



NOTARY
DHANBAD

Before, The Notary Public Dhanbad

A F F I D A V I T

I, Deepak Sharma S/O. Niranjan Sharma, Aged about-38 Years by faith Hindu, by occupation-Business, R/O.Kali Mandir Road Shankar Colony Bekarbandh Dhanbad, P.O.& P.S.& Dist. Dhanbad (Jharkhand) do hereby solemnly affirm on oath and declare as follows:-

1. That, declare that my Moveable & immovable properties are as follows:-

| | |
|------------------|------------------|
| Movable Assess- | Rs. 14,00,000.00 |
| Immovable Assess | Rs. 44,00,000.00 |
| | ----- |
| Total Assess- | Rs. 58,00,000.00 |

XXXXXXXXXXXXXXXXXXXX Rs.

- That, the above statements made above are true to the best of my knowledge and belief.
- That, I am swearing this affidavit to submit before the authority concerned for needful.

VERIFICATION

Solemnly affirmed before me by the deponent who is duly Identified by Sri. D. Kumar Advocate Dhanbad.

Statements made above are true and correct to the best of my knowledge & belief. I sign this verification at Dhanbad on-

Authorised
s/s 297 (i) (c) of the Cr.P.C. 1973
s/w/s 11 of 1974 & s/w/s (81) of
the Notaries Act 1952
Act No 53 of 1952

Deepak Sharma

Deponent
Identified by

[Signature]
Advocate 7/10/19



[Signature]
NOTARY 7/10/19.
DHANBAD

07 OCT 2019

Date SI No. 02

भारतीय गैर न्यायिक
भारत INDIA

₹. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500



सत्यमेव जयते

INDIA NON JUDICIAL

झारखण्ड JHARKHAND

A 693106

NOTARY
DHANBAD

DEVELOPMENT AGREEMENT

This DEED of Development Agreement is made on this the
22nd day of August 2017 at Dhanbad

BETWEEN

(A) (i) Sri Kamal Nayan Poddar S/o Sri Murlidhar poddar &
(ii) Smt. Babita Poddar W/o Sri Kamal Nayan Poddar
by faith: Hindu, by Caste: Vaishya, by occupation:
Business, resident of: Shashtri Nagar, P.S. Bank More,
Dhanbad (JH),
(B) (i) Sri Saroj Kumar Singh, (ii) Sri Mukesh Kumar Singh
& (iii) Sri Shyam Sunder Singh, all being sons of Sri
Sarda Nand Singh, by faith: Hindu, by caste: Rajput, by
occupation: Business, resident of: Jora Phatak, P.S.
Dhansar, Dhanbad - 826001, (hereinafter called and
referred to as the **FIRST PARTY/ OWNERS** (which expression

SL No. 16 Date: 22 AUG 2017 Time

Kanchan Poddar
Babita Poddar

Saraj
Saraj

Shyam Sunder Singh



22/8/17
NOTARY
DHANBAD

Mahatukshna Building
Proprietor

shall unless be excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, successors, administrator, legal representatives in interest and/or assigns) of the **FIRST PARTY** members of the **ONE PART etc**

AND

2. **M/s MAHA LAKSHMI BUILDCON**, a proprietorship firm duly represented by its Proprietor **Sri Deepak Sharma** S/o Sri Niranjana Sharma having its registered office at: **Sankar Colony, Kali Mandir Road, Bekarbandh, Dhanbad - 826001**, hereinafter called and referred to as the **Second Party/ Promoters/Builder** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor's-in-office, representatives, administrators, nominees and assignees) of the **SECOND PARTY** of the **OTHER PART**.

WHEREAS the **FIRST PARTY** is the absolute and rightful owner of the respective land under:

(A) **Khata No: 122** corresponding to **Plot No: 1312** of **Mouza: Kolakusma, Mouza No:12** measuring an area of: **03 Decimal** obtained by virtue of registered

(i) **sale deed No: 3292 Dated: 15/07/2017** and has been paying rent to the State of Jharkhand under Thoka (Jamabandi) No: ___ by getting the same mutated in his name



22/8/17
**NOTARY
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Mahalakshmi Buildcon
Proprietor

vide Mutation case No: _____ before the Office of Circle Officer, Dhanbad,

(ii) sale deed No: 3293 Dated: 15/07/2017 and has been paying rent to the State of Jharkhand under Thoka (Jamabandi) No: ___ by getting the same mutated in his name vide Mutation case No: _____ before the Office of Circle Officer, Dhanbad

AND

(B) Khata No:122 corresponding to Plot No: 1312 of Mouza: Kolakusma, Mouza No: 12 measuring an area of: 2.40 Decimal obtained by virtue of registered

(i) sale deed No: 3298 Dated: 15/07/2017 and has been paying rent to the State of Jharkhand under Thoka (Jamabandi) No: _____ by getting the same mutated in his name vide Mutation case No: _____ before the Office of Circle Officer, Dhanbad,

(ii) sale deed No: 3295 Dated: 15/07/2017 and has been paying rent to the State of Jharkhand under Thoka (Jamabandi) No: _____ by getting the same mutated in his name vide Mutation case No: _____ before the Office of Circle Officer, Dhanbad,

(iii) sale deed No: 3296 Dated: 15/07/2017 and has been paying rent to the State of Jharkhand under Thoka (Jamabandi) No: _____ by getting the same mutated in his name vide Mutation case No: _____ before the Office of Circle Officer, Dhanbad.



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AND WHEREAS the **FIRST PARTY** are desirous to develop their respective land more fully described in "SCHEDULE A" below through reputed builder and hereby agreed to build up Residential/Commercial Complex over the "SCHEDULE A" and thus the Parties hereof have jointly agreed to execute a proper deed of **Development Agreement** in respect of the said land on mutually acceptable terms and conditions hereinafter appearing.

1. **PROPERTY/LAND:** shall mean all that 13.20 Decimals of land together with existing boundary wall morefully described in "Schedule A" hereunder written.
2. **OWNERS/FIRST PARTY ALLOCATION:** Shall mean and include **34%** share out of the total constructed area by the **Second Party** to be distributed in the same proportionate percentage in each floor of the Build-up Complex over the "SCHEDULE A".
3. **SECOND PARTY'S ALLOCATION:** Shall mean and include the remaining **66%** of the actual constructed area by the **Second Party** shall retain.
4. **COMMON FACILITIES AND AMENITIES:** Shall mean and include stairways, passageways, pump rooms, elevators, overhead water tanks, vacant roof unless otherwise mentioned.
5. **COMMENCEMENT:** This agreement shall commence on and shall come into effect from the DATE OF GROUND BREAKING (Bhumi Pujan) after getting the Sanction Letter of the plan to develop the said complex from the MADA or the concerned authority.

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Babli Poddar

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**NOTARY
DHANBAD**

Mahalakshmi Buildcon

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Proprietor

NOW THIS DEED OF AGREEMENT INCLUDING ALL THE TERMS AND CONDITIONS WITNESSETH:

1. That the **First Party** shall vacate and handover physical possession of the said property more fully described in "**Schedule A**" subsequent to shifting the family of the **FIRST PARTY** at the cost arranged by the **SECOND PARTY/BUILDER**.
2. That the **First Party** shall deliver all original documents of title and other relevant papers supported with affidavit regarding the genuineness of the documents only for the examination purpose by the **Second Party/ concerned MADA authority/ Housing Finance companies** with respect to the marketable title of the **First Party** over the schedule land.
3. That the **FIRST PARTY** shall execute and register a General Power of Attorney (GPOA) in favor of the **SECOND PARTY** in respect of the land more fully described in "**Schedule-A**" herein below for the construction of the Complex by the **SECOND PARTY** and by virtue of this **GPOA**, the **SECOND PARTY** can only sell their share of **66%** constructed area along with the same proportion of land to be indicated in the proposed plan.
4. That in case there is any defect in the title of the ownership or any existing liability or any encumbrances or any dispute or legal objection/ litigation is raised by any third party with regard to the right, title and interest of the schedule of the property in such event the **First Party** or the **Confirming Party** shall be entitled to have such

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NOTARY
DHANBAD

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defects cured by following due process of law at his own cost and risk without involvement of the Second Party.

5. That the **Second Party** shall get the building plan prepared through any reputed Engineer/ architects/ or Planner of his choice along with the supporting plans such as structural plan, electrical plan, sewerage plan, etc and shall get the said building plan duly approved by the appropriate authority at its own cost and expenses. That the said building plan so prepared and if required during and after the sanction may be modified/ altered and or altered according to the **Second Party** requirement within the permissible parameters of the sanctioning authority **MADA** rules and regulations or Dhanbad Nagar Nigam or the need as may so occur in future for feasibility of the project but in no case the FIRST PARTY shall be held responsible for any untoward acts done by the SECOND PARTY in relation to the addition or alteration of the complex.

6. That it is further agreed that after approval of the building plan by the concerned authority the Second Party shall start construction of the proposed building and complete the same strictly in accordance with the approved plan within a period of 36 calendar months from the date of Ground breaking (Bhumi Pujan) with a permissible grace period of 6 months on a mutual understanding of the parties.

Kamela Poddar
Babli Poddar
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7. That after completion of the building complex the **Second Party** shall hand over vacant and peaceful possession of the proportionate share of **34%** of the constructed area including flats/ shops and parking area complete in all respects to the **First Party** more fully described in **SCHEDULE A**" here in mentioned below to the **FIRST PARTY**. AND, the remaining proportionate share of **66%** of the constructed area excluding the **OWNER'S ALLOCATION/First Party** shall be transferred / sold to various intending buyers by recognized mode of conveyance by the **SECOND PARTY** to which the **FIRST PARTY** shall have no objection whatsoever.

8. That in case any legal litigation due to either **PARTIES** or any third party prolongs for more than two calendar months causing break in developmental work, a **real estate arbitrator** shall be jointly appointed by the **First Party** and the **Second Party** to determine and resolve the issues of the project.

9. That the **FIRST PARTY** will neither indulge nor interfere with the matters of the construction activities of the building which shall be exclusively the liability of the **Second Party** to perform the project work peacefully.

Kamal Prasad
Babita Prasad

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Shyam Sunder
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DHANBAD**

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Proprietor

10. That, the **Second Party** agrees to pay **Rs 1,00,000/- (Rupees One Lakh Only)** to the **FIRST PARTY** as a **refundable security** i.e. **Rs 20,000/- (Rupees Twenty Thousand Only)** in favour of each of the Five members of the **FIRST PARTY** vide Cheque Nos. - (A) (i) 947376, (A) (ii) 947377, (B) (i) 947378, (B) (ii) 947379 & (B) (iii) 947380 of SBI, Bartand Branch all dated: 22/8/17. This amount will be refunded to the **SECOND PARTY** by the **FIRST PARTY** as per mutual understanding within the term of completion of the project.

11. That, _____, will represent all the members of the **FIRST PARTY** for any further discussions with the **Second Party**.

THAT THE FIRST PARTY/OWNER DOES HEREBY DECLARE AND COVENANT WITH THE SECOND PARTY:

a. The **First Party** is the exclusive owner of all that land more fully described in "Schedule A" below and there is no other co-owners or co-sharers over the said land except them and is free from any encumbrances.

b. That the **First Party shall** grant exclusive license to the **Second Party** to enter upon the said property more fully described in "Schedule A" to take up the development, planning and construction in true spirit of the Development Agreement.



Signature
**NOTARY
DHANBAD**

Signature
Mahalakshmi Builders
Proprietor

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Babita Poddar
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Shyam Sunder Singh

- c. That the **First Party** here by irrevocably undertakes not to **sell, dispose off, alienate, charge, encumber, lease or otherwise transfer the said landed property or any part thereof** during the continuation of this agreement and undertakes not to do any acts/deeds/matters/ or things as shall be in breach or contravention to the spirit of this Development agreement dated.....
- d. That there is no notice or orders passed by the Regional Development Authority or Dhanbad Municipal Corporation or any other body or authority for either acquisition of the said property or any part thereof. Latter to say "SCHEDULE A" prays is free from all encumbrances and the SECOND PARTY/ BUILDER have no right to mortgage the share of the FIRST PARTY before the Bank for any loan whatsoever.
- e. That, in term of allotment of the sharer of the FIRST PARTY @ 34%, the Flat Number and its sides must be properly shown in separately via executing a separate Division Agreement.
- f. That there are no statutory claims, demands , attachments or prohibitory orders made or issued by the taxation authorities, revenue authorities , municipal authorities or any other government or other local bodies or authorities concerning or affecting the said property or any part thereof. That there are no attachments either

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27/07/19
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Mahalakshmi Builders

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before or after judgment and there are no claims demands, suits, decrees, injunctions orders, lis pendence, notices, petitions or adjudication orders made or issued by or at the instance of any party thereof.

g. The **First Party** shall sign the building plan and execute other documents as required by the **Second Party** for the speedy execution and implementation of the terms of the development agreement dated:.....

h. The **FIRST PARTY** is liable to pay the SERVICE TAX, SALES TAX, GST or any other taxes only of the properties they personally hold. If they sell any portion of their share of constructed property to any other party/ Customers then they will pay the taxes and is not the liability of the SECOND PARTY.

i. That the **Second Party** shall act as independent party and not as agent of the First Party for the construction of proposed building over "Schedule A" land.

Kamal Prasad
Babita Prasad

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Surya

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NOTARY
DHANBAD

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Proprietor

SCHEDULE A:

All that piece and parcel of **RAIYATI Land:**

Khata No: 122 corresponding to **Plot No: 1312** of **Mouza: Kolakusma, Mouza No: 12.**

Total Area of Five deeds comes to 13.20 Decimals with boundary butted and bounded as follows:

NORTH: 15 Ft. wide road

SOUTH: Plot No. 3696

EAST: 22 Ft. wide road

WEST: Part of Plot No. 1312

SCHEDULE B

Owner's Share/First Party Share

34% of Super Built up area along with proportionate percentage share in car parking space and all common facility and amenities of the said proposed building with 34% proportionate share over land and roof right of "Schedule :A"

SCHEDULE C

Builder Share/ Second Party Share

66% of Super Built up area along with proportionate percentage share in car parking space and all common facility and amenities of the said proposed building with 66% proportionate share over land and roof right "Schedule :A"



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Mahalakshmi Buildcon
Proprietor

*Kamlesh Poddar
Babiler Poddar*

*Singh
Singh*

*Shyam Sunder
Singh*

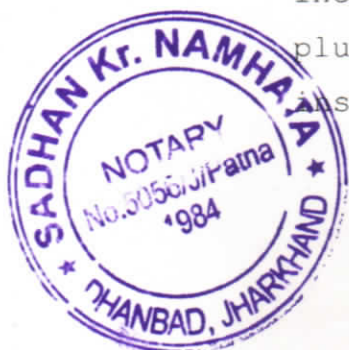
E: THE COMMON PORTION

- I. Staircase and the lift landing on all floors of the proposed building in case of apartment. Lifts are not applicable in bungalows.
- II. All charges and deposit for supplies of common utilities to the co owner in common. Electricity charges for the electrical energy consumed for the operation of the common services.
- III. Boundary walls and the main gates of the said premises. Drainage and sewerage lines and connections. Water pumps and pump rooms and reservoir. All electrical connection, installation, wiring, meters and fitting(excluding only those that are installed within the exclusive area of any flat in the proposed building exclusively meant for it's use)
- IV. All costs of maintenance including replacing, repairing, white washing, painting, decorating, rebuilding, reconstructing the common portions and common area in the proposed building including it's outer wall. This includes Lifts, Generator and transformers etc.
- V. The salaries of all persons employed for the common purpose including darwan security personnel, liftmen, sweeper, plumbers, electricians etc. Insurance premium for insuring the proposed building if any.

Kanchan Padda
Babita Padda
✓

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Soraj
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**NOTARY
DHANBAD**

VI. Municipal Tax, Water tax, Service Tax and other levies in respect of the premises and the proposed building save those separately assessed on the purchaser.

First Party:

1. Kamal Poddar

2. ✓ Babli Poddar

3. Saraj

4. Saraj

✓ 5. Shyam Sunder Singh

Second Party:

Mahalakshmi Buildcon

[Signature]
Proprietor

1. _____

(M/s Maha Lakshmi Buildcon)

Signature of Witnesses

1. [Signature]

(Nikesh Poddar)

S/O Nirmal Poddar

Addr: Shapthi Nagar, Dhobataland

2. [Signature]

(USTAM PODDAR)
S/O SRI BEMOD KUMAR PODDAR,
C/O GURUKRIPA KUTIR,
DHIRENDRA PURAM COLONY,
NR. RANITALAG, DHAIYA,
PO. BEM-826004, DHANBAD

[Signature]

[Signature]

Adv. 22.8.17.



[Signature]

**NOTARY
DHANBAD**

Authorised
u/s 8 (1) (e) of Notaries Act
'952 (Act No 52 of 1952)

परिशिष्ट - "ख"

झारखण्ड सरकार

धनबाद नगर निगम, धनबाद।

पत्रांक - ध.न.नि./श्रेणी - II / 1010

धनबाद, दिनांक 16.8.2016

निबंधन प्रमाण-पत्र

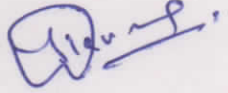
फर्म का नाम :- मे0 महालक्ष्मी कोल कम्पनी

प्रो0/डाय0 :- दीपक शर्मा

पिता/पति :- श्री निरंजन शर्मा

पता :- शंकर कॉलोनी, काली मंदिर रोड, बेकार बांध, धनबाद।

संवेदक का हस्ताक्षर :-



पावर ऑफ अटार्नी धारण
करने वाले का हस्ताक्षर :-

आवेदक को पावर
ऑफ अटार्नी धारण
करने वाले व्यक्ति
की अभिप्रेमाणित
फोटो संलग्न करें।

को श्रेणी - II में अवधि दिनांक 16.08.2016 से 15.08.2021 तक के लिए धनबाद नगर
निगम, धनबाद, झारखण्ड के संवेदक के रूप में निबंधित किया जाता है तथा इन्हें संवेदक कोड

0 0 3 9 2 1 4 0 6 1 6

आवंटित किया गया है।

सक्षम पदाधिकारी/निबंधन करने
वाले पदाधिकारी का नाम एवं
हस्ताक्षर (मुहर सहित)



DHANBAD MUNICIPAL CORPORATION

अनुज्ञप्ति

झारखण्ड नगरपालिका अधिनियम 2011 की धारा 155 (i) एवं 455 (i) के अंतर्गत

संख्या : DHA200306177456

दिनांक : 06-03-2017

श्री / श्रीमती DEEPAK SHARMA पिता/पति का नाम NIRANJAN SHARMA

वार्ड नं. 20 मुहल्ला SANKAR COLONY KALI MANDIR ROAD BEKARBANDH DHANBAD 826001

को DHANBAD MUNICIPAL CORPORATION क्षेत्रान्तर्गत

फर्म /प्रतिष्ठान का नाम MAHA LAKSHMI BUILDCON

व्यवसाय की प्रकृति CONSTRUCTION

वार्ड 20 मुहल्ला / बाईलेन में SANKAR COLONY KALI MANDIR ROAD BEKARBANDH DHANBAD 826001 PH NO 9835593145

के लिए निर्धारित शुल्क ₹ 500.00 (Five Hundred)

विविध रसीद सं. 6377040317010602 दिनांक 06-03-2017

द्वारा प्राप्त कर वर्ष 2016 - 2017

के लिए अनुज्ञप्ति निम्नांकित शर्तों के अधीन प्रदान की जाती है।

नोट :-

1. यह अनुज्ञप्ति जिस व्यवसाय के लिए निर्गत की गई है, वही व्यवसाय ही चलाया जाना है। इसमें यदि परिवर्तन की जाती है, तो निगम से पूर्वानुमति आवश्यक है।
2. व्यवसाय स्थल का परिवर्तन अथवा परिसर वृद्धि की सूचना निगम को देना अनिवार्य है।
3. व्यवसाय बंद करने की सूचना पूर्व में ही देना होगा।
4. यदि व्यवसाय की प्रकृति के अनुसार अन्य संबंधित विभाग से अनुमति प्राप्त करना आवश्यक है और तत्संबंधी अनुमति जिस अवधि के लिए प्राप्त है उसी अवधि तक के लिए अनुज्ञप्ति मान्य होगा।
5. प्रत्येक वर्ष अप्रैल के प्रथम सप्ताह में अनुज्ञप्ति नवीकरण कराना आवश्यक होगा।
6. अनुज्ञप्ति अवधि समाप्ति के एक माह पूर्व इसके नवीकरण का आवेदन देना अनिवार्य है।
7. नवीकरण में विलम्ब होने पर झारखण्ड नगरपालिका अधिनियम 2011 की धारा 459 के अधीन Penalty देय होगा।
8. प्रतिष्ठान के सामने अवैध पार्किंग नहीं होनी चाहिए।
9. निगम द्वारा निर्धारित स्थल पर ही कचरा फेंकना सुनिश्चित करेंगे।



3143

₹ 10000/- सिविल नं 4000/2777 1000Rs.

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617
28



विशेष न्यायाधीश
महाराष्ट्र हाईकोर्ट
कोर्ट नं. १०
मुंबई
दि. ०६-०३-१०

6-3
6-3



Memorandum
06/03/2010



अपने बंधनकारी...
अनुसार दस्तावेज...
नम्बर 135...
दिनांक 06-03-10

तपस्विन यथातः...
के अनुसार निर्धारित...
DEED OF SALE

31233
Affidavit No. DL 6-3

Fee Paid
A (1)..... 1000=.....
Sa'ami..... 2.60
P. i. 30..... 0.94
1003.44

Signature
6-3

6th THIS DEED OF ABSOLUTE SALE is made on this the day of MARCH, Two Thousand Ten BY & BETWEEN (1) Sri Ganesh Bhandari, son of Late Jyoti Bhandari (2) Sri Haru Bhandari (3) Sri Shyam Bhandari, sons of Late Atul Bhandari (4) Sri Brij Mohan Bhandari (5) Sri Ram Mohan Bhandari, sons of Late Subal Bhandari (6) Sri Rajpati Bhandari, son of Late Bodi Bhandari (7) Smt. Kniroda Bhandari, wife of Late Subal Bhandari (8) Smt. Kalo Bhandari (9) Smt. Pramila Bhandari, Daughters of Late Kokil Bhandari all by faith Hindu, by occupation cultivation and housewives, resident of Tola Deoli, P.S. Gobindpur, 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 their heirs, executors, successors, administrators, legal representatives and assigns) of the ONE PART: On behalf of the vendors their constituted Attorney SRI HEMRAJ JINDAL, son of Sri Baduram Jindal, by faith Hindu, by

1000Rs.

SMOKE
1
document
number of
to make
follows



Keerthi Dindar
Ke. Dindar
06/03/10

-: 2 :-

occupation Business, resident of Ashok Nagar, Dhansar,
P.S. Dhansar, District Dhanbad vide Power No. IV-1085 dt.
30.12.2009 Regd. at Dhanbad sub registry office.

AND IN FAVOUR OF

SRI DEEPAK SHARMA, son of Sri Niranjan Sharma, by faith Hindu, by occupation Business, resident of Kali Mandir Road Dhanbad, Police Station Dhanbad, District Dhanbad, hereinafter called and referred to as the PURCHASER which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assignees) of the OTHER PART:

WHEREAS the survey settlement Plot No. 1260 measuring an area 60 dec. of land appertaining to Khata no. 2, of Mouza: Tola Deoli, Mouza No. 199 under Police Station Gobindpur, Chowki, Sader sub registry office Dhanbad, Dist.

DHANBAD

1000Rs.



Handwritten signature and date: 6/05/10

--: 4 :-

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. That in consideration of the sum of Rs.1,00,000/- (Rupees one lac) only, has been paid by the purchaser to the vendors (the receipt whereon the vendors doth hereby admit and acknowledge) for the sale of the said land which is more fully described in the schedule below and in consideration of the terms, conditions and covenants hereinafter contained the vendors doth hereby absolutely and indefeasibly grant, sell convey, transfer and assign unto the purchaser by way of ABSOLUTE SALE all their entire right, title, interest and possession etc. together with all claims, demands, liberties, benefits, easements etc. belonging to or appertaining to free from all encumbrances whatsoever TO HAVE AND TO HOLD the same to and unto the use of the purchaser peacefully and 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 or otherwise as the purchaser likes.

At - 6/12/10

-: 5 :-

2. That the vendors doth hereby covenant with the purchaser that they are the true and lawful owners of the land and are in sole and exclusive possession over the said land and they have 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 vendors are not the true and lawful owners of the land or have 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 vendors doth hereby undertake to compensate the purchaser in every respect thereof.

3. That the purchaser shall hereafter pay the proportionate annual rent and cess 50 paise to the Landlord the State of Jharkhand or any other amount that may be assessed for the said land hereby sold to the purchaser by virtue of this sale deed.

4. That the vendors 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 purchaser to in and over the vendors land and the vendors shall render all possible aid and assistance to the purchaser in the matter of mutation etc.

IN WITNESS WHEREOF the vendors have set and subscribed their respective hands out of their own freewill and choice on this the day, month and year first above written.

SCHEDULE

All that piece and parcel of RAIYATI LAND situated in Mouza: TOLA DEOLI, P. S. Gobindpur, chowki, sadar sub registry office Dhanbad, District Dhanbad.



कि. दि. ११
६/०३/१०

-: 6 :-

MOUZA: TOLA DEOLI, Mouza No.199

KHATA NO. 2 (TWO)

PLOT NO.1260 Area 60 dec. out of which its half measuring an area 30 dec. (Thirty decimals) of land is hereby sold by this deed being used for residential purpose and far away from any road.

Butted and bounded as follows:-

NORTH: Plot No.1253

SOUTH: Plot No.1296

EAST: Plot No.1258 and 1259

WEST: Plot No.1261 and 1260(P)

WITNESSES:



1. नारायण साठारी
पिता- स्व. शक्ति साठारी
देवली

2. निरुडी पांडेय
सा. सुरेश पांडेय
जंगल कुट
थागा गिरिजा ४८

Deepak Sharma,



Certified that the finger prints of the left hand of the vendors and purchaser whose photographs affixed in the document have been duly obtained before me. prepared the document as per draft supplied by the parties.

Signature *[Signature]* Licence No. ०२/१११०.



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

No. 22

Token Date/Time: 06/03/2010 12:59:53

Document Type: Sale Deed
Presenter Name & Address: Ashok Nagar, Dhansar, Dhanbad
Stampable Doc. Value: 100000
Document Value: 100000
Special Type: DOE
Remarks / Other Details: Hem Raj Jindal Attorney For Ganesh Bhandari And Others
Date of Entry: 06/03/2010
Total Pages: 16
Book: 1
CNO/PNO:

| Anchal | Th.No. | Wrd/Hik | Mauza | Kh. No. | Plot No | Plot Type | H No | Category | Area | Min. Value |
|------------|--------|---------|------------|---------|---------|-----------|------|----------|------------|------------|
| GOVINDI UR | 199 | | TOLA DEOLI | 2 | 1260 | | | DON | 30 Decimal | 84000 |

Other Property Details:

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

Party Details:

| SN | P Type | Party Name | Father/Husband | Occup. | Caste | PAN/F 60 | Address |
|----|------------|----------------|---------------------|-------------|-------|----------|--------------------------------------|
| 1 | VENDOR | Hemraj Jindal | Baburam Jindal | Business | Other | | Ashok Nagar, Dhansar, Dhanbad |
| 2 | VENDEE | Deepak Sharma | Niranjani Sharma | Business | Other | | Kali Mandir Road Bekarbandh, Dhanbad |
| 3 | Identifier | Naru Bhandari | Late Rasik Bhandari | Cultivation | Other | | Deoli, Gobindpur, Dhanbad |
| 4 | Witness1 | Naru Bhandari | Late Rasik Bhandari | Cultivation | Other | | Deoli, Gobindpur, Dhanbad |
| 5 | Witness2 | Bibhuti Pandey | Late Suresh Pandey | Cultivation | Other | | Jangalpur, Gobindpur, Dhanbad |

Fee Details:

| SN | Description | Amount |
|-------|-------------|----------|
| 1 | LL | 2.50 |
| 2 | P | 0.94 |
| 3 | A1 | 1,000.00 |
| 4 | SP | 240.00 |
| Total | | 1,243.44 |

Hemraj Jindal

उपर्युक्त प्रविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

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

प्रस्तुतकर्ता का हस्ताक्षर

am
डाटा इंटि ऑपरेटर का हस्ताक्षर

उपर्युक्त हेमराज जिंदल ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी

पहचान नाथ भंडारी पिता श. रासिक भंडारी
निवासी देवली पेशा कृषि ने की।

am
निबंधन पदाधिकारी का हस्ताक्षर



निबंधन विभाग, झारखंड
धनबाद

Token No.22 Token Date: 06/03/2010 12:59:53

Serial/Deed No./Year :3143/2777/2010

Deed Type: Sale Deed

| SN | Party Details | Photo | Thumb |
|----|---|-------|-------|
| 1 | Hemraj Jindal Father/Husband Name: Baburam Jindal (VENDOR) Ashok Nagar, Dhansar, Dhanbad | | |
| 2 | Deepak Sharma Father/Husband Name: Niranjana Sharma (VENDEE) Kali Mandir Road Bekarbandh, Dhanbad | | |
| 3 | Naru Bhandari Father/Husband Name: Late Rasik Bhandari (Identifier) Deoli, Gobindpur, Dhanbad | | |
| 4 | Naru Bhandari Father/Husband Name: Late Rasik Bhandari (Witness1) Deoli, Gobindpur, Dhanbad | | |
| 5 | Bibhuti Pandey Father/Husband Name: Late Suresh Pandey (Witness2) Jangalpur, Gobindpur, Dhanbad | | |

Book No. I
Volume 80
Page 283 To 298
Deed No 3143/2777
Year 2010
Date 06/03/2010 13:44:10

District Sub Registrar

Signature of Operator