



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : e93e4395b3b52d413f36

Receipt Date : 04-May-2022 12:51:01 pm

Receipt Amount : 20/-

Amount In Words : Twenty Rupees Only

Document Type : Affidavit

District Name : Dhanbad

Stamp Duty Paid By : SURAJ DEVELOPERS

Purpose of stamp duty paid : AFFIDAVIT

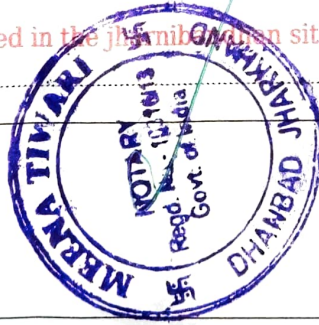
First Party Name : SURAJ DEVELOPERS

Second Party Name : AS APPLICABLE

GRN Number : 2211115785

NOTARY
DHANBAD

- This stamp paper can be verified in the jhmib.gov.in site through receipt number :-



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 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।



**NOTARY
DHANBAD**

Before me, The Notary Public, Dhanbad.

A F F I D A V I T :

We, (1) Rakesh Kumar, S/O. Ravindra Pd. Singh, by faith: Hindu, by occupation Business, aged about 47 Yrs, (2). Sangita Sharma, W/O. Rakesh Kumar, by faith Hindu, by occupation Business, aged about 42 Yrs, both resident of Near Zila School Babudih, P.O. B. Polytechnic, P.S. and Dist. Dhanbad (Jharkhand), do hereby solemnly affirm on oath and declare as follows :-

1. That, We are the Partners of Suraj Developers.
2. That, We are absolute owners of Property details as under :,
Mouza Nawadih, Mouza No.2, Khata No. 74, Plot No.967, area 06 decimals butted and bounded as under:
North : Lot No. 54.
South : Road (SRK)
East : Road (SRK)
West : Lot No. 44
3. That, the above property's market value Rs.60,00000/- (Rupees Sixty Lacs) approx.
4. That, the contents of above affidavit are true and correct.
5. That, We are swearing this affidavit to produce it before the authority concerned for needful.

Verification.

Solemnly affirmed before me by the deponent who is duly identified by, Sri. *T.K. Sonkar* Adv.Dhanbad. The statements made above are true to the best of our knowledge and belief, We sign this verification at Dhanbad on.

10 6 MAY 2022

Sr. No. Dt.

22



**NOTARY
DHANBAD**

Authorised.
U/S 297 (1) (C) of the Cr.P.C.
(Act No. 11 of 1974) & u/s (8) (f)
(Act No. 53 of 1952)

1. *Rakesh Kumar*
2. *Sangita Sharma*

(Deponents),

Identified by,
T.K. Sonkar
Advocate,

1182

Property Sale Dhanbad 2,36,000/- st 9450/- 4199 5000RS.



Declaratation No. 710 dt-16/3/09

46

23

AH No. 86 dt-16/3/09

16/3/09

16.3.09
20.04.09



Attested
Advocate, Dhanbad

16/3/09
Amendra 4. dt

DEED OF SALE

THIS DEED OF ABSOLUTE SALE is made on this the 16th day of MARCH, Two Thousand Nine BY & BETWEEN (1) SRI KARUNAMOY PAUL, son of Late Golak Bihari Paul (2) SMT. SANDHYARANI PAUL, wife of Late Arun Kumar Paul (3) SRI SHYAMAL KUMAR PAUL (4) SRI AMAL KUMAR PAUL (5) SRI SOMEN KR. PAUL, sons of Late Jyotindra Nath Paul, all by faith Hindu, by caste Subarnabanik, by occupation cultivation etc. resident of Nawadih, P.S. & District Dhanbad, hereinafter called and referred to as the VENDORS (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, successor administrators, legal representatives and assigns) of the ONE PART: On behalf of the vendors their constituted Attorneys (1) SRI YOGENDRA SHARMA, son of Sri Shyamlal Singh by faith Hindu, by caste Bhumihar, by occupation Business resident of Babudih, P.S. & Dist. Dhanbad (2) SRI AMRENDRA KR. SINCH, son of Sri Ganesh Prasad Singh, by faith Hindu, by caste Rajput, by occupation Business, resident of Dhaiva,

Fee paid

M(1) 2,360 = 0

Sel 2 = 30

Pfee 0 = 294

2,363 = 44

16/3



000805/09
कोसगर कोसगर
कोसगर कोसगर

8612/08-09
Rakesh Kumar
Rabudha Dhanu
Through
No Judicial Stamps
2702 (2007 34 1002)

9/3/09
District Treasury Chhabra

16.3.09 10-1
675 कि 29.09.08
योगेन्द्र शर्मा
श्री राम लाल सिंह
बाबु जी
मुमिहार



Attested
Advocate, 2007 34

16.3.09
20.04.09

योगेन्द्र शर्मा
20.04.09





मोतीराम शर्मा
Amended to 16/3/09

-: 2 :-

P.S. & District Dhanbad, vide Power No. IV-675 dt. 29.9.2008
regd. at Dhanbad sub registry office.

AND IN FAVOUR OF

SRI RAKESH KUMAR, son of Late Rabindra Prasad Singh, by faith Hindu, by occupation Business, by caste Bhumihaar, resident of Babudih, P.S. and District Dhanbad, hereinafter called and referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assignees) of the OTHER PART:

WHEREAS the land which is more fully described in the schedule below originally purchased by Babulal Paul, by virtue of Regd. Deed of Sale being No. 1808 dt. 5.5.1939 from Hardiram Kumhar and others of Nawaah, regd. at Dhanbad sub registry office and was in peaceful possession thereof.

AND WHEREAS after the death of aforesaid Babulal Paul and other of the vendors, the vendors are inheriting and enjoying the same peacefully by virtue of inheritance by paying rent.



1000Rs.



मोहोर दस्त

Amrendra U.S.
16/12/09

--: 3 :-

for the same under thoka no.109 and also by making houses etc.thereon.

AND WHEREAS the vendors while thus in peaceful and undisturbed possession thereof became desirous of selling a portion of land measuring an area 06 dec.together with construction thereon out of their own share to meet their personal expenses.

AND WHEREAS the purchaser knowing the intention of the vendors has agreed to purchase the said property and offered to pay a sum of Rs.2,36,000/- (Rupees two lacs thirtysix thousand)only, as the highest consideration thereof which the vendors have accepted.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. That in consideration of the sum of Rs.2,36,000/- (Rupees two lacs thirtysix thousand)only, has been paid by the purchaser to the vendors (the receipt whereof the vendors doth hereby admit and acknowledge) for the sale of the said property which is morefully described in the schedule below

Amrendra Kumar

1000Rs.



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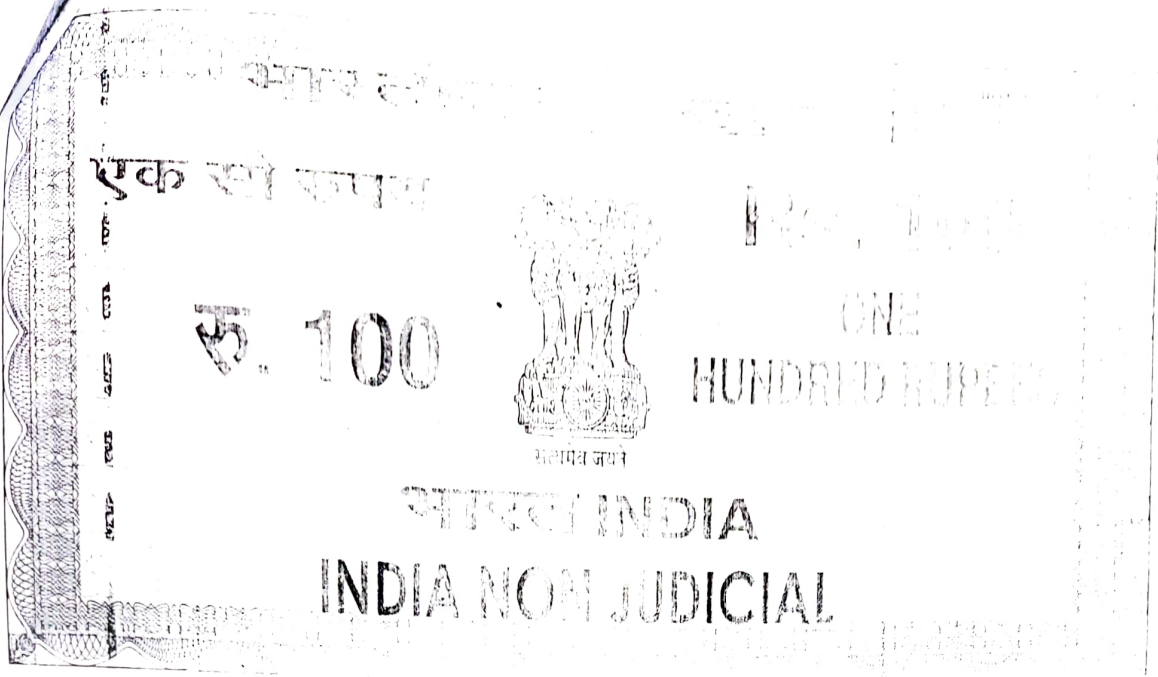
Amarendra K. S.
16/5/07

-: 4 :-

and in consideration of the terms, conditions and covenants hereinafter contained, the vendors doth hereby absolutely and indefeasibly grant, sell, convey, transfer and assign unto the purchaser by way of ABSOLUTE SALE all their right title, interest and possession etc. together with all claims demands, liberties, benefits, easements etc. belonging to or appertaining to free from all encumbrances whatsoever to HAVE AND TO HOLD the same to and unto the use of the purchaser peacefully and quietly for all times to come subject to the payment of rent that to the Landlord the State of Jharkhand, having full right and authority to transfer the same by sale, gift, mortgage or otherwise as the purchaser likes.

2. That the vendors doth hereby covenant with the purchaser that they are the true and lawful owners of the property and are in sole and exclusive possession over the said property and they have not in any way or manner transferred or encumbered the said property or any part or portion thereof and should there in future if it transpires that the vendors are not the true and lawful owners





झारखण्ड JHARKHAND

मोहिनो कौशिक

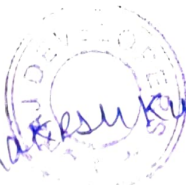
Amended 4.4
14/12/07

--: 5 :-

of the property or have other sharer or co-sharer or that the vendors have no right and authority to transfer the said property and if by any other reasons thereof the purchaser is put to any loss the vendors doth hereby undertake to compensate the purchaser in every respect thereof.

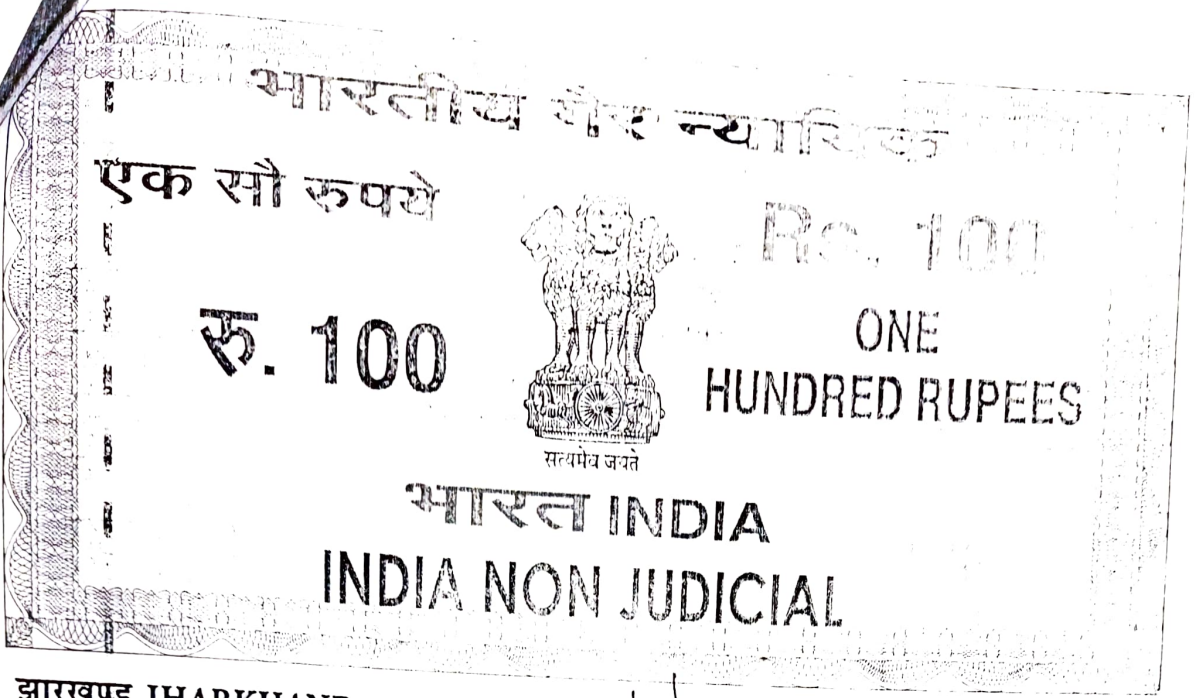
3. That the purchaser shall hereafter pay the proportionate annual rent and cess Re.1/- to the Landlord the State of Jharkhand or any other amount that may be assessed for the said property hereby sold to the purchaser by virtue of this sale deed.

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



Ra. Rakesh Kumar

11. January 2008



झारखण्ड JHARKHAND

मोहन झा
Amendra K
11/01/07

568114

-: 6 :-

IN WITNESS WHEREOF the vendors have set and subscribed their hands on this the day, month and year first above written.

SCHEDULE

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

MOUZA: NAWADIH, Mouza No.2, KHATA NO.74 (SEVENTYFOUR)
PLOT NO.967 out of which from our own share measuring an area 06 dec. (Six decimals) of land together with one room Asbestos Roof Plinth area 100 sqft. is hereby sold by this deed constructed in the year 2008.

BUTTED AND BOUNDED BY:-

- NORTH: Lot No.54
- SOUTH: Road (SRK)
- EAST: Road (SRK)
- WEST: Lot No.44



Kumar

11/12/09

Amarendra K. S.
16/3/09

-: 7 :-

Valuation of land	Rs.1,86,000/-
Valuation of construction	Rs. 50,000/-

WITNESSES:



Attested
Advocate, Dhanbad

1. Pawan Kumar
40 Sige Salan Pd. Singh
Bakudih Dhanbad

2. Goutam Kumar
Chatterjee
Dhanbad
16.03.09

Rakesh Kumar
16-3-09



Certified that the finger prints of the left hand of the vendors and purchaser whose photographs affixed in the document have been duly obtained before me.

T. N. Manojee (Adv.)
Signature *Dhanbad*

Licence No.


Rakesh Kumar

भारतीय नैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

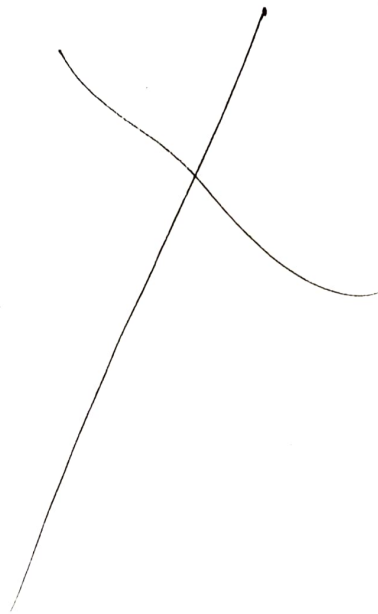
भारत INDIA
INDIA NON JUDICIAL

झारखण्ड JHARKHAND

मीनेन्द्र शर्मा
16.03.09

Amarendra K.S.
16.03.09

561257



22
45
17
17

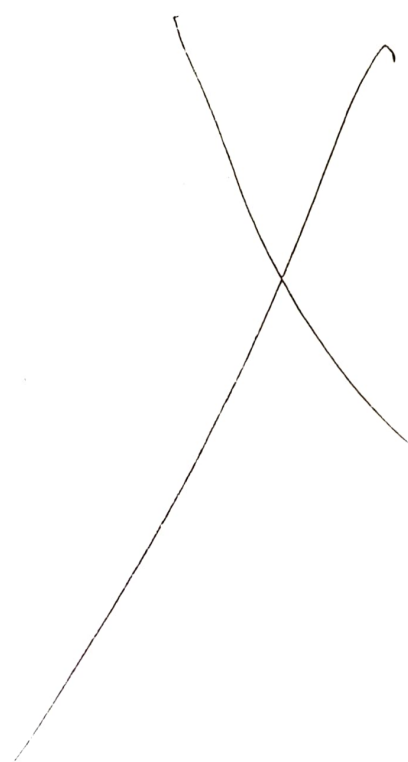
52

1000Rs.



श्रीगणेशाय नमः
16.03.09

Amrava kulk
16.03.09

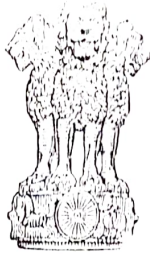


भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



सत्यमेव जयते

ONE HUNDRED RUPEES

भारत INDIA

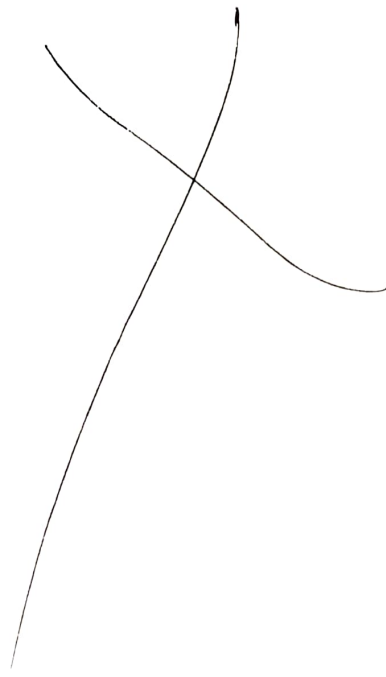
INDIA NON JUDICIAL

झारखण्ड JHARKHAND

मोहन शर्मा
16.03.09
Amrautal
16.03.09

565236

भारत गैर न्यायिक एक सौ रुपये



... .. Prasad Singh, by faith Hindu, by Caste Rajput, by occupation Business, resident of Dhaiya

Handwritten signature

भारतीय गैर न्यायिक

पचास
रुपये

₹. 50



FIFTY
RUPEES

Rs. 50

INDIA NON JUDICIAL

झारखण्ड JHARKHAND

मोहन दामा
16.03.09
Amendra K. D.
16.03.09

116597



Caste Rajput, by occupation Business, resident of Dhैया

Rakesh Kumar



MUNITY —

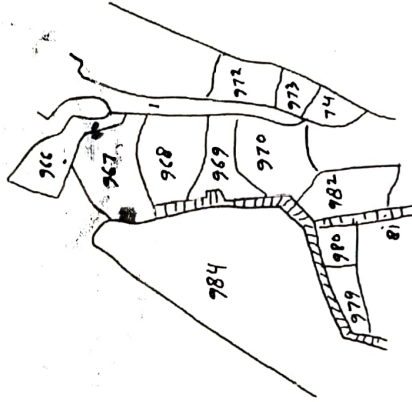
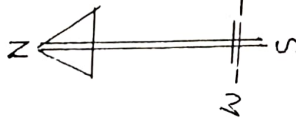
11121 rogenara snarma s/o Sri Shyam Lal Singh of p.s & dist. Dhanbad (ii) Sri Amrendra Kumar Singh s/o Sri Prasad Singh of Dhaiya, p.s & dist. Dhanbad.

Purchaser —

Sri Rakesh Kumar s/o Late Rabindra Prasad Singh of Babudih p.s & dist. Dhanbad.

Schedule —

Mouza :- Nawadih no. : 2. Khata no. : 74.
Plot no. : 967. Area. : 6 Decimal.



THEORY

T. 64
E
P. 11121

Scale :- 1" = 330' 0"

Shown in red

11121 rogenara snarma s/o Sri Shyam Lal Singh of p.s & dist. Dhanbad (ii) Sri Amrendra Kumar Singh s/o Sri Prasad Singh of Dhaiya, p.s & dist. Dhanbad.



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

Token Date/Time 20/04/2009 12:56:31

Token No: 55

Document Type
Presenter' Name & Address
Date of Entry
Document Value
Special Type
Remarks / Other Details

Sale Deed
Babudih, Ps & Dist- Dhanbad
20/04/2009
236000
Presenter
Yogendra Sharma
DOE
Stamp Value 9450
Serial No. 0
Total Pages 28
Book 1
CNO/PNO

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area
DHANBAD	2	0	NOWADIH	74	967			TAANRD	6 Decimal

Other Property Details:

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

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Yogendra Sharma	Shyam Lal Singh	Business	Other		Babudih, Ps & Dist- Dhanbad
2	VENDOR	Amrendra Kumar Singh	Ganesh Prasad Singh	Business	Other		Dhaiya, Dhanbad
3	VENDEE	Rakesh Kumar	Late Rabindra Prasad Singh	Business	Other		Babudih, Ps & Dist- Dhanbad
4	Identifier	Pawan Kumar	Siya Saran Prasad Singh	Business	Other		Babudih, Ps & Dist- Dhanbad
5	Witness1	Pawan Kumar	Siya Saran Prasad Singh	Business	Other		Babudih, Ps & Dist- Dhanbad
6	Witness2	Goutam Kumar Chatterjee	D.K. Chatterjee	Business	Other		Hirapur, Dhanbad

Fee Details:

SN	Description	Amount
1	LL	2.50
2	P	0.94
3	A1	2,360.00
4	SP	420.00
Total		2,783.44

उपर्युक्त प्रविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

योगेन्द्र शर्मा
प्रस्तुतकर्ता का हस्ताक्षर
डाटा इंट्री ऑपरेटर का हस्ताक्षर

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

उपर्युक्त स्वीकार किया

जिसकी पहचान

निवासी

योगेन्द्र शर्मा
अमरेंद्र कुमार सिंह

पवन कुमार गौतम कुमार चटर्जी
रावेंद्र सिंह हीरापुर

पिता

पेशा

डी.के. चटर्जी
सिनाप्रसाद प्रसाद सिंह
अवसल

ने की।

निबंधन पदाधिकारी का हस्ताक्षर

Rakesh Kumar





निबंधन विभाग, झारखंड
धनबाद

Token No.55 Token Date: 20/04/2009 12:56:31
Serial/Deed No./Year :4482/4199/2009
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Yogendra Sharma Father/Husband Name:Shyam Lal Singh (VENDOR) Babudih, Ps & Dist- Dhanbad		
2	Amrendra Kumar Singh Father/Husband Name:Ganesh Prasad Singh (VENDOR) Dhaiya , Dhanbad		
3	Rakesh Kumar Father/Husband Name:Late Rabindra Prasad Singh (VENDEE) Babudih, Ps & Dist- Dhanbad	<input type="checkbox"/>	<input type="checkbox"/>
4	Pawan Kumar Father/Husband Name:Siya Saran Prasad Singh (Identifier) Babudih, Ps & Dist- Dhanbad	<input type="checkbox"/>	<input type="checkbox"/>
5	Pawan Kumar Father/Husband Name:Siya Saran Prasad Singh (Witness1) Babudih, Ps & Dist- Dhanbad	<input type="checkbox"/>	<input type="checkbox"/>
6	Goutam Kumar Chatterjee Father/Husband Name:D.K. Chatterjee (Witness2) Hirapur ,Dhanbad		

Book No. I
Volume 120
Page 479 To 506
Deed No 4482/4199
Year 2009
Date 20/04/2009 17:28:54

District Sub Registrar

Signature of Operator

Rakesh Kumar



2669
31/01/06

Sch. XIV-F, No. 180V
जिला का नाम ...
अनुमण्डल का नाम ...
अंचल का नाम ...
नाम सर्वेक्षण नाम गौजा मण्डल ...
धाना वी धाना नम्बर ...

V रसीद मालगुजारी
फरद मालकी/फरद रयती
नाम रयत मय वलियत जमाबन्दी ...
वो सकुनात नम्बरा JB 41 433864

रसद

खाता संख्या	खेसरा संख्या
20	9066 गे. 20 खेसरा 49 (20/1/06) क. 20

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
...

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

मांग बाबद	सालाना	बकाया				मोतालबा हाल
		तीन वर्ष से ज्यादा	3रा वर्ष	2रा वर्ष	1ला वर्ष	
माल } (नकदी)	2.00	/	/	/	/	2.50
गुजारी } (भावली)	0.20					0.50
सेस	1.00					1.00
*सूद	1.00					1.00
मुतफरकात	0.50					0.50
मीजान	8.50	8.50				

तफसील अदायकारी

अदायकारी बाबद	तीन वर्ष से ज्यादा	बकाया				मोतालबा हाल	फाजिल
		3रा वर्ष	2रा वर्ष	1ला वर्ष			
माल } (नकदी)	/	/	/	/	/	2.50	
गुजारी } (भावली)						0.50	
सेस						1.00	
*सूद						1.00	
मुतफरकात						0.50	
मीजान अदायकारी	8.50	8.50					

- (1) मीजान कुल (लफजों में) 8.50 (दो हजार आठ रुपये मात्र)
- (2) नाम देहिन्दा - 203
- (3) कुल बकाया - 8.50

दस्तखत वो तारीख अरसा तफसील कनिन्दा
31/01/06

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

NCF-1987

Marble slab 11kalis

REVELO
Ramesh Kumar
Sangita Sharma

Bapu Educational Charitable Trust
31/01/06
Chairman



प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोलियो की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलियो देने की तारीख Date of delivery of the requisite stamps and folios.	तारीख, जबकि देने के लिए प्रतिलिपि तैयार थी Date on which the copy was ready for delivery.	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.
13-6-06	13-6-06	14-6-06	16-6-06	16-6-06

शुद्ध

आवेदन आदि-कारी का कार्यालय, बनारस
आवेदन संख्या: 109(U)2006-07

आवेदन परीक्षा

15-4-06

आवेदक श्री संतोष कुमार मिश्रा एवं स्विट्जर्लैंड प्रवासी विदेशी व्यापक नानुसंधान कार्यालय, बनारस जिला बनारस में नामांकन के लिए आवेदन किया है। आवेदन के अनुसार आवेदन में नौजा नम्बरीड नौजा नं० 02 खाता नं० 50 एल० नं० 1077 खाता ॥ (जमा रकम) रु० दशम सं० 2669 दिनांक 31-03-06 के द्वारा श्री बाबुदेव कुमार मिश्रा एवं श्रीमती गणपती कुमारी बम्बडी के द्वारा किया है। आवेदन के अनुसार पत्र हफ्ता आठवारी को जांच हेतु है, इस बीच आवेदन के लिए दिनांक 29-4-06 को उपरोक्त पत्र है।

201-अखण्ड
15/4
आवेदन आदि-कारी
बनारस।

29-4-06

आवेदक (आवेदक) मिश्रा उपाय। आवेदन के लिए आवेदन के नौजा नं० 50 खाता नं० 50 एल० नं० 1077 खाता ॥ (जमा रकम) रु० दशम सं० 2669 दिनांक 31-03-06 के द्वारा श्री बाबुदेव कुमार मिश्रा एवं श्रीमती गणपती कुमारी बम्बडी के द्वारा किया है। आवेदन के अनुसार पत्र हफ्ता आठवारी को जांच हेतु है, इस बीच आवेदन के लिए दिनांक 29-4-06 को उपरोक्त पत्र है।

9/6.06 P.T.O

Rakesh Kumar
REVEL

Sankar Sharma

Bapu Educational Charitable Trust
श्री गौरी शर्मा
Chairman



प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोटो की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोटो देने की तारीख Date of delivery of the requisite stamps and folios.	तारीख, जबकि देने के लिए प्रतिलिपि तैयार थी Date on which the copy was ready for delivery.	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.
13-6-06	13-6-06	14-6-06	16-6-06	16-6-06

सुक्ति पत्र

जिला - चण्डीगढ़ कांग्रेस इकाई - चण्डीगढ़ जिला - चण्डीगढ़

श्री 2510 केम्बल 109 (1) 06-07

जवाब दे

चण्डीगढ़

02

आज्ञा क्र. 80 पत्र क्र. 1077 अक्षा 11 काका
अक्षा 20-00 रक. खताने प्रीम।

कॉन्सलर कनिष्ठा

चण्डीगढ़

दिनांक

क्र. सं. 2669 दि. 31-3-06

पुराना प्रेष

श्री 2510 केम्बल 109 (1) 06-07

क्र. सं. 20-00

कामा प्रेष

श्री 2510 केम्बल 109 (1) 06-07

दिनांक 26/6/06

क्र. सं. 2669

श्री 2510 केम्बल 109 (1) 06-07

क्र. सं. 20-00

कॉन्सलर कनिष्ठा
चण्डीगढ़

श्री 2510 केम्बल 109 (1) 06-07

Rakesh Kumar
16/6/06
सहायक

श्री 2510 केम्बल 109 (1) 06-07

श्री 2510 केम्बल 109 (1) 06-07

वसिष्ठ प्रतिष्ठान

श्री 2510 केम्बल 109 (1) 06-07

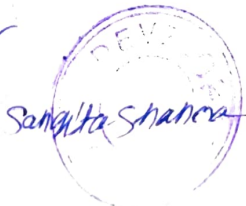
16/6/2006
प्रधान सहायक
चण्डीगढ़

चण्डीगढ़

Bapu Educational Charitable Trust

श्री 2510 केम्बल 109 (1) 06-07
Chairman

Rakesh Kumar



2829

2,62,000/-

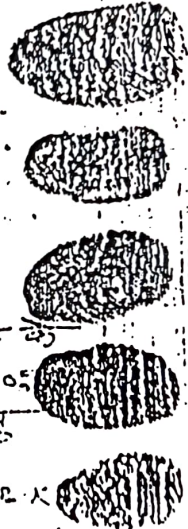
27/11/06

2866



अभिलाषितम् अग्र्यं न जायते के अत्रुण्ये ... 172 123

विषय- निम्न 21 के अग्र्यं ... 31306



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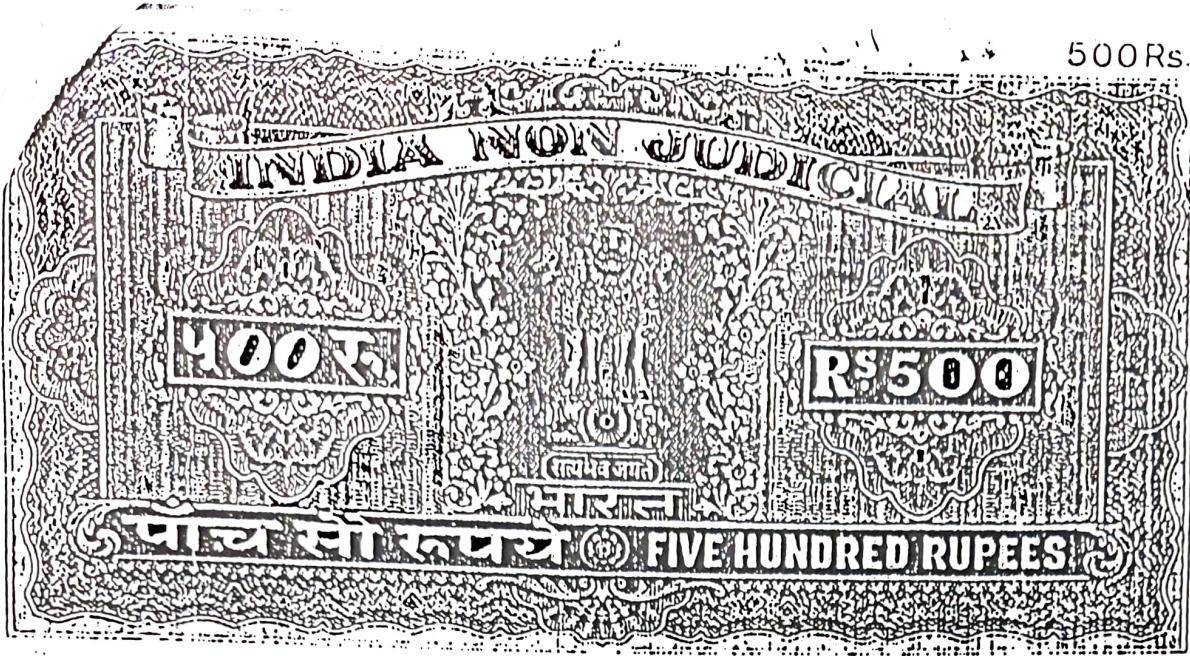
SALE DEED

THIS DEED OF ABSOLUTE SALE is made on this the 31st day of M A R C H 2006 (Two thousand Six), BY AND BETWEEN : SRI BASUDEB KUMHAR, S/O Late Baidya Nath Kumhar, by caste Kumhar, by occupation cultivation, resident of Nawadh, P.S. & District Dhanbad, chowki sadar sub-registry office Dhanbad, hereinafter called and referred to as the VENDOR; (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assigns) of the ONE PART;

Handwritten numbers and notes on the left side of the page, including '2630.00', '54.00', '2674.00', '2.50', '94', '2677.00', '2500', and '3'.

Bapu Educational Charitable Trust
Chairman

Rakesh Kumar
SURA
Santaka Sharma



500Rs.

Handwritten notes in Hindi: रजिस्ट्रार कार्यालय, धनबाद, 22/11/20

- 2 -

AND IN FAVOUR OF :- ✓
SRI RAKESH KUMHAR, S/O Late Rabindra Prasad Singh, by caste Kumhar, by occupation Business, resident of Babudh, P.S. and District Dhanbad, chowki sadar sub-registry office Dhanbad, hereinafter called and referred to as the PURCHASER : (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assigns, of the OTHER PART :

WHEREAS the land which is morefully described in the schedule below originally recorded in the name of Bhola Kumhar.

Rakesh Kumar

Sangita Sharma

Bapu Educational Charitable Trust

Handwritten signature in Hindi: श्रीगोविंद शर्मा

Chairman

21/2/2022
20-2-18
4100

-: 3 :-

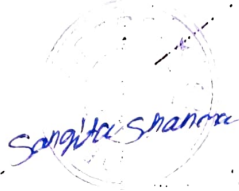
AND WHEREAS the vendor being in urgent need of money to meet his personal expenses expressed his desire to sell the land which is described in the schedule below and whereas the purchaser has agreed to purchase the same and offered to pay a sum of Rs. 2,62,000/- (Rupees two lacs sixtytwo thousand) only, as the highest consideration thereof which the vendor has accepted.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :

That in consideration of the sum of Rs. 2,62,000/- (Rupees two lacs sixtytwo thousand) only, paid by the purchaser to the vendor (the receipt whereof the vendor doth hereby admits and acknowledges) for the sale of the said land which is described in the schedule below and inconsidera-



Rakesh Kumar



Sangita Shannu

Bapu Educational Charitable Trust

મોડીજી શર્મા
Chairman

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- 4 -

tion of the terms and conditions and covenants herein-
after contained the vendor doth hereby absolutely and
indefeasibly grant, sell, conveys, transfer and assigns
unto the purchaser by way of absolute sale all his right
title, interest, and possession etc. together with all claims,
demands, liberties, benefits, easements etc. belonging to or
appertaining to free from all encumbrances whatsoever,
TO HAVE AND TO HOLD the same to and unto the use of the
purchaser peacefully and quietly for at all times to come
subject to the payment of rent that to the Landlord the
State of Jharkhand, having full right and authority to trans-
fer the same by sale, gift, mortgage by making houses etc.
thereon either by living thereon or by letting out the same
to any person or persons or otherwise as the purchaser
likes.

That the vendor doth hereby covenant with the purchaser
that the vendor is the true and lawful owner of the land
and he is in sole and exclusive possession other the said
land and he has not in any way or manner transferred or
encumberred the said land or any part or portion thereof and
should therefore infuture if it transpires that the vendor
is not the true and lawful owner of the land or has other
sharer or co-sharer or that the vendor has no right and
authority to transfer the said land and if by any other
reason thereof the purchaser is put to any loss the vendor
doth hereby unconditionally and irrevocably undertake to
compensate the purchaser in every respect thereof.

Rak PSM Kumar

Bapu Educational Charitable Trust
Chairman
Sudhakar Sharma

Handwritten notes in vertical script, possibly in Hindi or Urdu, located at the top right of the page.

- 1 5 :-

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

That the vendor doth hereby further covenant with the purchaser to do or to execute all such acts, deeds and things as may be required reasonably for better assuring to the purchaser to in and over the vendor's land and the vendor shall render all possible aid and assistance to the purchaser in getting the purchaser's name mutated in the sherista of the landlord the State of Jharkhand.

That the vendor has obtained necessary permission from the Additional Collector, Dhanbad, vide his Memo No. 3695, dated 8.8.05.

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

SCHEDULE

All that piece and parcel of Raiyati right of land situated in Mouza : NAWADIH, P.S. Dhanbad, chowki sadar sub-registry office Dhanbad, in the District of Dhanbad.

MOUZA : NAWADIH, Mouza No. 2, KHATA NO. 50 (Fifty),

PLOT NO. 1077, Measuring an area 37 dec. out of which 11 Katha of land is hereby sold by this sale deed.

11 Katha of land or to say 18.15 dec.

Handwritten signature in blue ink: Rakesh Kumar



Bapu Educational Charitable Trust
99
21/05/21
Chairman
Sangita Shrivastava

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- 1 6 1 -

Butted and bounded as follows :

- North : Proposed Road.
- South : Plot No.977.
- East : Plot No.977.
- West : Proposed Road.

Certified that the duplicate is the true and exact copy of the original.

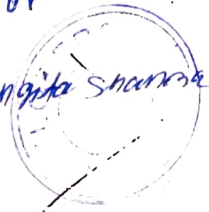
Handwritten signature of the vendor.

Signature of the vendor.

Drafted by me, typed in my office read over and explained the contents of this deed to the executant and claimant.

Rakesh Kumar

Sangita Sharma



Bapu Educational Charitable Trust

Handwritten signature of the Chairman.

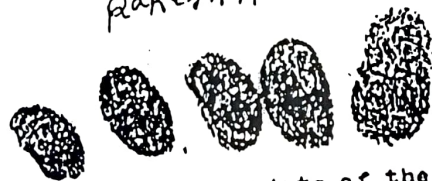
Chairman

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- 171 -



Rakesh Kumar



Certified that the finger prints of the left hand of the vendor and the purchaser, whose photographs are affixed in the document have been obtained before me.

Signature Rakesh Kumar

Licence No. 02/1942

WITNESSES :

1. [Signature]
Sri. [Name]
20/3/05
2. [Signature]
Babu [Name] (24/9/15)
31/3/06

Rakesh Kumar

Bapu Educational Charitable Trust
Chairman

Sangita Sharma

1. H & PA
2. S

Statutor
1. The au
2. The onu
3. In case



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No.:	: IN-JH31712433146302S
Certificate Issued Date	: 27-Aug-2020 02:06 PM
Account Reference	: SHCIL (FI)/jhshcil01/ DHANBAD/ JH-DB
Unique Doc. Reference	: SUBIN-JHJHSHCIL0148218066171086S
Purchased by	: RAKESH KUMAR
Description of Document	: Article 46 Partnership
Property Description	: PARTNERSHIP
Consideration Price (Rs.)	: 0 (Zero)
First Party	: RAKESH KUMAR
Second Party	: AS APPLICABLE
Stamp Duty Paid By	: RAKESH KUMAR
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Rakesh Kumar
Sangita Sharma



NOTARY
DHANBAD

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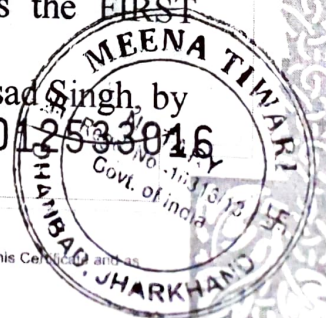
DEED OF PARTNERSHIP

THIS DEED OF PARTNERSHIP made this the Eight day of December Two thousand & Twelve by and among:-

1. **Shri RAKESH KUMAR**, S/o- Late Ravindra Prasad Singh, by faith Hindu by occupation business, residing at Babudih. PO- B. Polytechnic & Distt. Dhanbad hereinafter called and referred to as the **FIRST PARTY** of the **FIRST PART**.

2. **Smt. SANGITA SHARMA**, D/o- Shri Siya Sharan Prasad Singh, by

LB0012533016



Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.e-stamp.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.

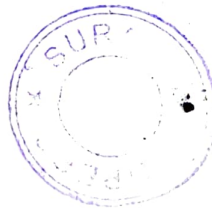
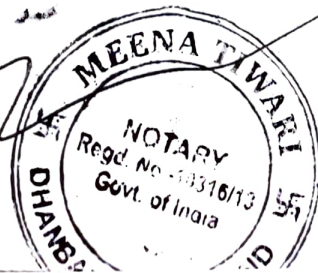
Ashish Kumar
Sangita Sharma

faith hindu, by occupation business, residing at Babudih, PO- B. Polytechnic, Dist.- Dhanbad hereinafter called and referred to as the **SECOND PARTY** of the **SECOND PART**.

The expression above parties hereinabove unless repugnant to the context on meaning there of shall include and always deem to have included their respective heirs, executors, administrators and / or permitted assigns and all the parties hereinabove together shall be referred to as the **PARTNERS**.

NOW THIS DEED OF PARTNERSHIP WITNESSETH AND THE PARTIES MUTUALLY AGREE AND CONVENIENT WITH EACH OTHER AS FOLLOWS:-

1. That this Deed of Partnership shall have effect on and from 28/08/2020 and at will.
2. That the business of the partnership shall be carried on under the name and style of "MS. SURAJ DEVELOPERS."
3. That the partnership business shall be that of builders & developers and similar nature of business and such other business and businesses as the partners may decide on mutual consent.
4. That head Office of the business of the firm shall be at Babudih, P.O. B Polytechnic & Distt. Dhanbad and branches shall be at such other place or places as the partners may agree upon.
5. That the necessary capital required for the smooth and proper running of the partnership business shall be contributed by all the parties and same shall be reflected in the books of account. The partner shall also get interest @ 12% per annum on their capital. Rate of interest may be changed on mutual consent of the partiers



*Pradyumn
Sawalke Sharma*

6. That all parties have agreed to keep themselves actively engaged in conducting the affairs of the business of the partnership firm. The said partners shall be working partners. It is hereby agreed to that in consideration of the said parties keeping themselves actively engaged in the business of the partnership firm and working as working partners, shall be entitled to remuneration.

A. The remuneration payable to the said working partners shall be computed in the manner laid down or deduction under section 40(6)(v), read with Explanation 3 of the income tax Act, 1961 or any other applicable provision as may be in force in the income tax assessment of the partnership firm for the relevant accounting year. Such amount of remuneration shall be distributed between the said working partners as per their profit share ratio.

The partners shall be entitled to increase or reduce the above remuneration and may agree to pay remuneration to other working partner or partners as the case in may be. The partners may also agree to revise the mode of calculating the above said remuneration as may be agreed to by and between the partners from time to time.

7. That the Net Profit after paying interest to the partners shall be divided among the partners and the net loss born by them as follow:-

FIRST PARTY	50% (50 paise in a rupee)
SECOND PARTY	50% (50 paise in a rupee)

8. That at the end of every 31st March an account of the partnership business shall be taken and Profit/loss, if any, shall be distributed among the partners according to their respective shares.



पक्ष-14 क्रम
साम्योत्तर

9. That the proper Books of accounts shall be maintained and the partners shall be at liberty to check, inspect, copy out the same during the usual business Hours.

10. That the all parties shall be entitled to draw out of the partnership business any sum or sums of money as may be mutually agreed amongst the parties and such sums to be duly accounted for on each succeeding settlement of the account and division of the profits of the partnership and any excess of drawings found on each settlement shall be refunded.

11. That all party shall have power to operate Banking Account in the name of firm jointly & severally and to draw, endorse and negotiate cheques, bill or exchange and other negotiable instrument in the name of the firm and also to give valid discharge on payments received on behalf of the firm either from Government Department or other constants of the firm.

12. That every partner shall indemnity the firm for any loss caused to it by his fraud or willful neglect in the ordinary conduct of the business of the firm.

13. That the firm shall indemnify all or any one of the partner in respect to payments made and liabilities caused by him/her on behalf of the firm:

- i. in the ordinary and proper conduct of business.
- ii. In doing such as in any emergency for the purpose of protecting their from any loss, as would be done by person of an ordinary prudence in his own case.

14. That, if in the best interest of the firm admission of a new partner be deemed advisable, all parties jointly shall be entitled to



DECLARATION FOR
REGISTRATION
ACKNOWLEDGEMENT
SANGHVI SHEKHAR

admit one or more partner / partners in the firm on such terms and conditions as he may then be agreed upon mutually by and between the sitting partners and the incoming partner or partners.

15. "That during the continuance of this partnership no partner shall without the consent of all the other partner in writings :-

- i. enter into a bond or become Surety for any persons in his respective capacity on behalf of the firm excepting in the ordinary course of the business of the firm
- ii. withdraw any suit or proceeding filed on behalf of the firm.
- iii. admit any liability in a suit or proceeding against the firm.
- iv. lend any money belonging to the firm to any outsider.
- v. relinquish or compromise any claims or a portion of any claim by firm.
- vi. take a lease or acquire immovable property on behalf of the firm.
- vii. transfer immovable property belonging to the firm.
- viii. acknowledge any debt due from the firm so as to extend the period of limitation for instituting legal proceeding against the firm.
- ix. submit a dispute relating to the business of the firm to the arbitration.
- x. assign, mortgage or charge his share or interest in the firm, whole or in part to any person other than it partner or the firm.



*Rocky Kumar
Sangita Sharma*

16. That in case of death of any partner or partners the partnership business shall not stand dissolved in the heir or heirs of the deceased partner/partners shall be deemed to be a partner/partners on and from the date of death of such partner/partners and the partnership shall stand reconstituted ipso facto.
17. That in the event of any other partner desiring to retire from the partnership business, they shall give to the other partners three months notice in writing where upon the proper and amicable adjustment and settlement of accounts may be made in presence of partners and the retiring partner.
18. That the firm shall be dissolved with consent of all the partners for any reason whatsoever.
19. That after dissolution of the firm, the partners shall cause a full and accurate inventory to be prepared of the affairs of the partnership taking into account all the assets of the firm including goodwill and also all liabilities, if any
20. That at any time within 30 days of the taking of the decision by the partners to dissolve the partnership any partner or partners may elect to take the business of the firm including all assets, liabilities as well as goodwill at a value determined by the mutual consent of the partners and in such event he or they shall make payment to the other partners of their shares capital along with shares in the profit of the firm or the share of value so determined by the mutual consent of all the parties
21. That in all matters not specifically mentioned herein the relationship of the partners shall be governed by the provisions of the Indian Partnership Act, 1932



22. That all disputes and questions in connection with partnership or this Deed arising between the partners or between any one of them and the legal representatives of the other or others on between their respective legal representative and whether during or after the partnership shall be referred to the arbitration of two arbitrators one to be appointed by each party of this partnership deed and the decision of the arbitrators shall be final and binding on all the partners and their representatives.

IN WITNESSES WHERE OF THE PARTIES, HERETO, PUT THEIR RESPECTIVE SIGNATURES ON THIS THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.

Signature of the witness:-

1. *Cauran Kumar*
Babudin Dhanbad
28/5/20

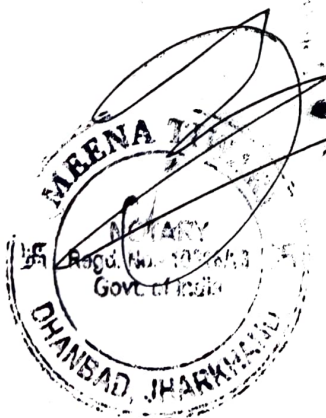
2.

3.

Rajesh Kumar
Signature of the First Partner :-

Sangita Sharma

Signature of the Second Partner :-



ATTESTED
NOTARY DHANBAL
Authorised
u/s (b) (1) (a) of the Notaries
Act 1952 (Act No. 63 of 1952)

