in the said building.

Repairing

Sajay Singh
7/5/13
Gauri Kulkarni

2. The cost of cleaning and lighting passage, landing, stair case, and other parts of the said building so enjoyed or used by the said purchaser in common with other unit holders and with occupiers as aforesaid and of keeping open portion etc. and other parts of the said building in good condition and repairs
3. The cost of decorating the exterior of the building.
4. Cost of the Insurance against THIRD PARTY risk in respect of the building if such insurance shall be at all taken out, by owners the higher charges and other expenses of renewal taxes if any incurred by the owners in respect of the said building or any portion thereof for storage of refuse of the owners and occupiers of the said unit and to repair and renewing the dustbin or reused bin if provided at the said building.
5. All other expenses, if any, incurred by the owners for the maintenance and proper convenient running of the said building:
6. Cost of installation and maintenance of the Fire safety devices would be the responsibility of the unit owners on pro-rata sharing basis.
7. Liabilities arising out of any accident in Course of maintenance of the Complex would be that of all unit owners and not of builders.
8. The Purchaser agrees to deposit as maintenance Security deposit @ Rs.5/- per Sq. ft. to the Vendors by demand draft. After formation of maintenance committee the said Security

Satyaj Singh
7/15/13
Suro Shankar Singh

deposit would be transferred to the maintenance committee of the owners Association.

9. That the above mentioned schedule "A" land does not come under Govt. Land, under Adivashi Land, Govt. Bhudan Land and forest land and also does not come under Govt. acquired land and the vendor and purchaser hereto are satisfied with the contents of this deed.
10. That, as per rate fixed by the Jharkhand Government, the Stamp Duty and Registration Fees pay for Rs. 18,76,800 (Rupees Eighteen Lacs Seventy Six Thousand Eight Hundred) only.

IN WITNESS WHEREOF THE VENDORS HERETO HAVE SET AND SUBSCRIBED THEIR HANDS AND SEALS ON THIS THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

Suro Shankar Singh

Sarvag Anil
7/5/13
Ganes Shankar

PHOTOGRAPH AND FINGER PRINTS OF THE PURCHASERS:-



Attested by
R.K. Chatterjee
(Adv)



Kaanan Singh
7/5/13

WITNESSES

Per Attorney Chatterjee
Registry office.
Dhanbad.
6/5/13

1. Rakesh Kumar
S/o Gouri Shankar Singh
J. C. Mallick Road
Hirapur Dhanbad
7/5/13
2. अश्वर खान
पिता स्व लक्ष्मि खान
जगन्नाथ बाजार लखनऊ
7/5/13

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

Signature Raj Kumar Chatterjee
Advocate
Dhanbad

Kaanan Singh

Jayant Dnyl
7/15/13
Gauri Shanker Singh

PARTICULARS OF THE FLAT

1. Whether Kucha or Pucca	- Pucca
2. If Pucca whether tiled or reinforced concrete	- Reinforced, concrete & Bricks
3. Number of stories	- Ground + Five storied
4. Total Number of flats in the apartment	- 20
5. Year of construction	- 2012
6. Brief description and nature sanitary electricity and other fittings in case of building and their equipment	- Mentioned in deed General Fittings
7. Area of building (Flat) carpet area	- 1024 sq.ft.
8. Area of building (Flat) super built up area	- 1340 sq.ft. including car parking
9. Whether the building construction is used a residential/commercial or industrial	- Residential
10. (i) If on rent, the amount of annual rent	- N/A
(ii) Built up area of Flat	- 1024 sq.ft.
(iii) Proportionate share of undivided area of land and percentage of undivided interest	- 0.61 decimal - 20%
11. Cost of Flat (Super Built up area)	- 17,69,000.00
12. Cost of proportionate undivided share of land 0.61 decimal (268 sq.ft.)	- 1,02,000.00
13. Cost of reserved 88,000/- car parking space (100 sq.ft.)	- 88,000.00
TOTAL	- 19,59,000.00
14. Annual Rent of proportionate undivided share of land	- 55 Paisa
15. The map attached with the schedule shall be part of this sale deed	- Yes
16. Certified that the land is not prohibited by Govt. i.e. does not comes under the Forest Land, Adivasi Land, Bhudan Land, Keshre Hind, Gairmazaruwa Land, Ceiling and Govt. Acquisition Land and the Vendor/Vendors and their reserved class under the C.N.T. Act.	- Free fro all

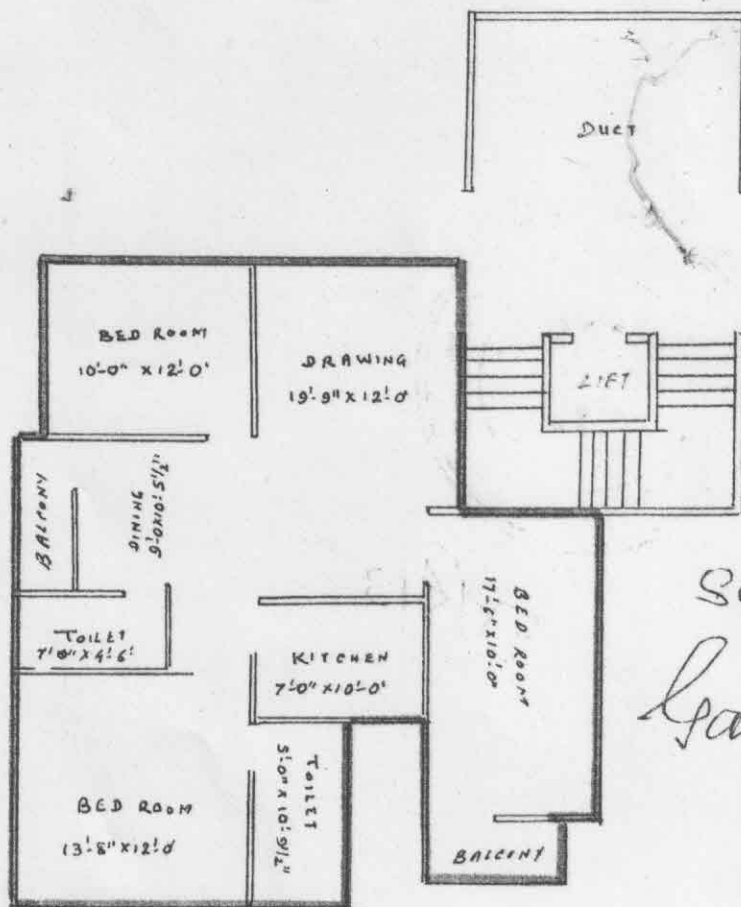
Kamran Singh

Seller: Anshu Priya Construction Pvt. Ltd. having its office at H 14-66 Housing colony Dhanbad represented by its Director: 1. Sri Sanjo Singh s/o Nand kishor Singh of Borraganah Tharia Dhanbad. 2. Sri Gourishankar Singh s/o Late Gurdakh Singh of J.C. Mallick Road Hirapur Dhanbad

Purchaser: Sri Lakman Singh s/o Late Shivji Singh of Moti Nagar P.S. Saraidhela, Dhanbad

Schedule: Mouza: Saraidhela No: 8 Khata No: 73 Plot No: 1304
New Survey Plot No: 222 Super Built up Area: 1340 Sq. Ft.
With Parking Flat No. 5-B on 5th floor

Boundary:
North: Flat No: 5-A
South: open to sky
East: Corridor & Stair
West: open to sky



Sanjay Singh
7/15/12
Gauri Shankar Singh

Lakman Singh



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

Token No. 33

Token Date/Time: 07/05/2013 15:50:00

Document Type	Sale Deed	Presenter	Sanjay Singh	Date of Entry	07/05/2013
Presenter Name & Address	Boragarh , P.S- Jharia, Dist- Dhanbad	DOE		Total Pages	54
Stampable Doc. Value	1959000	Stamp Value	78500	Book	1
Document Value	1959000	Serial No.	0	CNO/PNO	
Special Type		Old Serial No.	/		
Remarks / Other Details					

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
DHANBAD	8	29	SARAIHELIA	73	1904			U_RES	0.61 Decimal	100650

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
U_RES_DLX_APT	8	29	SARAIHELIA	Flat No.- 5/B On Fifth Floor With Car Parking Space Of Shree Villa Apartment"	1340	1320 Sq. Ft.	1768800

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	UID	Address
1	VENDOR	Sanjay Singh For Anshu Priya Construction Pvt. Ltd	Nand Kishore Singh	Business	General	Aafca6298n		Boragarh , P.S- Jharia, Dist- Dhanbad
2	VENDOR	Gouri Shankar Singh For Anshu Priya Construction Pvt. Ltd	Late Gorakh Singh	Business	General	Aafca6298n		J.C. Mallick Road Hirapur, Dhanbad
3	VENDEE	Laxman Singh	Late Shivji Singh	Business	General	Form 61		Moti Nagar (Karmik Nagar), P.S- Saraidhela, Dist- Dhanbad
4	Identifier	Rakesh Kumar	Gouri Shankar Singh	Business	General			J.C. Mallick Road Hirapur, Dhanbad
5	Witness1	Rakesh Kumar	Gouri Shankar Singh	Business	General			J.C. Mallick Road Hirapur, Dhanbad
6	Witness2	Asgar Khan	Late H. Khan	Business	General			Naya Bazar, Dhanbad

Fee Details:

SN	Description	Amount
1	A1	58,770.00
2	SP	810.00
3	E	1,000.00
Total		60,580.00

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

Sanjay Singh

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंद्रि अधिकार का हस्ताक्षर

उपर्युक्त स्वीकार किया जिसकी पहचान निवासी ने इस दस्तावेज के निष्पादन को मेरे समक्ष

राजय सिंह व गौरी शंकर सिंह

जिसकी

पहचान

निवासी

राकेश कुमार
जे. सी. मल्लिक रोड,
हीरापुर, धनबाद

पिता

पेशा

गौरी शंकर सिंह की।
धनबाद

07/05/2013
निबंधन पदाधिकारी का हस्ताक्षर

Sanjay Singh



निबंधन विभाग, झारखंड
धनबाद

Token No.33 Token Date: 07/05/2013 15:50:00

Serial/Deed No./Year :4247/3559/2013

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Sanjay Singh For Anshu Priya Construction Pvt. Ltd Father/Husband Name:Nand Kishore Singh (VENDOR) Boragarh , P.S- Jharia, Dist- Dhanbad		
2	Gouri Shankar Singh For Anshu Priya Construction Pvt. Ltd Father/Husband Name:Late Gorakh Singh (VENDOR) J.C. Mallick Road Hirapur, Dhanbad		
3	Laxman Singh Father/Husband Name:Late Shivji Singh (VENDEE) Moti Nagar (Karmik Nagar), P.S- Saraidhela, Dist- Dhanbad		
4	Rakesh Kumar Father/Husband Name:Gouri Shankar Singh (Identifier) J.C. Mallick Road,Hirapur, Dhanbad		
5	Rakesh Kumar Father/Husband Name:Gouri Shankar Singh (Witness1) J.C. Mallick Road Hirapur, Dhanbad		
6	Asgar Khan Father/Husband Name:Late H. Khan (Witness2) Naya Bazar, Dhanbad		

Book No. I
Volume 115
Page 75 To 128
Deed No 4247/3559
Year 2013
Date 07/05/2013 17:11:27

4247/3559/2013
District Sub Registrar

Signature of Operator



आवेदन की तिथि - 29-7-10
 अधिसूचना तिथि - 30-7-10
 निर्गत तिथि - 31-7-10

अंचल अधिकारी का कार्यालय, धनबाद

दाखिल खारिज मु० संख्या 454 (II) / 2006-07
 10-11

आदेश फलक

दिनांक	पदाधिकारी का आदेश तथा हस्ताक्षर	अभियुक्ति
08-1-10	<p>अन्वयक/आवेदक श्री/श्रीमती <u>श्रीमती सिंह</u></p> <p>पिता/पति <u>श्रीमती सखी सिंह</u> साकिन का प्रकनगर</p> <p>भागा - सरायदेला जिला-धनबाद में नामांतरण के लिये आवेदन किया है।</p> <p>आवेदक के अनुसार आवेदक/आवेदिका ने मौजा सरायदेला मौजा नं० 08</p> <p>खाला - 68 लोट नं० 481, 482, 483, 484, 485, 486, 487, 488, 489</p> <p>दलील सं० 3339 दिनांक 16/03/10 के द्वारा श्री/श्रीमती</p> <p><u>मुद्दितहर गहते</u> से प्राप्त किया है।</p> <p>मूल आवेदन पत्र हल्का कर्मचारी को जांच हेतु दे, इस बीच आम इशतेहार निर्गत करें। अभिलेख</p> <p>दिनांक 22-1-10 को उपस्थापित करें।</p> <p>अंचल अधिकारी धनबाद।</p>	<p>185</p> <p>निर्दिष्ट की गई</p>
22-1-10	<p>अभिलेख उपस्थापित किया गया/आम इशतेहार का तामिला प्राप्त है। किसी व्यक्ति ने आपत्ति नहीं किया है। हल्का कर्मचारी/अंचल निरीक्षक को जांच प्रतिवेदन प्राप्त है, जिसके अनुसार</p> <p>1) भूमि रैपती खाते की है।</p> <p>2) जमाबंदी सं० ... 68 ... में खिले के श्री ... प. ए. लाल ... के नाम से लगान रसीद कट रहा है।</p> <p>3) आवेदक निवाहित दलील द्वारा भूमि प्राप्त कर प्रनपत जमीन पर रखल कब्जा में है।</p> <p>4) निबधन धनबाद/कृषकता निर्बंधन कार्यालय से किया गया है/बच्चा अन्तर मुमक की ससि कोषमास में जमा कर दलील को वैध कर लिया गया है।</p> <p>5) प्रश्नगत भूमि गैर आबाद आदिवासी खाती, मुदान, वन भूमि तथा बी० सी० एल० के क्षेत्र से बाहर है।</p> <p>अतः हल्का कर्मचारी/अंचल निरीक्षक के जांच प्रतिवेदन तथा अनुसंसा के आधार पर आवेदित भूमि का दाखिल-खारीज आवेदन को किया जाता है। तदनुराग शुद्धिपत्र निर्गत करें एवं हल्का कर्मचारी से एक सप्ताह में अनुपालन प्रतिवेदन मांगें।</p> <p>लेखपित एवं संशोधित</p> <p>अंचल अधिकारी धनबाद।</p> <p>अंचल अधिकारी धनबाद।</p>	<p>निर्दिष्ट की गई</p> <p>प्रमाणित</p>

नेरे द्वारा फोटोकॉपी
 किया गया
 31-7-10
 प्रतिलिपिक / टंकक

मेने मिलान किया
 31-7-10
 महराजक

प्रमाणित सच्ची प्रतिलिपि
 31-7-10
 प्रधान सहायक,
 अंचल कार्यालय
 धनबाद।

Signature

8399

Land Sale Number 18.11.000/179500

1103



₹. 25000

पच्चीस हजार रुपये

Rs. 25000

TWENTY FIVE THOUSAND RUPEES

INDIA

झारखण्ड JHARKHAND

Handwritten notes in Hindi:
 46
 23
 17/9/13
 17/9/13

Handwritten notes in Hindi:
 कर्णाल कानून जम...
 के अनुसार निर्धारित... से कम नहीं



Handwritten signatures and dates:
 Sanjay Singh
 17/09/13
 Gouri Shankar Singh



अचल अधिकारी... से प्राप्त सूची है
 अनुसार दस्तावेज में वर्णित मीजा...
 नम्बर... के खाता नं...
 भविष्य खाते से बाहर है/सूची बंद नहीं है

SALE DEED

THIS DEED OF ABSOLUTE SALE is made on this the 17th day of September, Two Thousand Thirteen BY & BETWEEN ANSHU PRIYA CONSTRUCTION PRIVATE LIMITED, H.I.G.-60, Housing Colony, Dhanbad, P.S. and District Dhanbad, Represented by its Directors (1) SRI SANJAY SINGH, Son of Sri Nand Kishor Singh, by faith Hindu, by caste Rajput by occupation Business, R/o Boragarh, Jharia, P.S. Jharia, Dist. Dhanbad. (2) SRI GOURI SHANKAR SINGH, Son of Late- Gorakh Singh, by faith- Hindu, by Caste- Rajput, by occupation- Business, resident of J.C.-Mallick Road, Hirapur, P.S. & District- Dhanbad, hereinafter called and referred to as the VENDORS (which expression shall unless excluded by or repugnant to the context be deemed to mean and include it executors, administrators, legal representatives and assignees) of the ONE PART: (PAN NO.-AAFCA6298N).

fee paid
 A.D 24330 = 00
 E 1000 = 00
 Sal 230
 P. fee 0794
 55333 = 44

Handwritten signature: Rakesh Kumar



झ JHARKHAND



ADVOCATE
E No - 1627/1003

Gauri Singh

Gauri Shanker Singh
17/09/13



AND: IN FAVOUR OF

SRI RAKESH KUMAR, S/o. Sri Gouri Shankar Singh, by faith Hindu, by Caste- Rajput, by occupation - Business, resident of Prit Vihar Colony, J.C. Mallik Road, Hirapur, Dhanbad, at present Shree Villa Apartment, Flat No. 2/C, Second Floor, Moti Nagar (Karmik Nagar), Saraidhela, P.S. Saraidhela, Dist. Dhanbad (Jharkhand) hereinafter called and referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her/their heirs, executors successors, administrators, legal representatives and assignees) of the OTHER PART. [Indian Citizen] ..

(PAN NO. - of Purchaser - AICGPK5271Q)

Rakesh Kumar

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ONE



06AA 486711

Sanjay Singh

Santosh Kumar Singh
19/09/13

-3-

AND WHEREAS by virtue of a registered Sale Deed No. 15717 dt. 19.12.2008 Purchased from 1. Sri Shyam Lal Saw 2. Sri Hari Prasad Saw, 3. Sri Jhari Lal Saw, 4. Sri Pramod Kumar Saw all sons of Late Bhola Mahato of Sawpara Saraidella, P.S. Saraidhella, District Dhanbad and registered in the office of District Sub Registrar Dhanbad in Book no. - 1, Volume no. - 359, pages 483 to 504 for the year 2008 and mutated his name in the serista of landlord Govt. of Jharkhand under Thoka no. - 5947, vide mutation (Dakhil- Kharij) case no. 3321 (ii) 2008-09 since the purchase the vendor is in peaceful and undisturbed possession over the same constructing multistoried building thereon. morefully described in the schedule "A" hereto the said multistoried complex commonly known as SHREE VII.A on the terms and conditions therein agreed as per the sanctioned plan letter No. T.P 800 dt. 19/11/11 of Plan No. B.D.No. 412/9/10 of the mineral area Development Authority.

Rakesh Kumar



06AA 486710

-4-

Sanjay Singh
Gauri Shanker Singh
18/04/13

AND WHEREAS the purchaser thereto has agreed to purchase Flat No. 2/C on the Second Floor of the said SHREE VILLA and offered to pay a sum of Rs. 15,00,000/- (Rupees Fifteen Lacs) only.

NOW THEREFORE THIS DEED OF SALE WITNESSETH

1. That, in consideration of the total sum of Rs. 15,00,000/- (Rupees Fifteen Lacs) only paid by the purchaser to the Developer as per Memo of consideration appearing to schedule "C" hereto (the receipt whereof is hereby acknowledged and admitted by the Developer) and in consideration of the terms conditions hereinafter contained, the vendors absolutely and indefeasibly grant, sell, convey, transfer and assign their entire right, title, interest and possession to in and over 1280 sq.ft. of area on Second Floor of "SHREE VILLA".

Rakesh Kumar

भारतीय गैर न्यायिक

भारत INDIA

रु. 500



सत्यमेव जयते

FIVE HUNDRED
RUPEES

Rs. 500

पांच सौ रुपये

INDIA NON JUDICIAL

झारखण्ड JHARKHAND

A 940202

Sarany Singh

Purni Shanker Singh
7109413

-5-

apartment a Multistoried residential complex morefully described in the schedule "B" hereto together with all claims demands, easements and other in indental rights belonging or appertaining, thereto morefully described in the Schedule "D" & "E" hereto to the purchaser TO HAVE AND TO HOLD the same for all times to come free from all encumbrances subject to the terms and conditions hereinafter appearing.

2. That, the vendor do hereby covenant with the purchaser that the vendors are the owners of the schedule "A" land and the multistoried complex constructed thereon and the floor area sold herein and the same is in no manner defective and is in no manner encumbered by way of mortgage etc. and the purchaser has inspected all the documents regarding the title of the property and

Purni Shanker Singh

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES



सत्यमेव जयते

Rs. 500

पाँच सौ रुपये

INDIA NON JUDICIAL

मार्खण्ड JHARKHAND

A 940203

-6-

has fully satisfied himself/herself/themselves about the title of the vendors and quality of construction and being fully satisfied with the same has therefore purchased the same.

3. That, the vendors hereby further covenant with the purchaser that the vendor shall pay the annual ground rent now or in future becoming payable upto date and shall keep the purchaser fully indemnified harmless and free from all against any attachment or legal proceeding in respect thereof and that the purchaser and that the purchaser shall be liable to pay proportionate ground rent municipal tax etc in respect of the schedule "B" property hereby sold which become payable as from this day onwards.

4. That the purchaser in consideration of the use enjoyment of the common part of schedule "A" land of the said complex has undertake.

Rakesh Kumar

भारतीय गैर न्यायिक

भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

झारखण्ड JHARKHAND

A 940204

Jay Singh
Rajesh Singh
12/09/13

-7-

- i) Not to carry on any obnoxious noisy, offensive, illegal or immoral activity in the said unit or any other portion of the said complex common parts.
- ii) Not to cause any nuisance or annoyance to the co-purchasers and/or occupant of other portion of the complex.
- iii) Not to use or allow being used the said unit for the purpose other than for quiet and decent/residential purpose for which sold.
- iv) Not to decorate or paint or otherwise alter the exterior of the said unit or common parts of the complex in any manner save in accordance with the general schedule thereof as is may be specified by the vendors.

Rajesh Singh

भारतीय गैर न्यायिक

भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

पड JHARKHAND

A 940206

Sanjay Singh

Savitri Shankar Singh
17/06/17

-8-

- v) Not to do anything whereby the other co-purchaser are obstructed in or prevented from enjoy quietly and exclusive 1 of their respective units and jointly of the common parts.
- vi) Not to claim any right in any part of the complex save as may be necessary for ingress and egress of men, materiel utilities, pipes, cables and lines to be installed in the said unit and in particular not to claim any parking space or store room or terrace save expressly.

Rakesh Kumar



झारखण्ड JHARKHAND

A 940205

-9-

Sanjay Singh

Savitri Singh
18/09/13

vii) Not to obstruct in any manner the owners or the developers or other persons permitted by the owner and/or developer in raising further stories or making other constructions or transferring any right in or on the land or building or other units of the said complex or parking space Not to store or bring heavy articles or hang heavy articles which may injure or damage any structure and/or flooring or stairs or portions of the said complex.

viii) Not to display or fix any neon sign or sign board on any other wall of the building of the unit or the common parts save to affixation of the name plate containing the name of purchaser at the place specified from time to time by the vendors.

Sanjay Singh
Suresh Kumar Singh
17/09/13

- ix) Not to claim any portion or sub division of the land of the said premises or the common parts of the said building and not to make any portion of the unit in smaller sizes by metes and bounds or making separate independent portion of the said unit.
- x) Not to claim any additional proportionate undivided right in the said land in case the owners and/or the developer does not construct the entire constructible area.
- xi) Not to claim any right of user/common use or otherwise over or in respect of the terrace/roof of any nature whatsoever and the said terrace/roof shall always be at the exclusive disposal of the owners as owned exclusively and absolute property with rights of making further construction therein according to the plan that may be sanctioned and the purchaser covenant not to cause any objection, claim impediment/hindrance in the said further construction being made at any time obstruct or raise any objection of any nature whatsoever to such construction on any portion thereof. Purchaser have no right or claim of common and terrace/roof area. Purchaser purchase the said flat without roof right.
- xii) To observe the rules framed by the developer/owner and/or such body which may be entrusted in this behalf by the vendors regarding the manner of the use and enjoyment of the common parts and land.

Rakesh Kumar

Sanjay Singh
Soni Harder Singh
17/04/13

- xiii) To undertake/maintenance of the unit in question on receipt of possession thereof from the vendors All liabilities in respect of the said unit from the date of the sale/possession would be that of the purchaser in respect of its maintenance upkeep accident etc.
- xiv) Not to damage the wall of the premises in question in any way whatsoever the purchaser only be entitled to use wooden planks for the purpose of interior decoration, let it be made clear that no Civil work will be allowed to be done and not to alter, change or in any way disturb the present structure of the unit.
- xv) Not to open any other window, ventilation in the premises in question so as to infringe the property right of any neighbouring shop/office/Flat.

That, the purchaser has undertake to pay and share the expenses of the said residential complex proportionately with co-purchaser with respect to items stated in schedule "F".

SCHEDULE "A"

All that piece and parcel of HOMESTEAD LAND situated in Mouza Saraidhella P.S. Saraidhella, Municipality Dhanbad, chowki sadar registry office Dhanbad, District Dhanbad . Mouza Saraidhella, Mouza No. 08, Khata No. 73, Plot No. 1904, measuring an area 17 Dec. including multistoried building which is commonly and popularly known as "SHREE VILLA" under construction in the Year 2012 as per plan attached herewith and shown in Red colour (the land is situated at subsidiary road) butted and bounded as follows:-

- North : Plot No. 1905 (P)
- South : Plot No. 1903
- East : Plot No. 1894
- West : 20' wide Road

Rakesh Kumar

Sanjay Singh
Gauri Shankar Singh
17/09/13

SCHEDULE "B"

All that residential Flat No. 2/C containing an Area 1280 sq.ft. on the **Second floor** of Shree Villa Apartment and all that proportionate share in the common area in the said complex which includes in Super built up area an undivided proportionate, variable indivisible unit save the wall or walls separating the said unit from the other units on the same floor shall jointly belong to buyer and buyers of the other units and in which case 50% of common walls shall be taken into account.

North : Raj Kishor Mahato, Flat No. 2/D
South : Open to sky
East : Open to sky
West : Corridor, Stair and Lift

SCHEDULE "C"

Rs. 15,00,000/- (Rupees Fifteen Lacs) only paid by the purchaser to the Developer.

Valuation of Flat - 17,04,000/-
Valuation of Land - 1,07,000/-
Total - Rs. 18,11,000/-

SCHEDULE "D"

1. Stair Case on all the floors.
2. Stair Case landing and lift landing or all floors.
3. Lift Well.
4. Lift plant installation.
5. Lift Room.
6. Common passage and lobby Ramp on the ground floor, exception car parking area if any.

Ramesh Singh

Sanjay Singh
Gursi Sandhu Singh
17-10-9/113

7. Tube Well.
8. Water Pump, Water Tank, water pipes and other common plumbing installation.
9. Transformers, electrical -sub-station, electrical wiring, meters, generators and fitting excluding those that are installed, for any particular unit.
10. Drainage and sewers.
11. Pump House.
12. Such other common parts, areas equipment's installation, fixtures, fitting and space in or about the said complex as are necessary for passage to the user and occupancy of the units common and such area specified by the Vendor expressly to be the common parts but excluding the roof and /or terrace and the open and covered car parking area.

SCHEDULE "E"

1. Rights of easements and quasi easements of other co-purchaser/ occupiers and full right and liberty and authority in common with all other persons entitled to like rights at all times by day or by night and for all purpose in connection with the use and enjoyment of the unit to go, pass over and along the common passage and common portions and through and along the main entrance of the building passage landing and stair case landing to the respective unit space full right and liberty to the other co-purchaser/ occupiers to use the common portions of the said building for the purpose of redecorating and repairing their respective unit.

Rakesh Kumar

Satyaj Singh
Rajni Shankar Singh
17/09/13

2. The right of subjacent and lateral support or shelter and protection from the other parts of the building and from the site and roof thereon.
3. The free and uninterrupted passage and running of water and soil gas and electricity from and to the units cover drains, water, cables, pipes and wire to the said complex existing or to be installed in future.
4. The right with servant workmen and other at all reasonable times at notice (except in the case of emergency) to enter or into and upon other parts of the building for the purpose of repairing, clearing and / or renewing and such cover, drains, water, courses, cables, pipes and wire as aforesaid and laying down a new cover drain and water course pipes.
5. The right with servants, workmen and other at all reasonable time no notice except in case of emergency to enter into and upon other portion of the building for the purposes of repairing, maintaining, -renewing altering of the building the said unit or any part of the complex subjacent or lateral support shelter or protection of the unit.

SCHEDULE-F

(Proportionate share of expenses agreed to be share by the purchaser).

1. The expenses of maintaining and repairing, redecorating renewing at the main structures and in particular the gutters,

Rabalesh Kumar

Sajay Singh

Gauri Shaker Singh
19/09/13

- rain water pipes of the building, the gas and water pipes, cardigans, electric cables wires and other means of communication in under, upon the said building and serving more than one flat, main entrance, passage, landing and stair cases of the building leading to the respective units in the said building.
2. The cost of cleaning and lighting passage, landing stair case, and other parts of the said building so enjoyed or used by the said purchaser in common with other unit holders and with occupiers as aforesaid and of keeping open portion etc. and other parts of the said building in good condition and repairs
 3. The cost of decorating the exterior of the building.
 4. Cost of the Insurance against THRID PARTY risk in respect of the building if such insurance shall be at all taken out, by owners the higher charges and other expenses of renewal taxes if any incurred by the owners in respect of the said building or any portion thereof for storage of refuse of the owners and occupiers of the said unit and to repair and renewing the dustbin or reused bin if provided at the said building.
 5. All other expenses, if any, incurred by the owners for the maintenance and proper convenient running of the said building.

Satyaj Singh

Joshi & Khushel Singh
17/6/13

6. Cost of installation and maintenance of the Fire safety devices would be the responsibility of the unit owners on pro-rata sharing basis.
7. Liabilities arising out of any accident in Course of maintenance of the Complex would be that of all unit owners and not of builders.
8. The Purchaser agrees to deposit as maintenance Security deposit @ Rs.5/- per Sq. ft. to the Vendors by demand draft. After formation of maintenance committee the said Security deposit would be transferred to the maintenance committee of the owners Association.
9. That the above mentioned schedule "A" land does not come under Govt. Land, under Adivashi Land, Govt. Bhudan Land and forest land and also does not come under Govt. acquired land and the vendor and purchaser hereto are satisfied with the contents of this deed.
10. That, as per rate fixed by the Jharkhand Government, the Stamp Duty and Registration Fees pay for Rs. 18,11,000/- (Eighteen Lacs Eleven Thousand) only.
11. That, the Vendor/Developer shall take completion/no objection certificate from the competent authority of town planning i.e. MADA, Dhanbad before handover possession of the flat to the purchaser, after completion of the building.

IN WITNESS WHEREOF THE VENDORS HERETO HAVE SET AND SUBSCRIBED THEIR HANDS AND SEALS ON THIS THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

Rakesh Kumar

Sajay Singh

Sajay Singh
19/09/12

PARTICULARS OF THE FLAT

- Sajay Singh
- | | |
|---|--------------------------------------|
| 1. Whether Kucha or Pucca | - Pucca |
| 2. If Pucca whether tiled or reinforced concrete | - Reinforced, concrete & Bricks |
| 3. Number of stories | - Ground + Five storied |
| 4. Total Number of flats in the apartment | - 20 ✓ |
| 5. Year of construction | - 2012-13 (under construction) ✓ |
| 6. Brief description and nature sanitary electricity and other fittings in case of building and their equipment | - Mentioned in deed General Fittings |
| 7. Area of building (Flat) carpet area | - 1024 sq.ft. |
| 8. Area of building (Flat) super built up area | - 1280 sq.ft. |
| 9. Whether the building construction is used a residential/commercial or industrial | - Residential |
| 10. (i) If on rent, the amount of annual rent | - N/A |
| (ii) Built up area of Flat | - 1024 sq.ft. |
| (iii) Proportionate share of undivided area of land and percentage of undivided interest | - 0.58 decimal
- 20% |
| 11. Cost of Flat (Super Built up area) | - 17,04,000.00 |
| 12. Cost of proportionate undivided share of land 0.58 decimal (256 sq.ft.) | - 1,07,000.00 |
| 13. Cost of reserved 90,000/- car parking space (100 sq.ft.) | - |
| TOTAL | - 18,11,000.00 |
| 14. Annual Rent of proportionate undivided share of land | - 55 Paisa |
| 15. The map attached with the schedule shall be part of this sale deed | - Yes |
| 16. Certified that the land is not prohibited by Govt. i.e. does not comes under the Forest Land, Adivasi Land, Bhudan Land, Keshre Hind, Gairmazaruwa Land, Ceiling and Govt. Acquisition Land and the Vendor/Vendors and their reserved class under the C.N.T. Act. | - Free fro all |

Rakesh Kumar

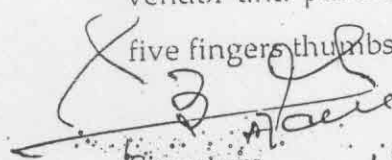
Sanjay Singh
Savitri Mendel Singh
17/09/13

Photographs and finger Prints of purchaser



Rakesh Kumar
17/09/13

Drafted by me and typed in my office read over and explained the contents to the vendor and purchasers and the photographs of the vendor and purchaser are pasted in this Deed and their left hands five fingers thumbs impression also put in my presence.


Signature
17/09/13

Persabtooy Chatterjee.
Registry office.
Dhauki
17/9/13

Witnesses:

1) Raj Kumar Chatterjee
S/o Sri G.P. Chatterjee
Hirapur, Dhenbad
17/09/13

2) असतोय चठर्जे
पिढर अर लसि चठर्जे

Shri. Sanjay Singh s/o Nand Kishor Singh of Borraganah Tharia, Dhanbad, 2. Shri Gouri Shankar Singh s/o Late Gorach Singh of J.C. Mallick Road Hirapur, Dhanbad

श्री. राजीव. शंकर. विकार प्रधिकार, धनबाद

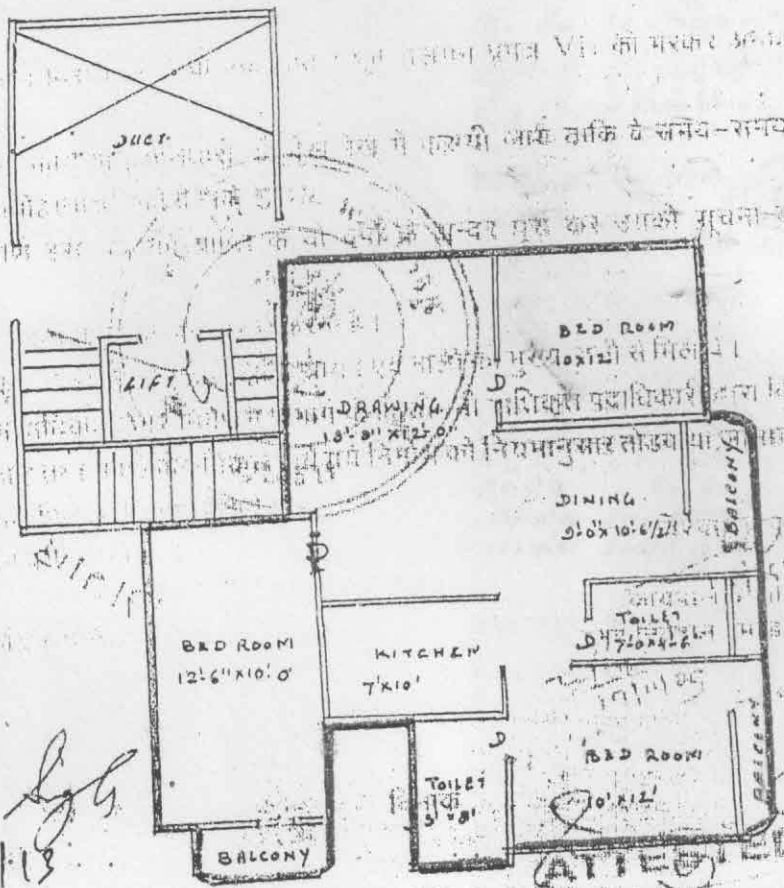
Chaser: Shri. Rakesh Kumar s/o Shri. Gouri Shankar Singh of J.C. Mallick Road Hirapur, Dhanbad at Present residing Shree Villa Flat No. 2/C Moh Nagar Saraidhela, Dhanbad.

Schedule: Mouza: Saraidhela No. 8, Khata No. 73, Plot No. 1904 New Survey Plot No. 222 Area: Built up Area: 1280 Sq. ft. Flat No. 2/C on 2nd Floor

Boundary: North: Rajkishore Mahala Plot No. 2/South: open to sky East: open to sky West: Corridor Stair & Lift

दिनांक: 19/09/13

1. प्रस्तावित फ्लोर प्लान का निर्माण...
2. प्रस्तावित फ्लोर प्लान का निर्माण...
3. प्रस्तावित फ्लोर प्लान का निर्माण...
4. प्रस्तावित फ्लोर प्लान का निर्माण...
5. प्रस्तावित फ्लोर प्लान का निर्माण...
6. प्रस्तावित फ्लोर प्लान का निर्माण...



Sanjay Singh
Gouri Shankar Singh
19/09/13

ADVOCATE
E No. 1827/1993

Rakesh Kumar

INDIAN UNION DRIVING LICENCE JHARKHAND STATE

1420344
 SANJAY SINGH
 S/O NAND KISHORE SINGH



FORM 7



JH-10/2012/0068262
 Issue Dt: 18-MAY-2012
 Validity (M): 14-AUG-2022
 Blood Group: U
 Validity Date: 15-AUG-1872

Class	Vehicle	Validity
1	MOTOR CYCLE W/	18-MAY-2012
2	LIGHT MOTOR VEH	18-MAY-2012

2076-1 BOKA CHAI
 BIRSA CHALANAH
 DHANBAD 8

Validity of Issue
 Validity of Region
 Validity of Age

Signature of Candidate

JH-1020120000007


Signature of Issuing Authority

Sanjay Singh

Rakesh Kumar

2012


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AHFPS9806E



नाम / NAME
GAURI SHANKAR SINGH

पिता का नाम / FATHER'S NAME
GORAKH PRASAD SINGH

जन्म तिथि / DATE OF BIRTH
01-03-1943

हस्ताक्षर / SIGNATURE


आयकर आयुक्त, रांची
 COMMISSIONER OF INCOME-TAX, RANCHI

372

Gauri Shankar Singh

यदि कार्ड खो / गिरा जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / यापना कर दें
 आयकर आयुक्त,
 केन्द्रीय राजस्व भवन,
 मेन रोड,
 रांची - 834001.

In case this card is lost/ found, kindly inform/return to the issuing authority :
 Commissioner of Income tax,
 Central Revenue Building,
 Main Road,
 Ranchi - 834001.

Dalbert Kumar

श्री / PERMANENT ACCOUNT NUMBER

ALGPK5271Q



नाम / NAME

RAKESH KUMAR

पिता का नाम / FATHER'S NAME

GAURI SHANKER SINGH

जन्म तिथि / DATE OF BIRTH

03-07-1968

Bhagat

आयकर आयुक्त, रांची

COMMISSIONER OF INCOME TAX, RANCHI



हस्ताक्षर / SIGNATURE

Rakesh Kumar

इस कार्ड के खो / गिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त,
केन्द्रीय राजस्व भवन,
मेन रोड,
रांची - 834001

In case this card is lost/found, kindly inform/return to the issuing authority :

Commissioner of Income-tax,
Central Revenue Building,
Main Road,
Ranchi - 834001.

Rakesh Kumar

Rakesh

Rakesh Kumar

DHANBAD BAR ASSOCIATION

CIVIL COURT, DHANBAD, PIN: 8320 2220738

MEMBERSHIP CARD



Name: Raj Kumar Chatterjee
Father's Name: Sri Guru Pada Chatterjee
Date of Birth: 05.05.1983
Blood Group: B+
Enrollment No.: 804/2010
Dt. of Joining: 30.11.2010
ID No.: RII-331

Address:

Telipara, Simaldih, Hirapur, Dhanbad,
P.O. Damodarpur, P.S. Dhanbad,
Dist - Dhanbad.

Mob: 9709123040



Kansari Mansil
President 15/4/11

General Secretary

Raj Kumar Chatterjee

3/12

Rakesh Kumar



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

Token Date/Time: 17/09/2013 18:20:08

Deed Name & Address	Sale Deed Boragarh, P.S- Jharia, Dist- Dhanbad	Presenter	Sanjay Singh	Date of Entry	17/09/2013
Doc. Value	1811000	DOE		Total Pages	64
Net Value	1811000	Stamp Value	72500	Book	1
Type		Serial No.	0	CNO/PNO	
Remarks / Other Details		Old Serial No.	/		

Plot No	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
ANBAD	8	28	SARAIHELIA	73	1904			U_RES	0.58 Decimal	105270

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
RES_DLX_APT	8	28	SARAIHELIA	Flat No. 2/C On Second Floor Commonly Known As " Shree Villa Apartment"	1280	1331 Sq. Ft.	1703680

P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	UID	Address
VENDOR	Sanjay Singh For M/S Anshu Priya Construction Pvt. Ltd	Nand Kishore Singh	Business	General	Aafca6298n		Boragarh, P.S- Jharia, Dist- Dhanbad
VENDOR	Gouri Shankar Singh For M/S Anshu Priya Construction Pvt. Ltd	Late Gorakh Singh	Business	General	Aafca6298n		J.C. Mallick Road Hirapur, Dhanbad
VENDEE	Rakesh Kumar	Gouri Shankar Singh	Business	General	Algpk5271q		J.C. Mallick Road Hirapur Dhanbad At Present Shree Vila Apartment Flat No. 2/C, 2nd Floor, Moti Nagar (Karmik Nagar) Saraidhela, Dhanbad
Identifier	Rajkumar Chatterjee	Guru Pada Chatterjee	Business	General			Hirapur, Dhanbad
Witness1	Rajkumar Chatterjee	Guru Pada Chatterjee	Business	General			Hirapur, Dhanbad
Witness2	Asgar Khan	Late Hadis Khan	Business	General			Dhanbad

Description	Amount
A1	54,330.00
SP	960.00
E	1,000.00
LL	2.50
PR	0.94
Total	56,293.44

Sanjay Singh

युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

धन पूर्व सारांश में इंफॉर्म के अनुरूप डाटा इंद्रि की गई है।

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंद्रि ऑपरेटर का हस्ताक्षर

युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पदाधिकारी का हस्ताक्षर



निबंधन विभाग, झारखंड
धनबाद

Token Date: 17/09/2013 18:20:08
Deed No./Year :8399/7103/2013
Type: Sale Deed

N	Party Details	Photo	Thumb
1	Sanjay Singh For M/S Anshu Priya Construction Pvt. Ltd Father/Husband Name:Nand Kishore Singh (VENDOR) Boragarh, P.S- Jharia, Dist- Dhanbad		
2	Gouri Shankar Singh For M/S Anshu Priya Construction Pvt. Ltd Father/Husband Name:Late Gorakh Singh (VENDOR) J.C. Mallick Road Hirapur, Dhanbad		
3	Rakesh Kumar Father/Husband Name:Gouri Shankar Singh (VENDEE) J.C. Mallick Road Hirapur Dhanbad At Present Shree Vila Apartment Flat No. 2/C, 2nd Floor, Moti Nagar (Karmik Nagar) Saraidhela, Dhanbad		
4	Rajkumar Chatterjee Father/Husband Name:Guru Pada Chatterjee (Identifier) Hirapur, Dhanbad		
5	Rajkumar Chatterjee Father/Husband Name:Guru Pada Chatterjee (Witness1) Hirapur, Dhanbad	<input type="checkbox"/>	<input type="checkbox"/>
6	Asgar Khan Father/Husband Name:Late Hadis Khan (Witness2) Dhanbad	<input type="checkbox"/>	<input type="checkbox"/>

Book No. 1
Volume 247
Page 415 To 478
Deed No 8399/7103
Year 2013
Date 17/09/2013 18:41:20

Registering Officer

Rajkumar Chatterjee *Santosh*

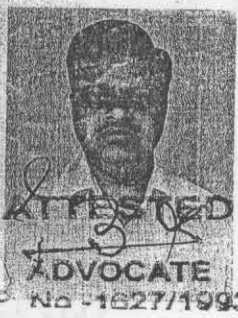
36990 'asset' sale Dhanbad 11 27,000/- 70,000/- 7356



झारखण्ड JHARKHAND

तपसील वर्गीत जमीन का मूल्य मांग दर 108507 के अनुसार निर्धारित धुनिये धिय से कम न

Handwritten notes and signatures on the left side of the document, including the date 25-9-13 and a signature.



ATTESTED
ADVOCATE
No - 1627/1993

Handwritten signatures and names: Rakesh Kumar Singh, Gauri Shankar Singh, and the date 25/09/13.



SALE DEED

THIS DEED OF ABSOLUTE SALE is made on this the 25th day of September, Two Thousand Thirteen BY & BETWEEN ANSHU PRIYA CONSTRUCTION PRIVATE LIMITED, H.I.G-60, Housing Colony, Dhanbad, P.S. and District Dhanbad, Represented by its Directors (1). SRI RAKESH KUMAR, Son of Sri Gouri Shankar Singh, by faith Hindu, by caste Rajput by occupation Business, R/o J.C. Mallick Road, Hirapur, P.S. & District- Dhanbad, (2). SRI GOURI SHANKAR SINGH, Son of Late- Gorakh Singh, by faith- Hindu, by Caste- Rajput, by occupation- Business, resident of J.C. Mallick Road, Hirapur, P.S. & District- Dhanbad, hereinafter called and referred to as the VENDORS which expression shall unless excluded by or repugnant to the context be deemed to mean and include it executors, administrators, legal representatives and assignees) of the ONE PART: (PAN NC-AAFCA6298N).

Receipt
AO 488/0-20
Rs 1000-20
Self 2 30
Rfee 0 294
998/8=44
R
RF

Handwritten signature at the bottom left of the deed.

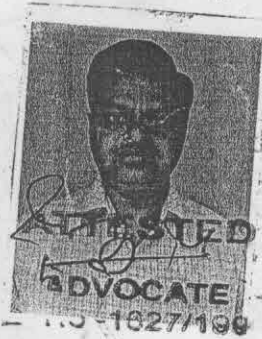
अचल अधिकारी... से प्राप्त सूची रु. अनुसार दस्तावेज में वर्णित मीजा... नम्बर 08... के खाता नं... निषेध खाते से बाहर है

कोषगार पदाधिकारी
अलखनगर

DEBIT NO. 5161-2013-14
PAID TO Sanjay Singh
of Shankar Singh
THROUGH
NON JUDICIAL STAMP
of Rs. 50,000/- (25,000x2)
25/9/13
Accountant Stamp Clerk
District Treasury Chandigarh

25-09-13 10-45-1-00
200 रु का
कोषगार पदाधिकारी अलखनगर
प्रमाणित प्रतिलिपि का प्रमाणित
संख्या 100
शंकर सिंह
शंकर सिंह
शंकर सिंह
शंकर सिंह

25-09-13



Rakesh Kumar
25/09/13





झारखण्ड JHARKHAND

108506



E No - 10-77993

Rakesh Kumar
Gauri Shanker Singh
25/09/13

AND: IN FAVOUR OF

SRI SANJAY SINGH, S/o. Nand Kishor Singh, by faith Hindu, by Caste- Rajput, by occupation - Business, resident of Borragarh, Jharia, P.S. - Jharia, Dist. - Dhanbad, at present Shree Villa Apartment, Flat No. 4/D, Forth Floor, Moti Nagar (Karmik Nagar), Saraidhela, P.S. Saraidhela, Dist. Dhanbad (Jharkhand) hereinafter called and referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her/their heirs, executors successors, administrators, legal representatives and assignees) of the OTHER PART. [Indian Citizen] .: (PAN No. *AIMPS8328K*)



06AA 486709

Rakesh Kumar

Sauri Shanker Singh
25/09/13

-3-

AND WHEREAS by virtue of a registered Sale Deed No. 15717 dt. 19.12.2008 Purchased from 1. Sri Shyam Lal Saw 2. Sri Hari Prasad Saw, 3. Sri Jhari Lal Saw, 4. Sri Pramod Kumar Saw all sons of Late Bhola Mahato of Sawpara Saraidella, P.S. Saraidhella, District Dhanbad and registered in the office of District Sub Registrar Dhanbad in Book no. - I, Volume no.- 359, pages 483 to 504 for the year 2008 and mutated his name in the serista of landlord Govt. of Jharkhand under Thoka no. - 5947, vide mutation (Dakhil- Kharij) case no. 3321 (ii) 2008-09 since the purchase the vendor is in peaceful and undisturbed possession over the same constructing multistoried building thereon. morefully described in the schedule "A" hereto the said multistoried complex commonly known as SHREE VILLA on the terms and conditions therein agreed as per the sanctioned plan letter No. T.P 800 dt. 19/11/11 of Plan No. B.D.No. 412/9/10 of the mineral area Development Authority.



06AA 486708

Rakesh Kumar
Rakesh Kumar
25/09/13

AND WHEREAS the purchaser thereto has agreed to purchase Flat No. 4/D on the Forth Floor of the said SHREE VILLA and offered to pay a sum of Rs. 16,27,000/- (Sixteen Lacs Twenty Seven Thousand) only..

NOW THEREFORE THIS DEED OF SALE WITNESSETH

1. That, in consideration of the total sum of Rs. 16,27,000/- (Sixteen Lacs Twenty Seven Thousand) only pay/payable by the purchaser to the Developer as per Memo of consideration appearing to schedule "C" hereto (the receipt whereof is hereby acknowledged and admitted by the Developer) and in consideration of the terms conditions hereinafter contained, the vendors absolutely and indefeasibly grant, sell, convey, transfer and assign their entire right, title, interest and possession to in and over 1150 sq.ft. of area on Forth Floor of "SHREE VILLA".

Rakesh Kumar

Savitri Shanker Singh
25/09/19

apartment a Multistoried residential complex morefully described in the schedule "B" hereto together with all claims demands, easements and other in indental rights belonging or appertaining thereto morefully described in the Schedule "D" & "E" hereto to the purchaser TO HAVE AND TO HOLD the same for all times to come free from all encumbrances subject to the terms and conditions hereinafter appearing.

2. That, the vendor do hereby covenant with the purchaser that the vendors are the owners of the schedule "A" land and the multistoried complex constructed thereon and the floor area sold herein and the same is in no manner defective and is in no manner encumbered by way of mortgage etc. and the purchaser has inspected all the documents regarding the title of the property and has fully satisfied himself/herself/themselves about the title of the vendors and quality of construction and being fully satisfied with the same has therefore purchased the same.
3. That, the vendors hereby further covenant with the purchaser that the vendor shall pay the annual ground rent now or in future becoming payable upto date and shall keep the purchaser fully indemnified harmless and free from all against any attachment or legal proceeding in respect thereof and that the purchaser and that the purchaser shall be liable to pay proportionate ground rent municipal tax etc in respect of the schedule "B" property hereby sold which become payable as from this day onwards.
4. That the purchaser in consideration of the use enjoyment of the common part of schedule "A" land of the said complex has undertake.



Rakesh Kumar

Garni Shanker Singh
25/09/13

-6-

- i) Not to carry on any obnoxious noisy, offensive, illegal or immoral activity in the said unit or any other portion of the said complex common parts.
- ii) Not to cause any nuisance or annoyance to the co-purchasers and/or occupant of ether portion of the complex.
- iii) Not to use or allow being used the said unit for the purpose other than for quiet and decent/residential purpose for which sold.
- iv) Not to decorate or paint or otherwise alter the exterior of the said unit or common parts of the complex in any manner save in accordance with the general schedule thereof as is may be specified by the vendors.
- v) Not to do anything whereby the other co-purchaser are obstructed in or prevented from enjoy quietly and exclusive 1 of their respective units and jointly of the common parts.
- vi) Not to claim any right in any part of the complex save as may be necessary for ingress and egress of men, materiel utilities, pipes, cables and lines to be installed in the said unit and in particular not to claim any parking space or store room or terrace save expressly.
- vii) Not to obstruct in any manner the owners or the developers or other persons permitted by the owner and/or developer in raising further stories or making other constructions or transferring any right in or on the land or building or other units of the said complex or parking space Not to store or bring heavy articles or hang heavy articles which may injure or damage any structure and/or flooring or stairs or portions of the said complex.

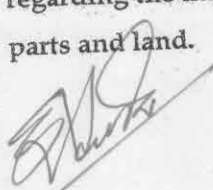


Rakesh Kumar

Ganesh Shanker Singh
25/09/13

-7-

- viii) Not to display or fix any neon sign or sign board on any other wall of the building of the unit or the common parts save to affixation of the name plate containing the name of purchaser at the place specified from time to time by the vendors.
- ix) Not to claim any portion or sub division of the land of the said premises or the common parts of the said building and not to make any portion of the unit in smaller sizes by metes and bounds or making separate independent portion of the said unit.
- x) Not to claim any additional proportionate undivided right in the said land in case the owners and/or the developer does not construct the entire constructible area.
- xi) Not to claim any right of user/common use or otherwise over or in respect of the terrace/roof of any nature whatsoever and the said terrace/roof shall always be at the exclusive disposal of the owners as owned exclusively and absolute property with rights of making further construction therein according to the plan that may be sanctioned and the purchaser covenant not to cause any objection, claim impediment/hindrance in the said further construction being made at any time obstruct or raise any objection of any nature whatsoever to such construction on any portion thereof. Purchaser have no right or claim of common and terrace/roof area. Purchaser purchase the said flat without roof right.
- xii) To observe the rules framed by the developer/owner and/or such body which may be entrusted in this behalf by the vendors regarding the manner of the use and enjoyment of the common parts and land.



Rakesh Kumar
Gauri Shakti
25/09/13

- xiii) To undertake/maintenance of the unit in question on receipt of possession thereof from the vendors All liabilities in respect of the said unit from the date of the sale/possession would be that of the purchaser in respect of its maintenance upkeep accident etc.
- xiv) Not to damage the wall of the premises in question in any way whatsoever the purchaser only be entitled to use wooden planks for the purpose of interior decoration, let it be made clear that no Civil work will be allowed to be done and not to alter, change or in any way disturb the present structure of the unit.
- xv) Not to open any other window, ventilation in the premises in question so as to infringe the property right of any neighbouring shop/office/Flat.

That, the purchaser has undertake to pay and share the expenses of the said residential complex proportionately with co-purchaser with respect to items stated in schedule "F".

SCHEDULE "A"

All that piece and parcel of HOMESTEAD LAND situated in Mouza Saraidhella P.S. Saraidhella, Municipality Dhanbad, chowki sadar registry office Dhanbad, District Dhanbad . Mouza Saraidhella, Mouza No. 08, Khata No. 73, Plot No. 1904, measuring an area 17 Dec. including multistoried building which is commonly and popularly known as "SHREE VILLA" under constructed in the Year.2012 as per plan attached herewith and shown in Red colour (the land is situated at subsidiary road) butted and bounded as follows:-

- North : Plot No. 1905 (P)
- South : Plot No. 1903
- East : Plot No. 1894
- West : 20' wide Road

 →

Rakesh Kumar
Gauri Shanker Singh
25/09/13

SCHEDULE "B"

All that residential Flat No. 4/D containing an Area 1150 sq.ft. on the Forth Floor of Shree Villa Apartment and all that proportionate share in the common area in the said complex which includes in Super built up area an undivided proportionate, variable indivisible unit save the wall or walls separating the said unit form the other units on the same floor shall jointly belong to buyer and buyers of the other units and in which case 50% of common walls shall be taken into account.

- North : Open to Sky
- South : Sunita Singh, Flat No. 4/C
- East : Open to sky
- West : Corridor, Stair and Duct

SCHEDULE "C"

Rs. 16,27,000/- (Sixteen Lacs Twenty Seven Thousand) only pay/payable by the purchaser to the Developer.

Valuation of Flat	- 15,31,000/-
Valuation of Land	- 96,000/-
Total	- Rs. 16,27,000/-

SCHEDULE "D"

1. Stair Case on all the floors.
2. Stair Case landing and lift landing or \ all floors.
3. Lift Well.
4. Lift plant installation.
5. Lift Room.
6. Common passage and lobby Ramp on the ground floor, exception car parking area if any.



Rakesh Kumar

Suresh Kumar Singh
25/09/13

-10-

7. Tube Well.
8. Water Pump, Water Tank, water pipes and other common plumbing installation.
9. Transformers, electrical -sub-station, electrical wiring, meters, generators and fitting excluding those that are installed, for any particular unit.
10. Drainage and sewers.
11. Pump House.
12. Such other common parts, areas equipment's installation, fixtures, fitting and space in or about the said complex as are necessary for passage to the user and occupancy of the units common and such area specified by the Vendor expressly to be the common parts but excluding the roof and /or terrace and the open and covered car parking area.

SCHEDULE "E"

1. Rights of easements and quasi easements of other co-purchaser/ occupiers and full right and liberty and authority in common with all other persons entitled to like rights at all times by day or by night and for all purpose in connection with me use and enjoyment of the unit to go, pass over and along the common passage and common portions and through and along the main entrance of the building passage landing and stair case landing to the respective unit space full right and liberty to the other co-purchaser/ occupiers to use the common portions of the said building for the purpose of redecorating and repairing their respective unit.



Pooja Kumar

Sandeep Kumar
25/09/13

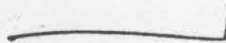
-11-

2. The right of subjacent and lateral support or shelter and protection from the other parts of the building and from the site and roof thereon.
3. The free and uninterrupted passage and running of water and soil gas and electricity from and to the units cover drains, water, cables, pipes and wire to the said complex existing or to be installed in future.
4. The right with servant workmen and other at all reasonable times at notice (except in the case of emergency) to enter or into and upon other parts of the building for the purpose of repairing, clearing and / or renewing and such cover, drains, water, courses, cables, pipes and wire as aforesaid and laying down a new cover drain and water course pipes.
5. The right with servants, workmen and other at all reasonable time no notice except in case of emergency to enter into and upon other portion of the building for the purposes of repairing, maintaining, renewing altering of the building the said unit or any part of the complex subjacent or lateral support shelter or protection of the unit.

SCHEDULE-F

(Proportionate share of expenses agreed to be share by the purchaser)

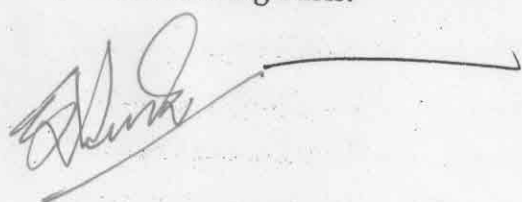
1. The expenses of maintaining and repairing, redecorating renewing at the main structures and in particular the gutters,



Rakesh Kumar
Gauri Shankar Singh
25/09/19

rain water pipes of the building, the gas and water pipes, cardigans, electric cables wires and other means of communication in under, upon the said building and serving more than one flat, main entrance, passage, landing and stair cases of the building leading to the respective units in the said building.

2. The cost of cleaning and lighting passage, landing, stair case, and other parts of the said building so enjoyed or used by the said purchaser in common with other unit holders and with occupiers as aforesaid and of keeping open portion etc. and other parts of the said building in good condition and repairs.
3. The cost of decorating the exterior of the Building.
4. Cost of the Insurance against THRID PARTY risk in respect of the building if such insurance shall be at all taken out, by owners the higher charges and other expenses of renewal taxes if any incurred by the owners in respect of the said building or any portion thereof for storage of refuse of the owners and occupiers of the said unit and to repair and renewing the dustbin or reused bin if provided at the said building.
5. All other expenses, if any, incurred by the owners for the maintenance and proper convenient running of the said building.
6. Cost of installation and maintenance of the Fire safety devices would be the responsibility of the unit owners on pro-rata sharing basis.



Rakesh Kumar
Gouri Shankar Singh
25/09/13

-13-

7. Liabilities arising out of any accident in Course of maintenance of the Complex would be that of all unit owners and not of builders.
8. The Purchaser agrees to deposit as maintenance Security deposit @ Rs.5/- per Sq. ft. to the Vendors by demand draft. After formation of maintenance committee the said Security deposit would be transferred to the maintenance committee of the owners Association.
9. That the above mentioned schedule "A" land does not come under Govt. Land, under Adivashi Land, Govt. Bhudan Land and forest land and also does not come under Govt. acquired land and the vendor and purchaser hereto are satisfied with the contents of this deed.
10. That, the Vendor/Developer shall take completion/no objection certificate from the competent authority of town planning i.e. MADA, Dhanbad before handover possession of the flat to the purchaser, after completion of the building.
11. That, though the purchaser of this Deed is himself a Director. And hence as per resolution dated 19.09.2013 the remaining Director's namely Rakesh Kumar and Gouri Shankar Singh is executing this Deed on behalf of Anshu Priya Construction Pvt. Ltd.

IN WITNESS WHEREOF THE VENDORS HERETO HAVE SET AND SUBSCRIBED THEIR HANDS AND SEALS ON THIS THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.



PARTICULARS OF THE FLAT

- | | |
|---|--------------------------------------|
| 1. Whether Kucha or Pucca | - Pucca |
| 2. If Pucca whether tiled or reinforced concrete | - Reinforced, concrete & Bricks |
| 3. Number of stories | - Ground + Five storied |
| 4. Total Number of flats in the apartment | - 20 |
| 5. Year of construction | - 2012-13 under construction |
| 6. Brief description and nature sanitary electricity and other fittings in case of building and their equipment | - Mentioned in deed General Fittings |
| 7. Area of building (Flat) carpet area | - 920 sq.ft. |
| 8. Area of building (Flat) super built up area | - 1150 sq.ft. |
| 9. Whether the building construction is used a residential/commercial or industrial | - Residential |
| 10. (i) If on rent, the amount of annual rent | - N/A |
| (ii) Built up area of Flat | - 920 sq.ft. |
| (iii) Proportionate share of undivided area of land | - 0.52 decimal |
| and percentage of undivided interest | - 20% |
| 11. Cost of Flat (Super Built up area) | - 15,31,000.00 |
| 12. Cost of proportionate undivided share of land 0.52 decimal (230 sq.ft.) | - 96,000.00 |
| 13. Cost of reserved space | - Without Car Parking |
| TOTAL | - 16,27,000.00 |
| 14. Annual Rent of proportionate undivided share of land | - 55 Paisa |
| 15. The map attached with the schedule shall be part of this sale deed | - Yes |
| 16. Certified that the land is not prohibited by Govt. i.e. does not comes under the Forest Land, Adivasi Land, Bhudan Land, Keshre Hind, Gairmazaruwa Land, Ceiling and Govt. Acquisition Land and the Vendor/Vendors and their reserved class under the C.N.T. Act. | - Free from all |



Rakesh Kumar

Guri Shanker Singh
25/09/13

Photographs and finger Prints of purchaser



ATTESTED
ADVOCATE
F No -1621/1993



Sanjay Singh
25/09/13

Drafted by me and typed in my office read over and explained the contents to the vendor and purchasers and the photographs of the vendor and purchaser are pasted in this Deed and their left hands five fingers thumbs impression also put in my presence.

Signature
25/09/13

Witnesses:
25/09/13

Purnashom Chatterjee.
Registry officer.

25/9/13

1) Raj Kumar Chatterjee
s/o Sri Guru polo Chatterjee
Hirapur Bhabal
25/09/13

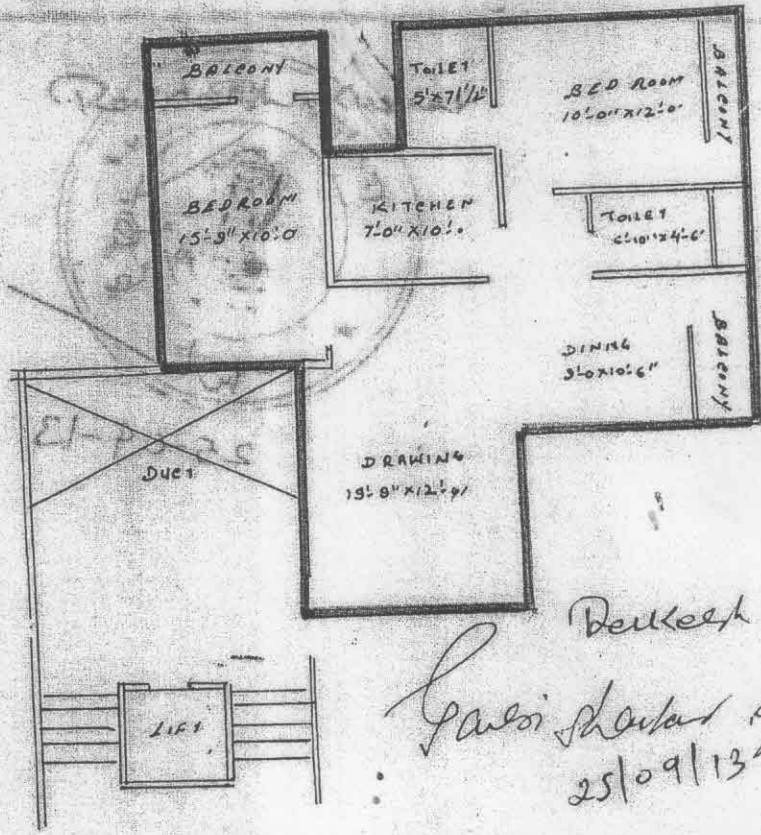
2) अश्व गज शिवान
पिता स्व हदीस शिवान
एकवाट
25/09/13

Shri Priya Construction Pvt. Ltd. having its office at HIG-60
 housing colony Dhanbad Rep. by its Director J. Sri Rakesh
 Kumar Singh s/o Sri Gauri Shankar Singh of Hirapur Dhanbad
 2 Sri Gauri Shankar Singh s/o Gorakh Singh of J.C Mallick Road

Buyer: Sri Santay Singh s/o Nand Kishor Singh of Borragarh Shan
 dest: Dhanbad

Schedule: Mouza: Saraidhela No: 8 Khatano: 73 Plot No: 1904 New Sur
 Plot No: 222 Super Built up Area: 1150 sq.ft Flat No. 4/4
 on 4th Floor

Boundary: North: open to sky
 South: Sunita Singh Flat No: 4/c
 East: open to sky
 West: Corridor & duct



[Handwritten signature]

Rakesh Kumar
 Gauri Shankar Singh
 25/09/13



निबंधन विभाग, झारखंड
धनबाद

जांच पर्या-सह घोषणा प्रपत्र (नियम 114)

Token Date/Time: 25/09/2013 13:28:35

Sale Deed	Presenter	Rakesh Kumar	Date of Entry	25/09/2013
Address	J.C. Mallick Road Hirapur, Dhanbad		Total Pages	60
Value	1627000	DOE	Book	1
Other Details	1627000	Stamp Value	70000	CNO/PNO
		Serial No.	0	
		Old Serial No.	1	

Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
8	28	SARAIIDHELA	73	1904			U_RES	0.52 Decimal	94380

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
U_RES_DLX_APT	8	28	SARAIIDHELA	Flat No. 4/D On 4th Floor Commonly Known As "Shree Villa Apartment"	1150	1331 Sq. Ft.	1530650

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	UID	Address
1	VENDOR	Rakesh Kumar For Anshu Priya Construction Pvt. Ltd	Gouri Shankar Singh	Business	General	Aafca6298n		J.C. Mallick Road Hirapur, Dhanbad
2	VENDOR	Gouri Shankar Singh For Anshu Priya Construction Pvt. Ltd	Late Gorakh Singh	Business	General	Aafca6298n		J.C. Mallick Road Hirapur, Dhanbad
3	VENDEE	Sanjay Singh	Nand Kishore Singh	Business	General	Aimps8328k		Boragarh, P.S- Jharia, Dist- Dhanbad
4	Identifier	Raj Kumar Chatterjee	Guru Pada Chatterjee	Business	General			Hirapur, Dhanbad
5	Witness1	Raj Kumar Chatterjee	Guru Pada Chatterjee	Business	General			Hirapur, Dhanbad
6	Witness2	Asgar Khan	Late Hadish Khan	Business	General			Dhanbad

Fee Details:

SN	Description	Amount
1	LL	2.50
2	PR	0.94
3	A1	48,810.00
4	SP	900.00
5	E	1,000.00
Total		50,713.44

Rakesh Kumar

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंद्रि ऑपरेटर का हस्ताक्षर

उपर्युक्त

स्वीकार किया

जिसकी

पहचान

निवासी

रैकेश कुमार के गौरी शंकर सिंह

राज कुमार चटर्जी

पिता

गुरुपद चटर्जी

पेशा

व्यापारी

ने की।

हिरपुर, धनबाद

25/09/13
निबंधन पदाधिकारी का हस्ताक्षर



निबंधन विभाग, झारखंड
धनबाद

Token Date: 25/09/2013 13:28:35
Deed No./Year :8699/7356/2013
Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Rakesh Kumar For Anshu Priya Construction Pvt. Ltd Father/Husband Name:Gouri Shankar Singh (VENDOR) J.C. Mallick Road Hirapur, Dhanbad		
2	Gouri Shankar Singh For Anshu Priya Construction Pvt. Ltd Father/Husband Name:Late Gorakh Singh (VENDOR) J.C. Mallick Road Hirapur, Dhanbad		
3	Sanjay Singh Father/Husband Name:Nand Kishore Singh (VENDEE) Boragarh, P.S- Jharia, Dist- Dhanbad		
4	Raj Kumar Chatterjee Father/Husband Name:Guru Pada Chatterjee (Identifier) Hirapur, Dhanbad		
5	Raj Kumar Chatterjee Father/Husband Name:Guru Pada Chatterjee (Witness1) Hirapur, Dhanbad	<input type="checkbox"/>	<input type="checkbox"/>
6	Asgar Khan Father/Husband Name:Late Hadish Khan (Witness2) Dhanbad	<input type="checkbox"/>	<input type="checkbox"/>

Book No. 1
Volume 259
Page 455 To 514
Deed No 8699/7356
Year 2013
Date 25/09/2013 17:17:34

Registering Officer

Signature of Operator



सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No. : IN-JH19672574769216R
 Certificate Issued Date : 30-Jul-2019 03:36 PM
 Account Reference : SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
 Unique Doc. Reference : SUBIN-JHJHSHCIL0126704308901216R
 Purchased by : DREAMHOUSE CONSTRUCTION
 Description of Document : Article 4 Affidavit
 Property Description : N A
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : DREAM HOUSE CONSTRUCTION
 Second Party : AS APPLICABLE
 Stamp Duty Paid By : DREAM HOUSE CONSTRUCTION
 Stamp Duty Amount(Rs.) : 50
 (Fifty only)

SI No. 14 Date: 31 JUL 2019



ATTACHED
D.B.A. Form No. 22253

NOTARY
DHANBAD

.....Please write or type below this line.....

BEFORE :: THE NOTARY PUBLIC :: DHANBAD.

// AFFIDAVIT//

I, **Shri Anirudh Kumar Singh**, S/o. Arun Kumar Singh, by faith Hindu, by caste Rajput, by occupation Business, resident of M.I.G – A/42, Housing Colony, P.S. – Dhanbad, Dist. – Dhanbad in the state of Jharkhand do hereby solemnly affirm on oath and declare as follows :-

..p/2

Anirudh



SR 0002768494

1. That, I am a bonafide Builder and Developer. Our Moto to serve the People and hence I Acquired the good reputation in the locality.
2. That, I declare that neither any Criminal or Civil case is pending against me NOR I have Punished in such type of Case as yet.
3. That, I am one of a Director of the firm in the name and Style of Dream House Construction and our firm is running smoothly and till date No declared as Blacklisted or debarred by any state or Semi Govt.
4. That, I am swearing this affidavit for needful and to submit it before the authority concerned in support of the above contents.

- Verification -

The statements made above are true to the best of my knowledge, information and belief. I sign this at Dhanbad on 31/07/19

Solemnly affirmed before me by the
deponent who is duly identified by
Sri S.K. Bhandari
Adv. Dhanbad.

Arvind Singh

Identified by me

Advocate 31/07/19



Arvind Singh
NOTARY
DHANBAD

Under
s 297 (1) (c) of the Cr P C 1973
Act No 1 of 1974 & u/s (8) (1)
of the Notaries Act 1952
Act No 53 of 1952

31/07/2019



31 JUL 2019



SI No. 14 Date.....



22253



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER



AOJPS3873C



नाम /NAME
ANIRUDH KUMAR SINGH

पिता का नाम /FATHER'S NAME
ARUN KUMAR SINGH

जन्म तिथि /DATE OF BIRTH
21-07-1980

हस्ताक्षर /SIGNATURE

Anirudh

Bhagat

आयकर आयुक्त, रांची
COMMISSIONER OF INCOME TAX, RANCHI



भारत सरकार

Government of India



अनिरुद्ध कुमार सिंह
Anirudh Kumar Singh
जन्म तिथि / DOB : 21/07/1980
पुरुष / Male



4160 2639 2966

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता:

S/O: अरुण कुमार सिंह, राजगंज रोड
कतरास बाजार, इंडियन गैस एजेंसी
के पास, उत्तीम राज भवन, शामडीह,
धनबाद, कतरास बाजार, झारखण्ड,
828114

Address:

S/O: Arun Kumar Singh, rajganj
road katras bazar, near indian gas
agency, uttim raj bhawan,
Shamdih, Dhanbad, Katras Bazar,
Jharkhand, 828114

4160 2639 2966

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1800 300 1947

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www.uidai.gov.in



सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No. : IN-JH19676530691785R
 Certificate Issued Date : 30-Jul-2019 04:23 PM
 Account Reference : SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
 Unique Doc. Reference : SUBIN-JHJHSHCIL0126707722101580R
 Purchased by : DREAMHOUSE CONSTRUCTION
 Description of Document : Article 4 Affidavit
 Property Description : N A
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : DREAM HOUSE CONSTRUCTION
 Second Party : AS APPLICABLE
 Stamp Duty Paid By : DREAM HOUSE CONSTRUCTION
 Stamp Duty Amount(Rs.) : 50
 (Fifty only)

31 JUL 2019

SINO.....Date.....



ATTACHED
D.B.A From No. 22255

NOTARY
DHANBAD

-----Please write or type below this line-----

BEFORE :: THE NOTARY PUBLIC :: DHANBAD.

// AFFIDAVIT//

I, **Shri Laxman Singh**, S/o. Late Shivji Singh, by faith Hindu, by caste Rajput, occupation Business, resident of Karmik Nagar, Saraidhela, P.S. – Saraidhela, Dist. – Dhanbad in the state of Jharkhand do hereby solemnly affirm on oath and declare as follows :-

..p/2



SR 0002767509

1. That, I am a bonafide Builder and Developer. Our Moto to serve the People and hence I Acquired the good reputation in the locality.
2. That, I declare that neither any Criminal or Civil case is pending against me NOR I have Punished in such type of Case as yet.
3. That, I am one of a Director of the firm in the name and Style of Dream House Construction and our firm is running smoothly and till date No declared as Blacklisted or debarred by any state or Semi Govt.
4. That, I am swearing this affidavit for needful and to submit it before the authority concerned in support of the above contents.

- Verification -

The statements made above are true to the best of my knowledge, information and belief. I sign this at Dhanbad on 31/07/19

Solemnly affirmed before me by the deponent who is duly identified by Sri S.K. Bhandari Adv. Dhanbad.

[Handwritten signature]

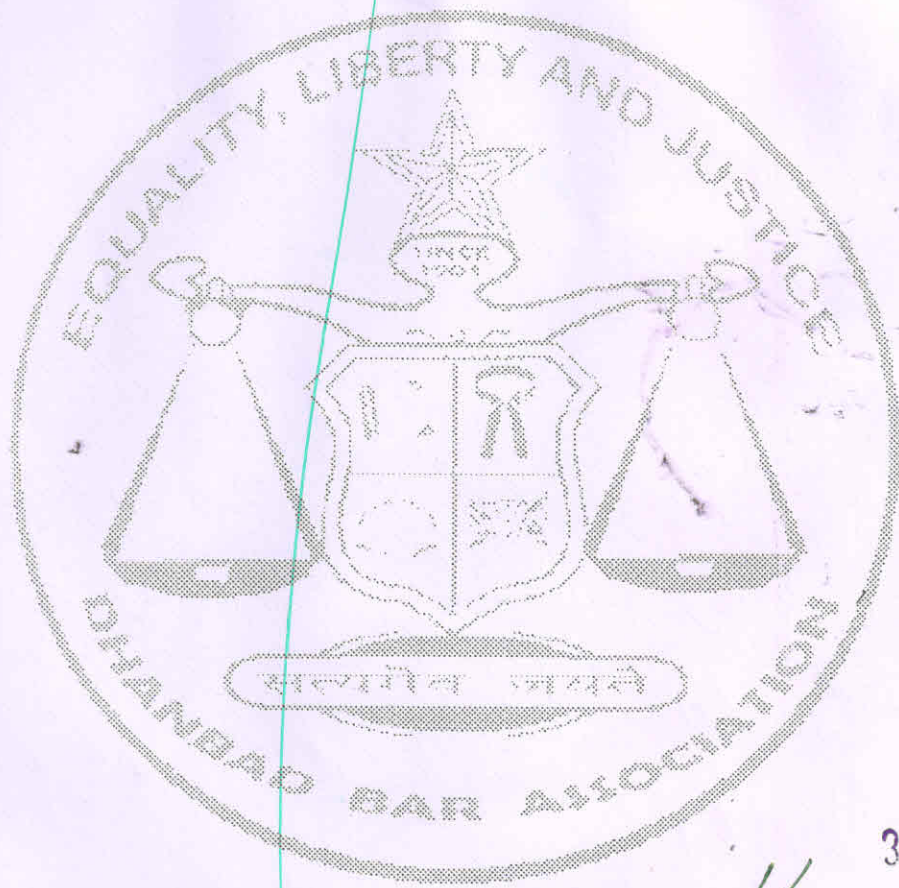
Identified by me

[Handwritten signature]
Advocate 31/07/19



**NOTARY
DHANBAD**

[Handwritten signature]
31/07/2019
s/s 297, 298 of the Cr.P.C. 1974,
Act No. 1 of 1974, & s/s (8) (i)
of the Notaries Act 1952
Act No. 53 of 1952;



16

31 JUL 2019

SI No.....Date.....





Laxman Singh



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



E-Aadhaar Letter

नामांकन क्रमांक/Enrolment No.: 1427/89009/00754

Laxman Singh (लक्ष्मण सिंह)

S/O: Shivjee Singh, House No-5 AB, 5Th Floor 5AB,
Karmik Nagar, Dhanbad Shree Villa Apartment,
Damodarpur, Dhanbad,
Jharkhand - 826004

Date: 04/07/2015

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

आपका आधार क्रमांक/ Your Aadhaar No.:

7286 0219 2876



INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

आधार-आम आदमी का अधिकार

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1800 300 1947

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www.uidai.gov.in

Signature valid

Digitally signed by Sandeep Bhardwaj
Date: 2015.07.04 12:24:54 IST

- आधार देश भर में मान्य है।
- आधार के लिए आपको एक ही बार नामांकन दर्ज करवाने की आवश्यकता है।
- कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं। इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहायता होगी।

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
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भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



लक्ष्मण सिंह
Laxman Singh
जन्म तिथि/ DOB: 04/01/1967
पुरुष / MALE



पता:

आत्मज: शिवजी सिंह, हाउस
न-5 एबी, 5 फ्लोर 5एबी,
करमिक नगर, धनबाद श्री
विला अपार्टमेंट, दामोदरपुर,
धनबाद,
झारखण्ड - 826004

Address:

S/O: Shivjee Singh, House No-5 AB,
5Th Floor 5AB, Karmik Nagar,
Dhanbad Shree Villa Apartment,
Damodarpur, Dhanbad,
Jharkhand - 826004

7286 0219 2876

7286 0219 2876

आधार-आम आदमी का अधिकार

Aadhaar-Aam Admi ka Adhikar

Handwritten signature and mark



भारत सरकार
GOVERNMENT OF INDIA



राकेश कुमार
Rakesh Kumar

जन्म वर्ष / Year of Birth : 1968
पुरुष / Male



8824 5396 5761

आधार — आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O गौरी शंकर सिंह, प्रीत विहार
कॉलोनी, जेसी मल्लिक रोड, हीरापुर,
धनबाद, झारखंड, 826001

Address: S/O Gauri Shankar
Singh, PREET VIHAR COLONY,
JC MALLIK ROAD, HIRAPUR,
Dhanbad, Dhanbad, Jharkhand,
826001



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1800 180 1947



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P.O. Box No.1947,
Bengaluru-560 001



सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

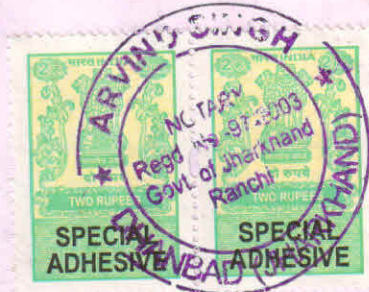
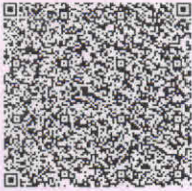
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Certificate No. : IN-JH19676165672620R
 Certificate Issued Date : 30-Jul-2019 04:18 PM
 Account Reference : SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
 Unique Doc. Reference : SUBIN-JHJHSHCIL0126707763865782R
 Purchased by : DREAMHOUSE CONSTRUCTION
 Description of Document : Article 4 Affidavit
 Property Description : N A
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : DREAM HOUSE CONSTRUCTION
 Second Party : AS APPLICABLE
 Stamp Duty Paid By : DREAM HOUSE CONSTRUCTION
 Stamp Duty Amount(Rs.) : 50
 (Fifty only)

ATTACHED
DBA From No. 22251

13 1 JUL 2019

SI NO. 12 Date: 30/07/2019



NOTARY
DHANBAD

-----Please write or type below this line-----

BEFORE :: THE NOTARY PUBLIC :: DHANBAD.

// AFFIDAVIT//

I,) **Shri Rakesh Kumar**, S/o. Sri Gauri Shankar Singh, Date of Birth - , by faith Hindu, by Occupation Builder & Developer, Resident of Preet Vihar Colony, J. C. Mallick Road, Hirapur, P.S. & Dist. – Dhanbad in the state of Jharkhand do hereby solemnly affirm on oath and declare as follows :-



Rakesh Kumar

..p/2

SR 0002767512

1. That, I am a bonafide Builder and Developer. Our Moto to serve the People and hence I Acquired the good reputation in the locality.
2. That, I declare that neither any Criminal or Civil case is pending against me NOR I have Punished in such type of Case as yet.
3. That, I am one of a Director of the firm in the name and Style of Dream House Construction and our firm is running smoothly and till date No declared as Blacklisted or debarred by any state or Semi Govt.
4. That, I am swearing this affidavit for needful and to submit it before the authority concerned in support of the above contents.

- Verification -

The statements made above are true to the best of my knowledge, information and belief. I sign this at Dhanbad on 31/07/19

Solemnly affirmed before me by the deponent who is duly identified by Sri *S.K. Brandon* Adv. Dhanbad.

Rakesh Kumar

Identified by me

[Signature]
31/07/19

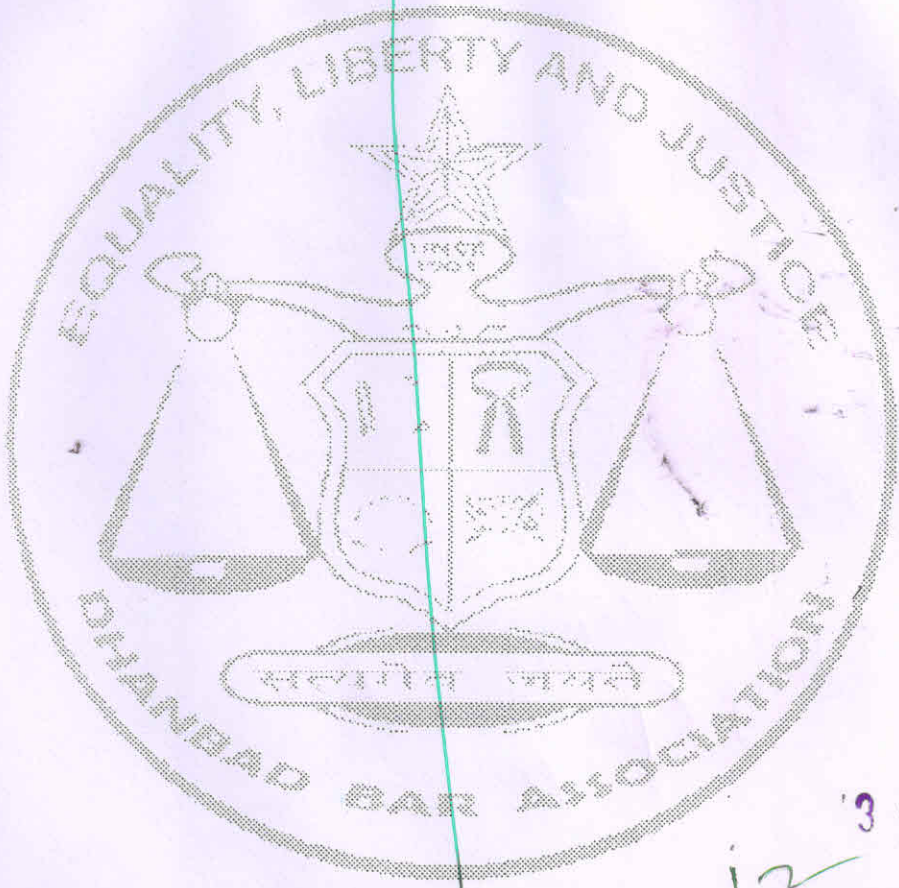
Advocate



NOTARY
DHANBAD

and
s/s 297 of the Cr P C 1974
, Act No 1 of 1974) & u/s (8) (i)
of the Notaries Act 1952
Act No 53 of 1952

Arvind Singh
31/07/2019



12 '31 JUL 2019
SI No..... Date.....



स्थायी लेखा संख्या

PERMANENT ACCOUNT NUMBER



ALGPK5271Q

नाम / NAME

RAKESH KUMAR

पिता का नाम / FATHER'S NAME

GAURI SHANKER SINGH

जन्म तिथि / DATE OF BIRTH

03-07-1968

हस्ताक्षर / SIGNATURE

आयकर आयुक्त, रांची

COMMISSIONER OF INCOME TAX, RANCHI



भारत सरकार
Government of India



संजय सिंह
Sanjay Singh
जन्म तिथि/DOB: 15/08/1972
पुरुष/ MALE



9125 4594 3356

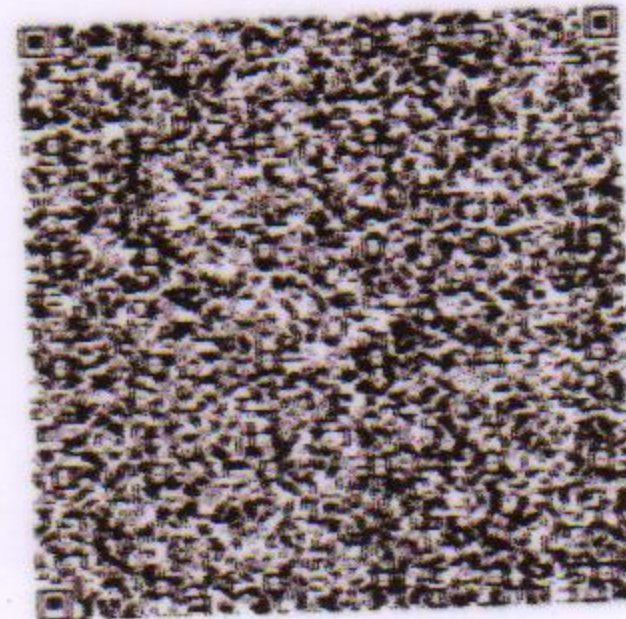
मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O श्री नन्द किशोर सिंह, बोरगढ नं-८, नियर काली मंदीर,
झरिया-कम-जोरापोखर-कम-सिंदरी, धनबाद,
झारखंड - 828111

Address:
S/O Sri Nand Kishore Singh, BORAGARH
NO-8, NEAR KALI MaNDIR, Jharia-Cum-
Jorapokhar-Cum-Sindri, Dhanbad,
Jharkhand - 828111



QR Code with Photograph

9125 4594 3356



http://uidai.gov.in

www.uidai.gov.in



सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No. : IN-JH19676385186989R
 Certificate Issued Date : 30-Jul-2019 04:21 PM
 Account Reference : SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
 Unique Doc. Reference : SUBIN-JHJHSHCIL0126707771504111R
 Purchased by : DREAMHOUSE CONSTRUCTION
 Description of Document : Article 4 Affidavit
 Property Description : N A
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : DREAM HOUSE CONSTRUCTION
 Second Party : AS APPLICABLE
 Stamp Duty Paid By : DREAM HOUSE CONSTRUCTION
 Stamp Duty Amount (Rs.) : 50
 (Fifty only)

ATTACHED
D.B.A Form No. 22254

SI No. 131 JUL 2019 Date



NOTARY
DHANBAD

.....Please write or type below this line.....

BEFORE :: THE NOTARY PUBLIC :: DHANBAD.

// AFFIDAVIT//

I, **Shri Sanjay Singh**, S/o. Sri Nand Kishore Singh, by faith Hindu, by caste Rajput, by occupation Business, resident of Borragarh, Bhagabandh, Jharia, P.S. – Jharia, Dist. – Dhanbad in the state of Jharkhand do hereby solemnly affirm on oath and declare as follows :-

..p/2



SR 0002767510

1. That, I am a bonafide Builder and Developer. Our Moto to serve the People and hence I Acquired the good reputation in the locality.
2. That, I declare that neither any Criminal or Civil case is pending against me NOR I have Punished in such type of Case as yet.
3. That, I am one of a Director of the firm in the name and Style of Dream House Construction and our firm is running smoothly and till date No declared as Blacklisted or debarred by any state or Semi Govt.
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- Verification -

The statements made above are true to the best of my knowledge, information and belief. I sign this at Dhanbad on 31/07/19

Solemnly affirmed before me by the deponent who is duly identified by Sri S.K. Bhagadason Adv. Dhanbad.

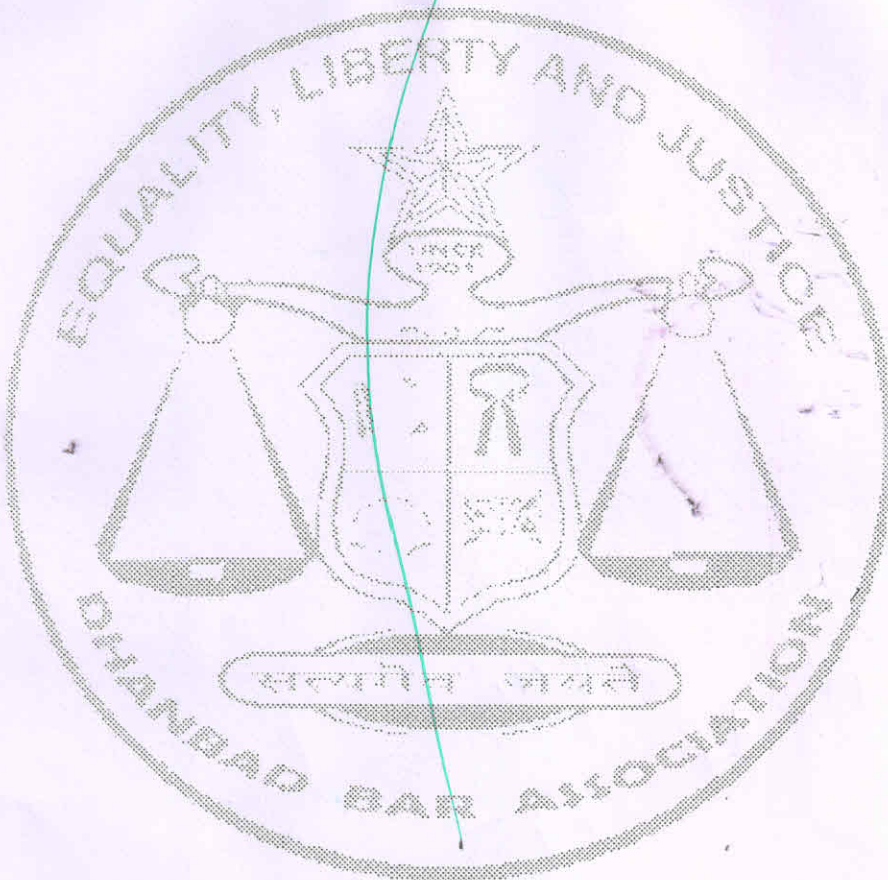
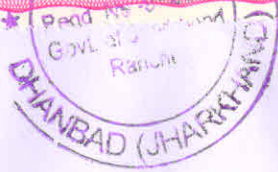
Identified by me

NOTARY
DHANBAD

31/07/2019
Advocate 31/07/19



u/s 297 of the Cr.P.C. 1973
Act No. 1 of 1974 & u/s (8) (i)
of the Notaries Act 1952
Act No. 53 of 1952:



31 JUL 2019

SI No. 15 Date 31/07/2019



22251



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANJAY SINGH

NAND KISHORE SINGH

15/08/1972

Permanent Account Number
AIMPS8328K

Signature



20092011