



सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

18 05 AUG 2019

Certificate No.	: IN-JH14602480703761R
Certificate Issued Date	: 16-Feb-2019 03:17 PM
Account Reference	: SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
Unique Doc. Reference	: SUBIN-JHJHSHCIL0118924006521781R
Purchased by	: TECHNOCULTURE BUILDING CENTRE PVT LTD
Description of Document	: Article 5 Agreement or memorandum of an Agreement
Property Description	: AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: N A
Second Party	: TECHNOCULTURE BUILDING CENTRE PVT LTD
Stamp Duty Paid By	: TECHNOCULTURE BUILDING CENTRE PVT LTD
Stamp Duty Amount(Rs.)	: 50 (Fifty only)

Handwritten notes in Hindi: *फिर से कर लेना*



**NOTARY
DHANBAD**

Techno Culture Building Centre Pvt. Ltd.



TQ 0011341775

Statutory Alerts

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.

Agreement for Sale

This deed of agreement is made on this the _____ Day of _____ 2018 at Dhanbad.
M/S. **TECHNOCULTURE BUILDING CENTRE Pvt. Ltd.**, having office at 1-D, Hem Tower, 1st Floor, Luby Circular, Dhanbad, represented by its Project Manager Mrs. Komal Kapoor s/O-Sri Gopal Prasad Kapoor, resident of 1-D, Hem Tower, 1st Floor, Luby Circular road, Dhanbad. Jharkhand
Hereinafter called the "Builder" under the project kolakushma VASTU VIHAR of the First party.

AND

1. **Mrs. Pratibha Devi**, W/O Surendra Pd Sinha, by Occupation- House wife, by faith Hindu, Nationality- Indian, Residence of Surya Complex, Shastri Nagar, (E) Dist.- Dhanbad, Jharkhand, Hereinafter called the Purchasers or Proposed flat owners of the other Party.



Handwritten notes in the left margin: 'P2', '12/11/18', '50/20', and a signature.

Vertical handwritten text on the right margin: 'Techno Culture Building Centre Pvt. Ltd.' and 'Authorised Signatory' with a signature.

WHEREAS the first party, of M/s **Technoculture Building Center Pvt. Ltd.** A promoter and developer company and the first party has proposed to construct building to be consisted of several units for providing residential facilities and all common services to the interest of intending buyers and proposed flat owner "on ownership basis" in our project "**Vastu Vihar**" at **Kolakusma, in District Dhanbad, P.S.-Saraidhela, Plot No. 952,953,954 Khata No.9 & 81** more particularly described in Schedule 'A' below.

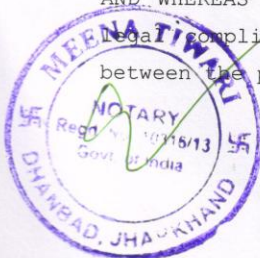
WHEREAS the first, party/ Promoter & Developer, acquired the said piece of land from its owner and wishes to develop the said piece of land and construct flats for the intending buyers.

AND WHEREAS the first party having submitted plans for approval from M.A.D.A as per the byelaws of M.A.D.A., and take all possible steps for the approval of the building plan and shall cut out sub plot, make road, alleys drainage, sewerages and shall provide all service to the proposed flat owners.

AND WHEREAS the first party advertised for the construction of the proposed building on the said plot of land at the cost of the flat owners and on payment as per terms of this agreement.

AND WHEREAS the first party enters into an agreement with the intending buyer **Mrs Pratibha Devi** for the purchase of undivided soil right and as per terms of the said agreement, the second party agreed to get his flat constructed here through the first party proposed **flat on "1st " floor** within the said premises, more Particular and specifically described in the schedule below hereunder, the terms and conditions hereafter appearing.

AND WHEREAS the parties have agreed to execute an agreement to avoid all legal complications and misunderstandings of any kind or nature, if any, between the parties including their heirs in future.



Handwritten notes in blue ink: "B2 Vastu Vihar" and "Region 50/278".

Vertical stamp: "Technoculture Building Center Pvt. Ltd." and "Authorised Signatory".

claim monetary or otherwise, will be raised or accepted, except the rate per Square Feet will be applicable on such change in area.

6. That the first party / builder and promoter shall complete the construction of such flat so booked in 24 to 30 months from the date of allotment subject to availability of raw materials like cement, steel, bricks, stones etc. The first party shall not be liable for delay due to unavoidable circumstances including the cost of act of God or natural calamities. If there is any loss or damage during the construction period due to natural calamities, the builder and promoter / first party shall not be liable to pay or compensate any damage or loss to the second party.

7. That the flat owner shall pay to the promoter the cost of construction and other services cost totaling a sum of Rs. 11,78,000/- (Rupees-Eleven Lakh Seventy Eight Thousand only), Legal charges extra and extra work_ .

8. That the second party shall pay all the nominal charges such as technical, legal etc. as may be decided by the first party and the registration/sale deed charges shall also be borne by the second party.

9. That under no circumstances the proposed flat shall be delivered to the second party unless all the payment is paid or required to be paid under his agreement.

10. That the second party shall pay the extra charges for any request for addition, alteration, design, other than the specification attached herewith.

11. That on receipt of full payment, the first party shall handover the proposed flat to the second party for his/her/their occupation and on and after getting possession of the flat the second party out of his/her/their own cost shall maintain and manage the same and shall pay proportionate ground rent, municipal charges, other services to the city authority.

12. That the second party shall have no right to cause any obstruction or hindrances to the first party during the period of construction or repair of the flat or the building.



Authorised Signatory
Ganesh Culturs Building
Private Ltd

for
signature
of
the
second
party

13. That the first party shall use all standard materials, fittings, etc. as per specification of construction of the proposed building.

14. That the first party will do and perform all work for the completion of the building and proposed flat and building along with the site development as may be necessary and the second party shall not be responsible to make any additional payment for such work except explicitly mentioned herein.

15. That the second party shall not demolish or cause to be demolished the said flat or any part hereof nor shall make any alteration or modification, even after handover of the flat, in such a manner so as to damage or injure the neighboring flat and shall not change the basic construction of the flat and building.

16. That the second party shall use the premises for residential/semi-office purpose but shall not convert the flat into an industrial unit or animal husbandry.

17. The second party has entered into this contract/ agreement along with the first party with full knowledge and subject to all laws, notification and rules of the authorities as are enforced and applicable this area and as any be amended from time to time.

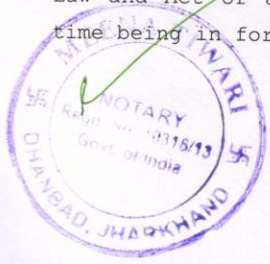
18. That the first owner or any buyers including the second party shall not encroach or trespass or block the common passage, stairs etc. but shall remain open for the free movement of all flat owners and occupants of the Vastu Vihar project.

19. That the flat owner hereby covenants to keep the said flat as well as the all the partition walls, drains, pipes in good tenable and habitable conditions and in particulars, so as to support, shelter and protect all the parts of the said building.

20. That this agreement shall always be subject to the provision of the Law and Act of any modification, amendment or reenactment thereof for the time being in force.

Handwritten signature and initials on the left margin.

Techno Culture Building Centre Pvt. Ltd.
Authorised Signatory



SCHEDULE-C
Specifications

Name: - Mrs. Pratibha Devi

Unit No: - KJV=01, 1st Floor, Model: - JAN VIHAR Flat, Grade: - Deluxe

Sl No.	Particular	Economy	Deluxe	Luxury
1	Floor Finish		Ceramics	
2	Structure		Frame	
3	Wall Paint		POP	
4	Bathroom		Tiles 6'Hight	
5	Kitchen		Cut Granite	
6	Door Frame		C. Profile	
7	Flats Windows		Steel Grill	
8	Elect. Fitting		ISI	
9	CP Fitting		Standard	

for 11/11/13
for ok 5/2/13

Techno Culture Building Centre Pvt. Ltd.
Authorised Signatory

IN WITNESS WHEREOF the first party and the second party has/have here unto set their respective hands at Dhanbad on the _____ day, _____ month and year above written.



SCHEDULE of Payments

Purchaser's Name : Mrs. Pratibha Devi

Class : **JAN VIHAR Flat (Deluxe)**

Booking Amount : Rs. 2,94,500/-

1st Installment : Rs. 1,41,360/-

2nd Installment : Rs. 1,41,360/-

3rd Installment : Rs. 1,41,360/-

4th Installment : Rs. 1,17,800/-

5th Installment : Rs. 1,17,800/-

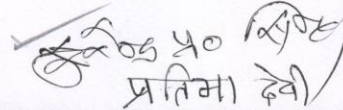
6th Installment : Rs. 1,76,700/-

7th Installment : Rs. 47,120/-

Total Cost : Rs. 11,78,000/-

Super Built Up Area : 775 Sq. Ft.

- 1) 25% Booking Amount will be payable by CHEQUE/Cash/D.D only.
- 2) 1st Installment 12% at Plinth Level (without Brick work)
- 3) 2nd Installment 12% at Ground Floor Roof Level (Without Brick work)
- 4) 3rd Installment 12% at First Floor Roof Level (Without Brick Work)
- 5) 4th Installment 10% at Second Floor Roof Level (Without Brick Work)
- 6) 5th Installment 10% at Third Floor Roof Level (Without Brick Work)
- 7) 6th Installment 15% at Finishing Starts With Brick Work & Plaster
- 8) 7th Installment 4% 30 Days before Handover


प्रतिभा देवी

SIGNATURE OF THE FIRST PARTY

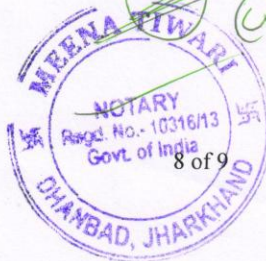
4. Cost of registry will be on actual basis.

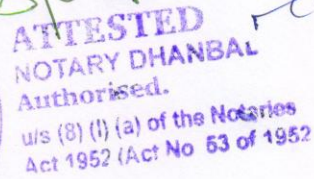
Techno Culture Building Centre Pvt. Ltd.


SIGNATURE OF THE SECOND PARTY

1.

2.




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



NOTARY
DHANBAD

BEFORE THE NOTARY PUBLIC, AT DHANBAD

AFFIDAVIT

I, **Vinay Kumar Tiwary**, S/o. Late Baleshwar Tiwary, aged about- 49 years, by faith- Hindu, by occupation- Business, R/o. 1D First Floor Hemtower L.C Road, P.s. & District- Dhanbad, Jharkhand do hereby solemnly affirm on oath as follows :-

1. That, my permanent residence is R/o. "B" Block, Flat No. 303, Nutan Tower Colony More, Near Krish Hundai, Main Road Kankarbagh, Sampatchak, Lohia Nagar, Patna, Bihar,
2. That, my office address at R/o. 1D First Floor Hemtower L.C Road, P.s. & District- Dhanbad, Jharkhand.
3. That, the applicant builder no registered for work in any other department.
4. That, the applicant builder registered in the name of Techno Culture Building Center Pvt. Ltd Only.
5. That, I am swearing this affidavit to produce it before the concerned needful.

72
02 AUG 2019
Date

VERIFICATION

Solemnly affirmed before me by the deponent, who is duly identified by **Sri S.S Pandey**
Advocate, Dhanbad,

The statements made above are true and correct to the best of my knowledge and belief. I sign this verification here at Dhanbad on: - 02-08-2019

Vinay Kumar Tiwary
Deponent
Identified by,

02/08/19
MEENA TIWARY
NOTARY
Public, Dhanbad
NOTARY
Dhanbad
Regd. No. - 10316/13
Govt. of India
228380, JHARKHAND

S.S. Pandey
Advocate, Dhanbad
218719
DHANBAD BAR ASSOCIATION





NOTARY
DHANBAD

BEFORE THE NOTARY PUBLIC, AT DHANBAD

AFFIDAVIT

I, **Vinay Kumar Tiwary**, S/o. Late Baleshwar Tiwary, aged about- 49 years, by faith- Hindu, by occupation- Business, R/o. 1D First Floor Hemtower L.C Road, P.s. & District- Dhanbad, Jharkhand do hereby solemnly affirm on oath as follows :-

02 AUG 2019
Date
Sl.No. 70

1. That, my permanent residence is R/o. "B" Block, Flat No. 303, Nutan Tower Colony More, Near Krish Hundai, Main Road Kankarbagh, Sampatchak, Lohia Nagar, Patna, Bihar,
2. That, my office address at R/o. 1D First Floor Hemtower L.C Road, P.s. & District- Dhanbad, Jharkhand
3. That, I am swearing this affidavit to produce it before the concerned needful.

VERIFICATION

Solemnly affirmed before me by the deponent, who is duly identified by Sri S.S Pandey	The statements made above are true and correct to the best of my knowledge and belief. I sign this verification here at Dhanbad on: - 02-08-2019
---	--

Advocate, Dhanbad,

Vinay Kumar Tiwary

Deponent
Identified by,

Notary Public, Dhanbad

S.S. Pandey
Advocate, Dhanbad
2/8/19



**NOTARY
DHANBAD**
Authorised.
U/S 297 (1) (C) of the Cr.P.C. 1973
(Act No. 11 of 1974) & U/S (8) (1)
(Act No. 53 of 1952)



DHANBAD BAR ASSOCIATION

THE COMPANIES ACT, 1956
(PRIVATE COMPANY LIMITED BY SHARES)
MEMORANDUM OF ASSOCIATION
OF
TECHNOCULTURE BUILDING CENTRE PRIVATE LIMITED

- I. The name of the Company is "TECHNOCULTURE BUILDING CENTRE PRIVATE LIMITED."
- II. The Registered office of the Company will be situated in the State of Bihar.
- III. The object for which the Company is established are as under :-

(A) **THE MAIN OBJECTS TO BE PURSUED BY THE COMPANY ON ITS INCORPORATION ARE -**

1. To carry on the business of Developers, Colonisers, Builders, Contractors, Constructors, Estimators, Consultants, Planners and Designers, Architects, Dealers in, Valuers and Surveyors, Supervisors or otherwise carry on business in and to repair, renovate, alter, build, demolish, whitewash, paint, concrete, electrify, finish, furnish, and to do all other constructions and Real estate development works of the Company or letting out on contract for development works of the Company or letting out on contract for rent or otherwise or on lease or an outright sale on cash basis.

Vinay Kumar
For Technoculture Building Centre Pvt. Ltd.
Vinay Kumar
Authorised Signatory

Sushma Kumari
For Technoculture Building Centre Pvt. Ltd.
Sushma Kumari
Authorised Signatory

on hire purchase or in any other manner what so ever.

2. To carry on the business and to deal in, purchase, sale, exchange, dispose of, let out, lease or otherwise transact in land, houses, building, flats, commercial complexes, and properties and conveniences of all kinds and to work as property broker, dealer and commission agent and also to deal in building materials, electrical goods and all other goods, which can be conveniently carrier on with the above mentioned object
3. To manage and maintain land, building and other properties whether belonging to the company or not and to collect rents and income and to supply to tenants and occupiers other benefits and use of lights, waiting room, readings room, eating room, laboratories and such other advantages as may be considered fit.

(B) **The objects incidental or Ancillary to the attainment of the above main objects are :-**

1. A production centre to prefabricate standardised housing materials including rubber filler blocks, standardised country burnt bricks, hollow bricks, soil stabilised blocks, funicular shells, precast plate floors, filler blocks, RCC frame for doors and windows, ferro-cement rafter, water tanks, fibre roofing sheet, bunks, sanitary wares, tiles, smokless chulah and allied housing material including sanitary wares and electrical fittings etc;
2. A chain for retail outlets of housing materials.
3. To organise exhibitions, seminars, orientation programmes, demonstration on housing and publish useful data and literature on housing and allied activities;
4. To consultancy in the field of housing; without prejudice to the generality of the above and for effectively carrying out these objectives the Company shall have the power to acquire, hold and receive the property of any kind including securities and negotiable instruments to conduct and maintain buildings including the right to alter and improve them and to equip them suitably to manage sell, transfer or otherwise dispose of or deal with property of any kind belonging to the Company to enter into contracts for or in connection with any of the purposes of the Company and on its behalf to raise moneys and funds in such manner as may be deemed fit for on

Vinay Kumar

For Technoculture Building Centre Pvt. Ltd

Vinay Kumar
Authorised Signatory 2

Sushma Kumari

For Technoculture Building Centre Pvt. Ltd

Sushma Kumari
Authorised Signatory

5. To buy, sell, transact, store, export, import, refine, manipulate and otherwise deal in any article of whatever description including stores and raw materials, for all or any of the objects of the Company.
6. To apply for tender, purchase or otherwise acquire any contracts, sub-contracts, licences and concessions for or in relation to the objects or business herein mentioned or any of them and to undertake, execute, carry out dispose of or otherwise turn to account the same.
7. To sell or dispose off the undertaking of the company or any part thereof for such considerations as the Company may think fit.
8. To deal in such other thing or things as are incidental or conducive to the main objects of the Company.

(C) Other Objects not included in (A) and (B) above for which the Company is established are :-

1. To carry on the business of and to finance in and develop public awareness regarding finance schemes of Governments, banks and various corporations and purchase, sell, develop, take in exchange or on lease, hire or otherwise acquire whether for investment or otherwise land and flats and to carry on the business as proprietors of flats and buildings and to let on lease or otherwise apartments there in and to provide for the convenience commonly provided in flats, suits and residential and business apartments, housing and act as consultant thereof.
2. To buy, sell, import, export, process, convert grind, treat and deal in merchandise, commodities and articles of all kinds and to carry on the business as traders, importers, exporters, and to act as purchasing, selling or commission agents.
3. To establish and run business service centre and provide data processing, computer, fax, telephone, typewriting, photo-copying conference halls, sitting chambers and other allied facilities, services to industrial, Governmental business and other types of customers.
4. To establish, purchase or otherwise acquire run, conduct and operate a cold storage, dry storage, warehouses, bonded warehouses for the preservation, storage and treatment of merchandise, machinery, food products, farm products, and all other articles both of foreign

Niraj Kumar Tiwary

For Technoculture Building Centre Pvt. Ltd

Niraj Kumar Tiwary
Authorised Signatory

3

Surbha Kumari

For Technoculture Building Centre Pvt. Ltd

Surbha Kumari
Authorised Signatory

- or indigenous manufacturers
5. To produce, purchase, refine, prepare, process, import, export, sell and generally deal in cement, portland cement, slag cement, alumina cement, asbestos cement or any other types of cements, lime and lime-stone and by-products thereof, cement-pipes, sheets and other building materials, refractories, fire-bricks, furnace lining bricks, acidic, basic and neutral, insulating boards, wall-boards, plasters, motor, marble, mosaic and any type of polished stone, stone chips, stone crusher, stone ornaments, tiles and the like.
 6. To carry on the business of exporters and importers, function as Export House and deal in all varieties of commodities and for this purpose too engage in ancillary services such as shipping, forwarding, road transport, inland transport.
 7. To carry on the business of firm financing whether by the system of purchase, profit sharing, royalty or percentage commission or on any other terms, and to carry on the business of investment, financing and leasing
 8. To trade and invest in shares, debentures, bonds, stocks and securities of any other company, Government, Semi-Government and others whether in India or abroad.
 9. To carry on the business of training centres, research centres, schools, colleges and other educational institutions.
- IV. The liabilities of the members is limited.
- V. The Authorised Share Capital of the Company is Rs. 20,00,000/- (Rupees Twenty Lacs) divided in to 20,000 (Twenty Thousand) Equity Shares of Rs.100/- (Rupees One Hundred) each with power to increase or reduce the Share Capital of the Company and to cancel any number of unallotted shares and to divide the shares in the Capital for the time being into different classes and to attach them to respectively such preferential qualified or special right, privileges or conditions as may be determined in accordance with the regulation of the Company and subject to the provisions of section-80,100,106,107 and other applicable provisions of the Act and the Company may alter the conditions of its Memorandum relating to the Share Capital in accordance with the Section -94 of the Companies act,1956

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Viney Kumar Taneja
For Technoculture Building Centre Pvt. Ltd
Viney Kumar Taneja
Authorised Signatory 4

Sushma Kumari
For Technoculture Building Centre Pvt. Ltd.
Sushma Kumari
Authorised Signatory

We the several persons whose names and addresses are subscribed hereunder are desirous of being formed into a Company in pursuance of this Memorandum of Association and we respectively agree to take the number of shares in the capital of the Company set opposite to our respective names.

Name, address, description and occupation of subscriber	Number of equity shares taken by subscriber	Signature of the Subscriber	Name, address, description, occupation of the witness and his signature
1	2	3	4
VINAY KUMAR TIWARY. NO. LATE SRI BALESHWAR TIWARY. B-404, B PRASADY APARTMENT ARA GARDENS ROAD, JAGDEOPUR MORE, BALLEY ROAD, PATNA OCCUPATION - CONSULTANT.	510 (Five hundred Ten)	Vinay Kumar Tiwary	Witness for all Signatories Charmada Kumar Advocate Nala Road Patna
SUSHMA KUMARI W10 - Vinay Kumar Tiwary B-404, Prasadary APP. Ara Garden Road, Jagdeo Park, Balley Road, Patna Occupation - Business	480 (Four hundred eighty)	Sushma Kumari	
DINESH KUMAR TIWARI LATE - BALESWAR TIWARI V1P - HARAJI D - SARAN (BIHAR) OCCUPATION - BUSINESS	10 (Ten)	Dinesh Tiwari	
Total -	1000 (one thousand)		

Place Patna.
Date 20/02/2002

For Technoculture Building Centre Pvt. Ltd
Vinay Kumar Tiwary
Authorised Signatory

Vinay Kumar Tiwary
5

Sushma Kumari
for Technoculture Building Centre Pvt. Ltd

Sushma Kumari

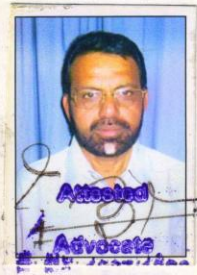
3164 K. Raiyati Sale Dhanbad No. 8575000K
 ST 343,000/- 2645



46
 46
 20
 8/4

46 के अर्थात्
 23 के अर्थात्
 08/4/13
 08/4/13

03DD 590178
 तपस्वील वर्णीत जमीन का मूल मालिक श्री
 के अनुसार निर्धारित



Bharat Singh

08/04/13

अचल अधिकारी... से प्राप्त सूची नं
 अनुसार दस्तावेज में वर्णित मौजा...
 नम्बर . 12... के खाता नं...
 निम्नलिखित खाते से बाहर है/सूची में नहीं है

DEED OF SALE

THIS DEED OF ABSOLUTE SALE is made this the ...^{8th}...
 day of April Two Thousand Thirteen, By and Between : SRI BHARAT
 SINGH, son of Late Bhim Sai, by faith-Hindu, by caste Rajput, by occu-
 pation-Cultivation, resident of Kolakusma, P.S. Saraidhela, Distt. Dhanbad,
 hereinafter called and referred to as the VENDOR: (which expression
 shall unless excluded by or repugnant to the context be deemed to mean
 and include his heirs, executor, successors, administrators, legal represen-
 tatives and assigness) of the ONE PART :

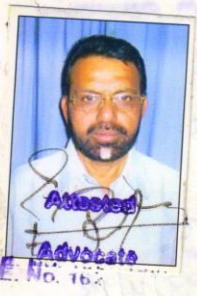
Fee Paid
 At 257250 = 10
 Sali 10 = 0
 Pfee 3 = 76
 257263 = 76

धनबाद कोषगार से निर्गत

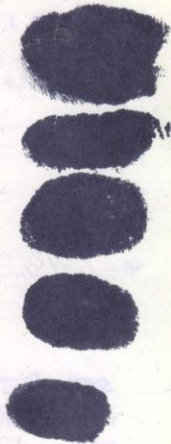
कोषगार पदाधिकारी
धनबाद

Memo No. 288/13-14
Issued to Dinesh Kumar Tiwari
of Hirapur PS, Dhanbad
through
NON JUDICIAL/Court Fee Stamps
of Rs. 25000 (25000 x 2)
8/4/13
Accountant/Stamp Clerk
District Treasury, Dhanbad

08.04.13 10/11/13
शरत सिंह
रख भीम सिंह
कीर्तिशुशमा करामती
राज्य सरकार
08.04.13

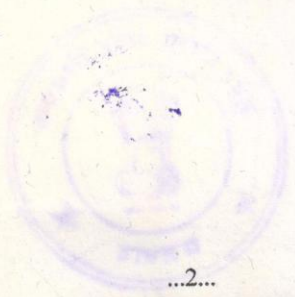


Bharat Singh.
08/04/13





03DD 590177



Bharat Singh.

8.4.13

...2...

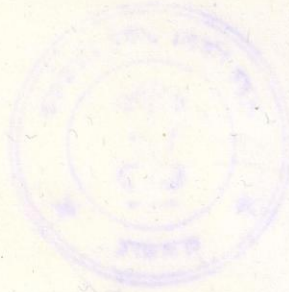
AND IN FAVOUR OF

SRI DINESH KUMAR TIWARI, son of Late Baleshwar Tiwari, by faith-Hindu, by caste Brahmin, by occupation-Service, resident of Luby Circular Road, Hem Tower, Hirapur, P.S. & Distt. Dhanbad, hereinafter called and referred to as the **PURCHASER:** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executor, successors, administrators, legal representatives and assigness) of the **OTHER PART :**

...3



03DD 590180



Bharat Singh.

8.4.13

...3...

AND WHEREAS, the survey settlement Plot No.- 968, 910, 924, 926, 931, 935, 936, 914, 927, 917, 918, 921 & 925, appertaining to Khata No.95, 02, 09 & 84 of Mouza - KOLAKUSMA, Mouza No.- 12, under Police Station-Saraidhela, chowki sadar registry office Dhanbad, District Dhanbad, Acquired Vide Sale Deed being No.6219 of dt.20.04.1966 purchased from Aghor Mandal in the name of Bhim Sai (Father of Vendor) and Acquired Vide Sale Deed being No.4477 of dt.18.04.1951 purchased from Smt Mati Mandalani & others in the name of Bhim Sai (Father of Vendor) and Vide Deed No.729 of 28.01.1961 purchased from Bipti Kumari in the name of Bhim Sai Father of Vendor, All the Deeds were registered at Dhanbad Sub-Registry Office, Dhanbad. And the vendors are inheriting and enjoying the same peacefully.



03DD 590179



Bhanu Singh

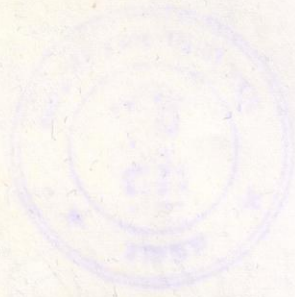
8.4.13

....4...

AND WHEREAS the vendors while thus in peaceful and undisturbed possession thereon became desirous of selling an area 45.13(Fourty Five Point One-Three) Dec. of land unto a willing purchaser to meet his personal expenses.



03DD 590182



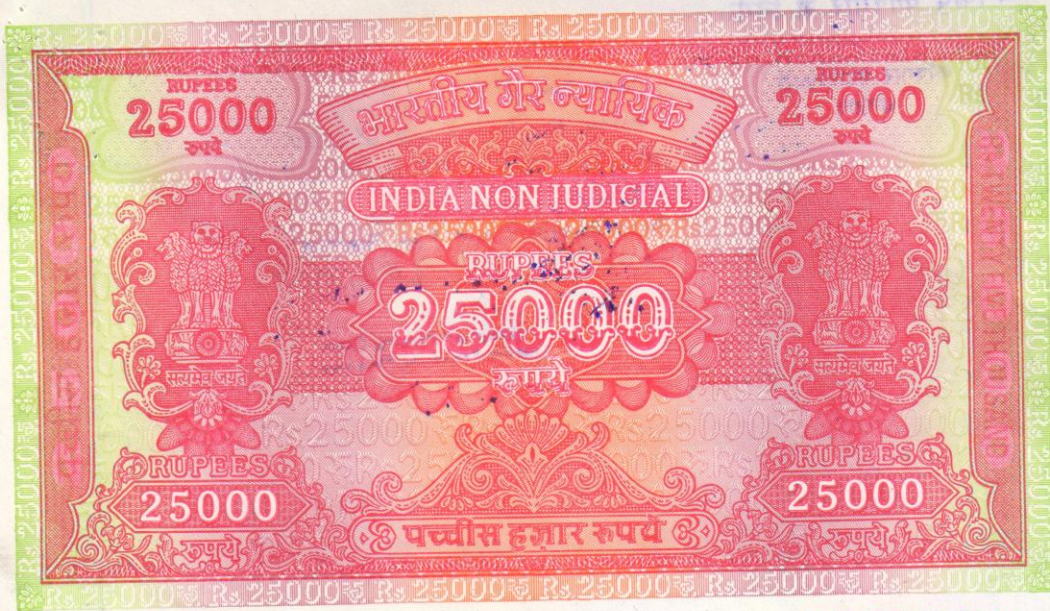
Bharat Singh.

8.4.13

...5....

AND WHEREAS the purchaser knowing the intention of the vendors has agreed to purchase the said property and offered to pay a sum of Rs- 85,75,000/- (Rupees Eighty Five Lacs Seventy Five Thousand) Only, as the highest consideration thereon which the vendor has accepted.

...6



03DD 590181

Bharat Singh

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---6---

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

1. That in consideration of the sum of Rs- 85,75,000/-.(Rupees Eighty Five Lacs Seventy Five Thousand)Only has been paid by the purchaser to the vendor (the receipt whereof the vendor doth hereby admits and acknowledges) for the sale of the said property which is morefully described in the schedule below and in consideration of the terms,condition and covenants hereinafter contained. The vendor doth hereby absolutely and indefeasibly grant, sell, conveys, transfers and assigns unto the purchaser by way of **ABSOLUTE SALE** his entire right, title, interest and possession etc. together with all claims, demands, benefits, easements etc.belonging to or appertaining to free from all encumbrances whatsoever **TO HAVE AND TO HOLD** quietly for all times to come subject to the payment of rent that to the Landlord the State of Jharkhand, having full right and authority to transfer the same by sale, gift, mortgage by making house etc. Thereon, by living thereon or by letting out the same to any person or persons or otherwise as the purchasers likes. _____

.....7



03DD 590184



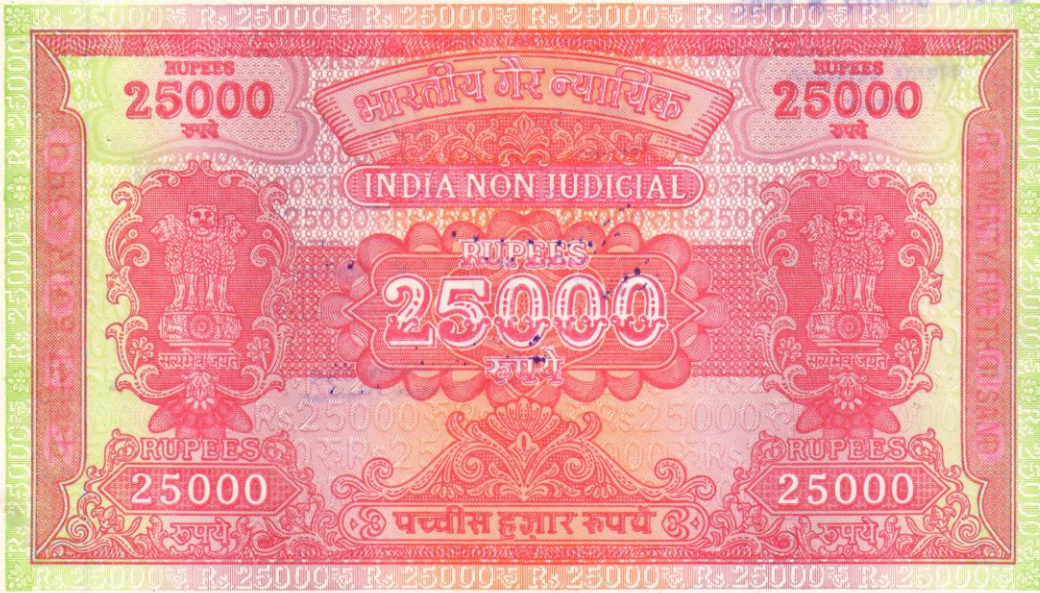
Bharat Singh.

8.4.13

....7....

2. That the vendors doth hereby covenant with the purchasers that he is the true and lawful owner of the land and is in sole and exclusive possession over the said land and he has not in any way or manner transferred or encumbered the said land or any part or portion thereof and should therefore in future, if it transpires that the vendor is not the true and lawful owner of the land or has other sharer or co- sharer or that the vendors have no right and authority to transfer the said land and if by any other reasons thereof the purchaser is put to any loss the vendor doth hereby undertake to compensate the purchaser in every respect thereof.

....8



03DD 590183



Bhanat Singh.

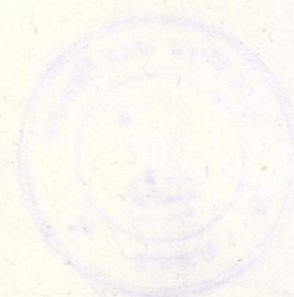
8.4.13

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3. That the purchaser shall hereafter pay the proportionate annual rent and cess **Six Rupees** to the Landlord the State of Jharkhand and or any amount that may assesses for the said property hereby sold to the purchasers by virtue of this sale deed.



03DD 590186



Bharat Singh.

8.4.13

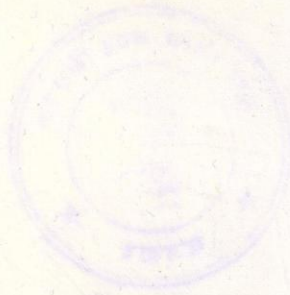
....9....

4. That the vendor doth hereby further covenant with the purchaser to do or to execute all such acts, deeds and things as may be required reasonably for better assuring to the purchasers to in and over the vendor's land and the vendor shall render all possible aid and assistance to the purchaser in the matter of mutation etc.

....10



03DD 590185



Bharat-Singh.

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.....10.....

5. The aforesaid property hereby conveyed by this sale deed is not prohibited by the Government i.e. does not come under Govt. Land, Govt. Settlement, Bhudan Land, forest Land, Adwasi Land, Keshare Hind and does not come under Govt. Acquisition Land and the Vendor and purchaser satisfied with the Contents of this sale Deed.



03DD 590188



Bharat Singh.

8.4.13

.....11.....

IN WITNESS WHEREOF the vendor has set and subscribed his hands out of his own freewill and choice on this the day, month and year first above written.

.....12



03DD 590187



Bhanu Singh

8.4.13

.....12.....

SCHEDULE

All that piece and parcel of **RAIYATI LAND** situated in Mouza: **KOLAKUSMA**, police station Saraidhela, chowki, sadar registry office Dhanbad, District Dhanbad.

Mouza: **KOLAKUSMA**, Mouza No.12,

Khata No.95, Plot No.968, Area 3.51 Decimals,

Khata No.02, Plot No.910, Area 8.29 Decimals,

Plot No.924, Area 5.17 Decimals,

Plot No.926, Area 4.41 Decimals,

Plot No.931, Area 1.66 Decimals,

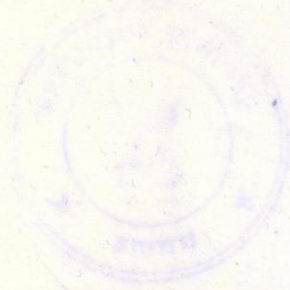
Plot No.914, Area 0.75 Decimals,

Plot No.927, Area 0.75 Decimals,

.....13



03DD 590176



Bhanut Singh.

8.4.13

.....13.....

Khata No.09, Plot No.935, Area 3.94 Decimals,
Plot No.936, Area 3.31 Decimals,
Khata No.84, Plot No.917, Area 0.25 Decimals,
Plot No.918, Area 7.26 Decimals,
Plot No.921, Area 5.58 Decimals and
Plot No.925, Area 0.25 Decimals,

Grand total area of four Khatas and Thirteen plots are 45.13(Fourty Five Point One-Three)
Dec. of land from his own share is hereby Sold by this sale deed, and the land is being used
for Residencial purpose under subsidiary Road.

.....14



06AA 489051

Bharat Singh.

8.4.13



....14.....

Butted and bounded by :-

- NORTH :-** Part of same plot,
SOUTH :- Part of same plot,
EAST :- Part of same plot,
WEST :- Part of same plot.

PAN OF PURCHASER :ACLPT1528R

.....15

5000Rs.



-15-

Bharat Singh,

8.4.13



झारखण्ड JHARKHAND

437963



-16-

Dhanat Singh

8.4.13



झारखण्ड JHARKHAND

436411

- 17 -



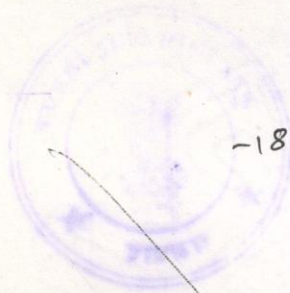
Bharat Singh,

8.4.13



झारखण्ड JHARKHAND

436412



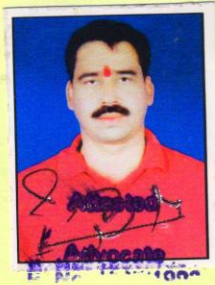
Bharat Singh.
8.4.13

-18-

Bhooat Singh

8.4.13

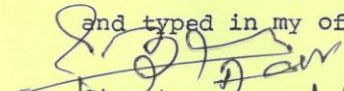
Photograph of Purchaser/Purchasers.



Dimple A Sivan
08.04.13

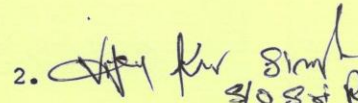


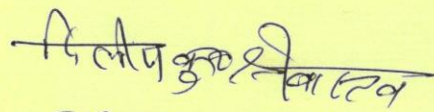
Certified that the finger prints of the left hand of the Vendor and the Purchaser, whose photographs affixed in the document have been duly obtained before me. Drafted by me and typed in my office.


Signature.
8/4/13
P. no. 1627/CB

WITNESSES :

1. Niranjana Prasad
S/o. Sri. S. K. Singh,
L.C. Road, Dhankbad,
08.04.13

2. 
308/1 Rana Pratap Sit
J. Nagar Saidhola
Dhankbad,


08.04.2013



निबंधन विभाग, झारखंड
धनबाद

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token Date/Time: 08/04/2013 17:14:46

Token No: 46

Document Type: Sale Deed
Presenter Name & Address: Kolakusma, P.S- Saraidhela, Dist- Dhanbad
Stampable Doc. Value: 8575000
Document Value: 8575000
Special Type:
Remarks / Other Details:
Presenter: Bharat Singh
Date of Entry: 08/04/2013
DOE
Total Pages: 42
Stamp Value: 343000
Book: 1
Serial No: 0
CNO/PNO
Old Serial No: /

Property Details:

Anchal	Th.No.	Wrd/HIK	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
DHANBAD	12	0	KOLAKUSHMA	95	968			U_RES	3.51 Decimal	666900
DHANBAD	12	0	KOLAKUSHMA	2	910			U_RES	8.29 Decimal	1575100
DHANBAD	12	0	KOLAKUSHMA	2	924			U_RES	5.17 Decimal	982300
DHANBAD	12	0	KOLAKUSHMA	2	926			U_RES	4.41 Decimal	837900
DHANBAD	12	0	KOLAKUSHMA	2	931			U_RES	1.66 Decimal	315400
DHANBAD	12	0	KOLAKUSHMA	2	914			U_RES	0.75 Decimal	142500
DHANBAD	12	0	KOLAKUSHMA	2	927			U_RES	0.75 Decimal	142500
DHANBAD	12	0	KOLAKUSHMA	09	935			U_RES	3.94 Decimal	748600
DHANBAD	12	0	KOLAKUSHMA	09	936			U_RES	3.31 Decimal	628900
DHANBAD	12	0	KOLAKUSHMA	84	917			U_RES	0.25 Decimal	47500
DHANBAD	12	0	KOLAKUSHMA	84	918			U_RES	7.26 Decimal	1379400
DHANBAD	12	0	KOLAKUSHMA	84	921			U_RES	5.58 Decimal	1060200
DHANBAD	12	0	KOLAKUSHMA	84	925			U_RES	0.25 Decimal	47500

Other Property Details:

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

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	UID	Address
1	VENDOR	Bharat Singh	Late Bhim Sai	Cultivation	General	Form 60		Kolakusma, P.S- Saraidhela, Dist- Dhanbad
2	VENDEE	Dinesh Kumar Tiwari	Late Baleshwar Tiwari	Service	General	Ac1pt1528r		Hem Tower Luby Circular Road, Hirapur, Dhanbad
3	Identifier	Niranjan Prasad	S.K. Singh	Business	General			L.C. Road, Dhanbad
4	Witness1	Niranjan Prasad	S.K. Singh	Business	General			L.C. Road, Dhanbad
5	Witness2	Vijay Kumar Singh	Rana Pratap Singh	Business	General			J. Nagar, P.S- Saraidhela, Dhanbad

Fee Details:

SN	Description	Amount
1	A1	257,250.00
2	SP	630.00
3	LL	10.00
4	PR	3.76
Total		257,893.76

Bharat Singh

उपर्युक्त प्रविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

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

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंट्री ऑफ़र का हस्ताक्षर

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

उपर्युक्त स्वीकार किया भरत सिंह

जिसकी

पहचान

निवासी

निरंजन प्रसाद
एलन ली रोड,
धनबाद

पिता

पेशा

सरत सिंह
02/04/2013

निबंधन पदाधिकारी का हस्ताक्षर



निबंधन विभाग, झारखंड
धनबाद

Token No.46 Token Date: 08/04/2013 17:14:46
Serial/Deed No./Year :3164/2645/2013
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Bharat Singh Father/Husband Name:Late Bhim Sai (VENDOR) Kolakusma , P.S- Saraidhela, Dist- Dhanbad		
2	Dinesh Kumar Tiwari Father/Husband Name:Late Baleshwar Tiwari (VENDEE) Hem Tower Luby Circular Road, Hirapur, Dhanbad		
3	Niranjan Prasad Father/Husband Name:S.K. Singh (Identifier) L.C. Road , Dhanbad		
4	Niranjan Prasad Father/Husband Name:S.K. Singh (Witness1) L.C. Road , Dhanbad		
5	Vijay Kumar Singh Father/Husband Name:Rana Pratap Singh (Witness2) J. Nagar , P.S- Saraidhela, Dhanbad		

Book No. I
Volume 84
Page 261 To 302
Deed No 3164/2645
Year 2013
Date 08/04/2013 17:43:34

3222
8/4/2013
District Sub Registrar

Signature of Operator