

झारखण्ड खनिज क्षेत्र विकास प्राधिकार, धनबाद।

पत्रांक:- न0नि0वि0-8/2018-

सेवा में,

श्रीमती उषा सिंह एवं अन्य
पति श्री गुण कुमार सिंह एवं अन्य,
देषीपड़ा, छोरापुर, धनबाद।

धनबाद, दिनांक:- / / 2018

विषय:- आवासीय/व्यवसायिक/औद्योगिक/संस्थागत भवन निर्माण हेतु गृह प्लान केश नं0 बी0डी0-7702/15-16
आपके आवेदन दिनांक-11/7/18 के सम्बन्ध में।

महाशय,

आपके आवेदन, दलील संख्या- 976, 1795, 1796, 5339

अभिलेख संख्या-297611103-09, 23211199-2000 जमावदी संख्या-1251, 1119, 122, 143
से निर्गत लागान रसीद वर्ष 170, 92211110-01 की अभिप्रमाणित प्रति, शपथ पत्र एवं Indemnity Bond एवं तकनीकी
द्वारा किये गये अनुशंसा के आलोक में आपके द्वारा प्रस्तुत आवासीय/व्यवसायिक/औद्योगिक/संस्थागत भवन संबंधी बी0डी0 केश
के नक्शों की स्वीकृति प्रबन्ध निदेशक, झारखण्ड खनिज क्षेत्र विकास प्राधिकार धनबाद द्वारा प्रदान की गई है।

निदेशानुसार सूचित करना है कि छोरापुर-11 अन्तर्गत खाटा नं0- 33, 12
प्लॉट नं0- 693, 607 रकबा 527.00 मूनि पर स्वीकृत
के अनुसार लाईसेंस अभियन्ता श्री ए0 ठाकरी की देख-रेख में कार्यारम्भ के पूर्व निर्धारित प्रपत्र में अद्योहस्ताक्षरी को कार्यरत
जानकारी उपलब्ध करावेंगे। स्वीकृत नक्शों के अनुसार अधिकतम 3 (तीन) वर्षों में कार्य पूर्ण कर अधिनियम के प्रावधानों के तहत नि
पूरा होने की लिखित जानकारी अद्योहस्ताक्षरी को उपलब्ध करावेंगे।

प्रबन्ध निदेशक के लिखित पूर्वानुमति के दंगर किये गये किराी भी विचलित निर्माण को नियमित नहीं किया जा सकेगा।
उसे तोड़ना ही एकमात्र विकल्प होगा। झारखण्ड खनिज क्षेत्र विकास प्राधिकार के संबंधित पदाधिकारी से निर्माण कार्य का
समय-समय पर कराना सुनिश्चित करेंगे।

आप स्वीकृत नक्शों में दर्शाये नाली से हटकर अन्य नाली का निर्माण नहीं करेंगे।

माडा भवन विनियमन के दायरे में आवासीय/व्यवसायिक/औद्योगिक/संस्थागत भवन निर्माण हेतु स्वीकृत नक्शा,
आधिकार एवं दरख्त का प्रमाण नहीं है।

जिस प्रयोजन के लिये भवन निर्माण का नक्शा स्वीकृत किया गया है, निर्मित भवन का व्यवहार उसी प्रयोजन के लिये
जा सकेगा। भवन प्लान की स्वीकृति से आवेदक का प्रश्नगत भूमि पर मुस्दामित्व का प्रमाण स्थापित नहीं होगा।

जल संरक्षण एवं पर्यावरण सुरक्षा हेतु आवश्यक प्रबन्ध के लिये आप स्वयं जिम्मेदार रहेंगे तथा स्वीकृति आदेश
सरकार/नेशनल विलिडिंग कोड के अद्यतन आदेशों, निदेशों एवं प्रावधानों से स्वतः प्रभावित होगा।

आवेदक द्वारा उपकर के मद में कुल ₹0.1% ₹1,74,015/- माग ₹0.12% ₹1,40,612/- का बैंक ड्रफ्ट एवं ₹0-
दो पोस्ट डेटेड चेक दिनांक- 15/8/2019 एवं दिनांक- 14/8/2020 का जमा किया गया है।

स्ट्रक्चर डिजायन, सोवायल टेस्ट रिपोर्ट काम शुरू करने के पहले या 60 दिनों के अन्दर जमा नहीं करने पर निर्माण
स्थगित करना पड़ेगा।

प्लीन्थ के निर्माण के बाद आवेदक सूचित करेंगे और अभियन्ता स्थल जाँचकर प्रतिवेदन देंगे, तत्पश्चात् ही आगे की नि
कार्य जारी रहेगी। साथ ही प्लम्बिंग और इलेक्ट्रीकल सम्बन्धित नक्शा भवन निर्माण के पूर्ण होते ही निम्नलिखित रूप से जमा कर देंगे।

भविष्य में भूमि संबंधी विवाद अथवा कागजाती में कोई गलत साबित होने पर या जिले के राजस्व शाखा एवं न्यायालय
कोई अन्यथा आदेश पारित रहने/होने पर यह आदेश स्वतः रद्द समझा जायेगा एवं तदनुसार नक्शों की स्वीकृति भी स्वतः प्रभावित होगी।

कार्यपालक अभियन्ता
नगर निदेशन विभाग,
अमाडा, धनबाद।

झपांक:- न0नि0वि0/8-2018-260

दिनांक:- 4/10/2018

प्रतिलिपि:- श्री ए0 ठाकरी, लाईसेंस अभियन्ता, धनबाद।

प्रतिलिपि:- सहायक अमायुक्त, धनबाद को सूचनार्थ एवं आवश्यक कार्रवाई हेतु प्रेषित।

Alex Korina

[Signature]

[Signature]

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कार्यपालक अभियन्ता
नगर निदेशन विभाग
अमाडा, धनबाद।

[Signature]

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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 5560d34fa6645ad2860e

Receipt Date : 29-Nov-2022 01:51:13 pm

Receipt Amount : 500/-

Amount In Words : Five Hundred Rupees Only

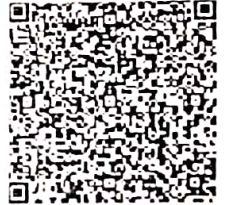
Token Number : 20220000139830

Office Name : SRO - Dhanbad

Document Type : Development Agreement

Payee Name : MS MAA KALI DEVELOPERS REP BY ITS
PARTNERS CHOUDHARY ALOK KUMAR
VERMA AND OTHER (Vendee)

GRN Number : 2214516553



:- For Office Use :-

जारी संख्या 71 के अधीन और छात्रांक 20220000139830 के अधीन
जो संख्या 5 के अधीन 29-11-22 के अधीन
प्रमाणित किया गया है। प्रमाणित किया गया है।
प्रमाणित किया गया है या संख्या 5 के अधीन
प्रमाणित किया गया है।

[Signature]
29/11/22

Kalpna Chatterjee
Sandip Khawas -
उप नि
29/11/22

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

[Signatures]
Alok Kumar
Alok Kumar

U. Com. et al
 Development Agreement - V. 16/150,000/2022

REG NO. 1 413177 VIDE
 GRN. 21451746
 DATE 29.11.22

तपशील बपीक जमीन का नया मारफिटरीज बजी
 के अनुसार निम्नलिखित कर्तव्य करने के काम बली है।

Sandip Khawas

Kalpna Chatterjee

30/11/22
 29/11/22



DEVELOPMENT AGREEMENT

This deed of Agreement made this 29 day of Nov., 2022
 (Two thousand Twenty Two), BETWEEN :

1. SMT. KALPANA CHATTERJEE (Adhar No. xxxx xxx 6375 & PAN : AZQPC5738G) wife of Sri Tarun Madhab Chatterjee, D/o Ram Das Mukharjee and Grand Daughter of Late Ram Gobind Mukhopadhyay, by faith Hindu, by Category General, by occupation Housewife, resident of Near Chuna Godam, Saraidhela, P.S. Saraidhela, District Dhanbad,
2. SRI SANDIP KHAWAS (Adhar No. xxxx xxx 3264 & PAN AEDPK6310A) son of Sri Manoranjan Khawas and Grand son of Late Ram Sashi Khawas, by faith Hindu, by Category General, by occupation Service, resident of Devipara, Telipara, Hirapur, P.S. & District Dhanbad,
3. SMT. USHA SINGH (Adhar No. xxxx xxx 7706 & PAN : CEJPS8244F) wife of Sri Suman Kumar Singh, D/o Shambhu Sharan Ray and Grand Daughter of Late Ramnarayan Ray, by faith Hindu, by Category General, by occupation Housewife, resident of Devipara, Hirapur, P.S. & District Dhanbad,
4. SRI SURESH LAL (Adhar No. xxxx xxx 7379 & PAN : ACJPL2230Q) son of Late Mungeshwar Lal and Grand son of Late Sahdev Lal, by faith Hindu, by Category General, by occupation Business, resident of Angarpathra, Akash Kanali, P.S. Katras, District Dhanbad, hereinafter jointly referred to as the **OWNERS**, which expression shall wherever the context so requires or admits shall mean and include their legal heirs, successors-in-title, executors, administrators, representatives and assigns thereof of the FIRST PART :

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Kalpna Chatterjee
Sandip Khawas
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AND

M/S. MAA KALI DEVELOPERS, a partnership firm, having its office at Kolakushma, Saraidhela, Dhanbad, represented by its Partners 1. **SRI UJJWAL SINGH RATHOUR** (Adhar No.xxxx xxxx 3530 & PAN : ABUFM2372C) son of Late Balmukund Singh and Grand son of Late Alakhdeo Narayan Singh, by Category General, by occupation Business, resident of Flat No.4A, on 4th floor, Vindhyavasani Complex, Hatma, Kanke Road Ranchi, Jharkhand, 2. **SRI CHOUDHARY ALOK KUMAR VERMA** (Adhar No.xxxx xxxx 4501 & PAN : ABUFM2372C) son of Sri Choudhary Arun Kumar Verma and Grand son of Late Aman Prasad, by Category General, by occupation Business, resident of Loharkulhi, Saraidhela, P.S. Saraidhela, District Dhanbad, Jharkhand, hereinafter referred to as the **DEVELOPERS** : which terms unless repugnant or contrary to the context so requires shall mean and include besides the Company and its bond of Directors for the time being constituted its/their successors-in-interest, nominees, permitted assignee/s and official liquidator of the **OTHER PART** :

The terms "first party" land owners, "second party" Builder or Developer unless repugnant to the subject of context or exclusively excluded by shall mean and include their respective legal heirs sources, executors, administrator, legal representative, successor in interest of office and assigns.

WHEREAS the land area 4.50 dec., under New Khata No.123, Old Khata No.12, New Plot No.481, Old Plot No.607, of Mouza Sabalpur, Mouza No.11, under P.S. Saraidhela, chowki sadar registry office Dhanbad, District Dhanbad, which is morefully described in the schedule below, purchased vide regd. sale deed No.4796 dated 19.06.1992, registered at Dhanbad registry office, from Ram Briksha Vishwakarma in favour of own name of the owner No.1 (Smt. Kalpana Chatterjee), and mutated vide mutation case No.170 (II), 2000-01 and paying rent for the same under Thoka No.422 and recorded in register II, vide volume No.2 and Page No.132 and Online rent paid vide receipt No.0432203163 of 2018-19 in the name of Kalpana Chatterjee, Ward No.23, Holding No.0230003061000M0.

J. Khawas

S. Rathour

Alok Verma

Kalbana Chatterjee

Sandip Khawas.

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AND WHEREAS the land area 4.50 dec., under New Khata No.123, Old Khata No.12, New Plot No.481, Old Plot No.607, of Mouza Sabalpur, Mouza No.11, under P.S. Saraidhela, chowki sadar registry office Dhanbad, District Dhanbad, which is morefully described in the schedule below, purchased vide regd. sale deed No.4795 dated 19.06.1992, registered at Dhanbad registry office, from Ram Briksha Vishwakarma in favour of own name of the owner No.2 (Sri Sandip Khawas), and mutated vide mutation case No.282 (II) 1999-2000 and paying rent for the same under Thoka No.419 and recorded in register II, vide volume No.2 and Page No.133 and Online rent paid vide receipt No.0016870347 of 2018-19 in the name of Sandip Khawas, Ward No.23, Holding No.0230003062000M0.

AND WHEREAS the land area 5 kathas or to say 8.25 dec., under New Khata No.97, Old Khata No.33, New Plot No.487, Old Plot No.603, of Mouza Sabalpur, Mouza No.11, under P.S. Saraidhela, chowki sadar registry office Dhanbad, District Dhanbad, which is morefully described in the schedule below, purchased vide regd. sale deed No.976 dated 21.01.2011, registered at Dhanbad registry office, from Rita Singh in favour of own name of the owner No.3 (Smt. Usha Singh), and mutated vide mutation case No.2926 (II) 2010-11 and paying rent for the same under Thoka No.1251 and recorded in register II, vide volume No.1 and Page No.447 and Online rent paid vide receipt No.0314405589 of 2018-19 in the name of Usha Singh, Ward No.23, Holding No.0230003128000M0.

WHEREAS the land area 5 kathas or to say 8.25 dec., under New Khata No.97, Old Khata No.33, New Plot No.487, Old Plot No.603, of Mouza Sabalpur, Mouza No.11, under P.S. Saraidhela, chowki sadar registry office Dhanbad, District Dhanbad, which is morefully described in the schedule below, purchased vide regd. sale deed No.5339 dated 23.08.1996, registered at Dhanbad registry office, from Ramjee Prasad in favour of own name of the owner No.4 (Sri Suresh Lal), and mutated vide mutation case No.992 (II) 2000-01 and paying rent for the same under Thoka No.443 and recorded in register II, vide volume No.2 and Page No.131 and Online rent paid vide receipt No.0992320343 of 2018-19 in the name of Suresh Lal, Ward No.23, Holding No.0230003064000M0.

D. Kumar

D. Kumar

Alex Verma

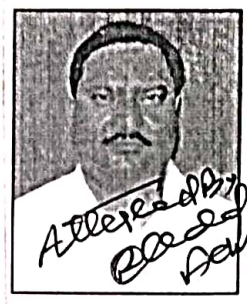
✓ Kalpana Chatterjee

✓ Sandip Khawaf.

✓ 3011 R/E

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AND WHEREAS the owners are jointly and mutually agreed upon and desirous to construct a multi storied building for residential purpose for their gains and to develop the same upon the said land and in order to accomplish the same the owners have mutually agreed to hand over the said land.

AND WHEREAS the Developer approached the owners to render their services on the terms and conditions hereinafter appearing in this deed of agreement for developing and promoting the said land.

AND WHEREAS the owners have agreed to the proposal of the Developer.

AND WHEREAS the parties owner and Developer have decided to reduce the terms and conditions in writing to avoid misunderstanding in future and the commercial valuation of the below mentioned schedule property of Rs.1,64,50,000/- (Rupees One Crore sixty four lacs Fifty Thousand) only.

NOW it is hereby agreed by and between the parties to this agreement as follows :

1. That the owners have been agreed that after the execution of this agreement, the owners will allow and permit the said developer to enter into the said land morefully described in the schedule 'A' of this agreement and to build a multi storied building for residential as per sanctioned plan duly approved by DMC/MADA, strictly adhering to the specification laid down by the sanctioning authority for benefit of both the parties, The Plan of Building was sanctioned by land owners through the competent authority DMC/MADA.

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Kulpana Chatterjee

Sandip Khawar

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8. That, the owner shall give the right to developer to raise the construction over the schedule 'A' land and along with the right to sale of flats and other structures over the schedule land except the 34.95% of the construction area inclusive of common area and service area. This 34.95% of the constructed area will be given to the owner by the developer in consideration or price of the schedule 'A' land.
9. That, the owner shall be at liberty to sell, mortgage, lease or let out the whole or any part of their exclusive share of 34.95% of the total constructed area inclusive of common area and services area over which the developer or any co-sharer shall raise no objection. And similarly, the developer shall be at liberty to sell, mortgage, lease or let out the whole or any part of their exclusive share of 65.05% of the total constructed area inclusive of common area and service area over which the owner or any co-sharer shall raise no objection.
10. That, the time being the essence of contract the developer shall complete the entire construction over the schedule land within a stipulated period of 48 months and 6 months grace period by deploying efficient and skilled workmen with using standard materials and as per specification of the construction given with this agreement. This stipulated period will be count from the date of the sanction of the building plan from DMC/MADA.
11. That, the developer shall be solely responsible and answerable to the authority concerned for any defective workmanship and shall be answerable to the intending purchaser of the flats. The owner shall not be responsible in any manner for the same.
12. That, the developer hereby agreed and undertakes that the 34.95% of the total constructed area inclusive of common area and service area which was already described in the schedule 'B' of this agreement, shall be handed over to the owner on or before the stipulated period of 48 months and 6 months grace period.

J. Kumar

S. Khawar

Alex Verma

✓ Kalpana Chatterjee

✓ Sandip Khawaj.

✓ 30/11/22

✓ 29/11/22

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2. That, it has been agreed by both the parties that the said developer shall raise the construction of the multi storied complex strictly in accordance with the sanctioned plan and specifications obtained from DMC/MADA the competent authority of Dhanbad, which the developer shall obtain at his own cost and shall abide by all the laws and by-laws.

However, the said developer shall be at liberty to alter the said sanctioned plan, where it becomes extremely necessary to suit and specification requirement of intending purchaser but he shall not use it sparingly or lavishly and the required plan shall be subjected to approval of the competent authority DMC/MADA, the owner shall not interfere in this matter.

3. That, it has been agreed upon by both the parties to this agreement that the developer shall start the construction work in accordance with duly sanctioned and approved plan by DMC/MADA in within 2 (Two) months from the date of sanctioned plan.
4. That, on obtaining sanctioned plan from DMC/MADA by the developer the owner shall hand over the vacant possession of the scheduled land to start the subsequent construction work over the schedule land.
5. That, it shall be incumbent upon the owner that they shall hand over the schedule land, free from all encumbrances with freely marketable value having perfect right title and it shall also be incumbent upon the owner to remove defect, if any, with respect to the title of the said land, for which he will be solely responsible.
6. That, it shall be noted that the owner shall hand over the original papers of the said land to the developer, but if the original papers could not be handed over at the time of agreement, the certified copies of the original papers have been given to the developer, but the original papers should be given after the share of owners are cleared.
7. That, it is agreed by both the parties of the agreement that the owner shall have to give a registered power of attorney to the developer for executing all the concerned activities.

J. Kumar

Alex Verma

Alex Verma

Kalpna Chatterji

Sandip Khawaf.

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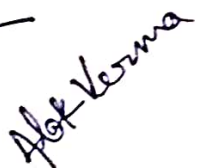
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13. That, the developer shall make, build, construct the said 34.95% area at his own cost and deliver the same to the owner within the stipulated period, which shall be deemed to be the price of the schedule 'A' land which is given by the owner to the developer.
14. That, as mentioned above, that the owner has no right over the 65.05% of the constructed area inclusive of common area and service area. But it has been also agreed by the parties of this agreement that the owner shall have equal right of easement and right of ingress and egress through the main common entrance and other common places freely and as and when required.
15. That, it has been also agreed by both the parties that the owner shall have drainage and sewerage water connection etc. in common with other allottees or occupants of the flats equally.
16. That, save and except owner's allocation, as described in the schedule 'B' of this agreement, the developer shall have exclusive and absolute right over the rest of the constructed area comprising of flat spaces & parking spaces, etc. and the same shall be deemed to be developer's exclusive property and the developer shall be at liberty to deal with or dispose off the same.
17. That, the developer shall execute such documents which shall be necessary to show the demarcation of the owner's allocation and other constructed area for common use for the peaceful enjoyment of the owner.
18. That, if any type of dispute will arise of the said property, that will be solved by the Developer, and for that will help by the owner to the developer.

IN WITNESS WHEREOF The parties have put their respective seal and signature on the date first above mentioned.


S. Khawaf


K. Chatterji


Alex Verma

कित्त अधिकारी प्यगबापु से प्राप्त है।
 है अनुसार दस्तावेज : साबलपुर
रक सा 123
नं 11 का साबलपुर
सदर में स्थित है।
 नोटिफिकेशन नं. 11/22

Kalpna Chatterjee

Sandip Khosla

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30/11/22

29/11/22

SCHEDULE 'A'

All that piece and parcel of Raiyati land situated in Mouza SABALPUR P.S. Saraidhela, chowki, sadar registry office Dhanbad, District Dhanbad, Mouza No.11, New Khata No.123 (One hundred twenty three), Old Khata No.12 (Twelve), New Plot No.481 (Four hundred eighty one), Old Plot No.607 (Six hundred seven), area 09 dec. (Nine decimals) and New Khata No.97 (Ninety seven), Old Khata No.33 (Thirty three), New Plot No.487 (Four hundred eighty seven), Old Plot No.603 (Six hundred three), area 16.50 dec. (sixteen point five zero decimals), grand total area 25.50 dec. (Twenty five point five zero decimals) of residential land in other Road, which is buted and bounded by :-

- North : Part of this Plot
- South : Maa Kali Sthan.
- East : 25 feet wide village Road.
- West : 16 feet wide Colony Road.

SCHEDULE 'B'

The executor shall be entitled to get 34.95% of the total constructed area inclusive of common area and service area proportionately in the proposed building which is to be constructed by the Developer 34.95% of the roof will be under control of owner, but as it is the common area, there should not any type of masonry construction, tower fixing and gardening work etc.

SCHEDULE 'C'

The executor shall be entitled to get 65.05% of the rest of the constructed area inclusive of common area and service area proportionately and 65.05% of the roof shall remain under developer's allocation, but as it is the common area, there should not be any type of masonry construction, tower fixing and gardening work etc.



Kalpana Chatterjee

Sandip Khawas.

उषा सिंघे

24/2/22
27/11/22

-9-

Floor	Flat No.A	Flat No.B	Flat No.C	Flat No.D	Flat No.E	Flat No.F
Ground floor	Developer share	Sri Suresh Lal (Land lord)	Sri Suresh Lal (Land lord)	Developer share	Sri Suresh Lal (Land lord)	Developer share
1 st floor	Sandip Khawas (Land lord)	Developer share	Developer share	Sri Sandip Khawas (Land lord)	Developer share	Developer share
2 nd floor	Developer share	Developer share	Developer share	Developer share	Smt. Usha Singh (Land lord)	Developer share
3 rd floor	Smt. Kalpana Chatterjee (Land lord)	Smt. Usha Singh (Land lord)	Developer share	Developer share	Developer share	Developer share
4 th floor	Smt. Kalpana Chatterjee (Land lord)	Developer share	Developer share	Developer share	Developer share	Smt. Usha Singh (Land lord)

J. Kumar

S. Khawas

Alok Verma

Kalpna Chatter

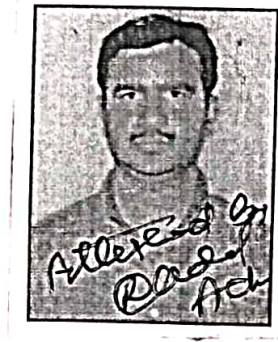
Sandip Lele

उपस्थित

29/11/22

29/11/22

PHOTOGRAPHS OF SECOND PARTY NO.1:



D. Pathan
29/11/22



PHOTOGRAPHS OF SECOND PARTY NO.2:



Alok Verma
29/11/22



Certified that the finger prints of the left hand of the Parties, whose photographs affixed in the document have been duly obtained before me, prepared the document as per details supplied by the parties.

Signature.

R.K. Mandal
Advocate
Dhambod
29/11/22

WITNESSES:

- 1. Rajit Kumar
- Ravindra Prasad Bhargava
- Bank Man Nagendra Nigam
- 2. PSI Bankmore Dhambod

J. Kumar

D. Pathan

Alok Verma

Koushik Madhab Chatterjee
S/o Tarun Madhab Chatterjee
Sabalpur Near Maa Kali Thana
Saraidhela, Dhambod.

LAND OWNERS: 1. SMT. KALPANA CHATTERJEE wife of Sri Tarun Madhab Chatterjee, resident of Near Chuna Godam, Saraidhela, P.S. Saraidhela, District Dhanbad, 2. SRI SANDIP KHAWAS son of Sri Manoranjan Khawas, resident of Devipara, Telipara, Hirapur, P.S. & District Dhanbad, 3. SMT. USHA SINGH wife of Sri Suman Kumar Singh, resident of Devipara, Hirapur, P.S. & District Dhanbad, 4. SRI SURESH LAL son of Late Mungeshwar Lal, resident of Angarpathra, Akash Kanali, P.S. Katras, District Dhanbad.

DEVELOPERS: M/S. MAA KALI DEVELOPERS, a partnership firm, having its office at Kolakushma, Saraidhela, Dhanbad, represented by its Partners 1. SRI UJJWAL SINGH RATHOUR son of Late Balmukund Singh, resident of Flat No.4A, on 4th floor, Vindhya Vasani Complex, Hatma, Kanke Road Ranchi, Jharkhand, 2. SRI CHOUDHARY ALOK KUMAR VERMA son of Sri Choudhary Arun Kumar Verma, resident of Loharkulhi, Saraidhela, P.S. Saraidhela, District Dhanbad.

SCHEDULE: MOUZA : SABALPUR, Mouza No.11, New Khata No.123, Old Khata No.12, New Plot No.481, Old Plot No.607, area 09 dec. and New Khata No.97, Old Khata No.33, New Plot No.487, Old Plot No.603, area 16.50 dec., grand total area 25.50 dec. of land Butted and bounded as follows :-

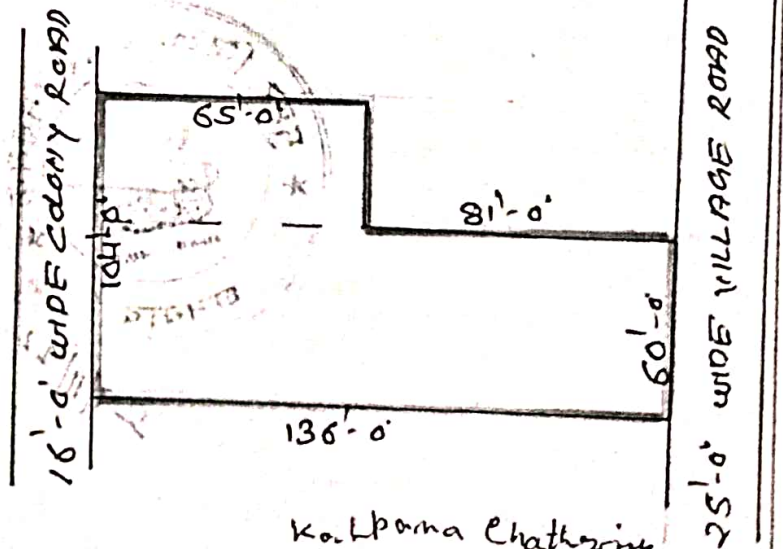
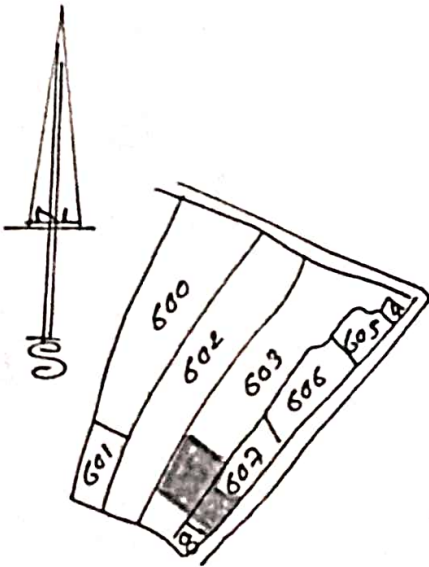
North : Part of this Plot.

South : Maa Kali Sthan.

East : 25 feet wide village Road.

West : 16 feet wide Colony Road.

Shown in colour Red.



Kalpna Chatterjee

Sandip Khawas

30/11/22

29/11/22

[Signature]
Alok Verma
29/11/22

[Signature]

Alok Verma

[Signature]

TRACED BY