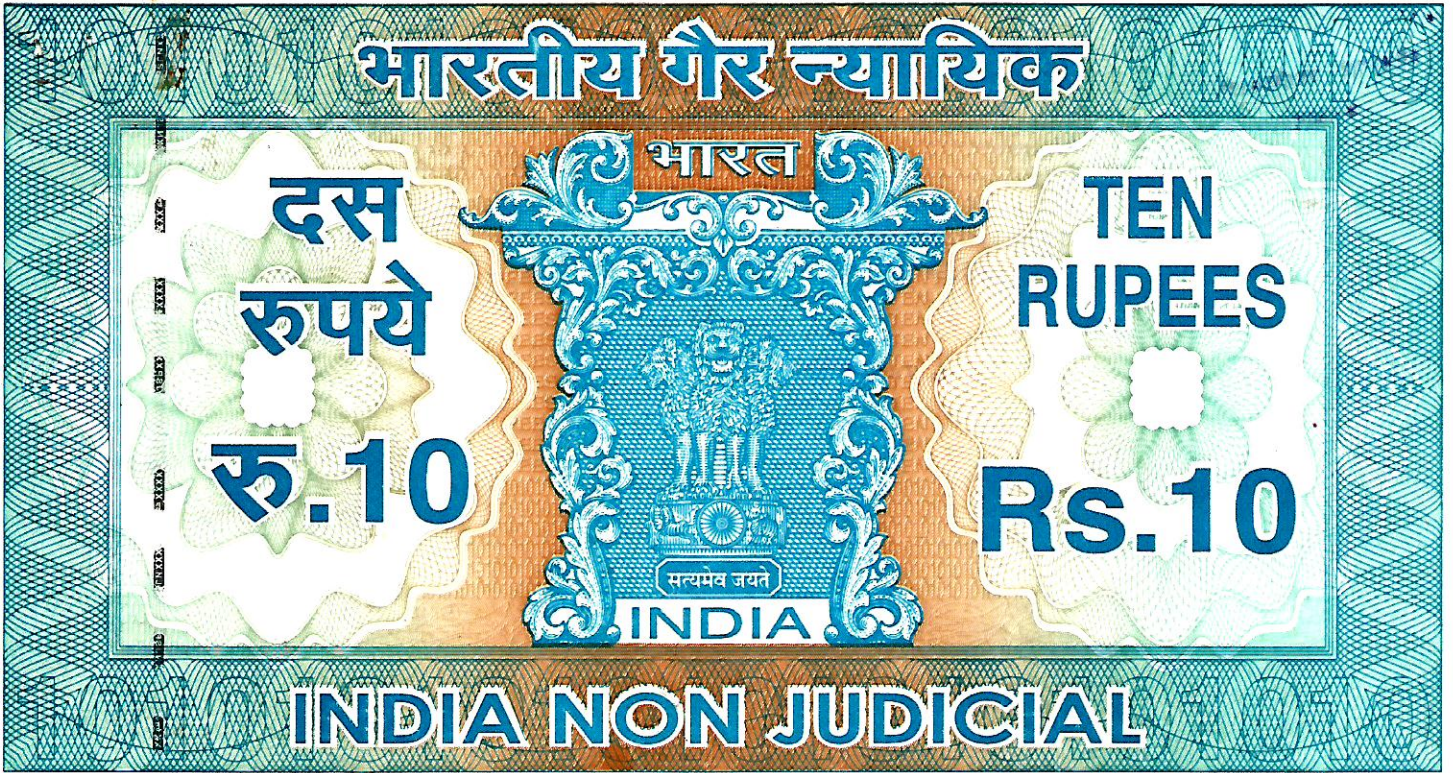


12066-390-²¹⁰348-2010



झारखण्ड JHARKHAND

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उपरी प्रमाणित
 22/11/11
 निवा अवर निवा
 धनबाद
 10/11/11

वनबाद कोषागार से निगत
कोषागार प्रबन्धिका
वनबाद

S.No. 210 Date 9.4.2012
Name G. R. Mahato
Sl. No. 4 B. Mahato
At. newspaper
P.S. Dhanbad
Value of Stamp 10/-
Through
Part of Stamp

Ashish Kumar Roy
S.V. Dhanbad, L.No.: -12/35/86

रक पोल
१ (A) (iii) 50/-
२ (B) (iii) 50/-
३ 1200/-
४ (a) 1200/-
Signed, Sealed and Collected
2500/-
Sri

Sd/- Sri G. R. Mahato
10/4/12
10/4

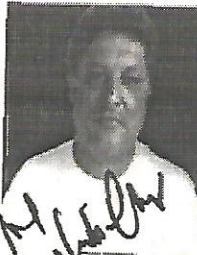
14409 Ravati's sale Dhanbad 3275,000/- dt-13/10/19 12966



6
4.9

vide declaration of 4759 dt-09/09/10

नवम नियम 21 के अन्तर्गत और अन्तर्गत
मालिकाना हक की धारा 46 के अन्तर्गत
जा यात्रय है और इन्डियन स्टाम्प एक्ट-1909
की अनुसूची 1 का 1 क 2 के अन्तर्गत
व्यक्त ताम लगाया गया है। अथवा ठिक
मन्दी में विमुक्त है वा स्टाम्प - शुल्क अपेक्षा
नहीं है।



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09/09/2010

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Att-10-10,11 dt-09/09/10

तपसील वर्णित जमीन का मूल्य मांग दर्शित
के अनुसार नियमित रूप से काम न

संलग्नक 1 का अन्तर्गत
संलग्नक 2 का अन्तर्गत
संलग्नक 3 का अन्तर्गत

DEED OF SALE

THIS DEED OF SALE made this the 9th Day of September Two thousand ten, by
1. SRI NITEN C. PARKERIA Son of Sri Chandrakant D. Parkeria, 2. SRI
CHANDRAKANT D. PARKERIA Son of Late Dunganrshi Sunderjee Parkeria, by faith
Hindu, by occupation Business, Resident of Telephone Exchange Road, P.S. and
Dist. Dhanbad, hereinafter jointly called and referred to as the VENDOR (which
expression shall, unless excluded by or repugnant to the context would be deemed to
mean and include their respective heirs, successors, executors, legal representatives and
assigns) OF THE ONE PART.

Approved by MISA
Dhanbad vide TP-
0038 dt-5.02.08 &
RD-475/07-08 dt
5.12.08.

Fee paid

Rs 32750 = 00
₹ 250 = 00
33,000 = 00

09/9

IN FAVOUR OF SMT. SHABNAM KUMARI Wife of Sri Chandan Kumar, by faith Hindu,
by occupation Housewife, resident of Shivpuri, Anishabad, Patna-2, Bihar, at present
residing at Flat No. 406, Pragati Enclave, J. C. Mallick, P.S. and Dist. Dhanbad.

002604/10

पु. नि. पा. अ. से निवेदन

अपराध पंजीयनाची
कॉपी

क्र. No 5109/10-11.
Nasant 10. Sabhan kumari.
Hiranpur. Shambad.

क्र. दि. 13/01/10 - (25000 x 5 + 50000 + 500 x 2 + 10000)

9/9/10
A. P. S. ...
District ...

दि. 200 १० को ...

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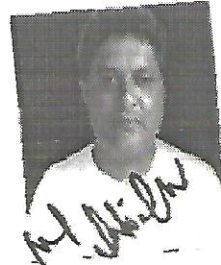
...

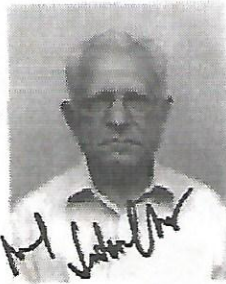
...



H. K. ...

09/09/2010





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hereinafter called and referred to as the PURCHASER (which expression shall, unless, excluded by or repugnant to the context would be deemed to mean and include her heirs, executors, administrators, representatives and assigns):

WHEREAS by a Registered Deed of Sale No. 6705 dated the 24th August 2004 executed by Miss. Jaswanti D. Parkeria Daughter of Late Dungarshi Sunderjee Thacker, (through her constituted attorney Sri Chandrakant D. Parkeria) in favour of the vendor hereto Sri Hiten C. Parkeria and Sri Chandrakant D. parkeria, the vendor hereto purchased her entire right, title, interest and possession to in and over 11 kathas of Raiyati land, morefully described in the schedule thereof, appertaining to khata no. 136 being portions of plots no. 2090, at Mouza Saraidhela, Mouza No.8, under P.S. Saraidhela, Dist. Dhanbad, for valuable consideration therein mentioned; And



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Hiten C. Parkeria
C. D. Parkeria
09/09/10

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WHEREAS ever since the dates of purchase as aforesaid the vendor hereto has been peaceful and uninterrupted possession of the said land by getting their name mutated in the revenue records of the State of Jharkhand (in mutation case no. 2006 (II) 07-08 of the Circle Officer, Dhanbad) and paying ground rent in respect thereof to the State under Thoka no.5651 and by exercising diverse acts of possession thereon; And

WHEREAS, the vendor hereto Sri Hiten C. Parkeria and Sri Chandrakant D. Parkeria, have entered into an agreement dated 15.03.2008, with a builder firm namely M/s Universal Builders, for development of the land and to construct a Multi Storied Residential cum Commercial Complex over the said land; And



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WHEREAS the said developer M/s Universal Builders constructed a multistoried Residential cum Commercial complex known as "Universal Tower" on a portion of the aforesaid land of the vendor measuring 11 kathas; And

WHEREAS the developer M/s Universal Builders framed a scheme for construction of a multistoried residential cum Commercial complex to be known as "Universal Tower" on the said 11 kathas of land in terms of the plan duly approved by the Mineral Area Development Authority, Dhanbad, by its letter no. TP 0038 dated 05.02.2008, of its Plan No. BD-475/07-08 dated 05.12.2008; And

WHEREAS, after completion of the building the developer M/s Universal Builders, handed over the owners allotted share as per development agreement dated 15.03.2008, and the



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E. D. D.
09/09/10

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owners since then has been in peaceful possession over the share of flats; And

WHEREAS the purchaser hereto approached the vendor hereto for the purchase of the Flat no. 101 at First floor of Universal Tower, (from the share of the owners) hereinafter called the unit, morefully described in the schedule "B" hereto on the terms and conditions recorded in Agreement of Sale entered into between them on the 16.07.2010, on the highest offered consideration of Rs.32,75,000/- (Rupees Thirty Two Lac Seventy Five thousand) only.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH AS FOLLOWS:-



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E. S. S.

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1. That in consideration of the total sum of Rs.32,75,000/- (Rupees Thirty Two Lac Seventy Five thousand) only paid by the purchaser to the developer as per Memo of Consideration appearing in Schedule "C" hereto (the receipt whereof is hereby acknowledged and admitted by the vendor) and in consideration of the terms and conditions hereby contained, the vendor absolutely and indefeasibly grant, sell, convey, transfer and assign their entire right, title, interest and possession to in and over 2222 sq. ft. of Super built up area on First floor plus 199 Sq.ft. terrace of "Universal Tower" a residential complex morefully described in the schedule "B" hereto together with all claims, demands, easements and other incidental rights belonging or appertaining thereto morefully described in the schedule "D" and "E" hereto to the purchaser TO HAVE TO HOLD the same for all times to come free from all encumbrances subject to the terms and conditions hereinafter appearing.



झारखण्ड JHARKHAND

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H. S. S. S.

E. S. S.

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2. That the vendor doth hereby covenant with the purchaser that the vendor are the owner of the schedule "A" land and the residential multistoried complex constructed thereon and the floor area sold herein and the same is in no manner defective and is in no manner encumbered by way of mortgage etc. and the purchaser has inspected all the documents regarding the title of the property and has fully satisfied himself / herself / themselves about the title of the vendor and quality of construction and being fully satisfied with the same has therefore purchased the same.



झारखण्ड JHARKHAND

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H. S. S. S.

[Signature]

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



झारखण्ड JHARKHAND

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Handwritten initials
Handwritten date: 09/09/10

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5. That the purchaser in consideration of the use and enjoyment of the common part of schedule "A" land of the said complex has undertaken:-
- i) Not to throw any rubbish or store any article or combustible goods in common parts save to such extent and at such place or places if any as may be specifically permitted by the Vendor in writing.
 - ii) Not to carry on any obnoxious, noisy, offensive, illegal or immoral activities in the said unit or any other portion of the said complex, common parts.
 - iii) Not to cause any nuisance or annoyance to the co-purchasers and / or occupants of other portions of the complex.

Helmi L. L. L.
Edwin
09/09/10

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- iv) Not to use or allow to be used the said unit for the purpose other than for quiet and decent residential purposes for which sold.
- v) Not to decorate or paint or otherwise alter the exterior of the said unit or common parts of the complex in any manner save in accordance with the general Schedule thereof as is or may be specified by the Vendor.
- vi) Not to do anything whereby the other co-purchaser are obstructed in or prevented from enjoying quietly and exclusively of their respective units and jointly of the common parts.
- vii) Not to claim any right in any part of the complex save as may be necessary, for ingress and egress of men, material, utilities, pipes, cables, and lines to be installed in the said unit and in particular not to claim any right to any parking space or store room or terrace save expressly granted.
- viii) Not to obstruct in any manner the vendors or the developers or other person permitted by the vendor and / or developer in raising further stories or making other constructions or transferring any right in or on the land or building or other units of the said complex or parking space, Not to store or bring heavy articles or hang heavy articles which may injure or damage any structures and/ flooring or stairs or portions of the said complex.
- ix) Not to display or affirm any neon-sign, or sign board, on any other wall of the building or the unit or the common parts save to affiliation of the name plate containing the name of purchaser at the place specified from time to time by the vendors.
- x) Not to claim any partition or sub division of the land of the said premises or the common parts of the said building and not to make any partition of the unit in smaller sizes by meters and bounds or making separate independent portion of the said unit.

Atul K. Sharma
ED
09/09/10

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- xi) Not to claim any additional proportionate undivided right in the said land in the case the Owner and/ or the developer does not construct the entire construct able area.
- xii) Not to claim any right of user/ common use or otherwise over or in respect of the terrace / roof of any nature whatsoever and the said terrace/ roof shall always be at the exclusive disposal of the owners as owned exclusive and absolute property with right of making further constructions thereon according to the plan that may be sanctioned and the purchaser covenants not to raise any objections/ claim/ impedient/ hindrance in the said further construction being made at any time.
- xiii) Not to obstruct or raise any objection in case the proportionate undivided share in the lands is reduced by reasons of the owners and / or developer constructing in excess of the area now intended and / or agreed to be constructed on the said land and not to obstruct or raise any objection of any nature whatsoever to such construction or any portion thereof.
- xiv) To observe the rules frame by the vendors / Developers and / or such body which may be entrusted in this behalf by the Vendor regarding the manner of the use and enjoyment of the common parts and land.
- xv) To undertake maintenance of the unit in question on receipt of possession letter thereof from the Vendor. All liabilities in respect of the said unit from the date of the sale / possession would be that of the Purchaser in respect of its maintenance up keep, accident etc.
- xvi) Not to damage the wall of the premises in question in any way whatsoever, the Purchaser will only be entitled to use wooden planks for the purpose of interior decoration, let it be made clear that no Civil work will be allowed to be done, and not to alter, change or in any way disturb the present setting of the premises.

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- xvii) Not to open any other window or ventilation in the premises in question so as to infringe the property right of any neighboring flat / flats.
6. That the purchaser has undertaken to pay and share the expenses of the said complex proportionately with co-purchasers with respect to items stated in schedule "F" hereto.

SCHEDULE - "A"

(Particulars of the land on which the said building is constructed)

All that piece and parcel of Raiyati land measuring approximately 11 kathas (Eleven kathas) together with a Residential Multistoried building Standing thereon, commonly and popularly known "UNIVERSAL TOWER" appertaining to khata no. 136 being portion of plot no. 2090 of Mouza Saraidhela (Mouza no. 8), under P.S. Saraidhela, Chowki Sadar Sub-Registry office and Dist. Dhanbad, being butted and bounded by :-

North : Part of Plot No. 2090.
South : Property of Shri Ram Construction.
East : ICWAI Building.
West : Municipal Subsidiary Road.

SCHEDULE - "B"

(Particulars of the unit sold here by)

All that Flat no. 101, containing Super Built up area 2222 sq. ft. on first floor plus 199 Sq.ft. of terrace of the multi storied premises "UNIVERSAL TOWER" together with a car parking space in the Basement floor (together with all that proportionate share in the common area

Hitesh P. Chaudhary
[Signature]
09/09/10

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in the said complex which includes in Super Built up area an undivided proportionate variable indivisible share of interest in the schedule "A" (land) carpet area comprised within the said unit. However the roof of the said unit shall be used both as the roof of the said unit as well as floor of unit above it and the roof of the said unit shall jointly be owned by the buyer and the buyers of other units directly above and under the said unit.

Area of the walls and columns, if any, within and outside the said unit save the wall or walls separating the said unit from the other units on the same floor shall jointly belong to buyer and buyers of the other unit or units and in which case 50% (fifty percent) of common walls shall be taken into account.

SCHEDULE "C"

Rs.32,75,000/- (Rupees Thirty Two Lac Seventy Five thousand) only paid by the purchaser to the vendor vide different drafts, cheques and cash of different dates.

SCHEDULE -'D'

Common Areas

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

Hein E. Baker

[Signature]

09/09/10

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

SCHEDULE -'F'

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

1. The expenses of maintaining and repairing, re- decorating, renewing at the main structures and in particulars the gutters, rain water pipes of the building, the gas and water pipes, drains, electric cables wires and other means of communication in under upon the said building to be constructed and serving more than one unit main entrance, passage, landing and staircases of the building leading to the respective units in the said building.
2. The cost of cleaning and lightening passage, landing stair case, and other parts of the said building so enjoyed or used by the said purchaser in common with other unit holders and with occupiers and aforesaid and of keeping open portion etc. to other parts of the said building in good condition and repairs.
3. The cost of decorating the exterior of the building.
4. All rates, taxes and outgoing payable in respect of the said building and parts of the same and / or any portions including the roof notwithstanding that such roof

Section 2.1.1
09/09/10

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- shall be the property of the owners with full right of the enjoyment use, disposal thereof.
5. Cost of the Insurance against THIRD PARTY rest in respect of the building if such Insurance shall be at all taken out, by owners, the higher charges and other expenses of renewal taxes if any incurred by the owners in respect of the said building or any portion thereof for storage of refuse of the owners and occupiers of the said unit and to repair and renewing the dustbin or reused bin if provided at the said building.
 6. All other expenses, if any, incurred by the developers for the proper convenient and running of the said building.
 7. Cost of installation and maintenance of the Fire Safety device would be responsibility of the unit owners on Pro-rata sharing basis.
 8. Liability arising out of any accident in Course of maintenance of the Complex would be that of all unit owners and not of builders.
 9. The purchaser shall pay one time interest free maintenance security deposit @Rs.5/- per sq. ft. to the vendor by demand draft against which proper receipt will be issued by the vendor. After formation of maintenance committee the said security deposit would be transferred to the maintenance committee of the Owner's Association.
 10. Cost of Electric connection, Transformers charges will be borne by the purchaser exclusively and generator cost will be borne by the purchaser on proportionate basis.

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

H. S. Kumar
C. D. D. D.
09/09/10

PAN OF VENDOR NO-2
AELPP 9995H ✓

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PAN OF VENDOR NO.2
AFPPP 3120C ✓

WITNESSES:

शिवम कुमारी

Shobanam Kumari
AVYAK 6378E 09/09/2010



1. R. S. Parkaria
RAJESH PARKARIA
S/O. CHANDRAKANT PARKARIA
Telephone Exchange Road
Dhanbad.

2. Chandan Kumar
CHANDAN KUMAR
S/O AWADHESH PD. SINGH
FLAT NO - 406, PRAGATI
J.C. MALLICK ROAD ENCLAVE
H. DRAPUR, DHANBAD

Certified that the finger prints of the left hand of the vendor and purchaser, whose photographs is affixed in the document have been duly obtained before me, and printed in my office as per draft deed prepared by the parties.

Santosh Chh.
U 2002/1991.

Seller

- (1) Sri Hiten C. Parkeria s/o. Sri Chandrakant D. Parkeria
- (2) Sri Chandrakant D. Parkeria s/o. Late Dugarshi Sunderjee Parkeria of Telephone Exchange Road, Dhanbad.
- (3) M/S. Universal Builders, office at Balajee Mansion, Katras Road, p.s.- Bankmore, dist.- Dhanbad. Rep. by its Partners Sri Rajesh Parkeria s/o. Sri Chandrakant D. Parkeria & Smt. Sonal Sanghvi w/o. Sri Kamal Sanghvi of Telephone Exchange Road, Dhanbad.

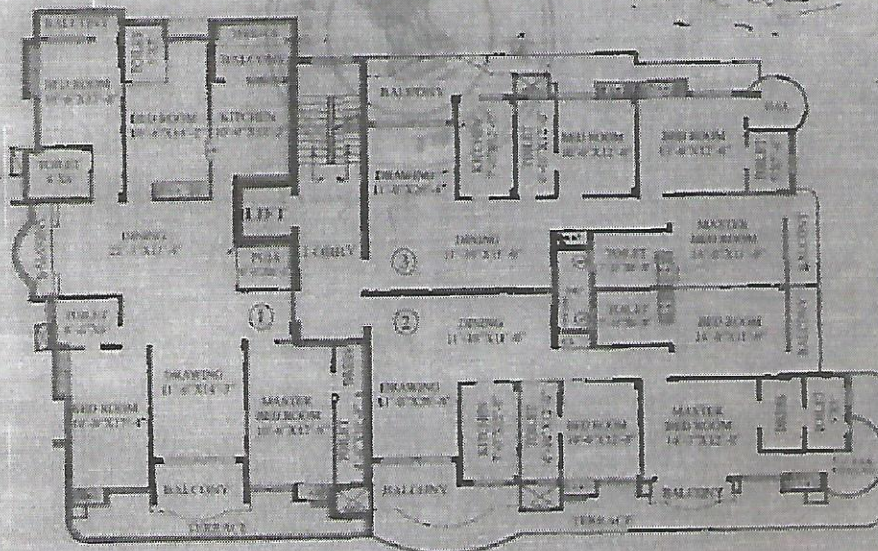
Purchaser

Smt. Shabnam Kumari w/o. Sri Chandan Kumar of Flat No.-406, Pragati Enclave, J.C.Mallick Road, Hirapur, Dhanbad.

Schedule

Mouza - Saraidhela, No.-8, Khata No.-136, Plot No.-2090, Super Builtup Area - 2222 sq.ft. & Open Terrace 199 sq.ft., Flat No.-101 on First Floor commonly known as "Universal Tower".

Shown in red



TRACED BY:-

[Handwritten signature]

FIRST FLOOR
NOT TO SCALE



निबंधन विभाग, झारखंड
धनबाद

जाय परचा-सह घोषणा प्रपत्र (नियम 114)

Token No. 6

Token Date/Time: 09/09/2010 11:57:33

Document Type	Sale With Agreement	Presenter	Hiton C. Parkeria	Date of Entry	09/09/2010
Presenter Name & Address	Telephone Exchange Road, Dhanbad	DOE		Total Pages	40
Stampable Doc. Value	3275000	Stamp Value	131010	Book	1
Document Value	3275000	Serial No.	0	CNO/PNO	

Remarks / Other Details

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
DHANBAD	8	0	SARAIIDHELA	136	2090			OR_RES	Sq. Ft.	

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
OR_DLX	8		SARAIIDHELA	Flat No 101, On 1st Floor, Commonly Known As Universal Tower	2222	1000 Sq. Ft.	2222000

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	Vendor	Hiton C. Parkeria	Chandrakant D. Parkeria	Business	Other	Aecpp9995h	Telephone Exchange Road, Dhanbad
2	Vendor	Chandrakant D. Parkeria	Late Dungsari Sunderjeet Parkeria	Business	Other	Afppp3120c	Telephone Exchange Road, Dhanbad
3	Vendee	Shabnam Kumari	Chandan Kumar	House Wife	Other	Avypk6378e	flat no 406, pragali enclave, j.c.mallick road, dhanbad
4	Identifier	Rajesh Parkeria	Chandrakant D. Parkeria	Business	Other		Telephone Exchange Road, Dhanbad
5	Witness1	Rajesh Parkeria	Chandrakant D. Parkeria	Business	Other		Telephone Exchange Road, Dhanbad
6	Witness2	Chandan Kumar	Awdesh Prasad Singh	Service	Other		flat no 406, pragati enclave, j.c.mallick road, dhanbad

Fee Details:

SN	Description	Amount
1	AT	32,750.00
2	E	250.00
3	ISP	600.00
Total		33,600.00

Hiton C. Parkeria

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंट्री ऑपरेटर का हस्ताक्षर

उपर्युक्त डिनेन सी. परकेरिया ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया चन्द्रकान्त डी. परकेरिया

जिसकी राजेश परकेरिया पिता चन्द्रकान्त डी. परकेरिया

सहचान धनबाद पेशा व्यवसाय ने की।

[Signature]
निबंधन पदाधिकारी का हस्ताक्षर



निबंधन विभाग, झारखंड
धनबाद

Token No.6 Token Date: 09/09/2010 11:57:33
Serial/Deed No./Year :14409/12966/2010
Deed Type: Sale With Agreement

SN	Party Details	Photo	Thumb
1	Hifen C. Parkeria Father/Husband Name:Chandrakant D. Parkeria (Vendor) Telephone Exchange Road, Dhanbad		
2	Chandrakant D. Parkeria Father/Husband Name:Late Dunganrshi Sunderjee Parkeria (Vendor) Telephone Exchange Road, Dhanbad		
3	Shabnam Kumari Father/Husband Name:Chandan Kumar (Vendee) flat no 406, pragati enclave, j.c.mallick road, dhanbad		
4	Rajesh Parkeria Father/Husband Name:Chandrakant D. Parkeria (Identifier) Telephone Exchange Road, Dhanbad		
5	Rajesh Parkeria Father/Husband Name:Chandrakant D. Parkeria (Witness1) Telephone Exchange Road, Dhanbad		
6	Chandan Kumar Father/Husband Name:Awdesh Prasad Singh (Witness2) flat no 406, pragati enclave, j.c.mallick road, dhanbad		

Book No. I
Volume 390
Page 345 To 384
Deed No 14409/12966
Year 2010
Date 09/09/2010 12:27:57

District Sub Registrar

Chandak
Gokul
10/4/10

Signature of Operator