



भारत सरकार

Government of India



Download Date: 17/07/2021



सुमंती देवी

Sumanti Devi

जन्म तिथि/DOB: 03/03/1978

महिला/ FEMALE

Issue Date: 10/05/2014

6651 2388 4163

VID : 9129 5845 9513 8504

मेरा **आधार**, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

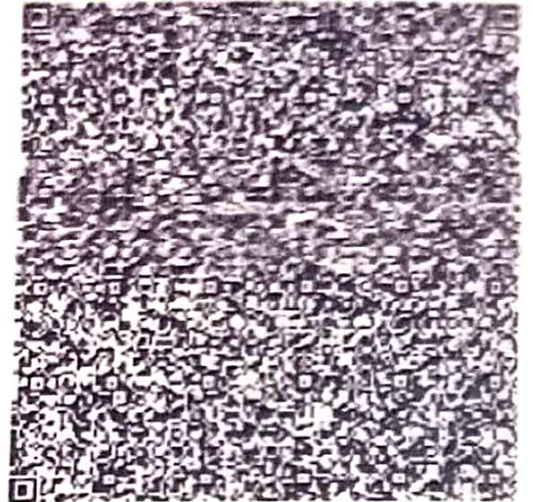


पता:

संबोधित: अशोक कुमार, वेस्ट मेनपुरा, एल.सी.टी घाट,
इन्फ्रॉन्ट ऑफ एम.एच.एस हाइ स्कूल, फुलवारी, पटना,
बिहार - 800001

Address:

W/O: Ashok Kumar, WEST MAINPURA,
L.C.T GHAT, INFRONT OF M.H.S HIGH
SCHOOL, Phulwari, Patna,
Bihar - 800001



6651 2388 4163

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भारत सरकार

Government of India



अशोक कुमार

Ashok Kumar

जन्म तिथि / DOB : 03/03/1977

पुरुष / Male



7027 9371 3673

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता:

S/O: राज नारयण राय, हाउस न
305, नोर्थ मार्केट रोड अपर बाज़ार
रांची, कामेश्वर नाथ कॉम्प्लेक्स, रांची
जि.पि.ओ., राँची, रांची जी.पी.ओ.,
झारखण्ड, 834001

Address:

S/O: Raj Naryan Ray, Flat NO
305, North Market Road upper
Bazar Ranchi, kameshwar nath
complex, Ranchi G.P.O., Ranchi,
Ranchi G.P.O., Jharkhand,
834001

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1800 300 1947



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आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASHOK KUMAR

RAJ NARAYAN RAI

03/03/1977

Permanent Account Number

AHEPK7662H

A. Kumar

Signature



09092011

BIHAR INTERMEDIATE EDUCATION COUNCIL PATNA



Certified that ASHOK KUMAR
Son/Daughter of RAJ NARAYAN YADAV
of College M H S COLLEGE, PATNA
appeared as REGULAR CANDIDATE has duly Passed the Annual
Intermediate Examination in SCIENCE of 1994 held in the month of March
1994 and was placed in the FIRST division.

Subjects Offered

- | | | | |
|---|---------------|---|--------------------------|
| 1 | Prasth Bhasha | 4 | Chemistry |
| 2 | English | 5 | Biology |
| 3 | Physics | 6 | Mathematics (Additional) |




Secretary

Printed by M. C. Prasad, 1994, Patna-800 001



वरीय पुलिस अधीक्षक का कार्यालय, धनबाद
झारखण्ड

आचरण प्रमाण पत्र

सेवा अनुरोध संख्या : 341072203336

निर्गत की तिथि 30-03-2022

SUMANTI DEVI, पति - ASHOK KUMAR, निवासी - NA DS COLONY NORTH LOCO TANK DHANBAD, थाना - धनबाद, जिला - धनबाद के आचरण की जांच संबंधित थाना से कराई गई। थाना प्रभारी, धनबाद द्वारा समर्पित जांच प्रतिवेदन के अनुसार आवेदक का नाम - पता सही है। आवेदक के विरुद्ध संबंधित थाना अभिलेख में कोई प्रतिकूल टिप्पणी अंकित नहीं है।



वरीय पुलिस अधीक्षक,
धनबाद

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आचरण प्रमाण पत्र

सेवा अनुरोध संख्या : 341072203335

निर्गत की तिथि 30-03-2022

ASHOK KUMAR, पिता - RAJ NARAYAN RAY, निवासी - NA DS COLONY NORTH LOCO TANK DHANBAD, थाना - धनबाद, जिला - धनबाद के आचरण की जांच संबंधित थाना से कराई गई। थाना प्रभारी, धनबाद द्वारा समर्पित जांच प्रतिवेदन के अनुसार आवेदक का नाम - पता सही है। आवेदक के विरुद्ध संबंधित थाना अभिलेख में कोई प्रतिकूल टिप्पणी अंकित नहीं है।



वरीय पुलिस अधीक्षक,
धनबाद

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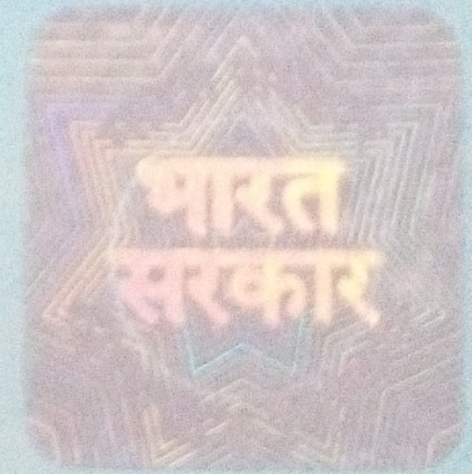
INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

ASHISH ANAND INFRATECH INDIA
PRIVATE LIMITED



15/06/2015

Permanent Account Number

AANCA5365Q

03072015



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : f58a1e586a03b4d26a57

Receipt Date : 21-Dec-2020 04:53:50 pm

Receipt Amount : 1000/-

Amount In Words : One Thousand Rupees Only

Document Type : Agreement or Memorandum of an Agreement

District Name : Dhanbad

Stamp Duty Paid By : ASHISH ANAND INFRATECH INDIA PVT LTD

Purpose of stamp duty paid : DEVELOPMENT AGREEMENT

First Party Name : SANJAY KUMAR SHARMA AND OTHERS

Second Party Name : ASHISH ANAND INFRATECH INDIA PVT LTD

GRN Number : 2003408629

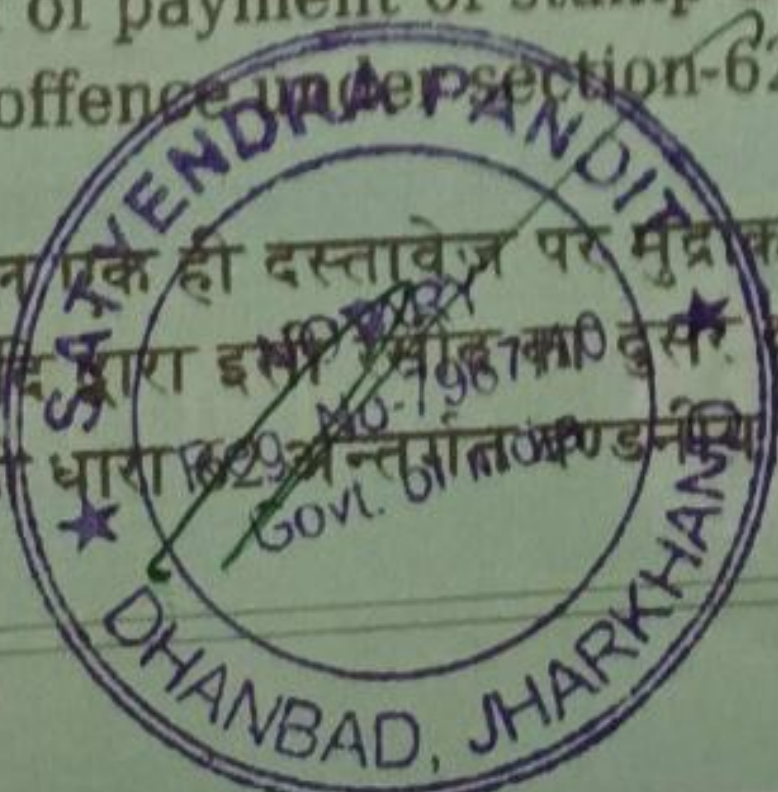
NOTARY
DHANBAD

-: 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 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 दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 के अन्तर्गत अपराध है।



ASHISH ANAND INFRATECH INDIA PVT. LTD

A. Kumar
Managing Director

Subscribed by
Ashish Kumar
21/12/20

(1) Sanjay Kumar Sharma
Shilpi Kumari
Brij Nandan Sharma
Brijendra

ASHISHANAND INFRA TECH INDIA PVT. LTD
A. Kumar
Managing Director

Identified by
[Signature]



Attest
Satyendra Pandit
Notary

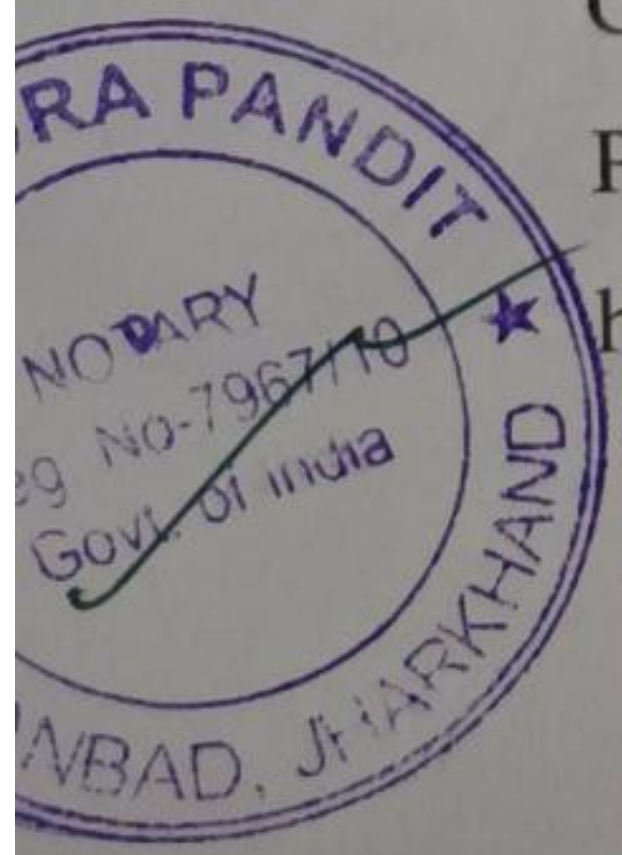
Sanjay Kumar Sharma
Shilpi Kumari
Brij Nandan Sharma
Urmila Devi

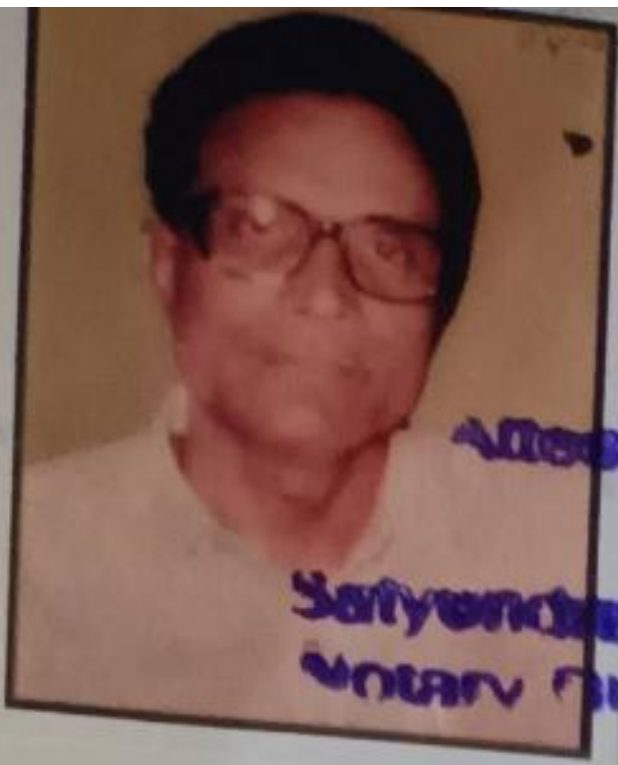
DEVELOPMENT AGREEMENT

This deed of agreement between owner and developer is executed on this 21. day of December 2020.

BETWEEN

1. SANJAY KUMAR SHARMA, S/o Brij Nandan Sharma, and 2. SMT. SHILPI KUMARI, W/o Sri Sanjay Kumar Sharma, by occupation- Advocate and Business, 3. BRIJ NANDAN SHARMA, S/o- Late Mishreelal Sharma and 4. SMT. URMILA DEVI, W/o Sri Brij Nandan Sharma, by occupation-Retried person and Business all by Caste- Carpenter and resident of Bhuli Nagar, Block- D, Sector- 2, Qtr- No. 81, P.O- Sharmik Nagar, P.S- Bank More, Dist- Dhanbad, (Jharkhand), hereinafter called and referred to as the LANDLORD (Which expression





Satyendra Pandit
Notary Dhanbad

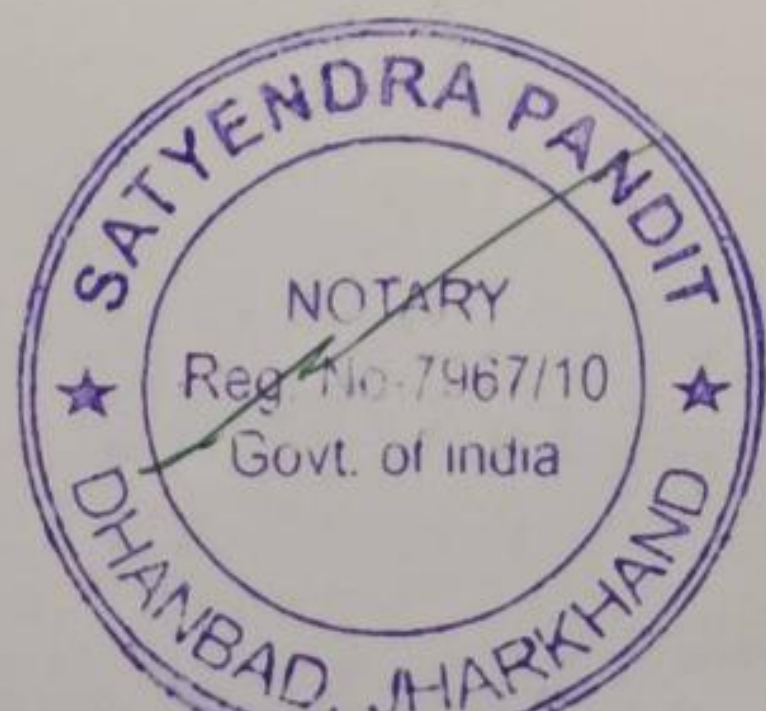
Sanjay Kumar Sharma
Shilpi Kumari
Brij Nandan Sharma
Urmila Devi

ASHISHANAND INFRATEC.,

A. Kumar
Managing Director

I deudified by
Ashishanand
Infra

WHEREAS the owners 1. SANJAY KUMAR SHARMA, 2. SMT. SHILPI KUMARI, 3. BRIJ NANDAN SHARMA, and 4. SMT. URMILA DEVI, have purchased the land from MESSERS BALAJI PROPERTIES, A Partnership Firm having its office at GOPALKA HOUSE, Kirkend Bazar, P.S.- Putki, District Dhanbad, A/P Add. G 4, Jamuna Apartment, Shanti Bhawan, Bankmore, Dhanbad represented herein through its partners (1) SRI PRAVEEN KUMAR AGARWAL, Son of Late Om Prakash Agarwal, by caste-Vaishya, by occupation-Business, resident of G-4, Jamuna Apartments Shanti Bhawan, P.S.- Bank More, District-Dhanbad, (2) SRI PRADIP KUMAR GOPALKA, Son of Shri Shyam Sundar Gopalka, by caste-Vaishya, by occupation-Business, Permanent residing at Kirkend Bazar, P.O.-Kusunda, P.S.-Putki, District-Dhanbad, At Present resident of - The Empire Apartment, Telephone Exchange Road, P.S.-Bankmore, Dist.-Dhanbad, (3) SRI MAHENDRA KUMAR AGARWAL, Son of Late Desh Bhushan Agarwal, by caste-Vaishya, by occupation-Business, residing at Telephone Exchange, Joraphatak Road, P.S.-Bank More, District-Dhanbad through registered deed no 4190 dated 07.05.2007 and is seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land measuring about 31.40 decimal situated and lying at Plot Nos.-2220 and 2221 of Mouza- Dhanbad, Mouza No.-51 (Old Ward No.-6) New Ward No.-31, by virtue of Regd. Sale Deed Nos.-2020/DHAN/5791/BK1/5350 & 2020/DHAN/5792/BK1/5351, both dated 17.12.2020 representing Within the limits of DHANBAD municipal corporation and under the





Satyendra Pandit
Notary Public
Dhanbad

Sanjay Kumudhara
Shilpi Kumari
Brij Nandan Sharma
Bafar

ASHISHANAND INFRA TECH INDIA PVT. LTD

A. K. Kumar
Managing Director

jurisdiction of District / Sub-Registrar office, Sadar registry office, DHANBAD more fully described in the Schedule .

Whereas, the first party consider that the said property has outlived its utility and if developed as a multi-storied residential complex with independent units with the modern and up to date amenities it will be more useful, profitable and beneficial and when developed, generate funds so as to arrangement of their income.

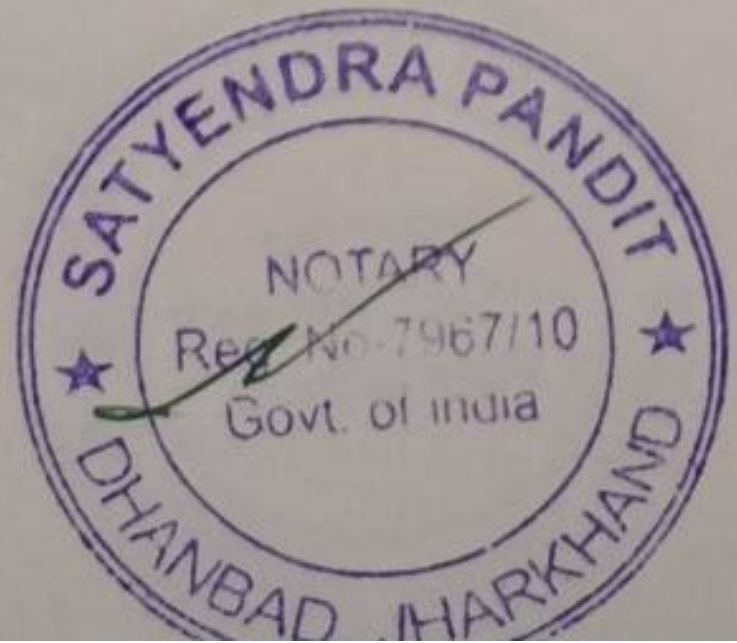
Identified by
A. K. Kumar

AND Whereas, for utilizing the said property into a multi-storied residential complex, it would, require huge finances along with the expertise and skill of the field.

AND Therefore, party of the first part keeping in the view of the above mentioned facts approached the party of the second part who in turn possess the requisite finances and expertise as required in construction and development of such multistoried complexes and therefore is a proven party to develop said property admeasuring 19 Khatta or to say 31.40 dec. out of which 16 kathas land which are in his/her/ exclusive possession.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

THAT the Second party has satisfied itself about the smooth feasibility and financial viability of the land and has agreed to take up the construction and development of the said property by constructing and putting a complex comprising of residential flats, & commercial shops etc.



and accordingly the owners hereto have agreed and entered into this agreement.

THAT, the parties to this agreement in order to avoid any misunderstanding and future complication and dispute want to incorporate all the agreed terms and conditions in this agreement related to construction of multi-storied commercial cum-residential complex on the land mentioned in the Schedule A below which the parties hereto have agreed.

1. The following terms and expressions shall in these presents have the respective meanings assigned to them herein below, unless the same be contrary or repugnant to the subject or context :
 - 1.1 First Party shall mean the owners mentioned in this indenture hereinabove and/or their heirs, executors, legal representatives and/or assigns.
 - 1.2 Second Party shall mean Second Party and its successors-in-interest, representatives, nominees, assigns, and/or liquidators, administrators, legal representative.
 - 1.3 First Party's Share shall mean 45.00% of the Saleable Area in complete standard form, distributed on each floor in each building together with 45.00% parking space both covered and uncovered on the said land as per approved plan by DMC and RERA Dhanbad or any other competent authority empowered to do so. (The right of use of the common portions and/or common facilities in the proposed building and proportionate right in the land over which the proposed building is constructed.

Sanjay Kumar
Shilpi Kumar
Brij Nandan Shrivastava

ASHISH ANAND INFRA TECH INDIA PVT LTD
A. Kumar
Managing Director

Identified by
A. Kumar



Sanjay Kumar Sharma
Shilpi Kumari
Brij Nandan Sharma
Rajni Kant

ASHISH ANAND INFRA TECH INDIA PVT. LTD

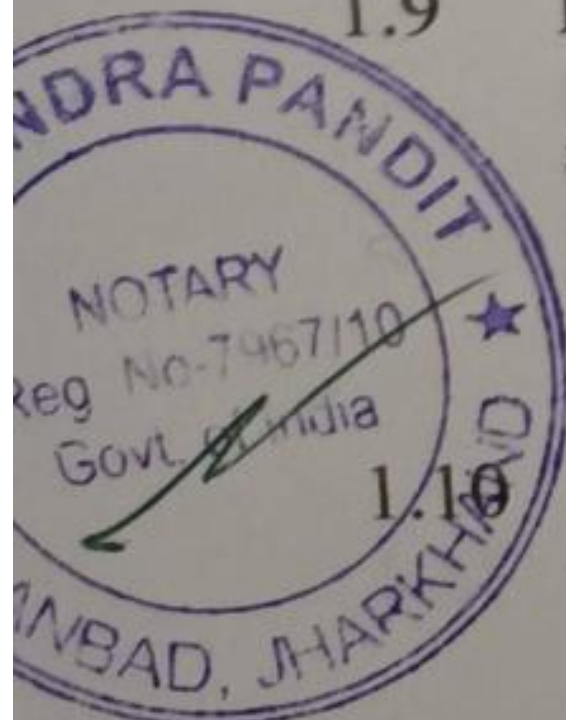
A. Verma
Managing Director

Subscribed by
A. Sharma
Adv.

- 1.4 Second Party's Share shall mean 55.00% of the Saleable Area, in complete standard form, distributed on each floor in each building together with 55.00% parking space both covered and uncovered on the said land as per approved plan by DMC and RERA, Dhanbad or any other competent authority empowered to do so. (The right of use of the common portions and/or the common facilities in the proposed building and proportionate right in the land over which the proposed building is constructed).
- 1.5 Land shall mean the land more particularly described in Schedule A of this agreement.
- 1.6 DMC shall mean Dhanbad Municipal Corporation, Dhanbad, Dist.- Dhanbad.
- 1.7 Architect shall mean Architect or Architects as may be appointed from time to time for the project at the said premises by the part of the Second part.
- 1.8 Proposed Building or Building or Buildings shall mean and include the multi-storied commercial-residential complex/building proposed to be constructed by the second party on the said land, in conformity with the Building Plan as approved and sanctioned/ revised sanctioned by DMC or a competent authority constituted and empowered for the said purpose.

1.9 Building Plan shall mean such building plan to be approved/sanctioned/ revised by DMC and RERA or a competent authority empowered to do so.

1.10 Saleable Space or Saleable Area shall mean the residential units/flats shops/office/servant quarter/store room/ exclusive terrace earmarked for



Sanjay Kumar Sharma
Shilpi Kumari
Brij Nandan Sharma
Brijendra

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A. Kerman
Managing Director

flats on top floor, car/motorcycle parking space in proposed multi-storied building.

1.11 Common Areas/Portions and installation shall mean and include the common parts and/or portions and/or facilities in the proposed building which are meant for common use and enjoyment of the different owners and/or occupiers of the proposed building including those mentioned in the Schedule C, common green belt, passage, corridors, staircase, lobbies, driveway, electric room, passenger & material lifts, watchman room/both, light, electrical fixtures in common area, common lavatories, pump room, tube well, overhead water tank, water pump and motor and any other facilities which will be provided by the developer in all buildings.

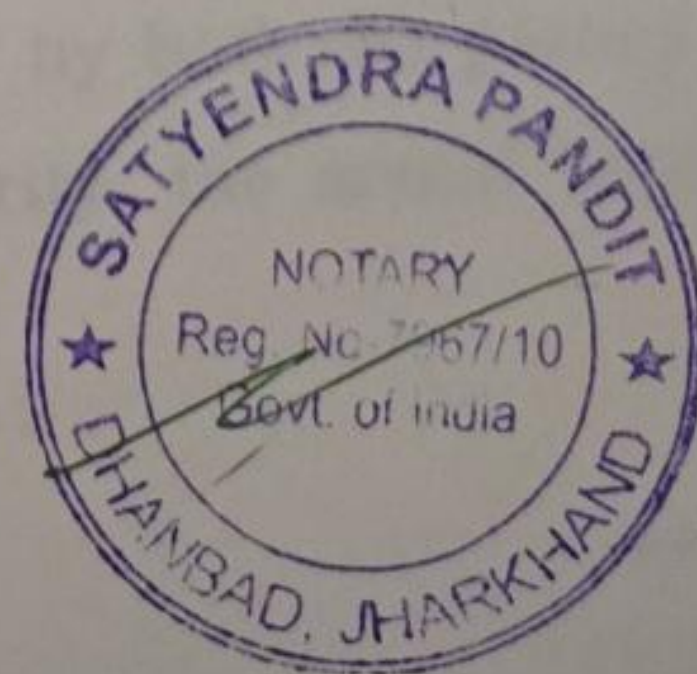
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A. Kerman
Adv.

1.12 Common Roof Area shall mean the demarcated portion of the roof over the top of the Building measuring along with the Lift Machine Room on such roof and the water tank on such roof, which only shall form part of the common portions. The exclusive private roof or any part or portion thereof shall not form part of the common portions under any circumstances.

1.13 Covered Area/Areas shall mean the built up area including water tank and share of stair case, passage, lift and other common facilities.

1.14 Service Organization shall mean a society, body or association framed by the second party in constitution with the buyers/ flat owners to take over the charge for management/administration and /or provision of the common facilities in the building.

1.15 Singular shall include the plural and vice versa.



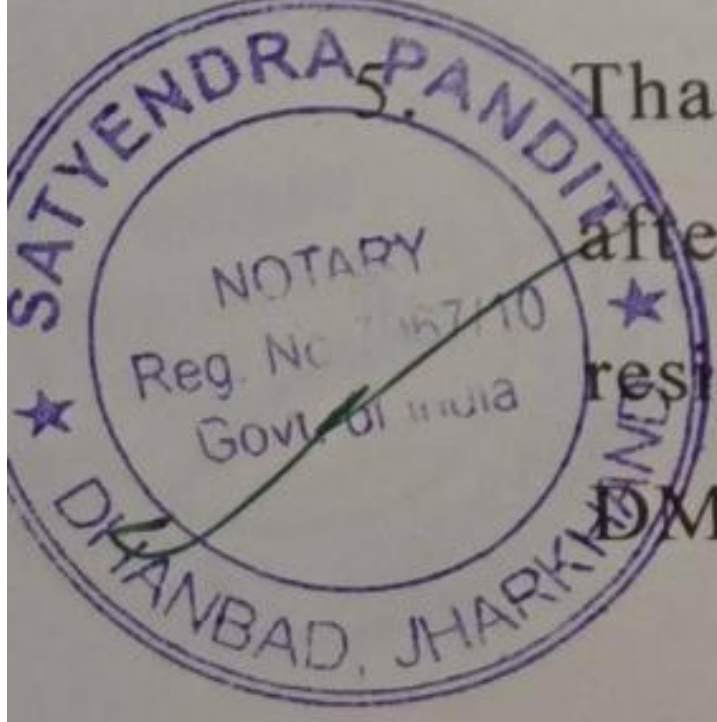
Sanjay Kumar Sharma
Shilpi Kumari
Brij Nandan Sharma
Vishal Singh

ASHISH ANAND INFRA TECH INDIA PVT. LTD.
A. Verma
Managing Director

Identified by
[Signature]

- 1.16 Masculine shall include the feminine and vice versa.
2. The Party of First party hereby agrees to appoint and do hereby appoint the party of Second Part as Developer/Promoters for construction of the proposed buildings at the said land on the terms and conditions hereinafter contained. The said appointment of the Developer shall be irrevocable by the Owners save as elsewhere herein contained.
3. That, the Second Party shall get the building plan prepared through a reputed Architects/Engineer or planner along with supporting plans such as structural plan, electrical plan, sewerage plan etc. shall get the said plans duly approved by the appropriate authorities at its/theirs own cost and expenses.
4. That the plan so prepared, if required during or after sanction may be modified, revised and/or altered according to Developer's choice (Second Party) or the need as may so occur in future for feasibility of the project; that, it is being agreed upon by the parties that if any such construction which is allowed under the provisions of existing building by-laws that is not shown in the approved plans and is being proposed to be incorporated at any stage of the construction then such a construction could be done by forwarding, an application to the competent authority or any other regulation notified by the Government from time to time;

That, it has been agreed by and between both the parties that after the building plans for construction of the commercial and/or residential complex/buildings are approved by both the parties and DMC and RERA or any competent authority, the actual Saleable



Sanjay Kumar Sharma
Shulpi Kumari
Boris Nandan Sharma
Bafani Gati

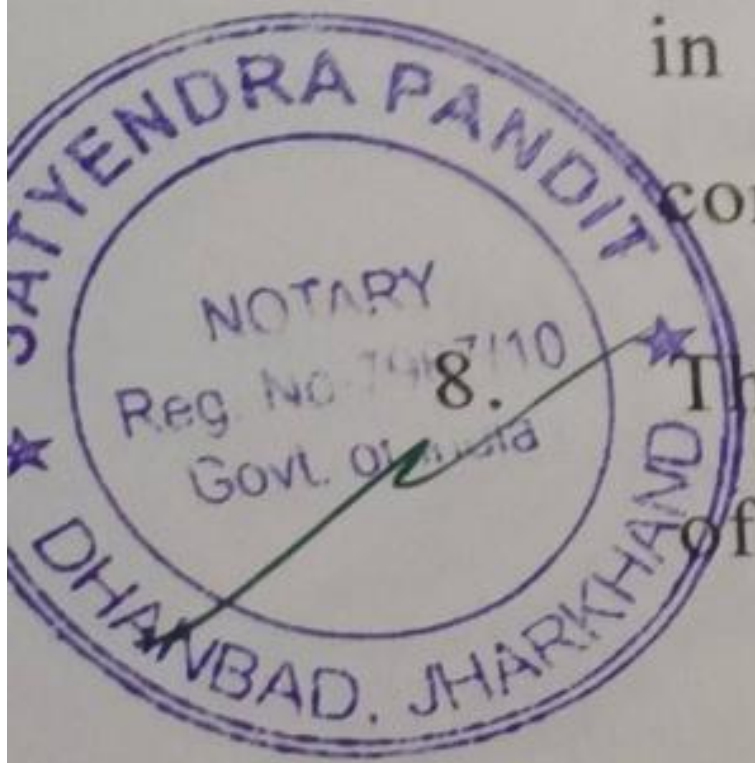
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A. Kumar

Area along with the common rights shall be divided vertically into two parts from top to bottom, on floor to floor basis, including the exclusive terrace earmarked for flats of the top floor comprising 45.00% and 55.00% respectively. For such a division, a separate **Agreement of Division** will be executed after sanction of the plans amongst both the parties which shall be treated as part and parcel of the Agreement for Development.

6. The First Party shall be entitled to retain the said 45.00% of the Saleable Area towards realization of value of its land and the Second Party shall be entitled to retain the said 55.00% towards reimbursement of the cost of construction, expenses and all other charges incurred by it in construction of the buildings. The First Party irrevocably agrees with the Second Party to execute the agreements to sell, assign, transfer in any manner whatsoever with or without possession in respect of the share of the Second Party's area of the building along with rights in the land underneath, in favour of any prospective buyer or any person nominated and/or informed by the Second Party at any time or from time to time;

7. That the responsibility for payment of all costs of installation of electricity connection, generator connection, municipal and property taxes, rates, fee, duties, levies shall be that of the Owner and Builder in proportion to their allocation of 45.00% and 55.00% after completion of the project;

8. That it is agreed that both the parties shall mutually decide the name of the project / buildings. It is agreed that the Second Party and/or



Sanjay Kumar Sharma
Shelpi Kumari
Brij Mohan Sharma
Safat Gopal

ASHANAND INFRA TECH INDIA PVT LTD
A. Verma
Managing Director

the First Party shall incorporate a clause in their respective documents so that successor-in-interest do not change the name of the project / building once the same is completed or anytime thereafter;

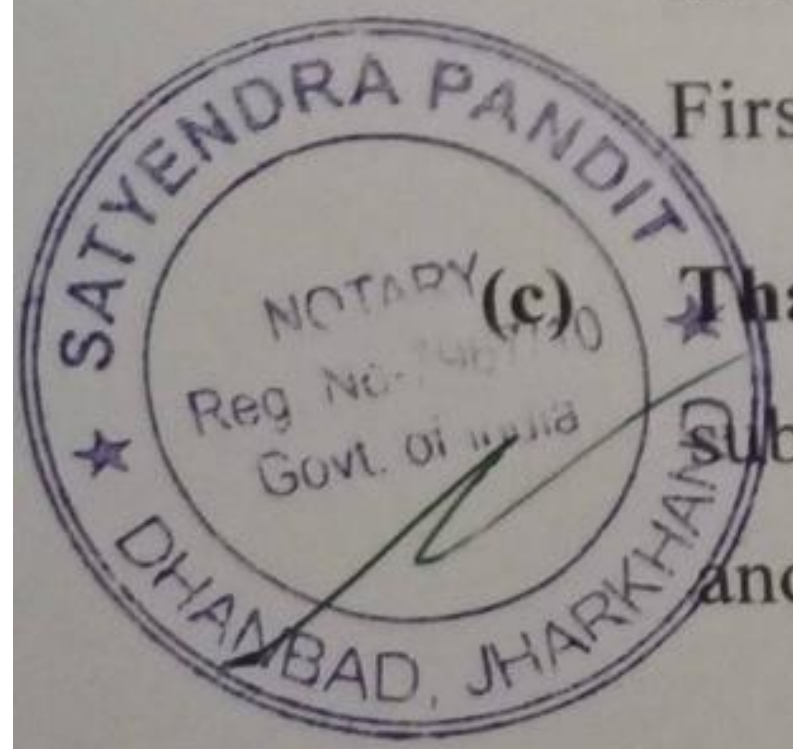
9. That the remaining 55.00% Saleable Area excluding the First Party's allocation shall be transferred/sold to various intending buyers by way of recognized mode of conveyance by the Second Party without any objection and concern of the First Party.

Identified by
[Signature]

10. That the parties of both part, during the course of construction of the building shall be at liberty to receive advance or full payment of the saleable units, flats and services etc. falling in its/their share from the respective buyers at any time according to its/their own convenience and/or need;

11. (a) That, in case any legal litigation raised by a third party regarding ownership of land, the same shall be referred to the First Party exclusively for clearance of the litigation whatsoever and under no circumstances the Second Party should be involved in such litigation;

(b) That, in case such legal litigation prolongs for more than three calendar months resulting in stoppage / break of development work and holding the Second Party from progress in the said project, an arbitrator may jointly be appointed by the First and Second Party to determine the cost of Investment on the said project which may be recovered from the First Party by the Second Party;



That, in such case as seen in sub clause (a) above and after invocation of sub-clause (b) above, the Second Party shall have no further legal right and/or say on the subject matter of land and the investment in the form

Sajay Kumar Sharma
Shilpi Kumari
Brij Nandan Sharma
Safar Singh

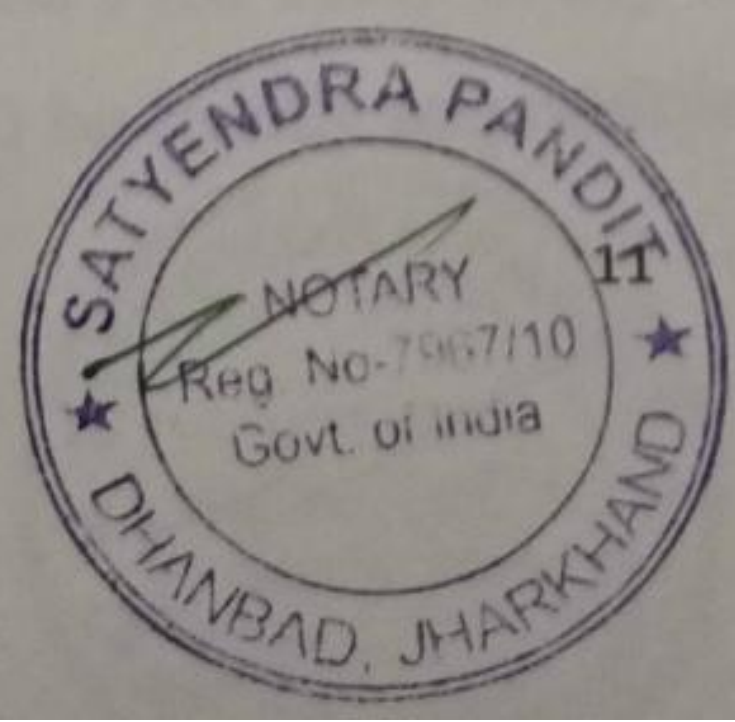
ASHISH ANAND INFRA TECH INDIA PVT. LTD.
A. K. Karmar
Managing Director

of building structure, fixtures, etc. belonging to the First Party and all previous agreement shall be rendered null and void;

12. That, it also agreed that all the common amenities and facilities like entrance gate, gardens, common parking spaces, open spaces, staircase, common roof, lift, sewer line, security etc., except reserved parking and reserved roofs shall remain common for all occupants of the units in the complex and the maintenance charges towards common facilities and amenities shall be charged only after the area is handed over to the first party/buyer's.

Subscribed by
Safar Singh

13. That it also agreed that the First Party shall simultaneously execute Registered **General Power of Attorney** in favour of **ASHISH ANAND INFRA TECH INDIA PVT. LTD.** Properties in the name of its partners/authorized representative for getting all the necessary sanctions, allocations as may be required for construction of the building including rights of getting water, electricity and telephone connection. The Second Party shall have a right to book and sell its portions of the Saleable Area and get it registered and shall also have a right to enter into any agreement for sale of its portion by virtue of this attorney. The holder of the said Power of Attorney shall also be entitled to sign and execute the requisite documents on behalf of the First Party for getting necessary approvals from DMC /RERA or any other authority for completion of the project;



Sanjay Kumar Sharma
Shilpi Kumari
Brijendra Sharma
Vishal Kumar

ASHISH ANAND INFRA TECH INDIA PVT LTD
A. Kumar
Managing Director

Identified by
A. Kumar
-A-

14. That the Owners hereby nominates, constitute and appoints the Developer as their true and lawful attorney for the purpose of transferring, selling, conveying and/or assigning the Developer's portion of the proposed building and for the said purpose for signing and executing all writings, agreements, conveyances and/or other transfer documents and perfecting such deeds, documents and writings by requisition thereof, if necessary and the Owners do hereby further agree to grant in favour of the Developer such other powers and/or authorities as may from time to time be required by the Developer for the purpose aforesaid.

15. That it is agreed that the Second Party is free to purchase or take on development agreement from other party/parties, any land which is adjacent/connected to the scheduled land. The developers shall be free to develop comprising land taken from other vendor(s)/owner(s) and schedule premises being taken from the owner may be used exit/entry passage or for common usage to other lands acquire from other vendor(s)/owner(s) subject to mutual consent;

16 That the First Party and Second Party have entered into this agreement on principal to principal basis only and nothing contained herein shall be deemed or construed as constituting a service contract or a partnership between the Second Party and the First Party or as a joint venture or a joint adventure between First Party and Second Party nor shall the Second Part. and First Party in any manner constitute an association of persons. Each shall be strictly responsible for its own income tax liability or



other liabilities, if any, and shall keep the other party thereto indemnified from and against the same at all times;

Sanjay Kumar Sharma
Shilpi Kumari
Brij Nandan Sharma
BPMI 987

ASHISH ANAND INFRA TECH INDIA PVT. LTD
A. Kumar
Managing Director

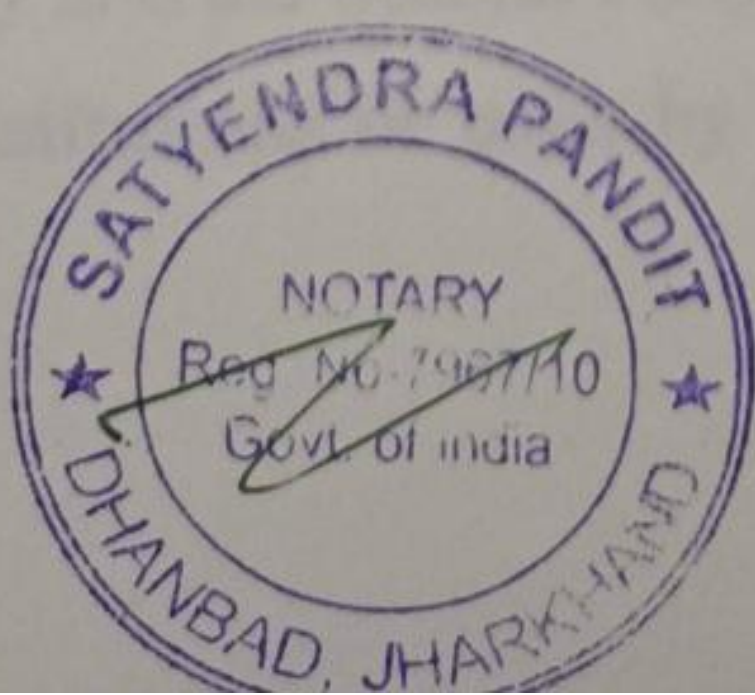
17. That it has been expressly agreed upon between both the parties that if some area in the proposed complex is altered / reduced / increased, or if the use of the proposed complex, or any part thereof is being changed from residential to commercial or vice-versa at any time either before or after the completion of the project it shall be considered as a mutual decision of both the parties and all the charges if become payable shall be borne by both the parties in their respective sharing ratio;

Identifiedly
Ashish Anand

18. That at the time of division of the built up portions as per the agreed sharing ratio, if any portion remains which cannot be divided beneficially, in such event, both the parties shall have the option to take up such area and compensate the other party or mutually agreed terms;

19. On completion of construction of the proposed buildings, the Owner shall become entitled to exclusive use and occupation of the Saleable Area comprised in the Owner's portion of the proposed buildings and the Developer shall put the Owners in undisputed and exclusive possession thereof and obtain a certificate of possession from the Owners.

THE PARTY OF FIRST PART DO HEREBY DECLARE AND COVENANT THAT



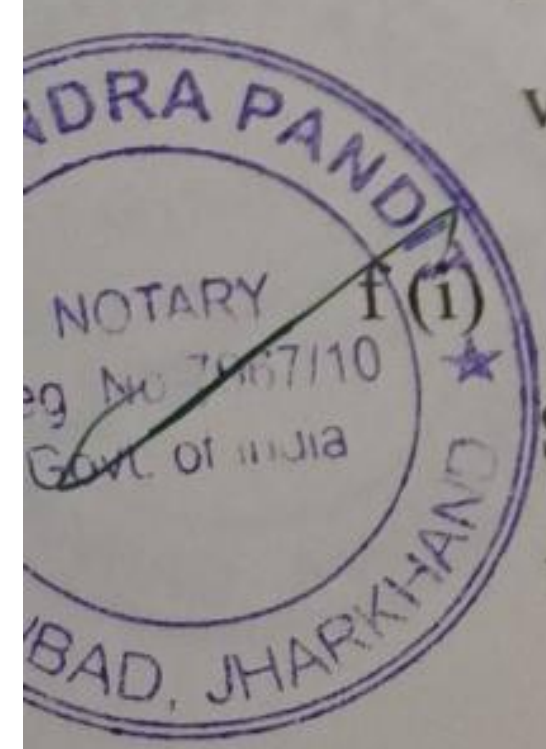
Sanjay Kumar Sharma
Shilpi Kumari
Brij Nandan Sharma
B. P. Singh

ASHUSH ANAND INFRA TECH INDIA PVT LTD
A. K. Verma
Managing Director

- a. The First Party are the exclusive owners of the land described in **Schedule A** below and there is no other co-owner(s) or co-sharer(s) of the said land save and except them;
- b. Prior to execution of this Agreement, the First Party has not transferred the said land to anybody else nor entered into any other agreement with any other party and the same is free from all encumbrances, charges or litigations and attachments;
- c. That **it is further agreed** by the First Party that they will complete formality in respect of succession mutation of the land morefully described in **Schedule A** and the Second Party will assist them to get the same completed. It is also explicitly agreed by the First Party that all expenses viz. land rent, legal expenses etc. for getting the succession 'mutation completed will be solely borne by them;
- d. That it is also agreed by and between both the parties that after getting the succession mutation completed, a General Power of Attorney duly will be executed and registered and an Agreement for Development would be executed and registered with the competent authority;
- e. That it is further agreed that if, due to any reason, succession mutation in name of the First Party is not completed within a reasonable time, the Second Party may treat the above under the Force Majeure Clause of this Agreement. In the given situation, the Agreement shall be deemed to be voidable and the First Party will refund the initial security deposit amount;

Identified by
[Signature]
Adv.

(i) That the First Party shall handover the original title deed etc. to the Second Party and the Second Party shall have right to secure loans from any financial institutions or bank by mortgaging their specified share of the



Sanjay Kumar Sharma
Shilpi Kumari
Brijendra Sharma
Brijendra

ASHISH ANAND INFRA TECH INDIA PVT. LTD

A. Kumar
Managing Director

developed property on the land described in Schedule A; however, in no event can any loan be availed by mortgaging any portion of the said land as described in Schedule A in favour of any financial institutions or bank for the purposes of completing the construction of the building proposed to be constructed on Schedule A land;

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A. Kumar
A. Kumar

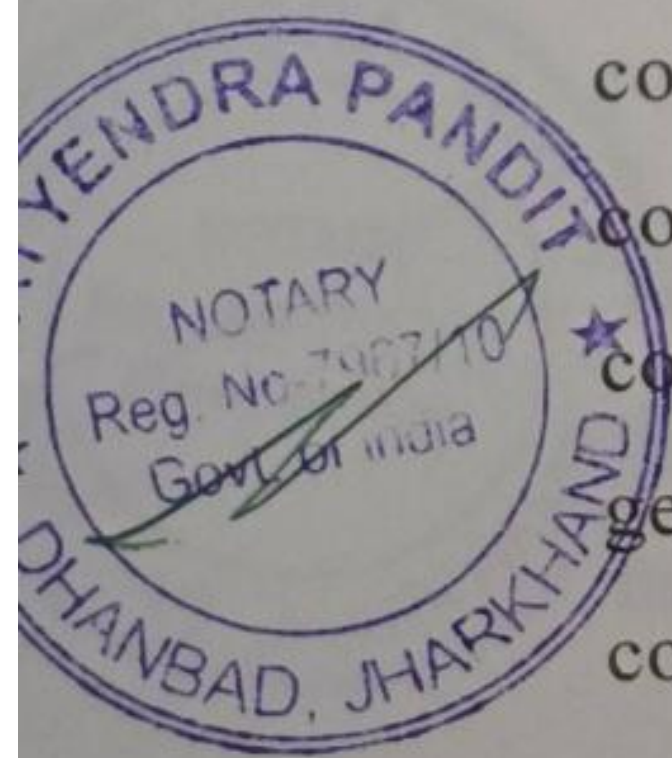
(ii) The Second Party shall use the loan amount only for the purpose of completing construction of the building proposed to be constructed on the land described in Schedule A;

(iii) The second party shall keep the First Party indemnify from the loan Amount which will be taken from the financial Institutions or banks for the purpose of completing construction of building proposed to be constructed on Schedule A land.

g. The First Party hereby assures the Second Party to extend all their cooperation for the development of the said land and for disposal of the proposed units/flats falling to the share of the Second Party to Intending parties or buyers.

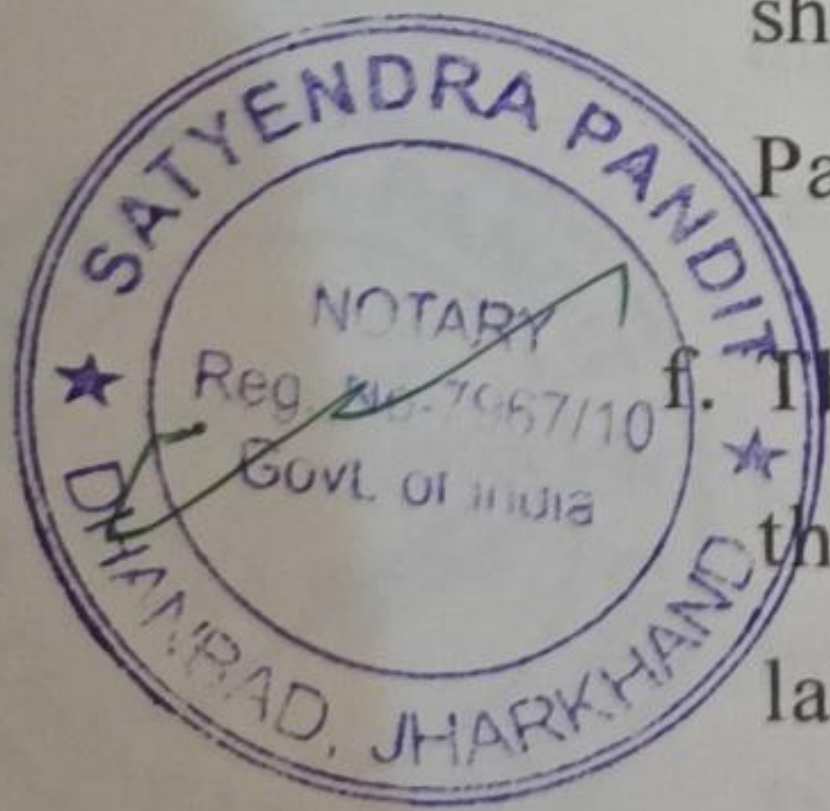
**THE PARTY OF THE SECOND PART DO HEREBY
DECLARE AND COVENANT THAT**

a. The Second Party shall develop the property of land by constructing and putting a multi storied residential, commercial complex with Independent units with all essential facilities for a comfortable existence at their own cost, expenses and resources after getting all the requisite permissions, sanctions, approvals from the competent authorities and as per the plans sanctioned by the



- ...and in force until completion of the project;
- b. The Second Party shall use all standard quality of building materials and fittings;
- c. The Second Party will be responsible to deliver standard quality of construction, complete the project as per agreed timelines which is 42 months, & 6 month grace subject to delays beyond their control. All materials used would be of standard quality and the construction work shall be as per acceptable Indian standards. However, for more clarity the details of specifications are being given under **Schedule B**. The aforesaid time period will be effective after final approval from DMC and RERA of the said project.
- d. The Second Party shall be entitled to enter Into agreements with Intending buyers and to receive instalments call monies and part consideration amounts and/or full payments from such intending party/buyers against construction and disposal of such units, flats, shops, parking and services, falling to their shares, save and except the First Party's share;
- e. That the Second Party shall *not* dispose off or transfer any units, flats, shops, parking and services falling to the 45.00% share of the First Party;
- f. That the Second Party undertakes the responsibility to supervise the construction activities, appoint architect, skilled or unskilled labours and other experts in civil construction at their own cost and

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expense and shall pay them remunerations to discharge them as and when necessary;

g. that whatsoever expenses incurred towards construction of the proposed building including payments to labours, purchase of materials, and other fittings, install services, etc. Shall be borne by the Second Party;

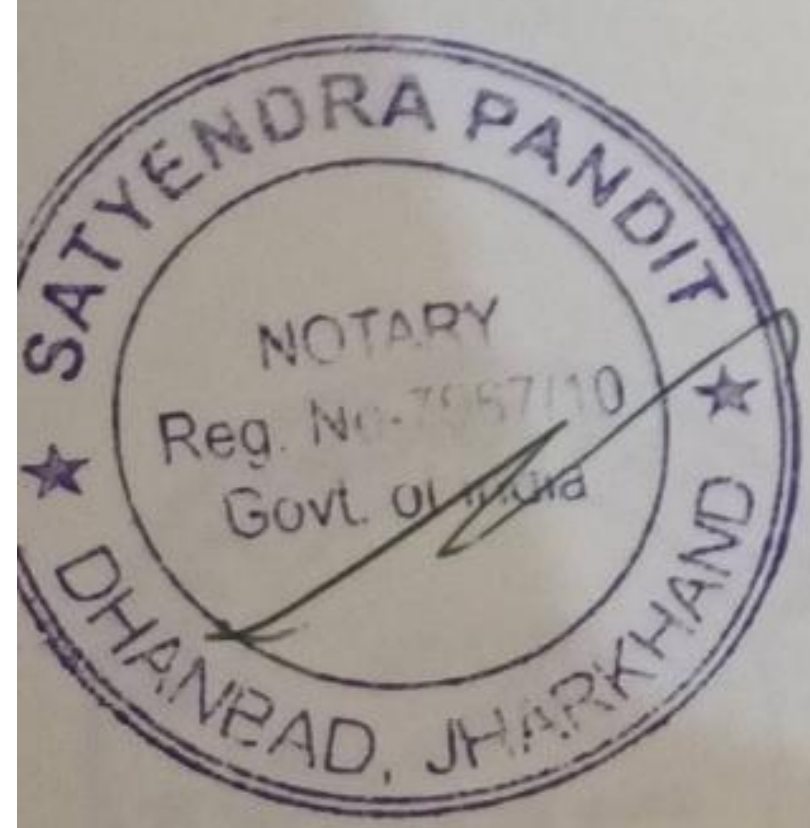
h. The Second Party shall take all responsibilities for construction of the proposed building, any untoward Incident / accident at site, mis-happening or any other claim related to construction, as from the date of this Agreement of by a third party.

i. As from this date of this Agreement for Development, the Developer be put In exclusive and vacant possession of the said premises In terms of these presents; all outgoings in respect of the said land shall be the liability of the Developer and the Developer agrees to pay and bear the same absolutely and punctually and Developer agrees to keep the Owner saved, harmless and indemnified In respect thereof and all claims, demands, costs, expenses, actions and proceedings arising due to non-payment thereof, including payment of any fine or penalty Imposed by any Authority on account of any construction made by the Developer In deviation of the Sanctioned Plan and the resultant loss arising there from as also any levy imposed by or any other Statutory Body or the Government for the development or betterment of the locality In which the proposed multi storied building is to be constructed will be borne and be on account of the Developer.

Sanjay Kumar Sharma
Shilpi Kumari
Brij Nandan Sharma
B. B. Mishra

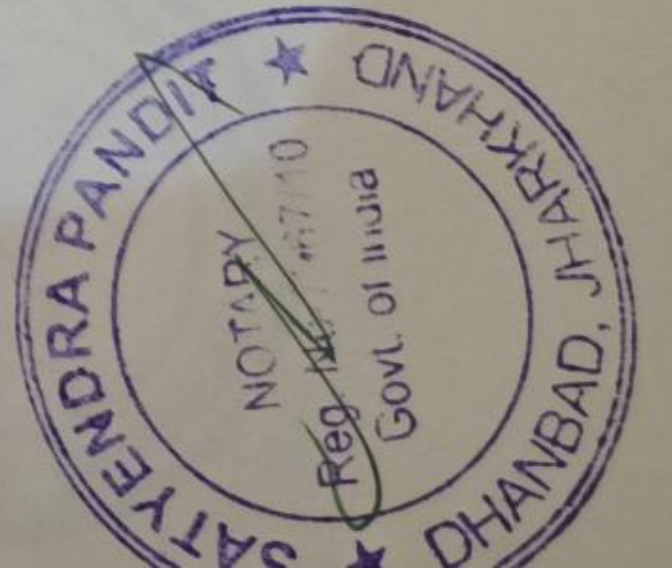
ASHISH ANAND INFRA TECH INDIA PVT LTD
A. K. Leman
Managing Director

Identified by
A. K. Leman



THAT THE PARTY OF THE FIRST PART AND THE PARTY OF THE SECOND PART DO HEREBY DECLARE AND ADMIT AS FOLLOWS

- a. Neither of the party shall sell and/or transfer the share of the proposed construction/building/units/flats etc. of the other party, to any party or parties;
- b. No construction shall be done beyond approval of the sanctioned and approved building plan. In case the Second Party obtains the approval for any further floor/area, during or after the completion of the project, in that event the Second Party may construct on the vacant floors at their discretion and risk and shall be liable to handover to the First Party newly constructed area amounting to 45.00% of such construction;
- c. The Second Party shall deliver 45.00% share out of the built up area In the proposed building to the First Party of the Schedule A land. In case the Owners' allocation is found to be more than 45.00% in the proposed buildings, the Owner shall pay the price of the excess area to the Second Party as per prevailing government rates. On the contrary if the area is found to be less than 45.00% then the Second Party shall pay the price of such lower area to the Owners 45.00% as per government rates. **Government** Rate shall be taken at the time of finalizing the Agreement of Division entered into separately;



- d. The parties shall be fair and honest to the terms and conditions of this Agreement for Development;
- e. The parties shall put their sincere efforts for the success of this project, which however shall never constitute or deem to be constituted as any partnership between the parties;
- f. The electricity power connection obtained in the proposed buildings from the Government as may be installed shall be borne by the unit/flat buyers and the First Party thereof In proportion to their respective share in the proposed buildings. However, electrification for the common area of the buildings shall be provided by the Second Party for operation of common lighting, water pumps, elevators, etc.;
- g. The Second Party shall construct the proposed buildings as per specification given In Schedule B of the Agreement. For any other extra work or alteration or modification other than specification, or replacement of fittings, requested by the First Party or the unit/flat/shop buyers, such extra cost shall be borne by the unit/flat/shop buyers and/or the First Party as the case may be;
- h. The Second Party shall make advertisement by way of publication In newspaper, display board or through media etc. to market and sell the Developer's share to the Intending parties/buyers; it is also agreed by and between both the parties that the Second Party shall be entitled to display their board at the project site and will be free to advertise the project In what so



ASHISH ANAND INFRA TECH INDIA PVT LTD
 Managing Director
 A. Kumar

Signature
 Date

Sony Kumar
 Shipi Kumar
 Brj Nand Lal Sharma
 Rajni Kant

Sanjay Kumar
Shipi Kumar
Brijendra Sharma
G.M. Goff

ever manner it deems fit and necessary and as and when required at their own cost and expenses;

i. The Second Party shall be entitled to raise fund from the intending buyer(s) or through its own source at Its own risk and terms;

j. The Second Party shall have the power to execute and register the sale deed(s) In favour of the Intending buyer(s)/ parties, with the necessary terms and conditions as required under the law;

k. The parties hereto shall save harmless and keep indemnified each other against any loss/damage/incident suit or proceedings;

l. In case any of the parties expires during the period of construction or before the completion of the project as stated herein, the legal heirs of such deceased shall be substituted in place of the deceased;

m. The parties hereof Including their respective heirs and successors in office shall be bound by the terms and conditions of this agreement and any other terms as may be amended;

n. Maintenance of the common facilities shall be the joint responsibility of all the units/flat owners and occupiers and shall be charged only after the area is handed over or completed, but the maintenance of the internal flat and facilities shall be maintained and borne by the Individual unit/flat owners; and

o. All the maintenance charges, licence fee and any form of State & Central Government taxes, levies & charges, including

Identified by
[Signature]



Service Tax etc. of the Owner's allocation shall be borne by the Owner and shall be paid progressively to the Second Party.

MISCELLANEOUS TERMS

a. Force Majeure: Neither Party shall be liable for any default or delay in the performance of its obligations when such default or delay is due to any defect in the title of the Owners or due to any boundary dispute with the neighbour, family members or stay/Inspection order of the Court and the time consumed in clearance of all mentioned hurdles shall not be counted in the Stipulated Period; similarly any default or delay due to any contingency beyond its reasonable control including, Acts of God, epidemic, cyclone, flood earthquake, drought, fire, explosion, atmospheric disaster, war, riot, revolution, change of law or regulations, or any similar causes and the time consumed In clearance of all mentioned hurdles shall not be counted In the Stipulated Period. It Is clarified that denial or refusal or any Consent by any Governmental Authority shall not constitute a Force Majeure event. A Force Majeure event shall suspend the execution of the affected Party's obligations hereunder for the duration and to the extent of their effects. In the event of a Force Majeure event referred to In this Clause, the Party affected by such Force Majeure event shall at once inform the other Party of the nature and probable duration of the Force Majeure event and both the Parties shall take all reasonable measures to limit the consequences of the Force Majeure event to a minimum.



ASHISH ANAND INFRA TECH INDIA PVT LTD
R Kumar
Managing Director

Signature
Date

Sanjay Kumar Sharma
Shilpi Kumar
Brij Nandan Kumar
Ajay Singh

b. Notices: All notices or order communications which are required or Permitted hereunder shall be in writing and shall be sufficient delivered or mailed by registered or certified mail, postage prepaid, or faxed (but then immediately confirmed by mailing of the original) at the addresses set forth in the heading of this Agreement or such other address as the appropriate Party may advise the other Party.

c. Publicity: The understandings recorded In this Agreement shall be kept confidential by the Parties and no announcement or statement to the press or circular relating to any matters In this Agreement shall be made or issued by or on behalf of any of the Parties, without prior written approval of the other Party, which approval shall not be unreasonably withheld or delayed, except If any such announcement or circular is required under any Legal Requirement or by any Governmental Authority.

d. **Entire Agreement:** This Agreement, the Schedules hereto and the agreements specifically referred to herein constitute the entire agreement among the parties and supersede all prior agreements and understandings, oral and written, among the Parties In connection with the development of the land as described In Schedule A. In the event there is any conflict between such other agreements and any term or condition contained In this Agreement, this Agreement shall prevail.

Severability: If any provision of this Agreement shall be waived or held invalid, Illegal, or unenforceable, the validity, legality, or enforceability of the remaining provisions of this Agreement shall not



ASHISHANAND INFRATECH INDIA PVT LTD
A. Kumar
Managing Director

Satendra Pande
Notary Public

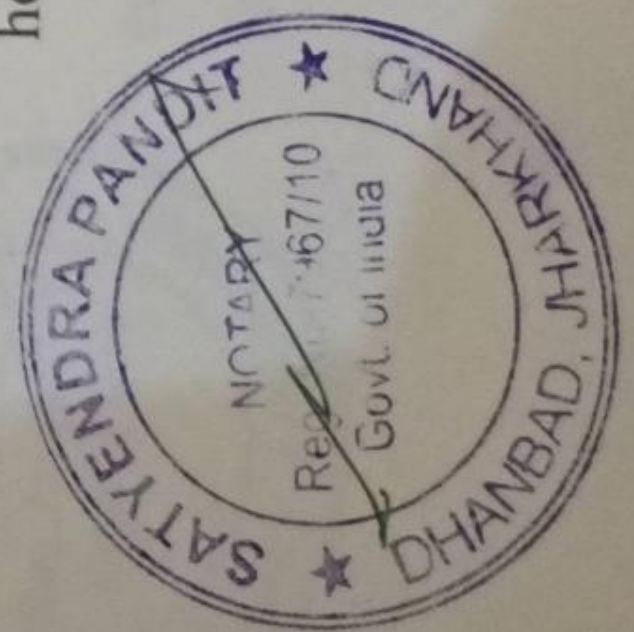
Satyam Kumar
Shipi Kumar
Brij Nandan Sharma
Ajay Kumar

be affected or Impaired thereby. Instead, this Agreement shall be construed, if possible, in a manner to give effect by means of valid, legal or enforceable provisions to the intent of the parties to the particular provisions held to be invalid, illegal or unenforceable and. In any event, all other terms shall remain in full force and effect.

f. **Binding nature:** This Agreement shall be binding upon, and shall Inure to the benefit of the Parties hereto and their respective successors and permitted assigns.

g. **Amendment, Modification and Waiver:** This Agreement may be modified, amended or supplemented only by mutual written agreement of the parties. any party may waive or delay the performance of any condition Intended for Its benefit. Each amendment, modification, supplemental or waiver shall be in writing signed by the party or parties to be charged. any modification or amendment to the terms of this Agreement shall be valid only if it is reduced to writing and signed by or on behalf of each Party. The failure to exercise or delay in exercising a right or remedy provided by this Agreement or by law shall not constitute a waiver of the right or remedy or a waiver of other rights or remedies. No single or partial exercise of a right or remedy provided by this Agreement prevents further exercise of another right or remedy.

h. **Assignment:** No party may assign or transfer or purport to assign or transfer this Agreement, in whole or in part, or any rights or obligations hereunder, without prior written consent of the other party.



Sanjay Kumar Sharma
Shilpi Kumari
Brijnandan Sharma
Bhatnagar

ASHISH ANAND INFRA TECH INDIA PVT LTD
A. Kumar
Managing Director

I. **Cumulative Rights:** The rights and remedies of the parties contained in this Agreement are cumulative and not exclusive of rights or remedies provided by law.

J. **Further Acts and Assurances:** Each Party agrees to execute and deliver all such further Instruments, and to do and perform all such further acts and things, as shall be necessary or convenient to perform the provisions of this Agreement.

k. **Reference to Arbitration:** All disputes and differences arising in connection with this Agreement shall, to the extent possible, be settled amicably by prompt good faith, negotiations between the representatives of the parties. In default of such amicable settlement within fifteen (15) days of the commencement of discussions, the dispute shall be finally settled under the provisions of the Indian Arbitration and Conciliation Act, 1996 by sole arbitrator, appointed in accordance with said Rules, whose decision the parties shall recognize and respect as final and binding upon the parties without any right of appeal or review on any grounds whether in law or equity before any Judicial or government body. Any such arbitration proceeding shall be held In Dhanbad, District Dhanbad, in the State of Jharkhand.

I. **Submission to Arbitration:** Each party recognizes the right of the other of the Party to petition any competent court for an order to confirm or enforce any arbitral decision rendered pursuant to the terms of this Article and agrees to submit to the jurisdiction of any such competent court to which such a petition has been made. Each Party further agrees that it shall not commence to or maintain any suit or legal

Identified by
A. Kumar



Sanjay Kumar Singh
Shilpi Kumari
Brijnandan Shetty
Vishal Singh

ASHISH ANAND INFRA TECH INDIA PVT. L
A. Kumar
Managing Director

proceeding concerning a dispute hereunder until such dispute has been finally settled In accordance with the arbitration procedure provided for herein and then only for enforcement of the arbitral award, if any.

m. **Injunctive Relief:** Notwithstanding the aforesaid, either Party shall have the right to Institute judicial proceedings against the other Party or any one acting through or under such Party In order to enforce the Instituting Party's rights hereunder through specific performance, Injunction or similar equitable relief.

n. **Jurisdiction:** The Court of Dhanbad, District Dhanbad, in the state of Jharkhand alone shall have Jurisdiction to try any case arising out of this agreement.

SCHEDULE -A

All that piece and parcel of land situated in Mouza- Dhanbad No.-51, Khata No.-135, Plot No.- 2220 and 2221, area 19 Khatas out of which 16 Khatas of Land, Butted and bounded as follows :-

- North :- Gali
- South :- 30 Feet Wide Govt. Road
- East :- Gali
- West :- 25 Feet Govt. Road.



IN WITNESS WHEREOF BOTH THE PARTIES HAVING UNDERSTOOD THE CONTENTS AS WELL AS THE TERMS AND CONDITIONS OF THE AGREEMENT WHICH HAVE BEEN READ OVER AND EXPLAINED TO THEM IN SIMPLE HINDI PUT THEIR RESPECTIVE SIGNATURE ON THIS AGREEMENT ON THE DAY, MONTH AND YEAR MENTIONED HEREIN ABOVE IN PRESENCE OF THE WITNESSES ON THEIR SOUND HEALTH, STATE OF MIND AND WITHOUT ANY MISREPRESENTATION, FRAUD, UNDUE INFLUENCE OR COERCION.

Signature of the First Party

1. Sanjay Kumar Sharma
2. Shilpi Kumari
3. Priyanka Sharma
4. Gagan

Signature of the Second Party

1. ASUSHANAND INFRA TECH INDIA PVT LTD
A. Kumar
Managing Director
2. _____

Witnesses :-

1. Lokesh Sharma
Son of Shobhi Sharma
Rajesh Nagar, Road No 17
2. _____



Satendra Pandit
Notary (Dhanbad)

26

Authorised
u/s 297 (1) (c) of the Cr. P.C. 1973
(Act No 11 of 1974) & u/s (B) (i)
of the Notaries Act 1952
(Act No 53 of 1952)

SCHEDULE-B

(Specifications)

Building structure

- *RCC framed structure with seismic Zone III compliance
- *concrete solid block masonry

Walls

- *Internal: finished with Plaster of Paris and coated with single coat primer
- * Exterior: furnished with Weather coat paint

floorings

- * Designer vitrified tiles/Marble flooring in all Rooms & living areas
- *Granite finished/Marble/Ceramic tiles flooring In all Common Areas of the Building
- * Chequered tiles/equivalent flooring for parking lot
- * Anti skid tiles flooring for Kitchens & Bathrooms

Doors

- *32 mm thick OST Rush door shutters
- *All door frames using quality Sal wood
- * Main door shutter with one side laminations and with mortised locks

Windows

- * Two Track Anodized Pewter Coated Aluminium sliding windows

Kitchen

- * Pre polished granite slab with edge platform with stainless steel sink IV Dado up to 2 feet above the counter along with provision of exhaust fan IV Provisions for fixing water purifier and electric chimney

Toilet

- * Designer tiles with A class sanitary/CP fittings and Dodo up to full height or 7 feet



Sanjay Kumar Sharma
Shilpi Kumari
Bris Nandan Sharma
Bris Nandan Sharma

Identification by
ASIS

* Provisions for exhaust fans & geysers

Electrical

* An electrical wiring in concealed conduits with standard make
* wires Switches of Anchor/Havell's or equivalent IV ELCB) and MCB
In all units/flats

Accessories

* Points for televisions and telephone In the living Room and
Master Bedrooms IV Points for Installation of air conditioners in
Living Room and all bedrooms IV Provisions of Installation of
Washing machine

Lift

* Most modern lift with permanent texture paint

Power Backup

* Silent Diesel Generator for standby power supply for common
area lighting, lift, water pump and in each unit/flat/commercial
unit at extra cost

Common Amenities

* Decorative entrance lobby
* Children's Play Area and Landscaping, wherever possible
* Round the clock security

at extra cost shared equally

Sanjay Kumar Sharma
Shilpi Kumar
Bris Nandan Sharma
Brahmi



AGUSHANNO INFRA TECH INDIA PVT. LTD.

A. Kumar
Managing Director

28
Brahmi



GOVERNMENT OF INDIA

MINISTRY OF CORPORATE AFFAIRS

Registrar of Companies, Patna

Maurya Lok Complex , Block 'A' Western Wing , 4th Floor , Dak Banglow Road

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 of the Companies Act, 2013 and rule 8 of the Companies (Incorporation) Rules, 2014]

I hereby certify that ASHISH ANAND INFRATECH INDIA PRIVATE LIMITED is incorporated on this Fifteenth day of June Two Thousand Fifteen under the Companies Act, 2013 and that the company is limited by shares.

The CIN of the company is U45200BR2015PTC024416.

Given under my hand at Patna this Fifteenth day of June Two Thousand Fifteen.

Validity unknown
Digitally signed by
Uttam Sitaram Patole
DN: cn=Uttam Sitaram Patole, o=Registrar of Companies, ou=Patna, c=IN

Uttam Sitaram Patole
Registrar of Companies
Bihar

Mailing Address as per record available in Registrar of Companies office:

ASHISH ANAND INFRATECH INDIA PRIVATE LIMITED
L.C.T. GHAT, WEST MAINPURA, INFRONT OF M.H.S. HIGH SCHOOL,
PATNA - 800001,
Bihar, INDIA





GOVERNMENT OF JHARKHAND
COMMERCIAL TAXES DEPARTMENT

REGISTRATION NO. 19901750598333

e-Registration Acknowledgement Receipt

We hereby acknowledge the receipt of application for e-Registration

Tax Type Detail : VAT
Acknowledgement No. : 19901750598333
Date of Receipt : 03/08/2016
Applicant Name : ASHOK KUMAR
Firm Name : ASHISH ANAND INFRA TECH INDIA PRIVATE LIMITED

Documents Attached : List of Documents submitted with application

Sr.No.	Description
1	Affidavit
2	First sale bill after import for determination of date of liability
3	Photograph
4	Residential proof
5	Articles of Association(Private Limited Company)
6	Bank A/C Details
7	Certificate of Incorporation(Private Limited Company)
8	Proof of Security furnished
9	Certificate of Memorandum
10	Proof of Business
11	Identification Proof

For Ashish Anand Infotech India Pvt. Ltd.

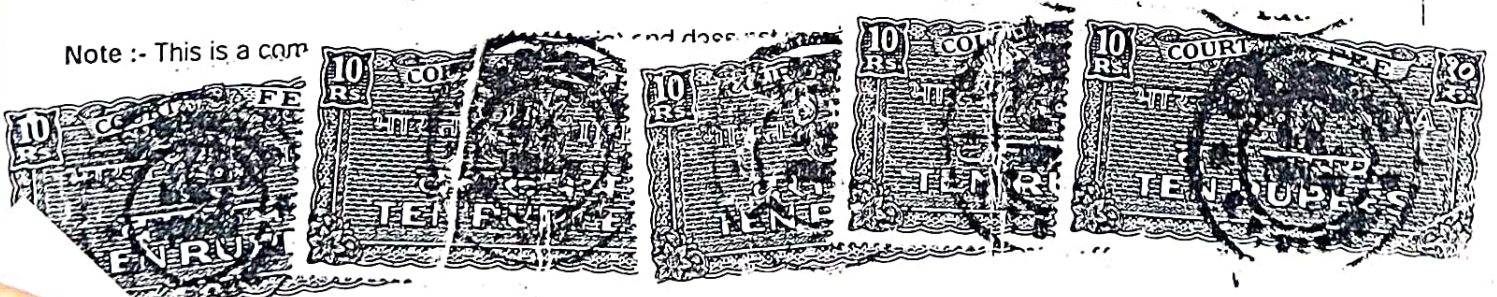
A. Kumar
Managing Director



For Ashish Anand Infotech India Pvt. Ltd.

Sumanti Devi
Director

Note :- This is a copy





सत्यमेव जयते

Government of India
And
Government of Jharkhand
Form GST REG-25

Certificate of Provisional Registration

1.	GSTIN	20AANCA5365Q1Z8
2.	PAN	AANCA5365Q
3.	Legal Name	ASHISH ANAND INFRATECH INDIA PRIVATE LIMITED
4.	Trade Name	ASHISH ANAND INFRATECH INDIA PRIVATE LIMITED
5.	Registration Details under Existing Law	
	Act	Registration Number
(a)	TIN under Value Added Tax	20880410509
(b)	Corporate Identity Number / Foreign Company Registration Number	U45200BR2015PTC024416
Date	26/06/2017	

This is a Certificate of Provisional Registration issued under the provisions of the Act.

ASHISH ANAND INFRATECH INDIA PVT. LTD.

Kameshwar Nath Complex, Flat No. 305, Upper Bazar,
Ranchi, Jharkhand

Ref.:

Date

WHOM IT MAY CONCERN

This is to certify that our firm Ashish Anand Infratech India PVT. LTD. is a private limited company.

We hereby declare that below written employees are working with us:

Sl	Name of Employee	Qualification	Post	Period	Address
1	Koushlaya Kumari	B.Com (Hons.)	Accountant	2 years	K .Nath Complex Flat No.- 305, Upper Bazar, Ranchi, Jharkhand
2	Aakansha Kumari	B.C.A	Supervisor	2 years	L. C. T. Ghat, Patna, Bihar,

This is for kind information

ASHISH ANAND INFRATECH INDIA PVT. LTD.
Sumanti Devi
Director

ASHISH ANAND INFRATECH INDIA PVT. LTD.
A. Kumar
Managing Director



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता: संबोधित: अशोक कुमार, वेस्ट
मेनपुरा, एल.सी.टी. घाट, इन्फ्रॉन्ट ऑफ
एम.एच.एस हाइ स्कूल, फुलवारी,
पटना, पटना जी.पी, बिहार, 800001

Address: D/O: Ashok Kumar, WEST
MAINPURA, L.C.T GHAT, INFRONT OF
M.H.S HIGH SCHOOL, Phulwari, Patna,
Patna G.p, Bihar, 800001

4665 8252 2180



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1800 300 1947



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WWW

www.uidai.gov.in



**MAKHANLAL CHATURVEDI NATIONAL UNIVERSITY OF
JOURNALISM AND COMMUNICATION, BHOPAL**

ESTABLISHED BY MADHYA PRADESH VIDHANSABHA ACT NO.15 OF 1990

STATEMENT OF MARKS

625912

BACHELOR OF COMPUTER APPLICATIONS (B.C.A) VI-SEM

MAY-JUNE 2019

CONSOLIDATED

M.S.NO-72401



ROLLNO.: 114094

NAME : AAKANKSHA KUMARI

FATHER'S NAME : ASHOK KUMAR

MOTHER'S NAME : SUMANTI DEVI

ENROLLMENT : AP149066020

REGULAR

SUBJECTS	SCHEME OF MARKS						MARKS OBTAINED			
	Pass Marks			Total Marks			TH	PR	INT	TOT
7501 - WEB DEVELOPMENT	032	010	008	080	025	020	046	022	019	087
7502 - LINUX & SHELL PROGRAMMING	032	010	008	080	025	020	049	023	018	090
7503 - PRINCIPLES OF MANAGEMENT	032	---	008	080	---	020	065	---	019	084
7506 - PROJECT WORK	---	064	016	---	160	040	---	146	038	184

SEMESTER	FIRST	SECOND	THIRD	FOURTH	FIFTH	SIXTH	GRAND TOTAL	TOTAL	
								550	445
SESSION	DEC 2016	JUN 2017	DEC 2017	JUN 2018	DEC 2018	JUN 2019		RESULT	DIVISION
TOTAL MARKS OBTAINED	315	358	328	359	351	445	2156	PASS	FIRST
MAX MARKS	550	550	550	550	550	550	3300	PERCENTAGE 65.33 %	

TWO THOUSAND ONE HUNDRED FIFTY-SIX OUT OF 3300



10-Sep-2019

SI9066EC51



CONTROLLER OF EXAMINATION
MAKHANLAL CHATURVEDI NATIONAL UNIVERSITY
OF JOURNALISM & COMMUNICATION, BHOPAL

1. 'F' adjacent to marks denotes failure.
2. 'C' adjacent to marks denotes marks carried forward from previous exam.

Result Declaration Date : 27-Jul-2019

Controller of Examination



भारत सरकार

Government of India



आकाक्षा कुमारी

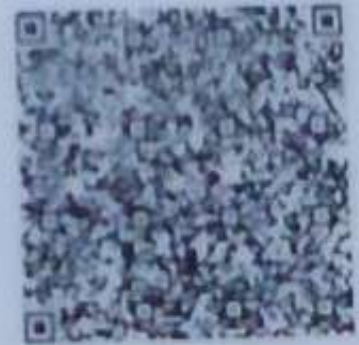
Aakanksha Kumari

पिता अशोक कुमार

Father : Ashok Kumar

जन्म तिथि / DOB : 15/03/1998

महिला / Female



4665 8252 2180

आधार - आम आदमी का अधिकार



भारत सरकार

Government of India

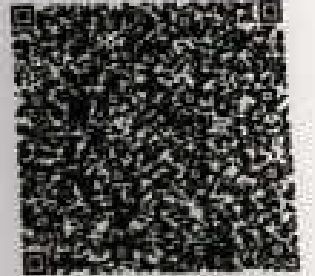


कौशल्या कुमारी

Koushlaya Kumari

जन्म तिथि/DOB: 15/06/1987

महिला/ FEMALE



2401 0444 8180

VID: 9116 1927 2691 7568

मेरा आधार, मेरी पहचान

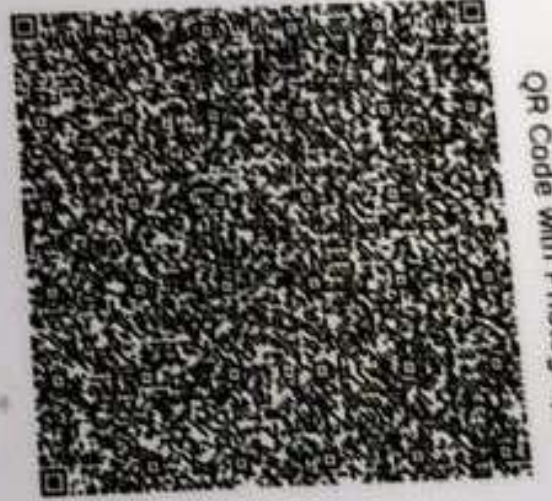


भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता:
D/O सत्यनारायण साह, पोस्ट दुमका थाना दुमका, कुरुवा
दधानी, दुमका,
झारखण्ड - 814101

Address:
D/O Satynarayan Sah, post dumka thana
dumka, KARUWA DUDHANI, Dumka,
Jharkhand - 814101





QR Code with photograph

2401 0444 8180

VID: 9116 1927 2691 7568

1947


help@uidai.gov.in


www.uidai.gov.in



RANCHI UNIVERSITY, RANCHI

(Examination Department)

Issue Date: 01/07/2013

Statement of Marks

Following are the marks obtained by **KOUSHLAYA KUMARI** of **Doranda College, Ranchi** Registration No. 0752994 Roll No. 07BC8152993 in Bachelor of Commerce Account Honours 3 year degree course examination held in the month of April 2013. Session 2006-2009

09BC811A			11BC812A			13BC813A		
Part 1			Part 2			Part 3		
Paper	F.Marks	Marks	Paper	F.Marks	Marks	Paper	F.Marks	Marks
MIL HN	100	36	MIL HN	100	41	GENERAL STUDIES/ENV. SCIENCE	100	50
BUSINESS ORGANISATION	100	36	MONEY & BANKING	100	50	BUSINESS STATISTICS & ELEMENTARY MATHEMATICS	100	55
PRINCIPLES OF ECONOMICS	100	46	PLANNING & ECONOMIC DEVELOPMENT	100	49	COST ACCOUNTING	100	55
AUDITING	100	54	BUSINESS LAWS	100	58	MANAGEMENT ACCOUNTING	100	68
FINANCIAL ACCOUNTS	100	55	SPECIALISED ACCOUNTING	100	34	TAXATION LAWS & ACCOUNTING	100	62

Full Marks in Hons : 800 Marks Obtained : 441 Percentage : 55.13 Result : Second class

Tabulator

Tabulator

Controller of Examinations

Publication Date : 29/06/2013

Remarks : Distinction - 75% in a subject, 1st Class/Division : 60% and above; 2nd Class/Division : 45% and above; 3rd Division : 33% and above.

RANCHI UNIVERSITY



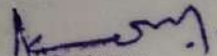
08P

137283

Provisional Certificate

*Certified that **KOUSHLAYA KUMARI**, of **Doranda College, Ranchi**, Roll No. **07BC8152993** has passed the **Bachelor of Commerce Account Honours Examination** of this University held in the month of **April 2013** and was placed in the **Second Class**.*

Ranchi, Dated 1/August/2013


Registrar

Sukesh



RANCHI UNIVERSITY, RANCHI

(Examination Department)

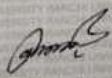
Issue Date: 01/07/2013

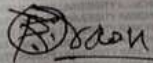
Statement of Marks

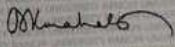
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09BC811A		Part 1		11BC812A		Part 2		13BC813A		Part 3	
Paper	F.Marks	Marks	Paper	F.Marks	Marks	Paper	F.Marks	Marks			
MIL HN	100	36	MIL HN	100	41	GENERAL STUDIES/ENV. SCIENCE	100	50			
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D.B.A.F NO
132853

BEFORE THE NOTARY PUBLIC DHANBAD

"AFFIDAVIT"

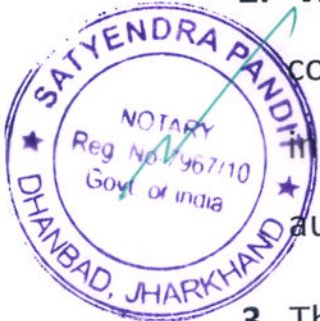
NOTARY
DHANBAD

1. Ashok Kumar, son of Sri Raj Narayan Ray, aged about 48 years, by faith Hindu, by Occupation Builder & Developer, Resident of Kameshwr Nath Complex, P.O.- Kotwali P.S.- Kotwali, District- Ranchi, 834001 in the state of Jharkhand. **2. Sumanti Devi**, wife of Ashok Kumar, aged about 45 years by faith Hindu, by Occupation Builder & Developer, Resident of Kameshwr Nath Complex, P.O.- Kotwali P.S.- Kotwali, District- Ranchi, 834001. At Present Address- Gandhi Nagar, Near Sarkari Kuaa, P.O.- Dhanabd, P.S.- Dhansar, District- Dhanbad, **Directors of M/s Ashish Anand Infratech India Pvt. Ltd., do hereby solemnly affirm on oath and declare as follows :**

- 1. That**, we are directors of M/s **Ashish Anand Infratech India Pvt. Ltd.**, Situated at Kameshwr Nath Complex, P.O.- Kotwali P.S.- Kotwali, District- Ranchi, At Present Address- Gandhi Nagar, Near Sarkari Kuaa, P.O.- Dhanabd, P.S.- Dhansar, District- Dhanbad.
- 2. We** will submit the Affidavit after three months of started the construction of project work & submit the Labour License either in our company name or in the name of Labour supplier in your authority concern.

- 3. That** , the statement made above are true to the best of our knowledge & belief, We have concealed nothing in it.
- 4. That**, we are swearing at this affidavit it before the authority

S. No. 48 Date 30 JUN 2022



NOTARY
DHANBAD

Concerned for needful purpose.

Solemnly affirmed before me by the deponent, who is duly Advocate Sanjay Kumar Sharma, Dhanbad

VERIFICATION

The statement made above are true to the best of our knowledge and belief. We sign this verification at Dhanbad on 30/06/2022

1. A. Kumar
2. Sumanti Devi

Signature of Deponent of M/s
**Ashish Anand Infratech India
Pvt. Ltd. , Dhanbad.**

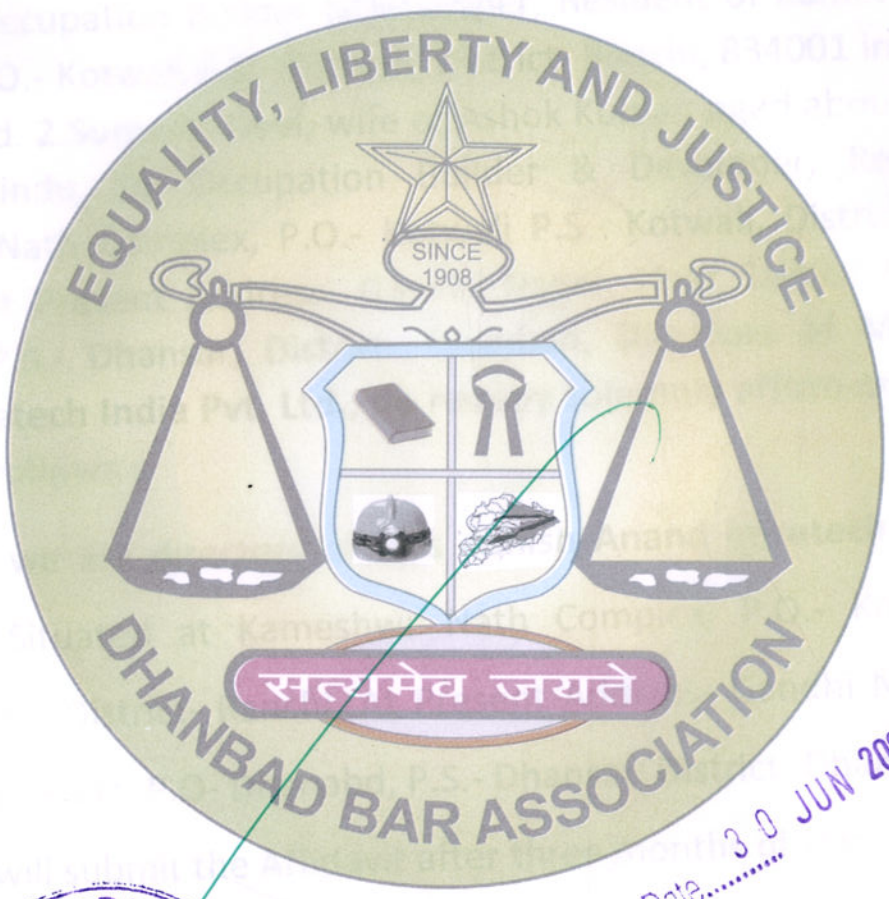
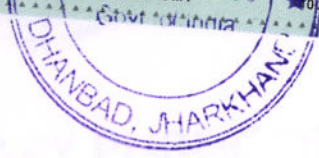


[Handwritten Signature]
30/06/22
NOTARY
DHANBAD

Authorised
w/s 297 (i) (c) of the Cr. P.C. 1973
(Act No 11 of 1974) & u/s (8) (i)
of the Notaries Act 1952
(Act No 53 of 1952)

Identified by:

[Handwritten Signature]
30/06/2022
Advocate



S. No. 48 Date 30 JUN 2022

ENRL. NO. 312/2000



132853



DHANBAD BAR ASSOCIATION

THE COMPANIES ACT, 2013
PRIVATE COMPANY LIMITED BY SHARES
MEMORANDUM

AND

ARTICLES OF ASSOCIATION

OF

ASHISH ANAND INFRATECH INDIA
PRIVATE LIMITED

THE COMPANIES ACT, 2013
 COMPANY LIMITED BY SHARES
 MEMORANDUM OF ASSOCIATION
 OF
ASHISH ANAND INFRATECH INDIA PRIVATE LIMITED

1st The name of the company is **ASHISH ANAND INFRATECH INDIA PRIVATE LIMITED**

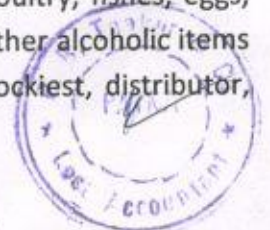
2nd The Registered Office of the company will be situated in the State of Bihar of India.

3rd (a) The objects to be Pursued by the Company on its incorporation are;

1. To carry on business as civil and military contractors and engineers, planners, and construction of building road, canal, dams, bridge, water supply, plumbing tube well, electronic, builders and contractors to manufacture, fabricate, produce or otherwise, acquire all kinds of building materials, sitting appliances, equipment's and the like and make other material which may be required in connection with the Company's business or the contract work under taken and to be carried out and import, export, buy sell supply on turnkey basis or otherwise deal in all such things and materials.
2. To carry on in India or elsewhere the business of civil, architectural, electrical, mechanical, telecommunications and any other type of contracts business in various states Central Government departments, public sector undertakings, corporations, companies well as private sector companies and undertakings and do the business of consultancy services, Manpower & outsources, Trading, etc.
3. To carry out the business of Homes, Building construction, (including Electrical & Interiors jobs) Building constructs, Construction of Housing Apartments, Duplex, Group Housing promoters and to carry out the business of real estate, developers, contractors and real estate.

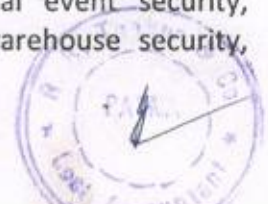
(b) Matter which is necessary for furtherance of the objects specified in clause 3(a) are:-

1. To establish and carry on in India or elsewhere the business of manufacture, produce, process, treat, assemble and alter, all type of purified drinking water, mineral water, saline water and all types of food and food products, bread, biscuits, sweets, confectioneries, salted item, jams, jellies, all type of dairy and dairy products including milk, ghee, butter etc, all type of staple food like rice, wheat, mustard, vegetables, cereals, spices, all type and kind of oils, fats, made from any of the products, all type of meals, poultry, fishes, eggs, fisheries, piggery, goatery, hatcheries, to manufacture wine, bear and other alcoholic items and to develop, grow, cultivate, fabricate, to act as agent, broker, stockiest, distributor,



importer, exporter, trader, buyer, seller, vender, consultant, job-worker or otherwise deal in all shapes, sizes, uses, capacities, specifications, description, qualities and varieties of products generally consumed or may be consumed or used by any living being or meant for any commercial or industrial use.

2. To own, purchase, construct, take on lease, hire, deal in real-estate business for construction of buildings, dams, malls, commercial complexes, residential complexes, hospitals, nursing homes, educational institutions, to open school, colleges, and other educational institution, natural parks, amusement parks and floriculture plantation.
3. To deal in and acts as a trader, agent commission agents, broker, share broker, importer, exporter, financier of motor vehicles, industrial, commercial, agriculture and electric household goods for commercial or industrial purpose.
4. To establish and carry on in India or elsewhere the business of print and electronic media and to carry out all the works related to media including establishment of printing, manufacturing and distribution channels.
5. To act as security agents for safety and vigilance of any individual(s) real or personal estate including lands, mines, business, apartments, buildings, factories, mills, house, cottages, shops, towers and erections, depots, warehouses, machinery, plant, stock, and go down, plantations, residential colonies, office, complexes, and any other similar assets and for this purpose to provide plain or armed guards as per the requirement of the clients within the framework of law.
6. To provide supervision and maintenance services to persons, firms, companies, government entities and the like for their real estate entities like lands, mines, business, apartments, buildings, factories, mills, houses, cottages, shops, towers and go down, plantations, residential colonies, office complexes and any other similar assets.
7. To carry on in India or elsewhere the business to establish & provide detective services, investigation services, security services, commando services, protection services to the extent permissible under the law of the land by applying such lawful means as are permissible and allowable and to procure information related to trade mark infringement, pre/post matrimonial employees screening, divorce cases, assets verification, Bank/Finance offences other customized information relating to financial, economic, social, matrimonial, civil, criminal & other allied areas and for the purpose to act as finger print expert, hand writing expert, fighter, advocate, representative, consultant, advisor, signatory, attorney, arbitrator, conciliator and to take on hire all necessary services, facilities, equipment's, utilities from government as well as private sources and to do all incidental acts and things necessary for the attainment of the foregoing objects.
8. To carry on the business of Security for industrial corporate, commercial and govt. Dept., domestic sectors, security management for school, Hospital, resort, Security for Financial institution, Armed unarmed & ex-military/defence personal, special event security, escorts/bodyguard, security & cash van services, condominium & warehouse security,

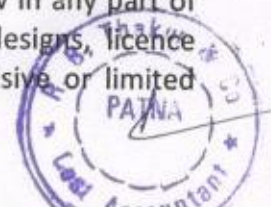


- security services related to escort management, security for high risk areas private detective & other security services.
9. To carry on the business of CC TV surveillance system, Biometric, fire alarm system, RFID system, Access control system, Digital Video recorder, security software solution & other electronics services.
 10. To carry on business of separate cell for investigation intelligence services for theft, fraud cases & credit worthiness, pre matrimonial investigation, financial information, finding a missing person, divorce cases, fact finding certificates documents, evidence collection & gardening, Housekeeping, Survey (All Type), Manpower development, courier sector/services, cleaning staff, Marriage Bureau services, any all matter solution services.
 11. To act as consultants for marine educational matters and placements Service in India or Abroad, and to run marine schools, and professional institutions, and to run advanced marine technological and scientific institutions, and to carry on the business of trading, importers, exporters of services, goods or merchandise of any description and to run schools, colleges agricultural collage engineering , management, medical opening of higher educational institutions like collages and other educational institution, and technical, vocational and professional institutions and to act as consultants for educational matters and run advanced technological and to scientific institutions, publishing, marketing & copyright of any national & international books, journals; CDs, Films and documentaries placements service in India or abroad.
 12. To carry on the Business of Human Resource Consultancy, recruitment, training & development to suit the specific requirement of employers & prospective employers and help in the development of human resources required by the recruitment industry through training, seminars, workshop, etc and carry on the business of human resources outsourcing for all the position across all the Industry sector in India & outside India and carry out activities in the field of marketing, communication & event and media management to cater needs of varied client with varied kind of marketing & communication technology, website design, website development, software development, webpage design & development and carry on the activity of market research, print media, hoardings at vantage location, rural communication & brand promotion and promote and disseminate useful knowledge on recruitment industry, so as to enhance its contribution to the growth and development of the National economy and work in the field of Business/Knowledge process outsourcing & carry out the assignments, as assigned by the client organizations across all the industry sectors from within India & outside India and carry out the activities / assignments for all the allied activities correlated to the business/ knowledge process outsourcing and study, carry out and sponsor research on problems on the issues relevant to the exercise of recruitment profession & industry and arrange/s supply/merchandise goods to the clients & organizations.
 13. To carry on in India or elsewhere the business to business to establish, promote, subsidize, encourage, provide, maintain, organize, undertake, manage, equip, develop, operate and to conduct Art of Acting – Advance, Art of Acting – Basic – Modelling – Part Time, Art of Film Making – Pre and Post Production, Computer Science And Egg, Management Studies, Advance Accounts class, Advance Commerce Classes, Commerce Class, Coaching Classes,



Education, Personality Programmer, Education Abroad – Transfer Studies – Test Taking, Corporate Training, Gem Stone Classes, Graphics, Language Translation, Typesetting and Processing Services, Computer Training and Hardware training, Web Designing, Overseas Educational Services, Eighth and Ninth Classes, Language Classes, Language Classes, Math's Classes, Practical Classes, Science Classes, Tutorials, Tutorials – correspondence, French Tuitions, Creative Workshop, Airlines – Travel and Tourism. Executive Secretarial Course, Interior Designing-Education, specialization courses-vastu, Automobile Driving Schools, License Details, Two and Four Wheeler Training, Entrepreneurship Development Scheme, Training for Paper Shredding, Training for Plastic Components Mangle, Astrological Courses, Astrology – Seminars – Conferences, Distance Education Programmed, full Time and Part Time Management Programmed, Child Development Centre. Professional Short Course, Territory Education Centres, Counselling and Psychotherapy Courses, Educational Trust, English Development Course, English Fluency Course, public Speaking and Personality Development Course, Mental Arithmetic Course, Tutorials, Private Coaching Class, Private Tuition, Private Tuitions- Test Series Classes for BMS, Classes for CA: Crash Course, Regular Batches, Communication Skill Workshops, Memory Enlancement Workshops, Time and Money Management Workshops, Utilization of Power of Mind workshops, Fun Club for 3 – 6 years, Fun Club for 6- 9 years, Talent Workshops for 6years and Above, Charitable Institution, Educational-Medical Foundation, Trust, Basic Courses, Finance Courses, Functional Courses, Human Resource Management, International Business Management, Special Courses, Counselling – Dyslexia, Speech Therapy, Meditation, Relaxation, Spiritual Network, World Peace, Other Home Business Courses Without Any Machinery, Self Employment Course, Central Excise Coaching, Skin and Body Therapy Course, Skin Treatment Course, Training for Beauticians, Guidance in Singing, Recording and Demo Cassettes, Singing – Tips and Practices, Music, Musical Instruments, Orchestra, Guidance in Singing, Recording and Demo Cassettes, Singing – Tips and Practices, Bakers Course, Bakery Training courses, Panic Healing Courses For Business, Panic Healing For Health, Panic Healing for Relationships, Panic Healing For Stress and other such courses as may be developed from time to time and to do all Such activities and business as may be incidental or necessary for the achievement of the above objects.

14. Subject to the Provision of the Companies Act, 2013 to invest other than investment in company's own shares the Company not immediately required in any manner as may, from time to time, be determined by the board.
15. Subject to the Provision of the Companies Act, 2013 to remunerate any person or company for services rendered or to be referred in or about the formation or promotion of the Company or the conduct of its main business.
16. To undertake and execute any trust, the undertaking of which may seem to the Company desirable and either gratuitously or otherwise and vest any real or personal property, rights or interests acquired by or belonging to the Company on behalf of or for the benefit of the Company and with or without any declared trust in favour of the company.
17. To guarantee the payment of money unsecured or payable under or in respect of promissory notes, bonds, debentures, debenture-stroke, contracts, mortgages, charges, instruments and securities of any company or of any authority, supreme, municipal, local or otherwise or of any person whomsoever, whether incorporated or not incorporated and to guarantee or become sureties for the performance of any contracts or obligations as may be necessary for the purpose of the company.
18. To apply for purchase or otherwise acquired and protect, prolong and renew in any part of the world, any patent, patents rights, brevets inventions, trade marks, designs, licence protections concessions and the like conferring any exclusive or non-exclusive or limited



right to their use or of any information as to any invention, process or privilege which may seem necessary use for any of the purposes of the company or the acquisition of which may seem calculated directly or indirectly to benefit the company and to use, exercise, develop or grant licences or privileges in respect of or the property, rights and information so acquired.

19. To carry on the business of marketing, Selling, trading, trade & manufacturing of FMCG goods, food supplements, garments cloths, Electronic goods, electrical goods, mechanical consumer goods, home & appliances, jewellery, consumer goods etc.
20. To carry on the business of marketing of all kinds of products, items, household, industrial or commercial use through online shopping & offline shopping portal, and abroad the business of concept marketing, online & offline marketing and to provide high quality or services and products to clients and consumers either directly or through the network of members, consultants, confide commission agents, franchises, associates and distributors through network publicity, online & offline shopping portal, market research analyses, surveys, organizing events, contests seminars, and other advertising and related outdoor/indoor activities, supplying and dealing in direct marketing, all kind of goods, product commodities and services as buyers, sellers, traders whole sellers, importers, exporter, franchisee, agent-sub agents, brokers, stockiest ,marketer of utility card or discount card commission agents, dealers suppliers and consultants like financial consultancy, management consultancy ,project consultancy ,legal consultancy of all kinds of product and services providers courier, airlines and any kinds of Insurance companies and all types of consultancy services, etc.
21. To carry on the business of dealers in and manufacturing trading and marketing of pharmaceuticals, chemical preparations and compounds, drugs and formulation, Surgical, Scientific, Equipment, Appliances, Accessories and research of all type and descriptions.
22. To do buy, sell, import, export and to act as purchasing and selling agents for the aforesaid business for any educational and research institutions, medical collages, hospitals, dispensaries, societies, persons or other authorities in India or elsewhere and to do all other things which are incidental, ancillary, or conducive to the aforesaid objects, through directly, Indirectly and network system.
23. To sell, purchases, export, import deal in and act as agents, distributors suppliers of chemicals used for manufacture of pharmaceuticals, drugs enzymes and sanitary napkins and deal in, mediates, derivatives, formulations and compounds.
24. To carry on in India or elsewhere the business to promote, encourage, establish, provide, maintain, conduct, subsidies and run testing laboratories, research laboratories, experimental workshops, scientific laboratories, pathological laboratories, medical examination centres, diagnostic centres, investigation centres and other organizations for examination, analysis, investigation, test, experiment & research on behalf of government, semi government, local authorities, private bodies and general public for all kinds
25. To carry out the business of Homes, Building construction, (including Electrical & Interiors jobs) Building constructs, Construction of Housing Apartments, Duplex, Group Housing promoters and to carry out the business of real estate, developers, contractors and real estate agent.



26. To construct and develop residential or industrial colonies for the general. Advancement of the employees of the Company and also for letting out and selling on instalment basis.
27. To carry on in India or elsewhere the business of prospecting, exploring, operating and working on mines, quarries and to win, set, crush, smelt, manufacture, process, excavate, dig, break, acquire, develop exercise, turn to account, survey, produce, prepare, remove, undertake, barter, convert, finish, load, unload, handle, transport, buy, sell, import, export, supply, and to act as agent, broker, adagio, stockiest, distributor, consultant, contractor, manager, operator or otherwise to deal in all sorts of present and future ores, minerals, deposits, goods, substances and materials, including sands, stones, soils, chalk, clay, china clay, betonies, burials, calcite and coal, lignite, rock phosphate, brimstone, brine, bauxite, limestone, precious and other stones, gold, silver, diamonds, iron, aluminium, titanium, vanadium, mica, apatite, chrome, copper, gypsum, retile, sulphate, tin, zinc, zircon, tungsten, silicon, brass and other allied materials, by-products, mixtures, blends, residues and substances and to do all incidental acts and things necessary for the attainment of the objects under these presents.
28. To carry on the business as owners proprietors, lessees, all types of consultancy work, contactors, agents of land buildings and other like immovable properties and any estates and businesses and interest in or rights concerned with any such Estates, centres, buildings and land or other like immovable properties and to acquires by purchase, lease, exchange or otherwise land, buildings and here its aments of any tenure or description situated in the states of Bihar and other places in the Union of India and outside, and any estates or interest therein and any rights over or connected with land and to turn the same to account as may seem expedient and in particular by preparing buildings, sites and by constructing, altering, improving, decorating, furnishing and maintaining offices, flats, houses, factories, cold storage, warehouses, shops, buildings works, conveniences of all kinds and by consolidating or connecting or subdividing properties and by leasing, selling or otherwise disposing of the same, and generally administering and managing Transfer of Property Act.
29. To carry on in India or elsewhere the business of builders, contractors, designers, architects, decorators, furniture consultants, constructors, & brokers of all types of buildings and structures including houses, flats, apartments, offices, god owns, warehouses, shops, factories, sheds, hospitals, hotels, holiday resorts, shopping cum residential complexes and to develop, erect, install, alter, improve, add, establish, renovate, recondition, protect, participate, enlarge, repair, demolish, remove, replace, maintain, manage, buy, sell, lease, let on hire, commercialese, turn to account, fabricate, handle & control, all such buildings & structures, and to purchase, sale, or deal in all types of movable or immovable properties for development, investment, or for resale and to act as buyer, seller, importer, exporter, agent, distributor, stockiest, or otherwise to deal in all types of raw materials, goods, fittings, parts, accessories, knowhow, consumables, plants & machineries, tools & tackles used for the foregoing purposes and to do all incidental acts and things necessary for the attainment of the above objects.
30. To carry on the business in all its branches in India or abroad to Manufacture, production, repair, maintain, prepare, produce, fabricate assemble, alter, buy, sell, import, export, develop, design, lease, hire, Let on hire and to act as trader, agent, broker, vendor, consultant, Collaborator& consignor in all types of plant and machinery implements, components, parts, equipment's, instruments, accessories Tools, tackles, materials,



substances, goods FMCG product electric & Electronics production, Telecommunication, Tools. Projection and all Types of eatable things etc. or things of any descriptions or Specifications, characteristics, applications and uses for tractors, Power tillers, sprayers, dusters, mist blowers, threshers & other Modern agriculture equipment's, used for consumption of fertilizers Seeds, soils, irrigation, pesticides, insecticides, fungicides etc. in all Types of operations of farming, per cultures, sericulture's, Horticultures, apicultures, agricultures and forest produce & waste and to do all such incidental acts and things necessary for the attainment of the foregoing objects.

31. To deal in materials, properties, plants machineries and equipment's Belong to or entrusted to the company, not immediately required on hire purchase, instalment or lease basis.
32. To search for and to purchase or otherwise acquire from any government State or authority, any license, concession grant, decrees, right power Privileges whatsoever which may seem to the company capable of being Turned to account in connection with its business and to work, develop, Carry out, exercise and to account the same To provide confidential intelligence services to persons, firms, companies, Government entities and the like within the framework of law.
33. To Purchase or otherwise acquire and undertake the whole or any part of the business, property, rights and liabilities of any person, Partnership firm or company carrying on any business which this company is authorized on or possessed of property or rights suitable for any of the purposes of the company.
34. To enter in to partnership or any arrangements for sharing profits, union of interest, reciprocal Concession or corporation with any person partnership or Company having objects similar to those of this company and to promote and aid in promoting constitute, form organize companies, syndicates or partnership for the purposes of acquiring and undertaking any property and liabilities of Company or Advancing directly the objects thereof.
35. To carry on the business as travel agents, tourists and cargo carriers by road, sea or by other modes of transport and to carry on all allied business and activities pertaining to the travelling and tourists business.
36. To carry on in India or elsewhere the business as printers, publishers, typesetters, DTP operators, proof-readers, binders, cutters, perforators, Laminators', designers, authors, writers and editors of publications of all varieties, descriptions, specifications applications & uses including books, novels, magazines, journals, souvenirs, newsletters, periodicals, bulletins, pamphlets, forms, catalogues, diaries, calendars,, posters, pictures, stickers, text books, law books, school books college books, newspapers & other allied publications on any subject whatsoever in print as well as in electronic media and to develop software, CDs, cassettes, floppies or any other electronic mode, devices, systems and to act as job worker, contractor, sub-contractor, consultant, data entry operator, PageMaker, website designer, copyright owner and to deal in all goods, articles and things necessary for the attainment of the above objects.



substances, goods FMCG product electric & Electronics production, Telecommunication, Tools. Projection and all Types of eatable things etc. or things of any descriptions or Specifications, characteristics, applications and uses for tractors, Power tillers, sprayers, dusters, mist blowers, threshers & other Modern agriculture equipment's, used for consumption of fertilizers Seeds, soils, irrigation, pesticides, insecticides, fungicides etc. in all Types of operations of farming, per cultures, sericulture's, Horticultures, apicultures, agricultures and forest produce & waste and to do all such incidental acts and things necessary for the attainment of the foregoing objects.

31. To deal in materials, properties, plants machineries and equipment's Belong to or entrusted to the company, not immediately required on hire purchase, instalment or lease basis.
32. To search for and to purchase or otherwise acquire from any government State or authority, any license, concession grant, decrees, right power Privileges whatsoever which may seem to the company capable of being Turned to account in connection with its business and to work, develop, Carry out, exercise and to account the same To provide confidential intelligence services to persons, firms, companies, Government entities and the like within the framework of law.
33. To Purchase or otherwise acquire and undertake the whole or any part of the business, property, rights and liabilities of any person, Partnership firm or company carrying on any business which this company is authorized on or possessed of property or rights suitable for any of the purposes of the company.
34. To enter in to partnership or any arrangements for sharing profits, union of interest, reciprocal Concession or corporation with any person partnership or Company having objects similar to those of this company and to promote and aid in promoting constitute, form organize companies, syndicates or partnership for the purposes of acquiring and undertaking any property and liabilities of Company or Advancing directly the objects thereof.
35. To carry on the business as travel agents, tourists and cargo carriers by road, sea or by other modes of transport and to carry on all allied business and activities pertaining to the travelling and tourists business.
36. To carry on in India or elsewhere the business as printers, publishers, typesetters, DTP operators, proof-readers, binders, cutters, perforators, Laminators', designers, authors, writers and editors of publications of all varieties, descriptions, specifications applications & uses including books, novels, magazines, journals, souvenirs, newsletters, periodicals, bulletins, pamphlets, forms, catalogues, diaries, calendars,, posters, pictures, stickers, text books, law books, school books college books, newspapers & other allied publications on any subject whatsoever in print as well as in electronic media and to develop software, CDs, cassettes, floppies or any other electronic mode, devices, systems and to act as job worker, contractor, sub-contractor, consultant, data entry operator, PageMaker, website designer, copyright owner and to deal in all goods, articles and things necessary for the attainment of the above objects.





37. To establish, promote, subsidies, encourage, provide, maintain, organize, undertake, manage, build, construct, equip, develop, recondition, operate, conduct and to run in India or abroad schools, colleges, boarding houses, ashrams, gurukuls, teaching classes for primary, secondary & higher education in the fields of commerce, arts, science, engineering, medical, pharmacy, mining, military, music, dance, acting, sports, journalism, management, social welfare and industry which can be impacted by the students regularly in such fashion as may be developed from time by the company and to do all such activities' and business as may be incidental or necessary for the achievement of the above objects.
38. To carry on in India or elsewhere the business as manufacturers, producers, processors, importers, exporters, buyers, sellers, stockiest, agents, contractors, exchangers, providers, distributors, job workers, collaborators, consultants, transporters, suppliers and dealers in all kinds, classes, applications, specifications, descriptions, characteristics, colours and uses of papers including writing paper, printing paper, absorbent paper, packing & wrapping paper, wall and ceiling paper, news print paper, filter paper, antique paper, ivory finish paper, art paper, barnacle or board paper, badami, brown or buggy paper, bible paper, cartridge paper, a cloth lined paper, wove paper, tissue paper, blotting paper, antique paper, security paper, waxed & bitumen impregnated paper, currency paper, litmus paper, photographic paper, glass paper, emery paper, toilet paper, cream laid and wove paper, corrugated craft linear paper, specialty paper, grease proof paper, gummed paper, handmade paper, parchment paper, drawing paper, craft paper, manila paper, envelope paper, tracing paper, vellum paper, water proof paper, carbon and carbonless paper, ammonia paper, chemically treated paper, carton paper and craft paper, whether coated, glazed, polished, corrugated, laminated or otherwise and any raw materials, intermediates, ingredients, substances, consumables and allied material is there of and to do all incidental acts and things necessary for the attainment of the above objects.
39. To carry on in India or elsewhere the business to promote, run, manage, organize, handle, develop, undertake, conduct, supervise & provide all types of catering facilities & services to airlines, railways, industries, schools, colleges, hospitals, restaurants, hotels, dharmshalas, mandalas, marriage gardens, clubs etc. & for the purpose to prepare, produce, process, buy, sell, import, export, pack, repack, otherwise to deal in all kinds of vegetarian foods, non-vegetarian foods, waters, sweets, wines, beverages, milk, soft drinks, ice-creams, juices, pans, & other allied goods, materials, substances, consumables, preparations connected thereto & to do all other incidental acts & things necessary for the attainment of the foregoing objects.
40. To carry on in India or elsewhere the business and manufacturer, processor, importer, exporter, distiller, refiner, fomentor, converter, bottler, distributor, preserver, packer, mover, consignor, seller, buyer, reseller, transporter, stockiest, agent, sub-agent, broker, supplier, inventor, concessionaire or otherwise to deal in all types of beverages, including soft drinks, soft drink concentrates, syrups, effervescent drinks, aerated water, tea, coffee, beer, mineral water, wine & their derivatives, solvents, mixtures, by-products, intermediates, & ingredients, whether made of natural or synthetic materials & to do all incidental acts & things necessary for the attainment of the foregoing objects.



41. To carry on India or elsewhere the business to manufacture, produce, assemble alter, convert , develop, design, equip, fabricate, repair, remodel, recondition, renovate, services and to act as agent, broker, buyer, seller, importer, exporter, job worker, engineer, consultant, stockiest, distributor or otherwise to deal in all types, varieties, capacities, descriptions, specifications, and requirements of automatic & semi-automatic musical instruments, their fixtures, fittings, parts, accessories & musical instruments, their fixtures, fittings, parts, accessories & components, whether hand operated, battery operated, electrically operated or computer or operated such as pianos, harpsichords and other keyboard stringed instruments, string musical instruments, harmoniums, pipe & read organ, wind musical instruments, percussion musical instruments like drums, xylophones, cymbals, castanets, percussion musical instruments likes drums, xylophones, cymbals, castanets, electromagnetic, electrostatic and other allied musical instruments, fairground organs, mechanical street organs, musical boxes, musical source, guitars, banjos and other allied items and to do all other incidental acts and things necessary for the attainments of the above objects.
42. To carry on the business as travel agents, tourists and cargo carriers by road, sea or by other modes of transport and to carry on all allied business and activities pertaining to the travelling and tourists business.
- 4th The Liability of the member(s) is limited and this liability is limited to the amount unpaid, if any, on the shares held by them.
- 5th The Share Capital of the Company is Rs.15, 00,000 (Fifteen Lacks only) divided into 1,50,000 (One Lakh Fifty Thousand) Shares of Rs. 10 (Rupees Ten Only).



We, the several persons whose names and addresses are subscribed, are desirous of being formed into a company in pursuance of these **Memorandum of Association** and we respectively agree to take the number of shares in the capital of the Company set opposite to our respective names.

Sl. No.	Name, Address, Description and Occupations	Number of Equity shares taken by each subscriber	Signature of Subscriber	Name, Address, occupation & description of witness to the signatures of the Subscribers.
1.	Ashok Kumar S/O Sri Ras Narayan Rai h. C.T Ghat west mainpura Patna-1 Bihar occ- Business	7500 Seven Thousand Five Hundred only	A. Kumar 	I witness to subscribers, who have subscribed and signed in my presence; further I have verified their Identity Details (ID) for their identification and satisfied myself of their identification particulars as filled in" Mamaji Kumar Thakur Advocate, L.N. 146/2008 S/O Sri Kameshwar Thakur 1st Floor, Krishna Market, west Boring Canal Road, Patna-800023
2.	Sumanti Devi W/O - Ashok Kumar L.C.T Ghat, West mainpura, Patna - 1 Bihar occ- Business	2500 Two Thousand Five Hundred only	Sumanti Devi 	

Total :- 10000 - Ten Thousand only

Dated: 12-06-2015
Place: PATNA



(THE COMPANIES ACT, 2013)
(COMPANY LIMITED BY SHARES)
ARTICLES OF ASSOCIATION
OF
ASHISH ANAND INFRATECH INDIA PRIVATE LIMITED

PRELIMINERY

1. Subject as hereinafter provided the Regulations contained in Table 'F' in the Schedule I to the Companies Act, 2013 shall apply to the Company.

INTERPRETATION

2. (i) In these Regulations:-
 - (a) "Company" means **ASHISH ANAND INFRATECH INDIA PRIVATE LIMITED**
 - (b) "Office" means the Registered Office of the Company.
 - (c) "Act" means the Companies Act, 2013, and any statutory modification thereof.
 - (d) "Seal" means the Common Seal of the Company.
 - (e) "Directors" means the Directors of the Company and includes persons occupying the position of the Directors by whatever names called.
- (ii) Unless the context otherwise requires words or expressions contained in these Articles shall be the same meaning as in the Act, or any statutory modification thereof in force at the date at which these Articles become binding on the Company.



PRIVATE COMPANY

3. The Company is a Private Company within the meaning of Section 2(68) of the Companies Act, 2013 and accordingly:-
- (a) The right to transfer shares in the Company is restricted in the manner and to the extent hereinafter appearing
 - (b) The number of members of the Company (exclusive of persons who are in the employment of the Company, and persons who having been formerly in the employment of the Company, were members of the Company while in the employment and have continued to be members after the employment ceased) shall be limited to two hundred; provided that for the purpose of this definition where two or more persons jointly hold one or more shares in the Company, the shall, be treated as a single member, and.
 - (c) No invitation shall be issued to the public or subscribe for any securities of the Company.

SHARE CAPITAL AND VARIATION OF RIGHTS

4. (a) The Authorized Share Capital of the Company shall be such and be divided into shares as may, from time to time, be provided in Clause V of the Memorandum of Association with power to increase or reduce the capital in accordance with the Company's regulations and legislative provisions for the time being in force in that behalf with the powers to divide the share capital, whether original increased or decreased into several classes and attach thereto respectively such ordinary, preferential or special rights and conditions in such a manner as may for the time being be provided by the Regulations of the Company and allowed by law.
- (b) The minimum paid up Capital of the Company shall be ₹1, 00,000/- (Rupees One Lac).
5. The business of the Company may be commenced soon after the incorporation of the Company as and when the Directors shall think fit notwithstanding that part of the shares have been allotted.
6. The shares shall be under the discretionary control of the Directors who may allot or otherwise dispose of the same.
7. The Company in general meeting may decide to issue fully paid up bonus share to the member if so recommended by the Board of Directors.
8. The certificate to share registered in the name of two or more person shall be delivered to first named person in the register and this shall be a sufficient delivery to all such holders.



9. (i) Every person whose name is entered as a member in the register of members shall be entitled to receive within two months after incorporation, in case of subscribers to the memorandum or after allotment or within one month after the application for the registration of transfer or transmission or within such other period as the conditions of issue shall be provided,—
- (a) One certificate for all his shares without payment of any charges; or
- (b) Several certificates, each for one or more of his shares, upon payment of twenty rupees for each certificate after the first.
- (ii) Every certificate shall be under the seal and shall specify the shares to which it relates and the amount paid -up thereon.
- (iii) In respect of any share or shares held jointly by several persons, the company shall not be bound to issue more than one certificate, and delivery of a certificate for a share to one of several joint holders shall be sufficient delivery to all such holders.
10. (i) If any share certificate be worn out, defaced, mutilated or torn or if there be no further space on the back for endorsement of transfer, then upon production and surrender thereof to the company, a new certificate maybe issued in lieu thereof, and if any certificate is lost or destroyed then upon proof thereof to the satisfaction of the company and on execution of such indemnity as the company deem adequate, a new certificate in lieu thereof shall be given. Every certificate under this Article shall be issued on payment of twenty rupees for each certificate.
- (ii) The provisions of Articles (9) and (10) shall mutatis mutandis apply to debentures of the company.
11. Except as required by law, no person shall be recognized by the company as holding any share upon any trust, and the company shall not be bound by, or be compelled in any way to recognize (even when having notice thereof) any equitable, contingent, future or partial interest in any share, or any interest in any fractional part of a share, or (except only as by these regulations or by law otherwise provided) any other rights in respect of any share except an absolute right to the entirety thereof in the registered holder.
12. (i) The company may exercise the powers of paying commissions conferred by sub-section (6) of section 40, provided that the rate percent or the amount of the commission paid or agreed to be paid shall be disclosed in the manner required by that section and rules made there under.
- (ii) The rate or amount of the commission shall not exceed the rate or amount prescribed in rules made under sub-section (6) of section 40.



- (iii) The commission may be satisfied by the payment of cash or the allotment of fully or partly paid shares or partly in the one way and partly in the other.
13. (i) If at any time the share capital is divided into different classes of shares, the rights attached to any class (unless otherwise provided by the terms of issue of the shares of that class) may, subject to the provisions of section 48, and whether or not the company is being wound up, be varied with the consent in writing of the holders of three-fourths of the issued shares of that class, or with the sanction of a special resolution passed at a separate meeting of the holders of the shares of that class.
- (ii) To every such separate meeting, the provisions of these regulations relating to general meetings shall mutatis mutandis apply, but so that the necessary quorum shall be at least two persons holding at least one third of the issued shares of the class in question.
14. The rights conferred upon the holders of the shares of any class issued with preferred or other rights shall not, unless otherwise expressly provided by the terms of issue of the shares of that class, be deemed to be varied by the creation or issue of further shares ranking paripassu therewith.
15. Subject to the provisions of section 55, any preference shares may, with the sanction of an ordinary resolution, be issued on the terms that they are to be redeemed on such terms and in such manner as the company before the issue of the shares may, by special resolution, determine.

LIEN

16. The Company shall have a first and paramount lien upon all the shares(not being a fully paid up share) registered in the name of such member(whether solely or jointly with others) and upon the proceeds of sale thereof for his debts, liabilities and engagements (whether presently payable or not) solely or jointly with any other person, to or with the Company, whether the period for the payment, fulfillment or discharge thereof shall have actually alien or not and such lien shall extend to all dividends, from time to time, declared in respect of shares, subject to section 124 and bonuses declared from time to time in respect of such shares under the Act. The Board of Directors may at any time declare any shares to be wholly or in part exempt from the provisions of this clause.

CALLS ON SHARES AND TRANSFER OF SHARES

17. The Directors are empowered to make call on members of any amount payable at a time fixed by them.
18. Any member desiring to sell any of his shares must notify the Board of Directors of the number of shares, the fair value and the name of the proposed transferee and the Board must offer to the other shareholders the shares offered at the fair value and if the offer is accepted, the shares shall be transferred to the acceptor and if the shares or any of them, are not so accepted



within one month from the date of notice to the Board the members proposing transfers shall, at any time within three months afterwards, be at liberty, subject to Articles 19 and 20 hereof, to sell and transfer the shares to any persons at the same or at higher price. In case of any dispute, regarding the fair value of the share it shall be decided and fixed by the Company's Auditor whose decision shall be final.

19. No transfer of shares shall be made or registered without the previous sanction of the Directors, except when the transfer is made by any member of the Company to another member or to a member's wife or child or children or his heirs and the Directors may decline to give such sanction without assigning any reason subject to Section 58 and 59 of the Act.
20. The Directors may refuse to register any transfer of shares (1) where the Company has a lien on the shares or (2) where the shares are not fully paid up shares, subject to Section 58 and 59 of the Companies Act, 2013.
21. Subject to Section 58 and 59 of the Act, the Directors may in their discretion, without assigning any reason, refuse to register the transfer of any shares to any person, whom it shall, in their opinion, be Undesirable in the interest of the Company to admit to membership.
22. At the death of any members his or her shares are recognized as the property of his or her heirs upon production of reasonable evidence as may required by the Board of Directors.
23. The instrument of transfer must be accompanied by the certificates of shares.

TRANSMISSION OF SHARES

24. (i) On the death of a member, the survivor or survivors where the member was a joint holder, and his nominee or nominees or legal representatives where he was a sole holder, shall be the only persons recognized by the company as having any title to his interest in the shares.
(ii) Nothing in clause (i) shall release the estate of a deceased joint holder from any liability in respect of any share which had been jointly held by him with other persons.
25. (i) Any person becoming entitled to a share in consequence of the death or insolvency of a member may, upon such evidence being produced as may from time to time properly be required by the Board and subject as hereinafter provided, elect, either—
 - (a) To be registered himself as holder of the share; or
 - (b) To make such transfer of the share as the deceased or insolvent member could have made.
- (ii) The Board shall, in either case, have the same right to decline or suspend registration as it would have had, if the deceased or insolvent member had transferred the share before his death or insolvency.



26. (i) If the person so becoming entitled shall elect to be registered as holder of the share himself, he shall deliver or send to the company a notice in writing signed by him stating that he so elects.
- (ii) If the person aforesaid shall elect to transfer the share, he shall testify his election by executing a transfer of the share.
- (iii) All the limitations, restrictions and provisions of these regulations relating to the right to transfer and the registration of transfers of shares shall be applicable to any such notice or transfer as aforesaid as if the death or insolvency of the member had not occurred and the notice or transfer were a transfer signed by that member.
27. A person becoming entitled to a share by reason of the death or insolvency of the holder shall be entitled to the same dividends and other advantages to which he would be entitled if he were the registered holder of the share, except that he shall not, before being registered as a member in respect of the share, be entitled in respect of it to exercise any right conferred by membership in relation to meetings of the company:

Provided that the Board may, at any time, give notice requiring any such person to elect either to be registered himself or to transfer the share, and if the notice is not complied with within ninety days, the Board may thereafter withhold payment of all dividends, bonuses or other monies payable in respect of the share, until the requirements of the notice have been complied with.

FORFEITURE OF SHARES

28. If a member fails to pay any call, or installment of a call, on the day appointed for payment thereof, the Board may, at any time thereafter during such time as any part of the call or installment remains unpaid, serve a notice on him requiring payment of so much of the call or installment as is unpaid, together with any interest which may have accrued.
29. The notice aforesaid shall—
- (a) Name a further day (not being earlier than the expiry of fourteen days from the date of service of the notice) on or before which the payment required by the notice is to be made; and
- (b) State that, in the event of non-payment on or before the day so named, the shares in respect of which the call was made shall be liable to be forfeited.
30. If the requirements of any such notice as aforesaid are not complied with, any share in respect of which the notice has been given may, at any time thereafter, before the payment required by the notice has been made, be forfeited by a resolution of the Board to that effect.



31. (i) A forfeited share may be sold or otherwise disposed of on such terms and in such manner as the Board thinks fit.
- (ii) At any time before a sale or disposal as aforesaid, the Board may cancel the forfeiture on such terms as it thinks fit.
32. (i) A person whose shares have been forfeited shall cease to be a member in respect of the forfeited shares, but shall, notwithstanding the forfeiture, remain liable to pay to the company all monies which, at the date of forfeiture, were presently payable by him to the company in respect of the shares.
- (ii) The liability of such person shall cease if and when the company shall have received payment in full of all such monies in respect of the shares.
33. (i) A duly verified declaration in writing that the declared is a director, the manager or the secretary, of the company, and that a share in the company has been duly forfeited on a date stated in the declaration, shall be conclusive evidence of the facts therein stated as against all persons claiming to be entitled to the share.
- (ii) The company may receive the consideration, if any, given for the share on any sale or disposal thereof and may execute a transfer of the share in favor of the person to whom the share is sold or disposed of.
- (iii) The transferee shall thereupon be registered as the holder of the share.
- (iv) The transferee shall not be bound to see to the application of the purchase money, if any, nor shall his title to the share be affected by any irregularity or invalidity in the proceedings in reference to the forfeiture, sale or disposal of the share.
34. The provisions of these regulations as to forfeiture shall apply in the case of non-payment of any sum which, by the terms of issue of a share, becomes payable at a fixed time, whether on account of the nominal value of the share or by way of premium, as if the same had been payable by virtue of a call duly made and notified.

ALTERATION OF CAPITAL

35. The company may, from time to time, by ordinary resolution increase the share capital by such sum, to be divided into shares of such amount, as may be specified in there solution.
36. Subject to the provisions of section 61, the company may, by ordinary resolution,—
- (a) Consolidate and divide all or any of its share capital into shares of larger amount than its existing shares;
- (b) Convert all or any of its fully paid-up shares into stock, and reconvert that stock into fully paid-up shares of any denomination;



- (c) Sub-divide its existing shares or any of them into shares of smaller amount than is fixed by the memorandum;
- (d) Cancel any shares which, at the date of the passing of the resolution, have not been taken or agreed to be taken by any person.

37. Where shares are converted into stock,—

- (a) the holders of stock may transfer the same or any part thereof in the same manner as, and subject to the same regulations under which, the shares from which the stock arose might before the conversion have been transferred, or as near thereto as circumstances admit:

Provided that the Board may, from time to time, fix the minimum amount of stock transferable, so, however, that such minimum shall not exceed the nominal amount of the shares from which the stock arose.

- (b) the holders of stock shall, according to the amount of stock held by them, have the same rights, privileges and advantages as regards dividends, voting at meetings of the company, and other matters, as if they held the shares from which the stock arose; but no such privilege or advantage (except participation in the dividends and profits of the company and in the assets on winding up) shall be conferred by an amount of stock which would not, if existing in shares, have conferred that privilege or advantage.
- (c) Such of the regulations of the company as are applicable to paid-up shares shall apply to stock and the words "share" and "shareholder" in those regulations shall include "stock" and "stock-holder" respectively.

38. The company may, by special resolution, reduce in any manner and with, and subject to, any incident authorized and consent required by law,—

- (a) Its share capital;
- (b) Any capital redemption reserve account; or
- (c) Any share premium account.

CAPITALISATION OF PROFITS

- 39. (i) the Company in general meeting may, upon the recommendation of the Board, Resolve—
 - (a) that it is desirable to capitalize any part of the amount for the time being standing to the credit of any of the company's reserve accounts, or to the credit of the profit and loss account, or otherwise available for distribution; and



- (b) That such sum be accordingly set free for distribution in the manner specified in clause (ii) amongst the members who would have been entitled thereto, if distributed by way of dividend and in the same proportions.
- (ii) The sum aforesaid shall not be paid in cash but shall be applied, subject to the provision contained in clause (iii), either in or towards—
 - (A) paying up any amounts for the time being unpaid on any shares held by such members respectively;
 - (B) Paying up in full, unissued shares of the company to be allotted and distributed, credited as fully paid-up, to and amongst such members in the proportions afore said;
 - (C) Partly in the way specified in sub-clause (A) and partly in that specified in sub-clause (B);
 - (D) A securities premium account and a capital redemption reserve account may, for the purposes of this regulation, be applied in the paying up of unissued shares to be issued to members of the company as fully paid bonus shares;
 - (E) The Board shall give effect to the resolution passed by the company in pursuance of this regulation.

40. (i) whenever such a resolution as aforesaid shall have been passed, the Board shall—
- (a) Make all appropriations and applications of the undivided profits resolved to be capitalized thereby, and all allotments and issues of fully paid shares if any; and
 - (b) Generally do all acts and things required to give effect thereto.
- (ii) The Board shall have power—
- (a) To make such provisions, by the issue of fractional certificates or by payment in cash or otherwise as it thinks fit, for the case of shares becoming distributable infractions; and
 - (b) to authorize any person to enter, on behalf of all the members entitled there to, into an agreement with the company providing for the allotment to them respectively, credited as fully paid-up, of any further shares to which they may be entitled upon such capitalization, or as the case may require, for the payment by the company on their behalf, by the application thereto of their respective proportions of profits resolved to be capitalized, of the amount or any part of the amounts remaining unpaid on their existing shares;
- (iii) Any agreement made under such authority shall be effective and binding on such members.



BUY-BACK OF SHARES

41. Notwithstanding anything contained in these articles but subject to the provisions of sections 68 to 70 and any other applicable provision of the Act or any other law for the time being in force, the company may purchase its own shares or other specified securities.

GENERAL MEETINGS

42. All general meetings other than annual general meeting shall be called extraordinary general meeting.
43. (i) The Board may, whenever it thinks fit, call an extraordinary general meeting.
- (ii) If at any time directors capable of acting who are sufficient in number to form a quorum are not within India, any director or any two members of the company may call an extraordinary general meeting in the same manner, as nearly as possible, as that in which such a meeting may be called by the Board.

PROCEEDINGS AT GENERAL MEETINGS

44. (i) No business shall be transacted at any general meeting unless a quorum of members is present at the time when the meeting proceeds to business.
- (ii) Save as otherwise provided herein, the quorum for the general meetings shall be as provided in section 103.
45. The chairperson, if any, of the Board shall preside as Chairperson at every general meeting of the company.
46. If there is no such Chairperson, or if he is not present within fifteen minutes after the time appointed for holding the meeting, or is unwilling to act as chairperson of the meeting, the directors present shall elect one of their members to be Chairperson of the meeting.
47. If at any meeting no director is willing to act as Chairperson or if no director is present within fifteen minutes after the time appointed for holding the meeting, the members present shall choose one of their members to be Chairperson of the meeting.
48. (i) The Chairperson may, with the consent of any meeting at which a quorum is present, and shall, if so directed by the meeting, adjourn the meeting from time to time and from place to place.
- (ii) No business shall be transacted at any adjourned meeting other than the business left unfinished at the meeting from which the adjournment took place.



- (iii) When a meeting is adjourned for thirty days or more, notice of the adjourned meeting shall be given as in the case of an original meeting.
- (iv) Save as aforesaid, and as provided in section 103 of the Act, it shall not be necessary to give any notice of an adjournment or of the business to be transacted at an adjourned meeting.

VOTING RIGHTS AND PROXY

49. Subject to any rights or restrictions for the time being attached to any class or classes of shares,—
- (a) On a show of hands, every member present in person shall have one vote; and
 - (b) On a poll, the voting rights of members shall be in proportion to his share in the paid-up equity share capital of the company.
50. A member may exercise his vote at a meeting by electronic means in accordance with section 108 and shall vote only once.
51. (i) In the case of joint holders, the vote of the senior who tenders a vote, whether in person or by proxy, shall be accepted to the exclusion of the votes of the other joint holders.
- (ii) For this purpose, seniority shall be determined by the order in which the names stand in the register of members.
52. A member of unsound mind, or in respect of whom an order has been made by any court having jurisdiction in lunacy, may vote, whether on a show of hands or on a poll, by his committee or other legal guardian, and any such committee or guardian may, on a poll, vote by proxy.
53. Any business other than that upon which a poll has been demanded may be preceded with, pending the taking of the poll.
54. No member shall be entitled to vote at any general meeting unless all calls or other sums presently payable by him in respect of shares in the company have been paid.
55. (i) No objection shall be raised to the qualification of any voter except at the meeting or adjourned meeting at which the vote objected to is given nor tendered, and every vote not disallowed at such meeting shall be valid for all purposes.
- (ii) Any such objection made in due time shall be referred to the Chairperson of the meeting, whose decision shall be final and conclusive.



56. The instrument appointing a proxy and the power-of-attorney or other authority, if any, under which it is signed or a notarized copy of that power or authority, shall be deposited at the registered office of the company not less than 48 hours before the time for holding the meeting or adjourned meeting at which the person named in the instrument proposes to vote, or, in the case of a poll, not less than 24 hours before the time appointed for the taking of the poll; and in default the instrument of proxy shall not be treated as valid.
57. An instrument appointing a proxy shall be in the form as prescribed in the rules made under section 105.
58. A vote given in accordance with the terms of an instrument of proxy shall be valid, notwithstanding the previous death or insanity of the principal or the revocation of the proxy or of the authority under which the proxy was executed, or the transfer of the shares in respect of which the proxy is given:

Provided that no intimation in writing of such death, insanity, revocation or transfer shall have been received by the company at its office before the commencement of the meeting or adjourned meeting at which the proxy is used.

BOARD OF DIRECTORS

59. The number of Directors shall not be less than two and not more than fifteen.
60. The following shall be the First Directors of the Company.
1. ASHOK KUMAR
 2. SUMANTI DEVI
61. The Directors may from time to time, appoint one or more of their body to the office of the Managing Director for one or more of the divisions of the business carried on by the Company and to enter into agreement with him in such terms and conditions as they may deem fit.
62. Subject to the provisions of section 149, the Board of Directors, at anytime and from time to time, to appoint any person as additional Director in addition to the existing Director so that the total number of Directors shall not at any time exceed the number fixed for Directors in these articles, Any Directors so appointed shall hold office only until the next following Annual General Meeting but shall be eligible thereof for election as Director.
63. The Managing Director may be paid such remuneration as may, from time to time, be determined by the Board and such remuneration as may be fixed by way of salary or commission or participation in profits or partly in one way or partly in another subject to the provisions of the Companies Act, 2013.
64. The quorum necessary for the transaction, of the business of the Board meeting subject to Section 174 of the Act, shall be one third of the total strength or at least two whichever is



higher. The participation of the directors by video conferencing or by other audio visual means shall also be count for the purpose of quorum.

65. Subject to section 175 of the Act, a resolution in writing signed by the Director except a resolution which the Act specifically required it to be passed at a Board meeting shall be effective for all purposes as are solution passed at a meeting of Directors duly called, held and constituted.

66. **MR. ASHOK KUMAR** will be the first chairman cum Managing Director of the company

PROCEEDINGS OF THE BOARD

67. (i) The Board of Directors may meet for the conduct of business, adjourn and otherwise regulate its meetings, as it thinks fit.
- (ii) A director may, and the manager or secretary on the requisition of a director shall, at any time, summon a meeting of the Board.
68. (i) save as otherwise expressly provided in the Act; questions arising at any meeting of the Board shall be decided by a majority of votes.
- (ii) In case of an equality of votes, the Chairperson of the Board, if any, shall have a second or casting vote.
69. The continuing directors may act notwithstanding any vacancy in the Board; but, if and so long as their number is reduced below the quorum fixed by the Act for a meeting of the Board, the continuing directors or director may act for the purpose of increasing the number of directors to that fixed for the quorum, or of summoning a general meeting of the company, but for no other purpose.
70. (i) the Board may elect a Chairperson of its meetings and determine the period for which he is to hold office.
- (ii) If no such Chairperson is elected, or if at any meeting the Chairperson is not present within five minutes after the time appointed for holding the meeting, the directors present may choose one of their numbers to be Chairperson of the meeting.
71. (i) The Board may, subject to the provisions of the Act, delegate any of its powers to committees consisting of such member or members of its body as it thinks fit.
- (ii) Any committee so formed shall, in the exercise of the powers so delegated, conform to any regulations that may be imposed on it by the Board.
72. (i) A committee may elect a Chairperson of its meetings.



- (ii) If no such Chairperson is elected, or if at any meeting the Chairperson is not present within five minutes after the time appointed for holding the meeting, the members present may choose one of their members to be Chairperson of the meeting.
73. (i) A committee may meet and adjourn as it thinks fit.
- (ii) Questions arising at any meeting of a committee shall be determined by a majority of votes of the members present, and in case of an equality of votes, the Chairperson shall have a second or casting vote.
74. All acts done in any meeting of the Board or of a committee thereof or by any person acting as a director, shall, notwithstanding that it may be afterwards discovered that there was some defect in the appointment of any one or more of such directors or of any person acting as aforesaid, or that they or any of them were disqualified, be as valid as if every such director or such person had been duly appointed and was qualified to be a director.
75. Save as otherwise expressly provided in the Act, a resolution in writing, signed by all the members of the Board or of a committee thereof, for the time being entitled to receive notice of a meeting of the Board or committee, shall be valid and effective as if it had been passed at a meeting of the Board or committee, duly convened and held.

CHIEF EXECUTIVE OFFICER, MANAGER, COMPANY SECRETARY OR CHIEFFINANCIAL OFFICER

76. Subject to the provisions of the Act,—
- (i) A chief executive officer, manager, company secretary or chief financial officer may be appointed by the Board for such term, at such remuneration and upon such conditions as it may think fit; and any chief executive officer, manager, company secretary or chief financial officer so appointed may be removed by means of a resolution of the Board;
- (ii) A director may be appointed as chief executive officer, manager, company secretary or chief financial officer.
77. A provision of the Act or these regulations requiring or authorizing a thing to be done by or to a director and chief executive officer, manager, company secretary or chief financial officer shall not be satisfied by its being done by or to the same person acting both as director and as, or in place of, chief executive officer, manager, company secretary or chief financial officer.

COMMON SEAL

78. (a) The Common Seal of the Company may be made either of metal or of rubber as the directors may decide.
- (b) The Board shall provide for the safe custody of the Company's Common Seal.



- (c) The Seal shall not be affixed to any instrument except by the authority of a resolution of the Board or of a Committee of the Board authorized by it in that behalf and except in the presence of at least one director who shall sign every instruments to which the seal of the Company if so affixed. The share certificate will, however, be signed and sealed in accordance with Rule prescribed by Central Government in this regard.

BORROWING POWERS

79. Subject to section 73 and 179 of the Companies Act. 2013, and Regulations made there under and Directions issued by the RBI the directors may, from time to time, raise or borrow any sums of money for and on behalf of the Company from the member or other persons, companies or banks or they may themselves advance money to the company on such interest as may be approved by the Directors.
80. The Directors may, from time to time, secure the payment of such money in such manner and upon such terms and conditions in all respects as they deem fit and in particular by the issue of bonds or debentures or by pledge, mortgage, charge or any other security on all or any properties of the Company (both present and future) including its uncalled capital for the time being.

OPERATION OF BANK ACCOUNTS

81. The Directors shall have the power to open bank accounts to sign cheques on behalf of the Company and to operate all banking accounts of the Company and to receive payments, make endorsements, draw and accept negotiable instruments, hundies and bills or may authorize any other person or persons to exercise such powers.

DIVIDENDS AND RESERVE

82. The company in general meeting may declare dividends, but no dividend shall exceed the amount recommended by the Board.
83. Subject to the provisions of section 123, the Board may from time to time pay to the members such interim dividends as appear to it to be justified by the profits of the company.
84. (I) The Board may, before recommending any dividend, set aside out of the profits of the company such sums as it thinks fit as a reserve or reserves which shall, at the discretion of the Board, be applicable for any purpose to which the profits of the company may be properly applied, including provision for meeting contingencies or for equalizing dividends; and pending such application, may, at the like discretion, either be employed in the business of the company or be invested in such investments (other than shares of the company) as the Board may, from time to time, thinks fit.



- (ii) The Board may also carry forward any profits which it may consider necessary not to divide, without setting them aside as a reserve.
85. (i) Subject to the rights of persons, if any, entitled to shares with special rights as to dividends, all dividends shall be declared and paid according to the amounts paid or credited as paid on the shares in respect whereof the dividend is paid, but if and so long as nothing is paid upon any of the shares in the company, dividends may be declared and paid according to the amounts of the shares.
- (ii) No amount paid or credited as paid on a share in advance of calls shall be treated for the purposes of this regulation as paid on the share.
- (iii) All dividends shall be apportioned and paid proportionately to the amounts paid or credited as paid on the shares during any portion or portions of the period in respect of which the dividend is paid; but if any share is issued on terms providing that it shall rank for dividend as from a particular date such share shall rank for dividend accordingly.
86. The Board may deduct from any dividend payable to any member all sums of money, if any, presently payable by him to the company on account of calls or otherwise in relation to the shares of the company.
87. (i) Any dividend, interest or other monies payable in cash in respect of shares maybe paid by cheque or warrant sent through the post directed to the registered address of the holder or, in the case of joint holders, to the registered address of that one of the joint holders who is first named on the register of members, or to such person and to such address as the holder or joint holders may in writing direct.
- (ii) Every such cheque or warrant shall be made payable to the order of the person to whom it is sent.
88. Any one of two or more joint holders of a share may give effective receipts for any dividends, bonuses or other monies payable in respect of such share.
89. Notice of any dividend that may have been declared shall be given to the persons entitled to share therein in the manner mentioned in the Act.
90. No dividend shall bear interest against the company.

ACCOUNTS

91. (a) The Board shall, from time to time, determine whether and to what extent and at what, times and places and under what conditions or regulation the accounts and books of the Company or any of them shall be open to the inspection of members (not being Director).



(b) No members (not being Director) shall have any right of inspecting any accounts or books of account of the Company except as conferred by law or authorized by the Board or by the Company in General Meeting.

92. The Directors shall in all respect comply with the provisions of Section 128, 134, 137, 206, 207 and 208, of the Act, and profits and Loss Account, Balance Sheet and Auditors Report and every other document required by law to annexed or attached as the case may be, to the Balance Sheet, to be sent to every member and debenture holder of the Company and every trustee for the holders of the debentures issued by the Company at least twenty one days before the date of Annual general meeting of the Company at which they are to be laid, subject to the provisions of section 136 of the Act.

AUDIT

93. (a) The first Auditor of the Company shall be appointed by the Board of Directors within one month from the date of registration of the Company and the Auditors so appointed shall hold office until the conclusion of the first Annual General Meeting.

(b) At first annual General Meeting the Company shall appoint an Auditor to hold Office from the conclusion of the Meeting till the conclusion of its sixth Annual General Meeting and thereafter till the conclusion of every six meeting.

(c) The remuneration of the Auditor shall be fixed by the Company in the Annual General Meeting or in such manner as the Company in the Annual General Meeting may determine. In case of an Auditor appointed by the Board his remuneration shall be fixed by the Board.

WINDING UP

94. Winding up when necessary will be done in accordance with the requirements of the Companies Act, 2013 or statutory modification thereto.

SECURITY

95. Subject to the provisions of law of land and the act, every manager, auditor trustee, member of a committee, officer servant, agent accountant or other persons employed in the business of the company shall, if so required by the Board of Directors before entering upon his duties, sign, declaration, pledging himself to observe strict secrecy respecting all transactions of the Company with its customers and the state of account with individuals and in matters relating thereto and shall by such declaration pledge himself, not to reveal any of the matters which may come to his knowledge in the discharge of his duties except when required to do so by the directors or by any court of law and except so far as may be necessary in order to comply with any of the provisions in these presents.





. INDEMNITY

96. Every officer of the company shall be indemnified out of the assets of the company against any liability incurred by him in defending any proceedings, whether civil or criminal, in which judgment is given in his favor or in which he is acquitted or in which relief is granted to him by the court or the Tribunal.



We, the several persons whose names and addresses are subscribed, are desirous of being formed into a company in pursuance of these **Articles of Association** and we respectively agree to take the number of shares in the capital of the Company set opposite to our respective names.

Sl. No.	Name, Address, Description and Occupations	Number of Equity shares taken by each subscriber	Signature of Subscriber	Name, Address, description of witness to the signatures of the Subscribers.
1.	Ashok Kumar S/O Sri Rat Navayan Rai L.C.T Ghat West mainpura Patna-1 Bihar occ - Business	7500 Seven Thousand Five Hundred only	A. Kumar 	I witness to subscribers, who have subscribed and signed in my presence; further I have verified their Identity Details (ID) for their identification and satisfied myself of their identification particulars as filled in" Mamuj Kumar Thakur, Advocate h.n. 1406/2008 S/O Sri Kameshwar Prasad Thakur 1st floor, Krishna Market, West Boring Canal Road, Patna-800023
2.	Sumanti Devi W/O - Ashok Kumar L.C.T. Ghat West mainpura, Patna - 1 Bihar occ - Business	2500 Two Thousand Five Hundred only	Sumanti Devi 	

Total :- 10000 - Ten Thousand only

Dated: 12-06-2015
Place: PATNA

19



ASHISH ANAND INFRATECH INDIA PVT. LTD.

Kameshwar Nath Complex, Flat No. 305, Upper Bazar,
Ranchi, Jharkhand

Ref.:

Date

TO WHOM IT MAY CONCERN

This is to certify that our firm M/S ASHISH ANAND INFRATECH INDIA PVT. LTD. is a private limited company.

We hereby declare that we did not registered with any of the Govt. sector organization, PSU'S, ULBS'S or any other Govt. concern.

This is for kind information

ASHISH ANAND INFRATECH INDIA PVT. LTD.
Sumanti Devi
Director

ASHISH ANAND INFRATECH INDIA PVT. LTD.
A. Kumar
Managing Director

ASHISH ANAND INFRATECH INDIA PVT. LTD.

Kameshwar Nath Complex, Flat No. 305, Upper Bazar,
Ranchi, Jharkhand

Ref.:

Date

TO WHOM IT MAY CONCERN

This is to certify that our firm M/S S ASHISH ANAND INFRATECH INDIA PVT. LTD. is a private limited company.

We hereby declare that we did not having any pending case against unauthorized construction of the sanctioned building plan.

This is for kind information

ASHISH ANAND INFRATECH INDIA PVT. LTD.
Sumanti Devi
Director

ASHISH ANAND INFRATECH INDIA PVT. LTD.
A. Kumar
Managing Director



SHAMSE RUB & ASSOCIATES
CHARTERED ACCOUNTANTS

TO WHOM IT MY CONCERN

I have audited the books of Ashok Kumar, Director of (Ashish Anand Infratech India Pvt. Ltd.) & found that his annual Turnover is more than 50 lacs for last three financial years.

For Shamse Rub & Associates
Chartered Accountants
FRN:- 512200C



CA. Deepak Kumar
(Partner)
M. NO. 433066
Place: Patna
Date: 02/01/2018



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सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No. : IN-JH025016214423880
 Certificate Issued Date : 06-Apr-2016 03:45 PM
 Account Reference : SHCIL (FI)/ jhshcil01/ RANCHI/ JH-RNC
 Unique Doc. Reference : SUBIN-JHJHSHCIL01031965842112020
 Purchased by : ASHOK KUMAR
 Description of Document : Article 23 Conveyance
 Property Description : SALE DEED
 Consideration Price (Rs.) : 30,00,000
 (Thirty Lakh only)
 First Party : POWER HOLDER NIRMAL KUMAR
 Second Party : ASHOK KUMAR
 Stamp Duty Paid By : ASHOK KUMAR
 Stamp Duty Amount(Rs.) : 1,20,000
 (One Lakh Twenty Thousand only)



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...वचन 81 में उल्लेख किया जा रहा है।
 अधिनियम 1908 की धारा 27
 को भी लागू है। भारतीय स्टाम्प अधिनियम
 1989 की अनुसूची 1 का सं
 संख्या 13 के अंतर्गत स्टाम्प अधिनियम का स्टाम्प का
 प्रयुक्त हो स्टाम्प शुल्क कटौत नहीं।

(Handwritten Signature)

05/4/2016

(Handwritten Signature)
9/11/16

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सम्पत्ति का मूल्य

स्टाम्प... 120000 रुपये

हस्ताक्षर

मार्ग बर्हिना पंजी से मिलान किया
जमीन का दर/डी.....
कच्चा मकान का दर/वर्ग फीट.....
पक्का मकान का दर/वर्ग फीट.....
काद का दर/वर्ग फीट..... 2406

प्रतिबधित सचि से
खाता... 216... लॉट... 869
का मिलान किया। दर्ज नहीं

DEED OF ABSOLUTE SALE

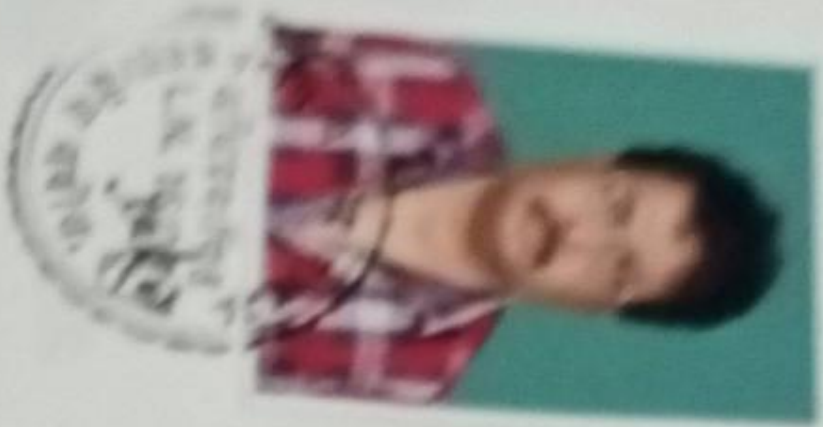
THIS DEED OF SALE is made on this the 09th day of April, 2016.

BETWEEN

(1) Sri Balram Sahu (2) Sri Baldeo Prasad (PAN - ABEPP6106F) (3) Sri Jainendra Prasad (PAN - ABGPP4608N) all Sons of Late Tribhuwan Sao (4) Geeta Devi wife of Late Kalyan Prasad (5) Sri Dilip Sahu Son of Late Ram Kishun Sahu, all by Caste - Sonar, by faith Hindu, by occupation - Business/ Housewife, resident of village - Kadru, P.S. Argora, District Ranchi, Jharkhand represented through his Power of Attorney Holder **Mr. Nirmal Kumar (PAN - AUHPK9785B)** son of Late A.K. Srivastava, by caste - Kayastha, by faith Hindu, by occupation - Business, resident of Shukla Colony, P.S. Doranda, District Ranchi, State of Jharkhand being Power no.- 5153/954, dated 05.08.2013 entered in Book No. IV, Volume No. - 28, Page No. 565 to 596, Year 2013 which is registered at District Sub-Registrar Office, Ranchi (hereinafter called the VENDOR) of the FIRST PART.

बापत पशुपालन वा मूत्र लोडाला
हकी में बाणत खांड बज, नवाँच

विक्रेता का पैन नं०, फॉर्म 60, फॉर्म 61
क्रेता का पैन नं०, फॉर्म 60, फॉर्म 61
मिलान किया।



Shri. S. S. Srinivas
9/11/16

Little Ring Middle Index Thumb



09/11/16

102

Dr. S. S. Srinivas
A.K. Srinivas
D. Srinivas

Shri. S. S. Srinivas
Signature

09/11/2016

AND

M/S MAH HOMES, having its Reg. Office - Shop No. - 134, Indira Palace, Hinoo Ranchi a Proprietorship firm through its Prop. Mr. Nirmal Kumar Son of Late A.K. Srivastava, by faith - Hindu, by Caste - Kayastha, resident of Shukla Colony, P.S. Doranda, District Ranchi, State of Jharkhand (hereinafter called the 'DEVELOPER or THE 'CONFIRMING PARTY') of the SECOND PART. PAN -AUHPPK9785B

AND

MR. ASHOK KUMAR Son of Sri Raj Narayan Ray, by Caste - Yadav, by faith Hindu, by occupation - Business, resident of village L.C.T. Ghat, West Mainpura, in front of M.H.S. High School, Dist - Patna, State of Bihar. At present residing at Flat No. 305, Kameshwar Nath Complex, North Market Road, Upper Bazar, Ranchi, P.S. Kotwali, District Ranchi, State of Jharkhand, Indian Citizen (hereinafter called the PURCHASER) of the THIRD PART. PAN - AHEPK7662H

THE terms and expressions the VENDOR the DEVELOPER/CONFIRMING PARTY and the 'PURCHASER' unless expressly excluded by or repugnant to the subject or context shall mean and include their respective legal heirs, successors in interest, executors, legal representatives, administrators and assignees.

WHEREAS Vendors father Tribhuvan Sao have acquired the Property 11% Katha of land in R.S. Plot No. 859, Under Khata No. 216, Under Ward No. 54, Situated at village - Hesag, Thana No. - 247, P.S. - Jagarnathpur, District Ranchi by virtue of registered Deed of Sale being No. 528/502, dated 23.01.1950, entered in Book No. 1, Volume No. 6, Page No. 377 to 380, in the year of 1950 in the Office of District Sub Registrar, Ranchi. After Purchase of the aforesaid land Tribhuvan Sao and came in peaceful possession as absolute owner.

9/11/16
S. Prasad

9/14/15
D. Kumar

AND WHEREAS the above named VENDORS intended to develop their land and amalgamated the same morefully described in Schedule-A below by constructing multi-storied building and for which, the VENDORS entered into development agreement on 22.06.2012 with M/S MAA HOMES through its Prop. Mr. Nirmal Kumar and authorized to the Developer/ Confirming Party to construct a multi-storied building over the Schedule-A land as per plan map sanctioned by Ranchi Municipal Corporation, Ranchi vide B.C. Case No. 47/430/10 approved dated 13.08.2013

AND WHEREAS the VENDORS jointly mutated their names in the office of the State of Jharkhand through Khjiri Namkum Anchal Ranchi vide Mutation Case No. 1389R27/ 2010-11 and accordingly paid rent vide receipt being No. JA-40/2128916 entered Volume No. XXVIII, Page No. 35 in the year of 2010 to the state regularly and came in peaceful possession of the same.

AND WHEREAS, Ram Kishun Sahu also died leaving behind his only one son namely Dilip Sahu (Vendor No. 5) as his legal heirs and successors of the property which was left behind his father and came in peaceful possession thereof as absolute owners.

AND WHEREAS, Kalyan Prasad died leaving behind his wife namely Geeta Devi (Vendor No. 4) as his legal heirs and successors of the property which was left behind his husband and came in peaceful possession thereof as absolute owner.

AND WHEREAS, Tribhuvan Sao died leaving behind his five sons namely (1) Balram Sahu (2) Baldeo Prasad (3) Jainendra Prasad (Vendors No. 1 to 3) (4) Kalyan Prasad (5) Ram Kishun Sahu as his legal heirs and successors. After the death of their father the said five brothers were amicably partitioned the property which was left behind their father and came in peaceful possession thereof as absolute owners.

AND WHEREAS, in accordance with the sanctioned plan, a multi storied buildings comprising of several independent residential units on different floors has been constructed on and over the land described in the Schedule - A which buildings are commonly and popularly known as "TRIBHUVAN LOK"

AND WHEREAS, VENDORS, DEVELOPER/CONFIRMING PARTY and PURCHASER mutually agreed to sell and Purchase one Flat unit Numbered as Flat No. 101 on the First Floor having Super built-up area - 1146 square feet of the said multi storied building namely "TRIBHUVAN LOK", with One Car Parking Space in ground floor together with undivided proportionate share of land area - 370 square feet and all facilities, amenities, common enjoyment, beneficial use and all easements and inheritance thereto, more fully and particularly described and mentioned in the SCHEDULE "B" below on consideration, amount of Rs. 12,00,000/- (Rupees Twelve Lacs only) free from all encumbrances, charges, liens and demands, whatsoever and for ever and the PURCHASER agreed to purchase the same with exclusive transferable and irrevocable right to use the same together with share of interest on the land and in the stair case equipments and other common parts services of the buildings.

NOW THEREOF THIS DEED OF SALE WITNESSES

1. That in view of the facts and circumstances mentioned above and in pursuance of the aforesaid and in consideration of the construction cost along with car Parking and undivided proportionate share of land a sum of Rs. 12,00,000/- (Rupees Twelve Lacs only) paid by the PURCHASER to the Confirming Party on behalf of the Land Owner and the receipt of entire sum of which the Confirming Party do hereby admit and acknowledge for the same, and every part thereof absolutely and forever release, acquit, absolve and discharge to the PURCHASER with full ownership and from all claims

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9/11/16

of the said flat, the VENDOR do hereby irrevocably grant, transfer by way of absolute sale, assign, and assure the Flat No. **101** on the **First Floor** having built-up area - **1146** square feet of the said multi storied building "TRIBHUVAN LOK", situated at Village - Hesag, Thana No. 247, P.S. Jaggnathpur, District Ranchi State - Jharkhand with Car Parking Space in ground floor and undivided proportionate share i.e. **370** Sq.ft. in the landed property, which is fully described in the Schedule-B appended hereto below as part hereof, the said flat is hereto before was known called and numbered denoted distinguished butted and bounded **TOGETHER WITH** undivided proportionate share in land **AND WITH** all easements, benefits, advantages thereto belonging or anyway appertaining and known and reputed to belong and appertain thereto and also **TOGETHER WITH** unfettered right of user of Road, passage, common amenities stairs in and around the compound of the "TRIBHUVAN LOK" **TO HAVE AND TO HOLD** as same **UNTO AND TO** the use of the "**PURCHASER**" absolutely and forever jointly.

2. That the VENDORS does hereby covenant with the PURCHASER that not withstanding any act deed, matter or thing hereto-before done, committed or performed or knowingly suffered by the Owner/ Confirming party or any of their predecessors in title or ancestors, the land owner and Confirming party at all material times had and still has absolute right, perfect title and indefeasible authority to grant convey sell, assign, and assure the undivided proportionate share **370** square feet in "TRIBHUVAN LOK" and every part thereof to the PURCHASER and that the same is free from all encumbrances, charges, mortgage, lien, claim and demand of whatsoever nature.

9/11/15
Chandru

3. That the VENDORS and Confirming party do hereby further covenant with the PURCHASER that the PURCHASER shall hold, possess and beneficially enjoy the same and every part thereof and may got her name mutated in the record of the Circle Officer, Namkum Anchal, Ranchi as well as in the concerning office, Ranchi and whosoever else that may be felt necessary and expedient.
4. That the VENDORS and Confirming Party do hereby again covenant with the PURCHASER that the later shall be served harmless and kept indemnified from and against all losses, damages, cost or expenses, which may substance by reason of any defect of title or possession or any charges or any encumbrances or any claim being made by any person whosoever to the said property or any part thereof.
5. That the VENDORS and Confirming party do hereby fully covenant with the PURCHASER that at the request and cost of the PURCHASER to execute and perform all such further acts, deeds, things and matters that may be reasonably necessary for more, perfectly and fully assuring and securing the PURCHASER title and possession over the said flat, and every part thereof.
6. That the VENDORS and Confirming party do hereby deliver to the PURCHASER all relevant documents relating to the title and possession of the schedule flat, parking space and undivided share in the land hereby conveyed and the VENDORS and/or any person claiming under him to hereby covenant with the PURCHASER that the VENDOR/Confirming party is lawfully seized and possessed the schedule finished flat free from all encumbrances and they have absolute authority to the schedule flat, in the manner aforesaid.
7. That the PURCHASER shall have hereafter the right to peacefully and quietly posses and enjoy the schedule flat by them or through

9/11/15
Chand

tenants or assigns or relations without any claim, permission or demand or obstruction or hindrance whatsoever either from the VENDORS or from any person claiming from or under him or from the Confirming Party.

8. That the PURCHASER after taking possession of the schedule flat shall be liable to do abide by the rules and regulations of the Government Authority, Committee constituted by the flat owners, if any, and the terms and conditions mentioned in this deed and shall also be liable to pay all the relevant taxes, fees, payment, proportionate land revenue for the proportionate undivided share in the land mentioned here above and in respect of the Flat as fixed by the Government, local body and/or committee, constituted by the flat Owners from the date of execution and Registration of the sale deed.
9. That the said flat shall be used and / or occupied by the PURCHASER or their successors, legal representatives and/or legal heirs. Notwithstanding anything contained herein the PURCHASER shall have full and absolute right to use the said flat by themselves and their family members through their tenant, successors, assigns and also right to sale, mortgage or transfer to any person.
10. That the PURCHASER shall be liable to bear proportionate share or responsibility of liability arising, occurring in pursuance of or in connection with the common facilities and amenities in the said APARTMENT.
11. That the PURCHASER shall be liable for the electricity consumption in respect of the Schedule Flat and for this purpose a separate meter has been installed for recording the consumption.
12. That the PURCHASER shall use the facilities and amenities, common space, common area of the premise, stair case, roof, terrace etc. provided in the APARTMENT with the other occupiers/owners of the said building.

9/11/15
Dharmendra

13. That the PURCHASER shall not make or permit to be made any structure or alteration in/or addition to the outer side of the said flat or APARTMENT.
14. That the PURCHASER shall not do or offer anything to be done in the said flat and/or in the said APARTMENT which may cause a nuisance, annoyance or inconvenience to the other occupiers of the said APARTMENT or the adjacent neighbors nor shall use the said flat for any immoral/illegal purpose.
15. That the PURCHASER shall have the right to use the common passage, staircases area in the said APARTMENT. The roof of which may be used by the occupiers for social and common purposes but the occupiers / PURCHASER shall have no claim or title over the same. If in future by the R.R.D.A./R.M.C. Ranchi any claim or other charges and expenses then will be responsible with the Purchaser/ Purchasers.
16. That the Confirming Party do hereby further covenant that the aforesaid consideration amount for the said Schedule Flat is inclusive of the consideration money for the individual, undivided proportionate share in the said land upon which the said schedule-B flat is standing.
17. That the PURCHASER shall have the right to enter into and upon other Parts of the APARTMENT for the purpose of repairing, cleaning, maintaining or renewing any sewer drains, water courses, cables as aforesaid and or laying down new sewers, drains, water courses cables, and wires, with as little disturbance as possible and making good the damage caused.
18. That the PURCHASER shall have the right/ownership over the proportionate share of land of the entire compound of Multi-Storied building i.e. in case of any natural calamities /or its aging affect.

9/11/15
Governing
Party

SCHEDULE-A

All that piece and parcel of land 11½ Katha or 19 Decimals of land in R.S. Plot No. 859, Under Khata No. 216, Holding No. 718, Under Ward No. 54, Situated at village - Hesag, Thana No. - 247, P.S. - Jagarnathpur, District Ranchi which has been shown in RED WASH in the sketch Map attach here with this Deed of Sale as part of it and is bounded and butted as follows :-

NORTH : Bakasht Malik
SOUTH : Plot No. 859
EAST : Don
WEST : Road

SCHEDULE - B

Flat No. **101** on the **First Floor** having super built-up area - **1146** square feet of the multi storied building "TRIBHUVAN LOK" along with undivided and un-demarcated proportionate area share of land i.e. **370** Sq.ft. with Car parking space in the ground floor together with proportionate, joint, importable, undivided share in the land and all amenities and common enjoyment and beneficial use and all easements and inheritance thereto which is standing in schedule a land and shown in Red wash in the map attached forming part of these present and is bounded and butted as follows :-

NORTH :- Side Set back
SOUTH :- Flat No. 105
EAST :- Flat No. 104
WEST :- Side Set back

911415
Bakasht Malik

Detail of Building as Follows :-

1. Whether Kuchha or pucca : Pucca
2. If pucca, whether tiled or reinforced concrete : R.C.C
3. Number of stories : G+3
4. The plinth area of each floor or storeyed in the Building with area of each storied or floor : **1146 Sq. Ft.**
5. Year of Construction : 2013
6. A brief description of the nature of sanitary, Electrical and other fitting in the building and their qualities.: Normal
7. Area where the building is constructed and its use residential commercial or industrial. : Residential
8. If on rent its annual rent. : Not applicable
9. I. Value of constructed Area **1146 Sq. Ft.** : Rs. 27,60,000/-
II. Value of undivided share of land **370 Sq.ft.** : Rs. 2,40,000/-
Total value : **Rs. 30,00,000/-**

Though the property was purchased by the PURCHASER of Rs. 12,00,000/- **only** but the stamp duty and registration fee is being paid as per fixed by the authority i.e **Rs. 30,00,000/- only.**

CERTIFICATE

It is certified that the land mentioned in the Schedule does not come under the Government land. The aforesaid land has not been C.N.T. Act acquired by the any Government for C.C.L., B.C.C.L., H.E.C. or E.C.L.. It is further certified that the said land is not a Schedule Tribes Land or Forest Land and free from ceiling and do not fall under the land of Math, Mandir, Girja, Masjid, Gurudwara, Hargari, Sarna, or Pahnai and same has been not acquired by the Government for any purpose.

9/11/15
Dhruv

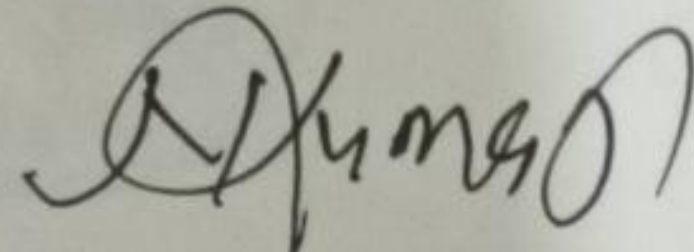
IN WITNESS WHEREOF the VENDORS executed these presents at Ranchi on the date, month and year first above written.

WITNESS :

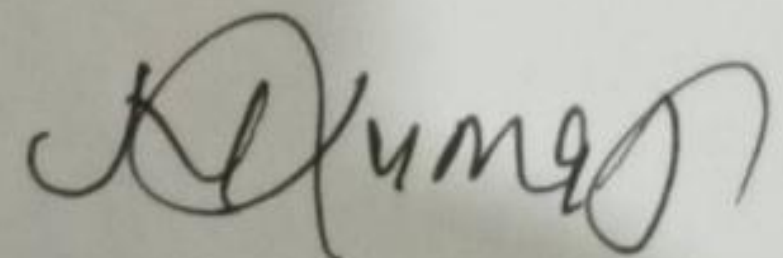
1. श्रीराम कुमार सिंह
श्री राम पट्टीव्य सिंह
सकौलर टावर 202
चुटिया
9/4/2016

VENDOR

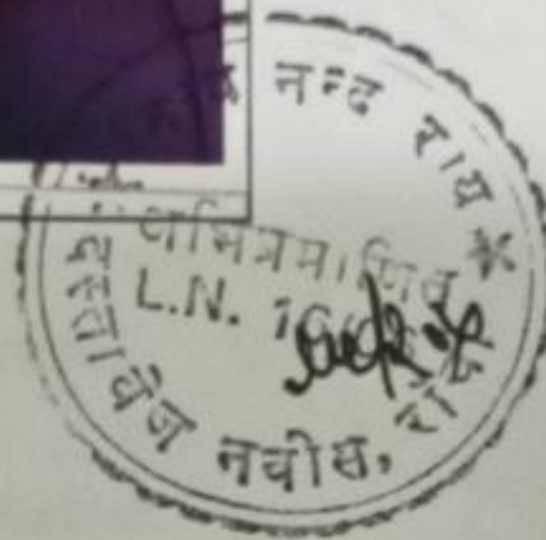
2. Rajkamal kumar
S/o vidya Bhushan Sharma
Addr- Chutia (Ranchi)
9/4/16


9/4/16

CONFIRMING PARTY


9/4/16

SIGNATURE OF THE PURCHASER



Ashok Kumar
9/4/16

Ashok Kumar
09/04/2016
—————
9/4/16



Little Finger Ring Finger Midle Finger Fore Finger Thumb Finger

CERTIFY THAT THE FINGER PRINTS OF THE LEFT HAND OF THE PARTIES

WHOSE PHOTOGRAPHS ARE AFFIXED IN THIS DOCUMENT HAS BEEN

OBTAINED BY ME / BEFORE ME.

[Signature]

Typed by : Wasim Raja

[Signature]

Drafted by :

[Signature]
9/4/16

2152

17/11/11

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

झारखण्ड JHARKHAND

जिस व्यक्ति को इस मुद्रा (तथा) का उपयोग करने का अधिकार है
 उसका नाम (व्यक्ति का नाम)
 पता (पता)
 उक्त मुद्रा का उपयोग करने का अधिकार
 के विषय में जो भी बातें उक्त मुद्रा के अंतर्गत हैं

48 (A)

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B 381428

518
Jainendra
F 1000.00

सर्व-साधारण मुखतारनामा पत्र

इस मुखतारनामा में किसी प्रकार का लेन-देन तथा पोजेशन नहीं दिया गया है।

हमलोग (१) श्री बलराम साहु वो (२) श्री बलदेव प्रसाद वो (३) श्री जैनेन्द्र प्रसाद
 सभी के पिता स्वर्गीय त्रिभुवन साव वो (4) श्रीमती गीता देवी पत्नी श्री कल्याण प्रसाद
 एवं (5) श्री दिलीप साहु पिता श्री राम किशुन साहु, सभी जाति - सोनार, पेशा -
 व्यापार/गृहिणी, निवासी ग्राम - कडरू, थाना - अरगोड़ा, जिला - रांची, राज्य - झारखण्ड।
 भारतीय नागरिक।

बलदेव प्रसाद

Jainendra Prasad

दिलीप साहु

गीता देवी

5/11/11

05108113

प्रधान नम्बर २ का हस्ताक्षर एवं फोटो

Jai Prakash Prasad
05/08/12

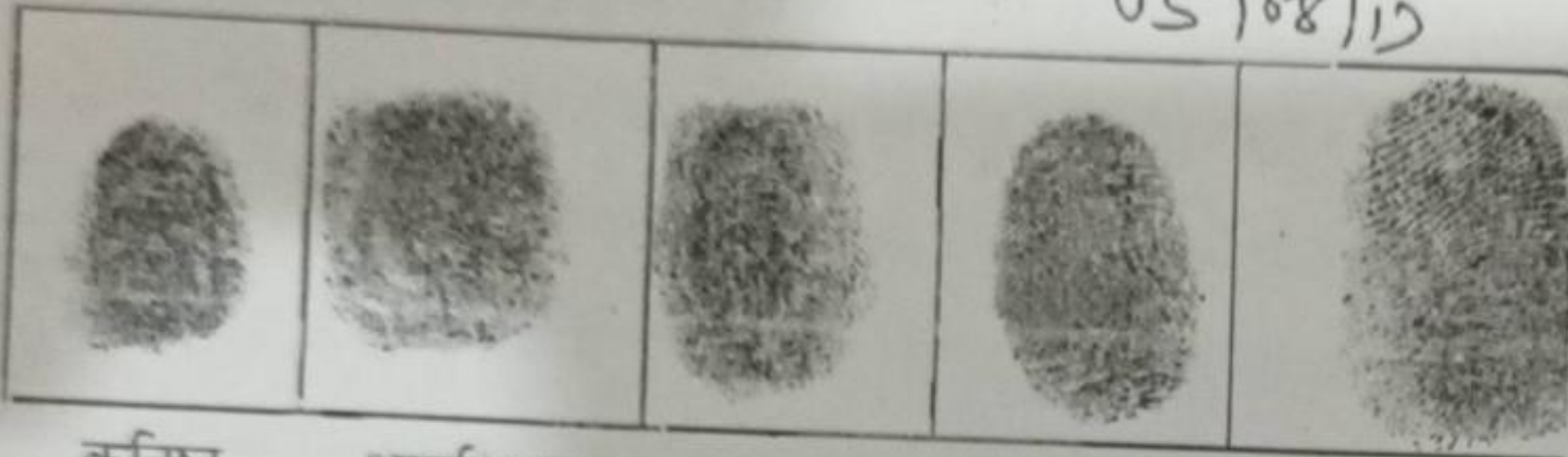


कनिष्ठ अनामिका मध्यमा तर्जनी अंगूठा



प्रधान नम्बर ३ का हस्ताक्षर एवं फोटो

विकास कुमार
05/08/12



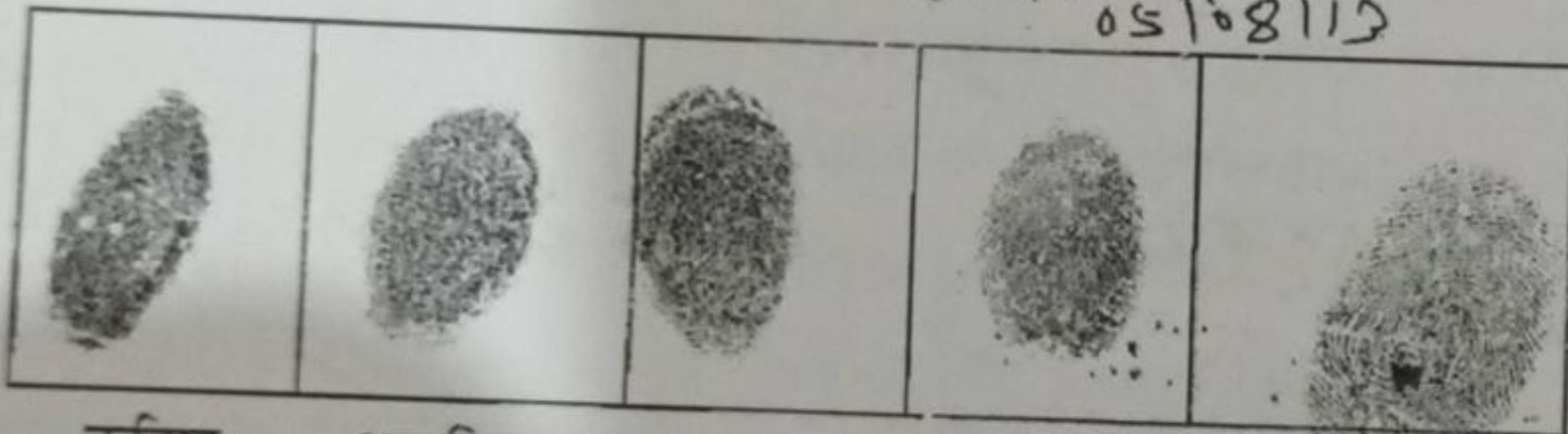
कनिष्ठ अनामिका मध्यमा तर्जनी अंगूठा



Handwritten signature/initials on the right side of the second row.

प्रधान नम्बर ४ का हस्ताक्षर एवं फोटो

जिता देवी
05/08/12

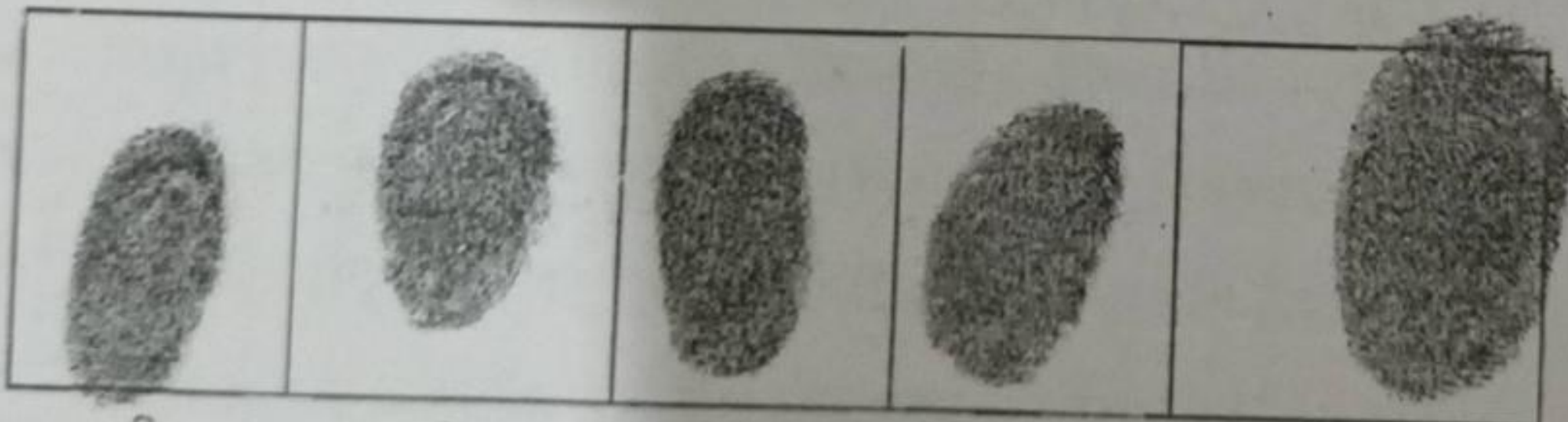


कनिष्ठ अनामिका मध्यमा तर्जनी अंगूठा



प्रधान नम्बर ५ का हस्ताक्षर एवं फोटो

दिलीप साहू
05/08/12



कनिष्ठ अनामिका मध्यमा तर्जनी अंगूठा



सर्व सज्जनों को विदित हो कि हमलोग इस मुखतारनामा पत्र द्वारा अपना विश्वासी व्यक्ति श्री निर्मल कुमार पिता स्वर्गीय ए०के० श्रीवास्तव, जाति - कायस्थ, पेशा - व्यापार, निवास स्थान - शुक्ला कॉलोनी, थाना - डोरण्डा, जिला - रांची, राज्य - झारखण्ड। भारतीय नागरिक को अपना सच्चा वैद्य एवं विधियुक्त मुखतार मनोनित एवं नियुक्त करता हूँ जो कि हमारे निम्नलिखित विवरण में वर्णित जमीन पर निर्मित बहुमंजिली इमारत 'त्रिभुवन लोक' के सुपर बिल्टअप क्षेत्रफल 18959 वर्गफीट का निम्नलिखित कार्य एवं कार्यवाही करेंगे।

मुखतार -
05/08/13

यह कि हमारे मुखतार हमारे निम्नलिखित बहुमंजिली इमारत 'त्रिभुवन लोक' के सुपर बिल्टअप क्षेत्रफल 18959 वर्गफीट एवं जमीन के समानुपातिक भाग का देखभाल करेंगे। यदि निम्नलिखित बहुमंजिली इमारत (त्रिभुवन लोक) के 18959 वर्गफीट (अठारह हजार नौ सौ उनसठ वर्गफीट) क्षेत्रफल एवं जमीन के समानुपातिक भाग से संबंधित किसी प्रकार का केश मुकदमा दागर करने की जरूरत पड़े तो मुकदमा दायर करेंगे, अधिवक्ता नियुक्त करेंगे, वकालतनामा हस्ताक्षर करेंगे, शपथ पत्र पर शपथ ग्रहण करेंगे या जिस किसी भी प्रकार का कार्य एवं कार्यवाही करेंगे मेरे मुखतार अपना स्वयं का हस्ताक्षर अथवा ठेपा निशानी देकर निष्पादन अथवा सम्पन्न करेंगे।

दिनांक -
05/08/13

यह कि उपरोक्त जमीन पर बहुमंजिला इमारत का नक्शा रांची नगर निगम से पास करा लिया गया है जिसका भवन प्लान वाद संख्या - जे.एच.आर.एन.एन.टी.पी. 02/2011/258/ बी.सी. नम्बर 20/1565/11, जिसका मेमो नम्बर - 5096, दिनांक 04.04.2013 ई० है।

सामने
05/08/13

यह कि हमारे मुखतार हमारे सभी प्रकार के सरकारी अथवा गैर सरकारी कागजी प्रक्रिया को पूरा करेंगे।

यह कि हमारे मुखतार हमारे निम्नलिखित विवरण में वर्णित बहुमंजिली इमारत 'त्रिभुवन लोक' से संबंधित जिस किसी भी प्रकार के कार्य एवं कार्यवाही करेंगे। मुखतार अपना स्वयं के हस्ताक्षर अथवा ठेपा निशानी देकर निष्पादन अथवा सम्पन्न करेंगे जो कि हमारे ओर से हमारे लिए एवं हमारे ही हस्ताक्षर अथवा ठेपा निशानी दिया गया माना वं समझा जाएगा जैसा कि हमलोग स्वयं वहां उपस्थित रहने पर करते।

दिनांक -
05/08/13

क. हरिम सु
05/08/13

यह भी विदित हो कि निम्न वर्णित जमीन प्रधानगण का अपना खरीदगी जमीन है जिसका दस्तावेज नम्बर 502, दिनांक 23.01.1950 ई० है जो रांची निबंधन कार्यालय में दर्ज है।

यह भी विदित हो कि विवरण में वर्णित बहुमंजिली इमारत को सही रूप से देखभाल नहीं कर पाते हैं तथा बार-बार कोर्ट कचहरी में आने-जाने में भी असमर्थ है तथा उसको बिक्री हेतु ग्राहक खोजने में भी असमर्थ हैं।

नोट

यह भी प्रमाणित किया जाता है कि उपर्युक्त विवरणी की जमीन खतियान के अनुसार सरकारी जमीन नहीं है, न ही सरकार के द्वारा अधिग्रहण (सैनिक या असैनिक कार्यों के लिए) किया गया है, न ही भूदान की जमीन है। यह वन सीमा से बाहर है तथा बी०सी०सी०एल० या ई०सी०एल० की जमीन नहीं है। यह भूमि आदिवासी खाते की नहीं है और न ही आदिवासी से संबंधित है, जमीन सिलिंग से मुक्त है। जमीन मठ, मंदिर, गिरजा या मस्जिद की नहीं है। यह भूमि सरना, मसना, हड़गड़ी, भुईहरी, पहनई, पशुपालन घोटाला या भूमि घोटाला से संबंधित नहीं है।

इसलिए हमलोग प्रधानगण अपने तन-मन की शुद्धि अवस्था में रहकर बिना किसी अनुचित प्रभाव में आये मुखतार के नाम मुखतारनामा पत्र लिखवाकर पढ़ वो पढ़वाकर सुन वो समझकर सही लिखा पाकर अपना सही ठेपा निशान बना दिया जो समय पर काम आवे वो प्रमाण रहे।

सम्पत्ति का विवरण

मवाजी रकबा 11½ कटठा जमीन हकियत कायमी रैयती खरीदगी दखली पर बने बहुमंजिली इमारत जिसका नाम 'त्रिभुवन लोक' है तथा जो खाता नम्बर - 216, प्लॉट नम्बर - 859, 860, मौजा - हेसाग, थाना नम्बर - 247, थाना - जगन्नाथपुर, जिला रांची में स्थित है एवं उक्त बहुमंजिली इमारत एवं जमीन के समानुपातिक भाग का क्षेत्रफल अर्थात् 19286 वर्गफीट (उनीस हजार दो सौ छियासी वर्गफीट) है जो जिला अवर निबंधन पदाधिकारी रांची कार्यालय से संबंधित है।

बलरामसाहू

502/502/502
51/80150

गिरजा मंदिर
51/80150

Jainendra Prasad
51/80150

51/80150

उत्तर : सड़क
दक्षिण : सड़क
पुरब : डॉन बॉस्को स्कूल
पश्चिम : सड़क

<u>फ्लैट नम्बर</u>	<u>फ्लोर</u>	<u>सुपर बिल्टप एरिया</u>
101	पहला तल्ला	1146
102	पहला तल्ला	980
201	द्वितीय तल्ला	1146
202	द्वितीय तल्ला	980
204	द्वितीय तल्ला	1473
205	द्वितीय तल्ला	1509
301	तृतीय तल्ला	1146
302	तृतीय तल्ला	980
304	तृतीय तल्ला	1473
305	तृतीय तल्ला	1509
401	चतुर्थ तल्ला	1146
402	चतुर्थ तल्ला	980
404	चतुर्थ तल्ला	1473
405	चतुर्थ तल्ला	1509

एवं हर फ्लैट का एक कार पार्किंग

रमेश शर्मा

गिरीश शर्मा
Jainendra Prasad
सुपर बिल्टप एरिया
05/08/17

आज दिनांक 5/8/13 ई0 स्थान - रांची।

गवाह का हस्ताक्षर

1. Rajesh Soni
S/o Jaiendra prasad
Radra pull tali
Ranchi (Jharkhand)
05/08/13

प्रधानगण का हस्ताक्षर एवं ठेपा

वसिम रजा
Jaiendra prasad
वसिम रजा
05/08/13

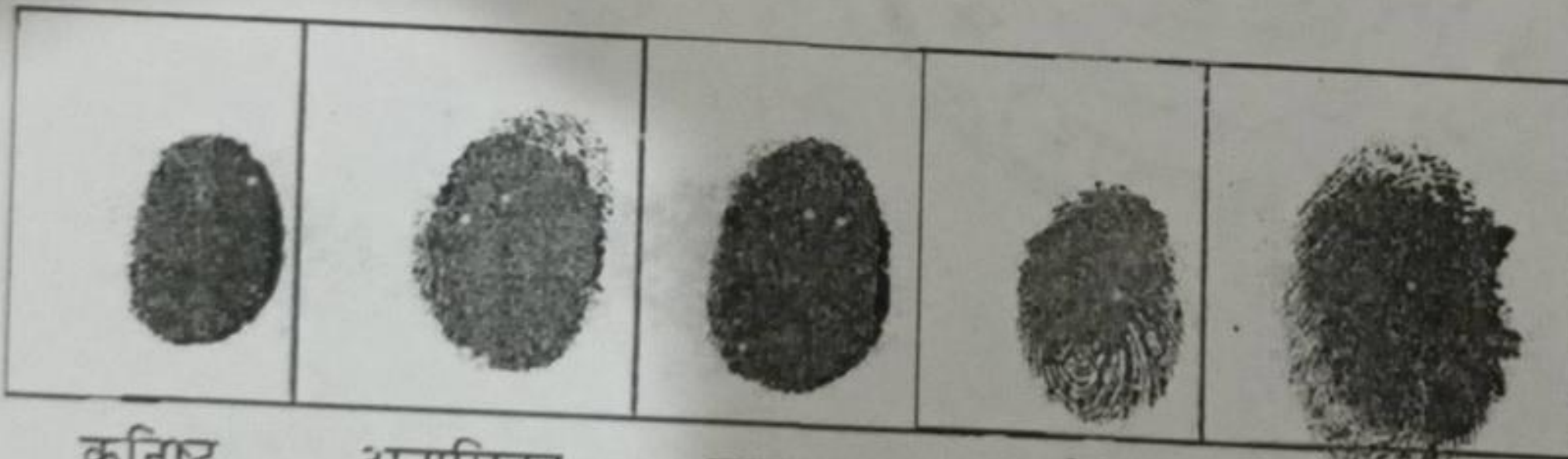
2. Raj Kamal Kumar
S/o vidya bhushan Sharma
Add. vill + po - Paimal
P.S. Bihra
Distt - Patna
05/08/13

जीता देवी
5/8/13

फिल्मी राहु
5/8/13

Nxum98
05/08/13

क्रेता का हस्ताक्षर एवं फोटो



कनिष्ठ अनामिका मध्यमा तर्जनी अंगूठा



प्रमाणित किया जाता है कि दस्तावेज में जिनके फोटो दिये गये हैं उनके बायें हाथ के पांचों अंगुलियों के निशान तथा हस्ताक्षर मेरे सामने लिया गया है।

टंकक : वसीम रजा



डाफ्टकर्ता : वसिम रजा
05/8/13

निबंधन विभाग, झारखंड
राची
जांच पर्व-सह घोषणा पत्र (नियम 114)

Token No: 17

Document Type
Presenter Name & Address
Stampable Doc. Value
Document Value
Special Type
Remarks / Other Details

Power of Attorney
Kadru Argora Ranchi
0
0

Presenter
Balram Sahu
DOE
Stamp Value 100
Serial No
Old Serial No 7

Token Date/Time: 05/08/2013 13:13:07

Date of Entry 05/08/2013
Total Pages 32
Book IV
CNO/PNO

Property Details:

Anchal	Th. No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
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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	UID	Address
1	Principle	Balram Sahu	Late Tribhuvan Saw	Business	General	Not Req		Kadru Argora Ranchi
2	Principle	Baldeo Prasad	Late Tribhuvan Saw	Business	General	Not Req		Kadru Argora Ranchi
3	Principle	Janendra Prasad	Late Tribhuvan Saw	Business	General	Not Req		Kadru Argora Ranchi
4	Principle	Geets Devi	Kaiyan Prasad	H Wife	General	Not Req		Kadru Argora Ranchi
5	Principle	Dilip Sahu	Ram Kishun Sahu	Business	General	Not Req		Kadru Argora Ranchi
6	Attorney	Nimal Kumar	Late A K Srivastava	Business	General	Not Req		Kadru Argora Ranchi
7	Identifier	Rajesh Kumar	Vidya Bhushan Sharma	Business	General	Not Req		Shukla Colony Doranda Ranchi

Fee Details:

SN	Description	Amount
1	E	1,000.00
2	SP	480.00
Total		1,480.00

Handwritten signature

उपर्युक्त पविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

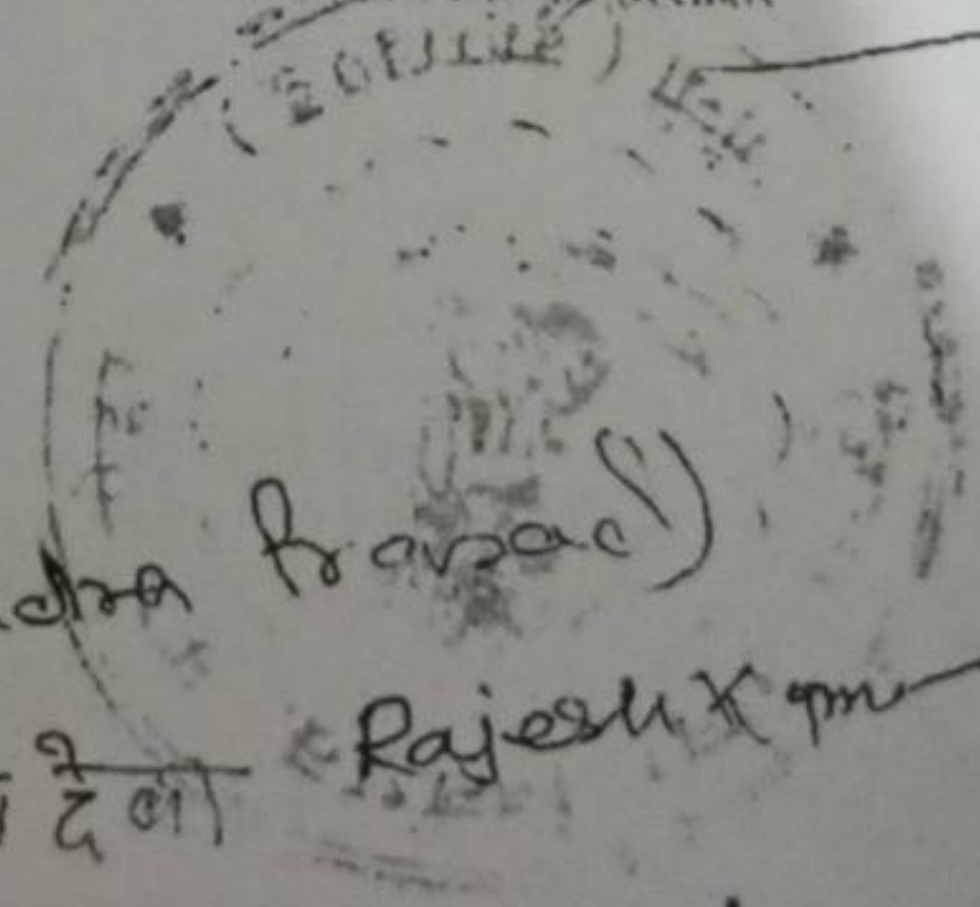
निबंधन पर्व सारांश में इप्ट फार्म के अनुरूप डाटा इंट्री की गई है।

प्रस्तुतकर्ता का हस्ताक्षर

उपर्युक्त
स्वीकार किया
जिसकी
पहचान
लियाती

Handwritten text and signatures:
बलदेव प्रसाद के संतान प्रमाण
के लिये दस्तावेज के निष्पादन को मेरे समक्ष
पिता *[Signature]* पेश *[Signature]* ने की *[Signature]*
7/5/13













निबंधन पदाधिकारी का हस्ताक्षर



Handwritten signatures and names:
बलदेव प्रसाद
जानेन्द्र प्रसाद (Janendra Prasad)
विलीय साहू
गीता देवी
Rajesh Kumar

निबंधन विभाग, झारखंड
रांची

Token No.17 Token Date: 05/08/2013 13:13:07
Serial/Deed No./Year :5153/954/2013
Deed Type: Power of Attorney

SN	Party Details	Photo	Thumb
1	Balram Sahu Father/Husband Name:Late Tribhuvan Saw (Principle) Kadru Argora Ranchi		
2	Baldeo Prasad Father/Husband Name:Late Tribhuvan Saw (Principle) Kadru Argora Ranchi		
3	Jainendra Prasad Father/Husband Name:Late Tribhuvan Saw (Principle) Kadru Argora Ranchi		
4	Geeta Devi Father/Husband Name:Kalyan Prasad (Principle) Kadru Argora Ranchi		
5	Dilip Sahu Father/Husband Name:Ram Kishun Sahu (Principle) Kadru Argora Ranchi		
6	Nirmal Kumar Father/Husband Name:Late A.K Srivastava (Attorney) Shukla Colony Doranda Ranchi		

Book No. IV
Volume 28
Page 565 To 596
Deed No 5153/954
Year 2013
Date 05/08/2013 14:54:23



District Sub Registrar

Signature of Operator

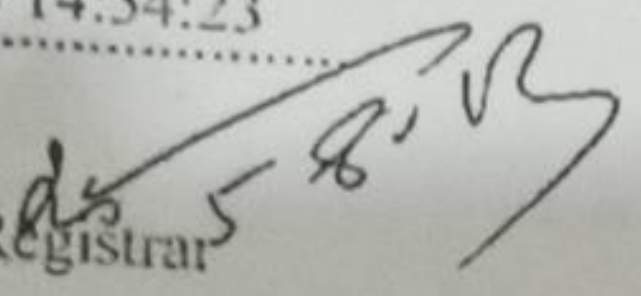
निबंधन विभाग, झारखंड

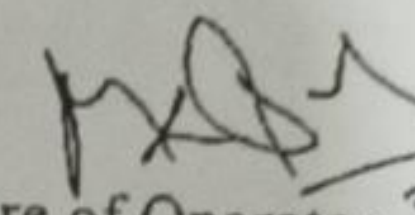
Token No.17 Token Date: 05/08/2013 13:13:07
Serial/Deed No./Year :5153/954/2013
Deed Type: Power of Attorney

रांची

SN	Party Details	Photo	Thumb
7	Rajesh Kumar Father/Husband Name: Vidya Bhushan Sharma (Identifier) Hinoo Doranda Ranchi		

Book No. IV
 Volume 28
 Page 565 To 595
 Deed No 5153/954
 Year 2013
 Date 05/08/2013 14:54:23

District Sub Registrar 


Signature of Operator 3.8.13

Sch. XIV.—F. No. 180V

रसीद मालगुजारी

नाम सर्कल। नाम मौजा मय

धाना वो धाना नम्बर

V

फरद मालकी/ फरद रैयती

नाम रैयत मय वल्लियत जमाबन्दी

वो सकुनत नम्बर। 40

35

XXV77

मालगुजारी देहात दिवायत काट्ट 4070 216 2128916

अराजी नकदी

अराजी भावली

तफसील हिसाब लगान भावली

19 510

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

मांग बाबत	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा	२रा वर्ष	२रा वर्ष	१ला वर्ष	
माल } (नकदी)	1-25					10-17
गुजारी } (भावली)	0-32					1-25
सेस	0-64					4-32
*सूद	0-64					0-64
मुतफरकात	0-64					0-64
मौजान	0-40					0-40
	3-25					3-25

तफसील अदायकारी

अदायकारी बाबत	तीन वर्ष से ज्यादा	बकाया			मोतालबा (हाल)	फाजिल
		२रा वर्ष	२रा वर्ष	१ला वर्ष		
माल } (नकदी)					1-25	3-25
गुजारी } (भावली)					0-32	
सेस					0-64	
*सूद					0-64	
मुतफरकात					0-64	
मौजान अदायकारी					0-40	
					3-25	

(१) मौजान कुल (लफजों में) 107 4-40 4-40

(२) नाम देहिन्दा— (5) 8

(३) कुल बकाया— 8

दस्तखत वो तारीख अमला

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

NCCF-2005

Signature
18/3/16
8/4/16

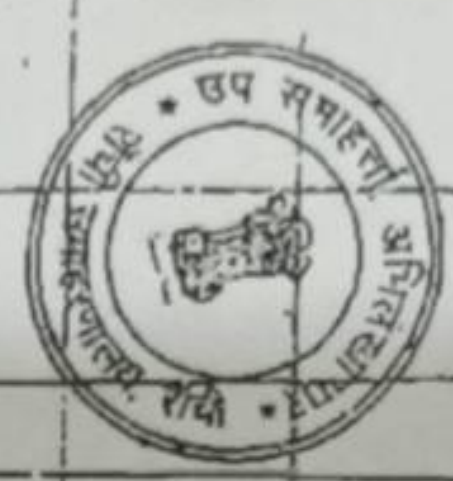
Block of Village: 3/11/81
 Thana: 1/1/82

Thana No. 86
 Thana No. 86

Number of Khewas: 92
 Name of Landholder: 3/11/81/81/81

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
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5988	5988	5988	5988	5988	5988	5988	5988	5988	5988	5988	5988	5988	5988	5988	5988	5988
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CERTIFIED TO BE TRUE COPY
 Record Keeper Field Office
 Dist. Record Office, Ferozepur

1	2	3	4	5
5' 10"	22' 5" 10"	22' 5" 10"	22' 5" 10"	22' 5" 10"

1	2	3	4	5
4' 2" 30"	10' 6" 00"	14' 8" 30"	14' 8" 30"	14' 8" 30"

2/11/81/81
 2/11/81/81
 2/11/81/81

कार्यालय राँची नगर निगम, राँची

बिहार नगर निगम अधिनियम १९७६ की धारा १४६ (१) (२)

No. 718/2013-14

665
03/9/13

के अन्तर्गत सूचना

Effected From
2013-14
200

(1) श्री विवीप साहू (2) अचरान साहू (3) अलदेव प्रसाद
श्री/श्रीमती (4) जितेन्द्र प्रसाद (5) श्रीमती-जीवा देवी

हस्ताक्षर हरिमा, राँची

आपको सूचित किया जाता है कि आपके गृह सं० नं० 523

वार्ड नं० 30/54 जिसका नया गृह संख्या वार्ड संख्या
हुआ है, का वार्षिक मूल्यांकन 240/- रूपया

कर निर्धारित पदाधिकारी की असुसंसा के आधार पर निर्धारित किया गया है। इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

गृह कर (House Tax)	: 7.50
लाइन कर (Lairin Tax)	: 4.50
जल कर (Water Tax)	: 4.50
स्वास्थ्य शेष (Health Cess)	: 3.75
शिक्षा शेष (Edu. Cass)	: 3.00
कुल Total	: 23.25

यदि इस पर आपको किसी प्रकार की आपत्ति हो तो प्राप्ति के तिथि से एक माह के अन्दर विहित प्रपत्र (जो नगर निगम कार्यालय में उपलब्ध है) में पटना नगर निगम अधिनियम १९५१ की धारा १५० जो राँची नगर निगम, में भी लागू हैं के अन्तर्गत दाखिल कर सकते हैं।

कर निर्धारण की सूची को एक प्रति राँची नगर निगम कार्यालय के सूचना पट पर कर-काताओं के अवलोकनार्थ लगा दी गई है।

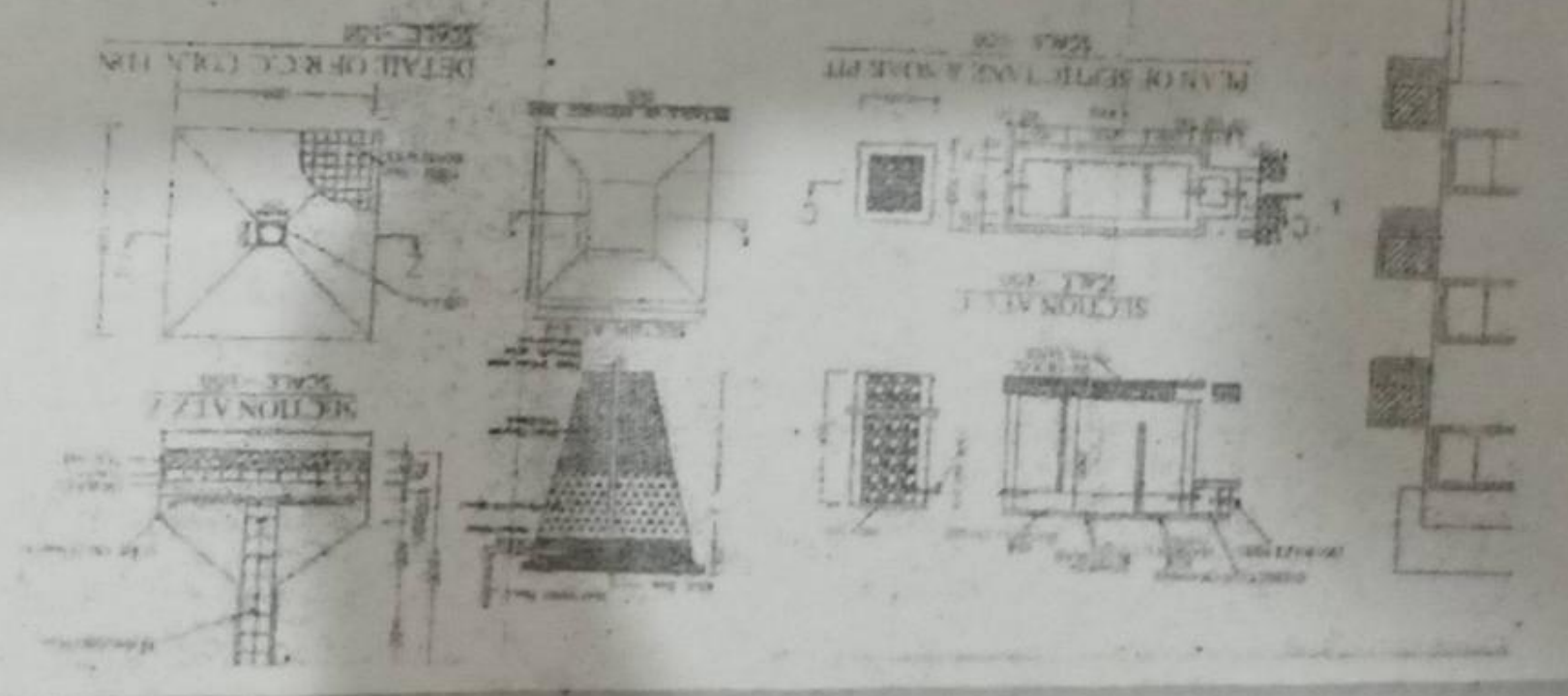
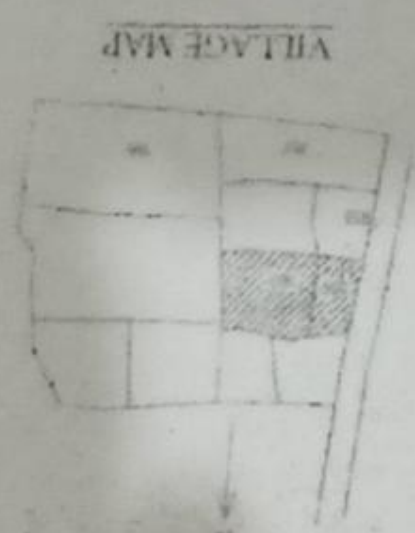
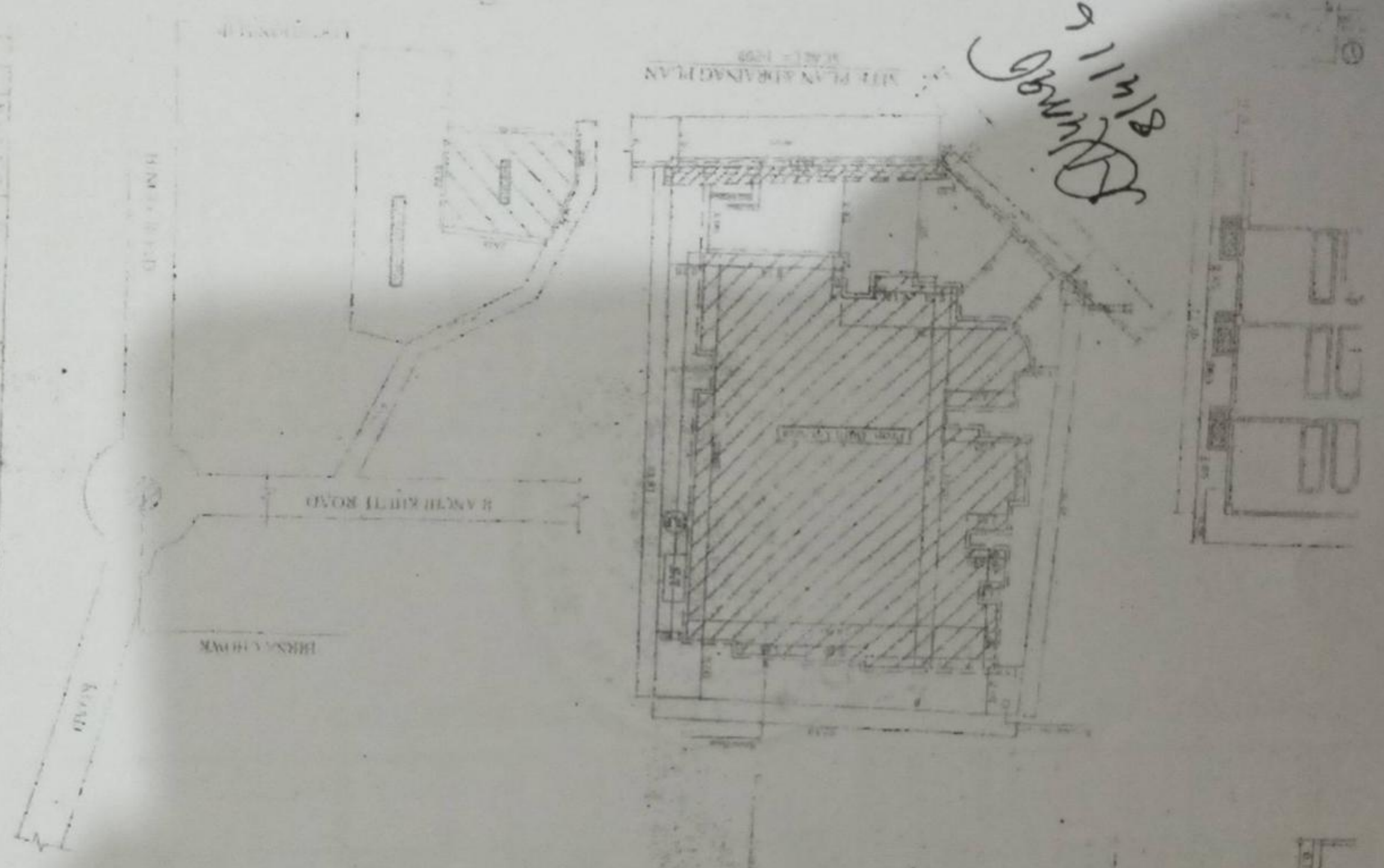
उप नगर आयुक्त
राँची नगर निगम,
डोरण्डा, अंचल
राँची नगर निगम, राँची

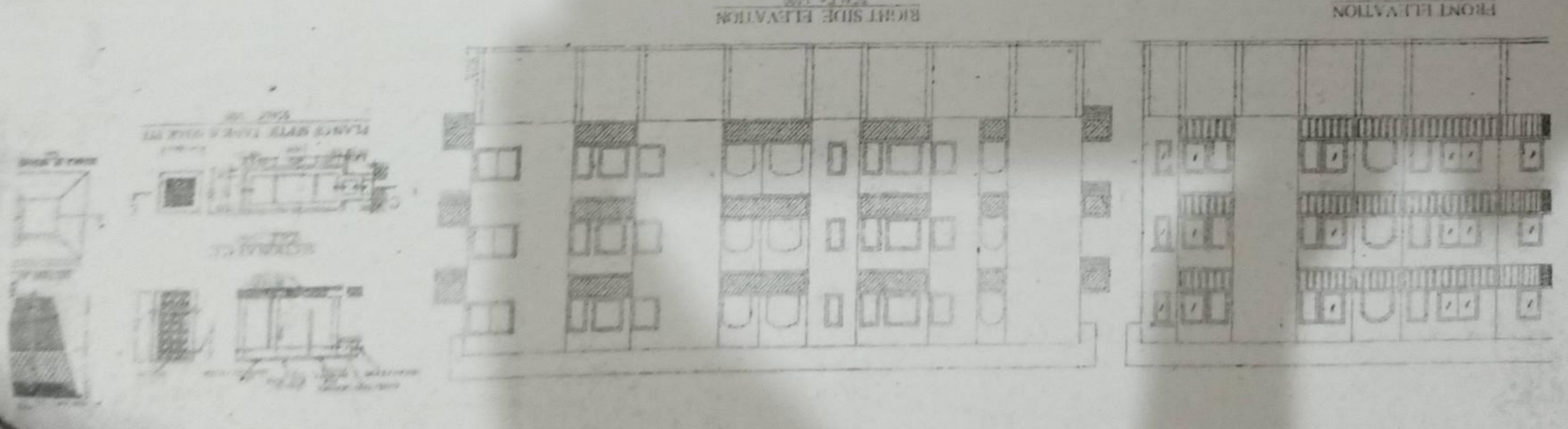
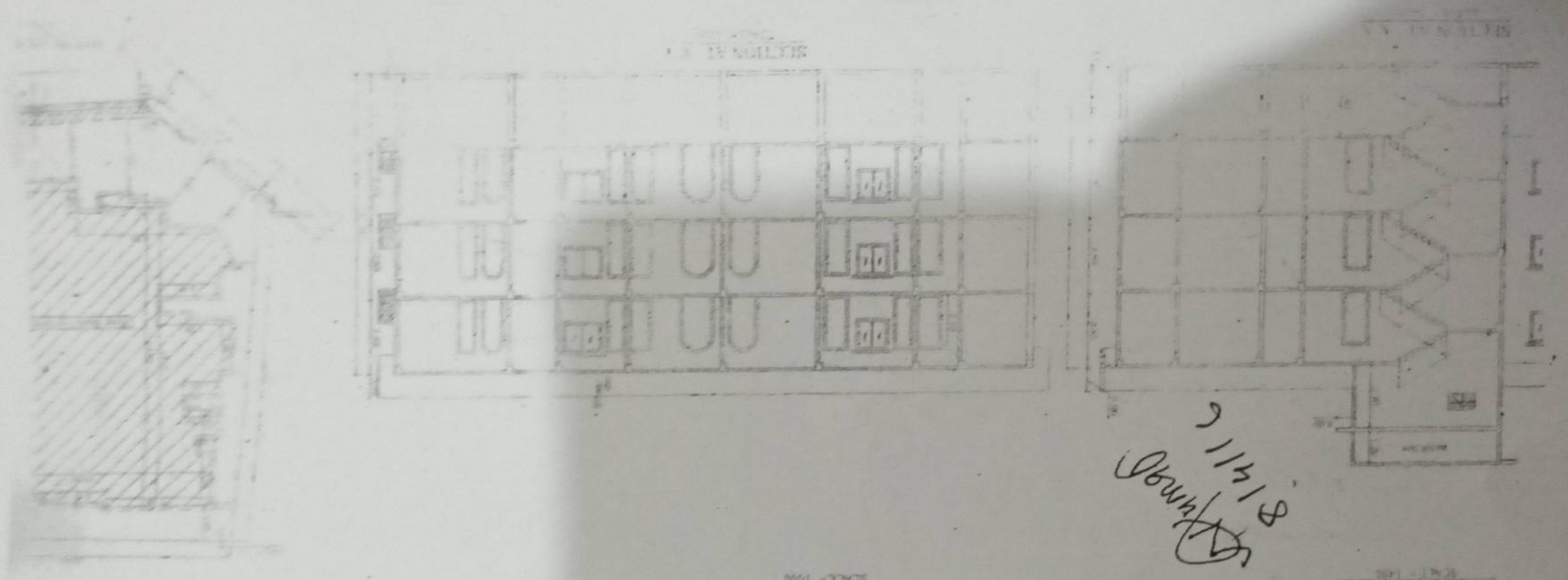
[Signature]
18/3/14
814/14

[Signature]
21/8/13

9/14/18
D. Smith

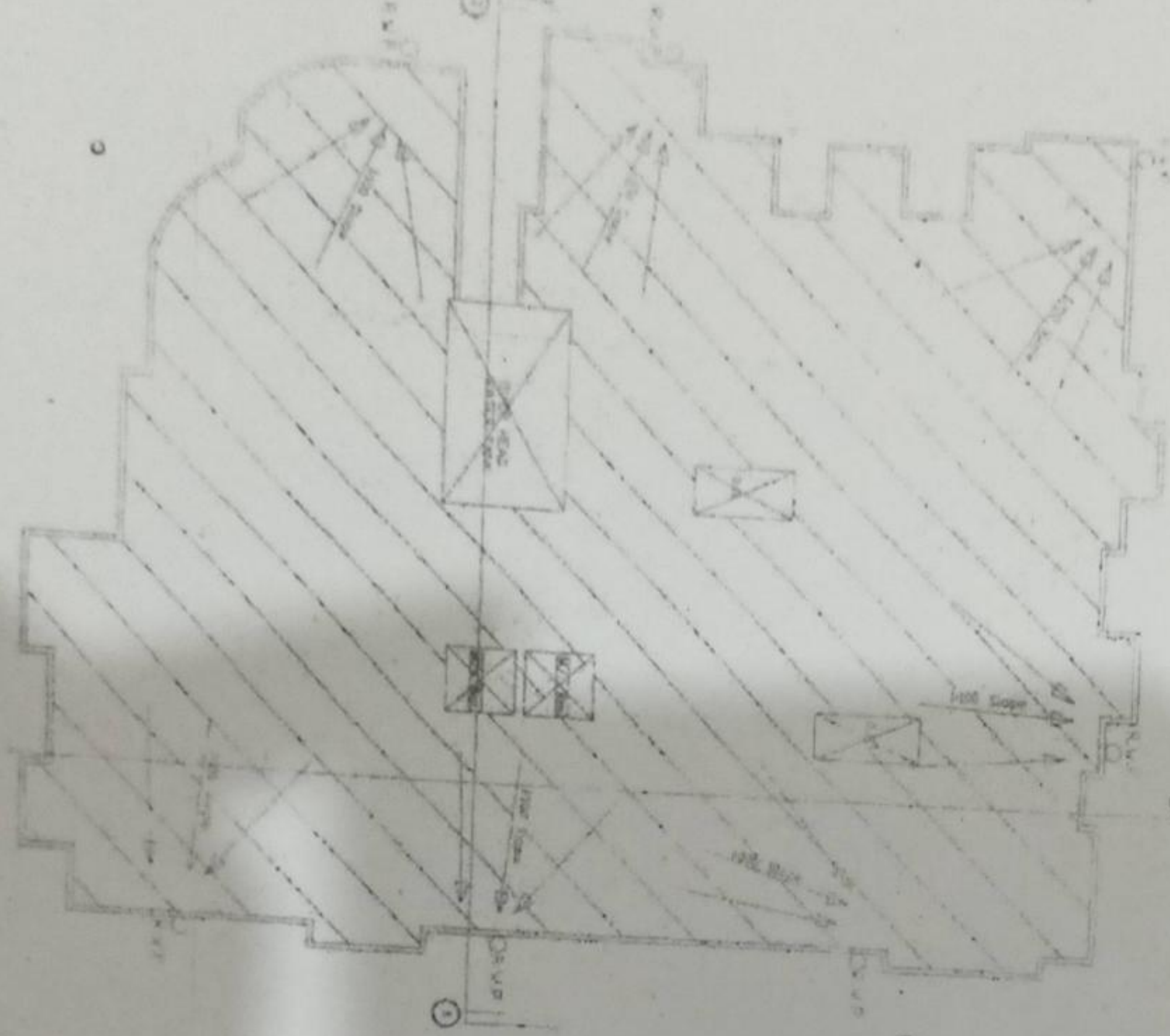
GENERAL SPECIFICATION
1. MATERIALS AND WORKMANSHIP SHALL BE AS SPECIFIED IN THE DRAWINGS AND THE FOLLOWING NOTES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL PUBLIC UTILITIES AND STRUCTURES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT PROPERTIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES.
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66. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES.
67. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT PROPERTIES.
68. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES.
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99. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT PROPERTIES.
100. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES.





Handwritten note:
 8/14/18
 J. Smith

TERRACE FLOOR PLAN



PLEASE BE ADVISED THAT THE STRUCTURAL DESIGN OF THIS BUILDING WILL BE AS PER THE TYPICAL DESIGN AS PER THE CODE OF PRACTICE AS PER THE...

13/08/13
 Drawing Checked and found correct
 as per the Building By Laws.

21/13/18
 [Signature]

Sl. No.	Type	Size (m ²)	Description
1	W-1	120 x 100	MS COLD ROLLED FRAMED & FILLED ROOF
2	W-2	400 x 2000	MS ANGLE FRAMED & R.C.C. SLAB WITH VENTILATORS
3	W-3	150 x 200	MS ANGLE FRAMED & R.C.C. SLAB WITH VENTILATORS
4	W-4	1500 x 1200	MS ANGLE FRAMED & R.C.C. SLAB WITH VENTILATORS
5	W-5	1500 x 1200	MS ANGLE FRAMED & R.C.C. SLAB WITH VENTILATORS

PROPOSED RESEDENTIAL BUILDING OF SRI PALRAM SAHU S
 TRIBHUVAN SAHU, PLOT NO-859/860, THANA NO-247, KIATA
 VILL, KADRU, THANA-JAGARNATHPUR, DIST- RANGCHI

[Signature]

MANOJ KUMAR
 ARCH/ENGG
 R.No-C-10/2338



SECTION AT X-X

SECTION AT Y-Y



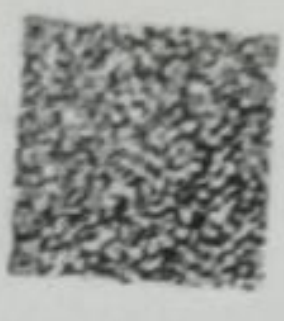
SECTION AT X-X

Handwritten:
 D. Jones
 8/14/16



भारत सरकार
GOVERNMENT OF INDIA

निर्मल कुमार
Nirmal Kumar
जन्म वर्ष/YoB: 1967
पुरुष Male



3303 4096 6822

आधार - आम आदमी का अधिकार

Nirmal
~~XXXXXXXXXX~~
8/4/16



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O: आनंद किशोर
श्रीवास्तव, तजदीक
जीवनलोक करिदास पालम
व्यू अप्पार्टमेंट हिन्दू डोरंडा,
डोरंडा, राँची
झारखण्ड, 834002

Address:
S/O Anand Kishor Srivastav,
NEAR JEEVANLOK KARINDAS
PALM VIEW APPRTMENT
HINOO, Doranda, Doranda,
Ranchi
Jharkhand, 834002

Aadhaar - Aam Aadmi ka Adhikar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAJ KAMAL KUMAR
VIDYABHUSHAN SHARMA

28/02/1987

Permanent Account Number

CVSPK6696K

Rajkamal Kumar

Signature



11012013

Rajkamal Kumar

~~XXXXXXXXXX~~

834115

निबंधन विभाग, झारखंड
रांची

जांच पर्चा-सह घोषणा पत्र (नियम 114)

Document No: 17
Document Type
Presenter Name & Address
Stampable Doc. Value
Document/Transaction Value
Special Type
Remarks / Other Details
Property Details:

Sale Deed
Shukla Colony Doranda Ranchi
3000000
1200000
Presenter: Nirmal Kumar
DOE
Stamp Value 120000
Serial No.
Old Serial No. /
App. ID

Token Date/Time: 09/04/2016 11:58:14

Date of Entry 09/04/2016
Total Pages 76
Book 1
CNO/PNO Not Req.

e-Stamp Cert. No. IN-JH025016214423880

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No	Category	Area	Min. Value
Namkum	247	54	Hesag	216	859	RSP	Side Set Back	Flat No. 105	Flat No. 104	Side Set Back	718	U_RES	0.84 Decimal	232037.4

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
U_RES_DLX_APT	247	54	Hesag	Flat No. 101 On 1st Floor Of Tribhuwan Lok	1146	2406 Sq. Ft.	2757276

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	UID	Mobile	Pres. Address	Perm. Address
1	VENDOR	Balram Sahu Thro	Late Tribhuwan Sao	Business	पिता	सोनार	Male	FORM 60			Kadru Argora Ranchi	Kadru Argora Ranchi
2	VENDOR	Baldeo Prasad Thro	Late Tribhuwan Sao	Business	पिता	सोनार	Male	FORM 60			Kadru Argora Ranchi	Kadru Argora Ranchi
3	VENDOR	Jainendra Prasad Thro	Late Tribhuwan Sao	Business	पिता	सोनार	Male	FORM 60			Kadru Argora Ranchi	Kadru Argora Ranchi
4	VENDOR	Geeta Devi Thro	Late Kalyan Prasad	H Wife	पति	सोनार	Female	FORM 60			Kadru Argora Ranchi	Kadru Argora Ranchi
5	VENDOR	Dilip Sahu Thro	Late Ram Kishun Sahu	Business	पिता	सोनार	Male	FORM 60			Kadru Argora Ranchi	Kadru Argora Ranchi
6	Power Holder	Nirmal Kumar	Late A.K. Srivastava	Business	पिता	काएस्त	Male	AUHPK9785B			Shukla Colony Doranda Ranchi	Shukla Colony Doranda Ranchi
7	VENDEE	Ashok Kumar	Raj Narayan Ray	Business	पिता	अहीर	Male	AHEPK7662H			Flat No. 305, Kameshwar Nath Complex North Market Road Upper Bazar Kotwali Ranchi	L.C.T. Ghat West Mainpura In Fronts Of M.H.S. High School Patna Bihar
8	Identifier	Rajkamal Kumar	Vidya Bhushan Sharma	Business	पिता		Male	NOT REQ.			Chutia Ranchi	Chutia Ranchi

Fee Details:

SN	Description	Amount	CHC	Net Amount
1	SP	1,140.00	0.00	1,140.00
2	E	2,000.00	20.00	2,020.00
3	A1	90,000.00	900.00	90,900.00
4	I	5,000.00	50.00	5,050.00
5	M	150.00	10.00	160.00
Total		98,290.00	980.00	99,270.00

(Handwritten Signature)

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

(Handwritten Signature)
दस्तावेज लेखक का हस्ताक्षर

प्रस्तुतकर्ता का हस्ताक्षर

निबंधन पूर्व सारांश में इंप्रूट फार्म के अनुरूप डाटा इंद्रि की गई है।

<http://172.16.20.229/jarsrnc/reg/prndetails.aspx?deedid=437929>

Nirmal Kumar

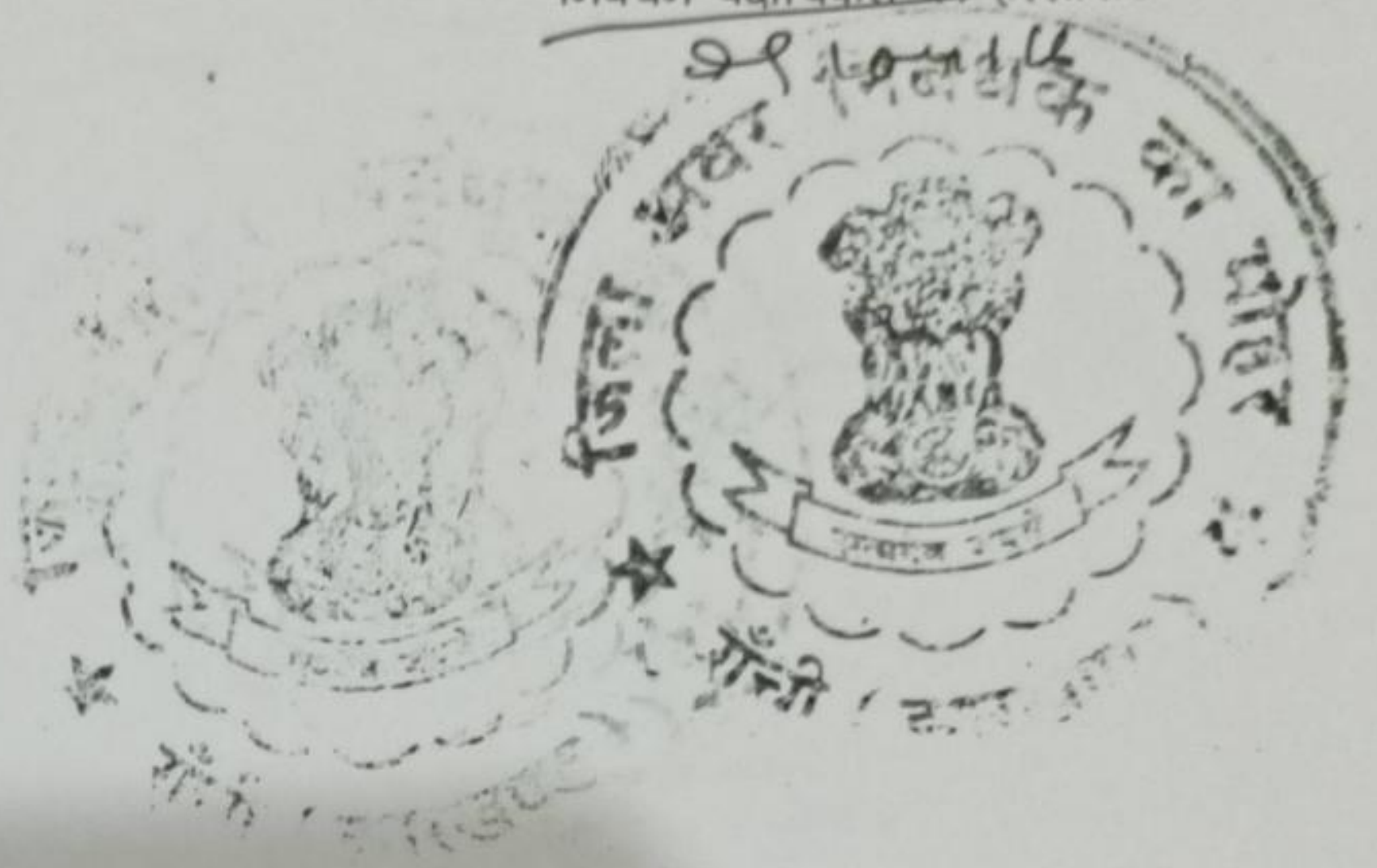
ने इस दस्तावेज के निष्पादन को मेरे समक्ष

Rajkamal Kumar

पिता Vidya Bhushan Sharma
पेशा Business ने की।

Chatis

निबंधन पदाधिकारी का हस्ताक्षर



Rajkamal Kumar

✓ (Signature)

Issue Token

Presenter/Executant's Name

Nirmal Kumar

Token For

Registry

Counter No.

1

Online Application ID (If Any)

Verify On-line Payment

e-Stamp Certificate No. (If Any)

IN-JH025016214423880 Verify

Issue Token

IN-JH025016214423880:
Stamp Details For Verification. Please click issue after verification



CertificateNo: IN-JH025016214423880
 CertificateIssuedDate: 06-Apr-2016 03:45 PM
 AccountReference: SHCIL (FI)/ jhshcil01/ RANCHI/ JH-RNC
 UniqueDocReference: SUBIN-JHJHSHCIL01031965842112020
 Purchasedby: ASHOK KUMAR
 DescriptionofDocument: Article 23 Conveyance
 PropertyDescription: SALE DEED
 ConsiderationPriceRs: 30,00,000
 FirstParty: POWER HOLDER NIRMAL KUMAR
 SecondParty: ASHOK KUMAR
 StampDutyPaidBy: ASHOK KUMAR
 StampDutyAmountRs: 1,20,000

Maximum Token Issue Time : 2 PM


Ashok Kumar

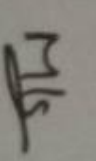
निबंधन विभाग, झारखंड
रांची

Token No. 17 Token Date: 09/04/2016 11:58:14
Serial/Deed No./Year : 2564/2228/2016
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Balram Sahu Thro Father/Husband Name: Late Tribhuwan Sao (VENDOR) Kadru Argora Ranchi	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2	Baldeo Prasad Thro Father/Husband Name: Late Tribhuwan Sao (VENDOR) Kadru Argora Ranchi	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3	Jainendra Prasad Thro Father/Husband Name: Late Tribhuwan Sao (VENDOR) Kadru Argora Ranchi	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4	Geeta Devi Thro Father/Husband Name: Late Kalyan Prasad (VENDOR) Kadru Argora Ranchi	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5	Dilip Sahu Thro Father/Husband Name: Late Ram Kishun Sahu (VENDOR) Kadru Argora Ranchi	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
6	Nirmal Kumar Father/Husband Name: Late A.K. Srivastava (Power Holder) Shukla Colony Doranda Ranchi		

Book No. 1
Volume 220
Page 391 To 466
Deed No 2564/2228
Year 2016
Date 09/04/2016 17:18:40


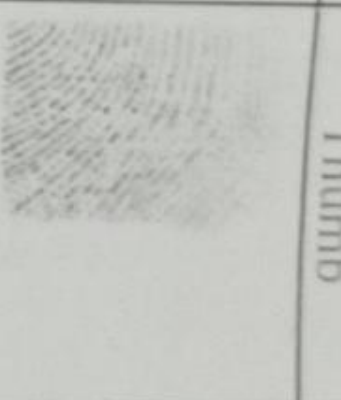


Registering Officer


Signature of Operator


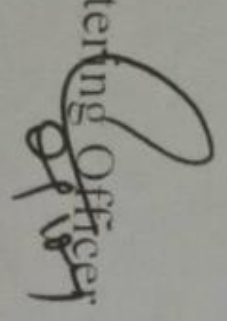
निबंधन विभाग, झारखंड
रांची

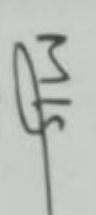
Token Date: 09/04/2016 11:58:14
Deed No Year: 2564/2228 2016
Type: Sale Deed

Party Details

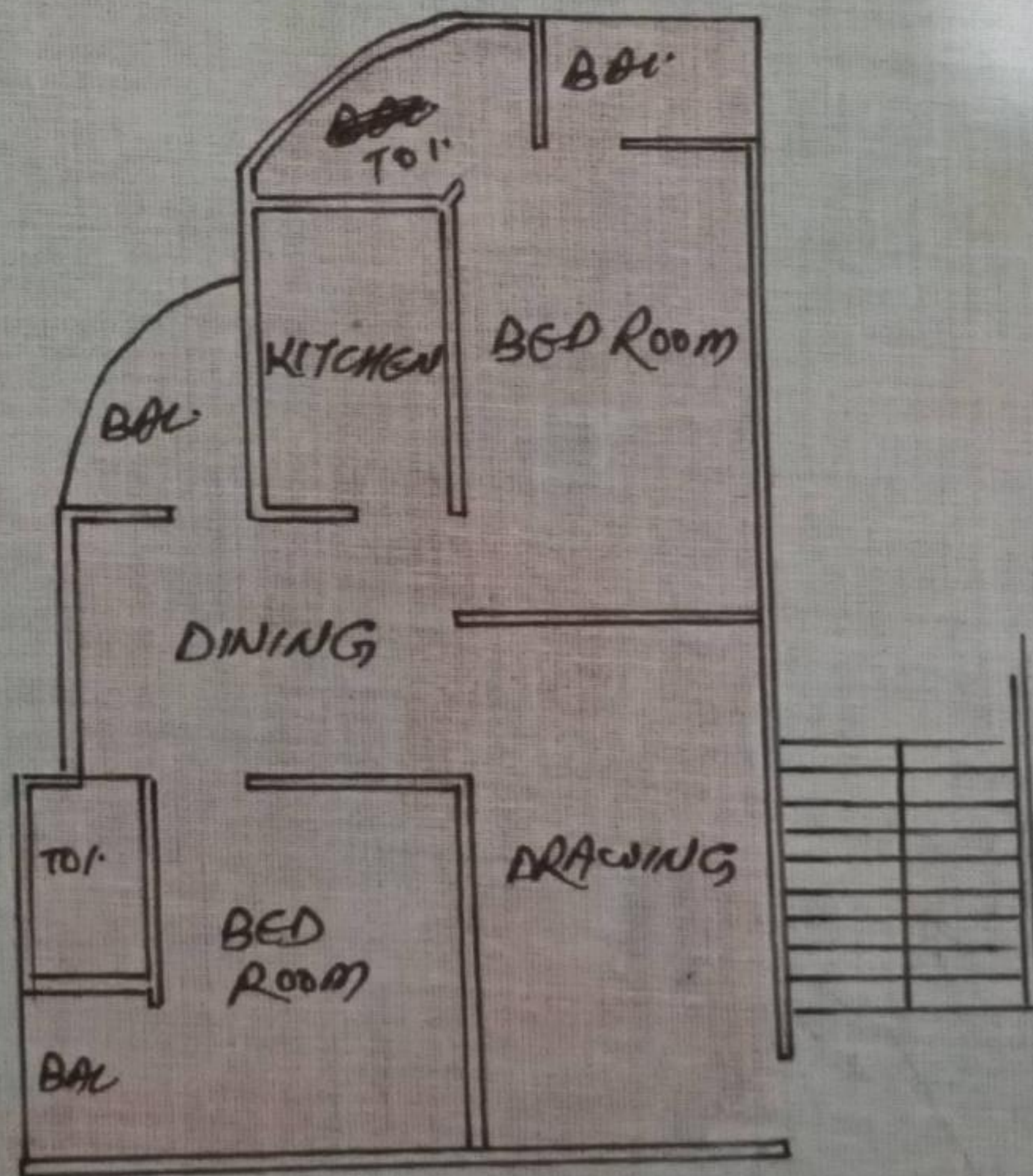
Party Details	Photo	Thumb
Ashok Kumar Father/Husband Name: Raj Narayan Ray (VENDEE) Flat No. 305, Kameshwar Nath Complex North Market Road Upper Bazar Kotwali Ranchi		
Rajkamal Kumar Father/Husband Name: Vidya Bhushan Sharma (Identifier) Chutia Ranchi		

Book No. 1
Volume 220
Page 391 To 466
Deed No 2564/2228
Year 2016
Date 09/04/2016 17:18:40

Registering Officer


Signature of Operator


"TRIBHUVAN LOK"
VILLAGE: HESAG, THANA - JAGARNATHPUR
THANA NO. 247, DIST. RANCHI
R.S. PLOT NO. 859, KHATA NO. 216
HOLDING NO. 718, WARD NO. 54
FLAT NO.: 101 ON 1ST FLOOR
SUPER BUILT UP AREA: 1146 SQ. FT.
AREA SHOWN IN RED WASH



9/11/16
Dharmendra

~~TRYB COM~~
S. S. S. S.

10728

9609



झारखण्ड JHARKHAND

B 896248

सम्पत्ति का मूल्य
 4936300/-

सम्पत्ति का मूल्य
 500/- रुपये

11/12/2018



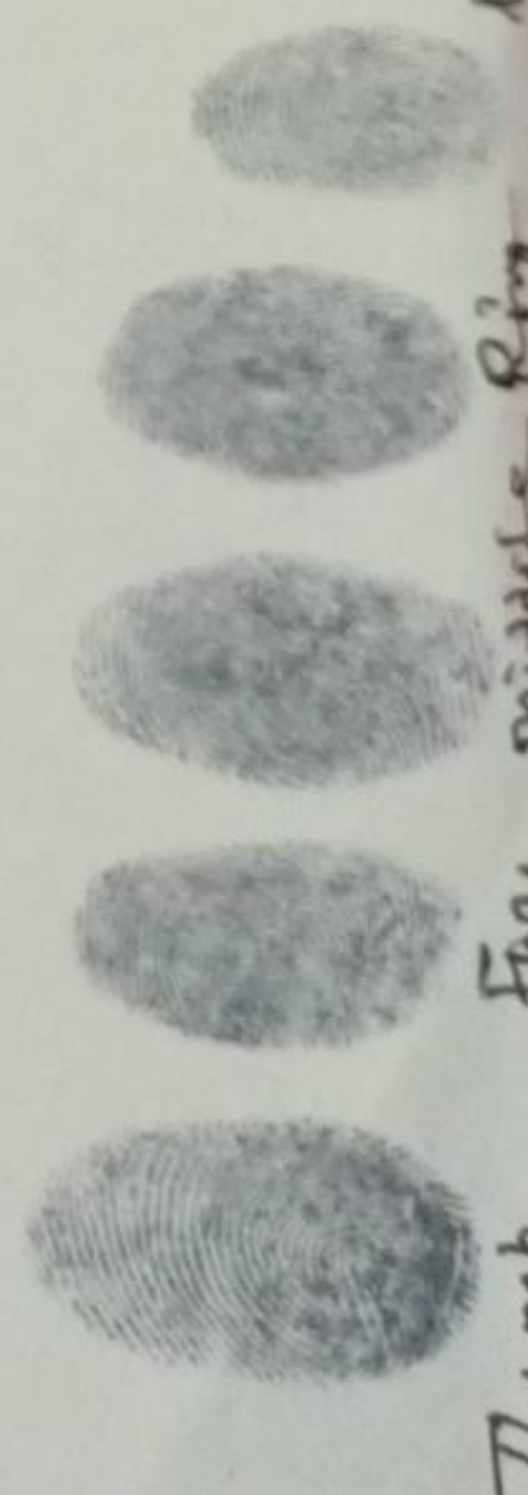
A. Kumar
 11/12/2018

THIS DEED OF SALE is made on this the 11 day of November, 2018.
~~December~~

BETWEEN

- (1) SRI AMBUJ NATH S/o Late Kameshwar Nath, by faith Hindu, by caste Kayastha, by occupation Govt. Service, resident of North Market Road, Upper Bazar (Near Deep Hotel), Gaushala Chowk, P.S. Kotwali, Dist. Ranchi, presently residing at Judge Colony, A-19, Opp. Central School, Doranda, P.S. Doranda, Dist. Ranchi, State Jharkhand
- (2) SRI GAURAV PRIYADARSHI S/o Sri Amarnath Sinha, by faith Hindu, by caste Kayastha, by occupation Advocate, present resident of Tirupati Garden, Flat No. 3-D, 3rd Floor, Booty, P.S. Sadar, Dist. Ranchi and (3) SRI ANURAG PRIYADARSHI S/o Sri Amarnath Sinha, by faith Hindu, by caste Kayastha, by occupation Business, resident of Kameshwar Nath Complex, Flat No. 602, 6th Floor, Upper Bazar (Near Deep Hotel) Gaushala Chowk, P.S. Kotwali, Dist. Ranchi, State Jharkhand, Indian Citizens.

Contd.P/2



Whole
 Full
 Thumb

U.C.M. Dec. 2018

प्राप्त पशुपालन की पूर्ति पौवाला एवं खाशमहल लीन की पूर्ति के वर्णित प्लॉट दर्ज नहीं है।

दस्तावेज में संलग्न दस्तावेजों का मिलान किया।

5841/09/11

(2)

through their constituted attorney **MR. ASHOK KUMAR** son of Sri Raj Narayan Rai, by Caste-Yadav, by faith Hindu, by Occupation Business, resident of West Mainpura (in front of M.H.S. High School), L.C.T. Ghat, P.S. Patliputra, Dist. Patna (Bihar) vide Power of Attorney being Book No. IV, Vol. No. 19, pages from 325 to 350, Deed No. 3758/531 dated 25.04.2015 registered in the office of District Sub Registrar, Dhanbad, Jharkhand (hereinafter called the VENDORS) of the FIRST PART. **PAN-AHEPK7662H, UID No. 7027 9371 3673 Mob. No. 93040 43266**

AND

M/s SHREE DARSHAN DEVELOPERS, a partnership firm having its office at Meera Anand Apartment, 474 Nehru Nagar, Patna-13, State Bihar represented through its Managing Partners **MR. ASHOK KUMAR** son of Sri Raj Narayan Rai, by faith-Hindu, by occupation-Business, resident of West Manipura (in front of M.H.S. High School), L.C.T. Ghat, P.S. Patliputra, Dist. Patna, Indian Citizen (hereinafter called the CONFIRMING PARTY/DEVELOPER) of the SECOND PART.

AND

SUMANTI DEVI Wife of Ashok Kumar, by Caste-Yadav, by faith Hindu, by Occupation-Housewife, resident of West Manipura, L.C.T. Ghat, Phulwari, District-Patna, State-Bihar, Indian Citizen (hereinafter called the PURCHASER) of OTHER PART. **PAN-AELPD7732F, UID No. 66512388 4163 & Mob. No. 93040 43266**

The terms and expressions "VENDOR, CONFIRMING PARTY and PURCHASER" wherever used and occurring in these present unless contrary to context or excluded by shall always means, and include their respective heirs, successors, legal representatives, assigns, executors and administrators, etc.

WHEREAS the VENDORS are the absolute owners in possession of all that piece and parcel of land measuring an area 13 Kathas 02 Chhataks of M.S. Plot No. 761 and 762 situated at North Market Road, Upper Bazar, Ranchi, Holding No. 135 (Old) 998 & 999 (New) of Ward No. II (Old) & V and 23 (New), Thana No. 205, P.S. Ranchi (now Kotwali), Dist. Ranchi.

A. Kumar
01/12/2018

(3)

AND WHEREAS the land of M.S. Plot No. 761 and 762, Holding No. 135 (Old), situated at Petia Road North now North Market Road, Upper Bazar, Ranchi, Ward No. II (Old), Thana No. 205, P.S. and Dist. Ranchi is recorded in Municipal Survey Record of Right in the name of Gorakhnath son of Keshav Nath, by Caste-Kayastha, resident of Gopalganj as Owner and Occupier.

AND WHEREAS further after the death of the aforesaid recorded tenant Gorakh Nath, his legal heirs namely (1) Sri Akhileshwar Nath (2) Sri Kameshwar Nath both sons of Late Gorakah Nath and (3) Smt. Usha Devi Wife of Late Rameshwar Nath for self and on behalf Sidheshwar Nath and Jugeshwar Nath Sons of Late Rameshwar Nath partitioned the aforesaid land along with other properties among themselves by virtue of Amicable Family Partition dated 18.10.1966. As a result of the aforesaid partition, the aforesaid parties got their respective shares as described in the Schedules. The Properties described in the Schedule-B of the said Family Partition fell in the share of the aforesaid Sri Kameshwar Nath son of Late Gorakh Nath. In Clause 8 of the said Schedule - B it is found that the land admeasuring 283 Karies of M.S. Plot Nos.- 761 & 762 allotted to the aforesaid Sri Kameshwar Nath as his exclusive share.

AND WHEREAS furthermore a Deed of Family Arrangement dated 02.04.1994 has been executed among (1) Sri Kameshwar Nath son of Late Gorakh Nath, (2) Sri Amar Nath Sinha son of Sri Kameshwar Nath (3) Smt. Meena Nath widow of Late Ajit Nath Sinha, (4) Sri Ambuj Nath son of Sri Kameshwar Nath (Vendor No. 1) and (5) Smt. Kumudani Devi wife of Sri Kameshwar Nath for the partition of the aforesaid land admeasuring 283 Karies along with a house constructed over the same covered under M.S. Plot Nos. 761 & 762 situated at North market Road, Upper Bazar, P.S.- Kotwali, District Ranchi together with other properties among themselves. It is stated therein that the aforesaid entire Properties were previously owned and possessed by the First party Sri Kameshwar Nath by virtue of earlier Family Arrangement dated 18.10.1966. By virtue of this Family Arrangement dated 02.04.1994, Smt. Meena Nath, the Third Party of the Third Part was allotted a piece of the land admeasuring 4.25 Kathas covered under M.S. Plot Nos. 761 of North Market Road, P.S.-

A. Kumar
11/12/2018

(4)

Kotwali, District Ranchi as her share out of the aforesaid total land admeasuring 283 Karies as mentioned in the Schedule "C" of the aforesaid Memorandum of Family Arrangement dated 02.04.1994. In the said paragraph, it has also been mentioned that besides the aforesaid 4.25 Kathas of the land, remaining land and building standing thereon have jointly been allotted to the First Party, Second Party, Fourth Party and the Fifth Party of the aforesaid Memorandum of Family Arrangement.

AND WHEREAS later on, Sri Amar Nath Sinha son of late Kameshwar Nath has declared that his sons Sri Gaurav Priyadarshi (Vendor No. 2) and Anurag Priyadarshi (Vendor No. 3) Shall hold ownership of the land fallen in the share of the said Amar Nath Sinha by virtue of a Declaration dated 16.08.2010.

AND WHEREAS thereafter the entire aforesaid land admeasuring 17 Kathas covered under M.S. Plot Nos. 761 & 762 of Ranchi Village, P.S. No. 205, P.S. Kotwali, District Ranchi has jointly been mutated in the names of Amar Nath Sinha, Ambuj Nath (Vendor No. 1) and Smt. Meena Nath by virtue of a Mutation being Mutation Case No.-2335 R 27 of the year 2011.

AND WHEREAS subsequently VENDOR Nos. 1, 2 & 3 paid taxes of the aforesaid property in their names in the office of Ranchi Municipal Corporation, Ranchi.

AND WHEREAS in this way VENDOR No. 1 became the absolute owner of one-third portion of the aforesaid land admeasuring 13 Kathas 02 Chhataks and VENDOR NOS. 2 & 3 also became the joint owners of one third portion of the aforesaid land.

AND WHEREAS the VENDORS are desirous to develop the aforesaid land morefully described in the Schedule A to get a multi storied commercial building known as **KAMESHWAR NATH COMPLEX** through the developer.

AND WHEREAS VENDORS entered into an agreement of Development on 31.01.2009 with the Developer for construction of Multi-storeyed building on the aforesaid land in the manner stated and agreed therein in the name of **KAMESHWAR NATH COMPLEX**.

A. Kumar

11/12/2018

(5)

AND WHEREAS as per the terms of the DEVELOPMENT AGREEMENT dated 31.01.2009 both parties have agreed that after the completion of construction of the said Apartment, in lieu of the consideration price of the aforesaid land the above said CONFIRMING PARTY/DEVELOPER would allot 47% of the total super built up area including car parking spaces to the VENDORS as the OWNERS ALLOCATION and the remaining 53% of the total super built up area would be the share of the DEVELOPER.

AND WHEREAS Ranchi Regional Development Authority has sanctioned building plan of **KAMESHWAR NATH COMPLEX** vide B.C. No, 704/2009 dated 11.09.2009.

AND WHEREAS the Developer in terms of agreement dated 31.01.2009 has performed their part of performance and has developed the property and completed the construction and handed over the possession to the OWNERS share to the VENDORS.

AND WHEREAS further the VENDORS also executed a registered power of attorney being Book No. IV, Vol. No. 19, pages from 325 to 350, Deed No. 3758/531 dated 25.04.2015 registered in the office of District Sub Registrar, Dhanbad, Jharkhand with respect the DEVELOPER'S SHARE in favour of Sri Ashok Kumar Son of Sri Raj Narayan Rai as per the share Distribution Deed executed on dated 10.12.2009 and the property in question has exclusively fallen in the share of DEVELOPER.

AND WHEREAS the Developer entered into an agreement for sale of Unit No.-304 on the Third Floor of **KAMESHWAR NATH COMPLEX** with the Purchaser on the strength of the Development Agreement executed between the Owners and Developer.

AND WHEREAS all that piece and parcel of Unit No.- 304 on the Third Floor having Carpet Area-800 sq. ft. of **KAMESHWAR NATH COMPLEX**, more fully described in the Schedule below with 100 sq. ft. undivided proportionate share of land has been sold to the PURCHASER for a total consideration of Rs. 25,42,000/- (Rupees Twenty Five Lakh Forty Two Thousand) only with right to enjoy the common facilities like easement, path, pathways, staircase, etc.

A. Kumar
11/12/2018

(6)

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

That in pursuance of the aforesaid agreement and in consideration of sum of **Rs. 25,42,000/-** (Rupees Twenty Five Lakh Forty Two Thousand) only paid by the PURCHASER to the DEVELOPER, the receipt whereof the DEVELOPER hereby admit and acknowledge and acquit and discharge the PURCHASER there from and convey, assign and sale the property fully mentioned and described in the schedule below forever and from the same and every part thereof, the VENDORS hereby covenant with the PURCHASER that the VENDORS have absolute right and perfect title over the property hereby transferred and that the PURCHASER shall exercise all acts of , ownership over the Unit of the schedule below and shall enjoy the same for commercial purpose without any let or hindrance any body claims through or under the Vendor.

The VENDORS have further assured the PURCHASER that the Unit together with undivided proportionate share in land of the schedule below is free from all encumbrances, charges, claims, demands and VENDORS have not done anything that the flat of schedule below may subject to any attachment or lien of any court or person whatsoever.

The PURCHASER may along with other unit owners form a Owners Association for the proper maintenance of building and facilities therein, like electric, water supply, removing garbage and time to time repairing and whitewashing etc. and in consultation with each other frame their own rules and regulations for smooth running, working/functioning of such Association.

The VENDORS shall at all reasonable times on the request and at the cost of the PURCHASER do or execute or cause to be done and executed all such further acts, deeds, assurances, matters and things which may be reasonable required for putting the PURCHASER in possession and assuring the title of the PURCHASER according to the true meaning and intent of these presents.

A. Kumar
11/2/2018

(7)

THAT THE VENDORS DOETH COVENANT WITH THE PURCHASER AS FOLLOWS :-

- i) THAT the interest which the Vendors hereby profess to transfer subsist and the Vendors have good right, title, full power and absolute authority to sell, convey, transfer, assign and assure the property hereby granted, sold, conveyed, transferred, assigned and assured unto and to in favour of the Purchaser absolutely and forever.
- ii) AND that the Vendors have not at any time done or executed, knowingly suffered or been party or privy to any deed or document or writings whereby the property and the right and properties appurtenant thereto or any part thereof can or may be impeached encumbered or affected in title.
- iii) AND that the Vendors shall from time to time and at all times hereafter upon every reasonable requests and at the cost of the Purchaser make, do, execute and perform all such further and other lawful and reasonable acts, deeds, matters and things whatsoever for further better or more perfectly assuring and absolutely granting the said unit, and every part thereof hereby granted, and sold, unto and to the use of the Purchaser.
- iv) AND that the said Unit and rights and properties appurtenant thereto is hereby freely, clearly and absolutely, acquitted, exonerated, released forever discharged from and by the Vendors unto and in favour of the Purchaser.

A. Kumar
11/2/2018

THE PURCHASER DOETH HEREBY COVENANT WITH THE VENDORS/DEVELOPER AS FOLLOWS:-

- i) THAT the Purchaser shall observe, fulfill and perform all the covenants hereunder written and including those for the common purposes and shall regularly and punctually pay and discharge all taxes and impositions on the Unit wholly and common expenses and all other outgoings hereto ,, in accordance with the memorandum of association and the rules and regulations of the **KAMESHWAR NATH COMPLEX** Owners Associations.

(8)

- ii) AND that the Purchaser has seen and satisfied himself about the title and the workmanship and undertakes not to raise any objection or requisition in respect of title of the Unit and/or in respect of workmanship materials used, fittings and fixtures in the said Unit.
- iii) AND the purchaser will not raise any objection or requisition in respect of the other Unit of **KAMESHWAR NATH COMPLEX** sold by the Vendors and the Developer to the other purchaser.
- iv) AND that the Purchaser shall regularly and punctually pay and discharge all rates, taxes, surcharges, common expenses, maintenance charges, electricity charges, impositions and all other outgoings in respect of the Unit from the date of delivery of possession of the Unit.
- v) AND that the purchaser shall apply for and have the Unit mutated and separated and/or apportioned in his name with the Ranchi Municipal Corporation and all other bodies and/or Authorities.
- vi) AND that until such time the Unit in the building be not separately assessed and/or mutated the Purchaser shall deposit with the Maintenance Association such proportionate amount as may be required from time to time towards maintenance and management of the common parts and payment of Municipal rates and taxes,
- vii) AND that the Purchaser shall also bear and pay all other taxes and impositions as are levied or may be levied further including multistoried building tax Urban land tax, if any water tax etc. in respect of the building and the Unit proportionately.
- viii) AND that the Purchaser shall also be liable to pay the penalty, interests, costs, charges and expenses for and in respect of any of such taxes or impositions proportionately or wholly as the case may be in case the same be imposed or Charges due to the default of the Purchaser in complying with his obligations

A. Kumar
11/12/2018

(9)

hereunder concerning the payment and/or deposit of amounts towards taxes and imposition reserved hereby or otherwise the liability of such payment by the Purchaser will accord with effect from the date of delivery of possession of the Unit.

- ix) AND that Purchaser admits and undertakes that he is a member of the Maintenance Association from the deemed date of possession and shall remain a member of the Maintenance Association as long as he has and /or holds any interest in any part of the building.
- x) AND that the Purchaser hereby undertakes as a member of the Maintenance Association to do all acts, deeds, matters and things as may be necessary or expedient for the common purposes and the Purchaser undertakes that he shall co-operate with the Managing Committee of the Maintenance Association and regularly pay and discharge his share Municipal rates and taxes along with proportionate share of common expenses in accordance to the demands made by the Managing Committee of the maintenance to the demands made by the Managing Committee of the Maintenance Association.
- xi) AND that the Purchaser declares that he will transfer his rights and obligations with regard to the common purposes including the maintenance, management, control and operation of the common parts to the Maintenance Association and the latter shall henceforth be exclusively entitled to and responsible for control over and operation of the same and shall manage and maintain the same and do all acts required for the common purposes.
- xii) AND that the Purchaser and the other co-owners in the Building shall remain liable to indemnify and keep indemnified the Vendor for all liabilities due to non-fulfillment of their respective obligations hereunder.
- xiii) AND further that the Purchaser shall at his own costs and expenses keep the Unit and every part thereof, the fixtures and fittings therein, or exclusively for the Unit comprised therein, properly painted and in good repairs and in a neat and clean condition and as a decent and respectable place.

A. Kumar
11/2/2018

THE PURCHASER HEREBY COVENANTS AND WITH ALL OTHER MEMBERS OF THE MAINTENANCE ASSOCIATION AND UNDERTAKES TO DO THE FOLLOWING :-

- i) THAT the Purchaser shall not obstruct the Maintenance Association in its acts relating to common purpose.
- ii) AND that the Purchaser shall not violate any of the rules and regulations contained in the rules and regulations of the **KAMESHWAR NATH COMPLEX** Owners Association or laid down any time hereafter, in accordance thereto, in respect of the building, etc.
- iii) AND that the Purchaser shall not injure, harm, damage the common portions or any other Shop, Office or Unit in the building by making any additions or alterations or withdrawing any support or otherwise.
- iv) AND that the Purchaser shall not add or alter any outer elevation, or colour scheme of the building otherwise than in the manner as may be agreed in writing with the Managing Committee of the Maintenance Association.
- v) AND that the Purchaser shall not throw any rubbish or store any combustible goods in the common and/or in any part of the building.
- vi) AND that the Purchaser shall not do, perform, allow carriage of any obnoxious, noisy, offensive, illegal or immoral activity in the Unit.
- vii) AND that the Purchaser shall not cause any nuisance, annoyance to the co-owners and/or the occupants of the other portions of the building.
- viii) AND that the Purchaser shall not encroach upon or permit or allow the use of the approach roads, common car parking space, passages, common corridors, common terraces, open yards for keeping any articles, rubbish, debris, whatsoever and shall always ensure the same clear and usable for common purposes for which these respectively profess.

A. K. K. K.
1/12/2018

(11)

- ix) AND that the Purchaser shall not do or suffer anything to be done in or about the Unit which may cause or tend to cause any damage to any flooring or ceiling of the Flat. Unit, Office or any other portions over and/or below the Shop or on the sides adjacent to the Unit or in any manner obstruct in or prevent from the use and right of enjoyment thereof quietly and exclusively by the persons entitled thereto or of any open space, passages or amenities available from common use.
- x) AND that the Purchaser shall not make or cause to be made any additions or alterations or construction of temporary or permanent in nature in the Unit or any part thereof or put up and/or remove any brick walls.
- xi) AND that the Purchaser shall not to claim any partition or subdivision of the land or common areas and facilities and/or partition the Unit, by mets and bounds and will not change the nature and character of the building.
- xii) AND that the Purchaser shall not obstruct and/or create any hindrance or interference in use and enjoyment of all open and/or covered areas in the building and/or at the premises except the Unit sold to the Purchaser, by the Vendors and/or its specific transferees in such manner and for such, purpose as the Maintenance Association may deem fit and proper.
- xiii) AND that the Purchaser shall not raise any dispute regarding measurement and/or area of the Unit and in this regard the Purchaser has got himself satisfied.

A. Kumar
11/12/2018

MEMO OF CONSIDERATION

Rs. 25,42,000/- (Rupees Twenty Five Lakh Forty Two Thousand)
only paid by the Purchaser to the Confirming Party/Developer.

SCHEDULE - A (DESCRIPTION OF THE LAND)

ALL that piece and parcel of Land Measuring an area of 13 Kathas 02 Chhataks covered under M.S. Plot Nos- 761 corresponding to Holding Nos.-135 (old) and 998 & 999 (New) at present Holding No. 0230000101000A1 within Ward No.- II (Old) & V, Ward 23 of Ranchi Municipal Corporation, Ranchi, situated at Ranchi (North Market Road, Upper Bazar,) Revenue Thana No.- 205, Police Station - Kotwali, District - Ranchi, State-Jharkhand which is butted and bounded as follows:-

NORTH : 20 Feet Wide Road
 SOUTH : MeenaNath& other
 EAST : Abhay Bhadani.
 WEST : North Market Road

SCHEDULE -B**(DESCRIPTION OF THE UNIT to be SOLD)****SCHEDULE OF THE PROPERTY**

All that piece & parcel of **Unit No.- 304** on **3rd Floor** having **Carpet Area – 800 sq. ft.** in the building named as "**KAMESHWAR NATH COMPLEX**" along with undivided and proportionate share of land admeasuring **100 sq. ft.** out of total land as described in the Schedule - A hereinabove and **one Car Parking** together with all rights to avail all common parts, spaces, facilities, amenities, equipments and easements of the said building which shown in RED WASH in the map attached with this deed and forming part of this deed which is butted and bounded as follows:-

Location of the unit :

NORTH : Setback
 SOUTH : Unit No. 305
 EAST : Set Back.
 WEST : Passage & Office No. 303B

A. Kumar
 11/02/2018

DETAILS OF BUILDING AS FOLLOWS

1.	Whether Kuchha or pucca	:	Pucca
2.	If pucca, whether tiled or reinforced concrete	:	Reinforced concrete
3.	Number of stories	:	B+LG+G+6 Floors
4.	Carpet area of the unit/flat	:	800 sq. ft.
5.	Year of Construction	:	2011-12
6.	A brief description of the nature of sanitary, Electrical and other fitting in the building and their qualities.	:	Standard
7.	Area where the building is constructed and its use residential commercial or industrial.	:	Commercial
8.	If on rent its annual rent.	:	Not Rented
Valuation of unit/flat only for registration purpose :-			
9.	I. Value of unit/flat Carpet Area 800 sq. ft.	:	Rs. 46,72,800/-
	II. Value of undivided proportionate share of land 100 sq. ft.	:	Rs. 2,63,500/-
	TOTAL VALUE	:	Rs. 49,36,300/-
(Rupees Forty Nine Lakh Thirty Six Thousand Three Hundred) only			

Though the property is being purchased by the Purchaser worth Rs. **25,42,000/-** (Rupees Twenty Five Lakh Forty Two Thousand) only, but Govt. value of the property is worth of Rs. 49,36,300/- (Rupees Forty Nine Lakh Thirty Six Thousand Three Hundred) only.

A. Kumar
11/2/2018

CERTIFICATE

This is to certify that land do not come under Government land. The aforesaid land has not been acquired by the Government of CCI., BCCL or ECL, it is further certified that the aforesaid land is not a Tribal land. The land is free from Ceiling area and do not fall under Math. Mandir, Girja, Masjid, Sarma, Mashana, Hargari and Pahanai land.

IN WITNESS WHEREOF the attorney of the VENDORS, CONFIRMING PARTY/DEVELOPER and PURCHASER have put their hand on the date, month and year above written after fully understanding the contents of this Deed.

WITNESSES-

1. *Vijay Kumar Singh,*
No. 50 Surenders 1st Stg,
Rajew Nagar, Patna
(Bihar).

A. Kumar
10/1/12

SIGNATURE OF THE ATTORNEY
OF THE VENDORS

2. *Chandrashekhar Kumar*
S/o Late Bishwanath Singh
Rajeev Mega Park

A. Kumar

SIGNATURE OF CONFIRMING

PARTY/DEVELOPER

3. *Niraj Kumar*
S/o Late S.D.N. Singh,
Rajiv Nagar, Patna,
Bihar

4.

CERTIFICATE

This is to certify that land do not come under Government land. The aforesaid land has not been acquired by the Government of CCI., BCCL or ECL, it is further certified that the aforesaid land is not a Tribal land. The land is free from Ceiling area and do not fall under Math. Mandir, Girja, Masjid, Sarna, Mashana. Hargari and Pahanai land.

IN WITNESS WHEREOF the attorney of the VENDORS, CONFIRMING PARTY/DEVELOPER and PURCHASER have put their hand on the date, month and year above written after fully understanding the contents of this Deed.

WITNESSES-

1. Vinay Kumar Singh,
No. 108 Surender Singh,
Rajeev Nagar, Patna,
(Bihar).

A. Kumar
10/10/19

SIGNATURE OF THE ATTORNEY
OF THE VENDORS

2. Chandrashekhar Kumar
S/o Late Bishwanath Singh
Rajeev Nagar Patna

A. Kumar
10/10/19

SIGNATURE OF CONFIRMING
PARTY/DEVELOPER

3. Niraj Kumar
S/o Late S.D.N. Singh,
Rajiv Nagar, Patna,
Bihar

4.

CERTIFICATE

It is certified that the land mentioned in the Schedule does not come under the Government land. The aforesaid land has not been acquired by the any Government for C.C.L., B.C.C.L., H.E.C. or E.C.L.. It is further certified that the said land is not a Schedule Tribes Land or Forest Land and free from CNT Act and do not fall under the land of Math, Mandir, Girja, Masjid, Gurudwara, Hargari, Sarna, or Pahnai.

IN WITNESS WHEREOF the VENDORS through their constituted attorney have put their signatures to these presents at Ranchi on the date, month and year first above written.

WITNESS :

1.

Rungy Rajpadasri
S/O SHRI AMAR NATH SINHA
602. K. N. Complex
UPPER BAZZAR, RANCHI
11/12/2018

A. Kumar ✓
11/12/2018

VENDORS

(Through constituted attorney)

2.

Laxmi Rajpadasri
Dhote
8' into Market road
Upper Bazar Ranchi.

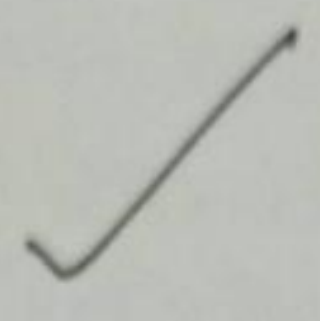
A. Kumar ✓
11/12/2018

CONFIRMING PARTY

3. Anand Nath Sinha
S/O Late Karaneshwar Nath
F. No 602. K. N. Complex

Finger Impression of left Hand, Photograph & Signature of the
PURCHASER

Sumenthi Devi
11/12/2018



Little	Ring	Middle	Index	Thumb

Certified that all the finger prints of left hand of the each person whose photographs are affixed in the documents have been taken in my presence.

MK Singh Adv 11/12/2018

Typed and Composed by :-
Suresh S. P.
(Krishna Computers)

Manoj Kumar Singh
Advocate
Civil Court, Ranchi
E.No. 58/2001

Drafted by
MK Singh Adv
11/12/2018
Manoj Kumar Singh
Advocate
Civil Court, Ranchi
E.No. - 58/2001



शपथ-पत्र

मैं, सुमन्ती देवी पति-श्री अशोक कुमार, स्थायी निवास स्थान-एल०सी०टी० घाट, पश्चिमी, मैनपुरा, पटना-800001, वर्तमान निवास स्थान-यूनिट नं०-304, कामेश्वर नाथ कॉम्पलेक्स, नार्थ मार्केट रोड, अपर बाजार, थाना-कोतवाली, जिला-राँची, राज्य-झारखण्ड शपथपूर्वक घोषणा करती हूँ कि निम्नलिखित बातें मेरी जानकारी में सत्य एवं सही हैं :-

- 1) यह कि मैंने मौजा-राँची (नार्थ मार्केट रोड), थाना-कोतवाली, थाना नं०-205, जिला-राँची के अन्तर्गत एक यूनियन/फ्लैट का निबंधन करा रही हूँ।
- 2) यह कि राजस्व निबंधन एवं भूमि सुधार विभाग, झारखण्ड के अधिसूचना संचिका सं०-13/नि०वि० (महिला शुल्क विमुक्ति)-13/2017 दिनांक के तहत विक्रय विलेख पर मुद्रांक शुल्क एवं निबंधन शुल्क पर पूर्ण विमुक्ति दी गई है।
- 3) यह कि मैं महिला हूँ एवं मैंने इस निबंधन के पूर्व में इस छुट का कोई उपभोग नहीं किया है और न भविष्य में करूंगी।
- 4) यह कि उपरोक्त सभी बातें मेरी जानकारी में सही एवं सत्य है। गलत पाये जाने पर उसकी पूर्ण जवाबदेही मेरी होगी।

यह शपथ-पत्र मैंने नोटरी पब्लिक, राँची के समक्ष दिनांक 30/11/2018 को निष्पादन किया।

30 NOV 2018

30/11/2018

उपरोक्त शपथ-पत्र जिनकी पहचान
..... Manoj Kumar Singh अधिवक्ता,
राँची ने किया, जो शपथकर्ता के
जानकारी में सत्य एवं सही है।

Sumentidevi

शपथकर्ता का हस्ताक्षर
पहचानकर्ता

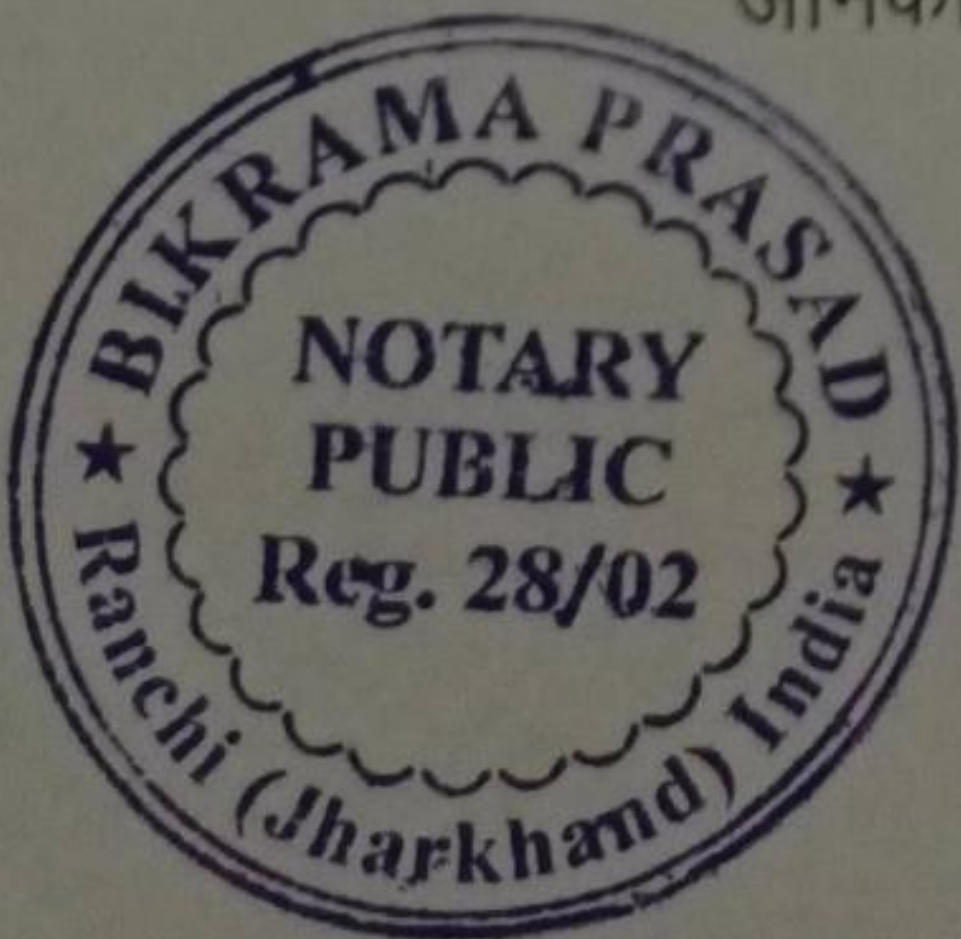
MK Singh

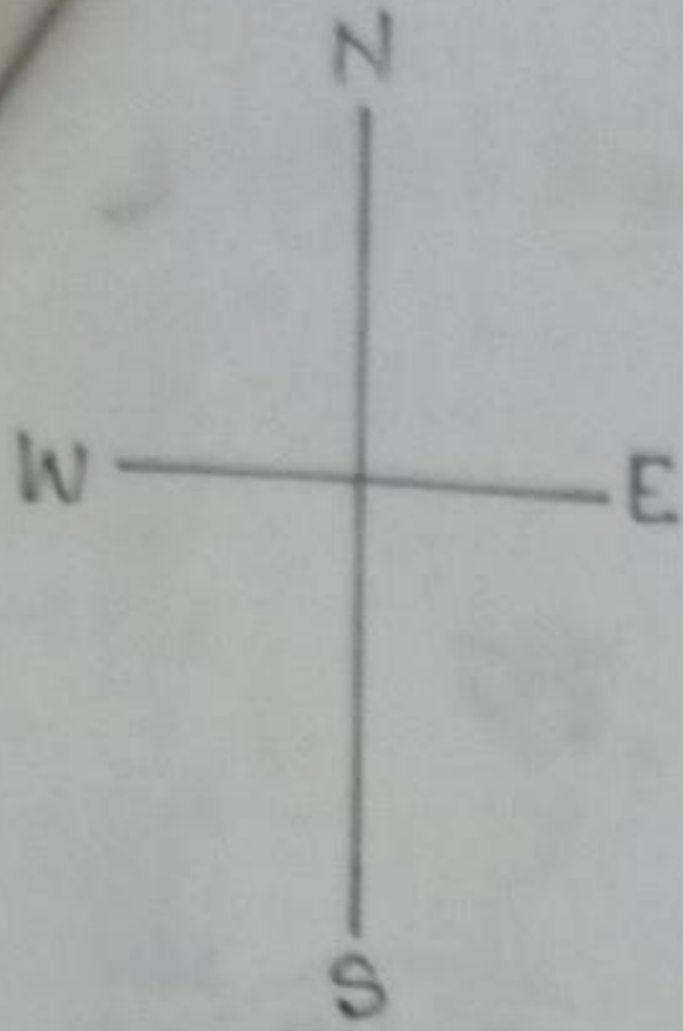
अधिवक्ता

30/11/2018

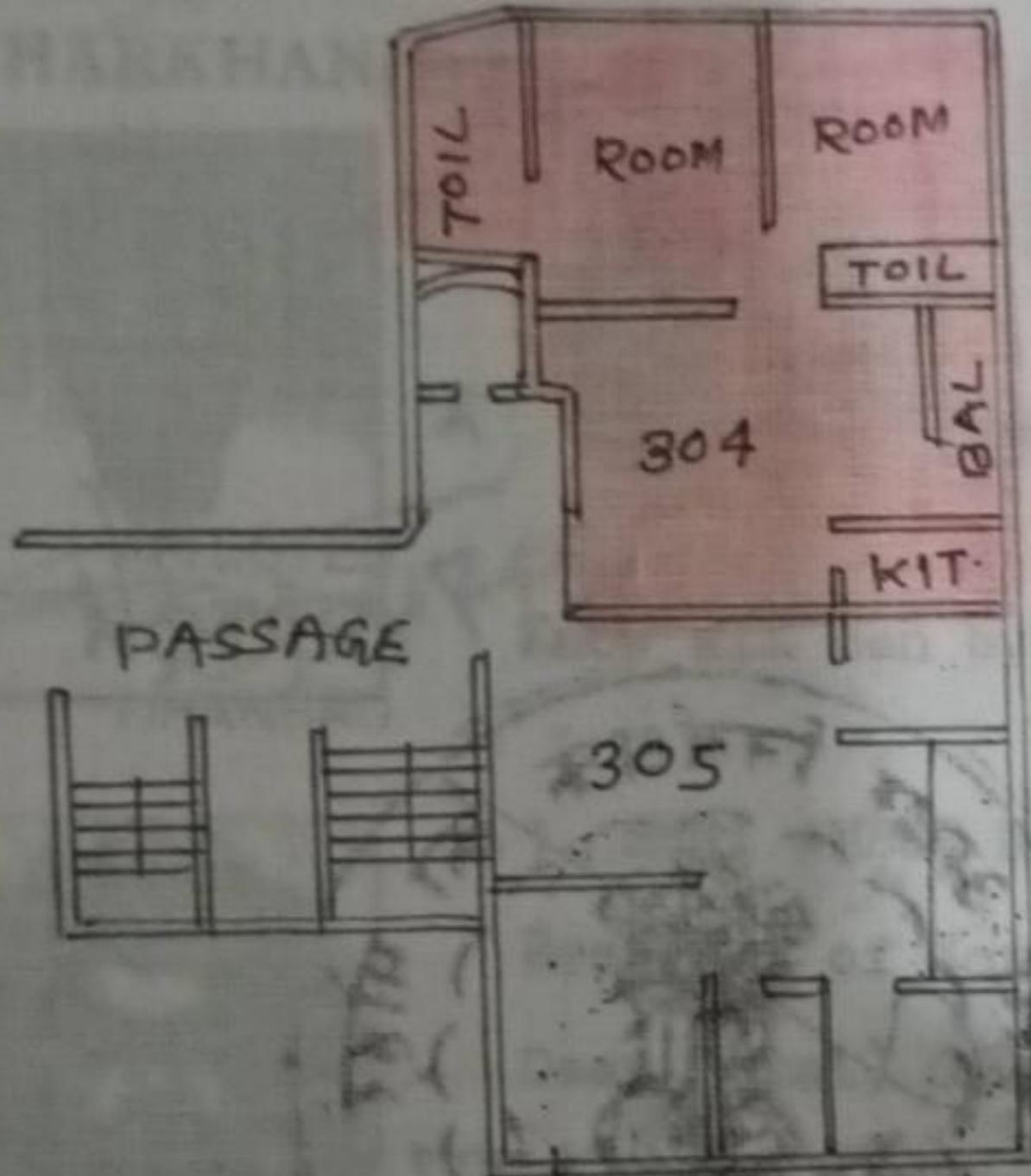
नोटरी पब्लिक, राँची।

NOTARY PUBLIC, RANCHI





"KAMESHWAR NATH COMPLEX"
 UNIT NO 304 3RD FLOOR
 AREA- 800 SQFT
 VILLAGE- RANCHI
 THANA NO. 205
 M.S. PLOT NO. 761
 WARD NO. 23



A. Kumar
 1/12/2018



041551
 25/12/18
 Always for Justice
 25.6.12

... SRINIVASARISHI and SRINIVASARISHI, RIYADARSHI,
 both sons of Sri Anandash Sinha, Resident of North
 Market Road, Upper Binar, (Near Deep Hotel) Gaushala
 Chowk, P.S. Ichalki, Distt. Ranchi, (Jharkhand and)
 presently residing at Officers Colony, Raibada, both
 by Caste Kayastha, by occupation lawyer and Private
 Service respectively.

A. Kumar 1/12/2018

भारतीय गैर न्यायिक
भारत INDIA

₹ 500



FIVE HUNDRED
RUPEES

Rs. 500

INDIA NON JUDICIAL



रुपये

JHARKHAND

B. DM 1551

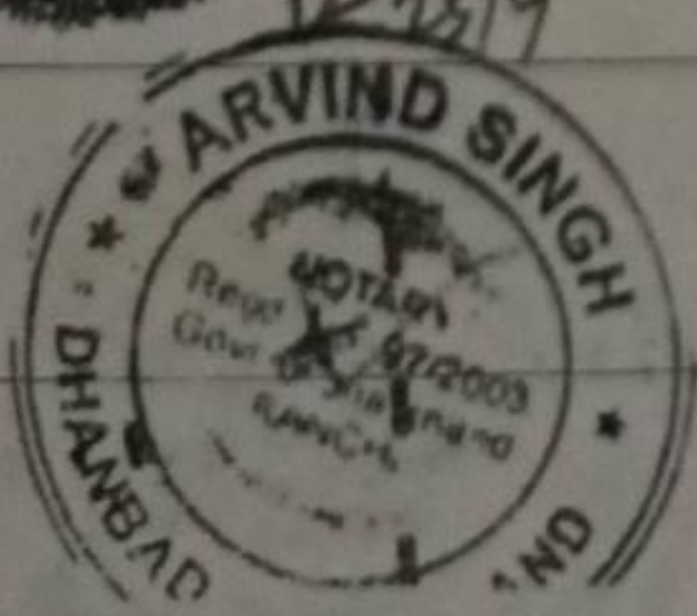


POWER OF ATTORNEY.

Know all men by this deed that We :- 25.04.15

1. SHRI AMBUJ KIN NATH, S/O late Kameshwar Nath, Resident of North Market Road, Upper Bazar, (Near Deep Hotel) Gausala Chowk, P.S.Kotwali, District Ranchi. (Jharkhand) presently residing at Officer's Colony, Dhanbad, By Caste Kayastha, Occupation Judicial Service.

2. SRI GAURAV PRIYADARSHI and SRI ANURAG PRIYADARSHI, both sons of Sri Amarnath Sinha, Resident of North Market Road, Upper Bazar, (Near Deep Hotel) Gausala Chowk, P.S. Kotwali, Distt. Ranchi. (Jharkhand) presently residing at Officers Colony, Dhanbad, both by Caste Kayastha, by occupation lawyer and Private Service respectively.



.... 2

A. Kumar 1/22/2008

: 2 :

25.10.15
Ramesh Prasad
Ganesh Prasad
25.10.15

hereby appoint SRI ASHOK KUMAR, son of Raj Narayan Rai, Resident of West Mainpura (in front of M.H.S. High School) L.C.T. Ghat, P.S. Patliputra, Distt, Patna, (Bihar) as our constituted attorney in our name and on behalf of ours to execute or do any of the acts or things hereinafter. The execution of sale deed or any other transection or acts, or deeds shall be carried out by the Constituted attorneys jointly, not individually from today onwards.

Handwritten signature

This Power of Attorney puts moratorium rather renders infructuous the Previous Power of Attorney, if any.

1. TO, execute the sale deed in respect of the multistoried residential/commercial building (KAMESHWAR NATH COMPLEX) situated at M.S. Plot No - 761,762, Holding No - 998. 999, Old Ward No. V, New Ward No -VII. Area - 13 Katha -2 Chhatik. P.S. Kotwali, District Ranchi. (Jharkhand).

2. TO; appear before all courts of law, all the authorities of the State as also all the authorities of local bodies such as Municipal Corporation, Ranchi Regional Development Authority etc. for and on our behalf.

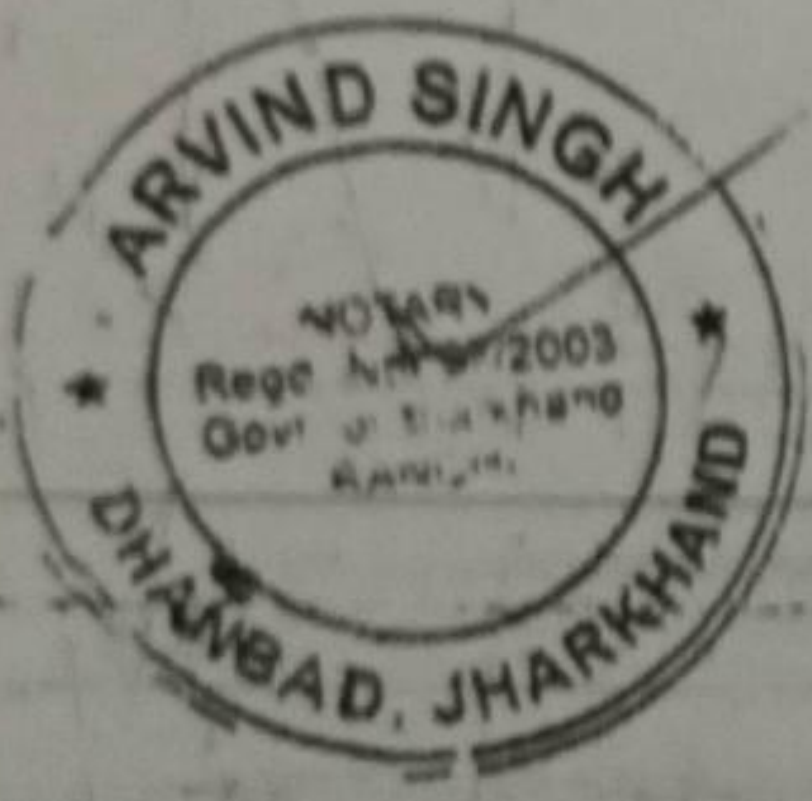


A. Kumar 1/12/2018

141
 Arvind Singh
 25.4.15
 Praveen Prasad
 25.4.15

Schedule of the Property for which Power
 is given.

Floor	Flat/Shop/Office No.	S.B.U. Area. (Built Up Area)
Lower Ground	No. 7. to 11.	1480 sq- ft.
Ground floor	No. 1. to 6.	1680 sq- ft.
1st floor	No. 1. to 5 th	1545 sq- ft.
		4705 sq- ft.
3rd floor	Office/Unit No. 301 to 305	5150 sq- ft.
4th floor	Unit/Flat No. 401 to 404	5750 sq- ft.
5th floor	Unit/Flat No. 501 & 503.	3255 sq- ft.
		9005 sq- ft.



IN WITNESS WHEREOF, We, the executants of this
 Power of Attorney have signed this at Dhanbad
 on dated;

Arvind Singh
 25.4.15

Witnesses :-

Signature of Constituted Attorney.

Arvind Singh
 25.04.2015

Arvind Singh
 25.4.15

NOTARY
 Dhanbad
 Arvind Singh
 25.4.15

JHARKHAND HIGH COURT
RANCHI



Name : Mr. AMBUJ NATH

Designation : Registrar (Administration)

Date Of Issue : 15-01-2011

[Handwritten Signature]
Holder's signature

[Handwritten Signature]
Registrar General

[Handwritten Signature]

Identity Card No. 921

Address : Staff Qtr. No. - 15, Near Central School,
Doranda, Ranchi - 02

Tel No : 0651-2482672 (O)
9431101467 (M)

Blood Group : B-^{ve}

Ministry of Law
Jharkhand High Court, Ranchi

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ANURAG PRIYADARSHI
AMARNATH NATH SINHA

26/04/1987

Permanent Account Number
BIGPP2316H


Signature



Anurag Priyadarshi
25.04.15

CP

DHANBAD BAR ASSOCIATION
CIVIL COURT, DHANBAD (JHARKHAND) 826004
MEMBERSHIP CARD OF ADVOCATE



NAME : MD. HARUN RASHID
SO : MD. BADRUDDIN
D.O.B. : 11/08/1973
ENRL No. : 4561/2005
DT. OF JOINING : 06/02/2006
MEMBERSHIP CARD No. : M II - 228

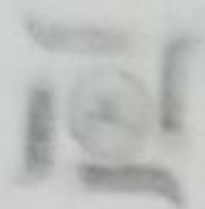
ADDRESS : Courtind Building Campus,
Dhanbad

PHONE No. :
MOBILE No. : 9833365750
BLOOD GROUP : AB +ve

[Signature]
President

[Signature]
Secretary

Md. Harun Rashid
Adv.
25/4/15



निबंधन विभाग, झारखंड
धनबाद

जांच एच-सह घोषणा पत्र (नियम 114)

Token No. 18

Token Date/Time: 25/04/2015 15:21

Document Type

Presenter Name & Address

Power of Attorney

Presenter

Ambuj Nath

North Market Road, Upper Bazar, Gausala Chowk, Ps- Kotwali, Ranchi, A/P - Civil Court, Dhanbad

Date of Entry

25/04/2015

Stampable Doc. Value

0

Document Transaction Value

0

Special Type

Remarks / Other Details

Property Details:

DOE

Stamp Value 500

Serial No. 0

Old Serial No. /

App. ID

Total Pages

2/6

Book

1/1

CN O/PNO

e-S stamp Cert. No.

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
--------	--------	---------	-------	---------	---------	-----------	------	----------	------	------------

Other Property Details:

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

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	UID	Address
1	PRINCIPLE	Ambuj Nath	Late Kameshwar Nath	Judicial Service	General			North Market Road, Upper Bazar, Gausala Chowk, Ps- Kotwali, Ranchi, A/P - Civil Court, Dhanbad
2	PRINCIPLE	Gaurav Priyadarshi	Amarnath Sinha	Advocate	General			North Market Road, Upper Bazar, Gausala Chowk, Ps- Kotwali, Ranchi
3	PRINCIPLE	Anurag Priyadarshi	Amarnath Sinha	Advocate	General			North Market Road, Upper Bazar, Gausala Chowk, Ps- Kotwali, Ranchi
4	ATTORNEY	Ashok Kumar	Raj Narayan Rai	Business	General			West Mainpura (In Front Of M.H.S. High School), L.C.T Ghat, Ps- Patliputra, Patna (Bihar)
5	Identifier	Md. Harun Rashid	Md. Badrudin	Advocate	General			Combind Building Campus, Dhanbad
6	Witness1	Arun Kumar Sharma	Ram Niwas Sharma	Advocate	General			Ranchi

Fee Details:

SN	Description	Amount	CHC	Net Amount
1	E	1,000.00	10.00	1,010.00
2	SP	390.00	0.00	390.00
Total		1,390.00	10.00	1,400.00

उपर्युक्त प्रविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

निबंधन एवं सारांश में इंप्रूट फार्म के अनुरूप डाटा इंद्रि की गई है।

दस्तावेज लेखक का हस्ताक्षर

प्रस्तुत कृत बना हस्ताक्षर

डाटा इंद्रि और प्रेर बना हस्ताक्षर

उपर्युक्त
न्योफार किया
जिसकी
परधान
नियामी

अम्बुज नाथ 2) गौरव प्रियदर्शी
3) अनुराग प्रियदर्शी

मो. हारुन रशीद

पिता

मो. बदरु डी. ७











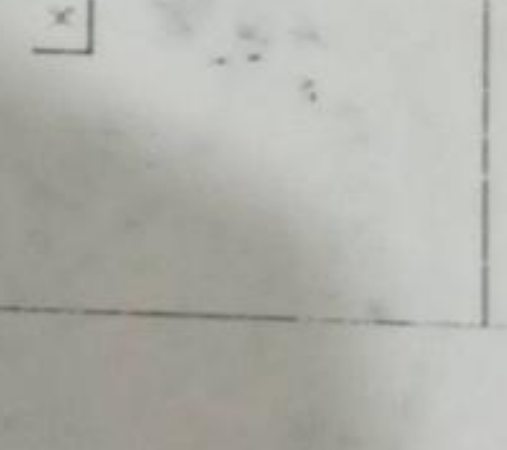
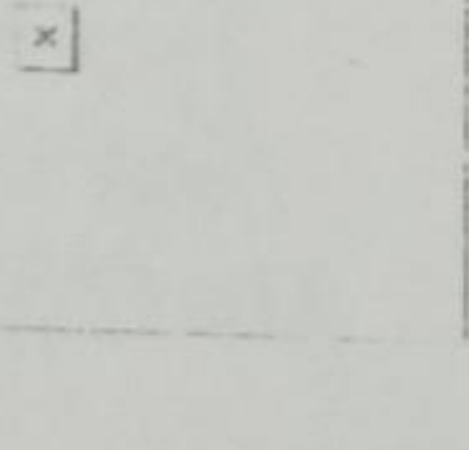
कम्बाइड बिल्डिंग कैम्पस, धनबाद

अधीपता

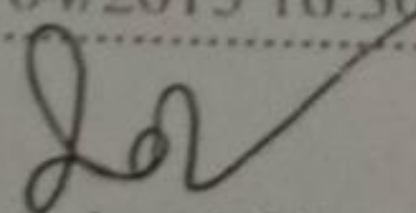
निबंधन पदाधिकारी का हस्ताक्षर

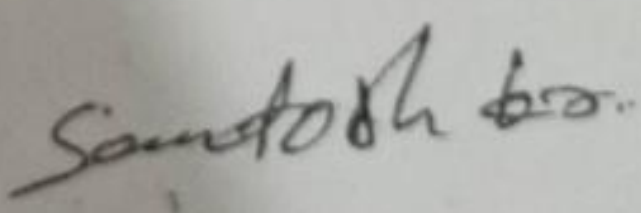
निबंधन विभाग, झारखंड
धनबाद

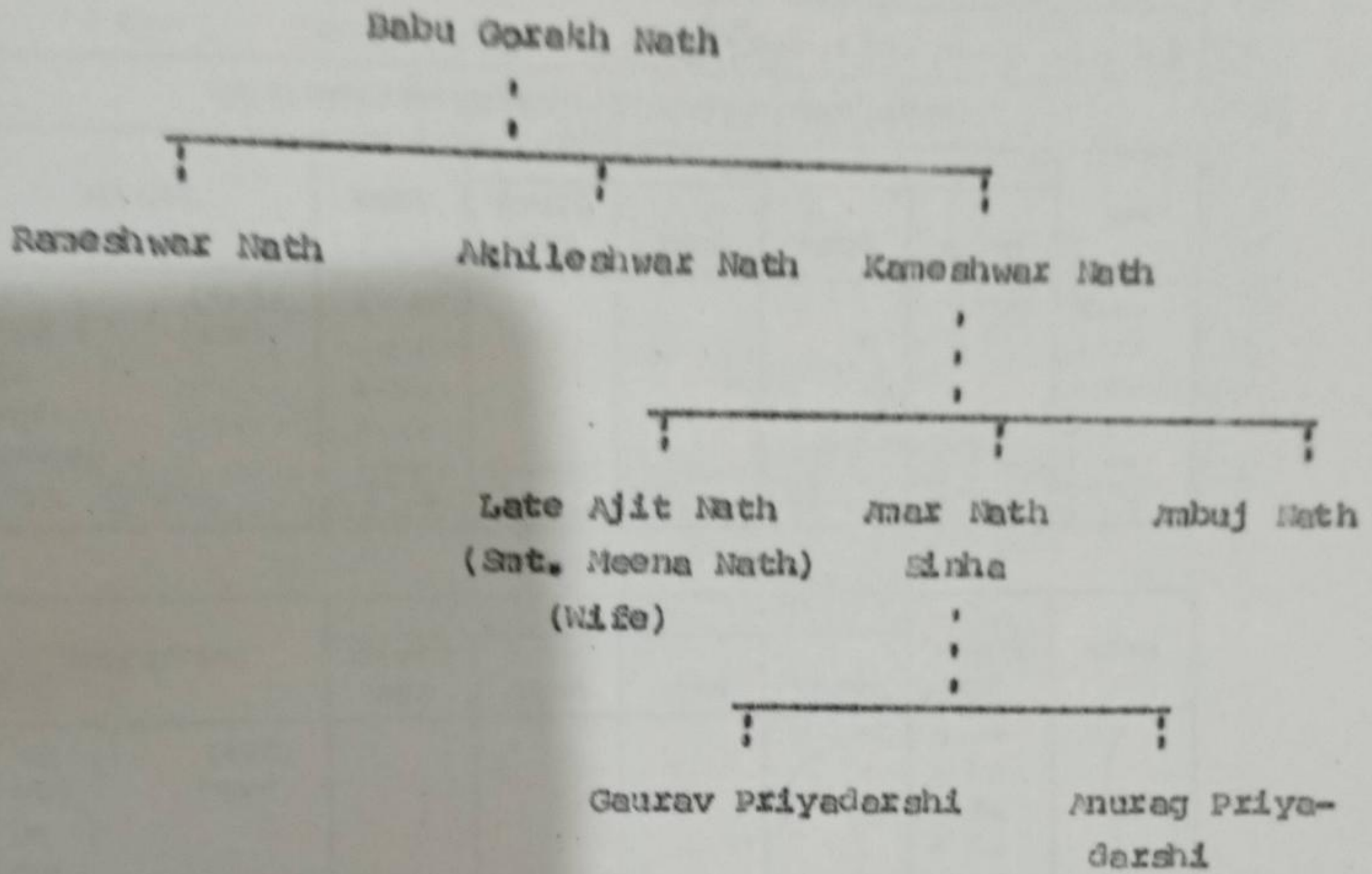
Token No. 18 Token Date: 25/04/2015 15:21:15
Serial/Deed No./Year : 3758/531/2015
Deed Type: Power of Attorney

SN	Party Details	Photo	Thumb
1	Ambuj Nath Father/Husband Name: Late Kameshwar Nath (PRINCIPLE) North Market Roar, Upper Bazar, Gausala Chowk, Ps- Kotwali, Ranchi, A/P - Civil Court, Dhanbad		
2	Gaurav Priyadarshi Father/Husband Name: Amarnath Sinha (PRINCIPLE) North Market Roar, Upper Bazar, Gausala Chowk, Ps- Kotwali, Ranchi		
3	Anurag Priyadarshi Father/Husband Name: Amarnath Sinha (PRINCIPLE) North Market Roar, Upper Bazar, Gausala Chowk, Ps- Kotwali, Ranchi		
4	Ashok Kumar Father/Husband Name: Raj Narayan Rai (ATTORNEY) West Mainpura (In Front Of M.H.S. High School), L.C.T.Ghat, Ps- Patliputra, Patna (Bihar)		
5	Md. Harun Rashid Father/Husband Name: Md. Badrudin (Identifier) Combind Building Campus, Dhanbad		
6	Arun Kumar Sharma Father/Husband Name: Ram Niwas Sharma (Witness I) Ranchi		

Book No. IV
Volume 19
Page 325 To 350
Deed No 3758/531
Year 2015
Date 25/04/2015 16:30:48


Registering Officer


Signature of Operator



निकिता देवी
 पार्षद, वार्ड नं०-23
 राँची नगर निगम, राँची
 निकिता देवी
 25/05/2016

A. Kumar

नाम मालगुजारी
नाम सर्कल। नाम मौजा भय
धाना वो धाना नम्बर

V

फरद मालकी/ फरद रैयती
नाम रैयत मय वलदियत जमाबन्दी
वो सकुनत नम्बर।

2130489

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श.स. २०५ १) अनाज २) अकुज ३) मीना ४) लोकेण ५) मीना

अराजी नकदी अराजी भावली ५/० अतील तहसील हिसाब लगान भावली 115/५४
17/५/६१ दा.का. ५१५/५५ 2335 २५/११/१२ एवं दिनांक 22.६.११

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

मांग बाबत	सालाना	बकाया				हाल 11-12
		तीन वर्ष से ज्यादा	३रा वर्ष	२रा वर्ष	१ला वर्ष	
माल (नकदी)	5.00					5.00
गुजारी (भावली)	1.25					1.25
सस	2.50					2.50
*सूद	2.50					2.50
मुतफरकात	1.00					1.00
मोजान	12.25					12.25

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा 11.६/११	फाजिल
	तीन वर्ष से ज्यादा	३रा वर्ष	२रा वर्ष	१ला वर्ष		
माल (नकदी)					5.00	12.25
गुजारी (भावली)					1.25	
सस					2.50	
*सूद					2.50	
मुतफरकात					1.00	
मोजान अदायकारी					12.25	

- (१) मोजान कुल (लफजों में) १२.२५
- (२) नाम देहिन्दा—
- (३) कुल बकाया—

दस्तखत वो तारीख अमृला तहसील कुनिन्दा
2/1/11

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

A. Kumar

Schedule VI - (N.S.) Form No 1.

Ward No. II

Sheet No.

RANCHI MUNICIPAL CORPORATION

Block No. 2

Block No.

KHARSA



No. 40

Block No. 2

Plot No.	Plot Name	Street	Owner	Occupier	Description	Total Area	Plinth Area	Remarks
----------	-----------	--------	-------	----------	-------------	------------	-------------	---------

1	2	3	4	5	6	7	8	9
---	---	---	---	---	---	---	---	---

669 125

श्री श्री 205

श्री श्री 205

पञ्चकन थि
श्री श्री 205

0-283

301551

669 -

श्री श्री 205

श्री श्री 205

2144

0046

914011

प्रतिनिधिक
श्री श्री 205

रामचन्द्र
श्री श्री 205

श्री श्री 205
श्री श्री 205

Record finally framed and published under Section 10 (1) of the Bihar Municipal Survey Act, Act I of 1920 On the 25th Sept. 1929

Sr. W. Houton
Superintendent of Survey

A. Kumar 11/12/28

RANCHI MUNICIPAL CORPORATION, RANCHI

HOLDING TAX RECEIPT

Receipt No. 2326032018033056

Department / Section : Revenue Section
Account Description : Holding Tax & Others

Date : 26-03-2018

Ward No : 23

New Ward No. : 20

Holding No : 0230000101000A1

Received From Shri / Smt. SUMANTI DEVI W/O ASHOK KUMAR

Address : KAMESHWAR NATH COMPLEX, NORTH MARKET ROAD, UPPER BAZAR, RANCHI, UNIT NO 304, 3RD FLOOR

A Sum of Rs. 2983.00 (in words) Two Thousand Nine Hundred Eighty Three Rupees Only

towards Holding Tax & Others vide Cash/Cheque/DD/Online/Bankers Cheque No _____

Dated _____ Drawn on _____

Place Of The Bank. _____

This is a computer-generated receipt and it does not require a signature.

N.B. Online Payment/Cheque/Draft/ Bankers Cheque are Subject to realisation

HOLDING TAX DETAILS

Code of Amount	Account Description	Period	Amount
1100100A	Holding Tax Arrear		
1100100C	Holding Tax Current	2017-2018 I - 2017-2018 IV	3139.48
1100200A	Water Tax Arrear		
1100200C	Water Tax Current	2017-2018 I - 2017-2018 IV	0.00
1100400A	Conservancy Tax / Latrine Tax Arrear		
1100400C	Conservancy Tax / Latrine Tax Current	2017-2018 I - 2017-2018 IV	0.00
1100500	Lighting Tax		
1105201	Education Cess	2017-2018 I - 2017-2018 IV	0.00
1105203	Health Cess	2017-2018 I - 2017-2018 IV	0.00
1718002	Interest on Holding Tax Receivable		0.00
		Total	3139.00
		Rebate on Current Demand	156.97
		Amount Received	2983.00

For Details Please Visit : www.ranchimunicipal.com
OR Call us at 18001212241 or 0651-7145511In Collaboration with
Sparrow Softech Pvt. Ltd.
H-117, Harmu Housing Colony,
Sahjanand Chowk, Harmu Road,
Ranchi - 834002A. Kumar
19/2/2018

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

November 24, 2018

भाग वर्तमान	20	पृष्ठ संख्या	115
प्लॉट का नाम	रोडी अनुमति नाम	सदर	अंचल का नाम
प्लॉट का नाम	रोडी होल्डिंग संख्या	I-II तक	तौजी संख्या
			शहर
			हलका का नाम
			हलका-02
			इस्टेट का नाम
			प्लॉट का प्रकार
			0
			धाना नम्बर
			205
			—

अपराजित को अनुमति एवं कामेश्वर नाथ मीना नाथ ,
अजीत नाथ , पिला-म्व कामेश्वर नाथ, जति- _____

प्लॉट नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	जमान	सेस
	MS 761 762	16 कठो छ. 50 वर्गफीट	ट= छा= वाट संख्या 2335 R27/11-12	5	7.25
	कुल परिमाण	16 कठो छ. 520 वर्गफीट			

तारीख	प्राप्ति पर संख्या	साल से	साल तक	लागत बकाया	लागत चानू साल	रोड सेस बकाया	रोड सेस चानू साल	शिक्षा सेस बकाया	शिक्षा सेस चानू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चानू साल	कृषि सेस बकाया	कृषि सेस चानू साल
02/07/2011	2130489	2011	2012	0	5	0	1.25	0	2.5	0	2.5	0	1

List Of Mutation Cases on the above transaction in Register-II Mutation Cases Not Found !!

List Of Case Status Details

Home BACK

यह एक कम्प्यूटर जनित प्रति
यह पत्र केवल प्राची की जानकारी के लिए है
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

A. Verma
11/24/2018

Original

राष्ट्रीय क्षेत्रीय विकास प्राधिकार, राणा
भवन प्लान वाद संख्या 704/09 की
स्वीकृति के क्रम में अनुज्ञा पत्र

कारखाने क्षेत्रीय विकास प्राधिकार अधिनियम 2001 की धारा 37 एवं अस्तित्व भवन उपनियम के अंतर्गत प्रस्तावित भवन निर्माण / अस्तित्व भवन से परिवर्धन / परिवर्तन के तथ्यों से निम्नलिखित शर्तों के साथ स्वीकृति दी जाती है :-

- (1) निर्माण कार्य प्रारम्भ करने के क्रम से कम 15 (पन्द्रह) दिनों के पहले विहित प्रपत्र में सचिव को सूचित करेंगे।
- (2) निर्माण कार्य की समाप्ति पर प्राधिकार के संजीकृत अभियंता / वास्तुकार / सुपरवाइजर द्वारा विहित-प्रपत्र में प्रमाण-पत्र देवे, जिसके तत्पश्चात् पर्यवेक्षण के कार्य किया गया है।
- (3) रोड विस्तार हेतु छोड़ी गई भूमि पट्टी / पट्टियों को छोड़कर ही धातुरीवादीका निर्माण करना होगा।
- (4) स्वीकृत भवन प्लान में दर्शाई गयी रोड चौड़ीकरण हेतु छोड़ी गयी भूमि निःशुल्क सरकार / प्राधिकार को रोड विस्तार, विकास हेतु उपलब्ध कराएंगे।
- (5) भवनों की स्वीकृति पात्र तीन वर्षों के लिए वैध रहेगी। उसके उपरान्त नियमानुसार अनुज्ञा का पुनर्मान्यन कराना अनिवार्य होगा।
- (6) स्वीकृत भवनों से विपक्षित मान्य नहीं होगा।
- (7) अस्तित्व प्लान की स्वीकृति के उपरान्त प्रमाणित होगा कि आवेदन के द्वारा भवन से स्वीकृति प्राप्त की है तो कारखाने क्षेत्रीय विकास प्राधिकार अधिनियम की धारा 38 के अन्तर्गत भवन प्लान की स्वीकृति रद्द कर दी जायेगी।
- (8) अन्य कोई शर्तें •

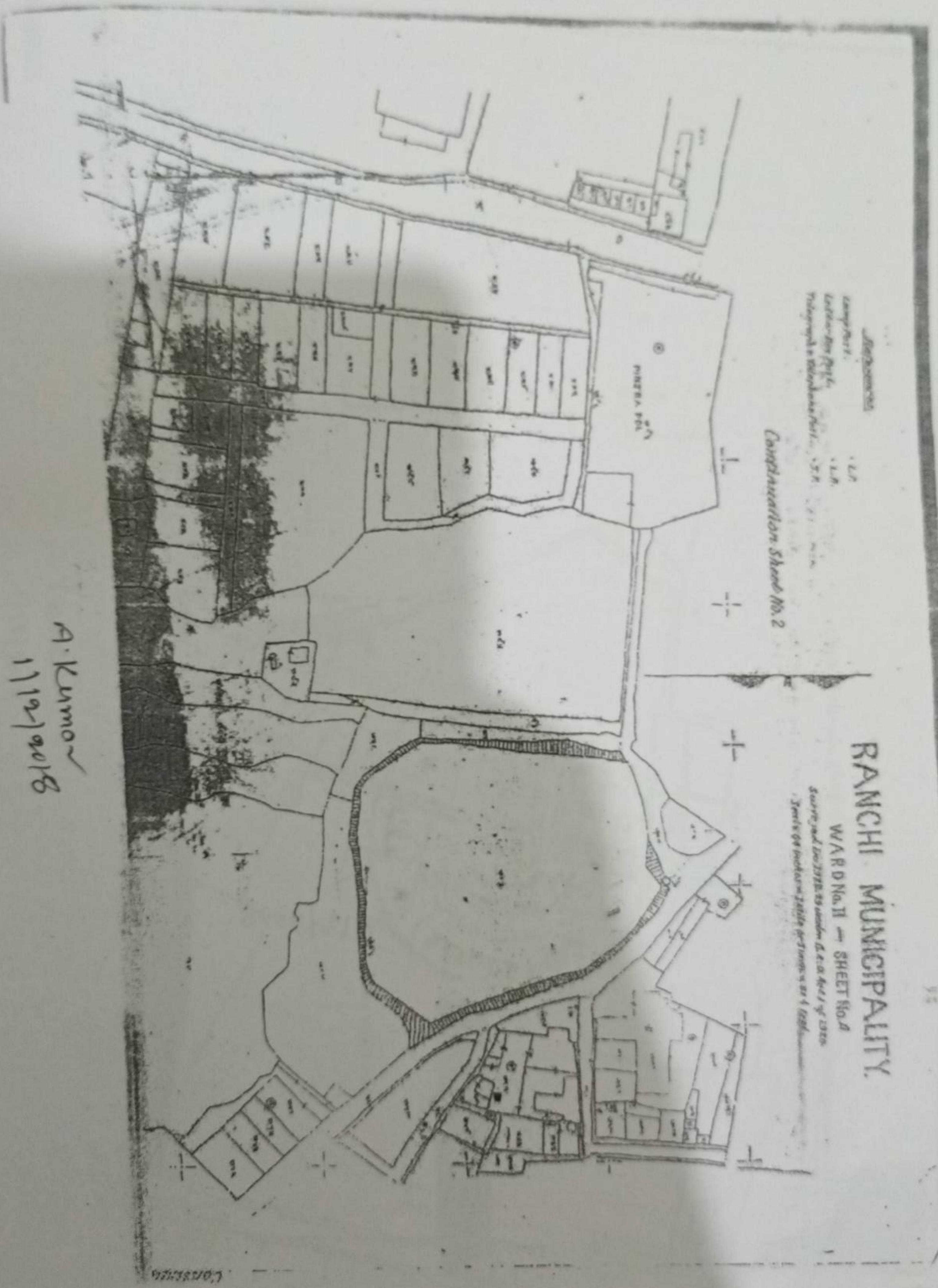
कारखाने के अधिकारी

उपरोक्त शर्तों पर

निर्माण प्राधिकारी
राष्ट्रीय क्षेत्रीय विकास प्राधिकार

राणा
704/09

A. Kumar
11/2/2018



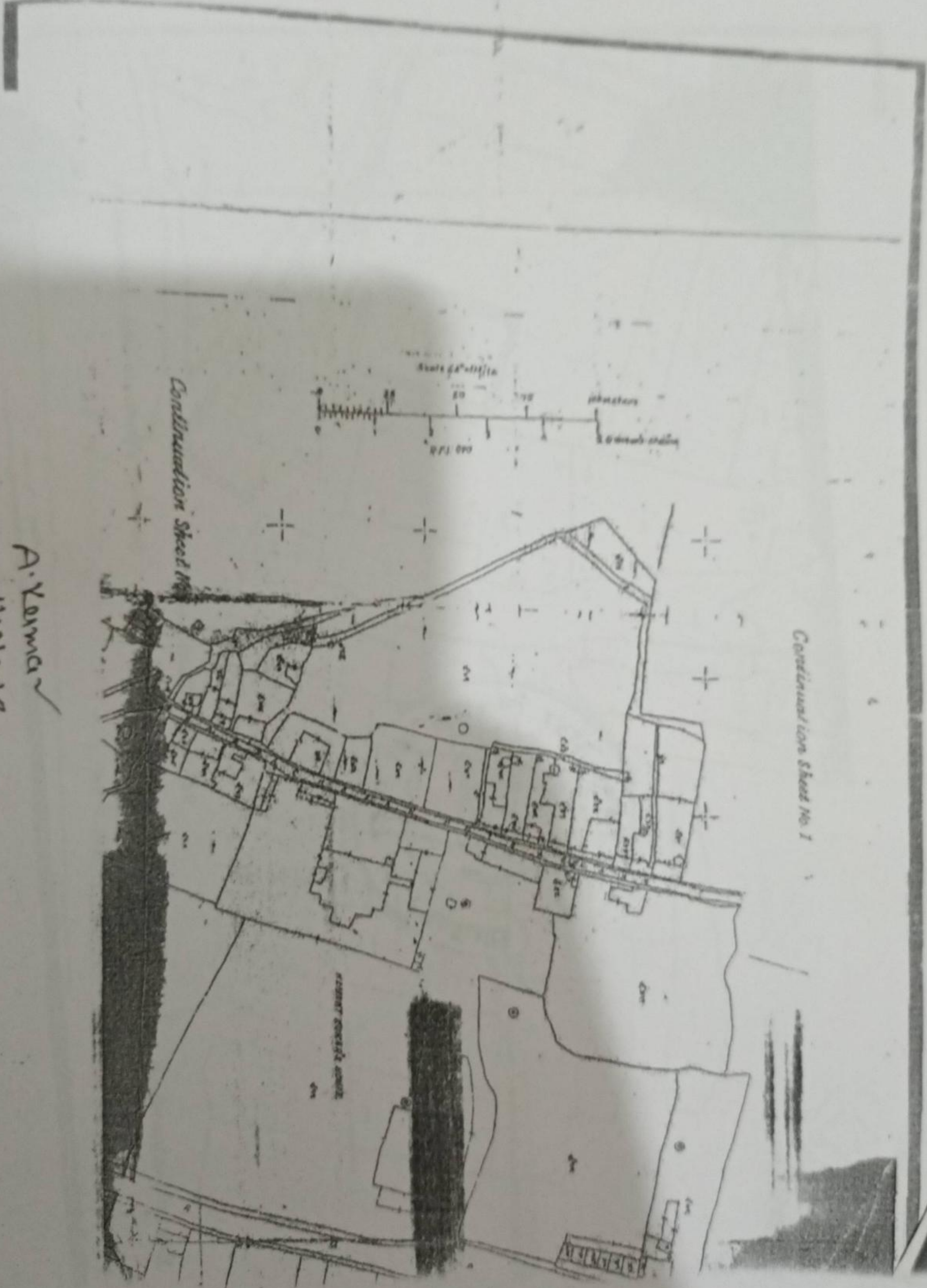
Requirements
 1. L.R.
 2. L.H.
 3. S.R.
 4. N.M.

Consolidation Sheet No. 2

RANCHI MUNICIPALITY.

WARD No. II - SHEET No. A
 Surveyed by J.T.D. on 25/10/1978 & A.O. No. 1 of 1978
 Scaled to Indian Field by 1/1000 on 22/1/1980

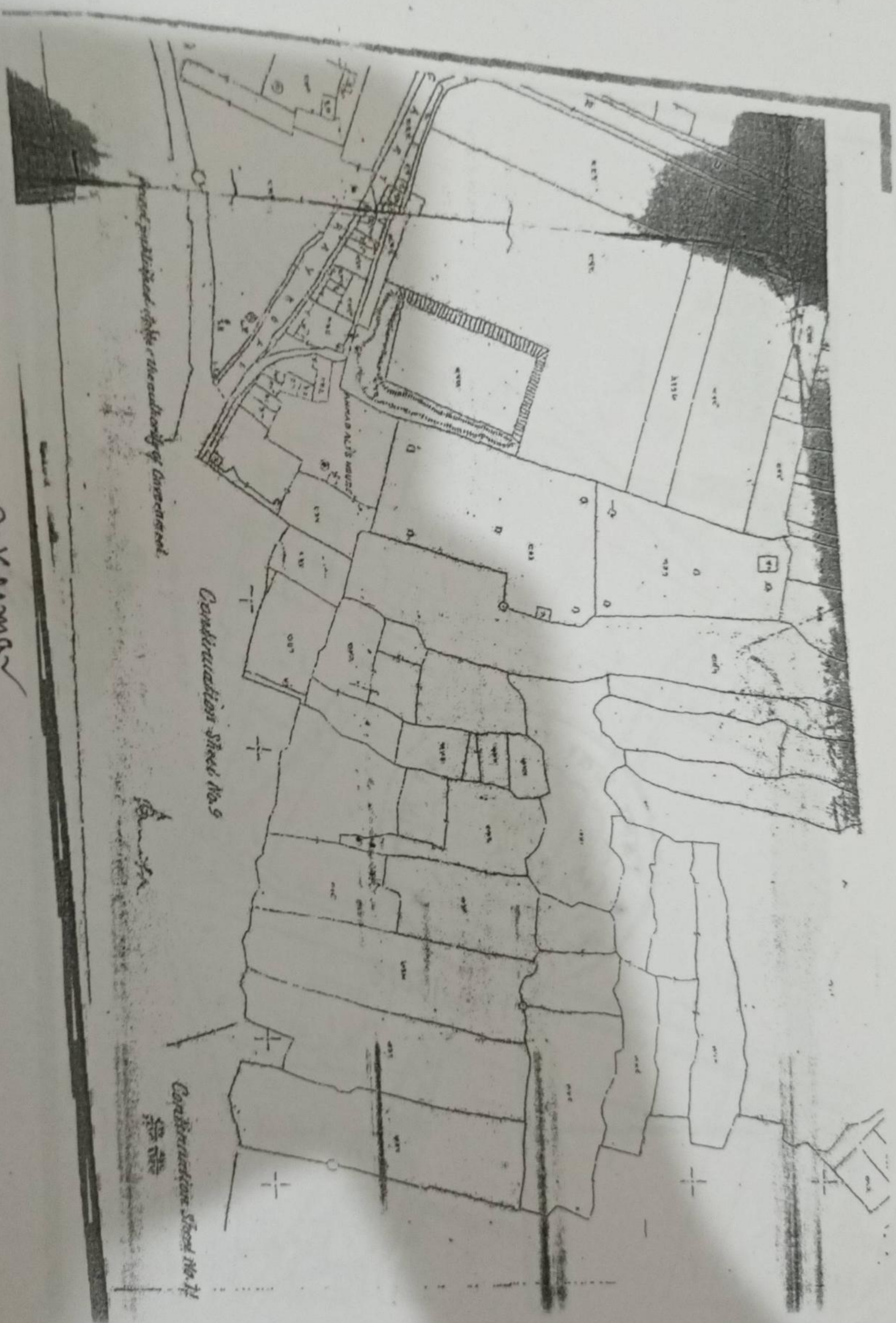
A. K. Ramo
 11/02/2018



Continuation Sheet No. 1

Continuation Sheet No. 1

A. YERMA ✓
11249018



General subdivision of the city of Cincinnati

Construction Sheet No. 9

Construction Sheet No. 11

[Handwritten signature]

A. K. Kerman
1/12/1908

A. LUMMA
11/21/90/8


Continuation Sheet No. 8

Proceed publication of No. 15



निबंधन विभाग, झारखंड
Ranchi

Token No.28 Token Date: 01/12/2018
Party Name: SUMIT KUMAR SINGH
Father/Husband Name: KASHTURI PRASAD SINGH
(Identifier)
491 DEVI NAGAR DEVI MANDAP TEMPLE HESAG HATIA JAGARNATHPUR
RANCHI
Deed Type: Sale Deed

Party Details	
Name :	Sumit Kumar Singh
Gender :	M
DOB :	02-01-1978
C/o :	S/O: Kashturi Prasad Singh
District :	Ranchi
House/Building No. :	491
Locality :	HESAG
Pincode :	834003
Post Office :	
State :	Jharkhand
Village/Town/City :	Hatiya
Aadhaar No :	xxxxxxxx5187
Photo :	

Registering Officer

Sumit Kumar Singh
Party Signature

Operator's Signature

निबंधन विभाग, झारखंड
Ranchi


Token No.28Token Date: 01/12/2018

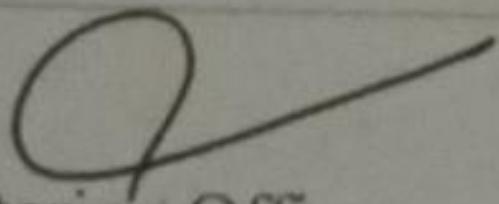
Party Name: ASHOK KUMAR

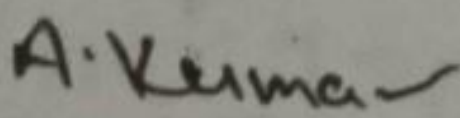
Father/Husband Name:RAJ NARAYAN RAI
(Power Holder)

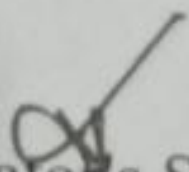
WEST MAINPURA M.H.S HIGH SCHOOL L.C.T GHAT PATLIPUTRA PATNA BIHAR

Deed Type: Sale Deed

Party Details	
Name :	Ashok Kumar
Gender :	M
DOB :	03-03-1977
C/o :	S/O: Raj Naryan Ray
District :	Ranchi
House/Building No. :	Flat NO 305
Locality :	kameshwar nath complex
Pincode :	834001
Post Office :	
State :	Jharkhand
Village/Town/City :	Ranchi G.P.O.
Aadhaar No :	xxxxxxxx3673
Photo :	


Registering Officer


Party Signature


Operator's Signature



निबंधन विभाग, झारखंड
Ranchi


Token No.28Token Date: 01/12/2018

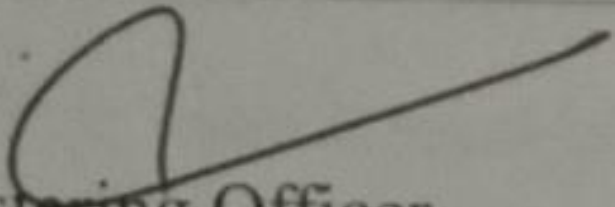
Party Name: SUMANTI DEVI

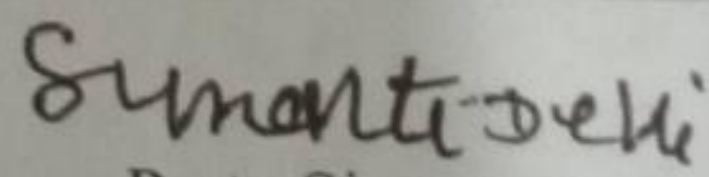
Father/Husband Name:ASHOK KUMAR
(VENDEE)

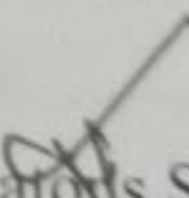
WEST MAINPURA L.C.T GHAT PHULWARI PATNA BIHAR

Deed Type: Sale Deed

Party Details	
Name :	Sumanti Devi
Gender :	F
DOB :	03-03-1978
C/o :	W/O: Ashok Kumar
District :	Patna
House/Building No. :	WEST MAINPURA
Locality :	
Pincode :	800001
Post Office :	
State :	Bihar
Village/Town/City :	Phulwari
Aadhaar No :	xxxxxxxx4163
Photo :	


Registering Officer


Party Signature


Operator's Signature



पिपमाग, झारखंड
Ranchi
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Sale Deed
WEST MAINPURA M.H.S HIGH SCHOOL
PATNA BIHAR
4936300
2542000

Presenter
ASHOK KUMAR
DOE
Stamp Value 500
Serial /Deed No. /
Old Serial No. /
App. ID 282659

Token Date/Time: 01/12/2018 11:10:00.

Date of Entry 01/12/2018
Total Pages 84
Book I
CNO/PNO
e-Stamp Cert. No.

Th. No.	Wrd/Hlk	Mauza	Kh. No.	Plot No.	Regl. Vol	Regl. Pno	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No.	ULB	Category	Area	Min. Value
205	23	Ranchi	0	761	20	115	MSP	SET BACK	UNIT NO-305	SET BACK	UNIT NO-303 B & PASSAGE	0230000101000A1	RANCHI MUNICIPAL CORPORATION	U_COM	0.22 Decimal	252030.68

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
COM_DLX_APT	205	23	Ranchi	UNIT NO- 304 on 3rd FLOOR , KAMESHWAR NATH COMPLEX	800	5841.00 Sq. Ft.	4672800.00

Party Details:

Party Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	Mobile	Aadhar	Pres. Address	Perm. Address	PAN Verified
VENDOR	AMBUJ NATH THRO.	LATE KAMESHWAR NATH	SERVICE	पिता	कायस्थ	Male		xxxxxxxx82	xxxxxxxx0000	JUDGE COLONY A-19 OPP. CENTRAL SCHOOL DORANDA RANCHI	NORTH MARKET ROAD UPPER BAZAR NEAR DEEP HOTEL, GAUSHALA CHOWK KOTWALI RANCHI	X
VENDOR	GAURAV PRIYADARSHI THRO.	AMARNATH SINHA	ADVOCATE	पिता	कायस्थ	Male		xxxxxxxx42	xxxxxxxx0000	TIRUPATI GARDEN FLAT NO- 3-D 3rd FLOOR BOOTY SADAR RANCHI	TIRUPATI GARDEN FLAT NO- 3-D 3rd FLOOR BOOTY SADAR RANCHI	X
VENDOR	ANURAG PRIYADARSHI THRO.	AMARNATH SINHA	BUSINESS	पिता	कायस्थ	Male		xxxxxxxx38	xxxxxxxx0000	KAMESHWAR NATH COMPLEX FLAT NO- 602 6th FLOOR UPPER BAZAR NEAR DEEP HOTEL GAUSHALA CHOWK KOTWALI RANCHI	KAMESHWAR NATH COMPLEX FLAT NO- 602 6th FLOOR UPPER BAZAR NEAR DEEP HOTEL GAUSHALA CHOWK KOTWALI RANCHI	X
Power Holder	ASHOK KUMAR	RAJ NARAYAN RAI	BUSINESS	पिता	अहीर	Male	AHEPK7662H	xxxxxxxx66	xxxxxxxx3673	WEST MAINPURA M.H.S HIGH SCHOOL L.C.T GHAT PATLIPUTRA PATNA BIHAR	WEST MAINPURA M.H.S HIGH SCHOOL L.C.T GHAT PATLIPUTRA PATNA BIHAR	✓
VENDEE	SUMANTI DEVI	ASHOK KUMAR	H-WIFE	पति	अहीर	Female	AELPD7732F	xxxxxxxx66	xxxxxxxx4163	WEST MAINPURA L.C.T GHAT PHULWARI PATNA BIHAR	WEST MAINPURA L.C.T GHAT PHULWARI PATNA BIHAR	✓
Identifier	SUMIT KUMAR SINGH	KASHTURI PRASAD SINGH	BUSINESS	पिता		Male		xxxxxxxx66	xxxxxxxx5187	491 DEVI NAGAR DEVI MANDAP TEMPLE HESAG HATIA JAGARNATHPUR RANCHI	WEST MANIPURA L.C.T GHAT PHULWARI PATNA BIHAR	X

Fee Details:

SN.	Fee Name	Net Amount
1	SP	1260.00
2	E	2000.00
3	PR	0.94
4	LL	2.50
5	A1	0.00
	Total	3263.44

Holding Details provided by the user has been mutated in the name of -SUMANTI DEVI







RegisterII Details provided by the user has been mutated in the name of -Name: अमरनाथ वो अंबुजनाथ स्व कामेश्वर नाथ मीना नाथ, Address: , C/o: स्व कामेश्वर नाथ

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same. And the information provided by me are true to itself.formation provided by me are true to itself.



निबंधन विभाग, झारखंड
रांची

Token No.28 Token Date: 01/12/2018
Serial/Deed No./Year :10728/9609/2018
Deed Type: Sale Deed

SN.	Party Details	Photo	Thumb
1	AMBUJ NATH THRO. Father/Husband Name:LATE KAMESHWAR NATH (VENDOR) JUDGE COLONY A-19 OPP. CENTRAL SCHOOL DORANDA RANCHI		
2	GAURAV PRIYADARSHI THRO. Father/Husband Name:AMARNATH SINHA (VENDOR) TIRUPATI GARDEN FLAT NO- 3-D 3rd FLOOR BOOTY SADAR RANCHI		
3	ANURAG PRIYADARSHI THRO. Father/Husband Name:AMARNATH SINHA (VENDOR) KAMESHWAR NATH COMPLEX FLAT NO- 602 6th FLOOR UPPER BAZAR NEAR DEEP HOTEL GAUSHALA CHOWK KOTWALI RANCHI		
4	ASHOK KUMAR Father/Husband Name:RAJ NARAYAN RAI (Power Holder) WEST MAINPURA M.H.S HIGH SCHOOL L.C.T GHAT PATLIPUTRA PATNA BIHAR		
5	SUMANTI DEVI Father/Husband Name:ASHOK KUMAR (VENDEE) WEST MAINPURA L.C.T GHAT PHULWARI PATNA BIHAR		
6	SUMIT KUMAR SINGH Father/Husband Name:KASHTURI PRASAD SINGH (Identifier) 491 DEVI NAGAR DEVI MANDAP TEMPLE HESAG HATIA JAGARNATHPUR RANCHI		

Book No.

1

Volume

974

Page	221	To	304
Deed No		
Year	10728 / 9609		
Date		
	2018		
		
	01/12/2018		
		

[Handwritten Signature]
Registering Officer

Signature of Operator

बिहार विद्यालय परीक्षा समिति

सं० / 93C 0453334



प्रमाणित किया जाता है

कि **SUNANTI KUMARI**

रोल कोड 07165

क्रमांक

0405

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RAMPATI ROY

के पुत्र/की पुत्री हैं, और जिनकी जन्म-तिथि

5 MAY, 1978

ई० है,

INDER SINGH H S SHERPUR

से 1993

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की वार्षिक/माध्यमिक परीक्षा में

FIRST

श्रेणी में उत्तीर्ण हुए / हुई।

उनका पाँचवां विषय **ECONOMICS**

रहा जिसमें वे उत्तीर्ण / उत्तीर्ण रहे।

समाजोपयोगी उत्पादक कार्य तथा सामुदायिक सेवा के आधार पर विद्यालय द्वारा प्रदत्त ग्रेड

B है।

बिहार विद्यालय परीक्षा समिति

पटना, तिथि

30-10-1993

ई०। 07/34375

सचिव

