



NOTARY
DHANBAD

BEFORE THE NOTARY PUBLIC, DHANBAD..

AFFIDAVIT

I, VISHAL KUMAR, S/O Krishna Kumar Sahu, aged about 41 years, by faith- Hindu, by occupation- business, R/O Pranjivan Road, Manaitand, P.O. Dhanbad, P.S. Dhansar, District- Dhanbad (JH), hereby solemnly affirm on oath and declare as follows:-

06 APR 2019

S.L. No. 57 Date

1. That, I am a Partner of WELCOME CONSTRUCTION.
2. That, my movable and immovable properties in my own name approximate Rs.15,00,000/- as per Sale Deed No. 2855 and Rs.15,00,000/- as per sale Deed No.10454. Total properties of Rs.30,00,000/- (Rupees Thirty lacs only).
3. That, my above said movable and immovable properties are genuine and correct.
4. That, the statements made above are true to the best of my knowledge and I have concealed nothing.
5. That, I am swearing this affidavit to produce it before the authority concerned and for hee-
-dful.

Verification

Solemnly affirmed before me by the deponent, who is duly identified by Sri *Vishal Kumar* Advocate, Dhanbad. The statements made above are true to the best of my knowledge and belief. I sign here at Dhanbad on 06.05.19.



NOTARY
DHANBAD

Vishal Kumar

Deponent,

Identified by

Authenticated
UTS 297 (i) (c) of the Cr PC 1973
Act No. 19 of 1973 & Uts (i)
of the Notaries Act. 1952
Act No. 43 of 1952

Vishal Kumar
Advocate.



To whom it may concern

This is to certify that our firm M/s, Welcome Construction
We hereby declare that we did not having work with any of the
Govt. Sector organization , PSU's, ULB's or any other Pvt. Ltd;
Company.

This is for kind information.

For Welcome Construction

For Welcome Construction

Santosh Kumar Sita

03/09/2019 Partner/s



To whom it may concern

This is to certify that Mr. Vikash Gupta S/o, Late Gouri Shankar Gupta, Resident of Dari Mohalla, Dhanbad, Jharkhand are working in our Firm as a Site supervisor for 8 months.

For Welcome Construction

For Welcome Construction
Sankash Kumar Sita
Partner/s 03/04/2019



BEFORE: THE EXECUTIVE MAGISTRAT: AT DHANBAD.

AFFIDAVIT

I, SANTOSH KUMAR SINHA, S/O Uday Shankar Sinha, Date of birth- 01.01.1975, by faith- Hindu, Resident of Nandna Simplex, H.No.25, Sector-B Road No.10, Surya High Land City, Karmatand, Koyla Nagar BCCL Township, Kola Kushma, Dhanbad (JH)826005, do hereby solemnly affirm on oath and declare as follows:-

1445
08-03-19

1. That, I am permanent & presently residing at Nandna Simplex, H.No.25, Sector-B Road No.10, Surya High Land City, Karmatand, Koyla Nagar, BCCL Township, Kola Kushma, Dhanbad (JH)826005.
2. That, my above mentioned address is genuine and correct.
3. That, my Aadhar card No is 2701 7080 1728.
4. That, my passport size photo affixed herewith for proper identification.
5. That, I am swearing this affidavit to produce it before the authority concerned as furnished.

Verification

Solemnly affirms before me by the deponent who is duly identified by Sri *Sri [Signature]* Advocate, Dhanbad.

The Statemen made above are true to the best of my knowledge and belief. I sign here at Dhanbad on 08.03.19.

Santosh Kumar Sinha
Deponent,

Identified by



The Executive Magistrate, Dhanbad..

[Signature]
Advocate.
E.R. 505/90

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R. T. RATHOD
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No-06/75-76
Dhanbad Court
Dhanbad



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08/03/19

BEFORE: THE EXECUTIVE MAGISTRATE: AT DHANBAD.

A F F I D A V I T

I, VISHAL KUMAR, S/O Krishna Kumar Sahu, Date of birth /Aged about 41 years, by faith-Hindu, resident of H.no.21, Pranjivan Circular Road, Behind Kala Sangam, Mansitand, Dhanbad, P.O. & District-Dhanbad-826001 (JH) do hereby solemnly affirm on oath and declare as follows:-

1. That, I am permanently & presently residing at H.No.21, Pranjivan Circular Road, Behind Kala Sangam, Mansitand, Dhanbad, P.O. & District-Dhanbad (JH) 826001.
2. That, my above mentioned address is genuine and correct.
3. That, my passport size photo affixed herewith for proper identification.
4. That, my Aadhar card 2182 6422 2116.
5. That, I am swearing this affidavit to produce it before the authority concerned and for needful.

Verification

Solemnly affirm before The Statemen made above are true & correct to the best of my knowledge and belief. I sign here at Dhanbad on 08.03.19.

by the deponent who is duly identified by Sri *G. Krishna* Advocate, Dhanbad.. *Vishal Kumar*

Deponent,

Identified by



The Executive Magistrate, Dhanbad..

G. Krishna
Advocate.

08/03/19



NOTARY
DHANBAD

BEFORE: THE NOTARY PUBLIC: DHANBAD.

AFFIDAVIT

I, SANTOSH KUMAR SINHA, s/o Uday Shankar Prasad, aged about 44 years, by faith-Hindu, by occupation-business,, R/O Nandna Simplex, H.No.25, Sec-B, Road No.10. Surya Highland City, Karmatand, Koyla Nagar, BCCL Township, Kola Kusma, P.S.Saraidhela, District-Dhanbad (JH), hereby solemnly affirm and declare as follows:-

06 APR 2019

Sl. No. 57 Date

1. That, I am the Partner of WELCOME CONSTRUCTION .
2. That my movable and immovable properties in my own name approximately Rs.26,00,000/- (Rupees Twenty six lacs only) as per my Sale Deed No. 3024.
3. That, my above said movable and immovable are genuine and correct.
4. That, the statmens made above are true to the best of my knowledge and belief, I sign here at Dhanbad..
5. That, I am swearing this affidavit to produce it before the authority concerned and for needful.

Verification

Solemnly affirmed before me by the deponent, who is duly identified by Sri *S.K. Nigam* Advocate, Dhanbad..

The Statmen made above are true to the best of my knowledge and belief, I sign here at Dhanbad on 06.04.19.

Santosh Kumar Sinha
Deponent,
Identified by



The Notary Public, Dhanbad..
Authenticated
U/s 297 (i) (c) of the Cr P.C 1973
Act. No 11 of 1974 & U/s (1)
of the Notaries Act. 1952

Advocate
Advocate.

Anand Kumar Singh

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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made at DHANBAD on this the 25th day of March, 2016.

BY AND BETWEEN

SMT. SHOBHA DEVI wife of Sri Uday Kumar Sinha by faith Hindu, by caste **KOYARI**, by occupation house-wife, resident of Katra Bazar, Patna City, P.O. Bazar Samiti P.S. Malsalami District Patna at present residing at Temple Road Manaitand, P.S. Dhansar 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 her heirs,

Anand Kumar Singh



executors, administrator, representatives and assigns of the ONE PART.[Indian Citizen]

A N D

M/S "WELCOME CONSTRUCTION" a firm having its office at UG 34, Urmila Tower, Bankmore, Distric Dhanbad (Jharkhand) represented by its partner / authorized signatory / power of Attorney holder **SRI AMIT KUMAR GUPTA** son of Late Bharat Ram Gupta by faith Hindu, by caste Mahuri, resident of Bankmore, P.S. Dhanbad (Bankmore), 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.[Insian Citizen]

AND

- (1) Uday Kumar Sinha son of Late Dawrika Sinha and husband of Shobha Devi, (2) Rohit Kumar Sinha son of Uday Kumar Sinha & Shobha Devi, (3) Nisha Sinha, wife of Sri Satyendra Kumar Sinha and daughter of Uday Kumar Sinha and (4) Neha Sinha daughter of Uday Kumar Sinha hereinafter called and referred to jointly as confirming party to this development agreement.

WHEREAS raiyati land situated in Mauza- Manaitand, appertaining to C.S. Khata No. 85 bearing C.S. plot no. 2288 measuring a total area of 1.05 acre or 105 decimal originally belonged to Seikh Maqbul Ahmad son of Ullakut Hussain and said Maqbul Ahmad by a registered deed of gift no. 322 dated 22-01-1941 gifted the aforementioned 1.05 acre land in plot no. 2288 and another plot in Mouza - Gomoh to Md. Ahsanulla and Md. Ataulla both sons of Abdulla and ever since the said donees continued to possess the aforementioned 1.0 acre land in plot no . 2288 by exercising diverse act of possession.

WHEREAS while thus in possession aforesaid Md. Ahsanulla and Md. Ataulla both of sons Abdulla sold and transferred 87 decimal out of 105

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Dr. K. K. Singh

decimal in plot no. 2289 to Jagdish Prasad, Jagannath Prasad, Ram Nath Prasad, Chandrika Prasad and Ambika Prasad all sons of Late Ramlal Mahato and those five vendors having acquired 87 decimal land in plot no. 2288.

AND WHEREAS Panch Ratni Devi, wife of Ramlal Mahato and mother of Jagdish Prasad, Jagannath Prasad, Ram Nath Prasad, Chandrika Prasad and Ambika Prasad had acquired 9.17 acre land in adjoining plot no. 183 of Khata No. 123 and after the death of Panch Ratni Devi and her husband the abovenamed five sons of Panch Ratni Devi amalgamated 87 decimal land in plot no. 2288 as well as 9.17 acre land in adjoining plot no. 183.

AND WHEREAS while thus in possession of aforementioned amalgamated block of land in C.S. Plot No. 2288 & 183 above named five sons of Ramlal Mahato through an amicable family settlement partitioned all their immovable properties including the aforementioned block of land and in the said partition 28.5 decimal land in plot no. 2288, Khata No. 85 and 183 of Khata No. 123, morefully described in the schedule hereunder, fell in the share of Ram Nath Prasad who continued to possess the schedule land as exclusive owner thereof by exercising diverse acts of possession including getting his name mutated and paying rent to the State under Jamabandi No. 927.

AND WHEREAS aforementioned Ram Nath Prasad while thus in possession of the schedule land died leaving behind his daughter as Shobha Devi as his only legal heir so the schedule land was inherited by Shobha Devi and she continued to possess the same by exercising diverse acts of possession including getting her name mutated in Mutation Case No. 1354 (iii) 2015-2016 and paying rent to the state under Jamabandi No. 5132 under Thoka No.5132 vide Mutation Case No. thereto regularly.

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AND WHEREAS the developer has requested the landowner to allow him to develop 28.00 Decimals of lands which is described in Schedule below for constructing a new multistoried building as per 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 owner and satisfied from the documents produced by landowner about her right, title and interest in the aforesaid property detailed in the Schedule 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 DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS
AND IS HEREBY AGREED 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 Smt. Shobha Devi and her legal heirs, executors, administrators, legal representatives and/or assigns.
 - (b) CONFIRMING PARTIES shall mean heirs apparent of the landowner Shobha Devi and they confirm and endorse the

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terms and conditions of this develop agreement and shall continue to do so in future even in case of death of the land owner Shobha Devi before execution of this agreement.

- (c) DEVELOPER shall mean M/S "WELCOME CONSTRUCTION" and its partners including executors, administrators, legal representatives and /or assigns.
- (d) 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 below.
- (e) 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.
- (f) 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.
- (g) ARCHITECT shall mean such Architect or Architects may appointed from time to time for the project at the said building.
- (h) 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.
- (i) **LAND OWNER ALLOCATION** shall mean the 38% residential cum commercial portion of the constructed area in the proposed building which is to be allotted to the land owner in accordance with the terms and conditions of these presents

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including the proportionate share in the common facilities and amenities and as described in the Schedule hereunder.

- (j) DEVELOPER'S ALLOCATION shall mean the remaining portion of the building i.e. 62% residential cum commercial of the said property after the allocation i.e. 38% residential cum commercial portion to the land owner including the proportionate share in the common facilities and amenities of the proposed building on the said property.
- (k) 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 building morefully described in the Schedule 'C' hereunder.

2. a) In consideration of the landowner having entrusted giving rights to the developer to enter the property and transfer the ownership rights in respect of Developer's Allocation, the developer has agreed to develop and construct multistoried building therein having shops/dwelling units and/or ownership Flats as per specification detailed in the schedule "D" below at its own cost and conferring on him the rights, powers, privileges and benefits mentioned herein.
- (b) The developer shall pay to the owner a sum of Rs. 5,00,000/- (Rupees Five Lakhs) only as security deposit out of Rs.10,00,000/- (Rupees Ten Lakhs) only on the date of signing of this agreement by Cheque No.845077 dated 21-03-2016 of Sum of Rs. 3,00000 (Rupees Three Lakhs) & Cheque

Dr. J. K. Singh

Dr. J. K. Singh

No.845078 date 25-03-2016 2,00000 (Rupees Two Lakhs) Karnataka Bank Ltd. Dhanbad in accounts of Shobha Devi (Owner of Land) and the owner shall hand over vacant possession of the land mentioned in the schedule to the developer and the remaining amount of security deposit i.e. Rs.5,00,000/- (Rupees Five Lakhs) only to be paid within 7 (seven) days from the date of Bhumi Pujan by means of cheque/cash and subsequently the owner shall issue receipt of the total security amount of Rs. 10,00,000/- after receiving the payment. The total amount of Rs.10,00,000/- paid to the land owner shall be adjusted after completion and delivery of the land owners' portion by the developer with bank interest and if for any reason the land owner shall not refund back the aforesaid amount then it shall be adjusted in respect to their portion of shops/flats & parking spaces allotted to them.

- (c) All costs of construction of the proposed multistoried building shall be borne and incurred by the developer and the landowner will not be called upon to bear any expenses or costs hereafter.
- (d) On completion of construction of the said building the landowner shall become entitled to exclusive use and occupation of the saleable area comprised in the landowners portion of the building and the developer shall put the landowner in undisputed exclusively possession thereof. Similarly the developer shall become the absolute and exclusive owner of his share.

3.(a) The developer shall be entitled to advertise in his own name about the said development of the property and proposed

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sale of the flats/units portion/premises in the proposed building to be constructed and put up advertisement board on the property and to remove the debris and rubbish on demolition of old existing structures and to dispose of the same on its own cost.

- (b) The developer shall be entitled to enter into any agreement with any building contractor, architect, appoint agents for the purpose of development of the said property in his own name and costs, risks and expenses.
- (c) The developer shall be entitled to enter into agreements for sale, mortgage, etc., in parts of whole, in respect of Developers Allocation, i.e., 62% residential cum commercial in respect of Schedule 'A' property at any time before, during or after construction of the building on the said plot of land, with any persons party on such terms and conditions and for such consideration as deemed prudent by the said attorney.
- (d) The developer shall be entitled to receive the consideration by way of cash, Cheques, pay order etc. either in lump sum or in installment even in his own names or in any other name on account of earnest money/sale/lease consideration, sign and execute necessary agreement for sale, lease etc. to present the same before the registration authority and also transfer by way of absolute sale, transfer or gift the Developer's Allocation to any persons as the attorney may consider expedient.
- (e) The Developer shall be entitled to execute the deed of sale, transfer, lease, mortgage, gift etc. with respect of the Developer's Allocation, in favour of prospective buyers (including themselves/nominees/beneficiary) to present the same for registration before the registering authority, to admit execution of deed of sale/gift/transfer etc and contents

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thereof, to acknowledge the receipt of full consideration (even in their names) to get such deeds registered, to obtain and receive from the office of sub-registrar, the documents submitted for registration.

- (f) The Developer shall be entitled to execute sign and present the sale deed, rectification deed/supplement deed before the proper registering authority and get the same registered in respect of Developer's Allocation and to handover possession of the Developer's Allocation, in parts or whole, to the prospective buyers, tenants, licenses or beneficiaries.
- (g) After ear-marking of the landowner share of allocation the developer shall be entitled to all of flats or rights in the buildings and structures to be constructed so far as they relate to developers allocations.

4. The landowner shall at the cost of the developer immediately 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, i.e., constructing a new multistoried residential cum commercial building, 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. The landowner shall not revoke or cancel the said General Power of Attorney prior to information to developer.

5. Before start of actual execution of the development at site, the share of land lord & the developer will be specifically ear-marked on the map.

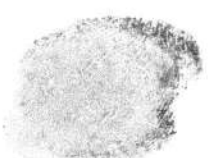
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Arind Kumar Gupta



6. The landowner 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.
7. The developer covenants and agrees to complete the development and construction of the building with all amenities therein and thereon as per agreed specification within 36 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 developer in which event the time to complete the construction of the said building shall reasonably stand extended from time to time by mutual consent.
8. The portion of the building which is to be allocated to the landowners share, i.e., 38% residential cum commercial space covered/constructed area out of the total constructed area in the said building for residential purpose with all amenities and the medium size car parking space in the basement area of the building in respect of 38% share for car parking. The remaining portion i.e. 62% of the total constructed area with all amenities and car parking space etc., shall be Developer's Allocation.
9. On completion of the said building the developer shall give notice in writing to the landowner informing the landowner or her heirs apparent i.e. confirming parties would be at liberty to take possession of land owner's share on and from the date specified and on receipt of the notice on and from the date mentioned in the notice for taking possession, the landowner shall be responsible to

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pay all taxes, services charges and other outgoings in respect of the common facilities in the said building proportionate to the landowners allocation. Provided that any additional insurance premium costs or expenses by way of maintenance for any particular use of for any portion within the landowner allocation shall be paid by the landowners.

10. The landowner shall bear the cost of installation of electric meter to the extent of landowners allocation only. The land owners shall pay 38% expenditure towards the total cost related to installation of transformer, electrification, generator, lift, gym, grass garden, municipal water connection and any other expenditure in the said development and rest 62% shall be borne by the developer / builder.

11. That within one month from the date of sanction of the building plan, the land owner and the developer shall amicably partition all the flats, parking space etc. according to their proportionate share and shall sign and execute necessary documents to avoid future complication between them and after the same the developer shall have full power and authority to book, to receive earnest money and to enter into agreement with their intending purchasers in connection with their proportionate share and allotted to their share after amicable partition.

12. In addition to the portion of the said building in the landowner allocations the landowner shall have no exclusive right, title and interest in respect of the roof of the said building. Be it clearly mentioned that the roof of the proposed building shall be the common property of the Society.

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Amir Kumar Singh

13. 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 landowners allocation and in the developers allocation as per the expenses stated in Schedule C.

14. Transfer of any portion of the said building out of the landowner allocation or developer's allocation shall be subject to the provisions contained herein and all occupiers shall be bound by the provisions contained in any agreement, rules, regulations, byelaws and restrictions contained herein.

15. Neither the landowners nor the developers nor any person occupying in portion of the said building whether in the landowner 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.

16. The development of the said property by constructing building containing dwelling units/ownership flats space shall commence forthwith with all earnestness in accordance with the specification,

Page 11 of 12

Amul Kumar Singh

plans, schemes and approvals of the competent authority, rules & regulations and by law of the authorities applicable at the cost, risks and responsibilities of the developer, the landowners having no responsibility in respect thereof in any manner whatsoever saved as contained herewith.

17. The landowner hereby entrusts, handover and give right to developer to enter into the said property to develop the property and construct multistoried buildings thereon containing dwelling units/ownership flats, shop and office spaces with the best materials and in accordance with the plan and specification mentioned hereinafter in schedule "D".

18. The developer hereby agrees to develop and /or cause to be developed the said property by constructing one or more buildings with best materials containing in the building/dwelling units/ownership flats space in accordance with the agreed specifications 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.

19. The developer shall be entitled to inspect the title deeds, impression of the landowner and on delivery of the landowner allocation shall be entitled to delivery of such title deed(s) and/other relevant documents on accountable receipts with an undertaking to return the same when demanded.

Shri Jit



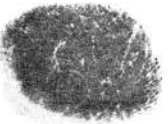
Anand Kumar Gupta

20. The landowner declares that she has 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 she has not created any lien, charge, mortgage or encumbrances on the said property and that the said property is free from encumbrances and shall remain so during the subsistence of these presents.

21. The landowner further declares that she has not done any acts, things, deeds or matter whereby or by reasons of the said building or/and property may be affected or prevented in any manner whatsoever and that she undertakes to remove any possible impediment to the implementation of these presents. The landowner declare and assure that the land in question is free from all encumbrances including any dispute, court case, notice, lis, etc. and is not an HUF property the land owner has hold good right, title, interest and possession over the same, if any complication arise regarding right, title, interest and possession in respect of the said lands it is the duty of the landowner to remove the same at her own cost and responsibility and indemnify the developer about the same. During the construction work if any litigation comes to light and the landowner failure to remove the said litigation on account of which construction work is not done then at that instance the landowner shall have to compensate/indemnify the developer by paying/refund the existing proposed structure market value with bank interest and other expenses.

22. The landowner declare that she has not received any notice/information from any govt. local authority, municipal corporation authority or any other competent authority, including

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notice of acquisition or any such notice, affecting the said property or imposing any restrictions on the development of the said property in the manner proposed herein.

23. The landowner hereby undertakes, agrees and covenants, not to cause any interference (other than committed material or construction) by herself 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, or do any deed or act preventing the developer from disposing or selling, assigning or disposing of or transferring any portion of the developer's allocation of the new building or to deal with the developer's allocation in any manner whatsoever.

24. After receipt of the landowner allocation, completion of construction of the building for occupation and sale of flats, shops, office & parking if any, the developer shall make over the building formally to the landowners whereupon the landowner shall directly execute and deliver one or more deeds of conveyance in favour of proposed purchaser to the extent of her own share (land landowner allocation).

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

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Anil Kumar Gupta



26. The landowner & Developer hereby agree that the purchaser of the unit/units shall be entitled to create equitable or legal mortgage of her/his/their area of unit for obtaining loan from any financial institution or any bank or banks. It is also hereby agreed between the parties that the developer shall be entitled to create equitable or legal mortgage of the said lands (restricted to his share) to any financial institution or any bank for its financial purposes for the smooth running of the said project.

27. In case any fine or penalty is imposed on the said building for any extra built up area or for any others breach of the terms of condition then the same will be borne and paid by the developer alone. Liability on account of any duty, Cess, tax, stamp, and consequential penalties, imposed by any authority due to execution of this development agreement on the landlord at any point of time will be solely borne by the developer.

28. The technical feasibility, compliance of all technical parameters and other technical aspects related to development will be sole responsibility of the developer.

29. The agreement entered between developer and the buyer, in respect of sale of share of developer, will be sole responsibility of the developer. Any dispute related to performance, timely completion, payment, quality ownership etc will be between the developer and the buyer and land lord in no way will be responsible for the same.

S. P. Singh



Anil Kumar Gupta

30. Various clearances from various authorities and its legality with respect to this development will be sole responsibility of the developer.

31. Developer will be solely responsible for any accident, incident, loss, demise of life or property till the property is handed over to buyer. Any liability arisen due to the same will be sole responsibility of the developer.

32. That in case of any accident or death during the construction work it will be the sole responsibility of the developer and the land owner will be kept fully indemnified against all actions, suits, proceedings and cost, charges and expenses in respect thereof by the developer.

33. That in case, in future (after completion of proposed building) additional build up area above proposed square feet on the said premises is permitted or sanctioned or constructed by the developers. This will be shared mutually with the same terms as contained in this agreement.

34. That, this agreement shall not ever be deemed to constitute a partnership of any sort between the parties hereto & the delivery of possession is not hereby given through this development agreement. other than the possession to the developer for developing the land and dealing with the Developer's Allocation in any manner he wants.

अभिषेक दाश



अभिषेक दाश

35. That parties to this agreement have agreed that 1/2 (half) percent variation in the size of the property as detailed in Schedule A shall not affect the validity of this agreement and the developer shall be liable to develop the actual size of property as is found at the spot subject to the present clause.

36. It is hereby agreed by the parties that all disputes and differences arising out of, in relation to these presents or touching the development, demolition of the old structure, constructions specifications, allocations of new building and in relation thereto shall be amicably settled by the parties through negotiation, however in case the same cannot be resolved so than the same shall be referred to the sole arbitrator appointed by the parties hereto mutually or to the arbitral forum who shall, notwithstanding what is stated in the Arbitration Act or any other law, shall finally adjudicate the dispute and give the award within 6 (six) months from the date of his appointment 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/arbitral forum or otherwise between the parties hereto.

37. That the parties to this Agreement agree that this agreement is irrevocable.

THE SCHEDULE ABOVE REFERRED TO
THE LAND FOR DEVELOPMENT)

All the piece and parcel of Rayati right of land situated in Mouza **DHANBAD** Mouza No. 51 P.S. & District Dhanbad appertaining to C.S. Khata No.85 and 123 bearing C.S. Plot No. 2288 & 183, measuring an

27-11-18
J.P.P.

Arind Kumar Singh

area 28.5 decimal lands out of 10.22 acres of land being butted and bounded as under:-

North:- Plot no 183 of Pachratni Devi

South:- A Part of Plot no 2288 of Late Chandrika Prasad

East:- Government Nala

West:- 20 feet Common Road

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) including the Beams, Foundation and support of the proposed building.
4. Driveway and lobby in the ground floor or basement 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, shop & office space in the proposed building and exclusively meant for its use).
8. Tube wells and their installations, if any.

27-11-2017

Anil Kumar Gupta

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 (if any) lift well installations, lift room and the lift machine room in the proposed building.
11. 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 landowners of the proposed building from time to time expressly excluding 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.

for lift

THE SCHEDULE "C" ABOVE REFERRED TO
COST OF MAINTENANCE OF COMMON SPACES

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 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-owners 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.



Amul Kumar Singh

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 (if any) generator (if any), 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-owners 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
SPECIFICATION FOR THE BUILDING

The developer within the stipulated period as mentioned hereinabove of this agreement erect upon the schedule "C" land and complete the same in a substantial and workmen like manner a residential cum commercial and a partly building in accordance with the building plan sanctioned by MADA Dhanbad and any other competent authority and shall also provide proper drainage, sewer and other conveniences and details of constructions are detailed hereunder in brief which are as follows:

Foundation & Super structure:- As per standard design approved by the architect/engineer and building plan sanction authority. (Cement-ACC, Lafarge, Jay Pee, Ultratech, Dalmia, Birla Century, Birla Gold, Birla

Handwritten signature/initials

Handwritten signature: Anand Kumar Singh

Samrat, J.K. Laxmi) (T.M.T. Bar- Mongia, Jindal Panther, Pillar- TATA Tiscon, SAIL, Kohinoor 500, & FOR Roof -Sribir, Mongia)

Roof & Terrace :- Re-enforced cement concrete. Best quality thermal and water proofing treatment on terrace.

Wall Finish:- All walls and ceiling internally cement plastered with P.O.P. and externally cement plastered and externally having semi permanent painting finish lasting at least 10 years.

Door/Window:- Good Quality, water & terminate proof wooden frames and flash doors, aluminum windows and shutters in the shops and entrances.(Greenply, Century)

Flooring :- White cement based marble/granite/tiles flooring in all area & cement flooring in parking space.

Electric Wiring :- Concealed P.V.C. Copper conduit wiring with standard quality (Havells, Cona, Anchor, Crompton Greaves/ ISI Mraked).

Water: 24 hours water supply from own deep tube well, water supply lines for all units (Bathrooms & Kitchens)

Bathroom Fittings : Good quality and good brand bathroom fittings shall be provided in all bathrooms, latrines, urinals, kitchens washing spaces by the Developers. (Cera Hindware, Jaguar, Esco)(PVC Pipe -USHA /or ISI Marked)

Electricity: Electricity supply for the complex shall be taken from the State Electricity Board and all shops/units/flats/office will have individual connections and meters.

Telephone :- One telephone point will be provided in all units with junction Box at central location.

Parking : Ample reserved on cost parking space for car/two wheelers.

Generator :- Stand by generator for lightning in all area and water supply. Wiring cost, change over switch cost etc. will be borne by the developers and the cost of light fittings shall be borne by the occupier.(Krilosker+ Krilosker Green, Ashok Leyland,

Fire Extinguishers:- As per specification of the Fire Department.

5/11/08

Handwritten signature

Lift:- Otis or some good brand.

Elevation :- Glass/A.C.P. in the front side or as designed by Architect.

Note:- All material to be used in the proposed building must be of above mentioned branded/reputed companies or equivalent to ISI Brand.

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



श्रीमती देवी



(First Party/Land owner)



Amit Kumar Singh

(Second Party/Developer)

WITNESS SIGNED

1.

Rohit



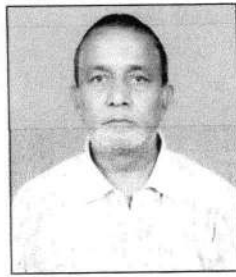
2. मिश्रा सिम्रता



3. नीहा कुमारी



Handwritten signature



4.

5.

6.

7.

8.

9.

INDIAN UNION DRIVING LICENCE JHARKHAND STATE

Name **AMIT KUMAR GUPTA**
 S/o **LT BHARAT RAM GUPTA**
 ID Mark1 **MOLE ON RT. EAR**
 ID Mark2

DL No. **JH-10/2007/0014497**
 Issue Dt. **26-OCT-2007**
 Validity (T) **26-OCT-2007**
 Validity (M) **26-JUL-2027**
 DOB: **29-JUL-1977**
 Blood Group **A+**
 Badge No.
 Endorse No.
 Endorse Auth.

FORM 7

Class	L.MV	M.C.P.G.
	M.V. N-TRANSPORT	M. C.C.L. WITH GEAR
Based On	26-OCT-2007	26-OCT-2007
Address	B.C.C. QTR. NEW KAKARKA COLONY KATRASGARH DHANBAD 828113	

Signature of Card Holder: *Amit Kumar Gupta*
 Signature of Issuing Authority: *[Signature]*

Issue Date: 26-OCT-2007
 Validity: 26-JUL-2027
 Issuing Authority: JH-10/2007

Amit Kumar Gupta
 9334481321



सत्यमेव जयते

भारत निर्वाचन आयोग
पहचान पत्र

ELECTION COMMISSION OF INDIA
IDENTITY CARD

XQU0236349



निर्वाचक का नाम : निशा सिन्हा

Elector's Name : Nisha Sinha

पति का नाम : सतेन्द्र कु. सिंह

Husband's Name : Satendra Ku.
Singh

Sex / लिंग : Female / महिला

जन्म तिथि :

X	X	X	X	1	9	7	7
---	---	---	---	---	---	---	---

Date of Birth

XQU0236349

पता : ६५, प्रभाग-३,
शहर/गाँव - बहदुरपुर,
अंचल - समस्तीपुर,
जिला - समस्तीपुर - ८४८१०१

Address : 65, Prabhag-3,
Town/Vill - Bahadurpur,
Anchal - Samastipur,
Distt - Samastipur -
848101

दिनांक / Date : 19/01/2009

१३३, समस्तीपुर निर्वाचन क्षेत्र के निर्वाचक रजिस्ट्रार
अधिकारी के हस्ताक्षर की अनुकूलि

Facsimile Signature of Electoral Registration Officer
133. SAMASTIPUR Constituency

यस कालमें प्र. नं. १३३ के अन्तर्गत प्राप्त निर्वाचक रजिस्ट्रार की वेब साइट पर
के अंतर्गत निर्वाचक का नाम दर्ज करने के लिए सम्बन्धित सर्वे में यह कार्ड नया अथवा सिद्ध

In case of change in address, mention this Card No.
in the relevant Form for including your name in the
list at the changed address and to obtain the card
with same number.

(2)

निशा सिन्हा

9430046321

भारत सरकार

Government of India

नेहा कुमारी

Neha Kumari



जन्म तिथि / DOB: 01/01/1979

महिला / Female

5592 9877 4468



आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता: अधीगिनी: सजय सिंह

कटवा बाजार पटना नगर, सिमली मुरारपुर

पटना सिटी, पटना, बिहार, 800008

Address: W/O: Sanjay Singh,

Katra Bazar patna city, Simli

Murarpur, Patna, Patna City,

Bihar, 800008

5592 9877 4468

1847
1800 300 1847

help@uidai.gov.in

www.uidai.gov.in

3

नेहा कुमारी

7870103816

संघर्ष जयते
ELECTION COMMISSION OF INDIA
IDENTITY CARD
भारत निर्वाचन आयोग
पहचान पत्र
BR/35/208/654027

Duplicate



Elector's Name : Uday Kumar Sinha
निर्वाचक का नाम : उदय कुमार सिन्हा
Father's Name : Dwarika Singh
पिता का नाम : द्वारिका सिंह
Sex / लिंग : Male / पुरुष
Age : 48 Years as on 1.1.2004
आयु : ४८ वर्ष १.१.२००४ को

Address : 42, Katra Bajar,
Town/Vill - Patna City,
Anchal - Patna Sadar,
Distt - Patna - 800 008

पता : ४२, कटरा बाजार,
शहर/गाँव - पटना सिटी,
अंचल - पटना सदर,
जिला - पटना - ८०० ००८

Facsimile Signature of
Electoral Registration Officer
190, PATNA (EAST) Constituency
१९०, पटना (पूर्व) निर्वाचन क्षेत्र
के निर्वाचक रजिस्ट्रीकरण अधिकारी
के हस्ताक्षर की अनुकृति

Place : Patna City Date : 14/10/2004
स्थान : पटना सिटी दिनांक : १४/१०/२००४

This Card may be used as an Identity Card
under different Government Schemes.
इस पत्र का विभिन्न सरकारी योजनाओं के अन्तर्गत
पहचान पत्र के रूप में प्रयोग किया जा सकता है।

BR/35/208/654027

उदय कुमार सिन्हा
९३०८००८२८९

(4)

3418 K. Raity Sale Khambad Value 203000/- 815DF 30245000Rs.

42
11/5
42
14



46
23
11.5.12
11/5/12

18
11/5/12



Mahadev Mandal



Good Write
SALE DEED Dhanbad
11/5/12

THIS DEED OF ABSOLUTE SALE is made on this the 11th day MAY, TWO thousand Twelve, By and Between SRI KASHINATH MANDAL son of Late Ananta Mandal, by faith Hindu, by caste Sundi, by occupation Cultivation, resident of Dhangi, P.O. Pradhankhanta P. S. Baliapur, District Dhanbad, Jharkhand, hereinafter called and referred to as the VENDOR: (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assigns) of the ONE PART: The above vendor is herein Representated through his Constituted Attorney SRI MAHADEV MANDAL, son of late Atul Chandra Mandal, by faith Hindu, by caste Sundi, by occupation Business, resident of New Doctor coloney, Saraidhela, P. S. Saraidhela, District Dhanbad, vide a Power of attorney being Book-IV No.332 dated 24.4.2012, registered at Dhanbad registry office.

Free Paid
Afi) 6090=00
Sahi 2550
Afee 0=94
6093=44

11/5/12

12

Verified
original
of the
12

बनारस कोषागार से निगल

बनारस जलविद्युत
इकाई

MEMO No. 890/12-13.
ISSUED to Santosh kr Sinha
of Dhanisar
Through Dhanisar
Non Judicial/Court Fee Stamps
of Rs. 8150/- (5000+1000 X 3 + 100 + 50)
81512
Accountant/Stamp Clerk
District Treasury, Dhanisar

99/08/12 - फा. नं. 100
Wide Power to 332 dt 24/4/12
महादेव मास्टर
अनुपम मास्टर
831 22EW
11/05/12



Good Write
Dhanisar
L. N. 7/1220

Mahadev Maistry
11/5/12





झारखण्ड JHARKHAND

726929

Maheshwar Mandal

-- 2 :-

AND IN FAVOUR OF

- (1) SRI SANTOSH KUMAR SINHA, son of Sri Uday Shankar Prasad,
(2) SMT. SARITA KUMARI SINHA, Wife of Sri Santosh Kumar Sinha,
both by faith Hindu, by caste Kayastha, by occupation Business
and housewife, resident of Dhansar, P. S. Dhansar, District Dhanbad
Jharkhand, hereinafter called and referred to as the PURCHASERS
(which expression shall unless excluded by or repugnant to
the context be deemed to mean and include their heirs, executors
successors, administrators, legal representatives and assigns)
of the OTHER PART:

WHEREAS the survey settlement Plot no, 770, appertaining to
Khata NO, 34, total area 65 dec, of land, situated in Mouza
Narayanpur alias Pipraber, Mouza NO, 13, P. S. Dhanbad, District
Dhanbad, morefully described in the schedule below was purchased
by Maheshwar Mandal, grand father of the vendor, by virtue of a
Registered sale deed No, 4059 dated 4.6.1940 from Khudu Mandal
Registered at Dhanbad registry office and entered in BOOK No. 1,
Volume NO, 27, pages 285 to 287 for the year 1940, and paying
rent for the same to the landlofd office the State of Jharkhand
under Thoka NO, 86.



झारखण्ड JHARKHAND

726928

*Mahadev
Kandol*

--: 3 :-

AND WHEREAS after the death of vendor's father and grand father the vendor became the sole and exclusive owner of the below mentioned schedule land and inheriting the same in peaceful and undisturbed possession thereof.

AND WHEREAS the vendor being in urgent need of money to meet his expenses expressed his desire to sell the land which is described in the schedule below and whereas the purchasers have agreed to purchase the same for a sum of Rs. 2,03,000/- (Rupees two lac three thousand) only, as the highest consideration thereof.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

That in consideration of the sum of Rs. 2,03,000/- (Rupees Two lac three thousand) only, paid by the purchasers to the vendor the receipt whereof the vendor doth hereby admits and acknowledges, in full and final settlement.

The vendor doth hereby grant, sell, convey, transfer and assigns unto the purchasers by way of absolute sale all that piece



झारखण्ड JHARKHAND

726927

*Mahadev
Mandari*

- 4 -

and parcel of raiyati land described in the schedule below together with all right, benefits, easements, advantages, privileges etc. therein.

TO HAVE AND TO HOLD the same to and unto the use of the purchaser absolutely and for ever.

The vendor now has good, perfect, valid and subsisting title to the land hereby conveyed or expressed so to be in the manner aforesaid and the purchaser shall hereafter peaceably and quietly hold, enjoy and possess the same by making houses etc. thereon, by living thereon or by letting out the same to any person or persons with power to transfer the same by sale gift, mortgage or otherwise without any hindrance or interruptions by the vendor or any person or persons claiming right through him and the vendor shall render all possible aid and assistance to the purchasers and the vendor shall and will from time to time upon the request and at the cost of the purchasers do and execute all such acts, deeds and things whatsoever for further and more perfectly assuring to the said purchasers and placing the purchasers in possession



झारखण्ड JHARKHAND

716017

*Manohar
Mandey*

--: 5 :-

of the same according to the true, intent and meaning of these presents as shall or may be required.

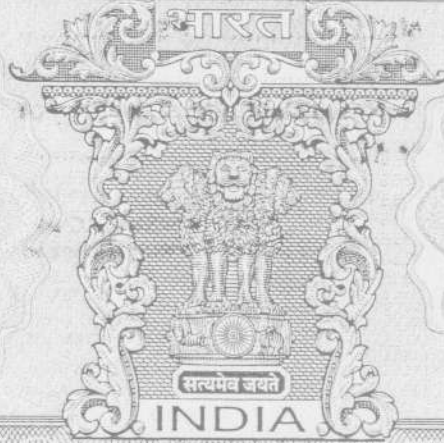
That the vendor has not transferred or encumbered the said land or any part or portion thereof and if it is found later on that the vendor has in any way or manner transferred or encumbered the said land or any part or portion thereof or due to the defect of title of the vendor the purchasers suffer any loss of whatsoever nature the vendor along with his heirs and successors shall at all times be liable to compensate the purchasers in every respect thereof.

That the purchasers shall hereafter pay annual rent .50 paise payable to the landlord the State of Jharkhand and shall get their names mutated in the sherista of the landlord the State of Jharkhand and the vendor shall render all possible aid and assistance to the purchasers in the matter of mutation etc.

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

झारखण्ड JHARKHAND

A 439657

*Mahender
Khanday*

-: 6 :-

The property hereby conveyed by this deed is not prohibited by govt. i.e. does not come under govt. land, govt. settled land, Bhudan land, Forest land and Adivasi land and does not come under govt. acquisition land and the vendor and purchasers satisfied with the contents of this deed.

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 Raiyati right of land situated in Mouza Narayanpur alias Pipraber, P. S. Dhanbad, chowki, sadar sub registry office Dhanbad, District Dhanbad.

Mouza NARAYANPUR alias Pipraber, Mouza NO, 13, Khata NO, 34, (thirtyfour) PLOT NO 770 (seven hundred seventy) total area 65 dec. of land, out of which measuring an area 1100 sq. ft or to say

Mahender
Mahender

--: 7 :-

2.53 dec (two point five three decimals) of land, is hereby sold by this sale deed, under Lot No. 25, and under subsidiary road and residential purpose.

Butted and bounded as follows:-

North - Lot No, 26,
South: 40'ft wide proposed road,
East: 22'ft wide proposed road,
West: Lot No, 24.

Finger prints and photograph of the Purchaser No. 1.



Good wife
Dhanbad
L.R. 7/1984

Mahender

Santosh Kumar Sinha



Finger prints and photograph of the Purchaser No. 2.



Dhanbad
L.R. 7/1984

Savita

Savita Devi Sinha



Pitamber
Mandal

Certified that the finger print of the left hand of the purchasers and the vendor whose photograph affixed in the document have been duly obtained before me and the document have been prepared as per draft supplied by the parties.

Signature *Nimai Chandra Banerji*
Secy

Licence No. 7-1984
Howrah.

Witnesses

1. Anil Kumar Mandal
S/o Ranjit Kumar Mandal
Seraihhela, Howrah
2. Soumen Chatterjee
S/o G. Chatterjee
of Howrah



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

No: 42

Token Date/Time: 11/05/2012 14:31:56

Document Type	Sale Deed	Presenter	Mahadev Mandal	Date of Entry	11/05/2012
Presenter Name & Address	Saraidhela, Dhanbad	DOE		Total Pages	20
Stampable Doc. Value	203000	Stamp Value	8150	Book	1
Document Value	203000	Serial No.	0	CNO/PNO	
Special Type					
Remarks / Other Details					

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
DHANBAD	13	0	NARAYANPUR	34	770			OR_RES	2.53 Decimal	202400

Other Property Details:

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

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Mahadev Mandal	Atul Chandra Mandal	Business	Other		Saraidhela, Dhanbad
2	VENDEE	Santosh Kumar Sinha	Uday Shankar Prasad	Business	Other		Dhansar, Ps- Dhansar, Dhanbad
	VENDEE	Sarita Kumari Sinha	Santosh Kumar Sinha	House Wife	Other		Dhansar, Ps- Dhansar, Dhanbad
4	Identifier	Amal Kr. Mandal	Ranjit Kr. Mandal	Business	Other		Saraidhela, Dhanbad
5	Witness1	Amal Kr. Mandal	Ranjit Kr. Mandal	Business	Other		Saraidhela, Dhanbad
6	Witness2	Soumen Chattaraj	S. Chattaraj	Business	Other		Dhanbad

Fee Details:

SN	Description	Amount
1	LL	2.50
2	PR	0.94
3	A1	6,090.00
4	SP	300.00
Total		6,393.44

Mahadev Mandal

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

प्रस्तुतकर्ता का हस्ताक्षर

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

डाटा इंद्रि ऑपरेटर का हस्ताक्षर

उपर्युक्त ने इस दस्तावेज के निष्पादन को मेरे समक्ष

स्वीकार किया महादेव मंडल.

जिसकी

पत्नी अमल कुमार मंडल पिता रंजीत कुमार मंडल

सी समलानीप.

निबंधन पदाधिकारी का हस्ताक्षर



निबंधन विभाग, झारखंड
धनबाद

Token No.42 Token Date: 11/05/2012 14:31:56
Serial/Deed No./Year :3418/3024/2012
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Mahadev Manjil Father/Husband Name:Atul Chandra Mandal (VENDOR) Saraidhela, Dhanbad		
2	Santosh Kumar Sinha Father/Husband Name:Uday Shankar Prasad (VENDEE) Dhansar, Ps- Dhansar, Dhanbad		
3	Sarita Kumari Sinha Father/Husband Name:Santosh Kumar Sinha (VENDEE) Dhansar, Ps- Dhansar, Dhanbad		
4	Amal Kr. Mandal Father/Husband Name:Ranjit Kr. Mandal (Identifier) Saraidhela, Dhanbad		
5	Amal Kr. Mandal Father/Husband Name:Ranjit Kr. Mandal (Witness1) Saraidhela, Dhanbad		
6	Soumen Chattaraj Father/Husband Name:S. Chattaraj (Witness2) Dhanbad		

Book No. I
Volume 94
Page 235 To 254
Deed No 3418/3024
Year 2012
Date 11/05/2012 16:24:15

District Sub Registrar

Signature of Operator

13

11-05-2012

बल का नाम
 नाम सर्कल । नाम मौजा मय
 थाना वो थाना नम्बर


फरद मालका / २०१५ १५०१।
 नाम रैयत मय वल्लियत जमाबन्दी 1979
 वो सकुनत नम्बर। 41 6016405

खाता संख्या	खेसरा संख्या
34	प्लॉट नं० 7702कबा - 1100 वर्गफीट धामि 2.53 अंश

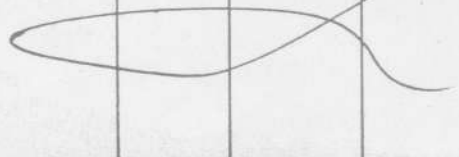

अराजी नकदी अराजी भावली तफसील हिसाब लगान भावली

श्री संतोष कुमार सिन्हा पि- श्री उदय शंकर सिन्हा
 श्री श्रीमती सरिता कुमारी सिन्हा पति- श्री संतोष कुमार सिन्हा

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

मांग बाबत	सालाना	बकाया				हाल 12-13
		तीन वर्ष से ज्यादा	3रा वर्ष	2रा वर्ष	1ला वर्ष	
माल } (नकदी)	2.00					2.00
गुजारी } (भावली)	0.50					0.50
सेस	1.00					1.00
*सूद	1.00					1.00
मुतफरकात	0.40					0.40
मीजान	4.90					4.90

तफसील अदायकारी

अदायकारी बाबत	तीन वर्ष से ज्यादा	बकाया				मोतालबा हाल 12-13	फाजिल
		3रा वर्ष	2रा वर्ष	1ला वर्ष			
माल } (नकदी)							
गुजारी } (भावली)							
सेस							
*सूद							
मुतफरकात							
मीजान अदायकारी							

- (1) मीजान कुल (लफजों में) 4.90 च्या 2 नकदी
 (2) नाम देहिन्दा - नीज
 (3) कुल बकाया - ४

दस्तखत वो तारीख अशुभ नरसिंह कुनिन्दा
 25/11/20

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

६१०७७० नं० ६१०७७०/१२-१३ के अडुआर
 ६१०७७० नं० ६१०७७०/१२-१३ के अडुआर
 NCCF-2010

Verified with original.
 Ofra



अंचल अधिकारी का कार्यालय, धनबाद

दाखिल खारिज मु० संख्या..... 671 (11) / 2012 13

आदेश फलक

आवेदन की तिथि- 23/7/12
अधिसूचना तिथि- 24/7/12
निर्गत तिथि- 25/7/12

क्रमांक
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दिनांक	पदाधिकारी का आदेश तथा हस्ताक्षर	अभियुक्त
4/6/12	<p>आवेदक/आवेदिका श्री/श्रीमती..... पिता/पति..... थाना..... जिला-धनबाद ने नामांतरण के लिये आवेदन किया है। आवेदन के अनुसार आवेदक/आवेदिका ने मौजा..... मौजा 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। अभिलेख दिनांक..... को उपस्थापित करें।</p> <p>अंचल अधिकारी धनबाद।</p>	<p>अभिलेख प्राप्त</p> <p>अभिलेख प्राप्त</p>
18/6/12	<p>अभिलेख 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 खांते की है। जमाबंदी सं०..... में विक्रेता के 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, तथा अन्तर मुद्रांक की रशि को चोखागर में जमा कर दलील को वैध करा लिया गया है। प्रश्नगत भूमि गैर आबाद, आदिवासी खाता, भूदान, वन भूमि तथा बी०सी०सी०एल० के क्षेत्र से बाहर 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।</p> <p>लेखापित एवं संशोधित</p> <p>अंचल अधिकारी धनबाद।</p>	<p>शुद्धि पत्र प्राप्त</p>

मेरे द्वारा फोटोकॉपी किया गया !

नेलिपिक / टंकक

अभिलेख प्राप्त तामिला

शुद्धिपत्र प्राप्त 25/7/12



भारत में निहित इस्टेटों के अभिधारियों (रिजल्ट) का नामांतरण (दाखिल-खारिज) दिखानेवाला शुद्धि-पत्र

आवेदन नं० तिथि- 22/11/12
अभिमुखना तिथि- 24/11/12
दिनांक तिथि- 25/11/12

जिला..... अणुपुत्र..... संकित/अंचल..... इस्टेट का नाम.....

क्रम संख्या	पंजी संख्या 27 में नामांतरण केस संख्या	गाँव	धाना और धाना संख्या	नामान्तरण और सत्यद्व अप्रयुक्ति की संख्या	नामान्तरण मंजूर करनेवाला प्राधिकार और आदेश की तारीख	नामान्तरण किस कारण से होना है विकी, दान विनियम, प्रसारिकार या बटवारा/आ है ?	नामान्तरण से प्रभावित विनियम का पूरा व्योरा	कर्मचारी द्वारा हल्का पंजीकृत तारीख को शुद्धि की गई ?	अनुयुक्ति
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ज्ञापक संख्या..... ता०..... 200
कर्मचारी हल्का सं०..... को जानकारी और आवश्यक कारवाई के लिए भेजी जाती है। किरल/अंचल..... किरल पदाधिकारी/अंचलाधिकारी.....

मेरे द्वारा फोटोकॉपी किया गया
टंकव

अनुयुक्ति
25/11/12
प्रधान सहायक
सहायक

खनिज क्षेत्र विकास प्राधिकार, धनबाद।

पत्रांक-P.P. 576 / न०नि०

सेवा में,

श्री संतोष कुमार सिन्हा एवं श्रीमती सरिता कुमारी सिन्हा
पिता- पति- श्री उदय शरित पुत्राद एवं श्री संतोष कुमार सिन्हा,
पता- धनबाद, धनबाद।

धनबाद, दिनांक 18/10/12

विषय:- आवासीय/व्यवसायिक/औद्योगिक/संस्थागत भवन निर्माण हेतु गृह प्लान केश नं० बी०डी०-399/12-13
संबंधी आपके आवेदन दिनांक 4.9.12 के संबंध में।

महाशय, आपके आवेदन, दलील संख्या-3024 दाखिल खारिज अभिलेख संख्या-67111112-13 जमाबंदी संख्या-1979 से निर्गत लगान रसीद वर्ष 12-13 की अभिप्रमाणित प्रति, शपथ पत्र एवं Indemnity Bond एवं तकनीकी सदस्य द्वारा किये गये अनुशंसा के आलोक में आपके द्वारा प्रस्तुत आवासीय/व्यवसायिक/औद्योगिक/ संस्थागत भवन संबंधी बी०डी० केश नं० 399/12-13 के नक्शों की स्वीकृति प्रबन्ध निदेशक, खनिज क्षेत्र विकास प्राधिकार, धनबाद द्वारा प्रदान की गई है।

निदेशानुसार सूचित करना है कि नारायणपुर मौजा अन्तर्गत खाता नं० 34

प्लोट नं० 770 रकवा 2.53 डि०

भूमि पर स्वीकृत नक्शे के अनुसार लाईसेंस अभियन्ता श्री शशिभूषण सिंह

की देख-रेख में कार्यारम्भ के पूर्व निर्धारित प्रपत्र में अधोहस्ताक्षरी को कार्यारम्भ की जानकारी उपलब्ध करायेंगे। स्वीकृत नक्शे के अनुसार अधिकतम 2 वर्षों में कार्य पूर्ण कर अधिनियम के प्रावधानों के तहत निर्माण पूरा होने की लिखित जानकारी अधोहस्ताक्षरी को उपलब्ध करायेंगे।

प्रबन्ध निदेशक के लिखित पूर्वानुमति के वेगैर किये गये किसी भी विचलित निर्माण को नियमित नहीं किया जा सकेंगा, बल्कि उसे तोड़ना ही एकमात्र विकल्प होगा।

खनिज क्षेत्र विकास प्राधिकार के संबंधित पदाधिकारी से निर्माण कार्य का निरीक्षण समय-समय पर कराना सुनिश्चित करेंगे।

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

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

जिस प्रयोजन के लिये भवन निर्माण का नक्शा स्वीकृत किया गया है निर्मित भवन का व्यवहार उसी प्रयोजन के लिये किया जा सकेगा।

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

आवेदक द्वारा उपकर के मद में \times % कुल रु०- \times जमा किया गया है। शेष राशि आवेदक द्वारा सहायक श्रमायुक्त, धनबाद के कार्यालय में जमा करना स्वयं सुनिश्चित करेंगे।

18/10/12

नगर निवेशक/तकनीकी सदस्य
खनिज क्षेत्र विकास प्राधिकार
धनबाद।

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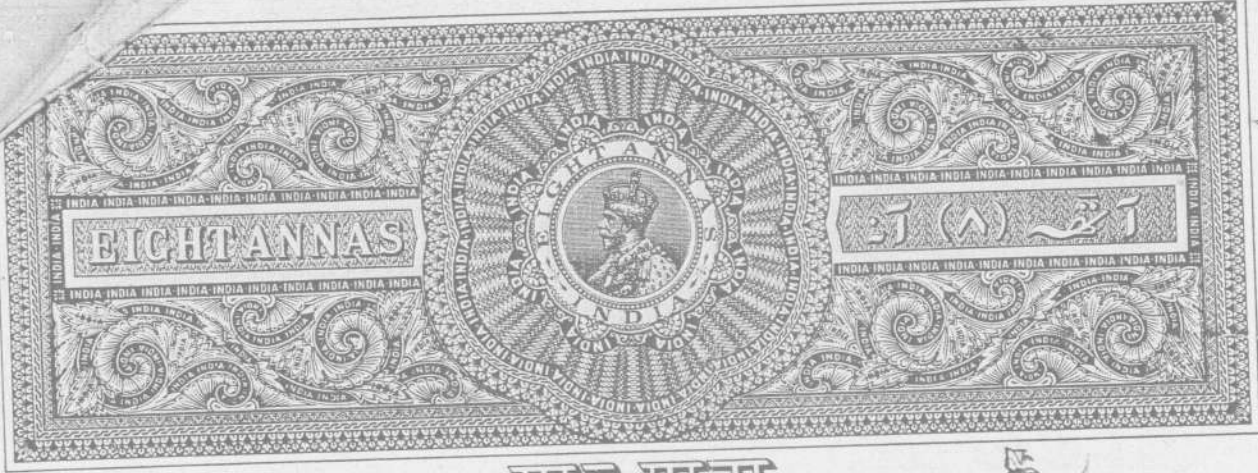
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4/6/80

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 କାମଳା - ୧୦୦ ନଂ ୧୫୮
 ମିଳନା କୃତ୍ୟ ଦଳ
 ଚିତ୍ରାବତୀ - କାମଳା
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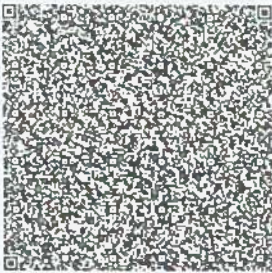


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH026024267765350
Certificate Issued Date	: 02-May-2016 03:10 PM
Account Reference	: SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
Unique Doc. Reference	: SUBIN-JHJHSHCIL01033348908524550
Purchased by	: VISHAL KUMAR
Description of Document	: Article 23 Conveyance
Property Description	: SHOP
Consideration Price (Rs.)	: 8,50,000 (Eight Lakh Fifty Thousand only)
First Party	: MS SRISTI BUILDERS PRIVATE LIMITED
Second Party	: VISHAL KUMAR
Stamp Duty Paid By	: VISHAL KUMAR
Stamp Duty Amount(Rs.)	: 34,010 (Thirty Four Thousand And Ten only)



.....Please write or type below this line.....

04/05/16

04-05-16

0003483720

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.

Royalty Sale ₹ 850,000/-, Dhanbad
 24/05/16

04/05

अधिकारी... प्युन... से प्राप्त सूची
 निम्नलिखित दरवाजे में कोर्पत किया... प्युन...
 5)....के अन्त में 0.22 के सी.सी. के साथ, बाई
 निम्नलिखित से कटौत है/सही कर नहीं है एवं निम्नलिखित
 4/5/16

सम्बन्धित कर्ता जमीन का मूल्य मांग दर्शाए गए
 के अनुसार निर्धारित मूल्य से कम नहीं है
 04/05

25000/-
 2000/-
 7.50
 282
 275/-
 2785.32
 04/05/16




Sri Ram Swarup Rungta

पक्षकर्ता के अ पहचान पत्र की मूल प्रतियाँ
 का निराल किया।
 04/05


4.5.2016



THIS DEED OF ABSOLUTE SALE made this the 4th day of May, Two thousand sixteen, by and between 1. SRI RAM SWARUP RUNGTA 2. SRI RAM CHANDRA RUNGTA 3. SRI MAHABIR PRASAD RUNGTA 4. SRI NAND KISHORE RUNGTA All sons of Ram Kumar Rungta, all by faith Hindu, by occupation business, all resident of Shastri Nagar, Dhanbad at present residing at Bariatu, Dist. Ranchi, hereinafter called and referred to as the VENDORS (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, executors, legal representatives and assigns) of the ONE PART (Sri Ram


4.5.2016


= 2 =

 Attorney to Chandra Sekhar Agrawal, vide Power no. 380, dated 02.09.1996,
Registered at Ranchi, Sri Nand Kishore Rungta has given general Power of
Attorney to Chandra Sekhar Agrawal, Vide Power no. 277, dated 31.07.1996,
Registered at Varanashi, Sri Mahabir Prasad Rungta has given general Power of
Attorney to Chandra Sekhar Agrawal, vide Power registered at New Delhi); (Veritas
by Cheli Varshya)

M/S SRISTI BUILDERS PRIVATE LIMITED, a private Limited Company duly
incorporated under Indian Companies Act. Having its office at Urmila Tower,
Bank More, P.S. and Dist. Dhanbad, Represented herein through its Authorised
Signatory **Sri Chandra Sekhar Agrawal** S/o Sri Ram Awtar Agrawal, by faith
Hindu, by occupation business, resident of Urmila Tower, Bank More, Dhanbad
hereinafter called and referred to as the DEVELOPER (which expression shall
unless excluded by or repugnant to the context be deemed to mean and include
its executors, legal representatives and assigns) of the SECOND PART.

AND IN FAVOUR OF

SRI VISHAL KUMAR Son of **Sri Krishna Kumar Sahu**, by faith Hindu, by
occupation Business, resident of House No. 21, Temple Road, Manaitand, Dist.
Dhanbad (Jharkhand), hereinafter called and referred to as the PURCHASER
(which expression shall unless excluded by or repugnant to the context be
deemed to mean and include his heirs, successor, administrators, executors,
legal representatives and assigns) of the SECOND PART.


L.S. 2016


= 3 =

SMT. MEENA BHARTI Wife of **Vinod Kumar Bharti**, by faith Hindu, by Occupation Housewife, resident of Flat No. 402, Anand Nilayam Apartment, Patel Nagar, Road -12, Gokul Path Patna, hereinafter called and referred to as the CONFIRMING PARTY (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successor, administrators, executors, legal representatives and assigns) of the OTHER PART.

Whereas, the below mentioned schedule "A" property within survey settlement plot nos. 417, 418, 426, 427, 428, 449 and 450, appertaining to khata no. 116, 12 & 99, at Mouza Dhanbad, Mouza no. 51, under P.S. Dhanbad, Chowki Sadar Sub Registry office and Dist. Dhanbad, purchased in the name of Sri Nand Kishore Rungta and Sri Ram Swarup Rungta, by a Registered Deed of Sale, bearing no. 10123, dated 01.10.1981 from the rightful owner Sri Upendra P. Chanchani for valuable consideration, registered at Dhanbad Sub Registry office, and also purchased in the name of Sri Mahabir Prasad Rungta and Sri Ram Chandra Rungta, by another Deed of Sale, being no. 10125 dated 01.10.1981, registered at Dhanbad Sub Registry office;

AND WHEREAS, since the date of purchase, said Ram Swarup Rungta and brothers has been in peaceful possession over their entire land, by exercising diverse acts ownership and possession and got their name Mutated in the Sherista of the landlord the erstwhile State of Bihar and paying rent regularly to the Govt;

AND WHEREAS, said Ram Swarup Rungta and brothers have entered into an agreement dated 10.10.1996 with a builder firm namely M/s Sristi Builders


11.5.2016

= 4 =

Ram Swarup Rungta and brothers, the actual owners have authorized Sri Chandra Sekhar Agrawal, Director of M/s Sristi Builders Private Limited and executed General Power of Attorney;

AND WHEREAS, the said company M/s Sristi Builders Private Limited, constructed a multistoried market cum residential complex over the said land, morefully described in the schedule "A" to this deed, which is commonly and popularly known as "URMILA TOWER" as per approved plan of MADA, Dhanbad, vide approval no. TP/411/92-93, dated 26.11.1992;

AND WHEREAS, by an agreement for sale dated 11.05.2009, Smt. Meena Bharti and Smt. Sumita Devi had agreed to purchase from the Vendor all that the devided, demarcated Shop no. UG-25 containing a super built up area of 243 sq. ft. on Upper Ground floor of the said building, (in the building named as "Urmila Tower") morefully described in the schedule "B" hereunder written and hereinafter referred to as the "said Space", after proper inspection of and upon being fully satisfied with the title of the Vendor and the construction standard, sanctioned plan, fittings etc. inter alia, on the terms, conditions, covenants and stipulations and on the highest offered consideration of Rs.1,00,000/- (Rupees One Lac) only;

AND WHEREAS It was inter alia, agreed by and between the parties in the said Agreement for Sale dated the 11.05.2009, that in the event, the said Smt. Meena Bharti and Smt. Sumita Devi was not desirous to completing the sale of said Space, then the said Smt. Meena Bharti and Smt. Sumita Devi would be entitled to nominate any person in her place to complete the sale of the said Space;

Handwritten signature and date: 9/05.2016

= 5 =

AND WHEREAS, by an Agreement for Assignment dated the 26.04.2016 the said Smt. Meena Bharti and Smt. Sumita Devi has assigned and agreed to transfer all her right, title and interest over and in respect of the said Space under the said Agreement dated 11.05.2009 unto and in favour of the Purchaser herein, inter alia, on the terms, conditions, covenants and stipulations and at or for the highest offered consideration of Rs.8,50,000/- (Rupees Eight Lac Fifty thousand only);

AND WHEREAS, the said Smt. Meena Bharti and Smt. Sumita Devi by a letter dated 26.04.2016 informed and requested the Vendor to execute and register the Deed of Sale/Conveyance directly in favour of the Purchaser, and the Vendor has agreed to execute and register a Deed of Sale/Conveyance on the terms and conditions hereinafter appearing.

NOW THIS DEED OF ABSOLUTE SALE WITNESSESS AS FOLLOWS:

1. That in consideration of the total sum of Rs.8,50,000/- (Rupees Eight Lac Fifty thousand only) has been paid by the Purchaser to the said Smt. Meena Bharti and Smt. Sumita Devi the confirming party hereto, as per the Memo of Consideration appearing in Schedule "C" hereto (the receipt whereof is acknowledged and admitted by the said Smt. Meena Bharti and Smt. Sumita Devi under the Agreement of Assignment executed between the said Smt. Meena Bharti and Smt. Sumita Devi and the Purchaser. The vendor as owner do hereby sell, convey and assign to the purchaser free from all encumbrances whatsoever the property described in the schedule "B" with fixtures and all right, easements and appurtenances to the said property hereby conveyed belonging to or usually held occupied or enjoyed therewith subject to the terms and conditions referred to hereunder of which the purchaser has full knowledge, the



9/02.5.16

= 6 =


purchaser has willingly agreed to the restrictive clauses and can not raise any objection thereafter.

2. That the vendors have assured the purchaser that the property hereby conveyed is free from all kind of charges or encumbrances and that there is absolutely no defect in the title whatsoever. The vendor further assure that the vendor was in peaceful possession over the Shop no. UG - 19 and had full right, title, interest in and possession over the same also has right to transfer the same unto the purchaser without any objection from the any corner.

3. That the vendors has further assure that if due to either on account of defect in the title or encumbrances of or any other fault of the vendor the purchaser or its successors is dispossessed from whole or part, the purchaser shall get back the entire amount of consideration money received herein.

4. That the purchaser undertakes to abide by the rules and regulations made by the Board of Directors of the vendors concern M/s Sristi Builders Private Limited and or by managing committee shall be responsible for the upkeep and maintenance etc. of the said URMILA TOWER.

5. That the purchaser shall have to pay all such charges for common facilities, services, repairs and maintenance of the URMILA TOWER as determined by M/s Sristi Builders Pvt. Ltd. Directly or aforesaid managing committee for the vendor so long as the entire space, flat, shops etc. are not sold out and thereafter the flat owner's Association for the residential portion and shop owner's Association for the commercial portion of "Urmila Tower" would determine for the said charges.


9/02/2016

= 7 =

7. That the purchaser is to observe, perform and discharge all obligations and covenants as are provided in respect of the terms and conditions of M/s Sristi Builders Pvt. Ltd. Scheme of business resolved by the said company and / or the rules and regulations formed by the Managing Committee of the said concern responsible for the common facilities, upkeep and maintenance of the said project.

8. That so long as each Flat, Shop, Space or Office of "URMILA TOWER" is not assessed separately for taxes and levies the purchaser shall pay proportionate share of such shop as determined by the vendor or the managing committee (as the case may be) and shall be conclusive and binding on the purchaser.

9. That the purchaser shall not do or permit to be done any act, deed or things which may render void or violable insurance of any office in or any part of the said URMILA TOWER project or cause any increased premium to be payable in respect thereof,

10. That the purchaser shall neither keep itself nor permit any one to keep animals including dog inside the complex and area appurtenant to the complex.

11. That the purchaser shall not commit any nuisance such as throwing, accumulating any dirt or garbage, rubbish or other refuses or permitting the same to be thrown or accumulated in its office or in any portion of the project.

12. That the purchaser shall not at any time demolish, damage their shop or any portion of the said project and also shall not make any addition and alteration of whatsoever nature to their shop. They may make modification of his choice

9/10/2014
[Signature]

= 8 =

13. That after the possession of the shop is given to the allotted purchaser, if any alteration / addition relating to the said project and thereafter required to be carried out at the instance of the Govt. Corporation or any other statutory authority the same shall be carried out by the purchaser individually at its own cost as the case be. The vendor shall not be responsible for the same.
14. That unit will be strictly utilized for commercial purpose for which it is being given to buyer as the case may be.
15. That unit shall mean any one space with joint ownership of all common spaces and undivided proportionate share in land and walls as explained in the schedule of the agreement (and shall also include the parking space if the same has been purchased by the buyer whenever the office of any of these appear in the agreement it will be governed by schedule hereunder mentioned specification).
16. The purchaser has right to use the common passage, staircase, lift, facility, water supply, septic tank, power supply or any such facility, which are for common utility.
17. That the vendor always will be the owner of the roof of the building, and the vendor has got full authority to sell the same, and to construct further floor, provided the foundation of the building for the same and with due permission from MADA.

SCHEDULE – "A"

DESCRIPTION OF BUILDING

All that piece and parcel of HOMESTEAD land situated in Mouza: Dhanbad,

4.5.2016

= 9 =

MOUZA : DHANBAD, MOUZA No. 51 under Khata no. 116, 12 and 99, bearing PLOT Nos. 417, 418, 427, 428, 449 and 450 measuring an area about 31252 sq. ft. within Ward No. 17 commonly known as "URMILA TOWER" situated in Bank More which is butted and bounded as follows :

- By NORTH : Rajhans Market
- By SOUTH : Johal Carriers
- By EAST : Dhanbad Jharia Road
- By WEST : Gali

SCHEDULE "B"

DESCRIPTION OF THE PROPERTY CONVEYED

Out of the aforesaid schedule one Shop No. UG - 25, situated on the Upper Ground floor measuring super built up area 243 sq. ft., is hereby sold by this sale deed, as per plan attached and shown in color Red which is butted and bounded by:

- By NORTH : Road.
- By SOUTH : Other Shop.
- By EAST : Shop of Gopal Shaw.
- By WEST : Other Shop.

Particulars of Unit

1. Whether Kucha or Pucca :- Pucca.



4.5.2016

= 10 =

4. Total Number of units in the Apartment :- 120 Shops, 40 offices and 80 flats
5. Year of Construction :- 1996
6. Brief description and nature sanitary electrical and other fittings in case of building and their equipment :- Standard.
7. Carpet Area of unit :- N/A.
8. Super Built up area of unit:- 243 Sq.ft.
9. Whether the building constructed is used as residential/commercial or industrial :- Commercial cum residential.
10. (i) If on rent, the amount of rent :- N/A.
(ii) Built up area of unit :- 202.5 Sq.ft.
(iii) Proportionate share of undivided area of land and percentage of undivided interest of common area :- 0.11 Sq.ft. and 20% respectively
11. Cost of unit, as per Govt. value (Super Built up area) :- Rs.7,70,000/- only
12. Cost of proportionate undivided variable share of land – 0.11 Dec (47 Sq.ft.) – Rs.80,000/- only
13. Total Cost as per Govt. value Rs.8,50,000/- only (And Stamp duty paid on that amount).
14. Annual Rent of proportionate undivided variable share of land :-
15. The Map attached with the schedule shall be part of this sale deed

That the above mentioned schedule 'A' land does not come under Govt. Land, and neither comes under Adivashi Land, Govt. Bhudan Land and forest land and also does not come under Govt. acquired land and the vendor and purchaser hereto are satisfied with the contents of this deed, and

9/05/16
[Signature]

= 11 =

N WITNESS WHEREOF said the vendors through their constituted attorneys signed this Deed of Sale out of their own free will and choice on the day, month and year first above written.

Memo of consideration

Rs.8,50,000/- (Rupees Eight Lac Fifty thousand only) paid by the purchaser to Smt. Meena Bharti and Smt. Sumita Devi by different instrument of different dates.

WITNESSES:

Meena Bharti
समीता देवी
(Confirming parties)



Vishal Kumar
4.5.2016

1. [Signature]
Suresh Lal Bannuwal
Son of - Gobind Lal Bannuwal
H. Maber, Luby Circle
Dharwad.

2. Anur Malhiya
S/o Y. Malhiya
Kunwar Dharwad.



Certified that the finger prints of the left hand of the vendor and purchaser, whose photographs is affixed in the document have been duly obtained before me, and

Sch. XIV-F.No.180V

जिला का नाम Surat रसीद मालगुजारी 1249
 अनुपदल का नाम Surat फरद मालकी/फरद रयती
 अंचल का नाम Surat नाम रयत मय बलिदयत जमाबन्दी
 नाम सर्कल नाम Surat-5 जो सर्कल नम्बर JB 46112
 थाना जो थाना नम्बर Surat 41
 खाता संख्या 127 143 80121 खेसरा संख्या 2149311 नं० 1271

अराजी रकदी 12,98 रफसील हिसाब लगान भावली
 (रक) 12,98 418, 448, 448, 450

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

मांग बाबद	सालाना	बकाया			हाल
		तीन वर्ष से ज्यादा	उरा वर्ष	2रा वर्ष	
माल गुजारी } सेस *सूर मुतफरकात मीजान	(नकदी) 132-00			320-100	हाल
	(भावली) 58-60			1610-10	837-60
	...			402-50	59-40
	...			322-40	47-60
अदायकारी बाबद	26-40			2934-90	344-60

रफसील अदायकारी 2934-90 344-60

अदायकारी बाबद	तीन वर्ष से ज्यादा	बकाया		फाजिल
		उरा वर्ष	2रा वर्ष	
माल गुजारी } सेस *सूर मुतफरकात मीजान	(नकदी) 132-00			हाल
	(भावली) 58-60			हाल
	...			हाल
	...			हाल
अदायकारी बाबद	26-40			हाल

(1) मीजान कुल (सफ्तों में) 2,679.00 2,334.90 344.60
 (2) नाम देहिन्दा - 41 2,679.00
 (3) कुल बकाया - 41 2,679.00

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

Sch. XIV-F.No.180V

जिला का नाम Surat रसीद मालगुजारी
 अनुपदल का नाम Surat फरद मालकी/फरद रयती
 अंचल का नाम Surat नाम रयत मय बलिदयत जमाबन्दी
 नाम सर्कल नाम Surat-5 जो सर्कल नम्बर JB 46112
 थाना जो थाना नम्बर Surat 41
 खाता संख्या 127 143 80121 खेसरा संख्या 2149311 नं० 1271

अराजी रकदी 12,118 रफसील हिसाब लगान भावली
 (रक) 12,118 418, 448, 448, 450, 450

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

मांग बाबद	सालाना	बकाया			हाल
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माल गुजारी } सेस *सूर मुतफरकात मीजान	(नकदी) 124-00			1512-80	119-10
	(भावली) 31-00			379-00	56-00
	...			397-80	114-70
	...			184-80	229-60
अदायकारी बाबद	184-80			229-60	23-90

रफसील अदायकारी 229-60 23-90

अदायकारी बाबद	तीन वर्ष से ज्यादा	बकाया		फाजिल
		उरा वर्ष	2रा वर्ष	
माल गुजारी } सेस *सूर मुतफरकात मीजान	(नकदी) 124-00			हाल
	(भावली) 31-00			हाल
	...			हाल
	...			हाल
अदायकारी बाबद	184-80			हाल

(1) मीजान कुल (सफ्तों में) 2,053.80 2,053.80
 (2) नाम देहिन्दा - 11 2,053.80
 (3) कुल बकाया - 11 2,053.80

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



के लिए
मात्र
the applicant
the copy.

के को प्रतिलिपि देने की
तारीख
of making over the
copy to the applicant.

	the requisite number of stamps and folios.	requisite stamps and folios.	was ready for delivery.	
1/10/91	25/10/91	25/10/91	2/10/91	25/10/91

आचार्य अरविचन्द्रजी का नामांकन 610013

आचार्य स्वामी केशव का 1007/01/610/81 82

महामहिम : 50 रुके गरीब एवम् अन्य

- नामांकनः (दफ्तरिय - स्थायी) के मातहत पर महामहिम का कर्मो की रिपोर्ट का फाइल

नामांकनः केन्द्र (दफ्तरिय स्थायी) केन्द्र 499 (1) अंकनः / 24-22

जो का एकलगा, माता एकलगा याता 500 रुके
500 रुके का नाम रिपोर्ट किया एकलगा

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अरविचन्द्र

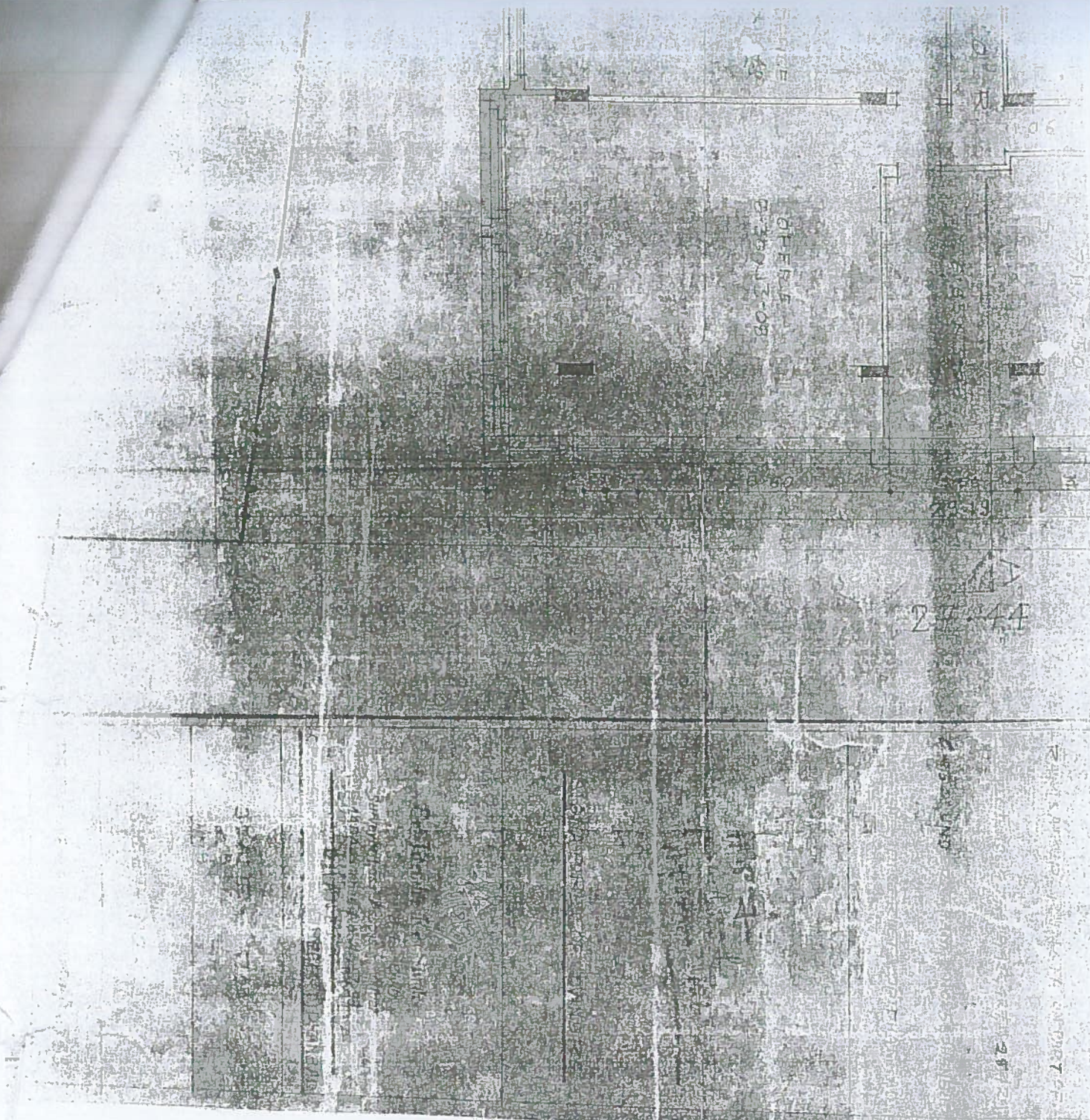
महामहिम का अंकनः केन्द्र का एकलगा 98000 रुके की ?
1000 4-10-91
9-10-91

(2) महामहिम का नाम
- महामहिम का नाम प्रथम 98000/-

3 महामहिम का नाम रिपोर्ट - (वरीयता का रिपोर्ट)

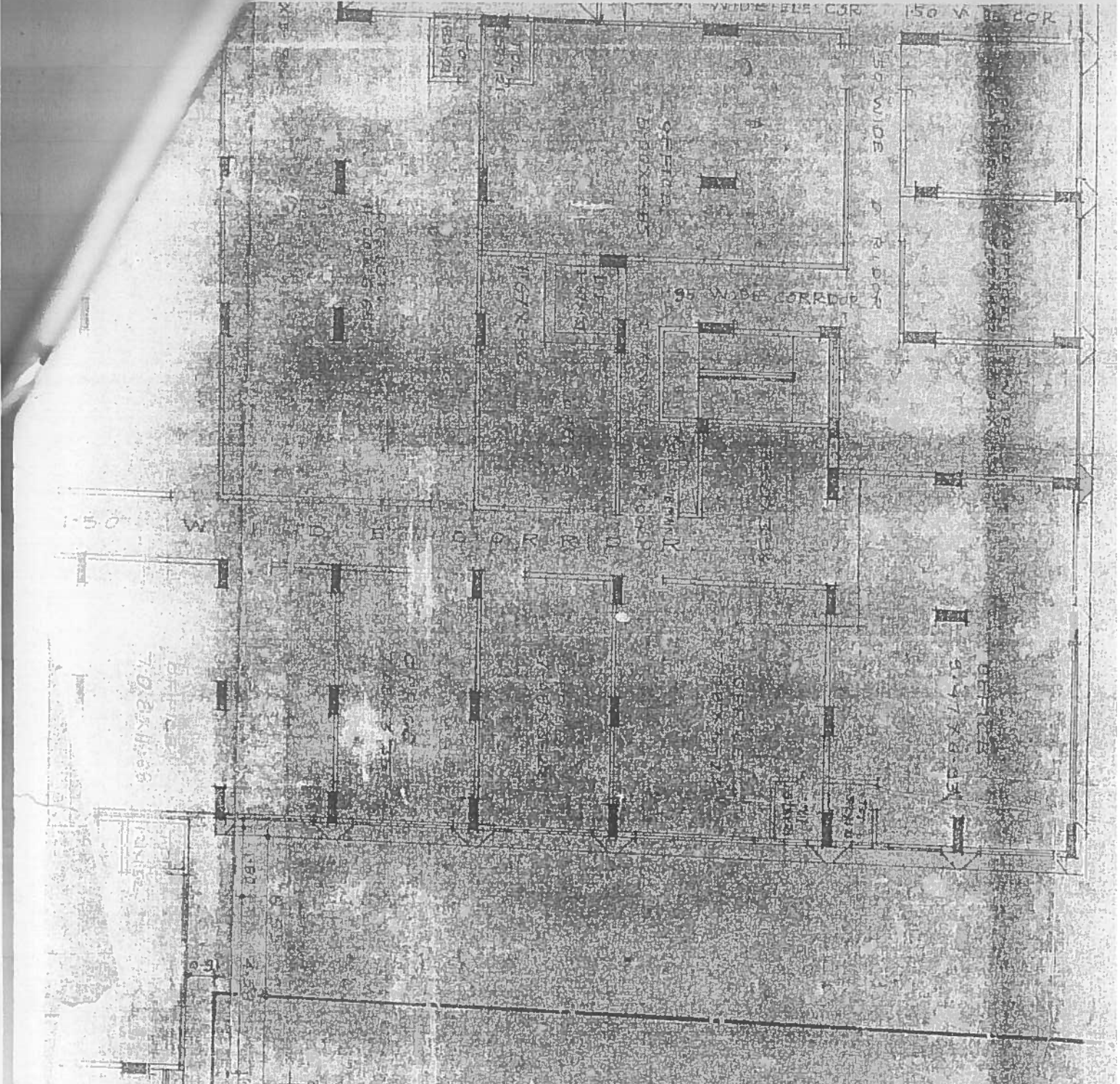
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1007/01/610/81 82	500	500	500	500
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	500	500	500	500
	500	500	500	500

नामांकनः / दफ्तरिय स्थायी के नाम रिपोर्ट



ORINDA TOWER

MARCH 11/11

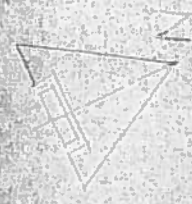


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2 27 2 WIDE ROAD

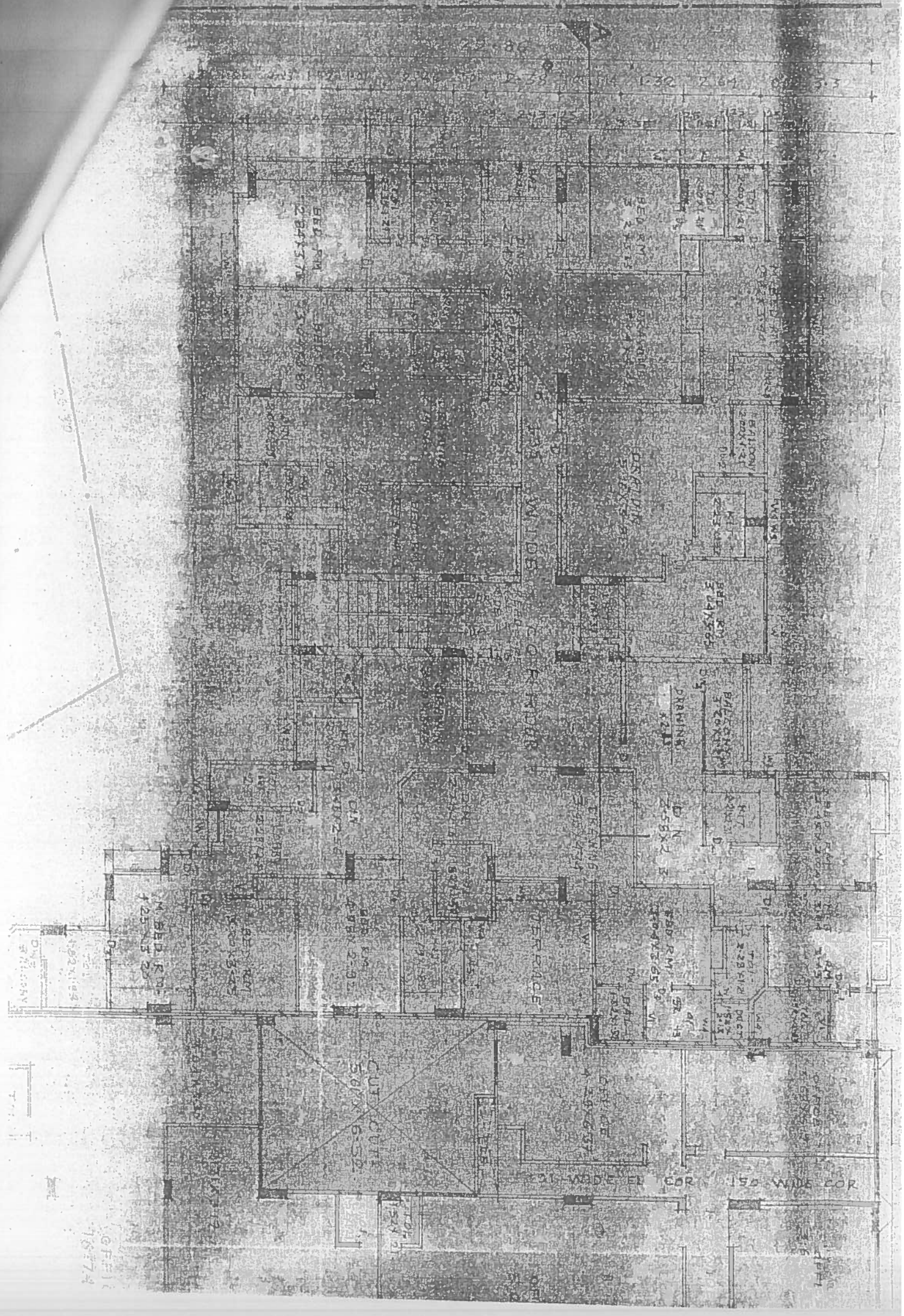
LIST OF DOORS & WINDOWS

No.	Width	Height	Description
1	106	2 6	FRONT PARLOR
2	106	2 6	FRONT PARLOR
3	106	2 6	FRONT PARLOR
4	106	2 6	FRONT PARLOR
5	106	2 6	FRONT PARLOR
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9	106	2 6	FRONT PARLOR
10	106	2 6	FRONT PARLOR
11	106	2 6	FRONT PARLOR
12	106	2 6	FRONT PARLOR
13	106	2 6	FRONT PARLOR
14	106	2 6	FRONT PARLOR
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29	106	2 6	FRONT PARLOR
30	106	2 6	FRONT PARLOR



REPORT REGARDING FIRE
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11/24/19
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10/11/74
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OF DOOR AND WINDOW

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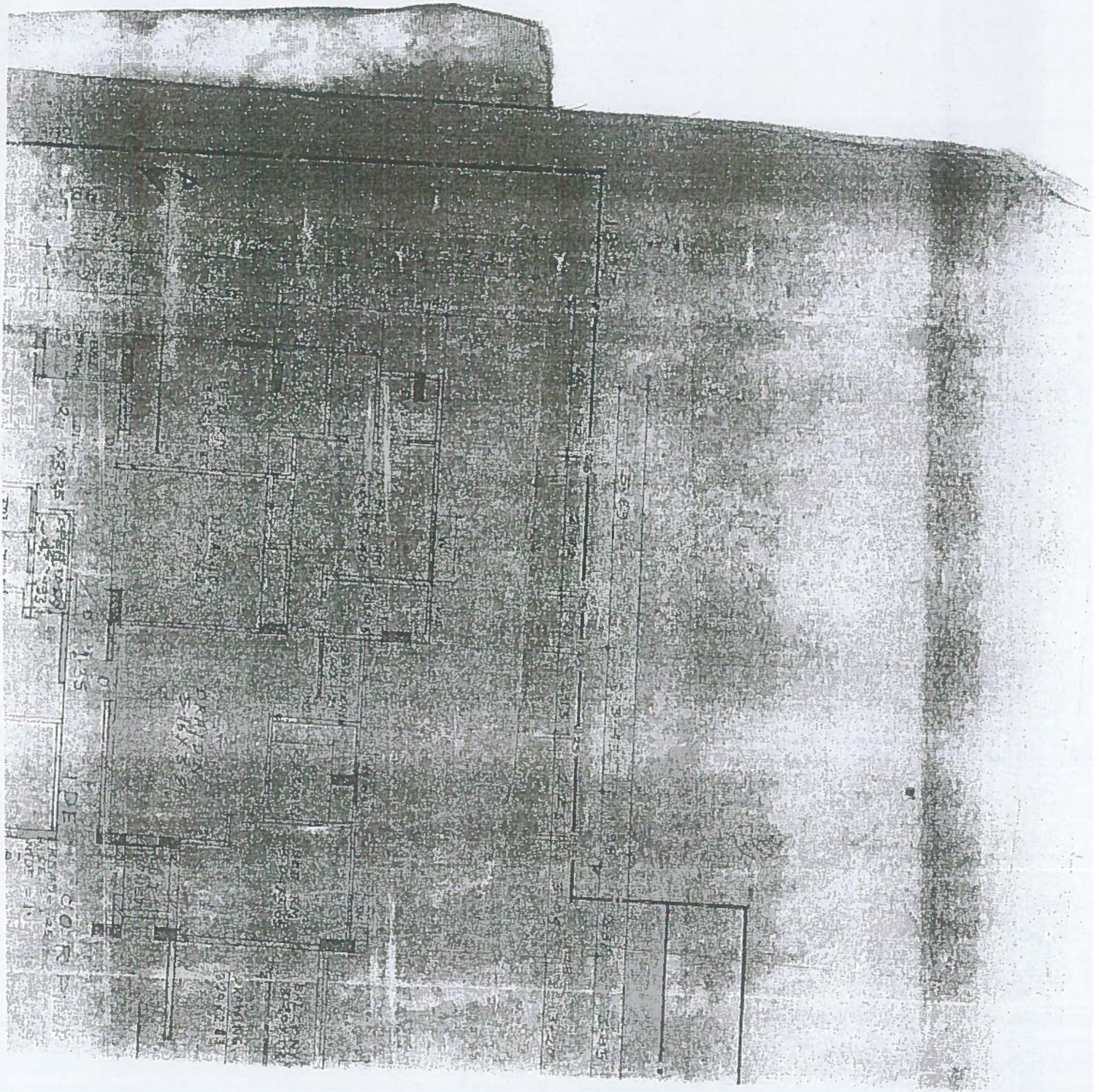
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DEH O T A D

FILE OF DRAWINGS
PLAN OF STAIRS





Sri Sri Ram Awlat Aglawar, by Ram Hindu, by occupation business, resident ...
Urmila Tower, Bank More, Dhanbad vide Power No. 381, dated 02.09.1996,
registered at Ranchi. Sri Ram Chandra Rungta has given general Power of

OFFICE
8-25 X 8-72

1-82-579

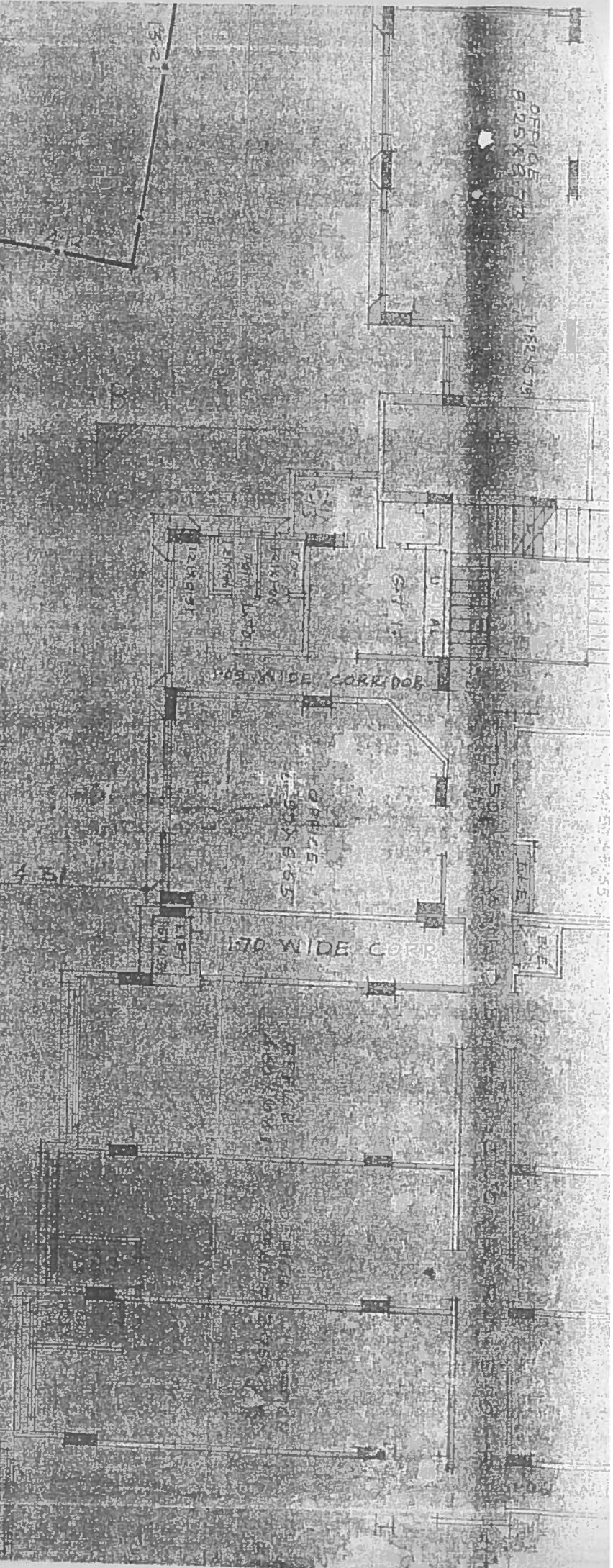
FLOOR PLAN

SCALE

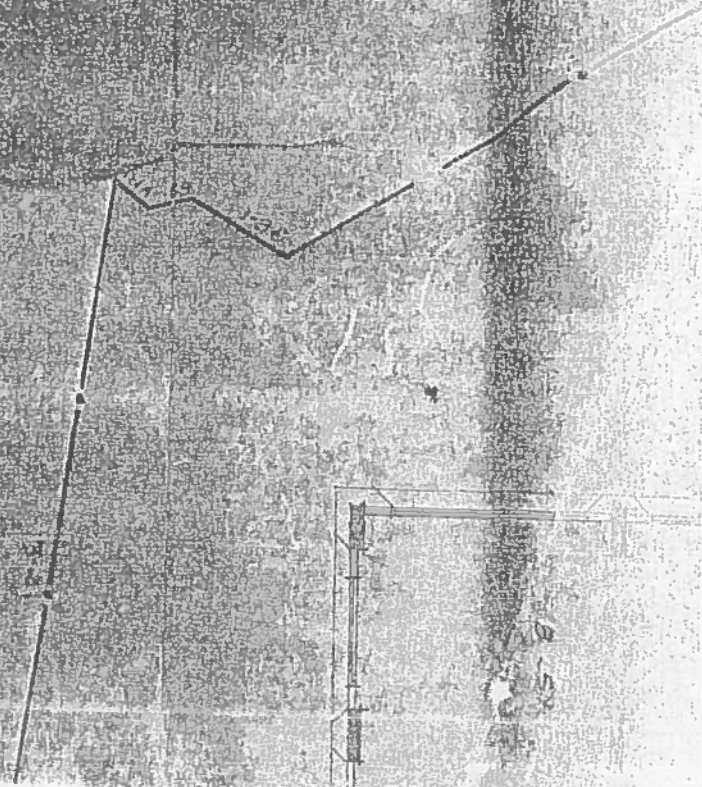
NOTE
FISH HATCH

FEET

125.3



FIFTH & SECOND FLOORS



Token

Applicant's Name

or

Center No.

Online Application ID (If Any) [Verify On-line Payment](#)

e-Stamp Certificate No. (If Any) [Verify](#)

[Issue Token](#)

IN-JH026024267765350:
Stamp Details For Verification. Please click issue after verification
CertificateNo: IN-JH026024267765350
CertificateIssuedDate: 02-May-2016 03:10 PM
AccountReference: SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
UniqueDocReference: SUBIN-JHJHSHCIL01033348908524550
Purchasedby: VISHAL KUMAR
DescriptionofDocument: Article 23 Conveyance
PropertyDescription: SHOP
ConsiderationPriceRs: 8,50,000
FirstParty: MS SRISTI BUILDERS PRIVATE LIMITED
SecondParty: VISHAL KUMAR
StampDutyPaidBy: VISHAL KUMAR
StampDutyAmountRs: 34,010

Maximum Token Issue Time : 10 AM

21/5 ✓ 



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

Token Date/Time: 04/05/2016 09:22:03

Doc. Type	Sale Deed	Presenter	Chandra Shekhar Agarwal	Date of Entry	04/05/2016
Owner Name & Address	Urmila Tower, Ps- Bankmore, Dhanbad	DOE		Total Pages	88
Doc. Value	850000	Stamp Value	34010	Book	1
Document/Transaction Value	850000	Serial /Deed No.	0/0	CNO/PNO	Not Req.
Doc. Type		Old Serial No.	/	e-Stamp Cert. No.	IN- JH026024267765350
Remarks / Other Details		App. ID			

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No	Category	Area	Min. Value
DHANBAD	51	31	DHANBAD	116	417		Rajhans Market	Johal Carriers	Dhanbad Jharia Road	Gali		U_COM_MR	Decimal	
DHANBAD	51	31	DHANBAD	12	418		Rajhans Market	Johal Carriers	Dhanbad Jharia Road	Gali		U_COM_MR	Decimal	
DHANBAD	51	31	DHANBAD	99	427,428		Rajhans Market	Johal Carriers	Dhanbad Jharia Road	Gali		U_COM_MR	Decimal	
DHANBAD	51	31	DHANBAD	99	449,450		Rajhans Market	Johal Carriers	Dhanbad Jharia Road	Gali		U_COM_MR	0.11 Decimal	79607.66

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
U_COM_MR_DLX_APT	51	31	DHANBAD	Shop No. Ug-25 On Upper Ground Floor Of "Urmila Tower"	243	3161 Sq. Ft.	768123

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	UID	Mobile	Pres. Address	Perm. Address
1	VENDOR	Ram Swarup Rungta Through	Ram Kumar Rungta	Business	पिता	पैसवर वैश	Male				Bariatu Ranchi	Shastri Nagar Bankmore, Dhanbad
2	VENDOR	Ram Chandra Rungta Through	Ram Kumar Rungta	Business	पिता	पैसवर वैश	Male				Bariatu Ranchi	Shastri Nagar Bankmore, Dhanbad
3	VENDOR	Mahabir Prasad Rungta Through	Ram Kumar Rungta	Business	पिता	पैसवर वैश	Male				Bariatu Ranchi	Shastri Nagar Bankmore, Dhanbad
4	VENDOR	Nand Kishore Rungta Through	Ram Kumar Rungta	Business	पिता	पैसवर वैश	Male				Bariatu Ranchi	Shastri Nagar Bankmore, Dhanbad
5	Power Holder	M/S Sristi Builders Pvt. Ltd. Rep. Through Its Authorised Signatory Chandra Shekhar Agarwal	Ram Awtar Agarwal	Business	पिता	अग्रवाल	Male	AAGFR6754E			Urmila Tower Bankmore, Dhanbad	Urmila Tower Bankmore, Dhanbad
6	VENDEE	Vishal Kumar	Krishna Kumar Sahu	Business	पिता	बनीया	Male	AODPK1999P			House No 21 Temple Road Manaitand, Dhanbad	House No 21 Temple Road Manaitand, Dhanbad
7	Identifier	Sumant Lal Barnwal	Gobind Lal Barnwal	Business	पिता	बनीया	Male				Hirapur, L.C. Road, Dhanbad	Hirapur, L.C. Road, Dhanbad

Fee Details:

SN	Description	Amount	CHC	Net Amount
1	LL	7.50	0.00	7.50

	2.82	0.00	2.82
	25,500.00	255.00	25,755.00
	1,020.00	0.00	1,020.00
	2,000.00	20.00	2,020.00
	28,530.32	275.00	28,805.32

[Handwritten signature]

कटियाँ दस्तावेज में अंकित तथ्यों के अनुरूप है।

नेबंधन पूर्व सारांश में इंपट फार्म के अनुरूप डाटा इंट्री की गई है।

दस्तावेज लेखक का हस्ताक्षर *[Signature]* प्रस्तुतकर्ता का हस्ताक्षर
डाटा इंट्री ऑपरेटर का हस्ताक्षर *[Signature]*

उपर्युक्तने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी *शुभम लाल वर्णवाल* पिता *जोबिन्द लाल वर्णवाल*

निवासी *हिराट एम.ली. राड* पेशा *बामा* ने की।





[Signature]
प/5716
नेबंधन पदाधिकारी का हस्ताक्षर

Servant Lal Banuwal



निबंधन विभाग, झारखंड
धनबाद

Token Date: 04/05/2016 09:22:03
Deed No./Year : 2855/2502/2016
Type: Sale Deed

S/N	Party Details	Photo	Thumb
1	Ram Swarup Rungta Through Father/Husband Name: Ram Kumar Rungta (VENDOR) Bariatu Ranchi	x	x
2	Ram Chandra Rungta Through Father/Husband Name: Ram Kumar Rungta (VENDOR) Bariatu Ranchi	x	x
3	Mahabir Prasad Rungta Through Father/Husband Name: Ram Kumar Rungta (VENDOR) Bariatu Ranchi	x	x
4	Nand Kishore Rungta Through Father/Husband Name: Ram Kumar Rungta (VENDOR) Bariatu Ranchi	x	x
5	M/S Sristi Buliders Pvt. Ltd. Rep. Through Its Authorised Signatory Chandra Shekhar Agarwal Father/Husband Name: Ram Awtar Agarwal (Power Holder) Urmila Tower Bankmore, Dhanbad		
6	Vishal Kumar Father/Husband Name: Krishna Kumar Sahu (VENDEE) House No 21 Temple Road Manaitand, Dhanbad		

Book No. I
Volume 177
Page 239 To 306
Deed No 2855/2502
Year 2016
Date 04/05/2016 12:01:36

Registering Officer



[Handwritten Signature]
04/05/16

Signature of Operator

[Handwritten Signature]



Created Date: 04/05/2016 09:22:03
Year : 2855/2502/2016
Sale Deed

Party Details	Photo	Thumb
Amant Lal Barnwal Father/Husband Name: Gobind Lal Barnwal (Identifier) Hirapur, L.C. Road, Dhanbad		

Book No. I
Volume 177
Page 239 To 306
Deed No 2855/2502
Year 2016
Date 04/05/2016 12:01:36

Registering Officer 


Signature of Operator

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA


CHANDRA SHEKHAR AGRAWAL
RAMAWTAR AGRAWAL
26/03/1962
Financial Account Number
AGIPA3228J



Signature
Signature

In case this card is lost / stolen, kindly inform / return to:
Income Tax PAN Services Unit, ITCS-1,
Plot No. 3, Sector 11, Gurgaon, Haryana,
Navl Akash - 122 002.

यदि कार्ड को खोने पर कृपया सूचित करें/वापस करें :
आयकर पैन सेवा इकाई, ITCS-1,
प्लॉट नं: 3, सेक्टर 11, गुरुगढ़,
नवी अकाश - 122 002.

DRIVING LICENCE DHANBAD(JH.)  FORM 7

No. 2817/06/pvt Issued On 31.03.2006


Name SUMANT LAL BARNWAL


Son of Sri. Govind Lal Barnwal
A. N. LAL

Address Luby Circular Road, Hirapur,
Dhanbad


D.O.B. 25-Jan-1972 B.G. B(+ve)

is licensed to drive throughout India a vehicle
of following description:
MC & LMV Only

Holder's Signature 

VALID UPTO 24.01.2022 

Licensing Authority, Dhanbad
Dhanbad


Sumant Lal Barnwal.

1454

Homebased Sale done at 349,000/- 14/08/09



vide declaration no. 2876 dt-17/8/09

पिपत्र नं. 21 के अन्तर्गत और अधिनियम

अनुच्छेद 46 के अन्तर्गत

अनुच्छेद 23 के अन्तर्गत

दि. 17/8/09

दि. 17/8/09

दि. 17/8/09

दि. 17/8/09

दि. 17/8/09

अप्राप्त अधिकारी का पता

अप्राप्त अधिकारी का पता

अप्राप्त अधिकारी का पता

अप्राप्त अधिकारी का पता

अप्राप्त अधिकारी का पता



Approved by M.P.A. 22/08/09 dt. 11-9-09

THIS DEED OF ABSOLUTE SALE made this the 14th day of August, Two thousand Nine by and between SRI KAUSHAL KUMAR Son of Sri Lalchand Singh by faith Hindu, by occupation Business, Resident of Ashok Nagar Colony, Dhansar, P.S. Dhansar, Dist. Dhanbad, hereinafter called and referred to as the VENDOR (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, legal representative and assigns) of the ONE PART, AND IN FAVOUR OF SRI VISHAL KUMAR Son of Sri Kristina Kumar Sahu, by faith Hindu, by occupation Business, resident of Pranjivan Academy Road, Manantund, P.S. and Dist. Dhanbad hereinafter called and referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successor, administrators, executors, legal representatives and assigns) of the OTHER PART.

Fee paid

Rs 3490=00

Rs 250=00

Rs 3,740=00

17/8/09



17.8.09

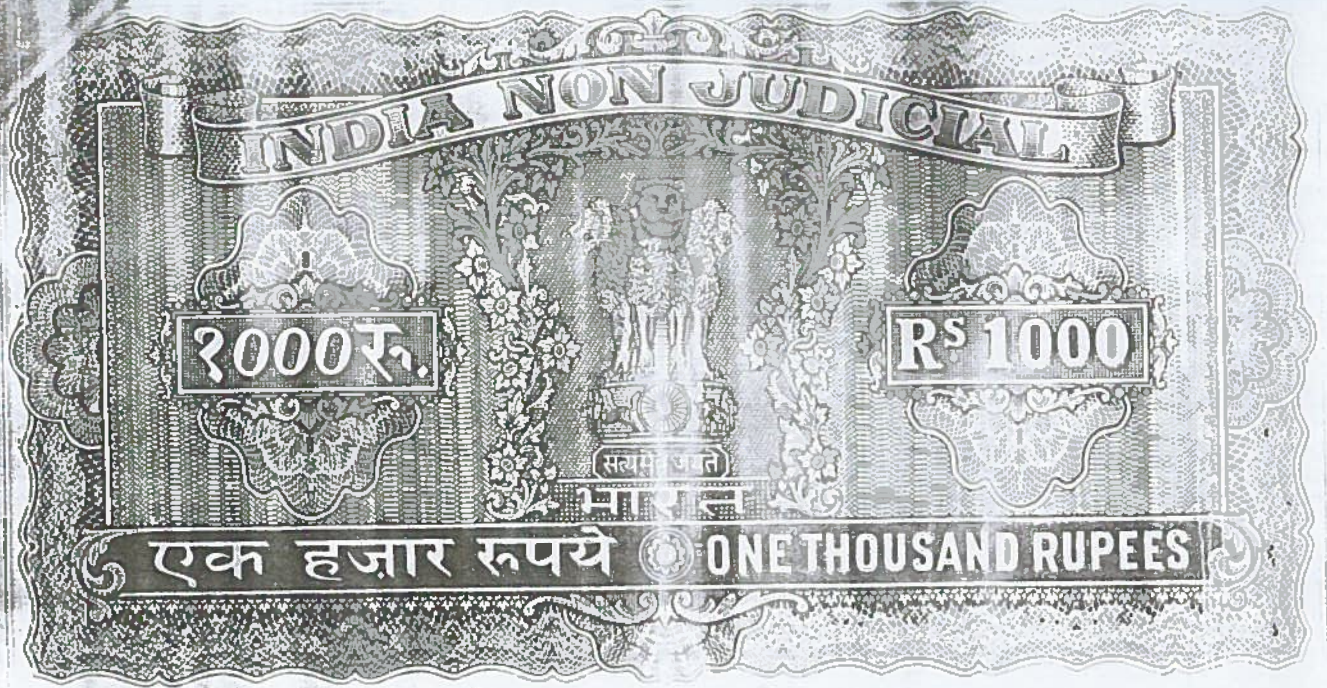
- 2 -

Whereas, the below mentioned schedule "A" property within survey settlement plot nos. 417, 418, 426, 427, 428, 449 and 450, appertaining to Khata no. 116, 12 & 99, at Mouza Dhanbad, Mouza no. 51, under P.S. Dhanbad, Chowki Sadar Sub Registry office and Dist. Dhanbad, purchased in the name of Sri Nand Kishore Rungta and Sri Ram Swarup Rungta, by a Registered Deed of Sale, bearing no. 10123, dated 01.10.1981 from the rightful owner Sri Upendra P. Chanchani for valuable consideration, registered at Dhanbad Sub Registry office, and also purchased in the name of Sri Mahabir Prasad Rungta and Sri Ram Chandra Rungta, by another Deed of Sale, being no. 10125 dated 01.10.1981, registered at Dhanbad Sub Registry office,

AND WHEREAS, since the date of purchase, said Ram Swarup Rungta and brothers have been in peaceful possession over their entire land, by exercising diverse acts ownership

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93, dated



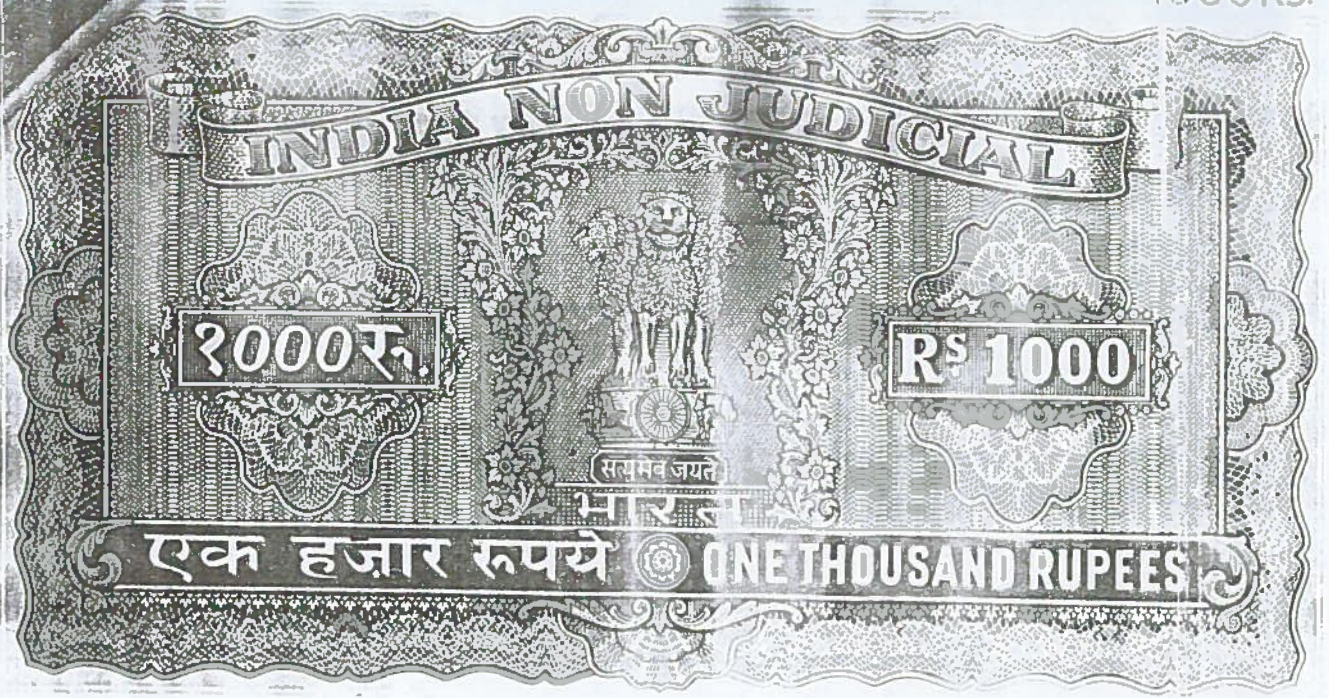
Kanaka
17.09

- 3 -

and possession and got their name Mutated in the Sherista of the landlord the erstwhile State of Bihar and paying rent regularly to the Govt;

AND WHEREAS, said Ram Swarup Runyta and brothers have entered into an agreement dated 10.10.1996 with a builder firm namely M/s Sristi Builders Private Limited for development of the land and to construct a Multi Storied Market cum Residential Complex over the said land;

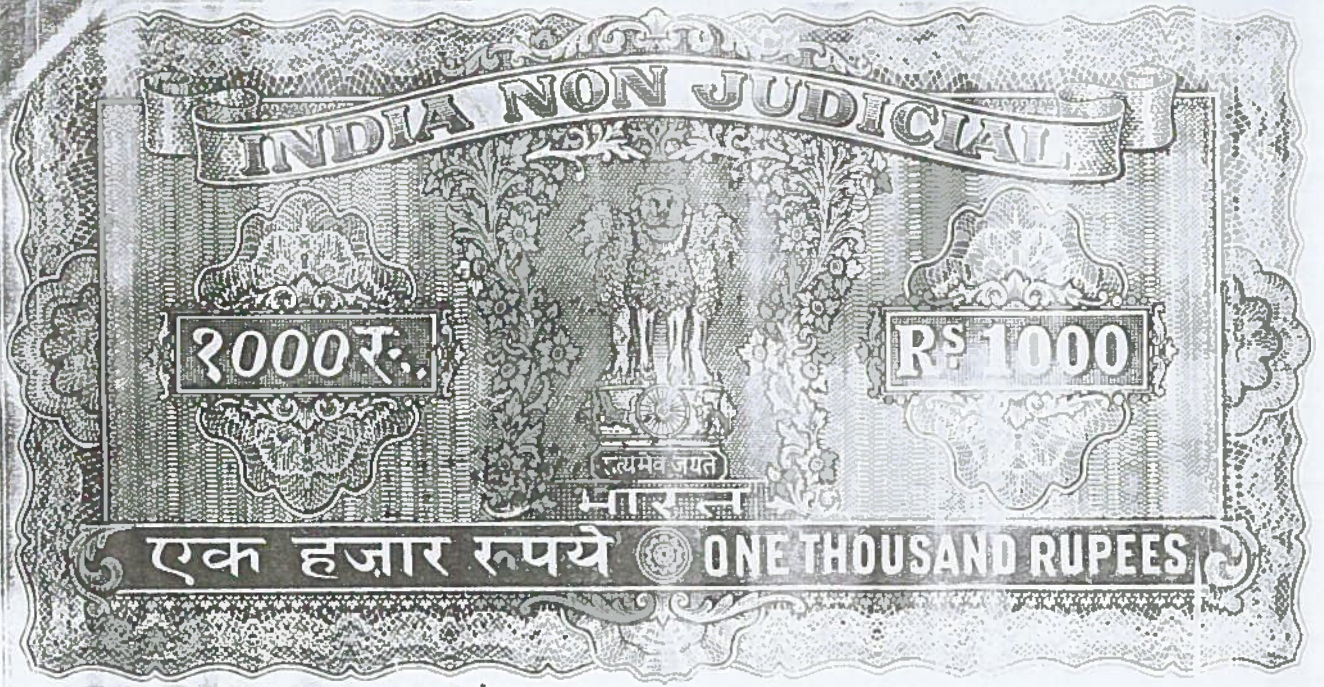
AND WHEREAS, the said company M/s Sristi Builders Private Limited, constructed a multistoried market cum residential complex over the said land, morefully described in the schedule "A" to this deed, which is commonly and popularly known as "URMILA TOWER" as per approved plan of MADA, Dhanbad, vide approval no. TP/411/92-93, dated 26.11.1992;



Kaushal
17.8.09

AND WHEREAS, the said Company M/s Sristi Builders Private Limited, sold its entire right, title, interest and possession to in and over 195 Sq.ft. of a Shop or the Upper Ground floor of the building, being Shop No.UG-18, to the vendor of this sale deed, by a Registered deed of Sale, being No. 5657 dated 15.06.2005, for valuable consideration therein mentioned, Registered at Dhanbad Sub-registry office;

AND WHEREAS, ever since the date of purchase the vendor hereto has been in peaceful possession over the said flat;



Kantola
17/5

- 5 -

AND WHEREAS the purchaser approached the vendor and expressed his intention to buy the said shop, No. UG-18, on the Upper Ground floor of the building, more clearly described in the schedule "B" to this deed, in ownership basis, and offered to pay a sum of Rs.3,49,000/- (Rupees Three lac Forty Nine thousand) only, as highest consideration thereof;

AND WHEREAS in course and as a result of negotiation between the parties hereto, the vendor agreed to sell and the purchaser agreed to purchase the said Shop No. UG-18, on the Upper Ground floor, more fully and clearly described in the schedule "B" below, for the reasonable and highest consideration of Rs.3,49,000/- (Rupees Three lac Forty Nine thousand) only;

Kanadga
17.8.09

NOW THIS DEED OF ABSOLUTE SALE WITNESSES AS FOLLOWS:

1. That in consideration of the sum Rs.3,49,000/- (Rupees Three lac Forty Nine thousand) only, which has been paid by the purchaser to the vendor (the receipt of which sum is hereby admitted and acknowledged by the vendor, the vendor as owner do hereby sell, convey and assign to the purchaser free from all encumbrances whatsoever the property described in the schedule "B" with fixtures and all right, easements and appurtenances to the said property hereby conveyed belonging to or usually held occupied or enjoyed therewith subject to the terms and conditions referred to hereunder of which the purchaser has full knowledge, the purchaser has willingly agreed to the restrictive clauses and can not raise any objection therefor.
2. That the vendor has assured the purchaser that the property hereby conveyed is free from all kind of charges or encumbrances and that there is absolutely no defect in the title whatsoever. The vendor further assure that the vendor was in peaceful possession over the said flat and had full right, title, interest in and possession over the same also has right to transfer the same unto the purchaser without any objection from any corner.
3. That the vendor have further assure that if due to either on account of defect in the title or encumbrances of or any other fault of the vendor the purchaser or its successors is disposed from whole or part, the purchaser shall get back the entire amount of consideration money received at the prevailing market rate at the time of dispossession.
4. That the purchaser undertake to abide by the rules and regulations made by the managing committee or association formed by the flat owners of M/s Sristi Builders Pvt. Limited shall be responsible for the upkeep and maintenance etc. of the said M/s Sristi Builders Pvt.

Knowledge
17.8.09

- 5- That the purchaser shall has to pay all such charges for common facilities, services, repairs and maintenance of the M/s Sristi Builders Pvt. As determined by the aforesaid managing committee of the said apartment.
6. That the purchaser shall not at any time demolish, damage their flat or any portion of the said project and also shall not make any addition and alteration of whatsoever nature to their flat. They may make modifications of their choice according to their necessity in the interior of their Flat.
7. The purchaser has right to use the common passage, common approaching road, space between any two building, staircase, lift facility, water supply, septic tank, power supply or any such facility, which are common utility.
8. That the purchaser should abide by all terms and conditions of M/s Sristi Builders Pvt., which is clearly mentioned in the deed of the vendor

SCHEDULE - "A"

DESCRIPTION OF BUILDING

All that piece and parcel of HOMESTEAD land situated in Mouza: Dhanbad, Mouza no 51 within Chowki, Saddar Sub Registry office, Dhanbad, P.S. Bank More, and Distric Dhanbad.

MOUZA : DHANBAD, MOUZA No. 51 under Khata no. 116, 12 and 99, bearing PLOT Nos. 417, 418, 426, 427, 428, 449 and 450 measuring an area about 31252 sq. ft. within Ward No. 17 commonly known as "URMILA TOWER" situated in Bank More constructed in the year 1996 which is butted and bounded as follows:

- By NORTH : Rajhans Market
- By SOUTH : Jozal Carriers
- By EAST : Dhanbad Jharra Road
- By WEST : Gali



Kawthar
17.8.09

- 8 -

SCHEDULE "B"

DESCRIPTION OF THE PROPERTY CONVEYED

Out of the aforesaid schedule a Shop No.UG-18 situated on the Upper Ground Floor measuring Super built up area 195 sq. ft. is hereby sold by this sale deed, as per plan attached and shown in color Red, which is butted and bounded by:

- By NORTH : Shop of Rajesh Sinha.
- By SOUTH : Shop No.17.
- By EAST : Open Space.
- By WEST : Corridor.

IN WITNESS WHEREOF said the vendors through their constituted attorneys signed in Deed of Sale out of their own free will and choice on the day, month and year first above written.

WITNESSES -

1. /Hd. /Amaz
S/o Late Hd. Mohiyuddin
S.T.C. compound
Bharband
2. Satish K. Siny
S/O Babam Siny
Housing colony
Janda Hut
Bharband

Kanchan
17.8.09.

- 9 -



Vishal Kumar
17.8.09.



Certified that the finger prints of the left hand of the vendor and purchaser, whose photographs is affixed in the document have been duly obtained before me, and printed in my office as per draft deed prepared by the parties.

Seetani Choudhary
U. No. 07/1990.



Seller

: Sri Kaushal Kumar s/o. Sri Lakshman Singh of Ashok Nagar Colony, Dhansar, Dhanbad.

Purchaser

: Sri Vishal Kumar s/o. Sri Krishna Kumar Sahu of Pranjivan Road, Manaitand, Dhanbad..

Schedule

: Mouza- Dhanbad, No.-51, Khata Nos.-116,12&99, Plot Nos.-417,418,427,428,449&450, Measuring an Area- 195 sq.ft., Space No.-UG-18 on Upper Ground Floor commonly known as Urmila Tower.

Particulars of Property

Sl. No.	Particulars	Value
1	Plot No. 417, 418, 427, 428, 449 & 450	
2	Area 195 sq. ft.	

Property Details:

Type	No.	Area	Remarks

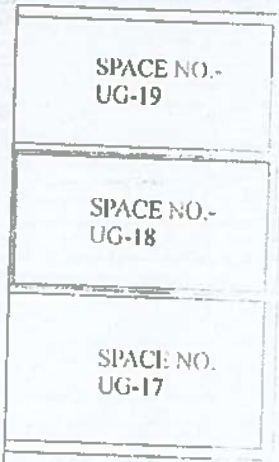
P Type	Particulars	Path

Description	Area

TRUE COPY

CORRIDOR

CORRIDOR



Shown in red

Kaushal

RECEIVED BY:-

Vishal
D.H.D.

**UPPER GROUND FLOOR
NOT TO SCALE**



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

Token Date/Time: 17/08/2009 13:55:09

No: 41

Document Type: Sale With Agreement
Presenter Name & Address: Ashok Nagar Colony, Dhansar, Dhanbad
Stampable Doc. Value: 349000
Document Value: 349000
Special Type: Homestead Sale
Remarks / Other Details: Homestead Sale

Presenter: Kaushal Kumar
DOE
Stamp Value: 14000
Serial No: 0
Date of Entry: 17/08/2009
Total Pages: 24
Book: 1
CNO/PNO:

Area	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area
DHANBAD	51	0	DHANBAD	116	417,418			URB_LAND MR_Res	795 Sq Ft
DHANBAD	51	0	DHANBAD	12	426,427			URB_LAND MR_Res	0 Sq Ft
DHANBAD	51	0	DHANBAD	99	428,449			URB_LAND MR_Res	0 Sq Ft
DHANBAD	51	0	DHANBAD	99	450			URB_LAND MR_Res	0 Sq Ft

Other Property Details:

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

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F CO	Address
1	Vendor	Kaushal Kumar	Lakshman Singh	Business	Other		Ashok Nagar Colony, Dhansar, Dhanbad
2	Vendee	Vishal Kumar	Krishna Kumar Sahu	Business	Other		Pran Jivan Academy Road, Manailand, Dhanbad
3	Identifier	Md. Anwar	Late Md. Mohiuddin	Business	Other		S.T.C Compound, Dhanbad
4	Witness1	Md. Anwar	Late Md. Mohiuddin	Business	Other		S.T.C Compound, Dhanbad
5	Witness2	Satish Kr. Singh	Baban Singh	Business	Other		Housing, Janta Flat, Dhanbad

Particulars

SN	Description	Amount
1	AT	3,450.00
2	E	250.00
3	SP	360.00
Total		4,100.00

उपर लिखे प्रविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

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

पस्तकर्ता का हस्ताक्षर

डाटा इंद्रि ऑपरेटर का हस्ताक्षर

उपर लिखे काशाल कुमार ने इस दस्तावेज के निष्पादन को गेरे सार्वजनिक

स्वीकार किया

जिसने

पहचान

निबंधन

मो० अनवर

धनबाद

पिता

स्व० मो० मोहोदय

पेशा नम्रवसाय

ने की।

निबंधन पदाधिकारी का हस्ताक्षर



निबंधन विभाग, झारखंड
धनबाद

Token No.41 Token Date: 17/08/2009 13:55:09
Serial/Deed No./Year :10454/9796/2009
Deed Type: Sale With Agreement

Sl.	Party Details	Photo	Thumb
1	Kaushal Kumar Father/Husband Name:Lakshman Singh (Vendor) Ashok Nagar Colony, Dhansar, Dhanbad		
2	Vishal Kumar Father/Husband Name:Krishna Kumar Sahu (Vendee) Pian Jivan Academy Road, Manaitand, Dhanbad	<input type="checkbox"/>	<input type="checkbox"/>
3	Md. Anwar Father/Husband Name:Late Md. Mohiuddin (Identifier) S.T.C.Compound, Dhanbad		
4	Md. Anwar Father/Husband Name:Late Md. Mohiuddin (Witness1) S.T.C.Compound, Dhanbad	<input type="checkbox"/>	<input type="checkbox"/>
5	Satish Kr. Singh Father/Husband Name:Baban Singh (Witness2) Housing, Janta Flat, Dhanbad	<input type="checkbox"/>	<input type="checkbox"/>

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Volume 283
Page 47 To 70
Deed No 10454/9796
Year 2009
Date 17/08/2009 14:49:17

District Sub Registrar

Signature of Operator