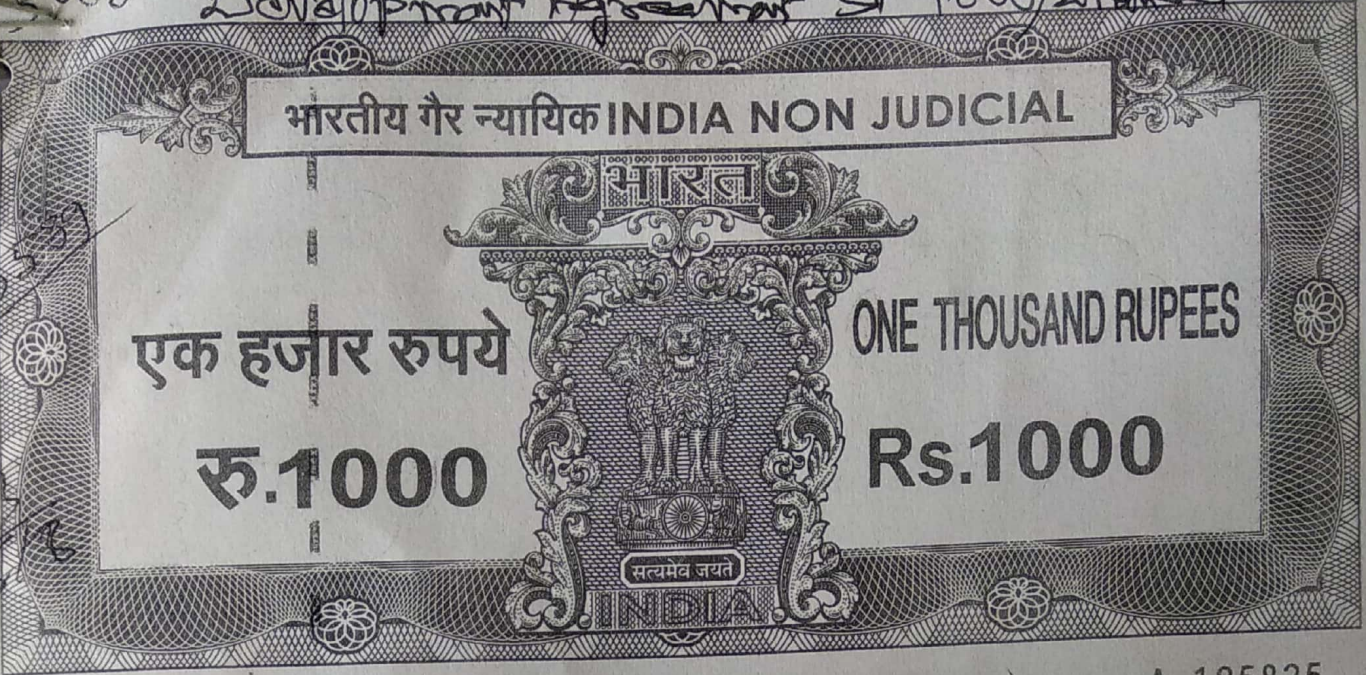


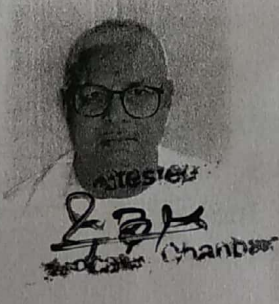
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8/8/16

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made at DHANBAD on this the 8th day of the month August and year 2016.

BY AND BETWEEN

SAHAYOGI PROPERTIES PRIVATE LIMITED, a private limited company having its office at J.C. Mallick Road, Hirapur, Dhanbad P.S. Dhanbad District Dhanbad represented by it's director **SRI BHUWNESHWAR YADAV** son of Late Ram Swarup Yadav by faith Hindu, by caste Gowala, by occupation business, resident of Babu Nagar, Saraidhela, P.S. Saraidhela Sub-Division and District Sub-Registry office and District Dhanbad (Jharkhand) hereinafter called and referred to as **LAND OWNER** which expression shall unless excluded by or repugnant to the subject or context be deemed to include its executors, administrators, representatives and assigns of the **ONE PART**. [Indian Citizen]

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तपस्वील वर्णीत जमीन का मूल्य मंग दशिका 134
क अनुसूतार निष्ठाति नूनतम् मूल्य से कम नहीं है
08/08

पक्षकारों का पहचान पत्र की मूल प्रति का मिलान किया।
08/08

मन्मथ कौशिकार वी विगत

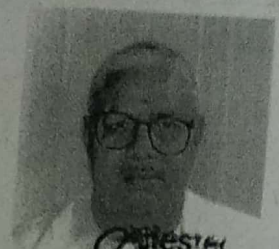
कौशिकार पत्रिकाशी
धनबाद

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Saryogi Properties Pvt Ltd

Hirapur
Chattisgarh
India (Orissa)

cash
Grandh Kanar Lalit
3 V Dharnad, No. 195/6



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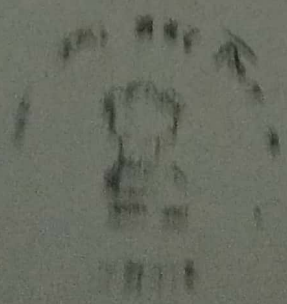
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शुद्ध नख्तरे आवे
श्री श्री स्वयंभू आवे
बाय नगर सरावदेला मणवा
जवाला मणवा

[Signature]

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AND

ROYAL BUILDING INDIA, a partnership firm having its office at Opposite Raja Talao, Hirak Road, Sahayogi Nagar Sector-III, Sabalpur, P.S. Saraidhela District Dhanbad represented by its partners **1. MD. SHABBIR ALAM** son of Abdul Rajjak by faith Muslim, by caste Momin, by occupation business resident of Maszid Patti, Panchgari Bazar, Katras P.S. Katras **2. SRI UDIT NARAYAN MISHRA** son of Late Manohar Mishra **3. SRI SURAJ MISHRA** son of Sri Udit Narayan Mishra both by faith Hindu, by caste Brahmin, by occupation business, residing at Sugiadih, Saraidhela, P.S. Saraidhela District Dhanbad (Jharkhand) Sub-Division and District Sub-Registry office and District Dhanbad (Jharkhand) hereinafter called and referred to as the **DEVELOPER** which expression shall mean and include its executor, successors, legal heirs and permitted assigns of the OTHER PART.

WHEREAS the land owner has absolutely signed and possessed the piece of land measuring of an area 11.25 Kathas i.e. 19.40 Decimals of lands in Plot No.642 bearing Khata No.10 in Mouza Sabalpur Mouza No.11 by diverse act of possession, acquired vide Sale Deed No.12175 dated 18/08/2010 registered at Dhanbad Sub Registry Office and thereafter paying rents in the Landlord Sheresta the State of Jharkhand under Thoka No.1601 [mutation Case No.1772 (ii) 2015-2016] regularly, the detail description of the lands are given below in the Schedule 'A' of this agreement.

AND WHEREAS the Developer has requested the land owner to allow him to develop the said property and on the negotiation made between the parties hereto the land owner has agreed to the proposal and to authorise the developers to develop the Schedule 'A' below mentioned lands for constructing a new multistoried building on the ownership basis.

AND WHEREAS the Developer is satisfied about the right, title, interest and possession of the land owner on and over the schedule mentioned lands and the technical

Page 2 of 20

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8/8/16

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said land with sanctioned plan of M.A.D.A.

- (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 required thereof.
- (f) ARCHITECT shall mean such Architect or Architects may appointed from time to time for the project at the said building.
- (g) BUILDING PLAN shall mean a plan prepared by Architect appointed by the developer for the construction of the building on the said property and sanctioned by the Mineral Area Development Authority (M.A.D.A.) and/or other authorities.
- (h) OWNER'S ALLOCATION shall mean the 36% share of the constructed area in each floor and parking spaces in the parking floor of the proposed building which is to be allotted to the owner in accordance with the terms and conditions of these presents including the proportionate share in the common facilities and amenities and as described in the Schedule 'B' hereunder. (Landowner choice first in each floors).
- (i) DEVELOPER'S ALLOCATION shall mean the remaining portion of the building i.e. 64% share of the constructed area and parking spaces after the allocation i.e. 36% share of the constructed area to the owner including the proportionate share in the common facilities and amenities of the proposed building on the said property.
- (j) COMMON FACILITIES AND AMENITIES shall include corridors, hallways, passage ways, drive ways, common lavatories, pump room, tube wells, underground water reservoir, overhead water tank, water pump, motors, generators and other facilities, which may mutually agreed upon between the parties and required for the establishment, location enjoyment, provisions, maintenance and management of the

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building including the roof and terrace of the said building as described in the Schedule 'B' hereunder.

- (k) COMMON EXPENSES AND SERVICE CHARGES after the hand over of the flats to the purchasers shall mean and include
- (i) All costs of maintenance, operating, replacing, repairing, white washing, painting, decorating, re-decorating, rebuilding, reconstructing, lighting the common portions and common areas in the proposed building including the outer walls as described in the Schedule 'C' hereunder.
 - (ii) The salaries of all persons employed for the common purposes including watchman/darwan, security personnel, liftman, sweepers, plumbers, electricians etc.
 - (iii) Insurance premium for insuring the proposed building, if any.
 - (iv) All charges and deposits for supplies of common utilities to the co-owner in common.
 - (v) Municipal tax, water tax and other levies in respect of the premises and the proposed building save those separately assessed on the purchaser(s).
 - (vi) That cost of formation and operation of the association (if any) for the maintenance and management of the premises, the proposed building and the common portion thereof.
 - (vii) Cost of running, maintenance, repairs and replacement of lift, transformer (if any) generator, pump and other common installation including their licence fee, taxes and other levies (if any).
 - (viii) Electricity charges for the electrical energy consumed for the operation of the common services.
 - (ix) All litigations expenses incurred for the common purpose and relating to the common use and enjoyment of the common

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portions.

- (x) All other expenses, taxes, rates and other levies etc. as are deemed by the developer to be necessary or incidental or liable to be paid by the co-owner in common including such amount as be fixed for creating a fund for replacement, renovation, painting and / or periodic repairing of the common portions.

2. CONSIDERATION:

- (a) In consideration of the owner having entrusted giving license to the developer to enter the property, to develop and construct multi storied building therein having dwelling units and/or ownership Flats, office & shops on his own cost and conferring on him the rights, power, privileges and benefits mentioned herein.
- (b) On completion of construction of the said building the owner shall become entitled to exclusive use and occupation of the saleable area comprised in the owner portion of the said building and the developer shall put the owner in undisputed exclusive possession thereof.
- (c) That the proportionate share of landowner allocation and developer allocation shall be settled after sanctioned/allotment of plan and allotment letter shall be signed in between them. After such allocation the developer and landowner will sale their respective allocation/portion as per allotment letter signed in between them.

3. DEVELOPER'S RIGHT:

- (a) The developer shall be entitled to advertise in its own name about the said development of the property and proposed sale of the flats/units/commercial portion/premises in the proposed building to be constructed and put up advertisement board on the property, to remove the debris and rubbish on demolition of old existing structures

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- (if any) and to dispose of the same on his own cost.
- (b) The developer shall be entitled to enter into any agreement with any building contractor, architect, appoint agents but not to assign the benefit of this contract for the purpose of development of the said property in his own name and costs, risks and expenses.
 - (c) After payment of installments due respects of consideration money the developer shall be entitled to all of flats or rights in the buildings and structures to be constructed so far as they relates to developers allocations and to enter into any package deal and arrangement in relation thereto.

4. POWER OF ATTORNEY:

The owner shall on suitable time at the cost of and request of the developer after execution of this agreement execute a registered General Power of Attorney in favour of the developer giving him all necessary powers required to carry out the work of development and for completion of the project work and to execute and sign, deed(s) documents in favour of the proposed purchasers of the Flats to the extent of the developers allocation in the said building which is one of essence of these contract. That the owner shall not revoke or cancel the said General Power of Attorney, until and unless there is any breach of contract.

5. OWNER TO EXECUTE DOCUMENTS:

The owner shall at the request and costs, expenses and charges of the developers, assign, execute from time to time all plans, applications for layouts, construction of the building and structures on the said property and all other documents that might be necessary for giving proper effect of these presents.



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6. TIME IS ESSENCE OF CONTRACT:

The developer covenants and agreed to complete the development and construction of the building with all amenities therein and thereon within 24 (Twenty Four) months from the date of sanction of the plan with a grace of 6 (six) months period subject to force major reasons and/or other reasons beyond the control of the developers in which event the time to complete the construction of the said building shall reasonably stand extended from time to time. Time is an essence of contract. Developer covenants agree and undertake to submit the building plan before the sanction and approval authority within one month from the date of signing this agreement and complete the multi storied building within 24 months from the date of sanction of plan from MADA. Besides the same, maximum of 6 (six) months grace period shall be allowed as extension period for unforeseen circumstances and situation which are not within the control of the developer.

7. OWNER ALLOCATION:

- (1) The portion of the building which is to be allocated to the owner as part of owner share i.e. 36% of the constructed area out of the total constructed area in the said building for residential purpose with all amenities and the car spaces in the basement area of the building as shall be allotted as mentioned here in above.
- (2) On obtaining completion certificate of the said building the developer shall give notice in writing to the owner when the owner would be at liberty to take possession on and from the date specified of the owner allocation in the said building, on receipt of the notice on and from the date mentioned in the notice for taking possession, the owner shall responsible to pay all taxes, services charges and other outgoings in respect of the common facilities in the said building proportionate to

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the owner allocation. Provided that any additional insurance premium costs or expenses by way of maintenance for any particular use of for any portion within the owner allocation shall be paid by the owner.

- (3) The owner shall be borne towards the cost, security deposits for installation of electric meter, transformer, generator, municipal water connection etc. in the said building to the extent of proportionate share of owner allocation share.
- (4) In addition to the portion of the said building in the owner allocations the owner shall have no exclusive right, title and interest in respect of the roof of the said building irrespective of the owner allocation or developers allocation, provided that any occupier of any flat/unit/space in the said building shall have the right to visit the roof with technical hands and/or workers for the purpose of inspection of the common overhead water tanks, installation of radio aerials, T.V. antenna, cables, dish antennas etc. repairs and replacement thereof. The roof of the proposed building shall remain with the Flat owner Association.

8. SCHEME FOR MANAGEMENT :

A scheme shall be framed by the parties herein for the management and administration of the said building, including the portion in common use and sharing the expenses of management, administration and maintenance of amenities in the said building including the use thereof and such scheme any rules and regulation framed under the scheme shall be binding on the occupiers of the said building, including in the owner allocation and in the developers allocation.

9. RESTRICTIONS AS TO USER OF THE BUILDING:

- (a) Any transfer of any portion of the said building out of the owner allocation or developers allocation shall be subject to the provisions

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contained herein and all occupier shall be bound by the provisions contained in any agreement, rules, regulations, byelaws and restrictions contained herein.

(b) Neither the owner nor the developers nor any person occupying in portion of the said building whether in the owner allocation or in the developers allocation shall use or permit to be used his portion or space occupied by him or his agents for carrying on any illegal or immoral trade or activity or to do or allow anything to be done that might cause any nuisance or annoyance or hazard to anybody inside the building or outside the building or to store any inflammable or explosive materials, goods or products.

10. NOT TO DEALS:

It is declared and agreed these present shall not be treated as conveyance or demise or transfer of any right, title or interest in the said property to the developer excepting the right to develop and/or construct multistoried building after demolishing of the existing structures and these presents shall be treated only a licence in favour of the developer to do all acts, things and deeds expressly provided herein and contained in the Power of Attorney to be executed.

11. DEVELOPERS OBLIGATIONS:

(i) The development of the said property by constructing building containing dwelling units/ownership flats/commercial space shall commence forthwith with all earnestness in accordance with the specification, plans, schemes and approvals of the competent authority, rules & regulations and byelaw of the authorities applicable at the cost, risks and responsibilities of the developer, the owner having no responsibility in respect thereof in any manner whatsoever saved as

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- contained herewith.
- (ii) In constructing the buildings and providing dwelling units the developer shall install in the said building at his own costs pump operated deep tube well, water storage tank, overhead reservoirs, electrical installations, electric wirings, water pipes and other common facilities and amenities attended to dwelling units/ownership flats/commercial space as required to be provided in such building unit for comfortable habitation.

All out of pocket costs, charges and legal expenses incidental to this development agreement including the stamp duty and registration charges of the conveyances shall be borne and paid by the developers or its nominee(s).

- (iii) The developer shall not remove/demolish or shift the existing boundary walls of the owner land on which the proposed multistoried building is to be constructed. No tress passing whatsoever will be allowed.

- (iv) The developer shall provide a rent free accommodation to the owner from the date on which the possession of the land is delivered to the developer and till the date the owner allocation is handed over to the owner.

12. LICENCE TO DEVELOP:

- (i) The owner hereby entrusts, handover and giving licence to developer to enter into the said property to demolish the existing structures, develop the property and construct multistoried buildings thereon containing dwelling units/ownership flats/commercial space with the best materials and in accordance with the plan and specification mentioned hereinafter.

- (ii) The developer hereby agrees to develop and /or cause to be developed

Bhramar Singh
8/8/16

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the said property by constructing one or more buildings with best materials containing in the building/dwelling units/ownership flats/commercial space in accordance with the specification of sanctioned plans, the rules and regulations in relations thereto with approval and/or sanction of the concerned authorities and at his own costs, expenses and arranging his own finance at his own risk and responsibility.

13. DELIVERY OF TITLE DEED:

The developer shall be entitled to inspect the title deeds, impression of the owner's and in future the owner shall remain bound to produce the said deeds before the competent authority as and when required and requested by the developer.

14. OWNER'S UNDERTAKINGS:

- (i) The owner declares that they have not agreed, committed to or contracted or entered into any agreement for sale or lease of the said property or any part thereof to any person other than the developer and that they had created any lien, charge, mortgage or encumbrances on the said property and that they would keep the said property free from encumbrances during the subsisting of these presents.
- (ii) The owner further declares that they have not done any acts, things, deeds or mater matter whereby or by reasons of the said building or/and property may be affected or prevented in any manner whatsoever and that they undertakes to remove any possible impediment to the implementation of these presents, if the same is within their power and control.
- (iii) The owner declare that they have not received and to be acknowledged govt. local authority, municipal authority or any other authority has not

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issued any notices effecting the said property or imposing any restrictions on the development of the said property in the manner proposed herein.

- (iv) The owner hereby undertaken, agrees and covenants, not to cause any interference by themselves or through others in the development of the property or in the construction of the new building on the said property by the developer or through its agents. Deed or act preventing the developer from disposing of selling, assigning or disposing of or transferring any portion of the developers allocation of the new building or to deal with the developers allocation in any manner whatsoever.

15. DEED OF CONVEYANCE:

After the full consideration is received by the owner, completion of construction of the building, obtaining the certificate of completion or occupation and sale of flats if any, the developer shall make over the building formally to the owner whereupon the owner shall directly execute and deliver one or more deeds of conveyance in favour of proposed purchaser to the extent of their own share owner allocation and the developer may be join therein as confirming party, if so required all the expenses borne by the proposed purchasers.

It is clarified herein that in regard to the share of the developers allocations the developer shall directly execute and deliver one or more deed of conveyance in favour of the proposed purchasers to the extent of the developers allocations through the power of attorney executed and granted by the owner in favour of the developers.

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16. **ARBITRATION AND JURISDICTION:**

It is hereby agreed by the parties that all disputes and differences arising out of, in relation to there presents or touching the development, demolition of the old structure, constructions of new building and in relation thereto shall be referred to the sole arbitrator appointed by the parties hereto mutually and only the Dhanbad Courts shall have jurisdiction to entertain, try and determine or adjudicate all actions, suits, legal proceedings arising out of or in relation to this presents the award of arbitrator or otherwise between the parties hereto.

THE SCHEDULE "A" ABOVE REFERRED TO
(THE LAND)

All that piece and parcel of Rayati right of land in Mouza:- **SABALPUR** P.S. Saraidhela Sub division and District Sub Registry office and District Dhanbad Mouza No.11 Khatian No.10 (Ten) Plot No.642 Area 19.40 Decimals (Nineteen Point Four Zero Decimals) i.e. 11.75 Kathas of lands being butted and bounded as under:-

- North:- 22 feet wide road.
- South:- Sabalpur Village Road.
- East:- Sabalpur Village Road.
- West:- Plot No.630.

THE SCHEDULE "B" ABOVE REFERRED TO
(THE COMMON PORTIONS)

1. Staircases on all the floors of the proposed building.
2. Staircase and the Lift Landings on all floors of the proposed building.
3. The common path, passages and areas in the Land comprised in the said premises and in the proposed building (excepting expressly such areas therein as are not needed or held or intended for use by any particular person)

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4. including the Beams, Foundation and support of the proposed building. Driveway and lobby in the ground floor of the proposed building (save except the car parking spaces demarcated by the Developer therein and/or the open land at the said premises).
5. Boundary walls and the main gates of the said premises.
6. Drainage and the sewerage lines and connections.
7. All electrical connections, installations, wings, meters and fittings (excluding only those that are installed with the exclusive area of Flat in the proposed building and exclusively meant for its use).
8. Tubewells and their installations.
9. Water pump and its installations, pump room water reservoir, water tanks and all common installations for carriage of water (save and except only those as are within any Flat and are for use by the occupier of such Flat or Flats) and are for use by the occupier of Flat or Flats (exclusively) in and and/or to and/or in respect of the proposed building.
10. Lift, lift well installations, lift room and the lift machine room in the proposed building.
11. The common darwans living area in the ground floor of the proposed building.
12. Such other common paths or area, equipments, installations, fittings and fixtures in or about the land comprised in the said premises and in the proposed building as are necessary for the user in common between the owner of the proposed building from time to time expressly excluding the roof of the proposed building and the parking area in the basement and/or the ground floor of the proposed building and/or in the open land comprised in the said premises.

THE SCHEDULE "C" ABOVE REFERRED TO

1. All costs of maintenance, operating, replacing, repairing, white washing, painting, decorating, re-decorating, re-building, re-constructing, lightening the common portions and common area in the proposed building including its

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outer walls.

2. The salaries of all persons employed for the common purposes including darwan, security personnel, liftman, sweepers, plumbers, electricians etc.
3. Insurance premium for insuring the proposed building if any.
4. All charges and deposits for supplies for common utilities to the co-owner in common.
5. Municipal tax, water tax and other levies in respect of the premises in the proposed building save those separately assessed on the purchaser.
6. Costs of formation, operation of the Association (if any), for the maintenance and the management of the premises, the proposed building and the common portion thereof.
7. Costs of running, maintenance repairs, and replacement of lift, transformer, generator, pumps and common installation including their license fee, taxes and other levies (if any).
8. Electricity charges for the electrical energy consumed for the operation of the common services.
9. All litigation expenses incurred for the common purpose and relating to the common use and enjoyment of the common portions.
10. All other expenses, taxes, rates and other levies etc. as are deemed by the Developer to be necessary or incidental or liable to be paid by the co-owner in common including such amounts as be fixed for creating a fund for replacement, renovation, painting and/or periodic repairing of the common portions.

THE SCHEDULE "D" ABOVE REFERRED TO

1. Sale Deed No.12175 dated 18/08/2010 registered at Dhanbad Sub Registry Office.

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SPECIFICATION OF THE FLATS

- BUILDING:** Reinforced cement, concrete frame building as per national building code with arrangement of lifts of OTIS or KONE.
- FOUNDATION:** R.C.C column footing as per structural design first class red brick masonry.
- WALL:** First class red brick masonry 5" thick inside 10" thick outside with 1:5 mortar plaster and wall putty.
- FLOORING:** Marble flooring of size 1'6" x 2' or vitrified tiles of size 2'x2'.
- CHAUKHAT:** Maleshiya saal wood chaukhat with paint over primer.
- DOORS:** Flush door of (green make) with paint over primer.
- WINDOWS:** Powder coated aluminium window with 4mm. glass with grill and AC cabin.
- KITCHEN:** Granite platform with steel sink and 2' high dado wall tiles of kajaria, somani, or equivalent with a point of aqua guard and a exhaust hole.
- TOILETS:** One European and one Indian commode, basin of sanitary fittings, electrification parryware, cera, hindware. With shower, 7' high dado ceramic tiles of kajaria, somani, or equivalent with laying of pipes for hot and cold water with point of gyser.
- SANITARY FITS:** All CP fittings of ISI mark of good quality.
- ELECTRICS:** Concealed PVC conduct wiring with modular switches of anchor, Philips, havells with adequate power plug in drawing, dining, bedrooms, kitchen, toilets with connection of AC points with MCB and DB box.
- WATER PROOF:** All sunken slabs will be water proof.

Bhramar Singh
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**TELEPHONE, TV
AND**

WATER SUPPLY: Telephone and TV wiring in drawing hall and bedrooms.
24 hrs water supply through necessary fittings from
deep tube well and over head tank, pump sets and
adequate municipal connection with reservoirs.

EXTERNAL WALL FINISH: Water proof paint of high quality with wall putty
all over the building.

(Above specification may be changed on mutual consent of both the parties)

Note:- Cost & installation of generator & transformer shall be borne by both the
parties according to their proportionate share.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED AND DELIVERED
THESE PRESENTS ON THE 8th DAY OF THE MONTH AUGUST AND YEAR 2016 FIRST
ABOVE WRITTEN.

WITNESS

1. Day Kumar
Shri Chhotan Yadav Saradhara
Dhauke
2. श्री. अशोक
पुता २९ वी. शिवाजी नगर
विक्रम नगर १९ य. म. २ न. अ. अ.

SIGNED

Bhramar Singh

First Party

1. CID Shabbir Alam
2. Udit Narayan Mishra
3. Suraj Mishra

Second Party

Bhuvan Singh
8/8/16

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ESTIMATED GOVERNMENT VALUE OF THE LAND:- Rs.1,02,26,000/- ONLY.

PHOTOGRAPH AND FINGER PRINTS OF THE SECOND PARTY NO.1:-



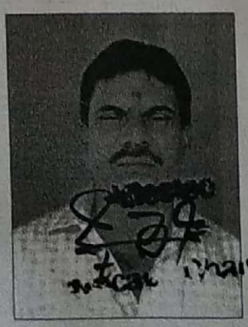
Mr Subhi's Alam

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8/8/16



PHOTOGRAPH AND FINGER PRINTS OF THE SECOND PARTY NO.2:-



Udit Narayan Mishra

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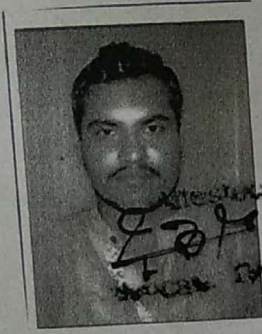
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- 20 -

PHOTOGRAPH AND FINGER PRINTS OF THE SECOND PARTY NO.3:-



Sureish Mishra

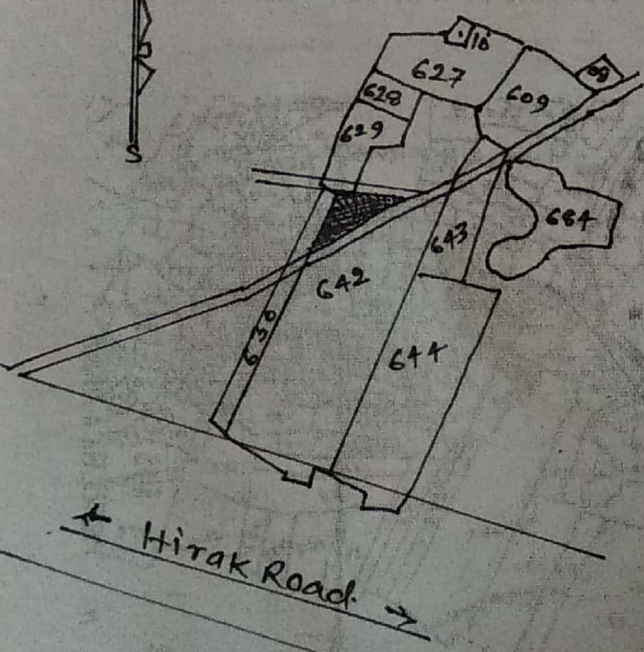
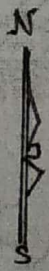
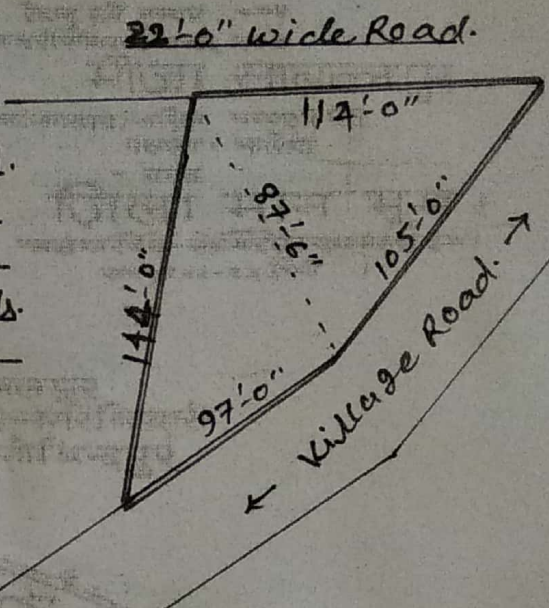
(SIGNATURE)



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

23/11
23/11
23/11
23/11
Advocate, Dhanbad

MOUza - Sabalpur No. 11.
Khata No. 10.
Plot. No. 642 (Part)
Area :- 19.4 Decimals.
OR 11.75 Katha only.



For Sahayogi Properties (P) Ltd
[Signature]
 8/8/16
 MD Shabbir Alam

Udit Narayan Mishra
 Surin Mishra
 8/8/16

[Signature]
 traced by
[Signature]

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सर्वोपयोगी (सर्वोपयोगी)
 भारत सरकार
 सचिवालय
 नया दिल्ली-110002

क्र.सं.	विवरण	राज्य	विवरण	राज्य
1	अन्न	12.00	विद्युत	2015-16
2	सेवा	6.00		12.00
3	व्याज	6.00		3.00
4	विक्रय	3.00		6.00
5	अन्य	30.00		3.00
6	कुल			30.00

1992-11-2015

Handwritten signature

21/10/15
 16/11/15

हस्ताक्षर एवं मुद्रा



आवेदन की तिथि
अधिसूचना की तिथि
निर्गत तिथि

21/12/15
22/12/15
25/12/15

र में निहित इस्टेटों के अभिधारियों (रैयत) का नामान्तरण (दाखिल-आदिज) दिखानेवाला शुद्धि-पत्र

जिला- धनबाद, अनुमण्डल - धनबाद अंचल - धनबाद, हल्का सं०-(11) स्टेट का नाम- झारखण्ड

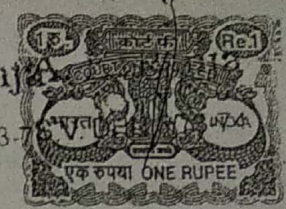
1	क्रम संख्या									
2	पंजी संख्या 27 में नामान्तरण केस संख्या	दा० खा० 15-16								
3	गाँव	शिवलपुर								
4	धाना और धाना संख्या	धनबाद 11								
5	नामान्तरण और सम्बद्ध अभ्युक्ति की संख्या	खाता- 10 प्लॉट- 642 रकबा- 19.5 बीघा लगान- 12.00 रूपया								
6	नामान्तरण मंजूर करनेवाला प्राधिकार और आदेश की तारीख	अंचल अधिकारी धनबाद								
7	नामान्तरण किस कारण से देना है विक्री, दान विनियम, उत्तराधिकार या वधवा का हुआ है ?	विक्री/उत्तराधिकारी दलील संख्या 12173 18.8.10								
8	नामान्तरण से प्रभावित विनियम का पूरा व्यौरा	पुराना जमाद- 211 पुराना रैयत- चंद्र लौक चंद्र विनियम संशोधन नया रैयत- सहयोगी प्रौ० फाउण्डेशन लि० निदेशक श्री भुवनेश्वर चादव पिता स्व० राम स्व रूप चादव सा० बापु नगर, खरमहेला								
9	कर्मचारी द्वारा हल्का पंजीकृत तारीख को शुद्धि की गई ?	जमा सं० _____ में दर्ज किया								
10	अभ्युक्ति									

ज्ञापक संख्या..... ता०..... 2015
कर्मचारी हल्का सं० (11) को जानकारी और आवश्यक कारवाई के लिए भेजी जाती है।

अंचल अधिकारी धनबाद

मैंने मिलान किया

प्रमाणित रूप से प्रतिलिपि



बल अधिकारी का कार्यालय, धनबाद

दाखिल खारिज मु० संख्या... (11) / 2015-16

(II) आदेश फलक

आवेदन की तिथि 21/12/15
अधिसूचना की तिथि 22/12/15
निर्गत तिथि 23/12/15

दिनांक	पदाधिकारी का आदेश तथा हस्ताक्षर	अभियुक्ति
6/11/15	<p>सहयोगी प्रो० प्राइवेट लि० निर्देशक आवेदक/आवेदिका श्री/श्रीमती... पिता/पति... साकिम... धाना... जिला-धनबाद ने नामांतरण के लिये आवेदन किया है। आवेदन के अनुसार आवेदक/आवेदिका ने मोजा... मोजा नं०... खाता नं०... प्लॉट नं०... रकबा... दलील सं०... दिनांक... के द्वारा श्री/श्रीमती... से प्राप्त किया है।</p> <p>मूल आवेदन पत्र हल्का कर्मचारी को जाँच हेतु दें, इस बीच आम इस्तेहार निर्गत करें। अधिलेख दिनांक... को उपस्थापित करें।</p> <p>अंचल अधिकारी धनबाद।</p>	<p>जाँच हेतु आवेदन पत्र पाया।</p> <p>निजी पूत है। पान अप जनाप</p>
20/11/15	<p>अधिलेख उपस्थापित किया गया। आम इस्तेहार का तामिला प्राप्त है। किसी व्यक्ति ने आपत्ति नहीं किया है। हल्का कर्मचारी, अंचल निरीक्षक का जाँच प्रतिवेदन प्राप्त है जिसके अनुसार -</p> <ol style="list-style-type: none"> भूमि रैयती खाते की है। जमाबंदी सं०... में विक्रेता को/विक्रेता के... के नाम लगान से रसीद कट रहा है। आवेदक निबंधित दलील द्वारा भूमि प्राप्त कर प्रश्नगत जमीन पर दखल कब्जा में है। निबंधन धनबाद कलकत्ता निबंधन कार्यालय से किया गया है, तब-अन्तर मुद्रांक-यंत्र-राशि-को-कोषागार-में-जमा-कर-दलील-को-वैध-कर-लिया-गया-है। प्रश्नगत भूमि गैर आबाद खाता, आदिवासी खाता, भूदान, वन भूमि तथा बी०सी०सी०एल० के क्षेत्र से बाहर है एवं यह हस्तान्तरण C.N.T Act की धारा 46 (1) से मुक्त है। <p>अतः हल्का कर्मचारी/अंचल निरीक्षक के जाँच प्रतिवेदन एवं अनुशंसा के आधार पर आवेदित भूमि का दाखिल-खारिज आवेदन को... किया जाता है। तदनुसार शुद्धिपत्र निर्गत करें एवं हल्का कर्मचारी से एक सप्ताह में अनुपालन प्रतिवेदन मांगें। हल्का कर्मचारी एवं अंचल निरीक्षक का प्रतिवेदन इस आदेश का हिस्सा होगा। लेखापिप्त एवं संशोधित</p> <p>अंचल अधिकारी धनबाद।</p>	<p>रेबंथन 12/35 स्त्री काद ति. गदिका एल</p> <p>शुद्धि पत्र प्राप्त किया</p>

मेरे द्वारा फोटो कोपी

मैंने मिलान किया

प्रमाणित, सच्ची प्रतिलिपि
[Signature]

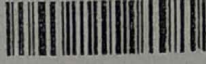


भारत सरकार
GOVERNMENT OF INDIA



भुवनेश्वर यादव
Bhuwaneswar Yadav
जन्म वर्ष / Year of Birth : 1946
पुरुष / Male

8056 0222 2333



आधार — आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता : S/O स्व. रामस्वरुप यादव, बापु नगर कर्मिक भवन पोस्ट आई.एस.एन. थाना
सरायदेल्ला, सरायदेल्ला, धनबाद, झारखण्ड, 826004

Address : S/O Late Ramswarup Yadav, BAPU NAGAR KARMIK BHAVAN POST
I.S.M.PS SARAIHELLA, SARAIHELLA, Dhanbad, Jharkhand, 826004

1800 180 1947


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www.uidai.gov.in


P.O. Box No. 1947
Bengaluru-560 001

Bhuwaneswar Yadav

भारत सरकार
GOVERNMENT OF INDIA



मो शब्बीर आलम
Md Shabbir Alam
जन्म तिथि/DOB: 09/01/1981
पुरुष / MALE



3063 2708 2028

आधार-आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: Address:

S/O: अब्दुल रजक, जामा
मस्जिद के सामने, मस्जिद
पट्टी कतरास,
आकाशकताली, धनबाद,
झारखण्ड - 828113

S/O: Abdul Raqak, opposite jama
masjid, masjid pati kataras,
Akashkatali, Dhanbad,
Jharkhand - 828113

3063 2708 2028

Aadhaar-Aam Admi ka Adhikar

Md Shabbir Alam



भारत सरकार
GOVERNMENT OF INDIA



उदित नारायण मिश्रा
Udit Narayan Mishra
जन्म वर्ष / Year of Birth : 1968
पुरुष / Male



7653 8631 8623

आधार – आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O लेट मनोहर मिश्रा, नीयर
शिव मंदिर, सुगियाडीह सरायटेला
धनबाद, धनबाद, झारखण्ड,
828127

Address:
S/O Late Manohar Mishra,
NEAR SHIV MANDIR,
SUGIADHIH SARAIHELIA
DHANBAD, DHANBAD,
Jharkhand, 828127

1947
1800 180 1947

help @ uidai.gov.in

www
www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001





Udit Narayan Mishra


 Name:
 Address:
 Date of Birth:
 Gender:



आपका नाम - श्रीमान श्रीमान श्रीमान

1. **श्रीमान श्रीमान श्रीमान**
 2. **श्रीमान श्रीमान श्रीमान**
 3. **श्रीमान श्रीमान श्रीमान**
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 9. **श्रीमान श्रीमान श्रीमान**
 10. **श्रीमान श्रीमान श्रीमान**

Shri Mani Sharma

INDIA LICENCE DHANBAD

ISSUE NO 862/07/Pvt. Issue on: 14.05.2007



Name Sri Chhotan Yadav
Age 36.04.1984
Address Sahyogi Nagar Sec-II K.G. Anram Saraidhara Dhanbad

DOB 20.02.1984
This licence to drive throughout India a vehicle of the following description: M.P. & M.V. Only

Holder's Signature
Date 14.05.2007

M. Yadav

Date of first issue of driving licence: 14.05.2007
Smart Card No: 4855
Class of vehicle: M.V. & M.P. Only
Date of which additional vehicles were added:
Class of such vehicle:
Badge Number:
Number and date of endorsement:

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

Token Date/Time: 08/08/2016 13:48:04

Development Agreement	Presenter	Bhwneshwar Yadav			
Name & Address	Bapu Nagar, Ps- Saraidhela, Dhanbad	Date of Entry	08/08/2016		
Doc. Value	10226000	DOE	Total Pages	66	
Transaction Value	10226000	Stamp Value	1000	Book	1
Type	Serial /Deed	/	CNO/PNO	N/A	
Other Details	No.	Old Serial No.	/	e-Stamp Cert. No.	
Property Details:	App. ID				

Anchal	Th.No.	Wrld/Hlk	Mauza	Kh. No.	Plot No.	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No	Category	Area	Min. Value
DHANBAD	11	23	SABALPUR	10	642		22 Ft Wide Road	Village Road	Village Road	Plot No 630		U_COM	19.4 Decimal	5112637.2

Other Property Details:

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

SN	P Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	UID	Mobile	Pres. Address	Perm. Address
1	Executant	Bhwneshwar Yadav For Director Sahayogi Properties Pvt. Ltd	Late Ram Swarup Yadav	Business	पिता	गोवाला	Male			9430152509	Bapu Nagar, Ps- Saraidhela, Dhanbad	do
2	Claimant	Md. Shabbir Alam For Royal Building India	Abdul Rajjak	Business	पिता	मोमीन	Male			9308774132	Katras, Ps- Katras, Dhanbad	Do
3	Claimant	Udit Narayan Mishra For Royal Building India	Late Manohar Mishra	Business	पिता	ब्रह्मण	Male			9470533152	Sugladih, Ps- Saraidhela, Dhanbad	Do
4	Claimant	Suraj Mishra For Royal Building India	Udit Narayan Mishra	Business	पिता	ब्रह्मण	Male			7004706154	Sugladih, Ps- Saraidhela, Dhanbad	Do
5	Identifier	Ajay Kumar	Chhotan Yadav	Business	पिता	गोवाला	Male			9430152504	Saraidhela, Dhanbad	Do

Fee Details:

SN	Description	Amount	CHC	Net Amount
1	E1	255,650.00	2,556.50	258,206.50
2	SP	990.00	0.00	990.00
Total		256,640.00	2,556.50	259,196.50

Bhwneshwar Yadav

उपर्युक्तियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

दस्तावेज लेखक का हस्ताक्षर प्रस्तुतिकर्ता का हस्ताक्षर

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

डाटा इंट्री ऑपरेटर का हस्ताक्षर

उपर्युक्त भुवनेश्वर यादव ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

पिंसकी अजय कुमार पिता होत यादव











पहचान सकायबेन पेशा जोधा ने की।

Ajay Kumar

निबंधन पदाधिकारी का हस्ताक्षर

**निबंधन विभाग, झारखंड
धनबाद**

Token Date: 08/08/2016 13:48:04
Deed No./Year: 5068/4497/2016
Type: Development Agreement

	Party Details	Photo	Thumb
1	Bhawneshwar Yadav For Director Sahayogi Properties Pvt. Ltd Father/Husband Name: Late Ram Swarup Yadav (Executant) Bapu Nagar, Ps- Saraidhela, Dhanbad		
2	Md. Shabbir Alam For Royal Building India Father/Husband Name: Abdul Rajjak (Claimant) Katras, Ps- Katras, Dhanbad		
3	Udit Narayan Mishra For Royal Building India Father/Husband Name: Late Manohar Mishra (Claimant) Sugiadih, Ps- Saraidhela, Dhanbad		
4	Suraj Mishra For Royal Building India Father/Husband Name: Udit Narayan Mishra (Claimant) Sugiadih, Ps- Saraidhela, Dhanbad		
5	Ajay Kumar Father/Husband Name: Chhotan Yadav (Identifier) Saraidhela, Dhanbad		

Book No. 1
Volume 317
Page 371 To 436
Deed No 5068/4497
Year 2016
Date 08/08/2016 17:14:19

Registering Officer

Signature of Operator



भारत सरकार
Government of India

उदित नारायण मिश्रा
Udit Narayan Mishra
जन्म तिथि/ DOB: 03/02/1967
पुरुष / MALE



7653 8631 8623

मेरा आधार, मेरी पहचान



भारतीय विनिश्चित पहचान प्रणाली
Unique Identification Authority of India

पता:
S/O स्व मनोहर मिश्रा, शिव मंदिर के
पास, सुगियाडीह थाना सारायदेला,
फुफुंवी, धनबाद,
झारखण्ड - 828127

Address:
S/O Late Manohar Mishra, Near
Shiv Mandir, Sugiadih p/s
Saraidhela, Phuphuadi,
Dhanbad,
Jharkhand - 828127

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Udit Narayan Mishra

Udit Narayan Mishra




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

UDIT NARAYAN MISHRA
MANOHAR MISHRA

03/02/1967
Permanent Account Number
AIMPM1370P

Udit Narayan Mishra
Signature



भारत सरकार
GOVERNMENT OF INDIA



श्री शब्बीर आलम
Md Shabbir Alam
जन्म तिथि/DOB: 09/01/1981
पुरुष / MALE



3063 2708 2028

आधार-आम आदमी का अधिकार

Md Shabbir Alam

भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O: अब्दुल रज्जक, जामा
मस्जिद के सामने, मस्जिद
पट्टी कतरास,
आकाशकनानी, धनबाद,
झारखण्ड - 828113

Address:

S/O: Abdul Rajjak, opposite Jami
Masjid, Masjid Patti Kataras,
Akashkanani, Dhanbad,
Jharkhand - 828113

3063 2708 2028

Aadhaar-Aam Admi ka Adhikar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

Permanent Account Number

AHUPA5932A

Name

MOHAMMAD SHABBIR ALAM

Father's Name

ABDUL RAZZAQUE

Date of Birth

09/01/1981

Signature



Md Shabbir Alam


भारत सरकार
Government of India


सुरज मिश्रा
Suraj Mishra
जन्म तिथि/ DOB: 20/11/1994
पुरुष / MALE



8122 9479 7631

मेरा आधार, मेरी पहचान

Suraj Mishra


आधार

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O उदित नारायण मिश्रा, नीयर शिव
मंदिर, सुगियाडीह सराइहेला मिश्रा
निवास, सरायहेला, धनबाद,
झारखण्ड - 828127

Address:
S/O Udit Narayan Mishra, NEAR
SHIV MANDIR, SUGIADIH
SARAIHELHA MISHRA NIWAS,
SARAIHELHA, Dhanbad,
Jharkhand - 828127

8122 9479 7631

 1947

 help@uidai.gov.in

 www.uidai.gov.in

INDIAN UNION DRIVING LICENCE JHARKHAND STATE

0106901
 Name **SURAJ MISHRA**
 S/o **UDIT NARAYAN MISHRA**
 CUT MARK ON FOREHEAD

ID Mark1
 ID Mark2

FORM 7

DL No. **JH-10/2013/0091573**
 Issue Date **24-JUL-2013**
 Validity (T) **20-NOV-1994** Validity (NT) **23-JUL-2033**
 DOB **20-NOV-1994** Blood Group **B+**
 Badge No. _____ Validity Date _____
 Endorse Auth. _____

Class	MCYL	LMV-NT		
	MOTOR CYCLE WIT	LIGHT MOTOR VEH		
Issued On	24-JUL-2013	24-JUL-2013		
Address	SUCIADH SARAIWELA DHANBAD 0			


Hazardous Goods Validity _____
 Driving in Hill Region Validity _____
 Invalid Carriage No. _____
 Issuing Authority **JH-1020130000007**

Signature of Card Holder _____ Signature of Issuing Authority _____

Suraj Mishra

आयकर विभाग
INCOME TAX DEPARTMENT
SURAJ MISHRA
UDIT NARAYAN MISHRA
20/11/1994
Permanent Account Number
CEJPM7826K

भारत सरकार
GOVT. OF INDIA



Signature

Suraj Mishra

21 JUN 2016

Date

S. No.



झारखण्ड JHARKHAND



Sahib
Notary Dhanbad

MD Shabbir Alam
18/06/16

Udit Nareyan Mishra
18/06/16

Suraj Mishra
18/06/16

Handwritten signatures and notes, including the number 26666.

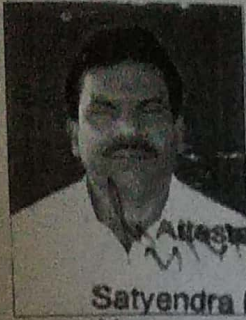
DEED OF PARTNERSHIP

NOTARY
DHANBAD

THIS DEED OF PARTNERSHIP MADE THIS 18th day of June Two Thousand & Sixteen BY AND AMONGST



1. MD. SHABBIR ALAM son of Abdul Rajjak by faith Muslim, by caste Momin, by occupation business resident of Maszid Patti, Panchgari Bazar, Katras P.S. Katras District Dhanbad (Jharkhand) hereinafter called and referred to as the FIRST PARTY (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the FIRST PART [Indian Citizen]



Satyendra Pandit
Notary Dhanbad

CyD Shukla Mam

18/06/14

Udit Narayan Mishra

18/06/14

Suraj Mishra

18/06/16

Handwritten notes and signatures in the top right corner.

2. **SRI UDIT NARAYAN MISHRA** son of Late Manohar Mishra by faith Hindu, by caste Brahmin, by occupation business, residing at Sugiadih, Saraidhela, P.S. Saraidhela District Dhanbad (Jharkhand) hereinafter called and referred to as the **SECOND PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the SECOND PART. [Indian Citizen]

3. **SRI SURAJ MISHRA** son of Sri Udit Narayan Mishra by faith Hindu, by caste Brahmin, by occupation business, residing at Sugiadih, Saraidhela, P.S. Saraidhela District Dhanbad (Jharkhand) hereinafter called and referred to as the **THIRD PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the THIRD PART. [Indian Citizen]

All the parties hereto shall become and be partners in the partnership business.

WHEREAS the parties hereto above named desirous of doing a business of real estate i.e. construction of a residential and/or commercial Complex/building to be commonly known as "ROYAL TOWER" in Mouza Sabalpur Mouza No.11 P.S. Saraidhela District Dhanbad under the name and style of "ROYAL BUILDING INDIA".

AND WHEREAS the principal place of the business is at Sabalpur P.S. Saraidhela District Dhanbad (Jharkhand) and this partnership is commenced functioning on and from 18th day of June, 2016.

AND WHEREAS under the circumstances it has been considered advisable to make out a formal instrument of partnership incorporating therein the terms and conditions of the partnership formed by and amongst them.





Satyendra Pandit
Dhanbad

cid suttar 18/06/14
Udit Narayan Mishra
18/06/14

Surej Mishra
18/06/14

~~Handwritten scribbles~~

NOW THIS DEED OF PARTNERSHIP WITNESSETH AND THE PARTIES HERE TO HEREBY MUTUALLY AGREE AND COVENANT WITH EACH OTHER AS FOLLOWS:-

That this partnership has been formed and has commenced functioning on and from 18th day of June 2015.

That the business of the partnership shall be that of construction of a residential and/or commercial Complex to be commonly known as "ROYAL TOWER" in Mouza Sabalpur Mouza No.11 P.S. Saraidhela District Dhanbad under the name and style of "ROYAL BUILDING INDIA" and sale thereof.

That the principal place of the business shall be located at Opposite Raja Talao, Hirak Road, Sahayogi Nagar Sector-III, Sabalpur, P.S. Saraidhela District Dhanbad District (Jharkhand) which shall be treated as its head office.

That all the partners being working partners shall devote their time and attention in the conduct of affairs of the partnership business as the circumstances and business need may require.

That it is agreed between all the partners of the firm that any three partners jointly shall be entitled to entered into a development agreement to construct a multistoried building to be commonly known as "ROYAL TOWER" in Mouza Sabalpur Mouza No.11 P.S. Saraidhela District Dhanbad under the name and style of "ROYAL BUILDING INDIA".

For the purpose of this clause the expression 'book profit' shall mean the book profit as defined in section 40(b) of the Income Tax Act, 1961 or any statutory modification or amendment thereof which may be in force in the relevant



and Subbir Alam
18 | 06 | 14

Udit Narayan Mishra
18 | 06 | 14

Survi Mishra
18 | 06 | 16

[Handwritten signature]
18 | 06 | 14

accounting year. Such total remuneration shall be paid to all the working partners in equal proportion/ratio. The remuneration payable to the working partner as above shall be credited their account on ascertainment of 'book profit'

The partners shall be entitled to revise the mode of calculation of remuneration payable to the working partner/partners as mutually agreed upon between them from time to time.

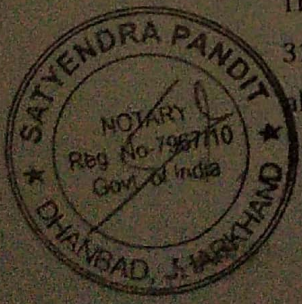
The partners, however, may by their mutual consent add to alter, modify and vary this clause in any manner as may be mutually decided between them from time to time.

The investment towards construction of the said building shall be contributed by the partners according to their share as mentioned herein below as and when necessary.

That the net profit or god forbid the losses of the firm after deduction of all expenses as well as interest and salary/remuneration payable to the partners shall be shared or distributed by the partners in the following proportions:

- FIRST PARTY : 50% SHARE
- SECOND PARTY : 25% SHARE
- THIRD PARTY : 25% SHARE

That the accounting year of the partnership shall be the financial year ending 31st March every year. So soon as may be after the close of each accounting year all accounts of partnership business shall be adjusted and a profit & loss account and balance sheet shall be prepared.



Md Shabbir Alam
12/04/14
Udit Narayan Mishra
13/04/14

Surya Mishra
13/04/14

[Handwritten signature]

That the Bank account shall be opened in the name of the firm with any nationalized Bank or in any other Banks and such account shall be operated by Md. Shabbir Alam, the first party and Sri Udit Narayan Mishra, jointly.

That proper book of accounts shall be maintained according to the trade custom recording therein all the transactions of the firm truly and faithfully as and when they occur. Each of the partners shall have right to access, to inspect and to take extract from the book of accounts preferably during the business hours. In absence of book of accounts the net profit shall be estimated as mutually agreed upon between the parties.

That unless otherwise decided by the partners, the business of the firm shall be carried on and controlled by the partners generally with the aid and assistance of the employees of the firm.

That if in the best interest of the firm, admission of a new partner or partners in deemed advisable, the partners reserve their right by mutual agreement to admit one or more partner or partners into the firm on such terms and conditions as may be agreed upon mutually by and amongst the continuing partners and the incoming partner or partners.

That none of the partners shall mortgage or hypothecate his interest or share in this firm to an outsider or otherwise alienate the same without the consent of the other partner obtained previously in writing.

That the partnership business shall not be dissolved on the death of any of the parties, but shall continue to be carried on by the surviving partners and the next heir or legal representative of the deceased partner and the partnership deed shall be deemed to have been reconstituted ipso facto.



Old Shabbir Alam
18/06/14
Udit Narayan Mishra
18/06/14
Suman Mishra
18/06/14

Be it expressly stated that this partnership is accordingly formed, only to construct a residential/commercial building under the name and style of "ROYAL TOWER".

That the partnership shall be governed by the provisions of the Indian Partnership Act, 1932 as amended from time to time save and except which is specifically provided otherwise in this deed.

That all disputes arising in the conduct of the business of the partnership firm as between them or originating either in the construction or interpretation of the term or terms of this partnership deed or otherwise shall primarily and ordinarily be settled by reference to arbitration unless there be reason for decision to the contrary, no partner shall rush to the court of law for the adjudication of the disputes.

IN WITNESS WHEREOF THE PARTIES HERETO WHILE IN SOUND HEALTH AND PERFECT MIND AND OUT OF THEIR OWN FREE WILL AND CONSENT, SET AND SUBSCRIBE THEIR RESPECTIVE HANDS ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

NOTARY
DHANBAD

Old Shabbir Alam
(Signature of the First Party) 18/06/14

Udit Narayan Mishra
(Signature of the second Party) 18/06/14

WITNESS:

1. Suman Mishra
DY. CLERK Suman Mishra
Dhanbad
18/06/14

Suman Mishra 18/06/14
(Signature of the Third Party)

Indrojit
Page 6 of 6
18/06/14

Authorised
u/s 207 (1) (c) of the Cr. P.C. 1973
(Act No 11 of 1974) & u/s (8) (1)
of the Notaries Act 1952
(Act No 53 of 1952)



Before : The Notary Public, Dhanbad.

: A F F I D A V I T :

I, Udit Narayan Mishra, S/O. Late Manohar Mishra, D.O.Birth: 03.02.1967, by faith Hindu, by occupation Business, resident of Near Shiv Mandir, Sugiadih, P.S. Saraidheal, Dist. Dhanbad, (Jharkhand), Pin 828127, Aadhar No. 7653 8631 8623, PAN NO. AIMEM1370P, do hereby solemnly affirm on oath and declare as follows :-

1. That, I will also produce E.P.F. Registration within three months.
2. That, I declare that the statements made herein above are true and correct and no part of the statement is wrong or concealed any facts in this matter.
3. That, I am swearing this affidavit to submit it before the authority concerned for needful.

Verification.

Solemnly affirmed before me by the deponent who is duly identified by, Sri. D.S. Dey, Advocate, Dhanbad.

The statements made above are true to the best of my knowledge & belief, I sign this verification at Dhanbad on. 3.4.19.

Udit Narayan Mishra

Deponent,
Identified by,

D.S. Dey

Advocate,
03.4.19.

03/4/19

**NOTARY
DHANBAD**

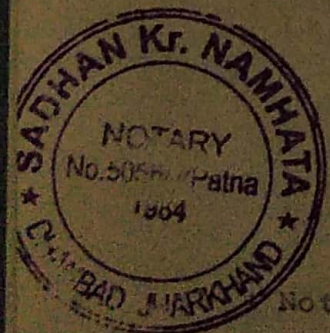
Notary Public, Dhanbad

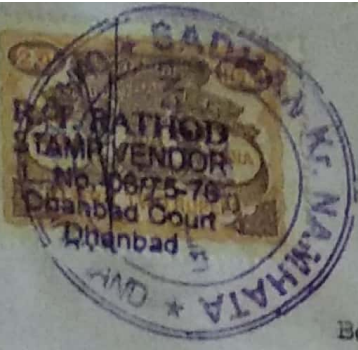
596772

Authorised
u/s 8 (l) (e) of Notaries Act
1952 (Act No 52 of 1952)

DHANBAD BAR ASSOCIATION

SL.No. 13 Date 03 APR 2019 Time 10:00 AM





Before : The Notary Public, Dhanbad.

AFFIDAVIT

I, Udit Narayan Mishra, S/O. Late Manohar Mishra, D.O. Birth: 03.02.1967, by faith Hindu, by occupation Business, resident of Near Shiv Mandir, Sugiadih, P.S. Saraidhela, Phuphuadih, District-Dhanbad, (Jharkhand), Pin-828127, doAdhar No.7653 8631 8623, PAN Card No. AIMEM1370P, do hereby solemnly affirm on oath and declare as follows :-

1. That, I will also produce Labour Licence within three month.
2. That, I declare that the statements made herein above are true and correct and no part of the statement is wrong or concealed any facts in this matter.
3. That, I am swearing this affidavit to submit it before the authority concerned for needful.

Verification.

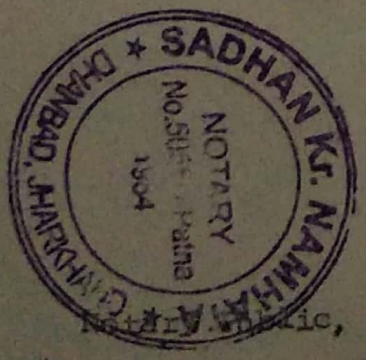
Solemnly affirmed before me by the The statements made above are true to the best of my knowledge & belief, I best of my knowledge & belief, I sign this who is duly identified by, verification at Dhanbad on. 3.4.19.

Sri. D.S. Dey, Advocate, Dhanbad.

Udit Narayan Mishra

Deponent,
Identified by,

Advocate,
03.4.19.



NOTARY
DHANBAD

Notary Public, Dhanbad.

Authorised
u/s 8 (l) (e) of Notaries Act
1952 (Act No 52 of 1952)

00927



DHANBAD BAR ASSOCIATION

03 APR 2019
SL No. 15 Date 03/04/19 Time 12:42



Before the Notary Public, Dhanbad.

: A F F I D A V I T :

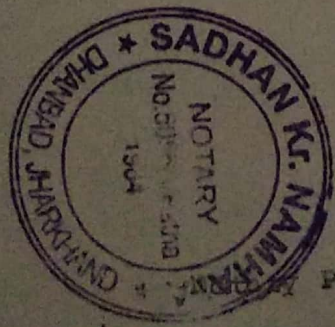
I, Suraj Mishra S/O. Udit Narayan Mishra, D.O.Birth: 20.11.1994, by faith Hindu, by occupation Business, resident of Near Shiv Mandir, Sugiadin, Saraidhela, Mishra Niwas, Saraidhela, Dist. Dhanbad, (Jharkhand), Pin 828127, Aadhar No. 8122 9479 7631, PAN No. CUMW7826K, do hereby solemnly affirm on oath and declare as follows :-

1. That, I will also produce Labour licence within three months.
2. That, I declare that the statements made herein above are true and correct and no part of the statements is wrong or concealed any facts in this matter.
3. That, I am swearing this affidavit to submit before the authority concerned for needful.

Verification.

Solemnly affirmed before me by the deponent who is duly identified by, Sri. D.S. Dey, Advocate, Dhanbad. The statements made above are true to the best of my knowledge & belief, I sign this verification at Dhanbad on. 3.4.19.

Deponent,
Identified by,



**NOTARY
DHANBAD**

Public, Dhanbad.

Swainistra
Advocate,
03/4/19

Authorised
u/s 8 (1) (e) of Notaries Act
1952 (Act No 52 of 1952)



DHANBAD BAR ASSOCIATION

03 APR 2019

SL No. 17 Date 03/04/19 Time 10:30 AM





Before : The Notary Public, Dhanbad.

: A F F I D A V I T :

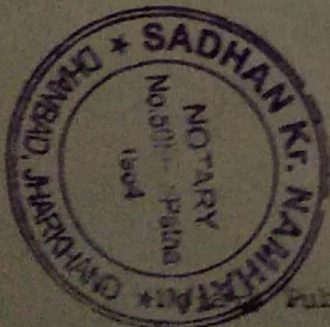
I, Md. Shabbir Alam, S/O. Abdul Rajjak, D.O. Birth : 09.01.1981, by faith Muslim, by occupation Business, resident of Opposite Jama Masjid, Masjid Patti, Katras, Akashkanali, Dist. Dhanbad (Jharkhand), Pin 828113, Adhar No. 3063 2708 2029, PAN No. AUPA5932A, do hereby solemnly affirm on oath and declare as follows :-

1. That, I will also produce Labour Licence within three months.
2. That, I declare that the statements made herein above are true and correct and no part of the statements is wrong or concealed any facts in this matter.
3. That, I am swearing this affidavit to submit it before the authority concerned for needful.

Verification.

Solemnly affirmed before me by the deponent who is duly identified by, Sri. D.S. Dey, Advocate, Dhanbad. The statements made above are true to the best of my knowledge & belief, I sign this verification at Dhanbad on. 3.4.19.

Md Shabbir Alam



**NOTARY
DHANBAD**

Public, Dhanbad.

Deponent,
Identified by,

[Signature]

Advocate,

03/4/19

Authorised
u/s 8 (1) (e) of Notaries Act
1952 (Act No 52 of 1952)



DHANBAD BAR ASSOCIATION

00978

03 APR 2019

SL No. *16* Date *16/4/19* Time *10:30*



Before : The Public, Dhanbad

AFFIDAVIT :

I, Suraj Mishra, S/O. Udit Narayan Mishra, D.O.Birth : 20.11.1994, by faith Hindu, by occupation Business, resident of Near Shiv Mandir, Sugiadih, Saraidhela, Mishra Niwas, Saraidhela, Dist. Dhanbad (Jharkhand), Pin 828127, Aadhar No. 8122 9479 7631, PAN No. CEJMP7826K, do hereby solemnly affirm on oath and declare as follows :-

1. That, I will produce E.P.F. registration within three months.
2. That, I declare that the statements made herein above are true and correct and no part of the statements is wrong or concealed any facts in this matter.
3. That, I am swearing this affidavit to submit before the authority concerned for needful.

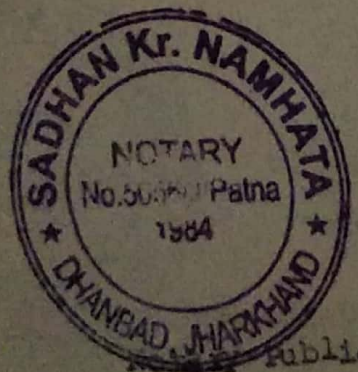
Verification.

Solemnly affirmed before me by the deponent who is duly identified by, Sri.D.S. Dey, Advocate, Dhanbad.

The statements made above are true to the best of my knowledge & belief, I sign this verification at Dhanbad on. 3.4.19.

Suraj Mishra

Deponent,
Identified by,



**NOTARY
DHANBAD**

[Signature]
Advocate,

03.4.19.

Public, Dhanbad.

Authorised
11's 8 (1) (e) of Notaries
1952 (Act No 52 of 1952)



DHANBAD BAR ASSOCIATION

DBA - 596771
[Signature]

03 APR 2019
SL No. 12 Date 03.04.19 Time 12:00



Before : The Notary Public, Dhanbad

AFFIDAVIT

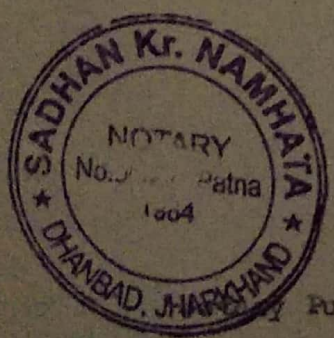
I, Md. Shabbir Alam, S/O. Abdul Majid, D.O. Birth : 09.01.1981, by faith Muslim, by occupation business, resident of Opposite Jama Masjid, Masjid Patti, Katra, Masamanli, Dist. Dhanbad (Jharkhand), Pin 826113, Ahar No. 2062 2108 2028, PAN No. AHSFA5932A, do hereby solemnly affirm on oath and declare as follows :-

1. That, I will produce E.P.F. registration within three months.
2. That, I declaration that the statements made herein above are true and correct and no part of the statements is wrong or concealed any facts in this matter.
3. That, I am swearing this affidavit to submit it before the authority concerned for needful.

Verification.

Solemnly affirmed before me by the deponent who is duly identified by, Sri. D.S. Dey, Advocate, Dhanbad, The statements made above are true to the best of my knowledge and belief, I sign this verification at Dhanbad on. 3.4.19.

03 APR 2019
SL No. 14 Date 03.4.19 Time



0315119

NOTARY
DHANBAD

Md. Shabbir Alam
Deponent,
Identified by,

[Signature]
Advocate,

03.4.19

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Authorised
u/s 8 (1) (e) of Notaries Act
1952 (Act No. 52 of 1952)



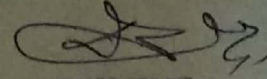
DHANBAD BAR ASSOCIATION

CHARACTOR CERTIFICATE

TO WHOM IT MAY CONCERN

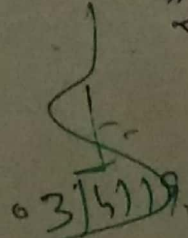
This is Certify that Md. Shabbir Alam, S/O. ^{ab}
Abdul Rajjak, resident of Opposite Jama Masjid, Masjid),
Patti, Katras, Akashkanali, Dist. Dhanbad (Jharkhand)
State - Jharkhand, is known to me since last Six
months bears a good moral character.

I, wish him every success in his life.

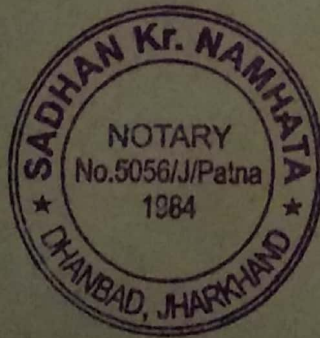


SIGNATURE.

03/4/19.
S. S. Ray
Advocate
Dhanbad.



03/4/19.



**NOTARY
DHANBAD**

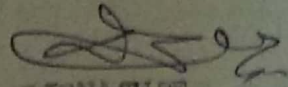
Authorised
w/s 8 (1) (e) of Notaries Act
1952 (Ac' No 52 of 1952)

CHARACTER CERTIFICATE

TO WHOM IT MAY CONCERN

This is Certify that Suraj Mishra S/O. Udit Narayan Mishra, resident of Near Shiv Mandir, Sugladih, Saraidhela, Mishra Niwas, Saraidhela, Dist. Dhanbad (Jharkhand), is known to me since last six months bears a good moral Character.

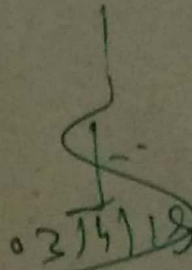
I, wish him every success in his life.



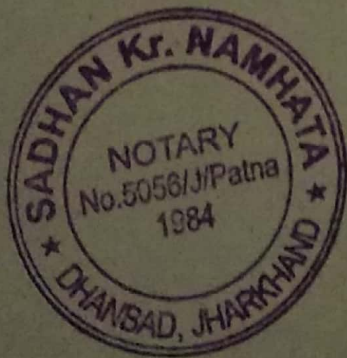
SIGNATURE.

03.4.19.

R. S. Ray
Advocate
Dhanbad.



**NOTARY
DHANBAD**




Authorised
u/s 8 (b) (e) of Notaries Act
1952 (Ac' No 52 of 1952)

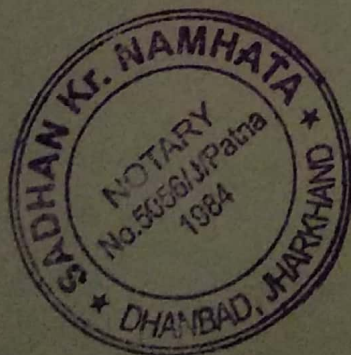
CHARACTER CERTIFICATE

TO WHOM IT MAY CONCERN

This is Certify that Udit Narayan Mishra, S/O.
Late Manohar Mishra, resident of Near Shiv Mandir,
Sugiadih, P.S. Saraidhela, Dist. Dhanbad, (Jharkhand),
is known to me since last six months bears a good
moral character.

I, wish him every success in his life.


SIGNATURE
03.4.19
D. S. Roy
Advocate
Dhanbad



02/4/19
**NOTARY
DHANBAD**

Authorised
u/s 8 (1) (e) of Notaries Act
1952 (Act No 52 of 1952)

Mob. No. :- 8757450619,
8252211786

ROYAL BUILDING INDIA

Address : HIRAK ROAD, SAHYOGI NAGAR, SECTOR-III, SABALPUR, NEAR RAJA
TALAB, P.O. & P.S.-SARAIHELIA, DISTT.-DHANBAD

Ref. No. :-

Date :-

TO WHOM IT MAY CONCERN

This is Certify that Md. Nazeer Alam S/O. Abdul Rajjak
resident of Opposite Jama Masjid Masjid Patti, Katras,
Akashkanali, Dist. Dhanbad (Jharkhand), are working in
our firm as a Site Supervisor & Site incharge respectively
since these month.

Udit Narayan Mishra

Ctd Shebbis Alam

Surendra

TO WHOM IT MAY CONCERN

This is Certify that our firm, ROYAL BUILDINGS INDIA
is Pvt. Firm.

We hereby declare that we did not having work
with any of the Govt. Sector organization, SO's Uls's or
any other Pvt. Ltd. Company.

This is for kind information.

Udit Narayan Mehta

1d Shakti Alam

Jayaram

Mob. No. :- 8757450619,
8252211786

ROYAL BUILDING INDIA

Address : Hiralak Road, Sahyogi Nagar, Sector-III, Sabalpur, Near Raja
Talah, P.O. & P.S.-Saraidhela, Distt.-Dhanbad

Ref. No. :- _____

Date :- _____

TO WHOM IT MAY CONCERN

This is Certify that our firm, ROYAL BUILDING INDIA
is Pvt. Firm.

We hereby declare that we did not having work
with any of the Govt. Sector orgination, BPO's UGA's or
any other Pvt. Ltd. Company.

This is for kind information.

Udit Narayan Mishra

Md Shabbir Alam

Sunay Mishra

TO WHOM IT MAY CONCERN

This is Certify that Md. Nazeer Alam S/O. Abdul Rajjak
resident of Opposite Jama Masjid Masjid Fatti, Katras,
Akashkansi, Dist. Dhanbad (Jharkhand), are working in
our firm as a Site Supervisor & Site incharge respectively
since these month.

Udit Narayan Mishra

Old S/O. Alam

Suraj Mishra

आयकर विभाग
INCOME TAX DEPARTMENT
ROYAL BUILDING INDIA



भारत सरकार
GOVT. OF INDIA



18/06/2016

Permanent Account Number

AAUFR3207N

Signature

Udit Narayan Mishra

Cid Satti's Alam

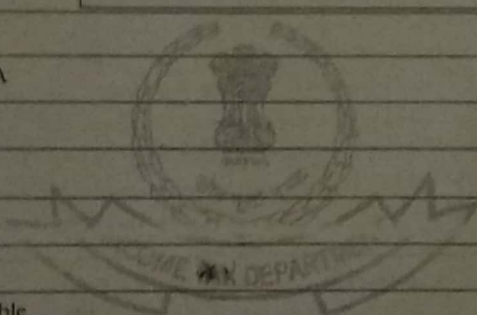
Surajmishra

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-3, ITR-4, ITR-5, ITR-6, ITR-7 transmitted and verified electronically]

Assessment Year
2018-19

PERSONAL INFORMATION AND THE DATE OF ELECTRONIC TRANSMISSION	Name		ROYAL BUILDING INDIA		PAN		AAUFR3297N	
	Flat/Door/Block No		ROYAL TOWER		Name Of Premises/Building/Village		Form No. which has been electronically transmitted	
	Road/Street/Post Office		MOUZA SABALPUR		Area/Locality		SARAIIDHELA	
	Town/City/District		DHANBAD		State		JHARKHAND	
	Pin/ZipCode		826901		Aadhaar Number/Enrollment ID		Status Form	
	Designation of AO(Ward/Circle)		ITO WARD 2(1), DHANBAD		Original or Revised		ORIGINAL	
	E-filing Acknowledgement Number		828577070200718		Date(DD/MM/YYYY)		20-07-2018	
	1		Gross total income		1		0	
	2		Deductions under Chapter-VI-A		2		0	
	3		Total Income		3		0	
3a		Current Year loss, if any		3a		0		
4		Net tax payable		4		0		
5		Interest and Fee Payable		5		0		
6		Total tax, interest and Fee payable		6		0		
7		Taxes Paid		7a		0		
		a Advance Tax		7a		0		
		b TDS		7b		0		
		c TCS		7c		0		
		d Self Assessment Tax		7d		0		
e		Total Taxes Paid (7a+7b+7c +7d)		7e		0		
8		Tax Payable (6-7e)		8		0		
9		Refund (7e-6)		9		0		
10		Exempt Income		Agriculture		10		
		Others						



The return has been electronically uploaded on 20-07-2018 from IP address 45.249.141.42 and has been electronically verified by UDIT NARAYAN MISHRA in the capacity of PARTNER having PAN AIMPM1378P on 14-11-2018 12:37:55 from IP address 45.249.141.42 at DHANBAD using Electronic Verification Code QAR7K81GX1 generated through Aadhaar OTP mode.

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

FORM ITR-V

INDIAN INCOME TAX RETURN VERIFICATION FORM

[Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-7 transmitted electronically without digital signature] .

Assessment Year
2017-18

(Please see Rule 12 of the Income-tax Rules, 1962)

PERSONAL INFORMATION AND THE
DATE OF ELECTRONIC
TRANSMISSION

Name ROYAL BUILDING INDIA		PAN AAUFR3207N	
Flat/Door/Block No ROYAL TOWER	Name Of Premises/Building/Village		Form No. which has been electronically transmitted ITR-5
Road/Street/Post Office MOUZA SABALPUR	Area/Locality SARAIHELIA		Status Firm
Town/City/District DHANBAD	State JHARKHAND	Pin/Zip Code 826001	Aadhaar Number/ Enrollment ID
Designation of AO (Ward / Circle) ITO WARD 2(1), DHANBAD		Original or Revised	ORIGINAL
E-filing Acknowledgement Number 406224080220218		Date(DD-MM-YYYY)	22-02-2018

COMPUTATION OF INCOME
AND TAX THEREON

1	Gross Total Income	1	0
2	Deductions under Chapter-VI-A	2	0
3	Total Income	3	0
a	Current Year loss, if any	3a	0
4	Net Tax Payable	4	0
5	Interest Payable	5	0
6	Total Tax and Interest Payable	6	0
7	Taxes Paid		
a	Advance Tax	7a	0
b	TDS	7b	0
c	ICS	7c	0
d	Self Assessment Tax	7d	0
e	Total Taxes Paid (7a+7b+7c+7d)	7e	0
8	Tax Payable (6-7e)	8	0
9	Refund (7e-6)	9	0
10	Exempt Income		
	Agriculture		
	Others	10	

VERIFICATION

I, UDIT NARAYAN MISHRA son/ daughter of MONOHAR MISHRA, holding Permanent Account Number AIMPM1370P solemnly declare to the best of my knowledge and belief, the information given in the return and the schedules thereto which have been transmitted electronically by me vide acknowledgement number mentioned above is correct and complete and that the amount of total income and other particulars shown therein are truly stated and are in accordance with the provisions of the Income-tax Act, 1961, in respect of income chargeable to income-tax for the previous year relevant to the assessment year 2017-18. I further declare that I am making this return in my capacity as PARTNER and I am also competent to make this return and verify it.

Sign here

Date 22-02-2018

Place DHANBAD

If the return has been prepared by a Tax Return Preparer (TRP) give further details as below:

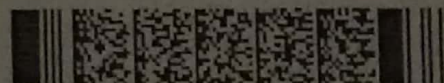
Identification No. of TRP	Name of TRP	Counter Signature of TRP

For Office Use Only

Receipt No

Filed from IP address 117.205.144.250

Date

Seal and signature of
receiving official

AAUFR3207N054062240802202180FB988FEEEBD2604422308CF8F3EC707B246410C

Please send the duly signed Form ITR-V to "Centralized Processing Centre, Income Tax Department, Bengaluru 560500", by ORDINARY POST OR SPEED POST ONLY, within 120 days from date of transmitting the data electronically. Form ITR-V shall not be received in any other office of the Income-tax Department or in any other manner. The confirmation of receipt of this Form ITR-V at ITD-CPC will be sent to the e-mail address mit0619.upt@gmail.com