

DBA
124801

NOTARY
DHANBAD



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : e63899ec0eb469fb391a

Receipt Date : 08-Jun-2022 02:40:22 pm

Receipt Amount : 20/-

Amount In Words : Twenty Rupees Only

Document Type : Affidavit

District Name : Dhanbad

Stamp Duty Paid By : AS APPLICABLE

Purpose of stamp duty paid : AFFIDEVIT

First Party Name : BASUKI BUILDERS

Second Party Name : AS APPLICABLE

GRN Number : 2211589154

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

BEFORE THE NOTARY PUBLIC: DHANBAD

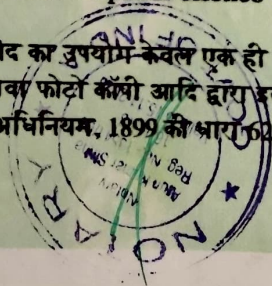
AFFIDAVIT

Contd...P/2.



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 कैंपी 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।



We, 1) Krishna Murari Modi, son of Dhanraj Agarwalla, by faith-Hindu, by occupation-Business, resident of Modi Mansion, Hatia Road, near S.D.M. Bangalow, Hiraipur, Dhanbad, District-Dhanbad, P.O, P.S. Dhanbad, state Jharkhand, 2) Dipak Kumar Modi son of Krishna Murari Modi, by faith-Hindu, by occupation-Business, resident of Modi Mansion, Hatia Road, near S.D.M. Banglow, Hiraipur, Dhanbad 3) Dilip Modi @ Dilip Kumar Modi, son of Krishna Murari Modi, by faith-Hindu, by occupation-business, ^{resident of, as above.} do hereby jointly and severally declare on oath as under:-

1. That, we are the partners of M/s. BASUKI BUILDERS,

2. That, we are the owner of the following properties which described as under:-

1) Mouza Hiraipur, Mouza No.7, Khata No.-o (Municipal) Plot no.1105. measuring an area 3 Kathas of land which is butted and bound as under:-

North:- Vacant land
 South:- Hari Mandir Road
 East:- House of Nishit Layak
 West:- Murari Mohan Sarkar

2) Mouza Hiraipur, Mouza no.7, Khata no.-o (Municipal) Plot no.1105 measuring an Area 3 Kathas of land which is butted and bounded as under:-

North:- Vacant land
 South:- Hari mandir Road
 East:- House of Nishit Layak
 West:- portion of murari moham sarkar

Total area 6 (six) Kathas of land.

3. That, the full and final consideration value of the aforesaid property is Rs.70,00,000/- (rupees seventy Lacs) only.

4. That, this affidavit is being produce before the competent authority.

Contd....P/3.



: 3 :

5. That, the contents of this affidavit is correct and genuine to our knowledge and belief.

6. That, we are swearing this affidavit for filing it before the authority concerned for doing the needful. Verification.

The statements made above are true to the best of my knowledge, information and belief. We sign this at Dhanbad on 10.6.2022

Solemnly affirmed before me by the deponent, who is duly identified by Shree N.P. Singh, Advocate Dhanbad.

1. *Kimrood*
BASUKI BUILDERS
2. *Spall over 407*
Partners

3. *[Signature]*
Deponents.

Identified by:

[Signature]
Advocate.
10.6.2022

NOTARY PUBLIC: DHANBAD.



Ala
NOTARY PUBLIC

10.6.2022
**AUTHORISED
S 297 (1) OF CRP
973 (ACT NO 11 OF 1974
& U/S 8 (1) (A) OF THE NOTARISE
ACT 1952 (ACT NO 53 OF 1952)**

9454 23rd- 2019-20 (Rs. 1500000) - 9199 (1)

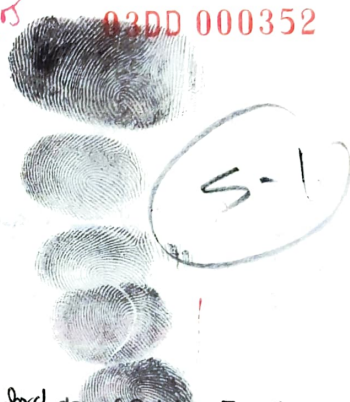
Photocopy



अचल संपत्ति का बिक्री कागजात
 Declaration No. 813 dt-3-10-05
 3-10-05
 31000



Sugata Sarkar
 3-10-05



Handwritten notes and calculations:
 15054.00
 15000.00
 14000.00
 15054.00
 3-10-05

THIS DEED OF ABSOLUTE SALE made this the 3rd day of October, Two thousand five, by and between SRI SUGATA SARKAR Son of Souri Saran Sarkar, by faith Hindu, by occupation Service, Resident of Hiranpur, Han Mandir Road, P.S. and Dist. 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, successors, administrators, executors, legal representatives and assigns) of the ONE PART. And in favour of SRI DILIP KUMAR MODI Son of Sri Krishna Murari Modi, by faith Hindu, by occupation Business, Resident of Hiranpur, P.S. and Dist. 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, successors, administrators, executors, legal representatives and assigns) of the OTHER PART.

WHEREAS, the land and building standing thereon, described in the schedule below, within Survey Settlement Plot No.1105, appertaining to Municipal Khata, at Mouza Hiranpur, Mouza No.7, under P.S. and Dist. Dhanbad, owned and possessed by the vendor by a Registered Deed of Gift, being No.5404 dated 02.05.1983 by Kiran Sashi Sarkar, Registered at Dhanbad Sub-Registry office;

AND WHEREAS, the afore said gift was duly accepted by the vendor herein, and ever since the date of gift the vendor has been in peaceful possession over the said property and by paying rent to the Land Lord the State of erstwhile Bihar and now Jharkhand under Thoka No.1167;

BASUKI BUILDERS
 Partners

1688/05-06
Delip kr. Modi
Himayn Shastri

60000/- (25,000 x 2 + 10000)
31/10/05

Delip kr. Modi
3.10.05



31/10/05

90 अक्षर

सुबह रविवार
श्री-श्री बाबा साहेब साठे

दिनांक 2

पत्रकारिता
निबंध प्रतियोगिता

31/10/05



अनुसूचित *सुबह रविवार*

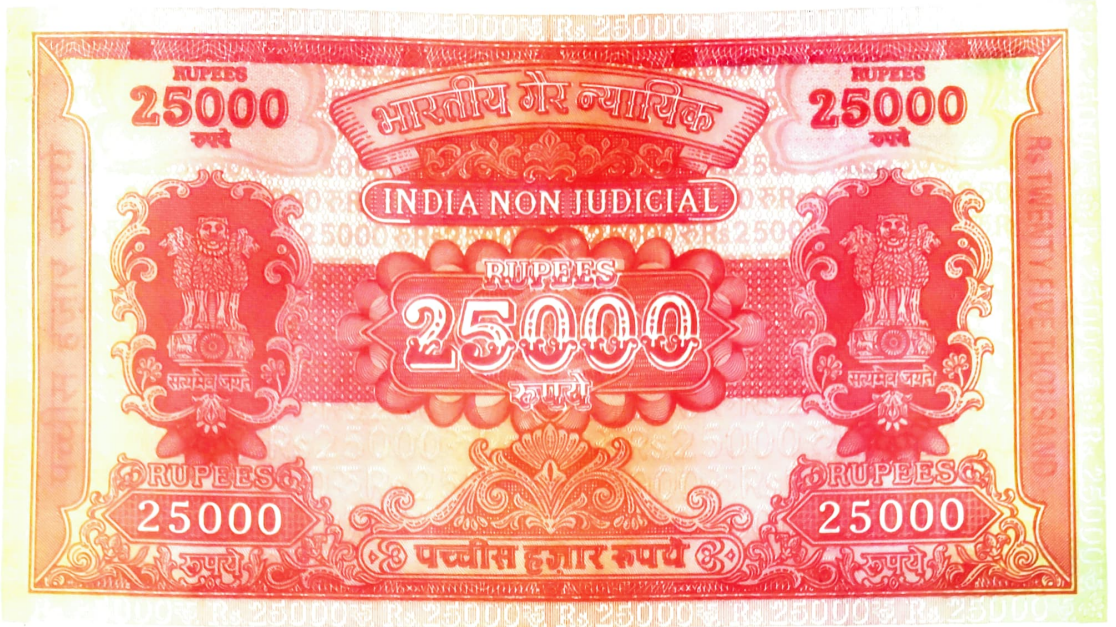
167
VS/105

सुबह रविवार
विहार (ज) साठे

Delip kr. Modi
3.10.05

निबंध प्रतियोगिता
धनबाद
31/10/05

4, by



03DD 000351

Basuki Builders
20.01.2018

- 2 -

AND WHEREAS, the vendors for discharging his liabilities and to purchase property elsewhere expressed his intention to sell the said property, more fully described in the schedule below, to a willing buyer;

AND WHEREAS, in course and as a result of negotiation between the parties hereto, the vendor agreed to sell and the purchaser agreed to purchase the land, more fully and clearly described in the schedule below, for the reasonable consideration of Rs.15,00,000/- (Rupees Fifteen Lacs) only;

NOW THIS DEED OF ABSOLUTE SALE WITNESSESS AS FOLLOWS:

That in consideration of the sum of Rs.15,00,000/- (Rupees Fifteen Lacs) only, which has been paid by the purchaser to the vendor, as per memo of consideration written in the foot of this document, (the receipt of which sum is hereby admitted and acknowledged by the vendor), and in consideration of the terms and conditions hereinafter contained the vendor doth hereby absolutely and indefeasibly grant, sell, convey, transfer and assign unto the purchaser all the vendors entire right, title, interest and possession to in and over the said property, more fully and clearly described in the schedule below, along with all claims, demands, liberties, easements, privileges, advantages etc. appertaining to and belonging to or reputed or known to so appertain or so belong free from all

BASUKI BUILDERS
Kim mochi
Partners



06AA 498238

Basuki Builders
9.10.05

encumbrances whatsoever to have and to hold the same peacefully and quietly for all times to come subject to the payment of proportionate rent in respect of the schedule property and together with all the right to construct, reconstruct building, and to live thereon having full right and authority to transfer the same by sale, gift, mortgage, exchange or otherwise as permitted by the Law.

That the Vendor hereby declare that they are the sole and exclusive owner of the property hereby sold and they have good, valid and perfect title over the said property and have absolute power to sell out, grant, transfer, alienate, convey, assure and assign, the said property or every part of the same and the property is free from all encumbrances, mortgage, lien, notice, injunction or any other liability.

That the vendor doth hereby covenant with the purchaser that in future if the purchaser put to any loss or damage or deprived of any portion of the property, due to any defects in the title of the vendors the vendors will remain liable and responsible to the purchaser to fully indemnify the purchaser against such loss or damages.

BASUKI BUILDERS

Kimmodi

Partner ;

Sugata Kumar
9.10.05

S-2

That the purchaser shall get his name Mutated in the Serista of the Land Lord the State of Jharkhand and pay the proportionate rent Rs.15/- and the vendor shall render all the possible help and assistance to the purchaser in the matter of Mutation etc.

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

SCHEDULE

All that piece and parcel of Homestead Land, situated in Mouza : Hirapur under P.S. Dhanbad, Chowki Sadar Sub-Registry office, and Dist. Dhanbad.

Mouza: Hirapur, Mouza No.7, appertaining to Municipal Khata, Plot No.1105, under Municipal Holding No. 96, ward No. 4, out of which measuring an area 3 Kathas of land together with an old double storied residential house standing thereon of Plinth area in Ground floor 1126 (589 Sq.ft. RCC Roofing and 537 Sq.ft. Khapra Roofing), and 337 Sq.ft. in First Floor, which is constructed in the year 1965, is hereby sold by this sale deed, as per plan attached herewith and shown in colour Red, which is butted and bounded by:

North: Vacant Land.

South: Hari Mandir Road.

East: House of Nishit Layak.

West: Portion of Murari Mohan Sarkar, to-day purchased by Sri Krishna Murari Modi.

Memo of Consideration

Payment of Rs.15,00,000/- paid by the purchaser to the vendor in the manner as follows :-

Rs.2,00,000/- paid vide Draft No. 077473 dated 7.5.05 of Vijaya Bank, Dhanbad.

Rs.1,00,000/- paid vide Cash. 048432 - 3.10.05

Rs.1,50,000/- paid vide Draft No. 048435 dated 9.10.05 of Punjab National Bank, Dhanbad.

Rs.10,50,000/- paid vide Cheque No. 135999 dated 1.10.05 of ICICI Bank Ltd., Dhanbad.

BASUKI BUILDERS

Kirishan

Partners

[Handwritten signature]
9.10.18

Certified that duplicate is the
True and exact copy of the original

[Handwritten signature]
Signature of the vendor.

Witness :-

1. Murali Mohan Sankar

2. Dilip Kumar
Hout mander Road
Hirapur
Dharmad.



[Handwritten signature]
Dilip Kumar Mochi

Dilip Kumar Mochi



Certified that the finger prints of the left hand of the vendor and purchaser, whose photograph is affixed in the document have been duly obtained before me, and the deed has been drafted, the contents of this deed explained to the executants and claimant and printed by me :-

[Handwritten signature]
LIC no. 02/1990.

Seller

: Smt. Sugata Sarkar w/o. Sri Souri Saran Sarkar of Hari Mandir Road, Hirapur, Dhanbad.

Purchaser

: Sri Dilip Kumar Modi s/o. Sri Krishna Murari Modi of Hirapur, Hatia Road, Dhanbad.

Schedule

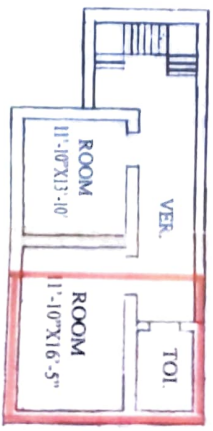
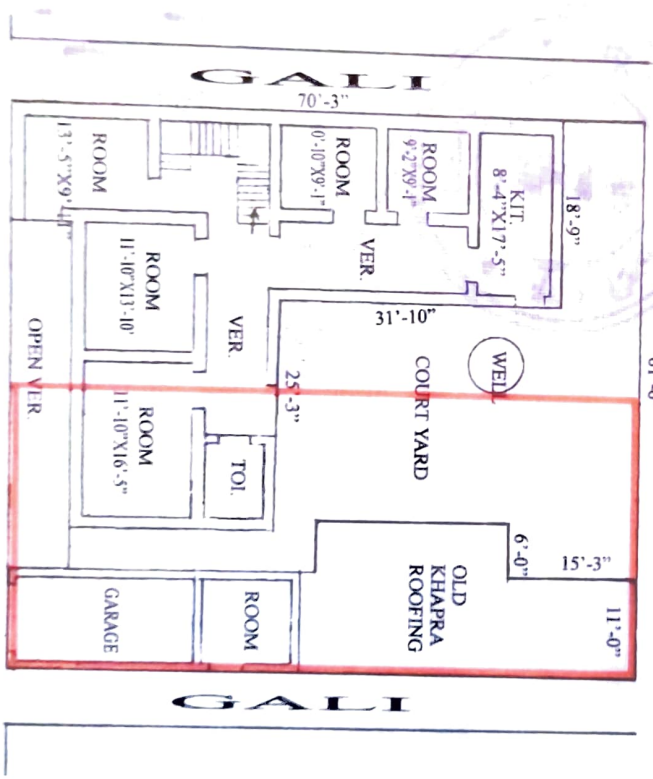
: Mouza - Hirapur, No.- 7, Khata - Municipal, Plot No.- 1105, Area - 3 Kathas, Plinth Area - Ground Floor - 589 sq.ft.(R.C.C. Roofing) & 537 sq.ft (Khapra Roofing), First Floor -337 sq.ft.

Sugata Sarkar
3.10.05

Shown in red



BASUKI BUILDERS
Partners
Rajendra



TRACED BY:

Smita Dhan

NOT TO SCALE

HARI MANDIR ROAD

9453 रिकार्ड - चणवाट. ₹. 1500 (000) - 9198 (5-1)



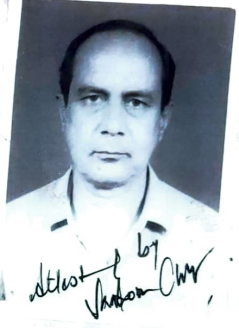
Handwritten signature

Handwritten notes in Hindi: मुरारी मोहन सारकार के पुत्रों के नाम (बंदा, बंदा, बंदा) के 183/1000

03DD 000350

Handwritten notes in Hindi: मुरारी मोहन सारकार के पुत्रों के नाम (बंदा, बंदा, बंदा) के 183/1000

Vertical handwritten note: Murari Mohan Sarkar 3.10.05



THIS DEED OF ABSOLUTE SALE made this the 3rd day of October, Two thousand five, by and between SRI MURARI MOHAN SARKAR Son of late Barid Baran Sarkar, by faith Hindu, by occupation Business, Resident of Hirapur, Hari Mandir Road, P.S. and Dist. 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, successors, administrators, executors, legal representatives and assigns) of the ONE PART. And in favour of SRI KRISHNA MURARI MODI Son of Late Dhanraj Agarwalla, by faith Hindu, by occupation Business, Resident of Hirapur, P.S. and Dist. 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, successors, administrators, executors, legal representatives and assigns) of the OTHER PART.

Handwritten notes: Declaration No. 312d+3-10-05, 5000, 15000, 54.00, 15000.00

WHEREAS, the land and building standing thereon, described in the schedule below, within Survey Settlement Plot No.1105, appertaining to Municipal Khata, at mouza Hirapur, Mouza No.7, under P.S. and Dist. Dhanbad, owned and possessed by the vendor by a Registered Deed of Gift, being No.5372 dated 02.05.1983 by Baishnab Das Sarkar, Registered at Dhanbad Sub-Registry office;

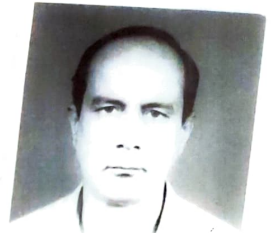
AND WHEREAS, the afore said gift was duly accepted by the vendor herein, and ever since the date of gift the vendor has been in peaceful possession over the said property and by paying rent to the Land Lord the State of erstwhile Bihar and now Jharkhand under Thoka No.1168;

BASUKI BUILDERS
Kimmab
Partners

निबंध पदाधिकारी

689/05-06
Kumar Muni Modi
Ranef.

60000) - (25000 + 10000)
B. 10.05



Signature of the official

Murari Mohan Sankar
3.10.05



निबंध पदाधिकारी
निबंध पदाधिकारी
निबंध पदाधिकारी
निबंध पदाधिकारी
निबंध पदाधिकारी

मुरारी मोहन सारकर
वकील काजी - साहय
निबंध पदाधिकारी



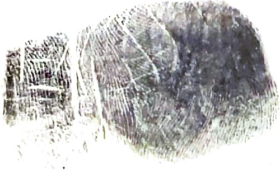
3.10.05

मुरारी मोहन सारकर

निबंध पदाधिकारी
निबंध पदाधिकारी
निबंध पदाधिकारी
निबंध पदाधिकारी
निबंध पदाधिकारी

कुमार चौध
निबंध पदाधिकारी

165
154105



Murari Mohan Sankar

3.10.05

निबंध पदाधिकारी
रानेवा

165/10.05



03DD 000349

Multan Mehlan Sonkar
9/10/15

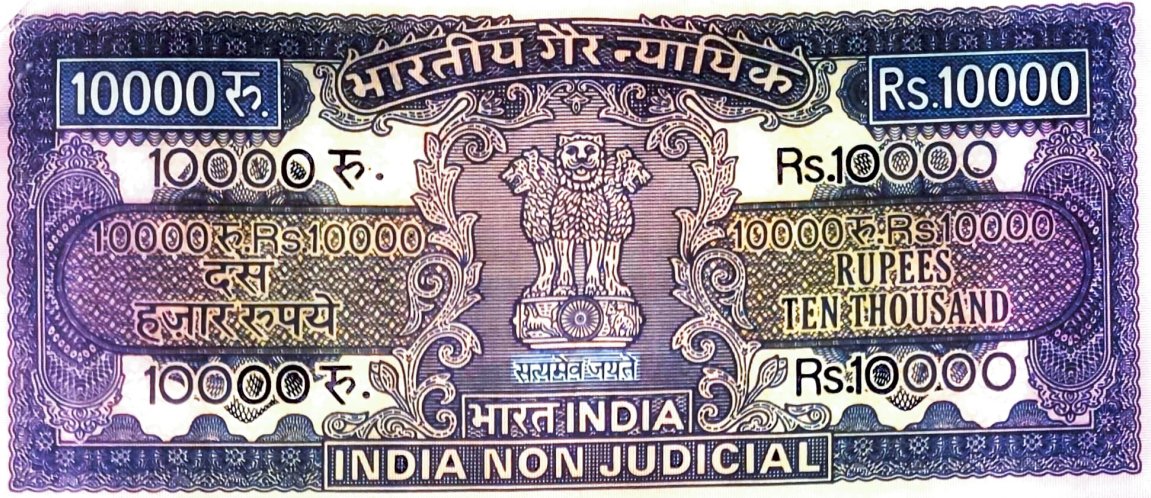
AND WHEREAS, the vendors for discharging his liabilities and to purchase property elsewhere expressed his intention to sell the said property, more fully described in the schedule below, to a willing buyer;

AND WHEREAS, in course and as a result of negotiation between the parties hereto, the vendor agreed to sell and the purchaser agreed to purchase the land, more fully and clearly described in the schedule below, for the reasonable consideration of Rs.15,00,000/- (Rupees Fifteen Lacs) only;

NOW THIS DEED OF ABSOLUTE SALE WITNESSESS AS FOLLOWS:

That in consideration of the sum of Rs.15,00,000/- (Rupees Fifteen Lacs) only, which has been paid by the purchaser to the vendor, as per memo of consideration written in the foot of this document, (the receipt of which sum is hereby admitted and acknowledged by the vendor), and in consideration of the terms and conditions hereinafter contained the vendor doth hereby absolutely and indefeasibly grant, sell, convey, transfer and assign unto the purchaser all the vendors entire right, title, interest and possession to in and over the said property, more fully and clearly described in the schedule below, along with all claims, demands, liberties, easements, privileges, advantages etc. appertaining to and belonging to or reputed or known to so appertain or so belong free from all

BASUKI BUILDERS
Kim Mohi
Partners



06AA 498237

Milani Mohan Sarkar
9.10.05

encumbrances whatsoever to have and to hold the same peacefully and quietly for all times to come subject to the payment of proportionate rent in respect of the schedule property and together with all the right to construct, reconstruct building, and to live thereon having full right and authority to transfer the same by sale, gift, mortgage, exchange or otherwise as permitted by the Law.

That the Vendor hereby declare that he is the sole and exclusive owner of the property hereby sold and he has good, valid and perfect title over the said property and have absolute power to sell out, grant, transfer, alienate, convey, assure and assign, the said property or every part of the same and the property is free from all encumbrances, mortgage, lien, notice, injunction or any other liability.

That the vendor doth hereby covenant with the purchaser that in future if the purchaser put to any loss or damage or deprived of any portion of the property, due to any defects in the title of the vendors the vendors will remain liable and responsible to the purchaser to fully indemnify the purchaser against such loss or damages.

BASUKI BUILDERS

Kishorech

Partners

Mustari Mohan Sarkar
B.P. 05

5-2

That the purchaser shall get his name Mutated in the Serista of the Land Lord the State of Jharkhand and pay the proportionate rent Rs.15/- and the vendor shall render all the possible help and assistance to the purchaser in the matter of Mutation etc.

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

SCHEDULE

All that piece and parcel of Homestead Land, situated in Mouza : Hirapur under P.S. Dhanbad, Chowki Sadar Sub-Registry office, and Dist. Dhanbad.

Mouza: Hirapur, Mouza No.7, appertaining to Municipal Khata, Plot No.1105, under Municipal Holding No. 96, ward No. 4, out of which measuring an area 3 Kathas or to say 4.95 Decimals of land together with an old double storied residential house standing thereon of Plinth area in Ground floor 1404, and 439 Sq.ft. in First Floor, which is constructed in the year 1965, is hereby sold by this sale deed, as per plan attached herewith and shown in colour red, which is butted and bounded by:

North: Vacant Land.

South: Hari Mandir Road.

East: Portion of Sugata Sarkar, to-day purchased by Sri Dilip Kumar Modi.

West: Land thereafter house of Rebarani Das.

Memo of Consideration

Payment of Rs.15,00,000/- paid by the purchaser to the vendor in the manner as follows :-

Rs.50,000/- paid vide Draft No. 076555 and 076556 dated 7.5.05 of Vijaya Bank, Dhanbad.

Rs.4,00,000/- paid vide Cash on different date.

Rs.10,50,000/- paid vide Cheque No. 135938 dated 1/10/05 of ICICI Bank Ltd., Dhanbad.

DAVID BUILDERS

Karmad

Murari Mohan Sankar
9/10/05

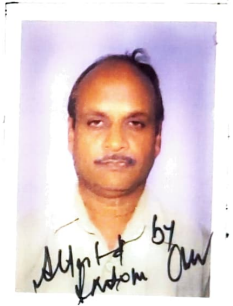
Certified that duplicate is the
True and exact copy of the original

Murari Mohan Sankar
Signature of the vendor. 9/10/05

Witness :-

1. Dilip Kumar Modak
Hati Road, Hiraapur Dhabad.
Dilip Kumar Modak
2. Duld ghal
Horti Mandir Road
Hiraapur.
Dhabad.

Keshon Mani Modak
9/10/05



Certified that the finger prints of the left hand of the vendor and purchaser, whose photograph is affixed in the document have been duly obtained before me, and the deed has been drafted, the contents of this deed explained to the executants and claimant and printed by me :-

Keshon Mani Modak
DC NO. 04/1990.

BASUKI BUILDERS
Kosmudi
Partners

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and
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Seller : Sri Murari Mohan Sarkar s/o. Late Barid Baran Sarkar of Hari Mandir Road, Hirapur, Dhanbad.

Purchaser : Sri Krishna Murari Modi s/o. Late Dhanraj Agarwala of Hirapur, Hatia Road, Dhanbad.

Schedule : Mouza - Hirapur, No.- 7, Khata - Municipal, Plot No.- 1105, Area - 3 Kathas, Plinth Area - Ground Floor - 1404 sq.ft. & First Floor - 439 sq.ft.

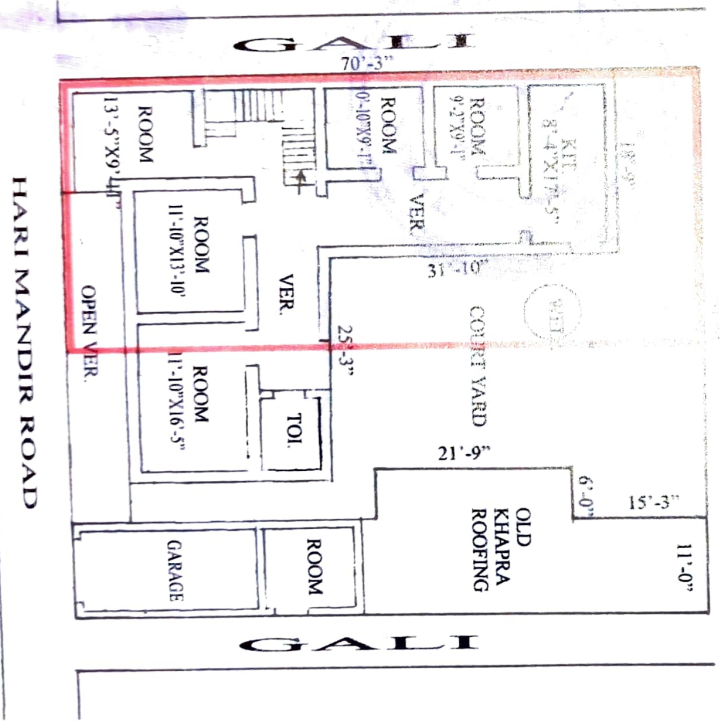
Murari Mohan Sarkar
B. 10.15

Shown in red

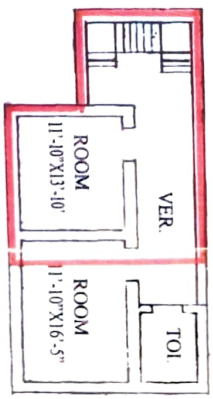
BASUKI BUILDERS
Chandra Partners

TRACED BY:-
Smith

NOT TO SCALE



FIRST FLOOR
NOT TO SCALE



जिला का नाम
 अनुमण्डल का नाम
 अंचल का नाम
 नाम सर्कल । नाम मौजा मय
 थाना वो थाना नम्बर

V रसीद मालगुजारी
 फरद मालकी / फरद रेयती
 नाम रेयत मय वल्लिदयत जमाबन्दी
 वो सकुनत नम्बर। ¹⁸ 6094556 1563

खाता संख्या	अराजी नकदी	खराफा संख्या	अराजी भावली	तफसील हिसाब लगान भावली
खेनवाद ६/२३२	१	श्री कृष्ण गुजारी जादा	१०	२००६२३२३/१०
खारा . नगपालिका कोट ११०५ २६९ ०३ कंठ				

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

मांग बाबत	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा	३रा वर्ष	२रा वर्ष	१ला वर्ष	
माल गुजारी } (नकदी)	१५००					१५००
सेस } (भावली)	३७५					३७५
*सूद	—					—
मुतफरकात	३००					३००
मीजान	२१७५					२१७५
तफसील अदायकारी						

अदायकारी बाबत	तीन वर्ष से ज्यादा	३रा वर्ष	२रा वर्ष	१ला वर्ष	मोतालबा	फाजिल
					हाल	
माल गुजारी } (नकदी)					१५००	
सेस } (भावली)					३७५	
*सूद					—	
मुतफरकात					३००	
मीजान अदायकारी					२१७५	

- (1) मीजान कुल (लफजों में) २१७५
 (2) नाम देहिन्दा -
 (3) कुल बकाया - २१७५
- दस्तखत वो तारीख अमला तहसील कुमिन्दा
 ७/९/१२

NCCF-2010

* खारा मालत का बकाया मालगुजारी पर (सियाग एसे बकायों पर जिन पर किं सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

BASUKI BUILDERS

Kinnor
 Partners

20/12/06



आवेदन के लिए अवेदन की तिथि 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 प्रतिनिधि तैयार थी Date on which the copy was ready for delivery.	आवेदक को प्रतिनिधि देने की तारीख Date of making over the copy to the applicant.
7-12-06	7-12-06	8-12-06	9-12-06	9-12-06

भंचल अधिकारी का कार्यालय, चम्बा
नारिख खारिख मुठ खोरका 1986 (1) 2006-07

भादेश फलनक

आवेदक अठे ठुठा मुराठी मोदी पिहा मुठ धरराज शम्भुवला धाकिम
 ठिरापुर नांना-चम्बा ठिना-चम्बा ने जगोतण के सिंगे आवेदन किया
 है। आवेदन के अनुसार आवेदक ने मौजा ठिरापुर मौजा नरु खारका
 -ठासपाठिना खारका कांठ नं० 1105 खका ठकडा दन्डील सं० 9198
 सिनां० 3-10-05 के द्वारा अठे मुराठी मोहन सरकार पिठरवठ क्रिज
 वरन सरकार से हाफ्त किया है मूल आवेदन पर दफ्तर क्रिचाठी की
 जांच हेतु है, इस बीच आम इन्वेष्टर रिजट करे। अतिरिक्त सिनां०
 23-11-06 को उपस्थापित करे।

को. गोरखपुर
 811
 भंचल अधिकारी
 चम्बा।

अतिरिक्त उपस्थापित किया गया। आम इन्वेष्टर का लीखना
 हाफ्त है। किसी व्यक्ति ने आपत्ति नहीं किया है। दफ्तर क्रिचाठी/भंचल
 थिरीशठ का जांच प्रतिवेदन हाफ्त है, जिसके अनुसार - 1) थारि रेशरी
 थारि-की है 2) जगजंदी सं० 1168 ठिकरी में ठिकरी के लंग के नाम से
 जगान लठिद नट रहा है 3) आवेदक पिठरिठ दन्डील द्वारा थरी हाफ्त
 कर हाठगाठ जमीन पर दखल कठजा में है 4) पिठरिठ चम्बा
 पिठरिठ क्रिचाठी से किया गया है 5) प्रकराठ थारि डी
 ठाठार, ठाठिवाठी खारका, भूदान, वरश्चरि तथा बी. सी. लठि. ठकड
 के अंग से बाहर है

BASUKI BUILDERS
Kumar
 Partners



आम: एरका कंन्चट्टि/अन्चल मिडीयंक के अन्चल प्रतियेदन
तथा अलखेका के अन्चल पर अन्चलित अन्चल का अन्चल-अन्चल अन्चल
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BASUKI BUILDERS
Basuki
Partners

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प्रस्ताव के लिए अपेक्षित 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.
			7-12-66	7-12-66

राशि पत्र

विला- चन्दा, सुगंजल- चन्दा, भंचल- चन्दा, चका (11) एड- कारवा

दात खत क्रमांक 1966 (11) 06+07

हीरापुर

चन्दा

07

श्रीमान - श्री. नारायणलाल, एनीट बिल्डिंग 1105,
रकता उद्योग, लगान 15000 रु. मद्रास
श्रीमान।

भंचल अधिकारी
चन्दा

कलकत्ता - 70 9198 दि. 3-10-66

पुराना शेर

मुराही गौड़न सरकार, सा. हीरापुर

ज. सं. 1168

नया शेर

श्री. कृष्ण मुराही गौड़न दि. - श्री. चन्दा मद्रास
सा. हीरापुर।

क्र. (श्री) 1102

23/11

भंचल अधिकारी
चन्दा

श्री द्वारा लिखा गया
7/11/66
पदायक

श्री दिशान किया
कोली/एच
7/11/66
पदायक

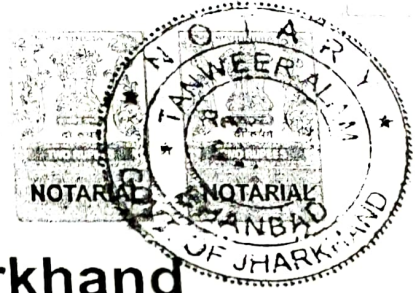
अभिप्रेतमार्गित तथ्यी प्रतिलिपि
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पदायक

SAGUKI BUILDERS

Kimochi

Partners

NOTARY
DHANBAD



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : d43d08c1fd5a30e0be49

Receipt Date : 28-Mar-2022 12:36:41 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Document Type : Agreement or Memorandum of an Agreement

District Name : Dhanbad

Stamp Duty Paid By : BASUKI BUILDERS

Purpose of stamp duty paid : RE CONSTITUTION DEED

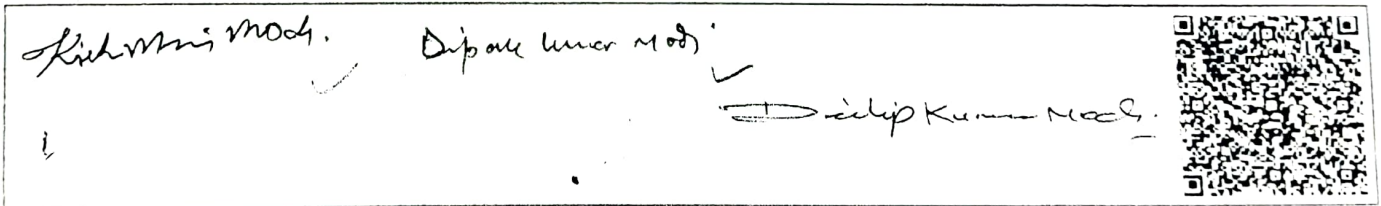
First Party Name : BASUKI BUILDERS

Second Party Name : NA

GRN Number : 2210536172

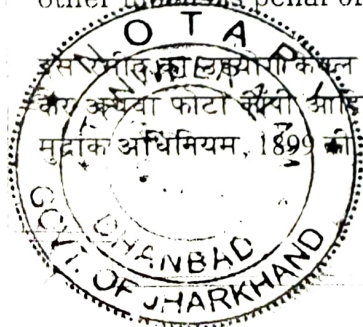
13 MAY 2022
SI. No. Date.....

-: This stamp paper can be verified in the jharnibandhan 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 प्रयोग 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।



BASUKI BUILDERS

K. Kumar

Partners

"DEED OF PARTNERSHIP"

THIS DEED OF PARTNERSHIP is made on this First day of April, 2022 (Two Thousand and Twenty two)

BY AND BETWEEN :-

1. KRISHNA MURARI MODI, S/o Late Dhanraj Agarwalla, by faith-Hindu, by occupation-Business, Resident of Hatia Road, Hirapur, Dist-Dhanbad (Jharkhand), hereinafter called and referred to as the PARTNER of the **FIRST PART** and
2. DIPAK KUMAR MODI, S/o Sri Krishna Modi, by faith-Hindu, by occupation-Business, Resident of Megha Tower, Hari Mandhir Road, Hirapur, Dist-Dhanbad (Jharkhand), hereinafter called and referred to as the PARTNER of the **SECOND PART** and
3. DILIP KUMAR MODI, S/o Sri Krishna Murari Modi, by faith-Hindu, by occupation-Business, Resident of Bal. Gopal Residency, Hari Mandhir Road, Hirapur, Dist-Dhanbad (Jharkhand), hereinafter called and referred to as the PARTNER of the **THIRD PART**.

Whereas the expressions partner's of the First, Second and Third Parts shall unless excluded by or repugnant to the context shall always be deemed to mean and include their respective heirs, legal representatives, executors and assigns.

Whereas all the parties above mentioned alongwith Ganesh Kumar Modi, (now retiring Partner) had been undertaking development/construction of Building, Apartment,



BASUKI BUILDERS
Km modi
Partners

Dipak Kumar Modi.

Dipak Kumar Modi, Sri Krishna Murari Modi, Krishna Murari Modi.

Market Complex etc. in the name of M/S BASUKI BUILDERS vide the Partnership Deed dated 07.09.2010 But the retiring Partner decided to quit the Partnership due to his engagement elsewhere, hence the need of reconstitution of partnership arose.

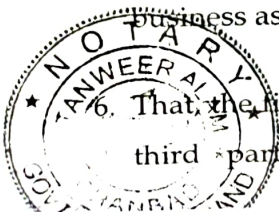
In their opinion, there are certain clauses to be inserted to make the deed some more specific, hence they decided to execute a new deed embodying therein mutual terms, conditions and stipulations under which this newly constituted partnership will be governed.

NOW THIS DEED OF PARTNERSHIP WITNESSETH AS UNDER

:-

1. That, the Partnership business continue to be carried on under the name and style of M/S BASUKI BUILDERS.
2. That, the newly inserted terms of partnership business will be effective from 01.04.2022 and will continue to be at will.
3. That, the office of the firm shall be situated at MEGA TOWER, Gyan Mukherjee Road, Hirapur, Dist-Dhanbad, Pin-826001 (Jharkhand). By mutual consent of all the partners, the location can be changed to any other place of their choice.
4. That, the business of the firm shall be that of development/construction of buildings, apartments, market complexes etc. In future, the firms may do any business by mutual agreement and discontinue any line/s of business.
5. That, all the parties shall contribute capital in the firm's business as per their resources.

6. That, the firm may enter into any contract/agreement with any third party/ies for development or construction of any



BASUKI BUILDERS

Komsod

Partners

Shri Mrs. Mohan Kumar Singh

building, apartments, Market Complex etc. on profit sharing basis or otherwise.

7. That, the share of Profit or Loss be as under :

- A) Krishna Murari Modi - 33.33%
B) Dipak Kumar Modi - 33.33%
C) Dilip Kumar Modi - 33.33%

7. (A) That, the partners will be entitled to interest @ 12% on the capital invested by them. However, the partners may always vary, reduce, increase, suspend or waive together the rate of interest, if they, mutually so agree.

8. That, Krishna Murari Modi and Deepak Kumar Modi will be working partners and they will be responsible for conducting the affairs of the business to the best of their knowledge and ability. That the aggregate amount of remuneration payable to working partners will be the maximum amount allowable as deduction under the provisions of the Income Tax Act, 1961 and such aggregate amount of remuneration shall be allocated between both the above mentioned working partners in the proportion given hereunder :-

- a) Krishna Murari Modi 50%
b) Dipak Kumar Modi 50%

However in cases of Losses, no remuneration would be paid or in case of inadequacy of profits, the same would be restricted to such available profits. However, the partners may by their mutual consent add, amend, modify, reduce, vary or cancel this clause in any manner as may be mutually decided between them from time to time.



BASUKI BUILDERS
K. Modi
Partners

✓
Dipak Kumar Modi.

✓
of Krishna Murari Modi, Dipak Kumar Modi.

9. That, all accounts of the partnership, if maintained, be kept and maintained according to the financial year i.e. 1st April to 31st March and the said financial year shall be regarded as the accounting year of the firm. That on the close of each financial year, all accounts of the partnership business, if maintained shall be adjusted and statement of profit & loss account and balance sheet be prepared.

In absence of accounts, the profit or loss be estimated as mutually agreed between the partners. Each of the partners shall have a right to access and to inspect the books of accounts, as and when required, preferably, during the business hours.

10. That, the partners shall carry on the business of the firm to the greatest common advantage, be just and faithful to each other and render true and accurate accounts and full information of all the things effecting the firm.

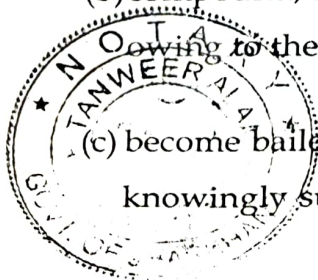
11. That, the Bank account on behalf of the firm shall be opened and be operated jointly by both working partners, But all other works, Including representation before any govt authorities, execution of deed of Conveyance etc will be done by the First Partner only

12. That, none of the partners shall without the consent of the other partners :-

(a) Assign, transfer or create any charge on his share in the partnership in any manner whatsoever.

(b) compound, release or discharge any debt which shall be due or owing to the firm without receiving the full amount thereof.

(c) become bailer, surety for any person, firm or company or do or knowingly suffer anything to be done whereby the property of



BASUKI BUILDERS

K. Monodi

Partners

17
Dilip Kumar Mondal

Dipak Kumar Mondal

of both Mr. Mondal

the partnership firm may be ceased, seized, attached or taken in execution; and

(d) Draw, accept or sign any bill of exchange or promissory note or contract any debt on account of the partnership or employ the money or effects thereof or in any manner pledge the credit thereof except in the regular course of business of the firm.

13. That, on retirement or on death of any of the partner/s, the remaining or surviving partners shall be entitled to continue the business of the firm. In the firm's name as before. The firm shall not stand dissolved on the death of any of the partner/s.

14. That, save in so far as the terms and conditions of the partnership are concerned and specifically provided herein, the terms and conditions shall be governed by the provisions of the Indian Partnership Act, 1932.

15. That, any dispute of difference that may arise between the parties hereto, relating to the partnership business and which can not be settled mutually shall be referred to the Arbitration and be governed by the provisions of the Indian Arbitration Act, 1940.

16. That, any terms and conditions laid down herein may be altered, added to varied by mutual agreement amongst the parties.



BASUKI BUILDERS

Rimmel

Partners

Dilip Kumar Modi

Dipak Kumar Modi

of the Mini Modi

IN WITNESS WHEREOF THE PARTIES HERETO DO SIGN AND SUBSCRIBE BY THEIR RESPECTIVE HANDS ON THE DAY, MONTH AND YEAR FIRST ABOVE MENTIONED IN THIS INSTRUMENT IN PRESENCE OF THE WITNESSES BELOW :

WITNESSES :-

Signautre of the Partners

1.

[Signature]

1. First Party

✓ *[Signature]*

2. Second Party

2.

✓ *[Signature]*

3. Third Party

[Signature]

Signature of Retiring Partner



ATTESTED

[Signature]
NOTARY
DHANBAD

Identified by

[Signature]
Advocate

Ent. No. 503/10

Authorised:-
u/s 8 (1) (a) of the Notaries
Act 1952 (Act No. 53 of 1952)

BASUKI BUILDERS
[Signature]
Partners