

237.S

Gen. power of Attorney st-50/10

329

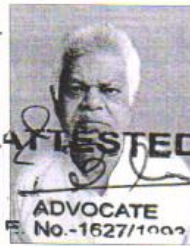
13/29/15

88  
14/2

25



झारखण्ड JHARKHAND  
 48/15  
 12-3-15  
 17-3-15



ADVOCATE  
 No.-1627/1003

प्रसदी शिव  
 राम प्रसाद शिव  
 Parmeshwar Shaw  
 SRI RAMESHWAR SHAW

5/10/2015



अवल अधिकारी... से प्राप्त सूची...  
 नम्बर 5... के बाता में...  
 नैपिछ खाते से बाहर है/सूची वरु मही है  
 17/3/15

GENERAL POWER OF ATTORNEY

Free paid  
 R 100000  
 P 100000  
 Total 200000  
 K 17/3

KNOW ALL MEN BY THESE PRESENTS We 1. SRI PRASADI SHAW 2. SRI RAMESHWAR SHAW 3. SRI PARMESHWAR SHAW 4. SRI ISHWAR SHAW all sons of Late Sarju Shaw by faith Hindu, by caste Teli, by occupation Business etc., resident of Manaitand, P.S. Dhansar Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) Nationality Indian do hereby constitute and appoint SRI BIRENDRA BHAGAT son of Sri Satya Narayan Bhagat by faith Hindu, by caste Kalwar, resident of A-51, Flat No.10, Panchshil Vihar, Malviya Nagar, South Delhi-110017 at present DPSC, Bank More, P.S. Bank More Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) as our true and lawful attorney to do the following acts, deeds and things i.e. to say:-

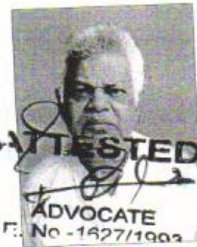
गुजरात राजकीय न्यायपालिका

अधिवक्ता कार्यालय  
धनबाद

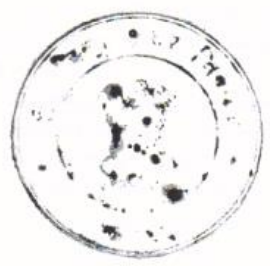
S No. 11701 Date 17-3-15  
Name. P. S. Shah  
S/o, W/o. P. S. Shah  
At. Rajmahal  
P.S. Dhanbad  
Value of Stamp. 50/-  
Through  
Part of Stamp

Advocate  
Gyanan Kishor Lata  
S.V. Dhanbad, L.No. 102-08

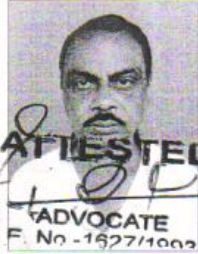
17.3.15 15/03/15  
प.सा.दी.सा. 9  
17.3.15



प.सा.दी. सा. 9  
14/03/15







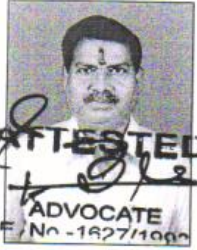
Handwritten signatures and text in the center of the page, including the words 'FILE REGISTER' and 'bills' written vertically.

17/03/15



- 2 -

- 1) To look after and manage the property morefully described in the schedule below.
- 2) To appear in all court or courts either criminal, civil, original, appellate, High court, Supreme court or in any other court or courts in connection with the landed property described in the schedule below.
- 3) To appear in all office or offices either central, Provincial, local bodies, MADA or in any other office or offices in connection with the lands morefully described in the schedule below.
- 4) To appoint Pleaders, Vokil, advocate or any other attorney or attorneys for and on behalf of us.
- 5) To swear an affidavit or affidavits before any court or courts.
- 6) To sign application, written statements, Vokatnama for and on behalf of us.
- 7) To apply on our behalf for Permission to sale/Lease before the circle office, Additional Collector, LRDC Office, Deputy Commissioner's Office or before any office or offices and to do all acts necessary for obtaining such permission.
- 8) To sign and verify any plaints, written statements, petitions, claims, objections, memorandum of appeal, file the same before any court or office on our behalf in connection with our property described in the schedule below.
- 9) To appoint on our behalf any pleader, Advocate Revenue Agent or any legal practitioner whenever our Attorney thinks proper in connection with our property described in the schedule below.
- 10) To sign, present and execute any deed or deeds of sale, lease, agreement etc. to present before any registrar or Sub Registrar or in any Registering office



Handwritten signatures and text in Hindi, including 'शिव मंदिर' and '17/03/15'.

17/03/15



- 3 -

on our behalf and to admit execution thereof and to do all other things which is necessary to complete the Registration on our behalf in connection with the property described in the schedule below.

11) Be it expressly stated that this deed does not constitute/create/assume at all or any kind of transfer and enjoyment in favour of the attorney holder and there is no monetary transaction between the principals and the Attorney and the sale amount will be deposited into the account of the principals.

All, acts deeds and things done lawfully by our said attorney will be constructed as acts, deeds and things done by us if we were personally present, we the above executants do hereby agree to ratify and confirm by virtue of the power of Attorney hereby given.

IN WITNESS WHEREOF We signed this power of attorney on this the 17th day of March 2015 at Dhanbad.

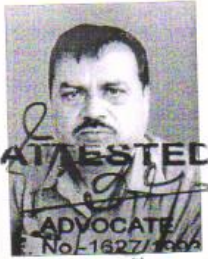
SCHEDULE

All the piece and parcel of Rayati right of land situated in Mouza DHANBAD Mouza No. 51 P.S. & District Dhanbad appertaining to Khata No.21 (Twenty One) under survey settlement Plot No.2403 measuring area 31 Decimals (Thirty One Decimals) i.e. 18.78 Kathas of lands only.

WITNESSES

1. शिव मंदिर मठ  
S/o Late Awadh Bihari  
Shiv Mandir, Mandira,  
Dhanbad, 17/03/15
2. शिवजी भगत  
S/o Shri Shivjee bhagat  
Shiv Mandir, Mandira, Dhanbad

17/03/15



Handwritten signatures and dates: 17/03/15, 21/3/15, 21/3/15, and a large signature.



PHOTOGRAPH AND FINGERPRINTS OF THE ATTORNEY:-



B. Bhugat

(SIGNATURE) 17/03/15

Birender Bhugat



Certified that the finger prints of the left hand of the parties, whose photograph is affixed in the document have been duly obtained before me, and prepared in my office, as per draft supplied by the parties :-

Handwritten signature and text: Advocate, Dhanbad, 17/3/15, and a date stamp 16/27/98.





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

Token No. 22

Token Date/Time: 17/03/2015 13:09:19

Document Type	Power of Attorney	Presenter	Prasadi Shaw	Date of Entry	17/03/2015
Presenter Name & Address	Manaitand, Ps. - Dhansar, Dhanbad			Total Pages	26
Stampable Doc. Value	0	DOE		Book	IV
Document/Transaction Value	0	Stamp Value	50	CNO/PNO	
Special Type		Serial No.	0		
Remarks / Other Details		Old Serial No.	1		
Property Details:		App. ID		e-Stamp Cert. No.	

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
DHANBAD	51		DHANBAD	21	2403				31 Decimal	

Other Property Details:

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

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	UID	Address
1	PRINCIPLE	Prasadi Shaw	Late Sarju Shaw	Business	General			Manaitand, Ps. - Dhansar, Dhanbad
2	PRINCIPLE	Rameshwar Shaw	Late Sarju Shaw	Business	General			Manaitand, Ps. - Dhansar, Dhanbad
3	PRINCIPLE	Parmeshwar Shaw	Late Sarju Shaw	Business	General			Manaitand, Ps. - Dhansar, Dhanbad
4	PRINCIPLE	Ishwar Shaw	Late Sarju Shaw	Business	General			Manaitand, Ps. - Dhansar, Dhanbad
5	ATTORNY	Birendra Bhagat	Satya Narayan Bhagat	Business	General			D P S C, Bank More, Ps. - Bank More, Dhanbad
6	Identifer	Om Prakash Bhagat	Awadh Bihari Bhagat	Business	General			Manaitand, Dhanbad
7	Witness1	Om Prakash Bhagat	Awadh Bihari Bhagat	Business	General			Manaitand, Dhanbad
8	Witness2	Bhriugu Nath Bhagat	Shivjee Bhagat	Business	General			Manaitand, Dhanbad

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

प्रसादी साव

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

दस्तावेज लेखक का हस्ताक्षर

प्रस्तुतकर्ता का हस्ताक्षर

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

दस्तावेज लेखक का हस्ताक्षर

डाटा इंद्रि ऑपरेटर का हस्ताक्षर

उपर्युक्त प्रसादी साव 2) रामेश्वर साव ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया 3) परमेश्वर साव 4) इश्वर साव

जिसकी ओम प्रकाश भगत पिता सत्य नारायण भगत

निवासी राग निवासी पेशा 0 पवसाव ने की।













निबंधन पदाधिकरी का हस्ताक्षर

निबंधन विभाग, झारखंड  
धनबाद

Token No.22 Token Date: 17/03/2015 13:09:19

Serial/Deed No./Year :2375/329/2015

Deed Type: Power of Attorney

SN	Party Details	Photo	Thumb
1	<b>Prasadi Shaw</b> Father/Husband Name:Late Sarju Shaw (PRINCIPLE) Manaitand, Ps. - Dhansar, Dhanbad		
2	<b>Rameshwar Shaw</b> Father/Husband Name:Late Sarju Shaw (PRINCIPLE) Manaitand, Ps. - Dhansar, Dhanbad		
3	<b>Parmeshwar Shaw</b> Father/Husband Name:Late Sarju Shaw (PRINCIPLE) Manaitand, Ps. - Dhansar, Dhanbad		
4	<b>Ishwar Shaw</b> Father/Husband Name:Late Sarju Shaw (PRINCIPLE) Manaitand, Ps. - Dhansar, Dhanbad		
5	<b>Birendra Bhagat</b> Father/Husband Name:Satya Narayan Bhagat (ATTORNEY) D P S C, Bank More, Ps. - Bank More, Dhanbad		
6	<b>Om Prakash Bhagat</b> Father/Husband Name:Awadh Bihari Bhagat (Identifier) Manaitand, Dhanbad		

Book No. IV  
Volume 12  
Page 225 To 250  
Deed No 2375/329  
Year 2015  
Date 17/03/2015 13:50:18

Registering Officer



  
Signature of Operator



निबंधन विभाग, झारखंड  
धनबाद

Token No.22 Token Date: 17/03/2015 13:09:19


Serial/Deed No./Year :2375/329/2015

Deed Type: Power of Attorney

SN	Party Details	Photo	Thumb
7	<b>Om Prakash Bhagat</b> Father/Husband Name:Awadh Bihari Bhagat (Witness1) Manaitand, Dhanbad	<input type="checkbox"/>	<input type="checkbox"/>
8	<b>Bhriku Nath Bhagat</b> Father/Husband Name:Shivjee Bhagat (Witness2) Manaitand, Dhanbad	<input type="checkbox"/>	<input type="checkbox"/>

Book No. IV  
Volume 12  
Page 225 To 250  
Deed No 2375/329  
Year 2015  
Date 17/03/2015 13:50:18

  
Registering Officer  
१००५०  


  
Signature of Operator



S.No. \_\_\_\_\_  
Date 17 MAR 2015



झारखण्ड JHARKHAND



प्रसादी शर्मा  
श्रीराम शर्मा  
श्रीराम शर्मा  
श्रीराम शर्मा

NOTARY  
DHANBAD  
17.03.2015  
I. Bhargava

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made at DHANBAD on this the 17th day of March 2015.

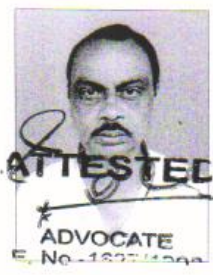
BY AND BETWEEN

1. SRI PRASADI SHAW 2. SRI RAMESHWAR SHAW  
3. SRI PARMESHWAR SHAW 4. SRI ISHWAR SHAW  
all sons of Late Sarju Shaw by faith Hindu,  
by caste Teli, by occupation Business etc.,  
resident of Manaitand, P.S. Dhansar Sub  
Division and District Sub Registry Office  
and District Dhanbad (Jharkhand)  
hereinafter called and referred to as "LAND OWNERS" which expression shall unless excluded by or repugnant to the subject or context be deemed to include their respective heirs, executors, administrators, representatives and assigns of the ONE PART. [Indian Citizens]





5/27/11/11



Handwritten signatures and names: 'बिरे बिरेन्द्र', 'SRI BIRENDRA BHAGAT', and 'A N D'.

Handwritten text: 'S. B. G. 1' and 'B. B. G. 1'.

M/S NEWTECH VILLA DEVELOPERS PVT. LTD., a private limited company having its office at , J-351, W-17 Lane, Sainik Farms, New Delhi and local office at Bank More, P.S. Bank More Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) represented by its managing director SRI BIRENDRA BHAGAT son of Sri Satya Narayan Bhagat by faith Hindu, by caste Kalwar, resident of A-51, Flat No.10, Panchsheel Vihar, Malviya Nagar, South Delhi at present residing at Bank More, P.S. Bank More District Dhanbad (Jharkhand) hereinafter called and referred to as the DEVELOPER which expression shall mean and include his successors, legal heirs and permitted assigns of the OTHER PART.

Handwritten signature: 'बिरे बिरेन्द्र'.

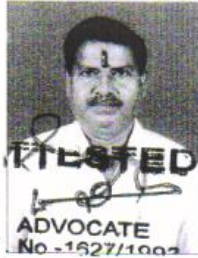
Handwritten signature: 'B. Bhagat'.

WHEREAS the landowners, jointly purchased 31 Decimals of lands bearing C.S. Plot No.2403 under Khata No.21 of Mouza Dhanbad Mouza No.51 P.S. Dhanbad. District Dhanbad which is described in the Item-I of schedule-"A" below from Purushottam Kanji by virtue of registered Sale Deed Nos.7724 & 7725 both dated 13/08/2007, Sale Deed No.8166 dated 18/09/2006 all registered at Dhanbad Sub Registry Office.



AND WHEREAS, the landowners while coming in possession of the land described in Item-I of schedule-"A-1" got their names mutated in the landlord Sheresta of the landlord State of





*Handwritten signatures and initials, including 'MADA' and 'MADA'.*

*Handwritten text: 'MADA' and '51.8.21'.*

-3-

Jharkhand and are paying rent to the state under Thoka No.4051, 4052 & 3823 thereto regularly.

AND WHEREAS the developer has requested the landowners to allow him to develop 31 Decimals of lands which is described in Schedule-"A-2" below for constructing a new multistoried building as par plan sanctioned by MADA & as per specification detailed in schedule "D" below on the ownership basis Flats/units and the owner is agreed to directly convey and transfer the land with new building and/or ownership Flats.

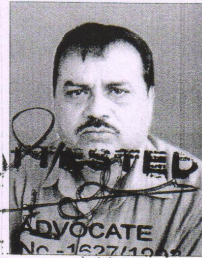
AND WHEREAS the developer on the basis of the assurance of the land owners and satisfied from the documents produced by landowners about the right, title and interest of the land owners in the aforesaid property detailed mentioned in the Schedule-"A-2" below and the technical feasibility of the construction of the proposed new building on the ownership Flats/Units/Premises basis and all other related matter has agreed to enter into this Development Agreement.



AND WHEREAS the parties hereto have agreed certain terms and conditions and the same are hereunder recorded in writing to avoid any future complication.

NOW THIS DEED WITNESSETH AND IS HEREBY AGREED





*Handwritten signatures and notes:*  
Sri Prasadi  
M/S Newtech  
B. Prasad

*Handwritten notes:*  
S. P. #1  
B. Prasad

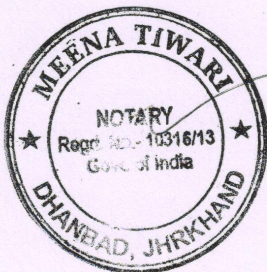
- 4 -

**AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS UNDER:**

1. DEFINITION : Unless there is anything repugnant to the subject or context the following terms will have the meaning assigned to them :-
  - (a) LAND OWNERS shall mean Sri Prasadi Shaw and three brothers and their legal heirs, executors, administrators legal representatives and/or assigns.
  - (b) DEVELOPER shall mean M/S NEWTECH VILLA DEVELOPERS PVT. LTD., and its successors, executors, administrators, legal representatives and /or assigns.
  - (c) LAND shall mean the space on which proposed building to be constructed including vacant space to be left around each building and enclosed by existing boundary wall which is detailed in Schedule-"A-1" below.
  - (d) BUILDING shall mean the building proposed to be constructed over the said land with sanctioned plan of M.A.D.A. which will conform to specifications as mentioned in schedule "D" below.
  - (e) SALEABLE SPACE shall mean the space in the building available for independent use and occupation inclusive of proportionate share of the space required after making due provisions for common facilities and the space

*Handwritten note:* Sri Prasadi

*Handwritten note:* B. Prasad





7694

Homestead Sale Dhanbad 1,15,00,000/- St-4,60,000/- 6825

29/9



46  
 28  
 29/9/2012  
 29-9-12

0300 587217  
 29.09.12

अचल अधिकारी से जवाबदा से प्राप्त सूची के  
 अनुसार दस्तावेज में वर्णित मीजा जवाबदा  
 के खाता नं. जवाबदा  
 जवाबदा खाते से बाहर के सूची बंद नहीं है।  
 29.09.12

*Sri Divya Kumar D. Parkeria*  
29.09.12



M.L. Kar  
 Advocate  
 29.9.12

Fee paid

AU 345000=00  
 3,45,000=00  
 29/9

तपसील वर्गीत जमीन का मूल्य योग बर्तिका तब के अनुसार निर्धारित किया गया है।

DEED OF SALE

THIS DEED OF ABSOLUTE SALE is made on this the  
 29th. day of September, 2012 (Two thousand Twelve),  
 BY AND BETWEEN : SRI DIVYA KUMAR D. PARKERIA son of  
 Late Dunganrshi S.Thacker, by caste Kutchi, by occupation  
 Business, resident of Parkeria Bhawan, Bankmore, P.S.  
 Bankmore, District Dhanbad, hereinafter called and  
 referred to as the V E N D O R : (which expression  
 shall unless excluded by or repugnant to the context  
 be deemed to mean and include his heirs, executors,  
 successors, administrators, legal representatives and  
 assigns) of the ONE PART: PAN NO.AABHD0994B.



29-9-12 कलकत्ता से निकल

कलकत्ता न्यायालय  
दस्तावेज

Memo No. 5306/12-13.  
issued to Newtech Villa Developers -  
- pvt. Ltd.  
At..... PS. ...  
Through.....

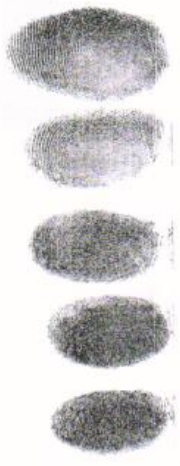
Non Judicial Court Fee Stamp  
of Rs. 50000/- (25000x2)

29/9/12  
Accountant/Stamp Clerk  
District Treasury, Dhanbad

29-9-12 10-1  
दिवादा 200 की दर ...  
की कासायस ...  
द्वारा ...  
नं. ...  
प. ...  
पार के रिभा मदन के क मोड पवन बाप  
कुच्छी - वम करनाम  
29-9-12



M.L. Kar  
Advocate  
29-9-12



Singh Kumar S. Boraen's  
29.09.12





03DD 587218

*Birender Bhagat*  
29.09.12

- 2 -

AND IN FAVOUR OF

NEWTECH VILLA DEVELOPERS, having its Director BIRENDER BHAGAT son of Sri Satya Narayan Bhagat, by caste Kalwar, by occupation Business, resident of A 51, Flat No.10, Panchsheel Vihar, Malviya Nagar, New Delhi-110017, at present residing at C/O Sri Om Prakash Bhagat, Shib Mandir, Manaitand, P.O. & P.S. Dhansar, District Dhanbad, hereinafter called and referred to as the PURCHASER :  
(which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, administrators, legal representatives and assigns) of the OTHER PART:

PAN OF NEWTECH VILLA DEVELOPERS PVT.LTD. AADCN6583B.



03DD 587215

*D. Jagannath S. Thacker*  
29.09.12

-: 3 :-

WHEREAS the landed property morefully described in the schedule below, purchased vide Registered deed of sale being No.7397 dt.28.8.1946, from Deshbhushan Agarwala and Giridhari Lal Sunda and sale deed No.7088 dated 12.8.1946, from Giridhari Lal Sunda, in favour of Dunganrshi S. Thacker father of the vendor, registered at Dhanbad registry office and whereas thereafter family partitioned of the same, vide Partitioned deed No.22382 of.1972, registered at Dhanbad registry office and vendor is in peaceful and undisturbed possession of his own share and paying rent for the same under Thoka No.219.







03DD 587213

*Sh. Vyasa Kumar & Co. Secy*  
29.09.12

-: 5 :-

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :  
That in consideration of the sum of Rs.1,15,00,000/-  
(Rupees one crore fifteen lacs) only, paid by the  
purchaser to the vendor (the receipt whereof the  
vendor doth hereby admits and acknowledges) for the  
sale of the said property which is described in the  
schedule below and in consideration of the terms, condi-  
tions, and covenants hereinafter contained, the vendor



03DD 587214

*Sd/-*  
*By/for/through of - Sarani*  
*29.09.12*

-: 6 :-

doth hereby absolutely and indefeasibly grant, sell, convey, transfer and assign unto the purchaser by way of ABSOLUTE SALE all his right, title, interest and possession etc. together with all claims, demands, liberties, benefits, easements etc. belonging to or





03DD 587211

*Shri. S. S. S. S. S.*  
29.09.12

-: 7 :-

appertaining to free from all encumbrances whatsoever TO HAVE AND TO HOLD the same to and unto the use of the purchaser peacefully and quietly for all times to come subject to the payment of rent that to the Landlord the State of Jharkhand, having full right and authority to transfer the same by sale, gift, mortgage to any person or persons or otherwise as the purchaser likes.



0300 587212

*Dr. Jyoti S. Parvati*  
29.09.12

-: 8 :-

That the vendors doth hereby covenant with the purchaser that the vendor is the true and lawful owner of the property and he is in sole and exclusive possession over the said property and he has not in any way or manner transferred or encumbered the said property or any part or portion thereof and should therefore in future if it transpires that the vendor is not the true and lawful owner of the property



03DD 587209

*Shriyama & Baran*  
29.09.12

-: 9 :-

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





0300 587210

*Bhupendra Kumar S. Sarma*  
29.09.12

--: 10 :-

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



0300 587208

*Shri. Jagdish Chandra S. Sanyal*  
29.09.12

--: 11 :-

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



03DD 587207

*A. Mysore & Co.*  
29.09.12

--: 12 :-

That the property conveyed by this deed is not prohibited by Govt. i.e. does not come under Govt. land, Govt. settled land, Shudan land, forest land, and adivasi land and does not come under Govt. acquisition land and the vendor and purchaser satisfied with the contents of this deed.

That the property free all encumbrances, litigation etc. and the landed property clear from any corner or bodies.





0300 587205

*Dingyama S. Sanyal*  
29.09.12

--: 13 :-

IN WITNESS WHEREOF the vendor has set and subscribed his hands out of his own free will and choice on this the day, month and year first above written.

SCHEDULE

All that piece and parcel of HOMESTEAD land situated in Mouza DHANBAD, P.S. Dhanbad, chowki, sadar registry office Dhanbad, District Dhanbad.



0300 587206

*Ad. Inspector of Revenue*  
29.09.12

--: 14 :-

MOUZA : DHANBAD, Mouza No.51, KHATIAN NO.1,  
Municipal Khatian Ward No.3,  
Plot No.275/3374, Holding No.69,  
Plot No.3375,holding No.63,  
Plot No.3376, Holding No.67,  
Plot No.3377, holding No.66,  
Plot No.3378, of the Dhanbad Municipality  
Holding No.170-171,172 and 173  
Area 9.39 dec. (ninepoint three nine decimals)  
of land,including Building construction thereon,  
Consisting constructed plinth area 2000 Sqft.,  
Constructed in the year 1948,which is in Main Road,  
and use for residential purpose.



03DD 587203

*at the request of the Government  
- 29.09.12*

-: 15 :-

is hereby sold by this sale deed, As per plan attached herewith and shown in colour Red.

BUTTED AND BOUNDED AS FOLLOWS :

NORTH : Khas Patit.  
SOUTH : District Board Road.  
EAST : Khas Lane.  
WEST : Mithu Road.





0300 587204

*Diya Kumar Sharma*  
29.09.12

-: 16 :-

VALUATION OF LAND ...	Rs.65,00,000/-
VALUATION OF CONSTRUCTION ...	Rs.50,00,000/-
<b>Total</b>	<b>Rs.1,15,00,000/-</b>

(Rupees one Crore fifteen lacs) only.

MEMO OF CONSIDERATION :

Rs.19,75,000/-paid through RTGS ,dt.28.02.2012,  
Ref. No.VYSAH12059701180.

Rs.19,00,000/-paid by through RTGS dt.29.02.2012,  
Ref. No.VYSAH12060706046.



03DD 587201

*At Vysya Bank of India*  
29.09.12

-: 17 :-

Rs.9,90,000/-paid through RTGS dt.1.6.2012,Ref.No.VYSAH12153711390.  
Rs.9,90,000/-paid through RTGS dt.2.6.2012,Ref.No.VYSAH12154704098.  
Rs.9,90,000/-paid through RTGS dt.5.6.2012,ref No.VYSAH12157707708.  
Rs.5,20,000/-paid through RTGS dt.6.6.2012,ref No.VYSAH12158710382.  
Rs.9,90,000/-paid through RTGS dt.26.6.2012,ref No.VYSAH12178709182.  
Rs.17,50,000/-paid through RTGS dt.25.9.2012,ref No.VYSAH12269708062  
Rs.9,90,000/-paid through RTGS dt.28.9.2012,ref No.VYSAH12272711778.  
Rs.4,05,000/-paid by cheque,vide cheque No.417230 dt.29.9.2012,  
of ING VYSYA Bank Limited,Green Park Branch,New Delhi.



0300 587202

*Divya Kumar Babbar*  
29.07.12

- : 18 :-

PHOTOGRAPH OF PURCHASER :



*Birender Bhaat*  
28.9.12

BIRENDER BHAAAT  
Birender Bhaat







05AA 246088

*Shri. Vinay Kumar D. Bhatnagar*  
29.09.12

-: 19 :-

Certified that the finger prints of the left hand of the Vendor and the Purchaser, whose photographs affixed in the document have been duly obtained before me. Drafted by me and typed in my office. / prepared the document as per draft supplied by the parties.

M. L. Kaur  
Signature, Advocate  
Civil Court Dhanbad  
Cf No. 3142/04

WITNESSES :

1. MAYUR DIVYAKUMAR PARKERIA  
S/O DIVYAKUMAR D PARKERIA  
PARKERIA BHANSAN, BANKMERE  
DHANBAD - 826001  
29.09.12

2. Shri. Vinay Kumar Bhatnagar  
S/O Shri. Shri. Vinay Kumar Bhatnagar  
Maidan, Dhanbad  
DHANBAD.  
29.09.12

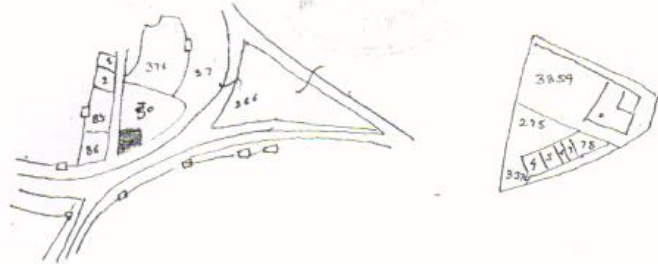
*Oliver Kumar Singh*  
*S/O Dhanbad.*  
29.09.12

Seller Sri Divya Kumar D. Parkaria S/o Late Durgarshi  
S. Thacker of Bankmore P.S. Bankmore Dhanbad

Purchaser NEWTECH VILLA DEVELOPERS, having its Director  
Sri Birendra Bhagat S/o Sri Satyanarayan Bhagat  
of Malviya Nagar, New Delhi. At present Manitand  
Shib Mandir Dhanbad

Schedule Mouza: Dhanbad No: 51, Khata Municipal  
Municipal Ward No: 3, Holding No: 69, Plot No: 275/3374  
Plot No: 3375, Holding No: 68, Plot No: 3376 Holding  
No: 69, Plot No: 3377, Holding No: 66 Plot No: 3378  
Municipal. Holding No: 170, 171, 172 & 173, Area 5 Katha 11 Aha.  
Plinth Area: 2000 Sq. ft.

Boundary: North: Khata Patil  
South: D. B. Road  
East: Khata Land  
West: Mithu Road



Witnesses: Witness of Parkaria  
29.9.12

# **NEWTECH VILLA DEVELOPERS PVT. LTD.**

**We Believe Development**

**Office:**

Dhanbad Petrol Supply Co. Near Fine Marble Dhaiya- 826004

E.mail : [newtechvilladevelopers@yahoo.com](mailto:newtechvilladevelopers@yahoo.com)

E.mail : [birender.bhagat.80@gmail.com](mailto:birender.bhagat.80@gmail.com)

**Corporate Office :**

S-210, 2nd Floor, Panchsheel Park New Delhi - 110016

Web : [www.newtechvilladevelopers.com](http://www.newtechvilladevelopers.com)

Mobile : +91 9910030680

Dt : 23.05.2018

## **To whom it may concern**

It is hereby declare that our firm is firm is not registered in any of the ULB's, Government Department or any Public Sector Undertaking.

This is for your kind consideration and necessary action.

Director

For Newtech Villa Developers Pvt. Ltd.

  
Birender Bhagat

Directors