

977

Royalty sale stamp 10,01,000/- of 40/100% 804



5/2/13

5/2/13

5/2/13

05/2/13

46

23

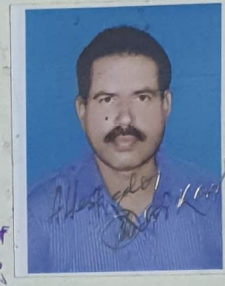
22E/W

05/2/13

जन्मदिन दिनांक
संख्या TV दिनांक

03DD 589098

Seija Sharan Singh
5-2-13



अधल अधिकारी...से प्राप्त मूयों क अनुसार दस्तावेज में वर्णित मीजा... के आता नं०... के अन्तर्गत जाले से जहर है/सूचीबद्ध नहीं है।

तपस्वील वर्णित जमीन का मूल्य मांग दर्शिका पत्र के अनुसार निर्धारित न्यूनतम मूल्य से कम नहीं है।

Free paid

बिक्रय पत्र

AD 30,030200
230
P-fee 0294
30,033244

केवाला दाता - श्री शिया शरण सिंह, पिता स्व0 मुन्दीका सिंह, जाति भुमिहार ब्राह्मण, पेशा व्यवसाय, साकिम चुनागोदाम, सरायढेला, डाकघर एवं थाना सरायढेला, जिला धनबाद। (भारतीय) A10PS61339.

केवाला ग्रहितागण - 1. श्री संजय यादव, पिता स्व0 बालेश्वर यादव, 2. श्री अशोक कुमार, पिता श्री जवाहर प्रसाद यादव, दोनो का जाति यादव, पेशा व्यवसाय, साकिम 1 न0 का भिरतीपाड़ा, हिरापुर, तथा 2 न0 का अजन्तापाड़ा हिरापुर, डाकघर, थाना एवं जिला धनबाद। (भारतीय)

बिक्रय पत्र केवाला दस्तावेज ।

मूल्य 10,01,000/- दस लाख एक हजार रूपया। सलाना मालगुजारी 8/- रूपया। मालिक जमीन्दार झारखण्ड सरकार। अंचल कार्यालय धनबाद।

धनवाढ कोषगार, से निमत

कोषगार पराधिकारी
धनवाढ

8529112-13

AGMNO No.
Requested by
of V.V.K.H. ... PS
Through
Non Judicial Court, Fiq. Stamp
of Rs.
28/11/13

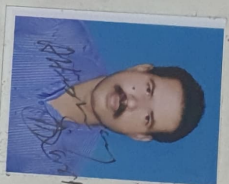
Advocate/Barman Clerk,
Magistrate's Office, Dhankawa.

05/11/13

10th

धनवाढ फाई
मजबूत फाई

मजबूत



Ken

Sujan Shalvan Sir
5-2-13





05AA 247931

Suje Sharan Singh
5-2-13

(2)

बिबरण जायदाद - जिला चौकी सदर रजिस्ट्री ऑफिस धनबाद, थाना धनबाद हाल थाना सरायदेला अन्तर्गत साबलपुर मौजे में कायमी रैयति खत की खास दखली खरिदा हुआ जमीन मौजा नं० 11, खाता न० 12, बारह, सामिल प्लॉट न० 441 एवं 442, चार सौ एकतालिस एवं चार सौ ब्यालिस, रकबा में से इस दरखावेज के साथ नथी किया हुआ नर्से में ताल रंग से रंगा कर दर्शाया गया स्थान के मुताबिक 07 कट्टा 15 छटाक या 23 वर्गफीट या 13.17 डी० (सात कट्टा पन्द्रह छटाक तेईश वर्गफीट या तेरह दशमलव एक सात डी०) जमीन इस दरखावेज, द्वारा आपके हाथ बिक्री किया। जो आवासीय है तथा मुख्य सड़क पर स्थित नहीं है।

जिसका चौहद्दी - उत्तर :- प्लॉट न० 434।

दक्षिण :- प्लॉट न० 440।

पूरब :- प्लॉट 442 का अंश एवं रास्ता। पश्चिम:- प्लॉट न० 438, 439।

उक्त जमीन धनबाद रजिस्ट्री ऑफिस का रजिस्ट्री किया हुआ अग्रेजी 2008 साल के 15267 न० केबाल्दा दरखावेज द्वारा सुशीला देवी के पास से भैया नीज नाम से केबाला खरिदा हुआ जमीन है। जिसका अयल अधिकारी धनबाद के दाखिल खासिज मुकद्दमा संख्या 901(1) 2010/2011 के आदेशानुसार जमाबन्दी संख्या 1187-पर लगान वसुल होता है, जो आज इस दरखावेज द्वारा आपलोगो के हाथ बिक्री किया।

दरखावेजों में अफिल भूमि सरकार द्वारा प्रतिबंधित नहीं है। यथा, यह भूमि सरकारी गैर मजरुआ, सरकार द्वारा बन्दोवस्त अहस्तानारणीय, भूदान से प्राप्त, बनभूमि, आदिवासी खाता के अन्तर्गत अथवा अधिग्रहित भूमि की श्रेणी में नहीं आती है। दरखावेज में वर्णित विक्रय भूमि की कथा से विक्रेता एवं क्रेता दोनों सन्तुष्ट एवं सहमत हैं। साथ ही दाता छोटानागपुर कारतकारी अधिनियम कि दायरे से बाहर है।



(3)

रूँकि विक्रय पत्र केवाला दस्तावेज के विवरण यह है की मेरा आवश्यकिय खर्च हेतू रूपये का कठिन आवश्यकता आने पर रूपये संग्रह करने के लिये विवरण में दिये गये जमीन विक्री करने का प्रस्ताव करने पर, आपलोग उसे उचित मूल्य में खरिदने के लिए राजी हुये तभी दोनों पक्षों के सहमति से उक्त जमीन का समयाहित सर्वाधिक्य मूल्य 10,01,000/- दस लाख एक हजार रूपये तय हुआ और उक्त मूल्य में ही उक्त जमीन आपलोगो के हाथ विक्री करके सदा के लिए सम्पूर्ण रूप से निस्खल हुए।

आज तारीख से ही आपलोग उक्त जमीन में से 1 न0 ग्रहीता 06 कट्टा में तथा बाकि शेष भाग में 2 न0 ग्रहीता मेरा स्थान पर दखलकार बनकर खास जोत या प्रजाबिली आदि, द्वारा या उक्त जमीन में आपलोग अपने इच्छानुसार कच्चा पक्का मकान आदी निर्माण करके नीज बसवास या भाडाबिलि आदी द्वारा दान विक्रय आदि सर्वप्रकार हस्तान्तरण करने की पूर्ण हकदार होकर पुत्र - पीत्रादी, वारिस एवं वंशज के साथ निबिध्न रूप से भोग दखल करते रहिये, उससे मैं तथा मेरा वारिस एवं वंशज कोई कभी किसी प्रकार वोजर एवराज नहीं कर पायेंगे। करने पर भी वह हर वक्त के लिए बालिल और नामंजूर होगी।

शिक्रित जमीन का सालाना मालगुजारी मालिक जमीन्दार शारखण्ड सरकार को हरसाल आदाय देकर मेरा नाम खारिज करावाकर आपलोग अपने नाम से चेक दखिला रसीद हासिल किजियेगा, दखिल करने के वास्ते जो कुछ भी जरूरत होगी वीर एवराज पर कर देंगे।



झारखण्ड JHARKHAND

B 057114

Sujit Sharan Singh
5-2-13

(4)

बिक्रित जमीन सम्पूर्ण निर्दाय एवं निर्दोष अवस्था में मेरे दखल कब्जे में है, फिर भी भविष्य में कभी किसि प्रकार का दाय - संयोग या हस्तान्तर आदि किया हुआ सबुत या प्रकाश पाया जाये तो मैं तथा मेरा वारिस एवं वंशज क्षति पूर्ति किया करेंगे एवं कानुनी रूप से बाध्य होंगे।

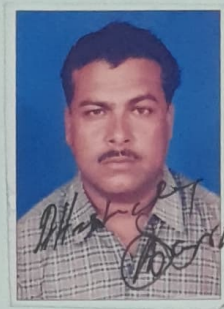
अतः मैं स्वस्थता पूर्वक सही दिमाग से मूल्य का समुचा रूपये नगद ग्रहण करके यह बिक्रय पत्र केवाला दस्तावेज लिख दिया कि समय पर काम आवे। ईति 2013 साल, तारीख 5 फरवरी।

दस्तावेज का मजमून तैयार करके दोनों पक्षों को पढ़कर सुनाया एवं समझा दिया।

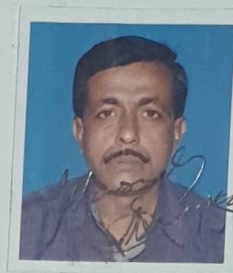
श्री २०१३ नान्य मजमून मी ०५७११४

Sujeet Sharan Singh
5-2-13

()



Sanjay Yadav
5-2-13



Ashok Kumar
5-2-13

PAN No - AMGP K 1151 J

प्रमाणित किया जाता है कि दाता एवं ग्रहिता जिनका छायाचित्र दस्तावेज में लगाया गया है, उनके बाँये हाथ के अंगुलियों के निशान मेरे द्वारा मेरे सामने लिया गया।

श्री राजेश नाम रावम निवासी धरमपुर।

मस. नं 6187
दिनांक 4/2/13

गवाहगण


- ① Udit Narayan Mishra
Son of Late Manohar Mishra
Sugradik Manohar Nagar
Soreichela Dharwad
5-2-13
- ② Ajay Kumar Pothak

Son of Late, Jugal Kishor Pothak
Hingapur Dharwad
Dharwad
5-2-13

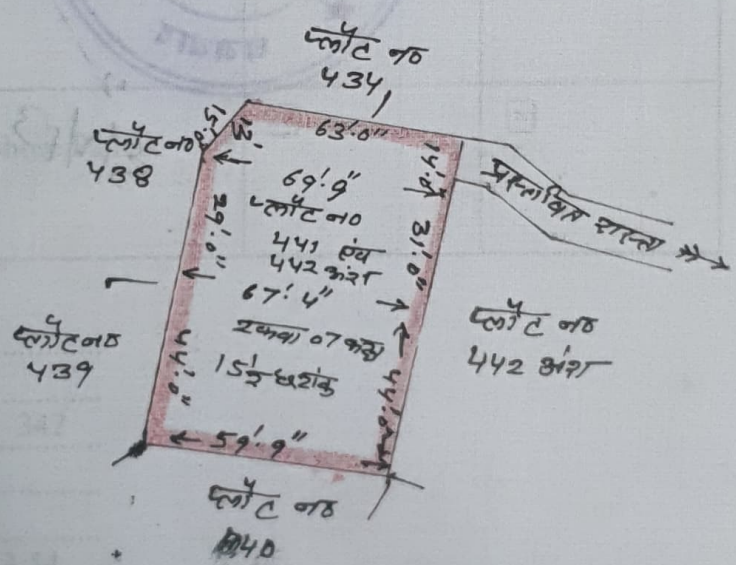
विक्रेता :- श्री शिवाशरण सिंह पिता स्व० मुन्द्रीका सिंह,
 सा० - चुनागोदाम, सरायदेला, थाना - सरायदेला जिला - धनबाद, 1

क्रेता :- (1) श्री राजेश भादव पिता स्व० बालेश्वर भादव सा० -
 निस्तीपाड़ा, (2) श्री अशोक कुमार पिता श्री जबाहर
 प्रसाद भादव सा० - अजन्ता पाड़ा, थाना जिला - धनबाद।

नपसील :- मौजा - सावलपुर थाना नं० - 11, थाना - सरायदेला,
 रवाना नं० - 12, प्लॉट नं० 441 एवं 442 कंश रकवा 7 कंश
 15 छटाक 23 वर्ग फीट। मनि 13.17 रु०।

जिसका नया प्लॉट नं० -
 नक्शे का स्केल = 1" = 330' 0" फीट
 चिन्हित ग्रामि  काल रंग है।

चौदही
 30 - प्लॉट नं० 434,
 20 - प्लॉट नं० 440
 70 - प्लॉट नं० 442 कंश नया
 प्रस्तावित रास्ता
 40 - प्लॉट नं० 438, 439,



Witnessed by
 P. Mondal
 Amin
 Dhanbad.

Seja Sharan Singh
 05/02/2013
 Seja Sharan Singh



निबंधन विभाग, झारखंड
धनबाद

No.52 Token Date: 05/02/2013 15:49:05
Deed No./Year :977/804/2013
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Shiya Sharan Singh Father/Husband Name:Late Mundrika Singh (VENDOR) Chunagodam, Saraidhela, Dhanbad		
2	Sanjay Yadav Father/Husband Name:Late Baleshwar Yadav (VENDEE) Bhistipara, Hirapur, Dhanbad		
3	Ashok Kumar Father/Husband Name:Jawahar Pd. Yadav (VENDEE) Ajantapara, Hirapur, Dhanbad		
4	Udit Narayan Mishra Father/Husband Name:Late Manohar Mishra (Identifier) Sugiadih, Saraidhela, Dhanbad		
5	Udit Narayan Mishra Father/Husband Name:Late Manohar Mishra (Witness1) Sugiadih, Saraidhela, Dhanbad		
6	Ajay Kumar Pathak Father/Husband Name:Jugal Kishore Pathak (Witness2) Jharnapara, Hirapur, Dhanbad		

Book No. I
Volume 25
Page 327 To 342
Deed No 977/804
Year 2013
Date 05/02/2013 16:13:54

22EW
5/2/2013
District Sub Registrar

Signature of Operator



निबंधन विभाग, झारखंड
धनबाद

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token Date/Time: 05/02/2013 15:49:05

Type	Sale Deed	Presenter	Shiya Sharan Singh
Name & Address	Chunagodam, Saraidhela, Dhanbad	Date of Entry	05/02/2013
Doc. Value	1001000	DOE	Total Pages 16
Doc. Value	1001000	Stamp Value	40100
Doc. Type		Serial No.	0
Remarks / Other Details			CNO/PNO

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
DHANBAD	11	28	SABALPUR	12	441,442			U_RES	13.17 Decimal	1000920

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	UID	Address
1	VENDOR	Shiya Sharan Singh	Late Mundrika Singh	Business	General	Aiops6133q		Chunagodam, Saraidhela, Dhanbad
2	VENDEE	Sanjay Yadav	Late Baleshwar Yadav	Business	General	Form 61		Bhistipara, Hirapur, Dhanbad
3	VENDEE	Ashok Kumar	Jawahar Pd. Yadav	Business	General	Amgpk1151j		Ajantapara, Hirapur, Dhanbad
4	Identifier	Udit Narayan Mishra	Late Manohar Mishra	Business	General			Sugiadih, Saraidhela, Dhanbad
5	Witness1	Udit Narayan Mishra	Late Manohar Mishra	Business	General			Sugiadih, Saraidhela, Dhanbad
6	Witness2	Ajay Kumar Pathak	Jugal Kishore Pathak	Business	General			Jharnapara, Hirapur, Dhanbad

Fee Details:

SN	Description	Amount
1	LL	2.50
2	PR	0.94
3	A1	30,030.00
4	SP	240.00
Total		30,273.44

Shiya Sharan Singh

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंट्री ऑपरेटर का हस्ताक्षर

उपर्युक्त स्वीकार किया गया कि... ने इस दस्तावेज के निष्पादन को मेरे समक्ष

जिसकी

पहचान

नियमासी

शिया शरण सिंह

उदित नारायण मिश्रा
सुगीआडीह, सराईदहला,
धनबाद

पिता

पेशा

एन० एन० ई० मिश्रा की।
अध्यापक

निबंधन पदाधिकारी का हस्ताक्षर

जिला का नाम

अनुमण्डल का नाम

अंचल का नाम

नाम सर्कल। नाम मौजा

थाना वो थाना नम्बर

रसीद मालगुजारी

फरद मालकी/फरद रैयती

नाम रैयत मय वलित्यत जमाबन्दी 1947

वो सकुनत नम्बर। JB 2810920

41

2810920

खता संख्या

कॉपी

खेसरा संख्या

8441

रसीद - 12

441, 442

04-15-1947

अराजी नकदी

अराजी भावली

रसीद मालगुजारी फरद मालकी/फरद रैयती तफसील हिसाब लगान भावली

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

मांग बाबद	सालाना	बकाया			हाल
		तीन वर्ष से ज्यादा	3रा वर्ष	2रा वर्ष	
माल गुजारी } सेस } *सूद } मुतफरकारत } मीजान }	8100 4100 4100 4100 11600 19600				8100 4100 4100 4100 11600 19600

तफसील अदायकारी

अदायकारी बाबद	तीन वर्ष से ज्यादा	बकाया			मोतालबा हाल	फाजिल
		3रा वर्ष	2रा वर्ष	1ता वर्ष		
माल गुजारी } सेस } *सूद } मुतफरकारत } मीजान अदायकारी }					8100 4100 4100 4100 11600 19600	

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

1960 (अन्वीष्ट 1947) (संख्या 11/1960)

दस्तखत वो तारीख अमला तहसील कुनदा

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



आवेदन की तिथि-13/02/14

अभियुक्तना तिथि-15/2/14

निर्गत तिथि-13/2/14

अंचल अधिकारी का कार्यालय, धनबाद

दाखिल खारिज मु० संख्या. 1346 (11) / 2012-13 *87Y

आदेश फलक

अभियुक्त

दिनांक	पदाधिकारी का आदेश तथा हस्ताक्षर	अभियुक्त
12/01/14	<p>आवेदक/आवेदिका श्री/श्रीमती <u>अशोक कुमार</u> साकिम <u>अशोक</u></p> <p>पिता/पत्नी: <u>अशोक कुमार</u> निवा-धनबाद ने नामांतरण के विषे आवेदन किया है।</p> <p>पाना. <u>अशोक</u> आवेदन के अनुसार आवेदक/आवेदिका ने मौजा <u>अशोक</u></p> <p>मौजा नं०. <u>11</u> खाला नं०. <u>18</u> ब्लाट नं०. <u>441</u> <u>148</u></p> <p>रकबा. <u>51.50</u> से <u>15.00</u> <u>3</u> का क्षेत्र</p> <p>दलील सं०. <u>804</u> दिनांक. <u>05/08/13</u> के</p> <p>द्वारा श्री/श्रीमती. <u>अशोक</u> से</p> <p>प्राप्त किया है।</p> <p>मूल आवेदन पत्र हल्का कर्मचारी को जंबव हेतु दे, इस बीच आम इन्तेहार निर्गत करें। अधिलेख दिनांक. <u>05/01/14</u> को उपस्थापित करें।</p> <p>अंचल अधिकारी धनबाद।</p>	<p>जंबव हेतु आवेदन पत्र प्राप्त।</p> <p><i>(Handwritten signature and notes)</i></p>
25/01/14	<p>अधिलेख उपस्थापित किया गया। आम इन्तेहार का तामिलता प्राप्त है। किसी व्यक्ति ने आपत्ति नहीं किया है। हल्का कर्मचारी, अंचल निरीक्षक का जॉब प्रतिवेदन प्राप्त है जिसके अनुसार -</p> <ol style="list-style-type: none"> भूमि रैथनी खाले की है। <u>अशोक</u> जन्मवर्ष सं०. <u>1987</u> में बिक्रम को विक्रम को <u>रकबा</u> आवेदक निवेद्यत दलील द्वारा भूमि प्राप्त कर प्ररनात जमीन पर दखल कब्जा में है। निबंधन धनबाद कलकत्ता निबंधन कार्यालय से किया गया है, अथवा अन्तर मुद्रांक-कमी रक्षि को कायमातर में जमा कर दस्तावेज को क्षेत्र कर्मा लिया गया है। प्ररनात भूमि भर आबाद खाला, आदिवासी खाला, भूदान, वन भूमि तथा वी०सी०सी०एल० के क्षेत्र से बाहर है एवं यह हस्तान्तरण C.N.T. Act की धारा 46 (1) से मुक्त है। <p>अतः हल्का कर्मचारी/अंचल निरीक्षक के जॉब प्रतिवेदन एवं अनुशांसा के आधार पर आवेदित भूमि का दाखिल-खारिज आवेदन को <u>कमिशन</u> किया जाता है। तदनुसार शुद्धिपत्र निर्गत करें एवं हल्का कर्मचारी से एक सत्याह में अनुपालन प्रतिवेदन मांगे। हल्का कर्मचारी एवं अंचल निरीक्षक का लेखापित एवं संसाधित</p> <p>अंचल अधिकारी धनबाद।</p>	<p>शुद्धि पत्र प्राप्त किया</p> <p><i>(Handwritten signature and notes)</i></p>

आचार फलक
निरतिथिक टिकट

अंचल अधिकारी धनबाद

अंचल अधिकारी धनबाद



फं 0-5-40

प्रकार में निहित इस्टों के अभिव्यक्तियों (रयती) का नामान्तरण (दाखिल-खारिज) दिखानेवाला शिद्व

आवेदन का तिथि-13/12/14
 अभिव्यक्तियों का तिथि-15/12/14
 निर्गत तिथि-13/12/14

जिला Alwar अनुपदल Alwar सॉकेल/अवल Alwar रकबा 71 इस्ट का नाम

1	कम संख्या	कम संख्या
2	नामान्तरण	कम संख्या
3	पूरी संख्या 27 में	पूरी संख्या 27 में
4	शाना और	शाना और
5	संबंध अभिव्यक्ति	नामान्तरण और
6	नामान्तरण में अनु	नामान्तरण किस कारण
7	आदेश की तारीख	नामान्तरण किसे कारण
8	निर्णय, वरिष्ठिकार	नामान्तरण का पूरा और
9	संज्ञान के विषय, दान	कर्मचारी द्वारा रकबा
10	या बदलाव हुआ है ?	पूरीकृत तारीख



1	कम संख्या	कम संख्या
2	नामान्तरण	कम संख्या
3	पूरी संख्या 27 में	पूरी संख्या 27 में
4	शाना और	शाना और
5	संबंध अभिव्यक्ति	नामान्तरण और
6	नामान्तरण में अनु	नामान्तरण किस कारण
7	आदेश की तारीख	नामान्तरण किसे कारण
8	निर्णय, वरिष्ठिकार	नामान्तरण का पूरा और
9	संज्ञान के विषय, दान	कर्मचारी द्वारा रकबा
10	या बदलाव हुआ है ?	पूरीकृत तारीख

शापक संख्या 1332 गं 13/12/200

कर्मचारी रकबा सं. को जानकार और आवश्यक कारणों के लिए भेजी जाती है।

सॉकेल पदाधिकारी/अंवल/अंवल

Handwritten signatures and dates: 09/12/14, 13/12/14

अरे द्वारा फोटोकॉपी किया गया।
 पति/पतिविक डटक

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5739

5122



सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

13441

Certificate No.	: IN-JH031599618792660
Certificate Issued Date	: 24-Aug-2016 03:36 PM
Account Reference	: SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
Unique Doc. Reference	: SUBIN-JHJHSHCIL01041714624931220
Purchased by	: SANTOSH KUMAR
Description of Document	: Article 23 Conveyance
Property Description	: LAND
Consideration Price (Rs.)	: 21,75,000 (Twenty One Lakh Seventy Five Thousand only)
First Party	: MAKSUD ALAM ATTORNEY
Second Party	: SANTOSH KUMAR
Stamp Duty Paid By	: SANTOSH KUMAR
Stamp Duty Amount(Rs.)	: 87,010 (Eighty Seven Thousand And Ten only)



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

वस्तु विवरण 21 वीं अक्टूबर 2016 को जारी किया गया।
 कानूनकारों द्वारा ही जारी किया गया है।
 इस दस्तावेज में कोई भी परिवर्तन या संशोधन नहीं किया जा सकता है।
 यदि कोई भी परिवर्तन या संशोधन किया जाता है तो यह दस्तावेज अमान्य माना जाएगा।
 30-8-16

दस्तावेज जांचा गया
 प्रपत्र IV जांचा
 30.08.16

VO 0001685415

Statutory Alert:

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.
3. In case of any discrepancy please inform the Competent Authority.

Rajesh Sale Dhanbad 21,75,000/- 870/01-

का पहचान पत्र की मूल प्रति का मिलान किया।

20/08

विशेष भूमि अधीन गणजातों को जंचा।

20/08

तपसील वर्गीत जमीन का मूल्य मांग दशिका का के अनुसार निर्धारित न्यूनतम मूल्य से कम नहीं है

20/08

21 तेल
no 8



अचल अधिकारी... से प्राप्त सूची
अनुसार दस्तावेज के अंतर्गत खेजा...
नं. 11... का नं. 12...
जिसे खाने से बाहर है...
30/8/16



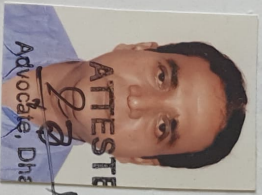
30/8/16

ABSOLUTE SALE DEED

Fee paid
A/R 65,250.00
Sel 2.50
P/fee 0.94
P/fee 652.50
65,905.94
20/8

THIS DEED OF ABSOLUTE SALE made this the 30th day of August Two Thousand Sixteen SRI AKHILESH son of Sri Jag Narayan Sahu by faith Hindu, by caste Teli, by occupation business, resident of Simaldih, Telipara, Hirapur, Dhanbad P.S. Dhanbad Sub-Division & District Sub-Registry Office and District Dhanbad (Jharkhand) here-in-after 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, executors, successors, administrators, legal representatives and assigns of the **ONE PART**. [Indian Citizen] [Above vendor is represented by his constituted Attorney **MAKSUD ALAM** son of Late Shahadat Hussain by faith Muslim, by caste Momin, by occupation Business, resident of Visti Para, Hirapur Dhanbad P.S. Dhanbad District Dhanbad by virtue of registered General Power of Attorney No. IV-1160 dated 31/10/2014 registered at Dhanbad District Sub Registry Office). The vendor is alive and the aforesaid power of attorney is not revoked till today.

30-8-16
 10-00-1-00
 14-11-60
 31-10-14
 30-8-16



ATTESTED
 Advocate, Dha. bad



4846 21/11/16
 30.08.16



30/8/16

30.08.16
[Handwritten signature]

-2-

AND: IN FAVOUR OF

1. SRI SANTOSH KUMAR son of Sri Sukar Gope by faith Hindu, by caste Gowala, by occupation business, resident of Sahayogi Nagar, Sector-II, Saraidhela P.S. Saraidhela Sub-Division & District Sub-Registry Office and District Dhanbad (Jharkhand) **2. SHABHA BEGAM** wife of Maksud Alam by faith Muslim, by caste Momin, by occupation Business, resident of Visti Para: H.E. School Road, Hirapur Dhanbad P.S. Dhanbad Sub-Division & District Sub-Registry Office and District Dhanbad (Jharkhand) here-in-after called and referred to as the **PURCHASERS** which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, successors, administrators, legal representatives and assigns of the **OTHER PART.** [Indian-Citizens]

WHEREAS, the vendor purchased 6 Kathas i.e. 9.90 Decimals of lands in Plot No.442 bearing Khatian No.12 of Mouza Sabalpur Mouza No.11 P.S. Saraidhela District Dhanbad from Sri Lambodar Modak and Sri Chhotan Modak by virtue of registered Sale Deed No.202 dated 12/01/2007 (entered in Book No.1 Vol. No.4 Pages 71 to 77 being No.202 for the year 2007) registered at Dhanbad District Sub Registry Office.

AND WHEREAS after such purchase the vendor mutated his name in the landlord Sheresta the State of Jharkhand vide mutation Case No.2752 (ii) 2006-2007 and has been paying the rents under Thoka No.917 thereto regularly.

AND WHEREAS thus the vendor became the sole exclusive and only owner of the lands morefully described in the schedule below and has been possessing the same in peaceful and undisturbed possession thereof by exercising diverse acts of possession without any hindrance or interruption from any corner.

91.80.05
4/11/80 J/S/H

-3-

AND WHEREAS the vendor being in urgent need of money expressed his desire to sell the lands morefully described in the schedule below and the purchasers have agreed to purchase the same for a valuable consideration of sum of Rs.18,00,000/- only which the vendor has accepted for the sale of the said lands.

AND WHEREAS as per rules framed by the State of Jharkhand for the purpose of registration the stamp duty and registration fees is paid for Rs.21,75,000/- only.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH that in consideration of sum Rs.18,00,000/- only paid by the purchasers to the vendor the receipt whereof the vendor doth hereby admit and acknowledge in full and final settlement.

The vendor doth hereby grant, convey, transfer, assign, absolutely and forever all that property morefully described in the schedule below together with all right, title and interest therein.

TO HAVE AND TO HOLD the same hereby conveyed unto the use of the purchasers absolutely and forever.

That the vendor now has good, valid and subsisting title of the said lands morefully described in the schedule below hereby transferred or expressed so to be in the manner aforesaid and the purchasers shall hereafter peaceably and quietly hold, posses and enjoy the same by constructing houses and structures thereon, by making garden, by digging well and either by living thereon or by letting out the same to any person or persons with power to transfer the same by sale, gift or otherwise whatsoever nature without any hindrance or interruption by the vendor or any person or persons claiming right through him and the vendor shall and will from time to time upon the request and at the cost of the purchasers do and

Handwritten notes: 30.08.16 and a signature.

- 4 -

execute all such acts, deeds and things for further and more perfectly assuring the said lands and every part thereof and placing the purchasers in possession of the same according to the true intent and meaning of these presents as shall or may be required.

That the vendor has not transferred or encumbered the said lands or any part thereof and if it is found later on that the vendor has in any way or manner transferred or encumbered the said land or any part thereof or due to the defect of title of the vendor the purchasers suffer any loss of whatsoever nature the vendor along with all his heirs and successors shall at all times be liable to compensate the purchasers and indemnify them in every respect thereof.

That the purchasers shall here after pay an annual rent of Rs.15.00 paisas to the present landlord the state of Jharkhand and shall get their names mutated with the landlord Sheresta the state of Jharkhand. The vendor shall remain bound to give his full consent in respect to mutation of the names of the purchasers in the landlord Sheresta the State of Jharkhand.

The vendor has delivered possession of the said lands to the purchasers this day.

SCHEDULE

All that piece and parcel of Rayati right of land in Mouza - SABALPUR P.S., Saraidhela Sub-Division and District Sub-Registry Office and District Dhanbad Mouza No.11 Khatian No.12 (Twelve) Plot No.442 (P) Area 6 Kathas i.e. 2.90 Decimals (Nine Point Nine Zero Decimals) of lands sold herewith. [As per plan attached herewith and shown in colour Red]

91.80.05
Sulabh

-5-

Butted & Bounded By:-

- North :- Purchaser own passage in Plot No.442.
- South :- Part of Plot no.442.
- East :- 25 feet wide Road.
- West :- Part of Plot No.442.

IN WITNESSES WHEREOF the vendor doth hereby set and subscribe his hand out of his own free will on this the day, month and year first above written in presence of the following witnesses who signed in presence of each other.

The nature of land hereby sold is residential and situated at Sub Road.

The land hereby sold is Rayati.

The land hereby sold is beyond Gair Abad, Tribal land, Bhoodan land, Forest land & B.C.C.L land.

454/21109 30/8/14
(Signature of the vendor)

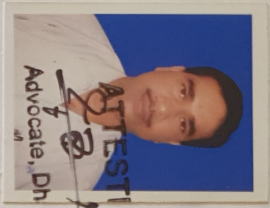
WITNESSES

1. निनीद रिड
बिना, रमा दायल रिड
फनरस गेट नजपुरिया
एनगाड
30/8/14
2. गीतवतन रिड
पदाशासनायक रिड
आरिडरी एनगाड
30/8/14

91.80.05
Kamlesh Kumar
30.08.16

-6-

PHOTOGRAPH AND FINGER PRINTS OF PURCHASER NO.1:-

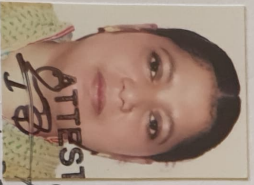


Kamlesh Kumar

(SIGNATURE) 30/8/16

30.08.16

PHOTOGRAPH AND FINGER PRINTS OF PURCHASER NO.2:-



शशीदेवी गजम

(SIGNATURE) 30/8/16

30.08.16

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 :-

8.2.28
91.80.05
Kamlesh Kumar
Advocate, Dhanbad

eller - Sri Akhlesh s/o Tai Narayan Sahu of Simaldih
Telipara P.S. & Dist. Dhanbad.

Attorney - Maksud Alam s/o Shohadat Hussain, of Vistipora
H.E. School Road, Near. H.E. School, Hirapur. Dhanbad.

Purchaser - (1) Santosh Kumar s/o Sri Sukar Gope of Sahyogi
Nagar Sec-II P.S. Saraidehela Dist. Dhanbad. (2) Shobiba
Begam w/o Maksud Alam of Vistipora, H.E. School
Road, Near H.E. School, Hirapur. Dhanbad.

Schedule - Mouza. Sabalpur no. 11. P.S. Saraidehela. Khata no. 12.
Plot no. 442. Area. 6-Kathas.

Shown in colour red.

Boundary - North - Part of this Plot.

South - Part of this Plot.

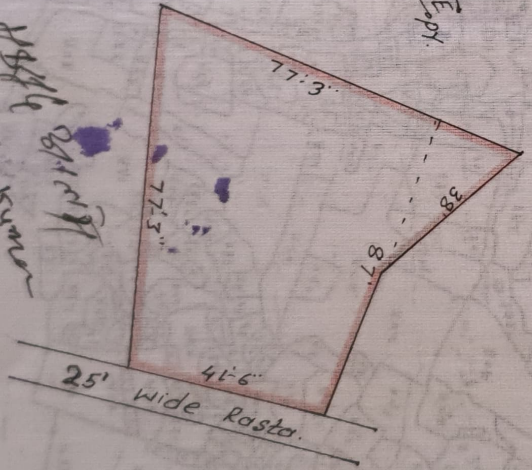
East - 25' wide Rasta.

West - Part of this Plot.



Scale 1" = 330' 0"

1941 P.Y.

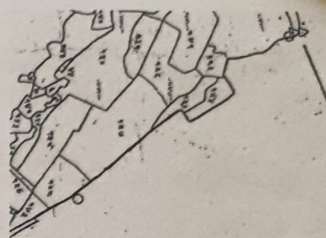


Santosh Kumar
Santosh Kumar

— सवादेविजाम

30.08.10

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Sabalpur

देशीय सर्वे नम्बर २२४
कालकटी विन्डर नम्बर २७४

मीजा साबलपुर

धाना(धानवादा)मरिया नम्बर ९ ल

पुसगा मरिया

वत्क

जिना मान भूमि ।

नम्ब का स्कोर - एक गाविस बरान्ज्वा १६ ईन ।

सन १९२२-२३ ईसी ।



Handwritten text: ५४४९ १२१/२०११

अनुपाडल का नाम

फरद मालका/फरद रखता

अंवल का नाम

नाम रैत मय बरिदयत

नाम सरकरी नोम मौजो मय

जमावदी

थाल वो थाना नम्बर

वो सकुनात नम्बरा

जेबी 388931
41

खाला संख्या

वैसा संख्या

असानी नकदी
असानी भावली

तकसील हिसाब रागान भावली

जौत का सालाना मंगा मय तफसील (बकाया वो हाल) मौजूदा साल का।

मंगा बाबर	सालाना	बकाया			हाल
		तीन वर्ष से ज्यादा	अरा वर्ष	2रा वर्ष	
माला गुजारी } (नकदी)	6.100			6.100	6.100
सेस	3.100			3.100	3.100
*सुर	3.100			3.100	3.100
मुफतकार	1.100			1.100	1.100
मोजान	14.100			14.100	14.100

अदायकारी बाबर	तकसील अदायकारी			फाजिल
	तीन वर्ष से ज्यादा	अरा वर्ष	2रा वर्ष	
माला गुजारी } (नकदी)				
सेस				
*सुर				
मुफतकार				
मोजान अदायकारी				

- 1) मोजान कुल (लफ्जो मे)
- 2) नाम देहिदा
- 3) कुल बकाया

रखवत वो गारीख अमला तहसील कर्मचारी

Handwritten signature/initials



प्रतिष्ठि के लिए आवेदन की तारीख	अपेक्षित स्टांप्स और फोटिओ देने की तारीख	तारीख, जबकि देने के लिए प्रतिष्ठि तैयार थी	अन्ततक को प्रतिष्ठि देने की तारीख
Date of application for the copy.	Date of delivery of the requisite stamps and photos.	Date on which the copy was ready for delivery.	Date of making over the copy to the applicant.
27-2-07	28-2-07	1-3-07	1-3-07

उपरोक्त अधिकांशिका का कार्यालय, मुंबई नगर
 दारिद्र्य रजिस्ट्रार कार्यालय 27/2/11) 2006-07
 उपाधीक्षक

5-2-2007

आवेदन 27 अक्टूबर दिनांक पर नगरपालिका आकाशवाणी केंद्र
 सिविल साइड पिता नगर में नगरपालिका के लिए आवेदन किया है।
 आवेदन के अनुसार आवेदन में मांग राशि नगरपालिका के लिए आवेदन किया है।
 नं० 12 धारा नं० 142 का वाद 6 अंगों द्वारा किया गया 2002 दिनांक 12-1-07
 के द्वारा श्री रत्नवीर जीविक व्यवसाय के द्वारा आवेदन किया है।
 दिनांक 20-2-07 को उपस्थित करे।
 मुदा आवेदन पर उत्तर करने का कार्य नहीं किया है।
 दिनांक 20-2-07 को उपस्थित करे।
 50-अनुवाद

20-2-07

आवेदन उपरोक्त दिनांक 20/2/07 को उपस्थित करा है।
 आवेदन के अनुसार आवेदन में मांग राशि नगरपालिका के लिए आवेदन किया है।
 नं० 12 धारा नं० 142 का वाद 6 अंगों द्वारा किया गया 2002 दिनांक 12-1-07
 के द्वारा श्री रत्नवीर जीविक व्यवसाय के द्वारा आवेदन किया है।
 दिनांक 20-2-07 को उपस्थित करे।
 मुदा आवेदन पर उत्तर करने का कार्य नहीं किया है।
 दिनांक 20-2-07 को उपस्थित करे।
 50-अनुवाद

राज्यपाल (5-5-3)

राज्यपाल (5-5-3)



आतः, एल्का कर्मचारी, उन्मुख निरीक्षक के अधीन -
 प्रतिवेदन तथा अनुग्रहों के आधार पर आवेदित अर्थात्
 का दारिद्र्य-व्यारिण आवेदन को स्वीकृत किया जागा है।
 रादुग्रहण शुद्धिपत्र निर्गत करे एवं एल्का कर्मचारी से एक
 सप्ताह में अनुग्रहण प्रतिवेदन मांगे।

दी रखा सित एवं संशोधित
 उन्मुख अधिकाारी
 उत्तरांचल

ए - अरुण
 उन्मुख अधिकाारी
 उत्तरांचल

श्री एम्. विद्या शर्मा

(Signature)
 एम्. विद्या शर्मा

श्री विद्या शर्मा

(Signature)
 एम्. विद्या शर्मा



श्री एम्. विद्या शर्मा

श्री एम्. विद्या शर्मा
 15/5/2007

एम्. विद्या शर्मा
 उत्तरांचल



प्रतिनि के लिए आवेदन की तारीख
 Date of application for the copy.
 तारिख
 Date of making over the copy to the applicant.

27-2-57 27-2-57 28-2-57 1-3-57 1-3-57

तारिख और फोटिओ की प्रकृतित संख्या सूचित करने की तिथि Date fixed for notifying the requisite number of stamps and follows.	अर्पित तारिख और फोटिओ देने की तारीख Date of delivery of the requisite stamps and follows.	तारिख, जबकि देने के लिए प्रतिनि के तैयार थी Date on which the copy was ready for delivery.	आवेदन को प्रतिनि देने की तारीख Date of making over the copy to the applicant.
<p>नामानशा (दरभंडार) के आगे दान यात्रा पर नहरीनदर का उत्पन्न रिपोर्ट फार्म</p> <p>नामानशा (दरभंडार) के आगे संख्या 2752(11) 2006-07 गांव-खावलापुर थाना-खाननाद थाना 699</p> <p>बैरवार, बिशी, दान-बिक्री इन्डो का नाम-अरवै 3 डीसी का सं-92 अनाधिकारी-श्रीमती अरुतिशंकर - बिक्री दान अनाधिकारी क अरुण दारिद्र सं 202</p>			
<p>27</p> <p>नामानशा (दरभंडार) के आगे संख्या 2752(11) 2006-07 गांव-खावलापुर थाना-खाननाद थाना 699</p> <p>बैरवार, बिशी, दान-बिक्री इन्डो का नाम-अरवै 3 डीसी का सं-92 अनाधिकारी-श्रीमती अरुतिशंकर - बिक्री दान अनाधिकारी क अरुण दारिद्र सं 202</p>			
<p>92</p> <p>नामानशा (दरभंडार) के आगे संख्या 2752(11) 2006-07 गांव-खावलापुर थाना-खाननाद थाना 699</p> <p>बैरवार, बिशी, दान-बिक्री इन्डो का नाम-अरवै 3 डीसी का सं-92 अनाधिकारी-श्रीमती अरुतिशंकर - बिक्री दान अनाधिकारी क अरुण दारिद्र सं 202</p>			
<p>92</p> <p>नामानशा (दरभंडार) के आगे संख्या 2752(11) 2006-07 गांव-खावलापुर थाना-खाननाद थाना 699</p> <p>बैरवार, बिशी, दान-बिक्री इन्डो का नाम-अरवै 3 डीसी का सं-92 अनाधिकारी-श्रीमती अरुतिशंकर - बिक्री दान अनाधिकारी क अरुण दारिद्र सं 202</p>			

154/31/10/1 (15.11)

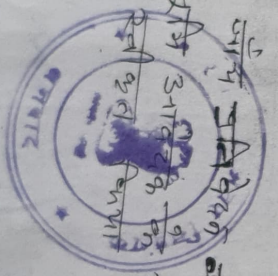
154/31/10/1 (15.11)



अं. ६०१ अं. निम्न

- १) अति वेदन से 'दीगई' अति हीथी बर्ती की है।
 - २) प्रस्तावित अति का लबान जमानंदी सं. १२ से 'बूल' है मत दयाल औपय दीवार के नाज से बहुरस खिता है। प्रकणन अति विभ्रत प्रसा बानी है मत का पोता बाहिरालन है।
 - ३) प्रस्तावित अति आविदक के केनाला दखिस सं. २०२ मिनां १२-१-०६ अरर वहीद की है एवं अति पर दरवार सं. है।
 - ४) प्रस्तावित अति का निबंधन खननाद इलियु अंफिस सं. हुआ है।
 - ५) प्रस्तावित अति और अलगद रवाल, अमा, आदि गल्ली, गैराल एवं अफिन से बाहर है।
- का दगु रबा का व्हीवसि दी जग सकती है। अतः आविदक के नाज से प्रस्तावित अति अं. अं.

अं. अं.
 एका कर्मचारी के जगद निवेदन का संस्थापन फिमा
 राही गया। फून अति आविदक के दरवार सं. है।
 दाविल - रवारियर से ही इले निमा उता संकला है।
 ए-अरथक
 एका कर्मचारी का संस्थापन फिमा
 ए-अरथक
 एका कर्मचारी का संस्थापन फिमा
 ए-अरथक
 एका कर्मचारी का संस्थापन फिमा
 ए-अरथक



अति वेदन से
अं. ६०१ अं. निम्न

अति वेदन से
अं. ६०१ अं. निम्न

अति वेदन से
अं. ६०१ अं. निम्न



प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्वाम्य और फोटिओ की उपस्थित संख्या सूचित करने की तारीख Date fixed for notifying the requisite number of stamps and follows.	अपेक्षित स्वाम्य और फोटिओ देने की तारीख Date of delivery of the requisite stamps and follows.	तारीख, जबकि देने के लिए प्रतिलिपि तैयार थी Date on which the copy was ready for delivery.	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.
--	--	--	--	--

इंग्लैण्ड आस्ट्रियार्थ फाट अपीयर, एन.एन.ए.

अप्रील २७ २२ (11) २००६-०७

एन.एन.ए. - बुकिंग ५२ - एन.एन.ए. - एन.एन.ए. II मार्च २५

अप्रील २७ २२ (11) ०६-०७ - एन.एन.ए. एन.एन.ए. १२

अप्रील २७ २२ (11) ०६-०७
 एन.एन.ए. ०.६५५५
 एन.एन.ए. ६.०५५५
 एन.एन.ए. १२


अप्रील २७
 २०२२.१२-१-०७


अप्रील २७


अप्रील २७ २२ (11) ०६-०७
 एन.एन.ए. ०.६५५५
 एन.एन.ए. ६.०५५५
 एन.एन.ए. १२

अप्रील २७ २२ (11) ०६-०७
 एन.एन.ए. ०.६५५५
 एन.एन.ए. ६.०५५५
 एन.एन.ए. १२


अप्रील २७ २२ (11) ०६-०७
 एन.एन.ए. ०.६५५५
 एन.एन.ए. ६.०५५५
 एन.एन.ए. १२


भारत सरकार
 Government of India


शरद अलम
 Maksud Alam
 जन्म वर्ष / Year of Birth: 1972
 लिंग / Male

9307 4878 0453




आधार - आम आदमी का अधिकार


भारतीय विशिष्ट पहचान प्राधिकार
 Unique Identification Authority of India


एन
 S/O शरद अलम
 शरद अलम के पते पर, शाहद, देहली
 दिल्ली, भारत, 825001

Address: S/O Shaukat Hussain,
 Village: H.E. School Road, Near H.E.
 School, Village: Dehli, District: Dehli,
 Jharkhand 825001

9307 4878 0453



<http://maad.gov.in>


आयकर विभाग
 INCOME TAX DEPARTMENT
MAKSOUD ALAM
SHAHADAT HUSSAIN
 20/08/1972
 Permanent Account Number
AGJPA2343K
शरद अलम
 Signature

भारत सरकार
 GOVT. OF INDIA


 17082004



शरद अलम



कर्मचारी सूची
 Santosh Kumar
 पुरुष / MALE
 जन्म तिथि/DOB: 11/05/1971

5220-0358-2915

भारत-शान्ति आदर्श का अभिमान

भारत सरकार
 GOVERNMENT OF INDIA

पता:
 S/O. सुनील कुमार
 पिन- 522002, फतुवाबाग
 सा. प्रशासन, गिरासत, दिल्ली
 दिल्ली- 110048

Address:
 S/O. SUNIL KUMAR
 PIN- 522002, FATUWABAG
 Distt. ADMINISTRATION, GIRASAT,
 DELHI-110048

5220-0358-2915

आदर्श आनंद आदमी का आधिकार

Ranesh Kumar

भारत सरकार
Government of India



शाहीदा बेगम
Shahida Begam
जनम वर्ष / Year of Birth : 1979
शक्ति / Female



2905 7197 4999

आधार - आम आदमी का अधिकार

भारत सरकार
Unique Identification Authority of India

पता: W/O. प्रमोद शर्मा, पत्र. ५
शिवशर्मा पत्र. ५ स्कूल शर्मा, पत्र. ५
हिंदुस्तान के पत्र, हीमाचल, धरमाह,
धरमाह, शाहपुर, 826001

Address: W/O. Pramod Sharma, P. No. 5
H.E. School Road, Near H.E. School,
Himachal, Dharamah, Dharamah, Jharkhand,
826001

2905 7197 4999

1977
1800 300 1947

Info @ Unique.gov.in

www.Unique.gov.in

शुभादा बेगम

पता - नं. 1050,
सतलज नगर,
पुलना-कैलास,
मंड-धनबाद, जिला-धनबाद

Address- HNo. 1050,
Kairas Road,
PS-Bank More,
TEH-Dhanbad, DIST-Dhanbad
40 - वसतः विकसन क्षेत्र व निगम व संस्थान

Facsimile signature of the Eligible Registration
Officer for 40 - *[Signature]* Competency

Date : 27-12-2012

पिता : *[Signature]* पिताजी अंतर्गत में सतलज
नगर में पिताजी अंतर्गत निवासी व सतलज
पुलना-कैलास क्षेत्र में पिताजी अंतर्गत में
This Card may be used as an Identity Card
under different Government Schemes.

यह कार्ड अंतर्गत में पिताजी अंतर्गत में ही
व्यक्तिगत रूप से प्रयोग में लाया जा सकता है।
यदि यह कार्ड अंतर्गत में पिताजी अंतर्गत में ही
अंतर्गत में ही प्रयोग में लाया जा सकता है।
In case of different from the mentioned names in the roll
in the original form for registration of the card with
in the original copies only. Adaption the card with

भारत निर्वाचन आयोग
प्रचलन पत्र

ELECTION COMMISSION OF INDIA
IDENTITY CARD
BZ08458903



मतदाता का नाम : दिनेश मिश्र
Elector's name : Blood Singh
पिता का नाम : शरण मिश्र
Father's Name : Daddu Singh
पिता / Sex : पुरुष / Male
जन्म तिथि : 02/06/1988
Date of Birth : 02/06/1988

दिनेश मिश्र

Token

Buyer's Name

Maksud Alam

For

Registry

Number No.

1

Online Application ID (If Any)

Verify On-line Payment

Stamp Certificate No. (If Any)

IN-JH031599618792660 Verify

Issue Token

IN-JH031599618792660:

Stamp Details For Verification. Please click Issue after verification

Certificate No: IN-JH031599618792660

Certificate Issued Date: 24-Aug-2016 03:36 PM

Account Reference: SHCIL (FI)/Jshcil01/ DHANBAD/ JH-DB

Unique Doc Reference: SUBIN-JHSHCIL01041714624931230

Purchaser by: SANTOSH KUMAR

Description of Document: Article 33 Conveyance

Property Description: LAND

Consideration Price Rs: 21,75,000

First Party: MAKSUD ALAM ATTORNEY

Second Party: SANTOSH KUMAR

Stamp Duty Paid By: SANTOSH KUMAR

Stamp Duty Amount Rs: 87,010

MINIMUM Token Issue Time : 2 PM

Handwritten signature

Handwritten signature



**निबंधन विभाग, झारखंड
धनबाद**

जॉय पर्याक्स पोषणा पत्र (नियम 114)

Token Date/Time: 30/08/2016 10:40:04

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

Sale Deed
 Hiraipur Dhanbad
 2175000
 18000000

Anchral	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No	Category	Area	Min. Value
HANBAD11	23	SABALPUR	12	442			Plot No 442, Purchase Passage	Plot No 442	25 Ft Wide Proposed Road	Plot No 442		U_RES	9.9	2174188.5

Presentor: Maksud Alam
 Date of Entry: 30/08/2016
 Total Pages: 38
 Stamp Value: 87010
 Serial /Deed No.: /
 CNO/PNO: /
 Old Serial No.: /
 App. ID: /
 e-Stamp Cert. No. JH0315996187928660

Party Details:
 S.N. F Type Party Name Father/Husband Occup. Relation Caste Gender PAN/F UID Mobile Pres. Address Perm. Address

S.N.	F Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F	UID	Mobile	Pres. Address	Perm. Address
1	VE NDOR	Akhilash Through	Jag Narayan Sahu	Business	पिता	नेहो	Male				Telipara, Hiraipur Dhanbad	Telipara, Hiraipur Dhanbad
2	Power Holder	Maksud Alam	Late Shahadat Hussain	Business	पिता	मोशीन	Male	AGJPA2343K		9122467866	Vistipara, Hiraipur Dhanbad	Vistipara, Hiraipur Dhanbad
3	VE/NDDEE	Santosh Kumar	Sukar Gope	Business	पिता	मोयार	Male	AEHPK5209G		9661872071	Saradithala, Saradithala, Dhanbad	Saradithala, Ps- Saradithala, Dhanbad
4	VE/NDDEE	Shabha Begam	Maksud Alam	Business	पति	मोशीन	Female	AVYYP88834Q		9122467866	Vistipara, Hiraipur Dhanbad	Vistipara, Hiraipur Dhanbad
5	Identifier	Brod Singh	Late Dadul Singh	Business	पिता	राजपुर	Male			9334131033	Katras Road Matkura, Ps- Bankmore, Dhanbad	Katras Road Matkura, Ps- Bankmore, Dhanbad

Net Details:

S.N	Description	Amount	CHC	Net Amount
1	PH	0.94	0.00	0.94
2	LL	2.60	0.00	2.60
3	A1	66,260.00	652.50	66,902.50
4	SP	570.00	0.00	570.00
Total		66,923.44	652.50	66,475.94

Handwritten signature/initials

यह घोषणा है कि दस्तावेज में अंकित तथ्यों के अनुसार है।

हस्ताक्षर करने वाले के अनुसार जारी है।

सदर
Hiraipur

Handwritten signature

सदर
Hiraipur

Handwritten signature

यह घोषणा है कि दस्तावेज के निष्पादन को मैं समझता हूँ।

हस्ताक्षर करने वाले का हस्ताक्षर

हस्ताक्षर करने वाले का हस्ताक्षर









Handwritten signature

Handwritten signature

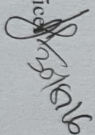
हस्ताक्षर करने वाले का हस्ताक्षर

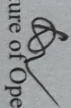
निबंधन विभाग, झारखंड
धनबाद

Token No: 7 Token Date: 30/08/2016 10:40:04
Serial/Deed No./Year :5739/5122/2016
Deed Type: ~~Gift~~ Deed

SN	Party Details	Photo	Thumb
1	Akhillesh Throught Father/Husband Name:Jag Narayan Sahu (VENDOR) Telipara Hirapur Dhanbad	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2	Maksud Alam Father/Husband Name:Late Shahadat Hussain (Power Holder) Vistipara, Hirapur Dhanbad		
3	Santosh Kumar Father/Husband Name:Sukar Gope (VENDEE) Saraidhela, Ps- Saraidhela, Dhanbad		
4	Shabiba Begam Father/Husband Name:Maksud Alam (VENDEE) Vistipara, Hirapur Dhanbad		
5	Binod Singh Father/Husband Name:Late Dadul Singh (Identifier) Katras Road Mankuria, Ps- Bankmore, Dhanbad		

Book No. 1
Volume 364
Page 189 To 226
Deed No 5739/5122
Year 2016
Date 30/08/2016 17:11:50

Registering Officer 

Signature of Operator 

6268

5766



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 6255aad1b16ff2b5efc6

Receipt Date : 12-Nov-2021 01:14:19 pm

Receipt Amount : 42460/-

Amount In Words : Forty Two Thousands Four Hundred And Sixty Rupees Only

Token Number : 20210000118228

Office Name : SRO - Dhanbad

Document Type : Sale Deed

Payee Name : SANJAY KUMAR (Vendee)

GRN Number : 2108322026



न्यायन नितम 21 क अधीन जार क्षाटमः - For Office Use :-

न्यायनकारण एक क धारा 46 क अधीन
का प्राव्य है और इण्डियन स्टाम्प एक्ट-1899
की अनुसूची 1 या 1 क 50 क अधीन
यथावत स्टाम्प लगाया गया है। अथवा टिकट
नथी में विमुक्त है या स्टाम्प - शुल्क अपेक्षित
नहीं है।

नियमन पदाधिकारी

12/11/2021

Arshak Kumar
12.11.2021

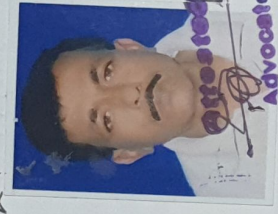
इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

श्री 42460
Rajiv sale 10611000/0kambal
10611000/0

FREE PAID OF RS. 20750/- 3577-
GRN 2088230782#
12.11.21

दस्तावेज अंगीकार का प्रमाण पत्र
द प्रमुख निधायक सुनतम मुख 8 30 30
12.11.21

श्री 42460
By 2088230782#
श्री 42460
श्री 42460
2088230782#



Dr. K. K. Kumbhar
12.11.2021



बिक्रय पत्र (केवाला दस्तावेज)

बिक्रेता - श्री पंकज कुमार, पिता श्री विरेन्द्र प्रसाद सिंह, श्रेणी- सामान्य, पेशा- नौकरी, साकिन- कच्छी बलिहारी, थाना-पुटकी, जिला- धनबाद, झारखंड (भारतीय), उक्त बिक्रेता के तरफ से आम- मोख्तार- श्री अशोक कुमार, पिता श्री जवाहर यादव, श्रेणी- पिछड़ा वर्ग, पेशा- व्यवसाय, साकिन- भिस्ती पाड़ा हीरापुर धनबाद, थाना एवं जिला- धनबाद, झारखंड, (भारतीय), जिसका आम- मोख्तार संख्या- (IV) 900 दिनांक-12-10- 2012 ई0 को धनबाद सदर निबंधन कार्यालय से निबंधीत । उक्त बिक्रेता वर्तमान में जीवित है, एवं पावर को रद्द नहीं किया गया है, बिक्री की जा रही जमीन आम- मोख्तार में अंकित रकवा के अन्दर है ।

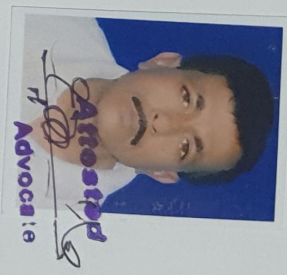
क्रेता :- श्री संजय कुमार, पिता स्व0 बालेश्वर यादव, श्रेणी- पिछड़ा वर्ग, पेशा- व्यवसाय, साकिन- एच0 ई0 स्कूल रोड भिस्ती पाड़ा हीरापुर धनबाद, थाना एवं जिला- धनबाद, झारखंड, (भारतीय) ।

लेख्य प्रकार :- बिक्रय पत्र (केवाला दस्तावेज) ।
मूल्य- 10,61,100/- रू0 (दस लाख एकसठ हजार एक सौ रूपये मात्र) ।

महाराष्ट्र राज्य सरकार
मुंबई नगरपालिका
मुंबई नगरपालिका
मुंबई नगरपालिका
मुंबई नगरपालिका
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मुंबई नगरपालिका
मुंबई नगरपालिका

12/11/2017

मुंबई नगरपालिका



Ashok Kumar
12-11-2017



11
12.11.2021

12.11.2021

Alok Kumar
12.11.2021

सालाना मालगुजारी- 50 पैसा मात्र ।
अंचल कार्यालय धनबाद, मालिक जमीन्दार शारखंड सरकार ।

जायदाद विवरण :- जिला सदर निबंधन कार्यालय धनबाद, अंचल कार्यालय धनबाद थाना- सरायढेला, के अन्तर्गत 'साबलपुर' मौजा में कायेभी रैयती स्वत्व की खरिदा हुआ जमीन । मौजा साबलपुर, मौजा नं०- 11, नया खाला नं०- 123 (एक सौ तेईस), पुराना खाला नं०- 12, नया प्लोट नं०- 326 (तीन सौ छब्बीस), पुराना प्लोट नं०- 442 रकबा- 02 कट्टा (दो कट्टा), यानि- 3.30 हिसमिल जमीन अन्य सडक पर आवासीय योग्य जमीन इस कैवाला दस्तावेज द्वारा विक्री किया जो इस दस्तावेज के साथ नक्सा नथी किया गया है, एवं विक्रीत स्थान को लाल रंग में रंगाकर दर्शाया गया है । जिसका होल्डींग संख्या- 0220004009000MO है ।

जिसका चौहददी :-

उत्तर :- राजु महतो ।
दक्षिण :- संताष यादव एवं मकसुद ।
पूरब :- 25 फीट चौड़ा रास्ता ।
पश्चिम :- संजय कुमार ।

उपरोक्त जमीन धनबाद निबंधन कार्यालय से निबधित दिनांक-01-03-2007 ई० के कैवाला दस्तावेज संख्या- 1849 वही संख्या- 1 जिल्द संख्या- 38 पृष्ठ संख्या- 236 से 242 वर्ष- 2007 ई० में पंजीवद्ध द्वारा लम्बोदर मोदक एवं अन्य के पास से विक्रेता के नीज नाम पर कैवाला खरिदा हुआ जमीन है । जिसका अंचल कार्यालय धनबाद दाखिल- खारिज केश संख्या- 3065 (ii) 2006-07 के आदेशानुसार लगान जमाबन्दी संख्या- 924 के अन्तर्गत लगान वसुल होते आ रहा है । तथा अंचल कार्यालय धनबाद के ऑन लाईन पंजी- ii के भाग वर्तमान- 1 पृष्ठ संख्या- 877 में विक्रेता के नीज नाम से दर्ज है । विक्रेता उसी समय से निबिबाद शांति पूर्वक भोग देखल करते हुए, निर्दाय एवं निर्दोष अवस्था में क्रेता को विक्री किया ।

दस्तावेज में अंकित भूमि सरकार द्वारा प्रतिबधित नहीं है, तथा सरकारी गैर मजरूआ सरकार द्वारा बन्दोवस्त अहस्तान्तरणीय भुदान से प्राप्त वन भूमि आदिवासी खाला गैर आवाद खाला के अन्तर्गत नहीं है, तथा उक्त जमीन अधिसूचित क्षेत्र के अन्दर नहीं आता है, तथा दस्तावेज में वर्णित विक्रय भूमि के संबंध में विक्रेता एवं क्रेता दोनों संयुष्ट एवं सहमत है, विक्रेता सी० एन० टी० एक्ट 1908 की धारा 46 में वर्णित अनुसूचित जाति/अनुसूचित जनजाति वर्ग एवं पिछड़ा जातियों से भी संबंधित 51 जातियों से बाहर है ।

Arshak Kumar
12.11.2021

- 3 -

चुँकि बिक्रय पत्र केवाला दस्तावेज का विवरण यह है कि बिक्रेता को सांसारिक खर्च तथा अन्य खर्च के लिये रूपये की अति आवश्यकता आ पड़ी, इसलिए विवरण में दिये गये जमीन को बिक्री करने का प्रस्ताव करने पर क्रेता उक्त जमीन क्रय करने के लिये सहमत हुए, इसी तरह दोनो पक्षो की सहमति से समय के अनुसार उचित मूल्य- 10,61,100/- रूपये धार्य हुआ, एवं उक्त धार्यकृत का कुल रूपये लेकर उक्त जमीन क्रेता को बिक्री कर सदा के लिये निः स्वत्व हुए, एवं क्रेता को दखलकार किया तथा दखल दिया ।

उक्त जमीन पर बिक्रेता का जिस प्रकार का हक- अख्तियार दावी- दावा आदि था, आज तारीख से क्रेता का हुआ। क्रेता उक्त जमीन पर अपने इच्छानुसार निज दखल करके जोत- आबाद, मकान, आंगन, कुआँ, बगान- बगिचा आदि तैयार कर निज वसवास या किराया बन्दोवस्त एवं दान- बिक्री आदि सर्व प्रकार के हस्तान्तरण का मालिक होकर वंश परम्परा से पुत्र- पौत्रादि एवं वारीसन के साथ सदा के लिए भोग दखल करते रहेंगे, इससे बिक्रेता या बिक्रेता के वंशज को कभी किसी तरह का वजुर या एतराज नही होगा अगर करे तो कानूनन बातिल और नामंजुर होगा ।

उक्त जमीन का सालाना मालगुजारी मालिक जमीन्दार झारखंड सरकार को बराबर आदाय देकर क्रेता अपने नाम से दाखिल- खारिज करवा कर सालाना मालगुजारी का रसीद हासिल करेंगे । दाखिल- खारिज के सम्बन्ध में बिक्रेता को जो भी सम्मति देना पड़े वह बिना वजुर देंगे

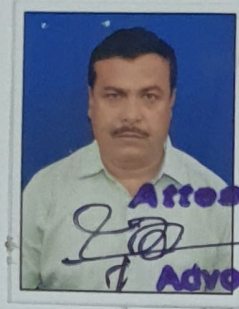
उक्त जमीन बिक्रेता का निज दखल कब्जा में है किसी प्रकार का हस्तान्तरण जैसे दान, बिक्री, पट्टा बंधक आदि नहीं किया हुआ है। अगर भविष्य में किसी प्रकार का हस्तान्तरण आदि पाया जाय और उससे क्रेता या क्रेता के वंशज को किसी प्रकार का क्षति पहुँचे तो बिक्रेता या बिक्रेता के वंशज सम्पूर्ण क्षति पूर्ति का देनदार होगा या होंगे ।

अतः बिक्रेता अपने स्थिर बुद्धि एवं सरलता से बिचार कर मूल्य का कुल रूपये पाकर एवं समझ- बुझकर यह बिक्रय पत्र केवाला दस्तावेज लिख दिया कि समय पर काम आवे। ईति तारिख :- 12th November 2021

Ashok Kumar
12.11.2021

प-4-

—: क्रेता का छायाचित्र —:

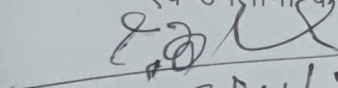


Sanjay Kumar
12.11.2021

Attested
Advocate



मैंने बिक्रेता के द्वारा दिये गये कागजात एवं उनके कथानुसार दस्तावेज का प्रारूप बनाया एवं दोनों पक्षों को पढकर सुनाया एवं समझा दिया। प्रमाणित किया जाता है कि बिक्रेता के तरफ से आम- मोख्तार एवं क्रेता का छायाचित्र दस्तावेज में लगा है एवं उनलोगों के बाँये हाथ के अँगूलियों के निशान मेरे सामने लिये गये है।


12/11/21
E no. 1627/05

—: गवाहगण —:

- (1)- Bijay Kumar.
S/o Late Babeshwar Yadav
Yadav
- (2)- Phisti Pasa Hirafer
Shanbod.
Bidyul Roy,
S/o, Late Pradyul K. Roy,
Banic more, Dhanbad

12.11.2021

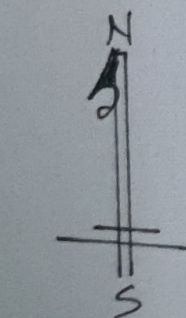
seller — Sri Pankaj Kumar s/o Sri Birendra Prasad Singh
 of Kachchhi Bahihari, P.S: Putki, dist-Dhanbad.
 Rep. by Attorney: Sri Ashok Kumar s/o Sri
 Jawahar yadav of Bhisti Para, Hirapur, P.S. &
 dist-Dhanbad.

Purchaser:- Sri Sanjay Kumar s/o Sri Baleshwar yadav of
 H.E. School Road, Bhisti Para, Hirapur, P.S.
 & dist-Dhanbad

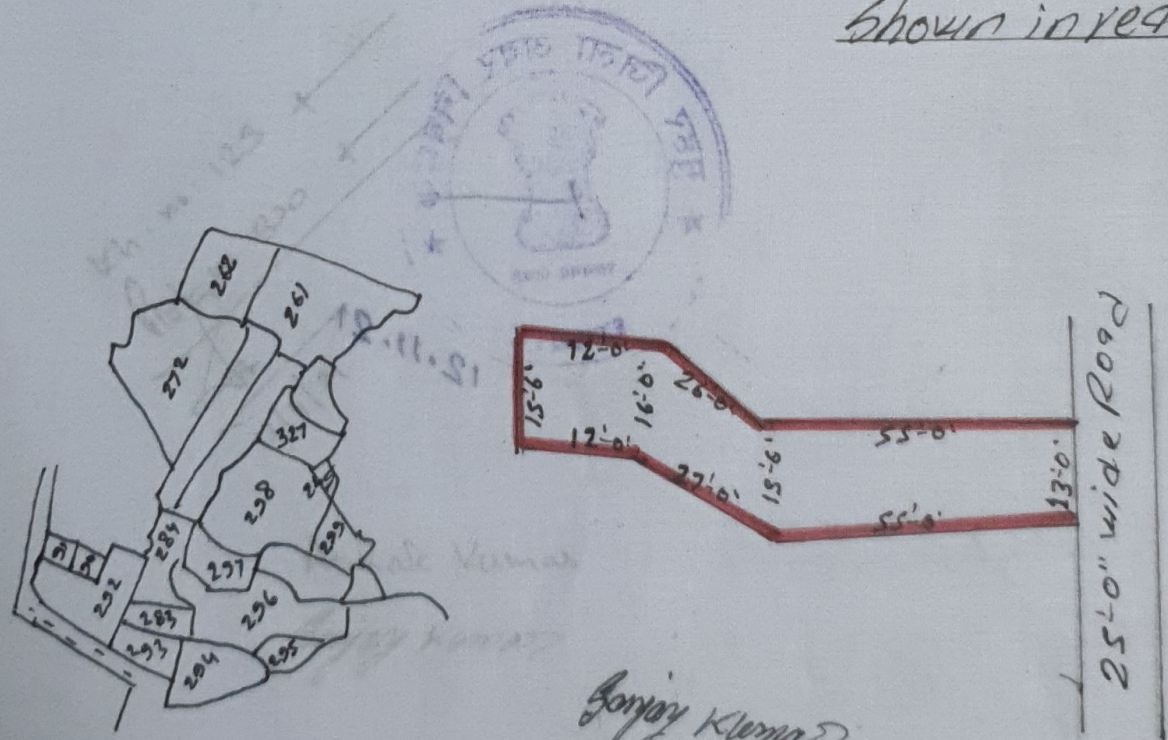
Schedule:- mouza: Sabalpur No. 11. New Khata No: 123
 Old Khata No: 12. New Plot No: 326 Old
 Plot No: 442. Area: 2 Katha, or to
 say 3.30 Dec.

Boundary:- North : Raju mabato
 South : Santosh yadav & mansud
 East : 25'-0" wide Road
 West : Sanjay Kumar

Shown in red



TRUE COM



Sanjay Kumar

Ashok Kumar

12.11.2011

T.G

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

November 12, 2021

पंजी II प्रति

भाग वर्तमान	1	पृष्ठ संख्या	877										
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	धनबाद	हलका का नाम	हलका-02	इस्टेट का नाम	JHARKHAND				
मोजा का नाम	सावलपुर	होलिडिंग संख्या	877	तौजी संख्या	0	थाना नम्बर	11	खाता का प्रकार	रेयती				
श्री पंकज कुमार, पिता-बिरेन्द्र प्रसाद सिंह, जाति-													
खाता नम्बर	प्लोट संख्या	रकबा			परिवर्तन के लिए प्राधिकार				लगान	सेस			
123	326	0 ऐ 3.3 डि 0 हे			Mutation Case No 3065 of 2006 07				5	7			
कुल परिमान		0 ऐ 3.3 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल

List Of Mutation Cases on the above transaction in Register-II

Mutation Cases Not Found !!

List Of Case Status Details

नक्शा देखें



BACK

यह एक कम्प्यूटर जनित प्रति

यह प्रपत्र केवल प्राप्ति की जानकारी के लिए है

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

Kh. no. 123 +
Plot no. 320 +
12/11/21

Ashak Kumar

Sanjay Kumar

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

रैयत का नाम, अभिभावक का नाम, रिश्ता

सुरेन्द्र मोदक, पिता-धनु मोदक 1 अंश, जाति- निवासी- व लम्बोदर मोदक वो छोटन मोदक, पिता-हरि किष्टो मोदक 1 अंश समान, जाति-मप्रा.
निवासी-हेढ़ सबलपुर पत्रालय गोसाईडीह

जिला का नाम	धनबाद	अंचल का नाम	धनबाद	हलका का नाम	हलका-02	मौजा का नाम	सावलपुर	खाता का प्रकार	रैयती
खेवट नम्बर	खाता नम्बर 123		थाना का नाम	थाना नम्बर 11					

खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान		कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
				कियारी संख्या (5)				रौ (10)	आ (11)	पै (12)	
123	66	? रास्ता ? रास्ता	गोडा 2 0	1.000 एकड़	32.000 डिसमील		13.06 तेरह रुपया छः पैसा अलावे शेष	13	0	6	कायमी
	283	? शिव ? मंगल	बाईद 0	0.000 एकड़	10.000 डिसमील		13.06 तेरह रुपया छः पैसा अलावे शेष				कायमी
	530	? निज ? निज	कनालि 0	0.000 एकड़	6.000 डिसमील		13.06 तेरह रुपया छः पैसा अलावे शेष				कायमी
	611	? निज ? पहाड़ी	बाईद 0	0.000 एकड़	4.000 डिसमील	अवैध दखल राजेन्द्र मिश्र पिता मनोहर मिश्र जाति ब्राहमण निवासी निज ग्राम	13.06 तेरह रुपया छः पैसा अलावे शेष				कायमी
	299	? लम्बोदर ? लछयाँ	कनालि 0	0.000 एकड़	15.000 डिसमील		13.06 तेरह रुपया छः पैसा अलावे शेष				कायमी
	386	? धनु ? गोपाल	बहाल 0	0.000 एकड़	28.000 डिसमील		13.06 तेरह रुपया छः पैसा अलावे शेष				कायमी
	425	? निज ? निज	नयी परती बाईद 0	0.000 एकड़	14.000 डिसमील		13.06 तेरह रुपया छः पैसा अलावे शेष				कायमी
	625	? निज ? निज	बाईद 0	0.000 एकड़	14.000 डिसमील	अवैध दखल विशु चौहान पिता आशु चौहान जाति घटवार निवासी निज ग्राम	13.06 तेरह रुपया छः पैसा अलावे शेष				कायमी

Sanjay Kumar

Ashok Kumar

766	१. निज १. निज	कान्ति 0	0.000 एकड़	13,000 हिस्मील	अद्वैध दखल कारेश्वर गोप रिता युवा गोप जाति म्वाला निवासी निज ग्राम	13.06 तेरह रुपया छः पैसा अलावे शेध	कायमी
430	१. निज १. परती	नयी परती बाईद 0	0.000 एकड़	2,000 हिस्मील		13.06 तेरह रुपया छः पैसा अलावे शेध	कायमी
431	१. परती १. निज	नयी परती बाईद 0	0.000 एकड़	4,000 हिस्मील		13.06 तेरह रुपया छः पैसा अलावे शेध	कायमी
927	१. निज १. निज	नई परती गोडा 2 0	0.000 एकड़	27,000 हिस्मील		13.06 तेरह रुपया छः पैसा अलावे शेध	कायमी
432	१. निज १. निज	नयी परती बाईद 0	0.000 एकड़	4,000 हिस्मील		13.06 तेरह रुपया छः पैसा अलावे शेध	कायमी
591	१. - १. -	लालाब 0	1,000 एकड़	25,000 हिस्मील		13.06 तेरह रुपया छः पैसा अलावे शेध	कायमी
592	१. - १. -	मोटा अर 0	0.000 एकड़	16,000 हिस्मील		13.06 तेरह रुपया छः पैसा अलावे शेध	कायमी
433	१. निज १. निज	नयी परती बाईद 0	0.000 एकड़	4,000 हिस्मील		13.06 तेरह रुपया छः पैसा अलावे शेध	कायमी
469	१. निज १. निज	नई परती गोडा 2 0	0.000 एकड़	4,000 हिस्मील		13.06 तेरह रुपया छः पैसा अलावे शेध	कायमी
427	१. निज १. निज	नयी परती बाईद 0	0.000 एकड़	4,000 हिस्मील		13.06 तेरह रुपया छः पैसा अलावे शेध	कायमी
481	१. सहदेव १. राम वृष	गोडा 2 0	0.000 एकड़	47,000 हिस्मील		13.06 तेरह रुपया छः पैसा अलावे शेध	कायमी
307	१. निज १. निज	नई परती गोडा 2 दो साल 0	0.000 एकड़	12,000 हिस्मील		13.06 तेरह रुपया छः पैसा अलावे शेध	कायमी
357	१. फूल बन १. मोहन	बाईद 0	0.000 एकड़	10,000 हिस्मील	अद्वैध दखल सहदेव चौहान रिता मेधु चौहान जाति वेलादार निवासी निज ग्राम	13.06 तेरह रुपया छः पैसा अलावे शेध	कायमी
572	१. विष्णुनाथ १. दिवाकर	बाईद 0	0.000 एकड़	11,000 हिस्मील	अद्वैध दखल विष्णुनाथ मोसाई रिता गोपाल मोसाई	13.06 तेरह रुपया छः पैसा अलावे शेध	कायमी

					जति गोसाईं निवासी निज ग्राम	
317	१. सिया १. निज	बाईद 0	0.000 एकड	3.000 रिसमील		13.06 तेरह रुपया छः पैसा अलावे शेथ
590	१. - १. -	मोटा अर 0	0.000 एकड	21.000 रिसमील		13.06 तेरह रुपया छः पैसा अलावे शेथ
576	१. रास्ता १. दिवकर	बाईद 0	0.000 एकड	34.000 रिसमील	अथैय दखल विश्वनाथ गोसाईं अ.खे 572	13.06 तेरह रुपया छः पैसा अलावे शेथ
324	१. हरि दुड १. लखादेर	बाईद 0	0.000 एकड	6.000 रिसमील		13.06 तेरह रुपया छः पैसा अलावे शेथ
325	१. हरि १. लखादेर	बाईद 0	0.000 एकड	30.000 रिसमील		13.06 तेरह रुपया छः पैसा अलावे शेथ
608	१. हरि १. गंगा	बाईद 0	0.000 एकड	17.000 रिसमील		13.06 तेरह रुपया छः पैसा अलावे शेथ
383	१. मोहन १. दिवकर	बाईद 0	0.000 एकड	4.000 रिसमील		13.06 तेरह रुपया छः पैसा अलावे शेथ
352	१. - १. -	नई परती भोजा 2 दो साल 0	0.000 एकड	3.000 रिसमील		13.06 तेरह रुपया छः पैसा अलावे शेथ
333	१. राम प्रसाद १. मोहन	बाईद 0	0.000 एकड	13.000 रिसमील		13.06 तेरह रुपया छः पैसा अलावे शेथ
334	१. मोहन १. निज	बाईद 0	0.000 एकड	4.000 रिसमील		13.06 तेरह रुपया छः पैसा अलावे शेथ
665	१. - १. -	मकान मय सहन 0	0.000 एकड	2.000 रिसमील	शिकमी दखल दुबन दास ईसादी शिकमी खाला न. 6	13.06 तेरह रुपया छः पैसा अलावे शेथ
666	१. - १. -	मकान मय सहन 0	0.000 एकड	2.000 रिसमील	शिकमी दखल दुबन दास इयादी अनुसार खेसरा 665	13.06 तेरह रुपया छः पैसा अलावे शेथ
667	१. - १. -	खलीहान 0	0.000 एकड	10.000 रिसमील	शिकमी दखल दुबन दास इयादी अनुसार खेसरा 665	13.06 तेरह रुपया छः पैसा अलावे शेथ
668	१. - १. -	मकान मय सहन 0	0.000 एकड	4.000 रिसमील	शिकमी दखल दुबन दास इयादी अनुसार खेसरा 665	13.06 तेरह रुपया छः पैसा अलावे शेथ
308	१. निज १. निज	नई परती 2 साल 0	0.000 एकड	8.000 रिसमील		13.06 तेरह रुपया छः पैसा

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					अलावे शेष
313	2.--2.--	मोटा आर 0	0,000	11,000	13,06 तेरह रुपया छः पैसा अलावे शेष
326	2.--2.--	मोटा आर 0	0,000	4,000	13,06 तेरह रुपया छः पैसा अलावे शेष

खाता मे कुल प्लोट संख्या	39	खाता का कुल मिजान (खतियान के अनुसार)	6,000 88,000	खाता का कुल लगान	1306
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11/12/2021

यह एक कंप्यूटर जनित प्रति है
 यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
 इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा
 सकता है
 किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंवलधिकारी से संपर्क
 करें।





Form 1

Maintenance of records Form of Continuous Khatian to be maintained by the Anchal Adhikari under Section 3(1)

(See Rule 4)

Continuous Khatian

Anchal- धनबाद Rev P.S- झरिया State of- झारखण्ड Police Station- झरिया R.T.No 11 Khata Type रैयती

खता नम्बर	रैयत का नाम, पिता का नाम एवम जाति	प्लॉट संख्या	चौहद्दी	ए	डे	हे	लागान	कैफियत / अभ्युक्ति	भाग वर्तमान/ पुर संख्या
123	रिवकर मोदक दीगर, पिता-केलास मोदक, जाति- मरा	766,431		0 ऐ	13 डि	0 हे	5	-	1 / 42

123	सुरेन्द्र मोदक, पिता-धनु मोदक, जाति- एव लखोदर मोदक वो छोटन मोदक, पिता-सुरि कियो मोदक, जाति- मरा	283		0 ऐ	0 ऐ	0 ऐ	13,06		1 / 105
		299		0 ऐ	0 ऐ	0 ऐ			
		307		0 ऐ	0 ऐ	0 ऐ			
		308		0 ऐ	0 ऐ	0 ऐ			
		313		0 ऐ	0 ऐ	0 ऐ			
		317		0 ऐ	0 ऐ	0 ऐ			
		324		0 ऐ	0 ऐ	0 ऐ			
		325		0 ऐ	0 ऐ	0 ऐ			
		326		0 ऐ	0 ऐ	0 ऐ			
		333		0 ऐ	0 ऐ	0 ऐ			
		334		0 ऐ	0 ऐ	0 ऐ			
		352		0 ऐ	0 ऐ	0 ऐ			
		357		0 ऐ	0 ऐ	0 ऐ			
		383							

Sanghi Kumar

Arshad Kumar

123	रेखा सिन्हा, परि-अभय कुमार सिन्हा, जाति-	65	0 ऐ	4 कठा	4.5 छ	5	342 (2) 2015-16	1 / 732
123	मीना राय, परि-अजित कुमार आजाद, जाति-	766	0 ऐ	0 हि	0 हे	5	दाखिल खासिज केस न 2385(II)12-13	1 / 800
123	दीपक प्रसाद सिंह, पिता-ददन सिंह, जाति-	352	0 ऐ	3.84 कठा	12 छ	3	Vide M/c No 200(II)06-07	1 / 845
123	दिनेश यादव, पिता-जगेश्वर यादव, जाति-	625	0 ऐ	0 हि	0 हे	2	Vide M/c No 208(II)16-17	1 / 846
123	श्री पंकज कुमार, पिता-शिवेन्द्र प्रसाद सिंह, जाति-	326	0 ऐ	3.3 हि	0 हे	5	Mutation Case No 3065 of 2006 07	1 / 877
123	संजय कुमार, परि-स्व सूरज देव सिंह, जाति-	66	0 ऐ	3.3 हि	0 हे	3	नामान्तरण मुकदमा संख्या 837/2017 -2018	2 / 1
123	Banti Kumari, परि-Jitendra Kumar, जाति-	625	0 ऐ	5.77 हि	0 हे	4	नामान्तरण मुकदमा संख्या 858/2017 -2018	2 / 5
123	मंजू देवी, परि-बसंत लाल साव, जाति-	66	0 ऐ	1 कठा	570.82 वर्षीकट	3	Vide M/c No 3108(II)08-09	2 / 11
123	दिलीप पंडित, पिता-स्व धनुक पंडित, जाति-	927	0 ऐ	1 कठा	10.5 छ	2	Vide M/c No 691(II)12-13	2 / 12
123	जय राम सिंह, पिता-स्व मुंशी सिंह, जाति-	927	3 कठा	14 छ	1 वर्षीकट	2	दाखिल खासिज केस न 96(II)05-06	2 / 129
123	कालसा चटर्जी, परि-नरुण माधव चटर्जी, जाति-	481	0 ऐ	2.75 कठा	0 हे	6	दाखिल खासिज केस न 170(II)2000-	2 /

Somya Kumar

A. Shree Kumar

अनुभव का नाम **अशोक**
 नाम रखात मय बलियतत जमावकी **924**
 नाम सकल । नाम मौजा मय **025118**
 धाना वो धाना नम्बर **मजुलर** वो सकुलत मम्बर। 41 **6088587**

फरद मालकी / फरद रेयती

खाता नुम्बरा **12** अथवा संख्या **काट 992 257 2**

अथवा नम्बरी **2** तफसील नुम्बरी **2**

अथवा नम्बरी **2** तफसील नुम्बरी **2**

अथवा नम्बरी **2** तफसील नुम्बरी **2**

जोत का सालाना माग मय तफसील (बकाया वो हाल) मौजूदा साल का।

माग बाबत गुजारी सेस *मूद	सालाना	बकाया			हाल
		तीन वर्ष से ज्यादा	3रा वर्ष	2रा वर्ष	
2000	1000	1000	1000	1000	1000
0500	1000	1000	1000	1000	1000
1000	1000	1000	1000	1000	1000
0400	1000	1000	1000	1000	1000
9900	1000	1000	1000	1000	1000

अदायकारी बाबत गुजारी सेस *मूद	तीन वर्ष से ज्यादा	बकाया			मोतालबा	फालित
		3रा वर्ष	2रा वर्ष	1वा वर्ष		
1000	1000	1000	1000	1000	1000	
500	1000	1000	1000	1000	1000	
200	1000	1000	1000	1000	1000	
500	1000	1000	1000	1000	1000	
200	1000	1000	1000	1000	1000	
9900	1000	1000	1000	1000	1000	

(1) मीजान कल (तफसील म) **2940**
 (2) नाम देहियत **अशोक**
 (3) कुल बकाया **2940**

दस्तावेज वो गारणिय अमला **अशोक**

Andrade Kumar

Singh Kumar

GOVERNMENT

अंचल अधिकारी का कार्यालय, धनबाद

दाखिल कारिद नं० संख्या 3065 (11) / 2005-06

आदेश फलक

पदाधिकारी का आदेश तथा हस्ताक्षर

अभिप्रेक्ति

१/2007

आवेदक / अधीनकारी श्री / श्रीमती
प्रति पदवि
विश्रा. धनबाद ने नामांतरण के लिये आवेदन किया है। आवेदक के अनुसार आवेदक / अधीनकारी ने मौजा नं०
..... रकबा
दलील सं० दिनांक के द्वारा श्री श्रीमती
..... हे श्राव किया है।
मूल आवेदन एवं हरेका क्रमबारी की जोर हेतु, इस बीच आम हलैतेहार निर्गत करें। अधिलेख दिनांक को उपरिवाहित करें।
धनबाद।

अंचल अधिकारी
धनबाद।

१/2007

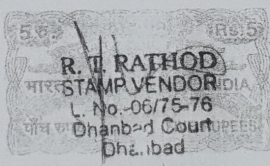
अधिलेख उपाध्यायित किया गया / आम हलैतेहार का तामिसना प्राप्त है। किसी व्यक्ति ने आर्दात्त नहीं किया है। हलैतेहार क्रमबारी अंचल निरीक्षक का जॉब प्रतिवेदन प्राप्त है, बिचके अनुषंगरत

- १) सूचि दैयतो खाते को है।
- २) जमाबंदी सं० में / बिचके का के नाम से जमान रसीद कट रही है।
- ३) आवेदक निर्वाचित दलील द्वारा सूचि प्राप्त कर अंशगत जमीन पर हलैत कब्जा में है।
- ४) निरवान उतनवार / बन्दकसा निवेदन कार्यालय से किया गया है। जमा अंशगत मुदाक की खाति कोषाधार से जमा कर दलील को वेंच कर लिखा गया है।
- ५) धनबाद सूचि नंबर आचार. अधिवारी खाता, धूरात, वन सूचि तथा बी० सी० सो. एल० के खेत से बाहर है।

अतः हलैतेहार क्रमबारी अंचल निरीक्षक के जॉब प्रतिवेदन तथा अनुशास के आधारे पर आर्दात्त सूचि का दाखिल-खातिज आवेदन को किया जाता है। तदनुसार गुंडावत निर्गत करें एवं हलैतेहार क्रमबारी से एक संयोज में अनुपालन प्रतिवेदन मार्गी।

देखीयत इस संकायित
अंचल अधिकारी
धनबाद।

(Signature)
अंचल अधिकारी
धनबाद।



मेरे द्वारा फोटो करी
किया गया
पतिलिखि / लेख

भिलान किया

२८/10/2021
दुलना किशिक

अध्यापकित सब्दी पतिलिखि

प्रधान सहायक
जिला अधिलेखागार
दिना 76 एन / 1872 धनबाद

(Signature)

(Signature)

①

पत्रकार

पत्रकार

पत्रकार

(11)

पत्रकार

रा. शा. क्र. 3065 (11.05.09)

सामग्री

॥

पत्रांक 12, सा. क्र. 442
पत्रांक 2, सा. क्र. 2.00
पत्रांक 1, सा. क्र. 1.00

पत्रांक 13, सा. क्र. 1.00

पत्रांक 1, सा. क्र. 1.00

इसका रूपांतर
रामल प्रभरा शिवा
सा. क्र. 12, सा. क्र. 1.00
नया रूपांतर
श्री प्रकाश कुमार शिवा
श्री. ए. ए. सिंह सा. क्र. 1.00
अभिप्रेत प्रवृत्ति, पत्रकार
श्री. ए. ए. सिंह सा. क्र. 1.00
श्री. ए. ए. सिंह सा. क्र. 1.00

Arshad Kumar
Gopal Kumar



मेरे द्वारा फोटो कीपी
किया गया

(H)
28/10/21
प्रतिलिपिक/टैक

मिलान किया
श्री. श्री. श्री. श्री.
28/10/2021
तुलना लिपिक

अभिप्रमाणित सच्ची प्रतिलिपि
28-10-2021
प्रधान सहायक
जिला अभिलेखागार
नियम 76 एक्ट 1972

DHANBAD MUNICIPAL CORPORATION

शहराखण्ड नगरपालिका अधिनियम-2011 की धारा 152 (3) के अन्तर्गत स्वनिर्धारित किये गये संस्मृती कर की सूचना।

Memo No.: 173637061021052235

Date : 06-10-2021

प्रज्ञाती : प्रथम तिमाही 2016-2017

श्रीमती/श्री Ashok Kumar S/O Jawahar Prasad Yadav,

रहला SABALPUR DHANBAD DHANBAD

DHANBAD , 826001

3187751

रहद द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं. - 022000409000M0 वाई सं. 22 हुआ है, आपके स्व. निर्धारण घोषणा पत्र के धारा पर वार्षिक किराया मूल्य 0/- रु. निर्धारित किया गया है।

यदि अनुसर प्रति तिमाही कर निम्न प्रकार होगा

क्रम सं.	स्व-निर्धारित कर की सूचना	Particulars	Amount (In Rs.)
1.	गृह कर		50.00
2.	जल कर		0.00
3.	शौचालय कर		0.00
4.	बिजली कर		0.00
5.	अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण)		0.00
कुल राशि (प्रति तिमाही)			50.00

To be signed by the Applicant



नोट:-

1. कर निर्धारण की सूची- DHANBAD MUNICIPAL CORPORATION Website, suda.jharkhand.gov.in पर प्रदर्शित है।
2. नियमावली कोडिका 11.4 के आलाक में वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पत्ति कर का 50% होगा।
3. प्रत्येक वित्तीय वर्ष में सम्पत्ति कर का भुगतान त्रैमासिक देय होगा।
4. यदि किसी वर्ष के लिए सम्पूर्ण धूलि कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियायत दी जायेगी।
5. किसी देय धूलि के निरीक्षण समयावधि (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं चुकाया जाता है, तो 1% प्रतिमाह की दर से साधारण ब्याज देय होगा।
6. यह कर निर्धारण आपके स्व-निर्धारण एवं की गई घोषणा के आधार पर की जा रही है इस स्व-निर्धारण सह-घोषणा पत्र की स्वीकृत जांच तथा समर्थन प्राप्त करा सकते हैं एवं तब्य जालत धारा जाले पर नियमावली कडीका 113.2 के अनुसार निर्धारित वास्तु (File) पर अंतर राशि देय होगा।
7. DHANBAD MUNICIPAL CORPORATION द्वारा संलग्न इस सम्पत्ति कर फल हमसती/कावे को कोई कानूनी हस्तियत प्रदान नहीं करता है और/या न ही अपने साक्षि दलनकर को कोई कानूनी अधिकार प्रदान करता है।
8. अगर आपके नये होस्टिंग नंओ का आखिरी अंक 5/6/7/8 है तो यह विशिष्ट संरचनाओं की श्रेणी के अन्तर्गत माना जायेगा।

NOTE : This is a Computer generated receipt. This receipt does not require physical signature.

Ashok Kumar

Singh Kumar

Income Tax Department Level PAN Query

Enter Pan No :	<input type="text"/>	<input type="button" value="Submit"/>
PAN Allotted Date	02/02/2021	
PAN No.	KJOPK1222B	
Applicant First Name	PANKAJ	
Applicant MiddleName		
Applicant SurName	KUMAR	
Father's First Name	BIRENDRA	
Father's MiddleName	KUMAR	
Father's SurName	SINGH	
Gender	Male	
Applicant Category	Individual Applicant	
Area Code	PTN	Range Code 60
AO Code	1	AO Type W

Designed & Developed by : UTITSL

Ashok Kumar

You will be logged out after



सम्राज्य



आधार

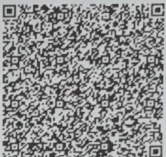
भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नमूनांक नं./ Enrolment No.: 1524/17511/40960

To
श्री अशोक कुमार
Ashok Kumar
S/O Jawahar Prasad Yadav
BEHIND ARBOY SUNCET GSUA HIGH SCHOOL, HIRAPUR
Dhanbad
Dhanbad Jharkhand - 826001
9431187751

Signature/valid
Date of Birth: 29/07/1970
Sex: MALE



आधार आधार क्रमांक / Your Aadhaar No. :

7465 0631 2475
VID : 9141 0152 6167 8792

श्री अशोक कुमार, श्री अशोक कुमार



भारत सरकार
Government of India



Issue Date: 08/01/2012



श्री अशोक कुमार
Ashok Kumar
S/O Jawahar Prasad Yadav
BEHIND ARBOY SUNCET GSUA
Dhanbad
Dhanbad Jharkhand - 826001

7465 0631 2475

VID : 9141 0152 6167 8792

श्री अशोक कुमार, श्री अशोक कुमार



AADHAAR

सूचना

- आधार पहचान का प्रमाण है नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑनलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रतिकाव्यंजक है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना औरतन बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID शामिल करें।
- आधार को अपने स्मार्ट फोन पर स्टैंड, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Download Date: 11/11/2021

श्री अशोक कुमार, श्री अशोक कुमार
S/O Ashok Kumar, S/O Ashok Kumar
BEHIND ARBOY SUNCET GSUA
Dhanbad, Dhanbad
Jharkhand - 826001



7465 0631 2475

VID : 9141 0152 6167 8792



1987

भारत सरकार

Government of India

www.aadhaar.gov.in

www.aadhaar.gov.in

Ashok Kumar

G.F. Late Rajmurothi Pd Yadav.

MNO - 9431187751

श्री अशोक कुमार
INCOME TAX DEPARTMENT

श्री अशोक कुमार
GOVT. OF INDIA

ASHOK KUMAR
JAWAHAR PRASAD YADAV
29/07/1970
Permanent/Account Number
AMGPK1151J



अशोक कुमार
Signature

Ashok Kumar

भारत सरकार
Government of India

संरत कुमार
Sanjay Kumar
कन तिथि/DOB: 09/08/1970
पल / MALE

9119 0413 8284

मेरा आधार, मेरी पहचान




भारत सरकार
Unique Identification Authority of India

पता:
S/O सोनेवर यदव, प्लॉट नं. स्कूल
रीर हिलीपारा हिरापुर, धरनार,
धरनार,
भारत - 828001

Address:
S/O Baleshiwar Yadav, H.E
SCHOOL ROAD VILL PARGA,
HIRAPUR, Dhanshal, Dhanbad,
Jharkhand - 828001

9119 0413 8284

भारत सरकार
www.uidai.gov.in

Sanjay Kumar
9131169237
GF - Late Turi yadav.

W/12182



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



E-Aadhaar Letter

नामांकन क्रमांक/Enrolment No.: 1149/5005/112182

सूचना

Bljay Kumar (विजय कुमार)

S/O: Baleshwar Yadav, H E School Road, Vaidpara,
Hirapur, Dhanbad, Dhanbad,
Jharkhand - 826001

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

INFORMATION

आपका आधार क्रमांक/ Your Aadhaar No.:

2416 9354 5104

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



आधार-आम आदमी का अधिकार



1847
1890 300 1847

1847
www.uidai.gov.in

Signature valid
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
Date: 2015 12 28 12:30:03 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 सहायित्व होगी।

- Aadhaar is valid throughout the country.
- You need to enroll only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



विजय कुमार
Bljay Kumar
जन्म तिथि/DOB: 01/02/1973
पुरुष / MALE



पता:
S/O: बालेश्वर यादव, एच ई स्कूल रोड, सिस्तीपाड़ा, हिरापुर, धनबाद, धनबाद, झारखण्ड - 826001
Address:
S/O Baleshwar Yadav, H E School Road, Vaidpara, Hirapur, Dhanbad, Jharkhand - 826001

2416 9354 5104

2416 9354 5104

आधार-आम आदमी का अधिकार

Aadhaar-Aam Admi ka Adhikar

MNO- 94313 21110

Business

Transaction Successful! Please Note Your Transaction Id

Name	SanjayKumar
Token No / Depositor ID	20210000118228
Amount	32707
Transaction ID	dbee8cb63059530810df 2108322134
GRN	1000216202111205886
CIN	2021-11-12 13:17:24
Time	



कोरोना को हटाना है साफ़ को आना है

दो नज़ की दूरी भास्क है जरूरी

Transaction Success! Please Note Your Transaction Id.

Name	SanjayKumar
Token No / Depositor ID	20210000118228
Amount	90
Transaction ID	17b8c5a066ca0ee610d0
GRN	2108323078
CIN	10002162021111206640
Time	2021-11-12 13:44:42





Document Registration Summary 1

Date :-12-Nov-2021

- Government/Market Value: ₹1061100/-
- Transaction Amount: ₹1061100 /-
- Paid Stamp Duty: ₹42460 /-

Receipt : 557652

Receipt Date : 12-11-2021

Presenter Name: ASHOK KUMAR

On Date 12-11-2021 Presented at SRO - Dhanbad
Signature of Presenter

PR ₹1
SP ₹960
LL ₹3
A1 ₹31833
Stamp Duty ₹42460

SRO - Dhanbad


Ashok Kumar


Total ₹75257

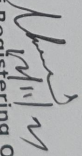
Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	42444	42460	-16	GRAS	SanjayKumar	<ul style="list-style-type: none">• GRN Number : 2108322026• DEPT Transaction Id : 6255aad1b16ff2b5efc6• Transaction Type :	42460
PR	1	1	0	GRAS	SanjayKumar	<ul style="list-style-type: none">• GRN Number : 2108322134• DEPT Transaction Id : d8ee8cb63059530810df• Transaction Type :	1
SP	960	960	0	GRAS	SanjayKumar	<ul style="list-style-type: none">• GRN Number : 2108322134• DEPT Transaction Id : d8ee8cb63059530810df• Transaction Type :	960
A1	31833	31833	0	GRAS	SanjayKumar	<ul style="list-style-type: none">• GRN Number : 2108322134• DEPT Transaction Id : d8ee8cb63059530810df• Transaction Type :	31746

				GRAS	SanjayKumar	<ul style="list-style-type: none"> • GRN Number : 2108323078 • DEPT Transaction Id : 17b8c5a066ca0e610d0 • Transaction Type : 	87
LL	3	3	0	GRAS	SanjayKumar	<ul style="list-style-type: none"> • GRN Number : 2108323078 • DEPT Transaction Id : 17b8c5a066ca0e610d0 • Transaction Type : 	3
Sub Total	75241	75257	-16				

Article : Sale Deed Number of Pages : 64

Signature of Operator 

Signature of Head Clerk 

Signature of Registering Officer 



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Dhanbad

District Name :- Dhanbad

State Name :- Jharkhand

Deed Endorsement

Token No :- 20210000118228

Deed Type	Sale Deed
Number of Pages	64
Fee Details	Stamp Duty :- Rs. 42444, PR :- Rs. 1, SP :- Rs. 960, A1 :- Rs. 31833, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.1061082/-, Transaction Amount :- Rs.1061100/-
Property Details	District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Sabalpur Location :- Other Road, Sabalpur Ward No 23 Property Boundaries :- East 25 FEET WIDE ROAD , West: SANJAY KUMAR,, South: SANTOSH YADAV/ AND MAKSUD, North: RAJU MAHATO. Volume Number - 1Page Number - 877Khata Number - 123Pilot Number - 326Holding Number - 0220004009000MOSAF Number - SAF408416051021041050 Area Of Land :- 3.30 Decimal

Sh./Smt.**ASHOK KUMAR s/o/d/o/w/o JAWAHAR YADAV** has presented the document for registration in this office



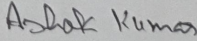


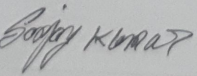
today dated :- **12-Nov-2021 Day :- Friday Time :- 14:20:27 PM**



ASHOK KUMAR (Power Of Attorney)

Party Name	Document Type	Document Number
ASHOK KUMAR	PAN/UID	AMGPK1151J



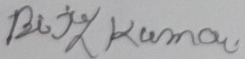
Sl.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	PANKAJ KUMAR THROUGH,Jharkhand PAN No.: KJOPK1222B	No	Address:-	ASHOK KUMAR	SELLER Age:51		,Jharkhand PAN No.: AMGPK1151J

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	SANJAY KUMAR Address1 - H. E SCHOOL ROAD BHIISTI PARA HIRAPUR, P.S. AND DIST.- DHANBAD., Address2 - ... Jharkhand PAN No.: AIWPK0330K, Permission Case No.-	Yes	Ashok Kumar Address:- ... BEHIND ABHOY SUNDRI GIRLA HIGH SCHOOL, HIRAPUR, Dhanbad., Dhanbad, 826001,, Jharkhand, India		PURCHASER Age:51			
1	BUJAY KUMAR S/o-D/o LATE BALESHWAR YADAV Address1 - BHIISTI PARA HIRAPUR, DHANBAD., Address2 - ... Jharkhand PAN No.:		Sanjay Kumar Address:- ... H.E SCHOOL ROAD VISTIPARA HIRAPUR, Dhanbad., Dhanbad, 826001,, Jharkhand, India		PURCHASER Age:51			

Identification:

Witness:
 I/we individually/Collectively recognize the Seller(s) and Buyer(s)

Buyer's Name

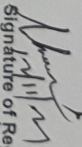
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	BUJAY KUMAR Address1 - BHIISTI PARA HIRAPUR, DHANBAD., Address2 - ... Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Signature & Thumb Impression are affixed in my presence.

Above mentioned, (**ASHOK KUMAR**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**BIJAY KUMAR**) Son/Daughter/Wife of (**LATE BALESHWAR YADAV**) resident of (**BHISTI PARA HIRAPUR, PHANBAD**) and by occupation (**Business**).


Signature of Registering Officer

Seal and Signature of Registering Officer



Date:- 12-Nov-2021

Other Description of the Property	Pin Code - 828127
Government/Market Value	1061082
Transaction Amount	1061100

SELLER	-Mr. PANKAJ KUMAR THROUGH, Address - KACHHI BALIHARI, P.S - PUTKI, DHANBAD - Father/Husband Name BIRENDRA PRASAD SINGH , PAN No. -*****222B, Permission Case No. - Aadhaar No.
	-Mr. ASHOK KUMAR , Address - BHISTI PARA HIRAPUR, P.S. AND DIST.- DHANBAD -. Father/Husband Name JAWAHAR YADAV , PAN No. -*****15J, Permission Case No. - , Aadhaar No. *****2475
PURCHASER	-Mr. SANJAY KUMAR, Address - H. E. SCHOOL ROAD BHISTI PARA HIRAPUR, P.S. AND DIST.- DHANBAD.- Father/Husband Name LATE BALESHWAR YADAV , PAN No.-*****330K, Permission Case No.- , Aadhaar No. -*****8264

Witness Information	Mr. BIJAY KUMAR , Address - BHISTI PARA HIRAPUR, DHANBAD.-, Father/Husband Name-LATE BALESHWAR YADAV
---------------------	---

Identifier Details	Mr. BIJAY KUMAR , Address - BHISTI PARA HIRAPUR, DHANBAD.-, Father/Husband Name-LATE BALESHWAR YADAV
--------------------	---

Fee Rule:Sale Deed		42,444
1	Stamp Duty	

1	SP	960
Total		960
Fee Rule:Sale Deed		
1	A1	31,833
2	LL	3
3	PR	1
Total		31,837

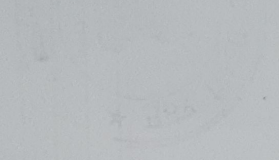
All the entries made, have been verified by me and are found same as the entries of the document presented.

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

[Signature]
Deed Writer / Advocate

[Signature]
Vendee / Claimant

[Signature]
Vendor / Executant





Pre Registration Docket

Date :- 12-11-2021 11:20 am

Office Name :- SRO - Dhanbad
Token No:- 20210000118228

Appointment :- 12-Nov-2021 Time:- 15:54

Article	Sale Deed
Pre Registration Date	12-Nov-2021
No. Of Pages	32
Stamp Duty	42444
Paid Stamp Duty	0
Total Fees	₹ 32,797.

Property Id : **618164**

Valuation No. : 833369 / 2021 :- 2021-2022 | User Id : 3234 | Date : 12-November-2021 11:27:AM

State : Jharkhand | District : Dhanbad | Tahsil : Dhanbad

Land Type : Urban | Corporation : Sabalpur | Village/City : Sabalpur

Sabalpur Word No 23 - Other Road

Volume Number - 1

Page Number - 877

Khata Number - 123

Plot Number - 326

Holding Number - 0220004009000M0

SAF Number - SAF408416051021041050

Valuation Rule : Residential Land

Property Details

1 Land area 3.30 Decimal

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 3.3 x 321540=1061082	₹10,61,082/-
A	Total		₹10,61,082/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹10,61,100/-

Total Amount in Words : Ten Lakhs Sixty One Thousands One Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: 25 FEET WIDE ROAD,, West: SANJAY KUMAR,, South: SANTOSH YADAV AND MAKSUD,, North: RAJU MAHATO.
Area	Land area : 3.30 Decimal

Token No.: 20210000118228

CERTIFICATE

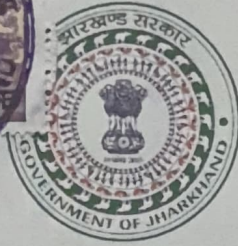
Office of the SRO - Dhanbad

This **Sale Deed** was presented before the registering officer on date **12-Nov-2021** by **ASHOK KUMAR**, S/O, D/O, W/O **JAWAHAR YADAV** resident of BHISTIPARA HIRAPUR, P.S. AND DIST.- DHANBAD. ..
This deed was registered as Document No:- **2021/DHAN/6268/BK1/5766** in Book No :- **BK1**, Volume No :-
695 from Page No :- 419 to 482 at, office of **SRO - Dhanbad**

Date:- **12-Nov-2021**



Registering Officer



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 18919b37158324081315

Receipt Date : 20-Sep-2021 12:29:54 pm

Receipt Amount : 50/-

Amount In Words : Fifty Rupees Only

Document Type : Agreement or Memorandum of an Agreement

District Name : Dhanbad

Stamp Duty Paid By : VAISHNAVI CONSTRUCTIONS

Purpose of stamp duty paid : DEVELOPMENT AGREEMENT

First Party Name : VAISHNAVI CONSTRUCTIONS

Second Party Name : AS APPLICABLE

GRN Number : 2107581063


**NOTARY
DHANBAD**

Sl. No. 65 Dt. 02 FEB 2022

- This stamp paper can be verified in the jharnibandhan site through receipt number :-

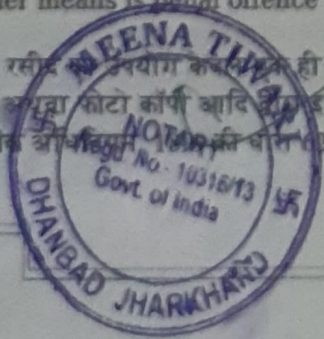
सतीश कुमार
Satiash Kumar

Vaishnavi Constructions	Vaishnavi Construction
① Udit Narayan Mishra Partner	③ Vishu Kumar Partner
Vaishnavi Construction	Vaishnavi Constructions
② Shyam Sunder Mishra Partner	④ Pradeep Kumar Mondal Partner



This Receipt is to be used as proof of payment of stamp duty only for one document. The use of the same receipt as proof of payment of stamp duty in another document through reprint, photo copy or other means is penal offence under section-62 of Indian Stamp Act, 1899

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।



सविता

Ranesh Kumar

Vaishnavi Constructions
Udit Narayan Mishra

Partner

Vaishnavi Constructions
Shyam Sunder Mishra

Partner

Vaishnavi Constructions

Vishal Kumar

Partner

Vaishnavi Constructions

Pradeep Kumar Mandal
Partner

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made at DHANBAD on this the ____ day of the month September and year 2021.

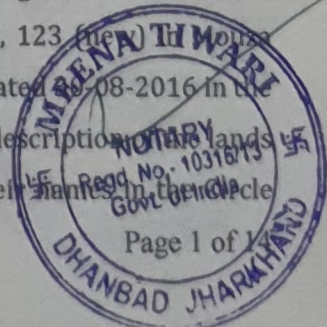
BY AND BETWEEN

1. **SRI SANTOSH KUMAR** [UID NO.5220 0358 2915] son of Sri Sukar Gope by faith Hindu, by caste Yadav, by occupation Business, resident of Sahayogi Nagar, Sector-2, Saraidhela, P.S. Saraidhela District Dhanbad 2. **SRI SHABIHA BEGAM** [UID NO.2905 7197 4999] wife of Maksud Alam by faith Muslim, by caste Momin, by occupation Business, resident of Visti Para, H.E. School Road, Hirapur P.O. Dhanbad P.S. Dhanbad Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) called and referred to as **LAND OWNERS** which expression shall unless excluded by or repugnant to the subject or context be deemed to include their heirs, executors, administrators, representatives and assigns of the **ONE PART**. [Indian Citizen]

AND

M/S VAISHNAVI CONSTRUCTIONS, [PAN-_____] a partnership firm having its office at Mishra Niwas, Manohar Nagar, Sugiadih P.O. & P.S. Saraidhela District Dhanbad represented by its partners 1. **SRI UDIT NARAYAN MISHRA** [Aadhaar No.7653 8631 8623] son of Late Manohar Mishra 2. **SRI SHYAM SUNDAR MISHRA** [Aadhaar No. 3365 7799 5228] son of Late Rajendra Mishra both by faith Hindu, by caste Brahmin, by occupation Business, resident of Mishra Niwas, Sugiadih P.O. & P.S. Saraidhela, District Dhanbad (Jharkhand) 3. **SRI VISHAL KUMAR**, [Aadhaar No.368220818278] son of Sri SHYAM LAL YADAV by faith Hindu, by caste Yadav, by occupation Business, resident of H. NO. 95D, Gandhi Nagar, P.S. Dhansar, District Dhanbad (Jharkhand) 4. **SRI PRADEEP KUMAR MANDAL** [Aadhaar No.3400 9318 0980] son of **BHUBAN MANDAL** by faith Hindu, by caste Mandal, by occupation business, resident of dhaiya basti, P.O. I.S.M P.S. Dhanbad District Dhanbad (Jharkhand) hereinafter called and referred to as the **DEVELOPER** which expression shall mean and include his successors, legal heirs and permitted assigns of the **OTHER PART**.

WHEREAS the owners have absolutely signed and possessed the piece of land measuring of an area 6 Kathas i.e. 9.90 Decimals of lands in Plot No.442(old), 325(new) bearing Khata No.12 (old), 123 (new) Sabalpur Mouza No.11 by diverse act of possession, acquired vide Sale Deed No.5122 dated 08-08-2016 in the name of the landowners registered at Dhanbad District Sub Registry Office, the detail description of lands are given below in the Schedule 'A' of this agreement and thereafter got mutated their names in the circle



श्रीधर/दीप

Ranesh Kumar

- 2 -

Vaishnavi Constructions
Udit Narayan Mishra
Partner

Vaishnavi Constructions
Shyam Sunder Mishra
Partner

Vaishnavi Constructions
Vishal Kumar
Partner

Vaishnavi Constructions
Pradeep Kumar Mandi
Partner

Office, Dhanbad and regularly paid rents under Thoka No. _____ [vide Mutation Case No. _____].

AND WHEREAS the Developer has requested the land owners to allow him to develop the said property and on the negotiation made between the parties hereto the land owners have agreed to the proposal and to authorise the developers to develop the Schedule 'A' below mentioned lands for constructing a new multistoried building on the ownership basis.

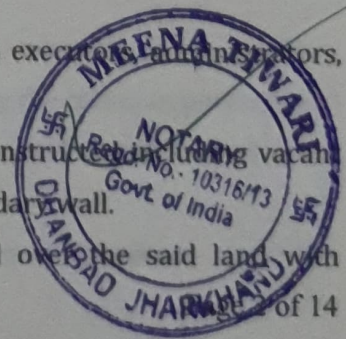
AND WHEREAS the Developer is satisfied about the right, title, interest and possession of the land owners on and over the schedule mentioned lands and the technical feasibility of the construction of the proposed new building on the ownership Flats/Units/office space and shop and all other related matter.

AND WHEREAS the developers indemnified that the plans, designs, drawings and elevations of the said intended building and specification of the works to be done and of the materials to be provided in and for the erection of the said building shall be prepared by an architect and to be sanctioned by the Authority/Authorities concerned and approved by the parties herein.

AND WHEREAS it has been settled between the parties that the Land owners shall be allocated a 37% share and the developer shall be allotted rest 63% share of the proposed building.

NOW THIS DEED WITNESSETH AND IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. DEFINITION: Unless there is anything repugnant to the subject or context the following terms will have the meaning assigned to them:-
 - (a) OWNERS/LANDOWNERS shall mean the land owners and their heirs, executors, administrators, legal representatives and/or assigns.
 - (b) DEVELOPER shall mean M/S VAISHNAVI CONSTRUCTIONS and its executors, administrators, legal representatives and /or assigns.
 - (c) LAND shall mean the space on which proposed building to be constructed including vacant space to be left around each building and enclosed by existing boundary wall.
 - (d) BUILDING shall mean the building proposed to be constructed over the said land with



शबलेश्वरी

Ranjitosh Kumar

- 3 -

Vaishnavi Constructions

Udit Narayan Mishra

Partner

Vaishnavi Constructions

Shyam Sunder Mishra

Partner

Vaishnavi Constructions

Vishal Kumar

Partner

Vaishnavi Constructions

Pradeep Kumar Mandal

Partner

sanctioned plan of M.A.D.A./Dhanbad Municipal Corporation.

- (e) SALEABLE SPACE shall mean the space in the building available for independent use and occupation inclusive of proportionate share of the space required after making due provisions for common facilities and the space required thereof.
- (f) ARCHITECT shall mean such Architect or Architects may appointed from time to time for the project at the said building.
- (g) BUILDING PLAN shall mean a plan prepared by Architect appointed by the Land owner for the construction of the building on the said property with the approval of the builder/developer and sanctioned by the Mineral Area Development Authority (M.A.D.A./Dhanbad Municipal Corporation) and/or other authorities with their own cost and responsibilities
- (h) OWNER'S ALLOCATION shall mean the 37% share of the constructed area and parking spaces in the proposed building which is to be allotted to the owners in accordance with the terms and conditions of these presents including the proportionate share in the common facilities and amenities and as described in the Schedule 'B' hereunder.
- (i) DEVELOPER'S ALLOCATION shall mean the remaining portion of the building i.e. 63% share (i.e. partner Nos.1, 2, 3, 4 is entitled for 25% each in the said firm) of the constructed area and parking spaces after the allocation i.e. 37% of the constructed area to the owners including the proportionate share in the common facilities and amenities of the proposed building on the said property.
- (j) COMMON FACILITIES AND AMENITIES shall include corridors, hallways, passage ways, drive ways, common lavatories, pump room, tube wells, underground water reservoir, overhead water tank, water pump, motors, generators and other facilities, which may mutually agreed upon between the parties and required for the establishment, location enjoyment, provisions, maintenance and management of the building including the roof and terrace of the said building as described in the Schedule 'B' hereunder.
- (k) COMMON EXPENSES AND SERVICE CHARGES after the hand over of the flats to the purchasers shall mean and include
- (i) All costs of maintenance, operating replacing, repairing, white washing, painting, decorating, re-decorating, rebuilding, reconstructing, lighting the common portions and common areas in the proposed building including the outer walls as described in the Schedule 'C' hereunder.
- (ii) The salaries of all persons employed for the common purposes including



सविदाबलिम

Ranish Kumar

- 4 -

Vaishnavi Constructions

Udit Nazam Mishra

Partner

Vaishnavi Constructions

Shyam Sunder Mishra

Partner

Vaishnavi Constructions

Vishal Kumar

Partner

Vaishnavi Constructions

Pradeep Kumar Mondal

Partner

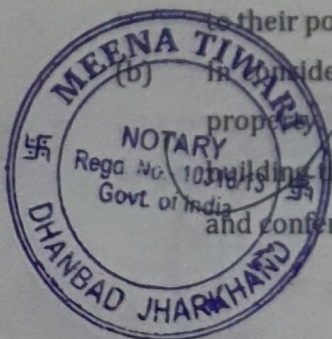
watchman/darwan, security personnel, liftman, sweepers, plumbers, electricians etc.

- (iii) Insurance premium for insuring the proposed building, if any.
- (iv) All charges and deposits for supplies of common utilities to the co-owners in common.
- (v) Municipal tax, water tax and other levies in respect of the premises and the proposed building save those separately assessed on the purchaser(s).
- (vi) That cost of formation and operation of the association (if any) for the maintenance and management of the premises, the proposed building and the common portion thereof.
- (vii) Cost of running, maintenance, repairs and replacement of lift, transformer (if any) generator, pump and other common installation including their licence fee, taxes and other levies (if any).
- (viii) Electricity charges for the electrical energy consumed for the operation of the common services.
- (ix) All litigations expenses incurred for the common purpose and relating to the common use and enjoyment of the common portions.
- (x) All other expenses, taxes, rates and other levies etc. as are deemed by the developer to be necessary or incidental or liable to be paid by the co-owners in common including such amount as be fixed for creating a fund for replacement, renovation, painting and / or periodic repairing of the common portions.

2. CONSIDERATION MONEY

- (a) The developer shall paid to the owners a sum of Rs.100000/- (Rupees One Lakh) only at the time of signing of this agreement and handed over vacant possession of the said schedule mentioned land to the developer the owner shall issue receipt of the same after receiving the payment. The amount paid to the land owners shall be refundable after completion and delivery of the land owner's portion by the developer without any interest and if by any reason the land owners shall not refund back the aforesaid amount then it shall be adjusted in respect to their portion of flats & parking spaces allotted to them.

(b) In consideration of the owners having entrusted giving licence to the developer to enter the property to demolish the existing structures and to develop and construct multi storied building therein having dwelling units and/or ownership Flats, office & shops on his own cost and conferring on him the rights, power, privileges and benefits mentioned herein.



सर्वोद्वेग

Rajesh Kumar

- 5 -

Vaishnavi Constructions

Udit Narayan Mishra

Partner

Vaishnavi Constructions

Shyam Sunder Mishra

Partner

Vaishnavi Constructions

Vishal Kumar

Partner

Vaishnavi Constructions

Pradeep Kumar Mandal

Partner

(c) On completion of construction of the said building the owners shall become entitled to exclusive use and occupation of the saleable area comprised in the owners portion of the said building and the developer shall put the owners in undisputed exclusive possession thereof.

3. DEVELOPER'S RIGHT:

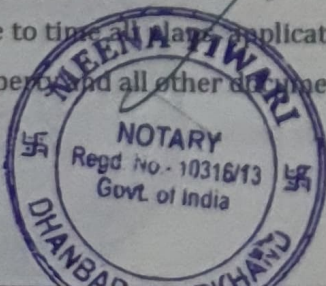
- (a) The developer shall be entitled to advertise in his own name about the said development of the property and proposed sale of the flats/units/commercial portion/premises in the proposed building to be constructed and put up advertisement board on the property, to remove the debris and rubbish on demolition of old existing structures and to dispose of the same on his own cost.
- (b) The developer shall be entitled to enter into any agreement with any building contractor, architect, appoint agents but not to assign the benefit of this contract for the purpose of development of the said property in his own name and costs, risks and expenses.
- (c) After payment of installments due respects of consideration money the developer shall be entitled to all of flats or rights in the buildings and structures to be constructed so far as they relates to developers allocations and to enter into any package deal and arrangement in relation thereto.

4. POWER OF ATTORNEY:

The owners shall at the cost of and request of the developer within fortnight after execution of this agreement execute a registered General Power of Attorney in favour of the developer giving him all necessary powers required to carry out the work of development and for completion of the project work and to execute and sign, deed(s) documents in favour of the proposed purchasers of the Flats to the extent of the developers allocation in the said building which is one of essence of these contract. That the owners shall not revoke or cancel the said General Power of Attorney, until and unless there is any breach of contract.

5. OWNERS TO EXECUTE DOCUMENTS:

The owner shall at the request and costs, expenses and charges of the developers, assign, execute from time to time all applications for layouts, construction of the building and structures on the said property and all other documents that might be necessary for giving proper effect of these presents.



शबरी बजाज

Ramtesh Kumar

- 6 -

Vaishnavi Constructions

Udit Narayam Mishra

Partner

Vaishnavi Constructions

Satyam Sunder Mishra

Partner

Vaishnavi Constructions

Vishal Kumar

Partner

Vaishnavi Constructions

Pradeep Kumar Mandal

Partner

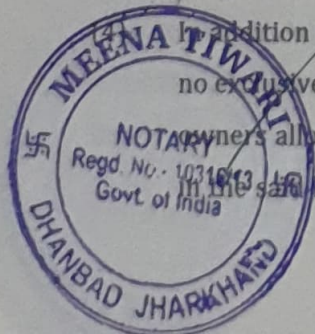
6. TIME IS ESSENCE OF CONTRACT:

The developer covenants and agreed to complete the development and construction of the building with all amenities therein and thereon within **03 (THREE)** years from the date of sanction of plan from competent authority DMC/MADA with a grace of 6 (Six) months period subject to force major reasons and/or other reasons beyond the control of the developers in which event the time to complete the construction of the said building shall reasonably stand extended from time to time. Time is an essence of contract. Developer covenants agree and undertake to complete the multi storied building within **Three** years from the date of sanction of plan from MADA/Dhanbad Municipal Corporation. Besides the same, maximum of 6 (Six) months grace period shall be allowed as extension period for unforeseen circumstances and situation which are not within the control of the developer.

7. OWNERS ALLOCATION:

- (1) The portion of the building which is to be allocated to the owner as part of owners share i.e. 37% super built up area out of the total constructed area in the said building for residential purpose with all amenities and the car spaces in the basement area of the building as shall be allotted as mentioned here in above.
- (2) On obtaining completion certificate of the said building the developer shall give notice in writing to the owners when the owners would be at liberty to take possession on and from the date specified of the owners allocation in the said building, on receipt of the notice on and from the date mentioned in the notice for taking possession, the owners shall responsible to pay all taxes, services charges and other outgoings in respect of the common facilities in the said building proportionate to the owners allocation. Provided that any additional insurance premium costs or expenses by way of maintenance for any particular use of for any portion within the owners allocation shall be paid by the owners.
- (3) The owners shall be borne towards the cost, security deposits for installation of electric meter, transformer, generator, municipal water connection etc. in the said building to the extent of proportionate share of owner's allocation share.

In addition to the portion of the said building in the owners allocations the owners shall have no exclusive right, title and interest in respect of the roof of the said building irrespective of the owners allocation or developers allocation, provided that any occupier of any flat/unit/space in the said building shall have the right to visit the roof with technical hands and/or workers



सफ़ीदातु १५

Banish Kumar

- 7 -

Vaishnavi Constructions

Udit Narayan Mishra

Partner

Vaishnavi Constructions

Shyam Sunder Mishra

Partner

Vaishnavi Constructions

Vishay Kumar

Partner

Vaishnavi Constructions

Pradeep Kumar Mandal

Partner

for the purpose of inspection of the common overhead water tanks, installation of radio aerials, T.V. antenna, cables, dish antennas etc. repairs and replacement thereof. The roof of the proposed building shall remain with the Flat owners Association.

8. SCHEME FOR MANAGEMENT:

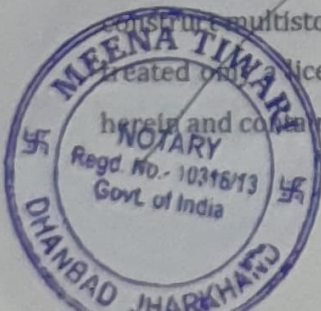
A scheme shall be framed by the parties herein for the management and administration of the said building, including the portion in common use and sharing the expenses of management, administration and maintenance of amenities in the said building including the use thereof and such scheme any rules and regulation framed under the scheme shall be binding on the occupiers of the said building, including in the owners allocation and in the developers allocation.

9. RESTRICTIONS AS TO USER OF THE BUILDING:

- (a) Any transfer of any portion of the said building out of the owners allocation or developers allocation shall be subject to the provisions contained herein and all occupier shall be bound by the provisions contained in any agreement, rules, regulations, byelaws and restrictions contained herein.
- (b) Neither the owner nor the developers nor any person occupying in portion of the said building whether in the owners allocation or in the developers allocation shall use or permit to be used his portion or space occupied by him or his agents for carrying on any illegal or immoral trade or activity or to do or allow anything to be done that might cause any nuisance or annoyance or hazard to anybody inside the building or outside the building or to store any inflammable or explosive materials, goods or products.

10. NOT TO DEALS:

It is declared and agreed these present shall not be treated as conveyance or demise or transfer of any right, title or interest in the said property to the developer excepting the right to develop and/or construct a multistoried building after demolishing of the existing structures and these presents shall be treated as licence in favour of the developer to do all acts, things and deeds expressly provided herein and contained in the Power of Attorney to be executed.



सबीएलबीएम
Eam tash.kumar

- 8 -

Vaishnavi Constructions
Vedat Narayan Mishra
Partner

Vaishnavi Constructions
Shyam Sunder Mishra

Partner

Vaishnavi Constructions
Vishal Kumar
Partner

Vaishnavi Constructions
Pradeep Kumar Mandal
Partner

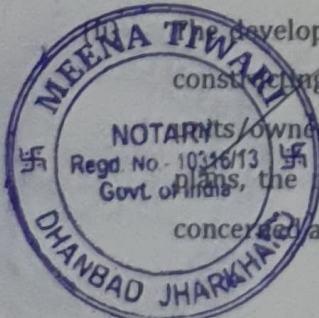
11. DEVELOPERS OBLIGATIONS:

- (i) The development of the said property by constructing building containing dwelling units/ownership flats/commercial space shall commence forthwith with all earnestness in accordance with the specification, plans, schemes and approvals of the competent authority, rules & regulations and byelaw of the authorities applicable at the cost, risks and responsibilities of the developer, the owner having no responsibility in respect thereof in any manner whatsoever saved as contained herewith.
- (ii) In constructing the buildings and providing dwelling units the developer shall install in the said building at his own costs pump operated deep tube well, water storage tank, overhead reservoirs, electrical installations, electric wirings, water pipes and other common facilities and amenities attended to dwelling units/ownership flats/ commercial space as required to be provided in such building unit for comfortable habitation.
All out of pocket costs, charges and legal expenses incidental to this development agreement including the stamp duty and registration charges of the conveyances shall be borne and paid by the developers or its nominee(s).
- (iii) The developer shall not remove/demolish or shift the existing boundary walls of the owners land on which the proposed multistoried building is to be constructed. No tress passing whatsoever will be allowed.
- (iv) The developer shall provide a rent free accommodation to the owner from the date on which the possession of the land is delivered to the developer and till the date the owners allocation is handed over to the owners.

12. LICENCE TO DEVELOP:

- (i) The owner hereby entrusts, handover and giving licence to developer to enter into the said property to demolish the existing structures, develop the property and construct multistoried buildings thereon containing dwelling units/ownership flats/commercial space with the best materials and in accordance with the plan and specification mentioned hereinafter.

The developer hereby agrees to develop and /or cause to be developed the said property by constructing one or more buildings with best materials containing in the building/dwelling units/ownership flats/commercial space in accordance with the specification of sanctioned plans, the rules and regulations in relations thereto with approval and/or sanction of the concerned authorities and at his own costs, expenses and arranging his own finance at his own



रिस्क और ज़िम्मेदारी।

Ramtesh Kumar

-9-

Vaishnavi Constructions

Udit Narayan Mishra
Partner

Vaishnavi Constructions
Shyam Sunder Mishra

Partner

Vaishnavi Constructions

Vishal Kumar
Partner

Vaishnavi Constructions

Pradeep Kumar Mambal
Partner

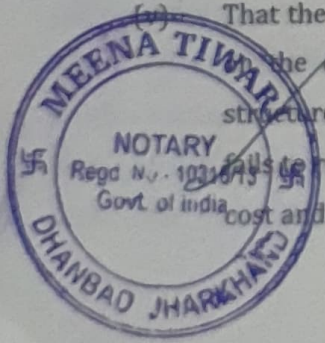
13. DELIVERY OF TITLE DEED:

The developer shall be entitled to inspect the title deeds, impression of the owner's and in future the owners shall remain bound to produce the said deeds before the competent authority as and when required and requested by the developer.

14. OWNER'S UNDERTAKINGS:

- (i) The owners declares that they have not agreed, committed to or contracted or entered into any agreement for sale or lease of the said property or any part thereof to any person other than the developer and that they had created any lien, charge, mortgage or encumbrances on the said property and that they would keep the said property free from encumbrances during the subsisting of these presents.
- (ii) The owners further declares that they have not done any acts, things, deeds or mater matter whereby or by reasons of the said building or/and property may be affected or prevented in any manner whatsoever and that they undertakes to remove any possible impediment to the implementation of these presents, if the same is within their power and control.
- (iii) The owners declare that they have not received and to be acknowledged govt. local authority, municipal authority or any other authority has not issued any notices effecting the said property or imposing any restrictions on the development of the said property in the manner proposed herein.
- (iv) The owner hereby undertaken, agrees and covenants, not to cause any interference by themselves or through others in the development of the property or in the construction of the new building on the said property by the developer or through its agents. Deed or act preventing the developer from disposing of selling, assigning or disposing of or transferring any portion of the developers allocation of the new building or to deal with the developers allocation in any manner whatsoever.

That the landowner shall deliver possession of the schedule mentioned land to the developer on the date of registration of development agreement and shall remove all the existing structure prior to the date of registration of the development agreement in case the landowner fails to remove the existing structure in that case the developer shall remove the same but the cost and expenses for that purpose shall be borne by the landowner. The expenditure towards



श्रीधर

Ran tosh. Kumar

- 10 -

Vaishnavi Constructions
Udit Narayan Mishra

Partner

Vaishnavi Constructions
Shyam Sunder Mishra

Partner

Vaishnavi Constructions

Vishal Kumar

Partner

Vaishnavi Constructions

Pradeep Kumar Mondal

Partner

the registration of the development agreement shall be borne by both the parties equally.

15. DEED OF CONVEYANCE:

After the full consideration is received by the owner, completion of construction of the building, obtaining the certificate of completion or occupation and sale of flats if any, the developer shall make over the building formally to the owner whereupon the owner shall directly execute and deliver one or more deeds of conveyance in favour of proposed purchaser to the extent of their own share owners allocation and the developer may be join therein as confirming party, if so required all the expenses borne by the proposed purchasers.

It is clarified herein that in regard to the share of the developers allocations the developer shall directly execute and deliver one or more deed of conveyance in favour of the proposed purchasers to the extent of the developers allocations through the power of attorney executed and granted by the owners in favour of the developers.

16. ARBITRATION AND JURISDICTION:

It is hereby agreed by the parties that all disputes and differences arising out of, in relation to there presents or touching the development, demolition of the old structure, constructions of new building and in relation thereto shall be referred to the sole arbitrator appointed by the parties hereto mutually and only the Dhanbad Courts shall have jurisdiction to entertain, try and determine or adjudicate all actions, suits, legal proceedings arising out of or in relation to this presents the award of arbitrator or otherwise between the parties hereto.

THE SCHEDULE "A" ABOVE REFERRED TO
(THE LAND)

All the piece and parcel of land measuring 6 Kathas i.e. 9.90 Decimals of lands situated at Mouza:- **Sabalpur** P.S. Saraidhela Mouza No.11 Plot No.442(old), 325(new) bearing Khata No.12 (old), 123 (new) being butted and bounded as under:-

- North: - Part of this Plot.
- South: - Part of this Plot.
- East: - 25 feet wide Road.
- West: - Part of this Plot.



रविदीप

Ranesh Kumar

- 11 -

Vaishnavi Constructions

Udit Noregon Mishra

Partner

Vaishnavi Constructions

Shyam Sunder Mishra

Partner

Vaishnavi Constructions

Vishal Kumar

Partner

Vaishnavi Constructions

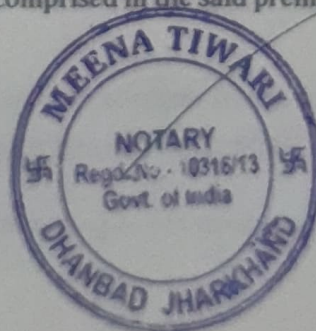
Pradeep Kumar Mondal

Partner

THE SCHEDULE "B" ABOVE REFERRED TO

(THE COMMON PORTIONS)

1. Staircases on all the floors of the proposed building.
2. Staircase and the Lift Landings on all floors of the proposed building.
3. The common path, passages and areas in the Land comprised in the said premises and in the proposed building (excepting expressly such areas therein as are not needed or held or intended for use by any particular person) including the Beams, Foundation and support of the proposed building.
4. Driveway and lobby in the ground floor of the proposed building (save except the car parking spaces demarcated by the Developer therein and/or the open land at the said premises).
5. Boundary walls and the main gates of the said premises.
6. Drainage and the sewerage lines and connections.
7. All electrical connections, installations, wings, meters and fittings (excluding only those that are installed with the exclusive area of Flat in the proposed building and exclusively meant for its use).
8. Tubewells and their installations.
9. Water pump and its installations, pump room water reservoir, water tanks and all common installations for carriage of water (save and except only those as are within any Flat and are for use by the occupier of such Flat or Flats) and are for use by the occupier of Flat or Flats (exclusively) in and and/or to and/or in respect of the proposed building.
10. Lift, lift well installations, lift room and the lift machine room in the proposed building.
11. The common darwans living area in the ground floor of the proposed building.
12. Such other common paths or area, equipments, installations, fittings and fixtures in or about the land comprised in the said premises and in the proposed building as are necessary for the user in common between the owner of the proposed building from time to time expressly excluding the roof of the proposed building and the parking area in the basement and/or the ground floor of the proposed building and/or in the open land comprised in the said premises.



सबीहाबीम

Rantosh Kumar

Vaishnavi Constructions
Udit Nazam Mishra
Partner

Vaishnavi Constructions
Shyam Sunder Mishra
Partner

Vaishnavi Constructions
Vishal Kumar
Partner

Vaishnavi Construction
Pradeep Kumar Mandal
Partner

1. All costs of maintenance, operating, replacing, repairing, white washing, painting, decorating, re-decorating, re-building, re-constructing, lightening the common portions and common area in the proposed building including its outer walls.
2. The salaries of all persons employed for the common purposes including darwan, security personnel, liftman, sweepers, plumbers, electricians etc.
3. Insurance premium for insuring the proposed building if any.
4. All charges and deposits for supplies for common utilities to the co-owners in common.
5. Municipal tax, water tax and other levies in respect of the premises in the proposed building save those separately assessed on the purchaser.
6. Costs of formation, operation of the Association (if any), for the maintenance and the management of the premises, the proposed building and the common portion thereof.
7. Costs of running, maintenance repairs, and replacement of lift, transformer, generator, pumps and common installation including their license fee, taxes and other levies (if any).
8. Electricity charges for the electrical energy consumed for the operation of the common services.
9. All litigation expenses incurred for the common purpose and relating to the common use and enjoyment of the common portions.
10. All other expenses, taxes, rates and other levies etc. as are deemed by the Developer to be necessary or incidental or liable to be paid by the co-owners in common including such amounts as be fixed for creating a fund for replacement, renovation, painting and/or periodic repairing of the common portions.

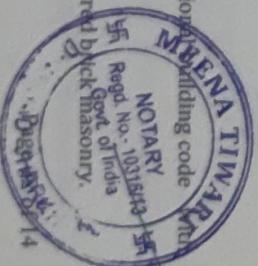
THE SCHEDULE "D" ABOVE REFERRED TO

1. Registered Sale Deed No.5122 dated 30-08-2016 executed by Sri Akhlesh in favour of Satosh Kumar, & Shabina Begam.

SPECIFICATION OF THE FLATS

BUILDING: Reinforced cement concrete frame building as per national building code arrangement of lifts of OTIS or KONE.

FOUNDATION: R.C.C column footing as per structural design first class red brick masonry.



सकीदाबीम
Ranesh Kumar

Vaishnavi Construction:
Udit Narayan Mishra
Partner

Vaishnavi Constructions
Shyam Sunder Mishra
Partner

Vaishnavi Constructions
Vishal Kumar
Partner

Vaishnavi Constructions
Pradeep Kumar Mandal
Partner

WALL: First class brick masonry 5" thick inside 10" thick outside with 1:5 mortar plaster and wall putty.

FLOORING: Marble flooring of size 1'6" x 2' or vitrified tiles of size 2'x2'.

CHAUKHAT: Maleshiya saal wood chaukhat with paint over primer.

DOORS: Flush door of (green make) with paint over primer.

WINDOWS: Powder coated aluminum window with 4mm. glass with grill and AC cabin.

KITCHEN: Granite platform with steel sink and 2"high dado wall tiles of kajaria, somani, equivalent with a point of aqua guard. And a exhaust hole.

TOILETS: One European and one Indian commode, basin of sanitary fittings, electrification parry ware, cera, hind ware. With shower, 7" high dado ceramic tiles of kajaria, somani, or equivalent with laying of pipes for hot and cold water. With point of geyser.

SANITARY FITS: All CP fittings of ISI mark of good quality.

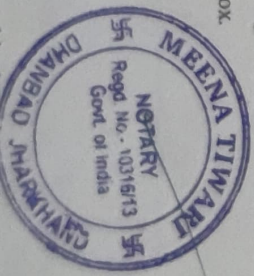
ELECTRICS: Concealed PVC conduct wiring with modular switches of anchor, Phillips, havells with adequate power plug in drawing, dining, bedrooms, kitchen, toilets with connection of AC points with MCB and DB box.

WATER PROOF: All sunken slabs will be water proof.

TELEPHONE, TV AND

WATER SUPPLY: Telephone and TV wiring in drawing hall and bedrooms. 24 hrs water supply through necessary fittings from deep tube well and over head tank, pump sets and adequate municipal connection with reservoirs.

EXTERNAL WALL FINISH: Water proof paint of high quality with wall putty all over the building.



सकीदाबीजिम
Ran tosh. Kumar

- 14 -

Vaishnavi Construction: Partner
Udit Narayan Mishra
Vaishnavi Constructions Partner
Shyam Sunder Mishra
Vaishnavi Constructions Partner
Vishal Kumar
Vaishnavi Constructions Partner
Pradeep Kumar Mandal
Partner

Note: - Cost & installation of lift, generator, water pump & transformer shall be borne by both the parties according to their proportionate share.

RECEIPT AND MEMO OF CONSIDERATION

Rs. 100000/- (Rupees One Lakh Only) paid vide Cash by the developer to the landowner on the date of this agreement.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED AND DELIVERED THESE PRESENTS ON THE ____ DAY OF THE MONTH SEPTEMBER AND YEAR 2021 FIRST ABOVE WRITTEN.

WITNESS

1.

SIGNED

सकीदाबीजिम

Ran tosh. Kumar

2.

First Party

Vaishnavi Constructions

Udit Narayan Mishra

Shyam Sunder Mishra

Vishal Kumar

Pradeep Kumar Mandal

Second Party **Partner**



ATTESTED
NOTARY DHANBAD
Authorised.
u/s (8) (1) of the Notaries
Act. 1952 (Act No 53 of 1952)

12/2/2022
G.P. Misra



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 8e6dd73a401859a6a738

Receipt Date : 20-Sep-2021 12:39:02 pm

Receipt Amount : 50/-

Amount In Words : Fifty Rupees Only

Document Type : Agreement or Memorandum of an Agreement

District Name : Dhanbad

Stamp Duty Paid By : VAISHNAVI CONSTRUCTIONS

Purpose of stamp duty paid : DEVELOPMENT AGREEMENT

First Party Name : VAISHNAVI CONSTRUCTIONS

Second Party Name : AS APPLICABLE

GRN Number : 2107581360

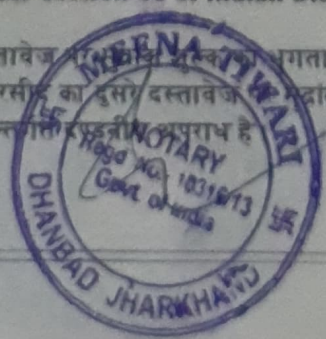
**NOTARY
DHANBAD**

-: This stamp paper can be verified in the jharnibandhan site through receipt number :-

<i>Sanjay Kumar</i>	<i>Udit Narayan Mishra</i>	<i>Vaishnavi Constructions</i>	
<i>Ashok Kumar</i>	Partner	<i>Vaishnavi Constructions</i>	
<i>Shyam Sunder Mishra</i>	Partner	<i>Vaishnavi Constructions</i>	
<i>Pradeep Kumar Mandal</i>	Partner	<i>Vaishnavi Constructions</i>	

This Receipt is to be used as proof of payment of stamp duty only for one document. The use of the same receipt as proof of payment of stamp duty in another document through reprint, photo copy or other means is penal offence under section-62 of Indian Stamp Act, 1899

इस रसीद का उपयोग केवल एक ही दस्तावेज के भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का इसी दस्तावेज के भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।



Sl. No... 67 Dt. 02 FEB 2021

Sanjay Kumar
Ashok Kumar

Vaishnavi Constructions
Shyam Sunder Mishra

Partner

Vaishnavi Constructions

Udit Narayan Mishra

Partner

Vaishnavi Constructions

Vishal Kumar

Partner

Vaishnavi Constructions

Pradeep Kumar Mandal

Partner

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made at DHANBAD on this the 02 day of the month September and year 2021.

BY AND BETWEEN

1. **SRI SANJAY KUMAR ALIAS SANJAY YADAV** [UID NO.9119 0413 8264] son of LATE BALESHWAR YADAV resident of Bhistipara, hirapur 2. **SRI ASHOK KUMAR** [UID NO.7465 0631 2475] son of SRI JAWAHAR PRASAD YADAV all by faith Hindu, by caste Yadav, by occupation Business, resident of Ajanta Para, hirapur P.O. Dhanbad P.S. Dhanbad Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) called and referred to as **LAND OWNERS** which expression shall unless excluded by or repugnant to the subject or context be deemed to include their heirs, executors, administrators, representatives and assigns of the **ONE PART.**[Indian Citizen]

AND

M/S VAISHNAVI CONSTRUCTIONS, [PAN-_____] a partnership firm having its office at Mishra Niwas, Manohar Nagar, Sugiadih P.O. & P.S. Saraidhela District Dhanbad represented by its partners 1. **SRI UDIT NARAYAN MISHRA** [Aadhaar No.7653 8631 8623] son of Late Manohar Mishra 2. **SRI SHYAM SUNDAR MISHRA** [Aadhaar No. 3365 7799 5228] son of Late Rajendra Mishra both by faith Hindu, by caste Brahmin, by occupation Business, resident of Mishra Niwas, Sugiadih P.O. & P.S. Saraidhela, District Dhanbad (Jharkhand) 3. **SRI VISHAL KUMAR**, [Aadhaar No.368220818278] son of Sri SHYAM LAL YADAV by faith Hindu, by caste Yadav, by occupation Business, resident of H. NO. 95D, Gandhi Nagar, P.S. Dhansar, District Dhanbad (Jharkhand) 4. **SRI PRADEEP KUMAR MANDAL** [Aadhaar No.3400 9318 0980] son of **BHUBAN MANDAL** by faith Hindu, by caste Mandal, by occupation business, resident of dhaiya basti, P.O. I.S.M P.S. Dhanbad District Dhanbad (Jharkhand) hereinafter called and referred to as the **DEVELOPER** which expression shall mean and include his successors, legal heirs and permitted assigns of the **OTHER PART.**

WHEREAS the owners have absolutely and possessed the piece of land measuring of an area 13 Katha i.e. 21.45 Decimals of lands in Plot No. 433, 441, 442 (old), 324, 325, 326 (new) bearing Khata No.12 (old), 123 (new) in Mouza Sabalpur Mouza No.11 by the use of possession, acquired vide Sale Deed No.8425 dated



Sanjay Kumar
Ashok Kumar

- 2 -

Vaishnavi Constructions
Shyam Sunder Mishra

Partner
Vaishnavi Constructions

Udit Narayan Mishra
Partner

Vaishnavi Constructions

Vishal Kumar
Partner

Vaishnavi Constructions

Pradeep Kumar Mandal
Partner

15-07-2008 in the name of Sri Ashok Kumar, Sale Deed No.804 dated 05/02/2013 in the name of Sri Sanjay Yadav and Sri Ashok Kumar Yadav & Sale Deed No.5766 dated 12-11-2021 in the name of Sri Sanjay Kumar all registered at Dhanbad District Sub Registry Office, the detail description of the lands are given below in the Schedule 'A' of this agreement and thereafter got mutated their names in the Circle Office, Dhanbad and regularly paid rents under Thoka Nos. 1310 [vide Mutation Case No. 2223 (ii) 2011-12], Thoka Nos. 1447 [vide Mutation Case No. 1346 (ii) 2013-14] & _____ [vide Mutation Case No. _____].

AND WHEREAS the Developer has requested the land owners to allow him to develop the said property and on the negotiation made between the parties hereto the land owners have agreed to the proposal and to authorise the developers to develop the Schedule 'A' below mentioned lands for constructing a new multistoried building on the ownership basis.

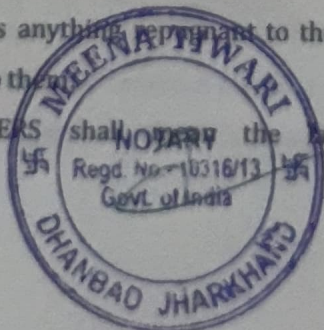
AND WHEREAS the Developer is satisfied about the right, title, interest and possession of the land owners on and over the schedule mentioned lands and the technical feasibility of the construction of the proposed new building on the ownership Flats/Units/office space and shop and all other related matter.

AND WHEREAS the developers indemnified that the plans, designs, drawings and elevations of the said intended building and specification of the works to be done and of the materials to be provided in and for the erection of the said building shall be prepared by an architect and to be sanctioned by the Authority/Authorities concerned and approved by the parties herein.

AND WHEREAS it has been settled between the parties that the Land owners shall be allocated a 31% share and the developer shall be allotted rest 69% share of the proposed building.

NOW THIS DEED WITNESSETH AND IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. DEFINITION: Unless there is anything repugnant to the subject or context the following terms will have the meaning assigned to them:
(a) OWNERS/LANDOWNERS shall ~~include~~ the land owners and their heirs, executors,



Sanjay Kumar
Anshu Kumar

- 3 -

Vaishnavi Constructions
Shyam Sunder Mishra
Partner

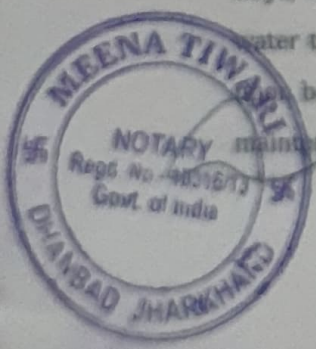
Vaishnavi Constructions
Udit Narayan Mishra
Partner

Vaishnavi Constructions
Vishal Kumar
Partner

Vaishnavi Constructions
Pradeep Kumar Mandal
Partner

administrators, legal representatives and/or assigns.

- (b) DEVELOPER shall mean M/S VAISHNAVI CONSTRUCTIONS and its executors, administrators, legal representatives and /or assigns.
- (c) LAND shall mean the space on which proposed building to be constructed including vacant space to be left around each building and enclosed by existing boundary wall.
- (d) BUILDING shall mean the building proposed to be constructed over the said land with sanctioned plan of M.A.D.A./Dhanbad Municipal Corporation.
- (e) SALEABLE SPACE shall mean the space in the building available for independent use and occupation inclusive of proportionate share of the space required after making due provisions for common facilities and the space required thereof.
- (f) ARCHITECT shall mean such Architect or Architects may appointed from time to time for the project at the said building.
- (g) BUILDING PLAN shall mean a plan prepared by Architect appointed by the Land owner for the construction of the building on the said property with the approval of the builder/developer and sanctioned by the Mineral Area Development Authority (M.A.D.A./Dhanbad Municipal Corporation) and/or other authorities with their own cost and responsibilities
- (h) OWNER'S ALLOCATION shall mean the 31% share of the constructed area and parking spaces in the proposed building which is to be allotted to the owners in accordance with the terms and conditions of these presents including the proportionate share in the common facilities and amenities and as described in the Schedule 'B' hereunder.
- (i) DEVELOPER'S ALLOCATION shall mean the remaining portion of the building i.e. 69% share (i.e. partner Nos.1, 2, 3, 4 is entitled for 25% each in the said firm) of the constructed area and parking spaces after the allocation i.e. 31% of the constructed area to the owners including the proportionate share in the common facilities and amenities of the proposed building on the said property.
- (j) COMMON FACILITIES AND AMENITIES shall include corridors, hallways, passage ways, drive ways, common lavatories, pump room, tube wells, underground water reservoir, overhead water tank, water pump, motors, generators and other facilities, which may mutually agreed between the parties and required for the establishment, location enjoyment, provisions, maintenance and management of the building including the roof and terrace of the said



Sajay Kumar
Arshak Kumar

- 4 -

Vaishnavi Constructions
Shyam Sunder Mishra

Partner

Vaishnavi Constructions

Udit Narayan Mishra

Partner

Vaishnavi Constructions

Vishal Kumar
Partner

Vaishnavi Constructions

Pradeep Kumar Mandal

Partner

building as described in the Schedule 'B' hereunder.

- (k) COMMON EXPENSES AND SERVICE CHARGES after the hand over of the flats to the purchasers shall mean and include
- (i) All costs of maintenance, operating, replacing, repairing, white washing, painting, decorating, re-decorating, rebuilding, reconstructing, lighting the common portions and common areas in the proposed building including the outer walls as described in the Schedule 'C' hereunder.
 - (ii) The salaries of all persons employed for the common purposes including watchman/darwan, security personnel, liftman, sweepers, plumbers, electricians etc.
 - (iii) Insurance premium for insuring the proposed building, if any.
 - (iv) All charges and deposits for supplies of common utilities to the co-owners in common.
 - (v) Municipal tax, water tax and other levies in respect of the premises and the proposed building save those separately assessed on the purchaser(s).
 - (vi) That cost of formation and operation of the association (if any) for the maintenance and management of the premises, the proposed building and the common portion thereof.
 - (vii) Cost of running, maintenance, repairs and replacement of lift, transformer (if any) generator, pump and other common installation including their licence fee, taxes and other levies (if any).
 - (viii) Electricity charges for the electrical energy consumed for the operation of the common services.
 - (ix) All litigations expenses incurred for the common purpose and relating to the common use and enjoyment of the common portions.
 - (x) All other expenses, taxes, rates and other levies etc. as are deemed by the developer to be necessary or incidental or liable to be paid by the co-owners in common including such amount as be fixed for creating a fund for replacement, renovation, painting and / or periodic repairing of the common portions.

2. CONSIDERATION MONEY



Sanjay Kumar
Arlok Kumar

- 5 -

Vaishnavi Constructions
Shyam Sunder Mishra

Partner

Vaishnavi Constructions

Udit Narayan Mishra

Partner

Vaishnavi Constructions

Vishal Kumar

Partner

Vaishnavi Constructions

Pradeep Kumar Mondal

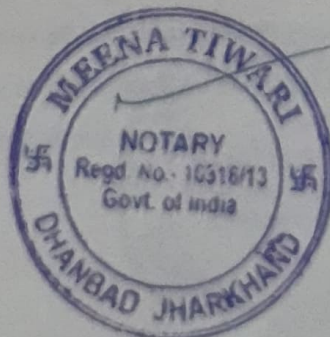
Partner

- (a) The developer shall paid to the owners a sum of Rs.75,000/- (Rupees Seventy Five Thousand) only at the time of signing of this agreement and handed over vacant possession of the said schedule mentioned land to the developer the owner shall issue receipt of the same after receiving the payment. The amount paid to the land owners shall be refundable after completion and delivery of the land owner's portion by the developer without any interest and if by any reason the land owners shall not refund back the aforesaid amount then it shall be adjusted in respect to their portion of flats & parking spaces allotted to them.
- (b) In consideration of the owners having entrusted giving licence to the developer to enter the property, to demolish the existing structures and to develop and construct multi storied building therein having dwelling units and/or ownership Flats, office & shops on his own cost and conferring on him the rights, power, privileges and benefits mentioned herein.
- (c) On completion of construction of the said building the owners shall become entitled to exclusive use and occupation of the saleable area comprised in the owners portion of the said building and the developer shall put the owners in undisputed exclusive possession thereof.

3. DEVELOPER'S RIGHT:

- (a) The developer shall be entitled to advertise in his own name about the said development of the property and proposed sale of the flats/units/commercial portion/premises in the proposed building to be constructed and put up advertisement board on the property, to remove the debris and rubbish on demolition of old existing structures and to dispose of the same on his own cost.
- (b) The developer shall be entitled to enter into any agreement with any building contractor, architect, and appoint agents but not to assign the benefit of this contract for the purpose of development of the said property in his own name and costs, risks and expenses.
- (c) After payment of installments due respects of consideration money the developer shall be entitled to all of flats or rights in the buildings and structures to be constructed so far as they relates to developers allocations and to enter into any package deal and arrangement in relation thereto.

4. POWER OF ATTORNEY:



Sajay Kumar
Alok Kumar

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Udit Narayan Mishra

Partner

Vaishnavi Constructions

Vishal Kumar

Partner

Vaishnavi Constructions

Poojeet Kumar Mondal

Partner

The owners shall at the cost of and request of the developer within fortnight after execution of this agreement execute a registered General Power of Attorney in favour of the developer giving him all necessary powers required to carry out the work of development and for completion of the project work and to execute and sign, deed(s) documents in favour of the proposed purchasers of the Flats to the extent of the developers allocation in the said building which is one of essence of these contract.

That the owners shall not revoke or cancel the said General Power of Attorney, until and unless there is any breach of contract.

5. OWNERS TO EXECUTE DOCUMENTS:

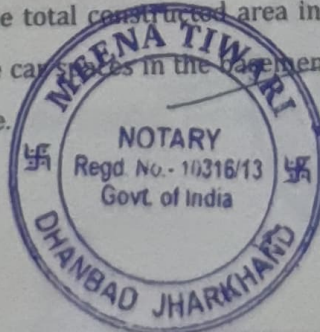
The owner shall at the request and costs, expenses and charges of the developers, assign, execute from time to time all plans, applications for layouts, construction of the building and structures on the said property and all other documents that might be necessary for giving proper effect of these presents.

6. TIME IS ESSENCE OF CONTRACT:

The developer covenants and agreed to complete the development and construction of the building with all amenities therein and thereon within 03 (THREE) years from the date of sanction of plan from competent authority DMC/MADA with a grace of 6 (Six) months period subject to force major reasons and/or other reasons beyond the control of the developers in which event the time to complete the construction of the said building shall reasonably stand extended from time to time. Time is an essence of contract. Developer covenants agree and undertake to complete the multi storied building within Three years from the date of sanction of plan from MADA/Dhanbad Municipal Corporation. Besides the same, maximum of 6 (Six) months grace period shall be allowed as extension period for unforeseen circumstances and situation which are not within the control of the developer.

7. OWNERS ALLOCATION:

(1) The portion of the building which is to be allocated to the owner as part of owners share i.e. 31% super built up area out of the total constructed area in the said building for residential purpose with all amenities and the car spaces in the basement area of the building as shall be allotted as mentioned here in above.



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Udit Narayan Mishra

Partner

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Vishal Kumar

Partner

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Pradeep Kumar Manda

Partner

- (2) On obtaining completion certificate of the said building the developer shall give notice in writing to the owners when the owners would be at liberty to take possession on and from the date specified of the owners allocation in the said building, on receipt of the notice on and from the date mentioned in the notice for taking possession, the owners shall responsible to pay all taxes, services charges and other outgoings in respect of the common facilities in the said building proportionate to the owners allocation. Provided that any additional insurance premium costs or expenses by way of maintenance for any particular use of for any portion within the owner's allocation shall be paid by the owners.
- (3) The owners shall be borne towards the cost, security deposits for installation of electric meter, transformer, generator, and municipal water connection etc. in the said building to the extent of proportionate share of owner's allocation share.
- (4) In addition to the portion of the said building in the owners allocations the owners shall have no exclusive right, title and interest in respect of the roof of the said building irrespective of the

owners allocation or developers allocation, provided that any occupier of any flat/unit/space in the said building shall have the right to visit the roof with technical hands and/or workers for the purpose of inspection of the common overhead water tanks, installation of radio aerials, T.V. antenna, cables, dish antennas etc. repairs and replacement thereof. The roof of the proposed building shall remain with the Flat owners Association.

8. SCHEME FOR MANAGEMENT:

A scheme shall be framed by the parties herein for the management and administration of the said building, including the portion in common use and sharing the expenses of management, administration and maintenance of amenities in the said building including the use thereof and such scheme any rules and regulation framed under the scheme shall be binding on the occupiers of the said building, including in the owners allocation and in the developers allocation.

9. RESTRICTIONS AS TO USER OF THE BUILDING:

- (a) Any transfer of any portion of the said building out of the owners allocation of developers



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Partner

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Nishu Kumar

Partner

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Pradeep Kumar Mondal

Partner

allocation shall be subject to the provisions contained herein and all occupier shall be bound by the provisions contained in any agreement, rules, regulations, byelaws and restrictions contained herein.

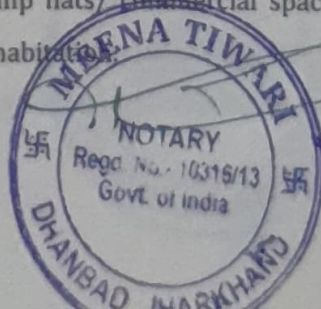
- (b) Neither the owner nor the developers nor any person occupying in portion of the said building whether in the owners allocation or in the developers allocation shall use or permit to be used his portion or space occupied by him or his agents for carrying on any illegal or immoral trade or activity or to do or allow anything to be done that might cause any nuisance or annoyance or hazard to anybody inside the building or outside the building or to store any inflammable or explosive materials, goods or products.

10. NOT TO DEALS:

It is declared and agreed these present shall not be treated as conveyance or demise or transfer of any right, title or interest in the said property to the developer excepting the right to develop and/or construct multistoried building after demolishing of the existing structures and these presents shall be treated only a licence in favour of the developer to do all acts, things and deeds expressly provided herein and contained in the Power of Attorney to be executed.

11. DEVELOPERS OBLIGATIONS:

- (i) The development of the said property by constructing building containing dwelling units/ownership flats/commercial space shall commence forthwith with all earnestness in accordance with the specification, plans, schemes and approvals of the competent authority, rules & regulations and byelaw of the authorities applicable at the cost, risks and responsibilities of the developer, the owner having no responsibility in respect thereof in any manner whatsoever saved as contained herewith.
- (ii) In constructing the buildings and providing dwelling units the developer shall install in the said building at his own costs pump operated deep tube well, water storage tank, overhead reservoirs, electrical installations, electric wirings, water pipes and other common facilities and amenities attended to dwelling units/ownership flats/ commercial space as required to be provided in such building unit for comfortable habitation.



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Vedant Narayan Mishra
Partner

Vaishnavi Constructions

Vishal Kumar
Partner

Vaishnavi Constructions

Prabdeep Kumar Mondal
Partner

All out of pocket costs, charges and legal expenses incidental to this development agreement including the stamp duty and registration charges of the conveyances shall be borne and paid by the developers or its nominee(s).

- (iii) The developer shall not remove/demolish or shift the existing boundary walls of the owners land on which the proposed

Multistoried building is to be constructed. No tress passing whatsoever will be allowed.

- (iv) The developer shall provide a rent free accommodation to the owner from the date on which the possession of the land is delivered to the developer and till the date the owners allocation is handed over to the owners.

12. LICENCE TO DEVELOP:

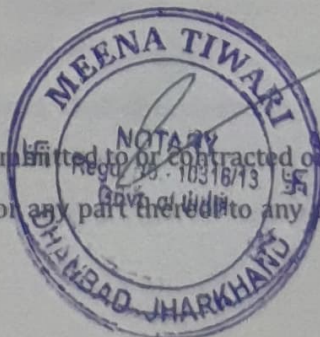
- (i) The owner hereby entrusts, handover and giving licence to developer to enter into the said property to demolish the existing structures, develop the property and construct multistoried buildings thereon containing dwelling units/ownership flats/commercial space with the best materials and in accordance with the plan and specification mentioned hereinafter.
- (ii) The developer hereby agrees to develop and /or cause to be developed the said property by constructing one or more buildings with best materials containing in the building/dwelling units/ownership flats/commercial space in accordance with the specification of sanctioned plans, the rules and regulations in relations thereto with approval and/or sanction of the concerned authorities and at his own costs, expenses and arranging his own finance at his own risk and responsibility.

13. DELIVERY OF TITLE DEED:

The developer shall be entitled to inspect the title deeds, impression of the owner's and in future the owners shall remain bound to produce the said deeds before the competent authority as and when required and requested by the developer.

14. OWNER'S UNDERTAKINGS:

- (i) The owners declares that they have not agreed, committed to or contracted or entered into any agreement for sale or lease of the said property or any part thereof to any person other than



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Vishal Kumar

Partner

Vaishnavi Constructions

Pradeep Kumar Mishra

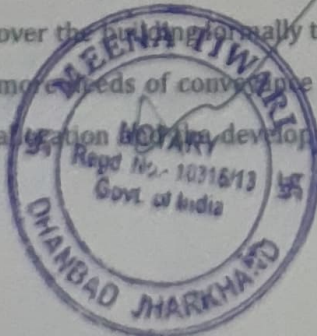
Partner

the developer and that they had created any lien, charge, mortgage or encumbrances on the said property and that they would keep the said property free from encumbrances during the subsisting of these presents.

- (ii) The owners further declares that they have not done any acts, things, deeds or mater matter whereby or by reasons of the said building or/and property may be affected or prevented in any manner whatsoever and that they undertakes to remove any possible impediment to the implementation of these presents, if the same is within their power and control.
- (iii) The owners declare that they have not received and to be acknowledged govt. local authority, municipal authority or any other authority has not issued any notices effecting the said property or imposing any restrictions on the development of the said property in the manner proposed herein.
- (iv) The owner hereby undertaken, agrees and covenants, not to cause any interference by themselves or through others in the development of the property or in the construction of the new building on the said property by the developer or through its agents. Deed or act preventing the developer from disposing of selling, assigning or disposing of or transferring any portion of the developers allocation of the new building or to deal with the developers allocation in any manner whatsoever.
- (v) That the landowner shall deliver possession of the schedule mentioned land to the developer on the date of registration of development agreement and shall remove all the existing structure prior to the date of registration of the development agreement in case the landowner fails to remove the existing structure in that case the developer shall remove the same but the cost and expenses for that purpose shall be borne by the landowner. The expenditure towards the registration of the development agreement shall be borne by both the parties equally.

15. DEED OF CONVEYANCE:

After the full consideration is received by the owner, completion of construction of the building, obtaining the certificate of completion or occupation and sale of flats if any, the developer shall make over the building formally to the owner whereupon the owner shall directly execute and deliver one or more deeds of conveyance in favour of proposed purchaser to the extent of their own share owners and the developer may join therein as confirming party, if so required all the expenses



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Partner

borne by the proposed purchasers.

It is clarified herein that in regard to the share of the developers allocations the developer shall directly execute and deliver one or more deed of conveyance in favour of the proposed purchasers to the extent of the developers allocations through the power of attorney executed and granted by the owners in favour of the developers.

16. **ARBITRATION AND JURISDICTION:**

It is hereby agreed by the parties that all disputes and differences arising out of, in relation to there presents or touching the development, demolition of the old structure, constructions of new building and in relation thereto shall be referred to the sole arbitrator appointed by the parties hereto mutually and only the Dhanbad Courts shall have jurisdiction to entertain, try and determine or adjudicate all actions, suits, legal proceedings arising out of or in relation to this presents the award of arbitrator or otherwise between the parties hereto.

THE SCHEDULE "A" ABOVE REFERRED TO

(THE LAND)

All the piece and parcel of land measuring 13 Kathas i.e. 21.45 Decimals of lands situated at Mouza:- **Sabalpur** P.S. Saraidhela Mouza No.11 Plot No.442(old), 325(new) bearing Khata No.12 (old), 123 (new) being butted and bounded as under:-

North: -

South: -

East: -

West: -

THE SCHEDULE "B" ABOVE REFERRED TO

(THE COMMON PORTIONS)

1. Staircases on all the floors of the proposed building.
2. Staircase and the Lift Landings on all floors of the proposed building.



Sajay Kumar
Anshu Kumar

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Partner

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Vishal Kumar

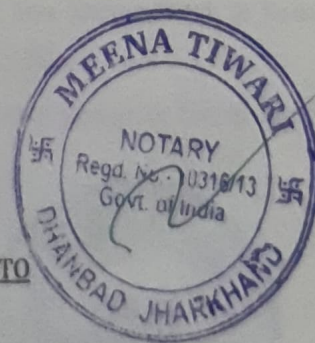
Partner

Vaishnavi Constructions

Pradeep Kumar Mandal

Partner

3. The common path, passages and areas in the Land comprised in the said premises and in the proposed building (excepting expressly such areas therein as are not needed or held or intended for use by any particular person) including the Beams, Foundation and support of the proposed building.
4. Driveway and lobby in the ground floor of the proposed building (save except the car parking spaces demarcated by the Developer therein and/or the open land at the said premises).
5. Boundary walls and the main gates of the said premises.
6. Drainage and the sewerage lines and connections.
7. All electrical connections, installations, wings, meters and fittings (excluding only those that are installed with the exclusive area of Flat in the proposed building and exclusively meant for its use).
8. Tubewells and their installations.
9. Water pump and its installations, pump room water reservoir, water tanks and all common installations for carriage of water (save and except only those as are within any Flat and are for use by the occupier of such Flat or Flats) and are for use by the occupier of Flat or Flats (exclusively) in and and/or to and/or in respect of the proposed building.
10. Lift, lift well installations, lift room and the lift machine room in the proposed building.
11. The common darwans living area in the ground floor of the proposed building.
12. Such other common paths or area, equipments, installations, fittings and fixtures in or about the land comprised in the said premises and in the proposed building as are necessary for the user in common between the owner of the proposed building from time to time expressly excluding the roof of the proposed building and the parking area in the basement and/or the ground floor of the proposed building and/or in the open land comprised in the said premises.



THE SCHEDULE "C" ABOVE REFERRED TO

1. All costs of maintenance, operating, replacing, repairing, white washing, painting, decorating, re-decorating, re-building, re-constructing, lightening the common portions and common area in the

Sanjay Kumar
Ashok Kumar

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Partner

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Vishal Kumar
Partner

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Pradeep Kumar Mambol
Partner

proposed building including its outer walls.

2. The salaries of all persons employed for the common purposes including darwan, security personnel, liftman, sweepers, plumbers, electricians etc.
3. Insurance premium for insuring the proposed building if any.
4. All charges and deposits for supplies for common utilities to the co-owners in common.
5. Municipal tax, water tax and other levies in respect of the premises in the proposed building save those separately assessed on the purchaser.
6. Costs of formation, operation of the Association (if any), for the maintenance and the management of the premises, the proposed building and the common portion thereof.
7. Costs of running, maintenance repairs, and replacement of lift, transformer, generator, pumps and common installation including their license fee, taxes and other levies (if any).
8. Electricity charges for the electrical energy consumed for the operation of the common services.
9. All litigation expenses incurred for the common purpose and relating to the common use and enjoyment of the common portions.
10. All other expenses, taxes, rates and other levies etc. as are deemed by the Developer to be necessary or incidental or liable to be paid by the co-owners in common including such amounts as be fixed for creating a fund for replacement, renovation, painting and/or periodic repairing of the common portions.

THE SCHEDULE "D" ABOVE REFERRED TO

1. Registered Sale Deed No.8425 dated 15-07-2008 executed by Sri Lambodar Modak and Sri Chhotan Modak in favour of Sri Ashok Kumar Yadav.
2. Registered Sale Deed No.804 dated 05-02-2013 executed by Sri Siya Sharan Singh in favour of Sri Sanjay Yadav alias Sanjay Kumar and Sri Ashok Kumar Yadav.
3. Registered Sale Deed No.5766 dated 12-11-2021 executed by Pankaj Kumar in favour of Sri Sanjay Kumar.

SPECIFICATION OF THE FLATS

BUILDING:

Reinforced cement, concrete frame building as per approved building code with arrangement of lifts of OTIS or KONE.



Sajjan Kumar
Anshu Kumar

- 14 -

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Partner

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Udit Narayan Mishra

Partner

Vaishnavi Constructions

Vishal Kumar

Partner

Vaishnavi Constructions

Pradeep Kumar Mahto

Partner

FOUNDATION:

R.C.C column footing as per structural design first class red brick masonry.

WALL:

First class brick masonry 5" thick inside 10" thick outside with 1:5 mortar plaster and wall putty.

FLOORING:

Marbel flooring of size 1'6" x 2' or vitrified tiles of size 2'x2'.

CHAUKHAT: Maleshiya saal wood chaukhat with paint over primer.

DOORS:

Flush door of (green make) with paint over primer.

WINDOWS:

Powder coated aluminum window with 4mm. glass with grill and AC cabin.

KITCHEN:

Granite platform with steel sink and 2' high dado wall tiles of kajaria, somani, or equivalent with a point of aqua guard. And a exhaust hole.

TOILETS:

One European and one Indian commode, basin of sanitary fittings, electrification parry ware, cera, hind ware. With shower, 7' high dado ceramic tiles of kajaria, somani, or equivalent with laying of pipes for hot and cold water. With point of geysers.

SANITARY FITS:

All CP fittings of ISI mark of good quality.

ELECTRICS:

Concealed PVC conduct wiring with modular switches of anchor, Philips, havells with adequate power plug in drawing, dining, bedrooms, kitchen, toilets with connection of AC points with MCB and DB box.

WATER PROOF:

All sunken slabs will be water proof.

TELEPHONE, TV

AND



WATER SUPPLY: Telephone and TV wiring in drawing hall and bedrooms. 24 hrs water supply through necessary fittings from deep tube well and over head tank, pump sets and adequate municipal connection with reservoirs.

EXTERNAL WALL FINISH: Water proof paint of high quality with wall putty all over the building.

Note: - Cost & installation of lift, generator, water pump & transformer shall be borne by both the parties according to their proportionate share.

RECEIPT AND MEMO OF CONSIDERATION

Rs.75,000/- (Rupees Seventy Five Thousand Only) paid vide Cheque by the developer to the landowner on the date of this agreement.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED AND DELIVERED THESE PRESENTS ON THE ___ DAY OF THE MONTH SEPTEMBER AND YEAR 2021 FIRST ABOVE WRITTEN.

WITNESS

1. Amit Mishra
Shri Udit Narayan Mishra
Sudhakar Saradhela
Dhanbad.

2.

SIGNED

Gangaj Kumar
Anshu Kumar

First Party
Vaishnavi Constructions

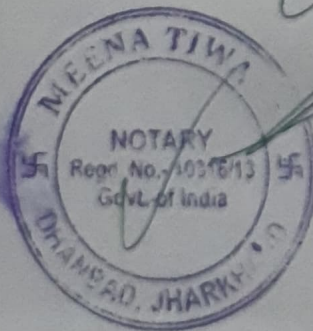
Udit Narayan Mishra

Shyam Sunder Mishra

Vishu Kumar

Pradeep Kumar Mandal
Partner

Second Party



22/09/2021

ATTESTED
NOTARY DHANBAD
Authorised,
u/s (b) (i) (a) of the Notaries
Act 1952 (Act No. 53 of 1952)

22/09/2021
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