

खनिज क्षेत्र विकास प्राधिकार, धनबाद

पत्रांक - टी०पी०- 590 / न०नि०

सेवा में

श्री. दीपेश कुमार एवं श्री अजितेश कुमार पिता-श्री गोपाल मिश्री,
श्री भुनेन्द्र ताव एवं अन्य पिता-स्व० गन्धु महता एवं अन्य,
श्री मनोज मोदी आम मुखतार पिता-श्री तनवर फ़ाद मोदी,

पता- नोर्थ लोको टैंक, हीरापुर, धनबाद ।

धनबाद, दिनांक- 25/7/14

विषय- आवासीय/व्यवसायिक/औद्योगिक/संस्थागत भवन निर्माण हेतु गृह प्लान क्रमा नं०- वी०डी०- 179/14-15
संबंधी आपके आवेदन दिनांक- 16.6.14 के सम्बन्ध में।

महोदय,

आपके आवेदन, दलील सख्या- 1837, 2031 दाखिल खनिज अभिलेख सख्या- 1181
14-15, 1228, 1113-14 जमाबंदी संख्या- 6845, 6830 से निर्गत लगान रसीद वद- 14-15,
13-14 की अभिप्रमाणित प्रति, शपथ पत्र एवं Indemnity Bond एवं तालीकी सदस्य द्वारा किया गए अन्वेषण
के आलोक में आपके द्वारा प्रस्तुत आवासीय/व्यवसायिक/औद्योगिक/संस्थागत भवन संबंधी वी०डी० केश नं०- 179/14-15
नक्शे की स्वीकृति प्रबन्ध निदेशक, खनिज क्षेत्र विकास प्राधिकार, धनबाद द्वारा प्रदान की गई है।

निदेशानुसार सूचित करा है कि नक्शा अंश नं०- 38, 77, 92
प्लॉट नं०- 1899, 1900, 1901, 1902 रकबा- 14125 वर्ग फीट
भूमि पर स्वीकृत नक्शे के अनुसार अनुज्ञापित अभियन्ता श्री अजित कुमार चौधरी
देड-रेड में कार्यारम्भ के पूर्व निर्धारित प्रपत्र में अधोहस्ताक्षरी को कार्यारम्भ की जनकारी उपलब्ध करावेंगे।
स्वीकृत नक्शे के अनुसार अधिकतम 2 वर्गों में कार्य पूर्ण कर अधिनियम के प्रावधानों के तहत निर्माण पूरा होने की लिखित जानकारी
अधोहस्ताक्षरों को उपलब्ध करावेंगे।

ग्रामप निदेशक के लिखित पूर्वागमति के बगैर किये गये किसी भी विवादात्मक निर्माण को नियमित नहीं किया जा सकेगा बल्कि उसे तोड़ना
ही एकमात्र विकल्प होगा।

खनिज क्षेत्र विकास प्राधिकार के संबंधित पदाधिकारी से निर्माण कार्य का निरोक्षण समय-समय पर करना सुनिश्चित करेंगे। नक्शा स्वीकृत
नक्शे में दर्शाई नाली से इटकर अन्य नाली का निर्माण नहीं करेंगे।

माला भवन विनियमन के दायरे में आवासीय/व्यवसायिक/औद्योगिक/संस्थागत भवन निर्माण हेतु स्वीकृत नक्शा, रकबा, अधोहस्ताक्षर एवं
दखल का प्रमाण नहीं है।

रिजर्व प्रयोजन के लिये भवन निर्माण का नक्शा स्वीकृत किया गया है निर्मित भवन का व्यवहार उसी प्रयोजन के लिए किया जा सकेगा।
जला संरक्षण एवं पर्यावरण सुरक्षा हेतु आदेशक प्रकाश के लिए आप स्वयं जिम्मेदार रहेंगे तथा स्वीकृत नक्शा राज्य सरकार, नेशनल
बिल्डिंग कोड के अद्यतन आदेशों, निदेशों, एवं प्रावधानों से स्वतः प्रभावित होगा।

आवेदक द्वारा उपकर के मद में 25% कुल रु०- 101000/ जमा किया गया है। शेष राशि आवेदक द्वारा अग्रिम भुनायुक्त
धनबाद के कार्यालय में जमा करना स्वयं सुनिश्चित करेंगे।

नगर निदेशक/अभियन्ता
खनिज क्षेत्र विकास प्राधिकार
धनबाद
25/7/14

2358

2201

40192
28/6/19



सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No. : IN-JH16576344322424R
 Certificate Issued Date : 06-May-2019 10:01 AM
 Account Reference : SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
 Unique Doc. Reference : SUBIN-JHJHSHCIL0121479449029346R
 Purchased by : MS SUKHDHAM PROPERTIES
 Description of Document : Article 5 Agreement or memorandum of an Agreement
 Property Description : DEVELOPMENT AGREEMENT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : RAMESH KUMAR AGARWALLA AND OTHERS
 Second Party : MS SUKHDHAM PROPERTIES
 Stamp Duty Paid By : MS SUKHDHAM PROPERTIES
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



-----Please write or type below this line-----

Ramesh Kumar Agarwala
Suresh Kumar Saria
Anil Kumar Agarwal
Sumi Kund Saria

Engil Kumar Saria
Ashish Saria
Manjiv Saria
Manjiv Saria

निष्पन्न नियम 21 के अधीन और छांटाना... दस्तावेज जांच किया
 स्वतंत्रकारी एक्ट की तहत... क अधिन
 ग्राहक के और इच्छित स्टाम्प एक्ट 1899
 की अनुसूची 1 या 1 के... 57) क अधिन
 यथावत स्टाम्प लगाया गया है अथवा किट
 नथी से विमुक्त है या स्टाम्प - मुक्त अर्पित
 नहीं है।
 ता...
 निष्पन्न नियम 21 के अधिन
 SR 0001787984

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.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Done by Agreement Value of Rs. 100/- per dec. 980/- of 100/-
Commercial rate: -

Payment is done of Rs. 1,79,561/-
dt. 20/06/19 by GRN No. 19/114/6801

Receipt
Amo 175750/-
E 8000/-
Sal. 10/-
Pm 11/-
177761/-

Ramesh Kumar Agarwala

Suresh Kumar Saria

Anil Kumar Agarwal

Sunil Kumar Saria

Sunil Kumar Saria

Ashish Saria

Manju Saria 20.6.19

Dhanbad



DEVELOPMENT AGREEMENT

THIS DEED OF AGREEMENT FOR DEVELOPMENT made at Dhanbad on this 20th day of June 2019 by and between parties of First Part consisting of

1. **Sri Ramesh Kumar Agarwala** son of Late Biswanath Agarwala, by faith-Hindu, by Caste-Vaishya, by occupation Business, and resident of Upper Bazar, Govindpur, Dist Dhanbad (UID 6492 1180 1389)
2. **Sri Suresh Kumar Saria** son of Late Biswanath Saria, by faith-Hindu, by Caste-Vaishya, by occupation Business, and resident of Upper Bazar, Govindpur, Dist Dhanbad (UID 5472 2974 7448)
3. **Sri Anil Kumar Agarwal** son of Late Nand Lal Agarwala, by faith-Hindu, by Caste-Vaishya by occupation Business, and resident of Upper Bazar, Govindpur, Dist Dhanbad (UID 6404 3452 2559)
4. **Sri Sunil Kumar Saria** son of Late Nand Lal Saria, by faith-Hindu, by Caste-Vaishya by occupation Business, and resident of Upper Bazar, Govindpur, Dist Dhanbad (UID 3316 0358 8793)
5. **Sri Sanjay Kumar Saria** son of Late Nand Lal Agarwala, by faith-Hindu, by Caste-Vaishya by occupation Business, and resident of Upper Bazar, Govindpur, Dist Dhanbad (UID 5023 9065 3800)
6. **Sri Ashish Saria** son of Sri Ramesh Kumar Agarwala by faith-Hindu, by Caste-Vaishya by occupation Business, and resident of Upper Bazar, Govindpur, Dist Dhanbad
7. **Smt. Manju Saria** wife of Sri Ashish Saria, by faith-Hindu, by Caste-Vaishya and resident of Upper Bazar, Govindpur, Dist Dhanbad

Ramesh Kumar Agarwalla

Suresh Kumar Sarda

Anil Kumar Agarwal

Sunil Kumar Sarda

Sri Prakash Sarda

Prakash Sarda

Manju Sarda

20/6/19

Dokania



hereinafter referred to as the party of the First Part (Land Owners or Owners of the Land) which expression shall unless be excluded by or repugnant to the context, be deemed to mean and include their heirs, successors-in-interest, representatives, executors, administrators and assigns of the First Party;

And

M/S Sukhdham Properties, a firm registered under the norms of Indian Partnership Act, with its registered and administrative office at Sukhdham Heights, Bank More, Dhanbad, through its partner

1. **Sri Manoj Modi** S/o Sri Sanwar Prasad Modi, by occupation Business, by faith Hindu, by Caste Vaishya, resident of Flat No.502, Sukhdham Heights, behind Ray Talkies, P.O. Dhanbad PS. Bank More, Dist. Dhanbad ;(UID 7356 8301 7814)
2. **Sri Nilesh Kumar Dokania** S/o Sri Naresh Kumar Dokania, by occupation Business, by faith Hindu, Caste Vaishya, resident of Dokania Bhawan, Katras Road, Matkuria, Dhanbad P.O. Dhanbad PS Bank More, Dist. Dhanbad, (UID 9379 6981 1225)

hereinafter called and referred to as the party of the Second Part (Developer or Builder) which expression shall unless be excluded by or be repugnant to the context, be deemed to mean and include its successors (including successors-in-interest), representatives, executors, administrators, assigns and liquidators) of the Second Party.

1. Whereas, Sri Kushal Chandra Marwari and Sri Brijraj Marwari both sons of late Asha Ram Marwari purchased 2 Decimal of Land situated in Mouza Chatti Govindpur No. 167, PS. Govindpur, Khata No.26 (New Khata 62), Plot No. 32 (New Plot 45) from Sri Ram Sharan Bistu S/o Late Kalichand Bistu resident of Govindpur, Dist Dhanbad vide regd. sale deed No.120 dated 29/01/1895. And Kushal Chandra Marwari died issue less and Biswanath Agarwalla was the only son of Brijraj Marwari inheriting said 2 dec. of land.

And, Whereas, Sri Biswanath Agarwalla allies Marwari son of Late Brij Raj Marwari purchased 128 Decimal of Land situated in Mouza Chatti Govindpur No. 167, PS. Govindpur, Khata No. 26 (New Khata 62), Plot No. 37, 38, 41, 42, 41/238 (New Plot 52, 46) from Sri

Ramesh Kumar Agarwalla
Suresh Kumar Saria

Anil Kumar Agarwal.

Sunil Kumar Saria

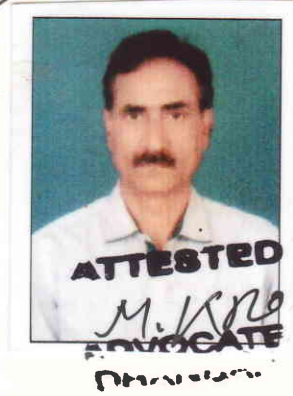
Sanjay Kumar Saria

Arshid Saria

Manju Saria

20/6/17

Deokani.



~ 3 ~

Tannu Gorla S/o Madhav Gorai resident of Govindpur, Dist Dhanbad vide regd. sale deed No. 2461 dated 04/06/1935 and was paying rent under Jamabandi No. 25.

Whereas, Sri Biswanath Agarwalla died leaving his three sons Nand Lal Agarwalla alias Nand Lal Saria, Ramesh Kumar Agarwalla (First Party/ Land Owner No.1) and Suresh Kumar Saria (First Party/ Land Owner No..2).

Sri Nand Lal Agarwalla alias Nand Lal Saria also died leaving his three sons Anil Kumar Agarwal First Party/ Land Owner No.3) Sunil Kumar Saria (First Party/ Land Owner No.4) and Sanjay Kumar Saria (First Party/ Land Owner No.5).

Whereas, First Party/ Land Owner No. 1 to 5 divided 70.64 decimal of land out of the above land along with other land amicably and mutated their name in the Serista of Jharkand vide mutation case No. 4416/R27 2018-2019 dated 06/02/2019 and paying rent online vide Rent receipt No.- 0710349967, Volume no.-2, page no.6, & and also enrolled their name in the Circle Office Govindpur in Register-II, Vol.2, Page No.-6, out of 70.64 decimal of land, they intend to offer for development 66.64 decimal to the developer.

2. Whereas, Sri Sunil Kumar Saria (First Party/ Land Owner No.4) and Sri Sanjay Kumar Saria (First Party/ Land Owner No. 5) also purchased 19 decimal of land through two separate sales deed of 7.25 Decimal from Sri Dhiraj Kumar Saria and 11.75 Decimal of Land from Sri Rajendra Kumar Saria and Sri Binod Kumar Saria as per the following details.

a. Whereas Sri Dhiraj Kumar Saria acquired the right, title, interest in Mouza Chatti Govindpur No.167, P.S. Govindpur, Khata No.29 (New Khata 66), Plot No.43, 44 (New Plot 55) from Sri Bhagwan Das Agarwal S/o Late Nathmal Agarwalla (out of his ancestral property previously recorded in the name of Deep Chand Marwari, Yash Raj Marwari) vide Registered Sale Deed No.7190 dated 30/09/2003 and mutated his name in the serista of state of Jharkhand vide mutation case No, 981 (VI) 2004-2005 and was paying rent under thoka No.231.

Ramesh Kumar Agarwalla
Suresh Kumar Saria

Anil Kumar Agarwal.

Sunil Kumar Saria

Sanjay Kumar Saria

Ashish Saria

Manju Saria
20/11/19

Nand Lal



~ 4 ~

The Said Dhiraj Kumar Saria sold the entire **7.25 decimal** of the said land to Sri Sunil Kumar Saria and Sri Sanjay Kumar Saria both sons of Late Nand Lal Agarwall vide registered sale deed No.7441 dated 19.10/2012. Sri Sunil Kumar Saria and Sri Sanjay Kumar Saria mutated their name in the serista of state of Jharkhand vide mutation case No. 2286 (VI) 2012-2013 and was paying rent under thoka No.268. & and also enrolled their name in the Circle Office Govindpur in Register-II, Vol.1, Page No.-214,

And, Sri Sunil Kumar Saria and Sri Sanjay Kumar Saria also purchased 11.75 decimal in Mouza Chatti Govindpur No.167, P.S. Govindpur, Khata No. 26, 29 (New Khata 66,88), Plot No.42, 43, 44 (New Plot 53, 55) from Sri Rajendra Kumar Saria and Sri Binod Kumar Saria S/o Late Gouri Shankar Saria (out of his ancestral property previously recorded in the name of late Deep Chand Marwari, Yash Raj Marwari) vide registered sale deed No.7440 dated 19/10/2012 and mutated their name in the serista of state of Jharkhand vide mutation case No., 2435 (VI) 2012-2013 and was paying rent under thoka No.269. & and also enrolled their name in the Circle Office Govindpur in Register-II, Vol.1, Page No.- 215,

3. Whereas, Sri Ashish Saria and Manju Saria (First Party/ Land Owner No.6 & 7) got **6.36 decimal** of land Mouza Chatti Govindpur No.167, P.S. Govindpur, Khata No.26 (New Khata 62), Plot No. 37 (New Plot 52) from Sri Ramesh Kumar Agarwalla, who inherited the said land along with other land vide Gift Deed No.4896 dated 22/11/2018 and mutated their name in the serista of state of Jharkhand vide mutation case No.3945/R27 2018-19 and was paying rent online vide Rent receipt No.- 0485828067, Volume no.-2, page no.5, & and also enrolled their name in the Circle Office Govindpur in Register-II, Vol.2, Page No.- 5.

AND Whereas, the First Party/ Land Owners No. 1 to 7 consider that entire **(66.64+7.25+11.75+6.36) 92.00 decimal** of land altogether of the said property if developed as a multi-storied commercial complex with independent units with the modern and up to date amenities it will be more useful, profitable and beneficial and when developed, generate funds so as to arrangement of their income;

AND whereas, for utilizing the said property into a multi-storeyed commercial complex, it would require huge finances alongwith the expertise and skill of the field.

Ramesh Kumar Agarwal
Suresh Kumar Sarda

Anil Kumar Agarwal
Smit Kumar Sarda

Surya Kumar Sarda
Ashish Sarda

Mehy Sarda
20/6/19
Mehy



AND Therefore, party of the First Part keeping in the view of the above mentioned facts approached the party of the Second Part who in turn possess the requisite finances and expertise as required in construction and development of such multistoried complexes and therefore is a proven party to develop said property admeasuring **92.00 Decimals** of land which are in their exclusive possession.

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

THAT the Second Party has satisfied itself about the smooth feasibility and financial viability of the land and has agreed to take up the construction and development of the said property by constructing and putting a complex comprising of commercial shops etc. and accordingly the Owners hereto have agreed and entered into this agreement.

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

1. The following terms and expressions shall in these presents have the respective meanings assigned to them herein below, unless the same be contrary or repugnant to the subject or context:

1.1. First Party shall mean the Owners mentioned in this indenture hereinabove and/or their heirs, executors, legal representatives and/or assigns;

1.2. Second Party shall mean Second Party and its successors-in-interest, representatives, nominees, assigns, and/or liquidators, administrators, legal representative;

1.3. First Party's Share shall mean 51% of the Saleable Area in complete standard form, distributed on each floor in each building together with 51% parking space both covered and uncovered on the said land as per approved plan by MADA/Municipal Corporation or any other competent authority empowered to do so. (The right of use of the common portions

Ramesh Kumar Agarwal
Suresh Kumar Sarin

Anil Kumar Agarwal

Sunil Kumar Fani

Surya Kumar Singh

Ashish Sarin

Manju Sarin

20/6/19
N. D. K. Sarin

~ 6 ~



- and/or common facilities in the proposed building and proportionate right in the land over which the proposed building is constructed);
- 1.4. **Second Party's Share** shall mean 49% of the Saleable Area, in complete standard form, distributed on each floor in each building together with 49% parking space both covered and uncovered on the said land as per approved plan by MADA/Municipal Corporation or any other competent authority empowered to do so. (The right of use of the common portions and/or the common facilities in the proposed building and proportionate right in the land over which the proposed building is constructed);
 - 1.5. **Land** shall mean the land more particularly described in **Schedule A** of this agreement;
 - 1.6. **MADA** shall mean Mineral Area Development Authority, Dhanbad, Dist. Dhanbad;
 - 1.7. **Architect** shall mean Architect or Architects as may be appointed from time to time for the project at the said premises by the party of the Second Part;
 - 1.8. **Proposed Buildings or Building or Buildings** shall mean and include the multi-storied commercial complex / buildings proposed to be constructed by the Second Party on the said land, in conformity with the Building Plan as approved and sanctioned / revised sanctioned by MADA or a competent authority constituted and empowered for the said purpose;
 - 1.9. **Building Plan** shall mean such building plan to be approved/ sanctioned/ revised by MADA or a competent authority empowered to do so;
 - 1.10. **Saleable Space or Saleable Area** shall mean the units / flats / shops / offices / servant quarter / store room / exclusive terrace earmarked for flats on top floor, car/motorcycle parking space in proposed multi-storied buildings;
 - 1.11. **Common Areas / Portions and installation** shall mean and include the common parts and/or portions and/or facilities in the proposed building which are meant for common use and enjoyment of the different owners and/or occupiers of the proposed building including those mentioned in the **Schedule C**, common green belt, passage, corridors, staircase, lobbies, driveway, electric room, passenger & material lifts, watchman room/booth, light, electrical fixtures in common area,

Ramesh Kumar Aganvalle

Suresh Kumar Saria

Anil Kumar Agarwal,

Smit Kumar Sano

Surya Kumar Saha

Ashish Saha

Manju Saria

26/6/19

M. K. No. 4



common lavatories, pump room, tube well, overhead water tank, water pump and motor and any other facilities which will be provided by the developer in all buildings;

- 1.12. **Common Roof Area** shall mean the demarcated portion of the roof over the top of the Buildings measuring along with the Lift Machine Room on such roof and the water tank on such roof, which only shall form part of the Common Portions. The exclusive private roof or any part or portion thereof shall not form part of the Common Portions under any circumstances;
- 1.13. **Covered Area / Areas** shall mean the built up area including water tank and share of stair case, passage, lift and other common facilities;
- 1.14. **Service Organisation** shall mean a society, body or association framed by the Second Party in consultation with the buyers / flat owners to take over the charge for management / administration and/or provision of the common facilities in the building;
- 1.15. **Singular** shall include the plural and vice versa;
- 1.16. **Masculine** shall include the feminine and vice versa.
 2. The Party of First Part hereby agrees to appoint and do hereby appoint the party of Second Part as **Developer/Promoters** for construction of the proposed buildings at the said land on the terms and conditions hereinafter contained. The said appointment of the Developer shall be irrevocable by the Owners save as elsewhere herein contained.
 3. That the Second Party shall get the building plan prepared through a reputed Architects/Engineer or Planner along with supporting plans such as structural plan, electrical plan, sewerage plan etc. and shall get the said plans duly approved by the appropriate authorities at its/theirs own cost and expenses;
 4. That the plan so prepared, if required during or after sanction may be modified, revised and/or alerted according to Developer's choice (Second Party) or the need as may so occur in future for feasibility of the project and it is being agreed upon by the parties that if any such construction which is allowed under the provisions of existing building by-laws that is not shown in the approved plans and is being proposed to be

Ramesh Kumar Agarwalla

Surech Kumar Saric

Anil Kumar Agarwal

Smit Kumar Sarin

Surya Kumar Saric

Arshish Saric

Manju Saric

20/6/19

M. K. Saric



~ 8 ~

- incorporated at any stage of the construction then such a construction could be done by forwarding an application to the competent authority in terms of Regulation 69.2 of 'Bihar Coal Mining Area Building Regulation' or any other regulation notified by the Government from time to time and same shall be informed to party of First Part;
5. That, it has been agreed by and between both the parties that after the building plans for construction of the commercial complex / buildings are approved by both the parties and MADA or any competent authority, the actual Saleable Area along with the common rights shall be divided vertically into two parts from top to bottom, on floor to floor basis, including the exclusive terrace earmarked for flats of the top floor comprising 51% and 49% respectively. For such a division, a separate **Agreement of Division** will be executed after sanction of the plans amongst both the parties which shall be treated as part and parcel of the Agreement for Development.
 6. The First Party shall be entitled to retain the said 51% of the Saleable Area towards realization of value of its land and the Second Party shall be entitled to retain the said 49% towards reimbursement of the cost of construction, expenses and all other charges incurred by it in construction of the buildings. The First Party irrevocably agrees with the Second Party to execute the agreements to sell, assign, transfer in any manner whatsoever with or without possession in respect of the share of the Second Party's area of the building alongwith rights in the land underneath, in favour of any prospective buyer or any person nominated and/or informed by the Second Party at any time or from time to time;
 7. That the responsibility for payment of all costs of installation of electricity connection, generator connection, Air-conditioning, Escalators, municipal and property taxes, rates, fee, duties, levies shall be that of the Owner and Builder in proportion to their allocation of spaces 51% and 49% after completion of the project. All cost related to common electricity, generator will be exclusively born by the developers and owner will be liable to pay charges related to their share only.

Ramesh Kumar Agamdas
Suresh Kumar Sarbia

Anil Kumar Agrawal

Savit Kumbh Sarna

Sunil Kumar Sarda

Arshidh Sarbia

Manju Sarbia
26/6/13
K. D. D. D.



Kroy

ADV. S. S. S.
DHANBAD

8. That it is agreed that both the parties shall mutually decide the name of the project/buildings and will give preferences to the suggestions of the owners. It is agreed that the Second Party and/or the First Party shall incorporate a clause in their respective documents so that successor-in-interest do not change the name of the project / building once the same is completed or anytime thereafter;
9. That the remaining 49% Saleable Area excluding the First Party's allocation shall be transferred/sold to various intending buyers by way of recognised mode of conveyance by the Second Party without any objection and concern of the First Party;
10. That the parties of both part, during the course of construction of the building shall be at liberty to receive advance or full payment of the saleable units, flats and services etc. falling in its/their share from the respective buyers at any time according to its/their own convenience and/or need;
11. (a) That, in case any legal litigation raised by a third party regarding ownership of land, the same shall be referred to the First Party for clearance of the litigation in consultation with Second Party;
- (b) That, in case such legal litigation prolongs for more than three calendar months resulting in stoppage / break of development work and holding the Second Party from progress in the said project, an arbitrator may jointly be appointed by the First and Second Party to resolve the matter based on the facts and will be decided in joint consultation.
12. That, it also agreed that all the common amenities and facilities like entrance gate, gardens, common parking spaces, open spaces, staircase, common roof, lift, sewer line, security etc., except reserved parking and reserved roofs shall remain common for all occupants of the units in the complex and the maintenance charges towards common facilities and amenities shall be charged only after the area is handed over to the First Party/buyers;
13. That it also agreed that the First Party shall simultaneously execute a registered **General Power of Attorney** in favour of **M/s SUKHDHAM PROPERTIES** or in the name of its Partners/authorised representative for getting all the necessary sanctions, allocations as may be required for construction of the building including

Ramesh Kumar Aggarwal
Suresh Kumar Sarin

Anil Kumar Aggarwal

Sunil Kumar Sarin

Pradyumn Singh

Ashish Sarin

Manju Sarin

20/6/19

NDK



~ 10 ~

rights of getting water, electricity and telephone connection. The Second Party shall have a right to book and sell its portions of the Saleable Area and get it registered and shall also have a right to enter into any agreement for sale of its portion by virtue of this attorney. The holder of the said Power of Attorney shall also be entitled to sign and execute the requisite documents on behalf of the First Party for getting necessary approvals from MADA or any other authority for completion of the project;

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

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

16. That it is also agreed by and between both the parties that the owner/owners of the land shall have the legal right to use entire passage around the backside of the proposed building. They will fully entitle to use the passage for the purpose of residential as well commercial purpose on the land back side of the proposed building. The occupants of the proposed building will have the right to use this passage of the proposed building but they have no legal right beyond the back side of the passage. The proposed building passage must not be used for parking of any kind of vehicles i.e, two wheelers, three wheelers, four wheelers etc. The driveway should be exclusively kept clear and open for passage.

Ramesh Kumar Agarwal
Suresh Kumar Saxena

Anil Kumar Agarwal

Savit Kumar Saxena

Sunil Kumar Saxena

Abhishek Saxena

Manju Saxena

20/6/19

NDK



~ 11 ~

17. That the First Party and Second Party have entered into this agreement on principal to principal basis only and nothing contained herein shall be deemed or construed as constituting a service contract or a partnership between the Second Party and the First Party or as a joint venture or a joint adventure between First Party and Second Party nor shall the Second Party and First Party in any manner constitute an association of persons. Each shall be strictly responsible for its own income tax liability or other liabilities, if any, and shall keep the other party thereto indemnified from and against the same at all times;
18. That it is expressly agreed that in the event of there being any delay in completion of work of the project and handing over possession of the same (including obtaining the Completion Certificate / Occupancy Certificates within 3 months from the end of the Stipulated Period) within the **Stipulated Period of 60 months** [36 months + 24 month grace period] from date of obtaining all statutory clearance and Agreement of Division except, due to the reasons as mentioned in 'Force Majeure Clause' of this Agreement, the Second Party shall pay a penalty of Rs 50,000/- (Rupees Fifty Thousand Only) to the First Party per month of delay, till handing over the possession of building as agreed hereto above. For the purpose of penalty, if Occupancy Certificate / Completion Certificate is not obtained due to reasons beyond the control of the Second Party, penalty will not be applicable. It is also agreed between the parties that the said provisions of penalty shall be applicable only for the period of 12 (twelve) months; otherwise the First Party shall be free to get the work done by engaging another developer of their own choice and preference and in that situation, the entire cost of completing the project shall be borne by the Second Party, without any objection;
19. That it has been expressly agreed upon between both the parties that if some area in the proposed complex is altered / reduced / increased, at any time either before or after the completion of the project it shall be considered as a mutual decision of both the parties and all the charges if become payable shall be borne by both the parties in their respective sharing ratio;

—

Ramesh Kumar Agarwal

Suresh Kumar Sarda

Anil Kumar Agarwal

Sunil Kumar Sarda

Surya Kumar Sarda

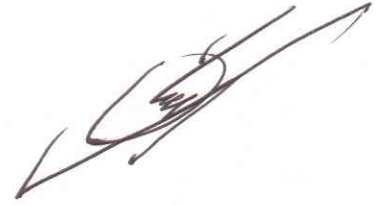
Ashish Sarda

Manjiv Sarda

20/6/19

K. D. Sarda

~ 12 ~



20. That at the time of division of the built up portions as per the agreed sharing ratio, if any portion remains which cannot be divided beneficially, in such event, both the parties shall have the option to take up such area and compensate the other party on mutually agreed terms;
21. It is also agreed between both the parties that if any opportunity arise for leasing out/developed, owners area and developers area jointly, then in that case if any expenses for developing of such area will be paid or payable will be borne by both the parties in their respective ratio.
22. On completion of construction of the proposed buildings, the Owner shall become entitled to exclusive use and occupation of the Saleable Area comprised in the Owner's portion of the proposed buildings and the Developer shall put the Owners in undisputed and exclusive possession thereof and obtain a certificate of possession from the Owners.

THE PARTY OF FIRST PART DO HEREBY DECLARE AND COVENANT THAT

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

Ramesh Kumar Azamulla
Suresh Kumar Sarda
Anil Kumar Agrawal
Sunil Kumar Same
Surya Nages Saha
Ajesh Sarda
Manju Sarda
20/6/19
NDehena



~ 13 ~

above under the Force Majeure Clause of this Agreement. In the given situation, the Agreement shall be deemed to be voidable and the First Party will refund the initial security deposit amount;

- f. (i) That the First Party shall handover the original title deed etc. to the Second Party and the Second Party shall have right to secure loans from any financial institutions or bank by mortgaging their specified share of the developed property on the land described in Schedule A; however, in no event can any loan be availed by mortgaging any portion of the said land as described in Schedule A in favour of any financial institutions or bank for the purposes of completing the construction of the building proposed to be constructed on Schedule A land;
- (ii) The Second Party shall use the loan amount only for the purpose of completing construction of the building proposed to be constructed on the land described in Schedule A;
- (iii) The Second Party shall keep the First Party indemnify from the loan amount which will be taken from the financial institutions or banks for the purpose of completing construction of building proposed to be constructed on Schedule A land;
- g. The First Party hereby assures the Second Party to extend all their co-operation for the development of the said land and for disposal of the proposed units/flats falling to the share of the Second Party to intending parties or buyers.

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

- a. That the second party also agrees to give a sum of Rs.36 lacs (Rs. Thirty six lacs only) to the Owner as interest free refundable security deposit as per the following manner;

At the time of signing of the Developer Agreement	Rs.12,00,000.00
At the time of approval of the plan	Rs.12,00,000.00
At the time of Division/handover of land	Rs.12,00,000.00

Ramesh Kumar Agarwalla

Suresh Kumar Saria

Anil Kumar Agarwal

Sunil Kumar Saria

Sanjay Kumar Saria

Arshish Saria

Manju Saria

20/6/19

K. S. Saria



~ 14 ~

- b. That the second party has paid a sum of Rs.12,00,000.00 (Rs. Twelve lac only) to the Owner as per the following detail as advance out of the above-mentioned money at the time of signing of this agreement.
1. **Sri Ramesh Kumar Agarwalla** : Rs.4,00,001.00
 2. **Sri Suresh Kumar Saria** : Rs. 4,00,001.00
 3. **Sri Anil Kumar Agarwal** : Rs. 2,00,001.00
 4. **Sri Sunil Kumar Saria** : Rs. 1,00,001.00
 5. **Sri Sanjay Kumar Saria** : Rs.1,00,001.00
- c. The Second Party shall develop the property of land by constructing and putting a multi storied residential, commercial complex with independent units with all essential facilities for a comfortable existence at their own cost, expenses and resources after getting all the requisite permissions, sanctions, approvals from the competent authorities and as per the plans sanctioned by the competent authority as envisaged in terms of Clause 3, 4 & 5 above and which permissions, sanctions, approvals will be kept valid and in force until completion of the project;
- d. The Second Party shall use all standard quality of building materials and fittings;
- e. The Second Party will be responsible to deliver standard quality of construction, complete the project as per agreed timelines, subject to delays beyond their control. All materials used would be of standard quality and the construction work shall be as per acceptable Indian standards. However, for more clarity the details of specifications are being given under **Schedule B**.
- f. The Second Party shall be entitled to enter into agreements with intending buyers and to receive instalments, call monies and part consideration amounts and/or full payments from such intending party/buyers against construction and disposal of such units, flats, shops, parking and services, falling to their shares, save and except the First Party's share;
- g. That the Second Party shall not dispose off or transfer any units, flats, shops, parking and services falling to the 51% share of the First Party;

Ramesh Kumar Agarwal
Suresh Kumar Saria
Anil Kumar Agarwal
Sunit Kumar Saria
Sanyal V. S. Jyoti
Abhid Saria
Manju Saria
20/6/19
K. D. Saria



~ 15 ~

- h. That the Second Party undertakes the responsibility to supervise the construction activities, appoint architect, skilled or unskilled labours and other experts in civil construction at their own cost and expense and shall pay them remunerations to discharge them as and when necessary;
- i. That whatsoever expenses incurred towards construction of the proposed building including payments to labours, purchase of materials, and other fittings, install services, etc. shall be borne by the Second Party;
- j. The Second Party shall take all responsibilities and keep the owner indemnified for construction of the proposed building, any untoward incident / accident at site, mis-happening or any other claim related to construction, as from the date of this Agreement of by a third party;
- k. As from the date of this Agreement for Development, the Developer be put in exclusive and vacant possession of the said premises in terms of these presents; all outgoing in respect of the said land shall be the liability of the Developer and the Developer agrees to pay and bear the same absolutely and punctually and Developer agrees to keep the Owner saved, harmless and indemnified in respect thereof and all claims, demands, costs, expenses, actions and proceedings arising due to non-payment thereof, including payment of any fine or penalty imposed by any Authority on account of any construction made by the Developer in deviation of the Sanctioned Plan and the resultant loss arising therefrom as also any levy imposed by or any other Statutory Body or the Government for the development or betterment of the locality in which the proposed multi storied building is to be constructed will be borne and be on account of the Developer.

l.

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

- a. Neither of the party shall sell and/or transfer the share of the proposed construction/building/units/flats etc. of the other party, to any party or parties;

—

Ramen Kumar Agarwal,
Suresh Kumar Saria
Anil Kumar Agarwal,

Sumit Kumar Saria

Sunil Kumar Saria
Arvind Saria

Manju Saria

20/6/19
K. Deekar

~ 16 ~



- b. No construction shall be done beyond approval of the sanctioned and approved building plan and clause 3, 4 & 5 above. In case the Second Party obtains the approval for any further floor/area, during or after the completion of the project, in that event the Second Party may construct on the vacant floors at their discretion and risk and shall be liable to handover to the First Party newly constructed area amounting to 51% of such construction;
- c. The Second Party shall deliver 51% share out of the built up area in the proposed building to the First Party of the Schedule A land. In case the Owners' allocation is found to be more than 51% in the proposed buildings, the Owner shall pay the price of the excess area to the Second Party as per Agreed Rate. On the contrary if the area is found to be less than 51% then the Second Party shall pay the price of such lower area to the Owners 51% as per Agreed Rate. **Agreed Rate** shall be finalised in Agreement of Division entered into separately;
- d. The parties shall be fair and honest to the terms and conditions of this Agreement for Development;
- e. The parties shall put their sincere efforts for the success of this project, which however shall never constitute or deem to be constituted as any partnership between the parties;
- f. The electricity power connection obtained in the proposed buildings from the Government as may be installed shall be borne by the unit/flat buyers and the First Party thereof in proportion to their respective share in the proposed buildings. However, electrification for the common area of the buildings shall be provided by the Second Party for operation of common lighting, water pumps, elevators, etc.;
- g. The Second Party shall construct the proposed buildings as per specification given in **Schedule B** of the Agreement. For any other extra work or alteration or modification other than specification, or replacement of fittings, requested by the First Party or the unit/flat/shop buyers, such extra cost shall be borne by the unit/flat/shop buyers and/or the First Party as the case maybe;
- h. The Second Party shall make advertisement by way of publication in newspaper, display board or through media etc. to market and sell the Developer's share to the

Ramesh Kumar Agarwal
Suresh Kumar Saria
Anil Kumar Agarwal
Sunil Kumar Saria
Surya Kumar Saria
Ashish Saria
Manju Saria
20/6/19
N. S. Saria



~ 17 ~

- intending parties/buyers; it is also agreed by and between both the parties that the Second Party shall be entitled to display their board at the project site and will be free to advertise the project in what so ever manner it deems fit and necessary and as and when required at their own cost and expenses;
- i. The Second Party shall be entitled to raise fund from the intending buyer(s) or through its own source at its own risk and terms;
 - j. The Second Party shall have the power to execute and register the sale deed(s) in favour of the intending buyer(s)/parties, with the necessary terms and conditions as required under the law;
 - k. The parties hereto shall save harmless and keep indemnified each other against any loss/damage/incident suit or proceedings;
 - l. In case any of the parties expires during the period of construction or before the completion of the project as stated herein, the legal heirs of such deceased shall be substituted in place of the deceased;
 - m. The parties hereof including their respective heirs and successors in office shall be bound by the terms and conditions of this agreement and any other terms as may be amended by mutual consent;
 - n. Maintenance of the common facilities shall be the joint responsibility of all the units/flat owners and occupiers and shall be charged only after the area is handed over or completed, but the maintenance of the internal flat and facilities shall be maintained and borne by the individual unit/flat owners; and
 - o. All the maintenance charges, licence fee and any form of State & Central Government taxes, levies & charges, GST, Service Tax etc. of the Owner's allocation shall be borne by the Owner and shall be paid progressively to the Second Party.
 - p. It is also agreed by the second party that they will borne/pay 60% of the GST liability of the land owners share, after adjusting available ITC and rest 40% will be borne/paid by the landowners as per complacent of project as and when liabilities arises.



Ramesh Kumar Agarwal
Suresh Kumar Sarin

Anil Kumar Agarwal

Sunil Kumar Sarin

Sybil Kumar Sarin

Ashish Sarin

Manju Sarin
20/6/17
K. Debnath



- 18 -

MISCELLANEOUS TERMS

- a. **Force Majeure:** Neither Party shall be liable for any default or delay in the performance of its obligations when such default or delay is due to any defect in the title of the Owners or due to any boundary dispute with the neighbour, family members or stay/inspection order of the Court and the time consumed in clearance of all mentioned hurdles shall not be counted in the Stipulated Period; similarly any default or delay due to any contingency beyond its reasonable control including, Acts of God, epidemic, cyclone, flood, earthquake, drought, fire, explosion, atmospheric disaster, war, riot, revolution, change of law or regulations, or any similar causes and the time consumed in clearance of all mentioned hurdles shall not be counted in the Stipulated Period. It is clarified that denial or refusal of any Consent by any Governmental Authority shall not constitute a Force Majeure event. A Force Majeure event shall suspend the execution of the affected Party's obligations hereunder for the duration and to the extent of their effects. In the event of a Force Majeure event referred to in this Clause, the Party affected by such Force Majeure event shall at once inform the other Party of the nature and probable duration of the Force Majeure event and both the Parties shall take all reasonable measures to limit the consequences of the Force Majeure event to a minimum.
- b. **Notices:** All notices or order communications which are required or permitted hereunder shall be in writing and shall be sufficient delivered or mailed by registered or certified mail, postage prepaid, or faxed (but then immediately confirmed by mailing of the original) at the addresses set forth in the heading of this Agreement or such other address as the appropriate Party may advise the other Party.
- c. **Publicity:** The understandings recorded in this Agreement shall be kept confidential by the Parties and no announcement or statement to the press or circular relating to any matters in this Agreement shall be made or issued by or on behalf of any of the Parties, without prior written approval of the other Party, which approval shall not be unreasonably withheld or delayed, except if any such announcement or circular is required under any Legal Requirement or by any Governmental Authority.



Ramesh Kumar Agarwal
Suresh Kumar Sarin

Anil Kumar Agarwal

Sunil Kumar Sarin

Synglves Singh

Ashish Sarin

Manju Sarin
20/6/19

Delaware



~ 19 ~

- d. **Entire Agreement:** This Agreement, the Schedules hereto and the agreements specifically referred to herein constitute the entire agreement among the parties and supersede all prior agreements and understandings, oral and written, among the Parties in connection with the development of the land as described in Schedule A. In the event there is any conflict between such other agreements and any term or condition contained in this Agreement, this Agreement shall prevail.
- e. **Severability:** If any provision of this Agreement shall be waived or held invalid, illegal, or unenforceable, the validity, legality, or enforceability of the remaining provisions of this Agreement shall not be affected or impaired thereby. Instead, this Agreement shall be construed, if possible, in a manner to give effect by means of valid, legal or enforceable provisions to the intent of the parties to the particular provisions held to be invalid, illegal or unenforceable and, in any event, all other terms shall remain in full force and effect.
- f. **Binding nature:** This Agreement shall be binding upon, and shall inure to the benefit of the Parties hereto and their respective successors and permitted assigns.
- g. **Amendment, Modification and Waiver:** This Agreement may be modified, amended or supplemented only by mutual written agreement of the parties. Any party may waive or delay the performance of any condition intended for its benefit. Each amendment, modification, supplemental or waiver shall be in writing signed by the party or parties to be charged. Any modification or amendment to the terms of this Agreement shall be valid only if it is reduced to writing and signed by or on behalf of each Party. The failure to exercise or delay in exercising a right or remedy provided by this Agreement or by law shall not constitute a waiver of the right or remedy or a waiver of other rights or remedies. No single or partial exercise of a right or remedy provided by this Agreement prevents further exercise of another right or remedy.
- h. **Assignment:** No party may assign or transfer or purport to assign or transfer this Agreement, in whole or in part, or any rights or obligations hereunder, without prior written consent of the other party.
- i. **Cumulative Rights:** The rights and remedies of the parties contained in this Agreement are cumulative and not exclusive of rights or remedies provided by law.



Ramesh Kumar Aggarwal

Suresh Kumar Sarda

Anil Kumar Agarwal

Sunil Kumar Sarda

Sunil Kumar Sarda

Poojith Sarda

Manjiv Sarda
20/6/19

R.D. Sarda



~ 20 ~

- j. **Further Acts and Assurances:** Each Party agrees to execute and deliver all such further instruments, and to do and perform all such further acts and things, as shall be necessary or convenient to perform the provisions of this Agreement.
- k. **Reference to Arbitration:** All disputes and differences arising in connection with this Agreement shall, to the extent possible, be settled amicably by prompt good faith, negotiations between the representatives of the parties. In default of such amicable settlement within fifteen (15) days of the commencement of discussions, the dispute shall be finally settled under the provisions of the Indian Arbitration and Conciliation Act, 1996 by sole arbitrator, appointed in accordance with said Rules, whose decision the parties shall recognise and respect as final and binding upon the parties without any right of appeal or review on any grounds whether in law or equity before any judicial or government body. Any such arbitration proceeding shall be held in Dhanbad, District Dhanbad, in the state of Jharkhand.
- l. **Submission to Arbitration:** Each party recognises the right of the other party to petition any competent court for an order to confirm or enforce any arbitral decision rendered pursuant to the terms of this Article and agrees to submit to the jurisdiction of any such competent court to which such a petition has been made. Each Party further agrees that it shall not commence or maintain any suit or legal proceeding concerning a dispute hereunder until such dispute has been finally settled in accordance with the arbitration procedure provided for herein and then only for enforcement of the arbitral award, if any.
- m. **Injunctive Relief:** Notwithstanding the aforesaid, either Party shall have the right to institute judicial proceedings against the other Party or any one acting through or under such Party in order to enforce the instituting Party's rights hereunder through specific performance, injunction or similar equitable relief.
- n. **Jurisdiction:** The Court of Dhanbad, District Dhanbad, in the state of Jharkhand alone shall have jurisdiction to try any case arising out of this agreement.

7

Ramesh Kumar Agarwal
Suresh Kumar Saria

Anil Kumar Agarwal

Sunil Kumar Sami

Surya 10/03/2019

Ashish Saria

Manju Saria

20/6/19

R.D. Saria

SCHEDULE A

All that piece and parcel of Raiyati land situated in **MOUZA: CHATTI GOVINDPUR**, Police Station Gobindpur, chowki, sadar registry office Dhanbad, sub registry office Gobindpur, District Dhanbad. **MOUZA:- CHATTI GOVINDPUR**, Mouza No.167, **New Khata No.62**, old Khata No.26, **New Plot No.46**, Area 14 dec. & **New Plot No.52**, Area 50.64 dec., old Plot No.37,38,41,42,41/238, & **New Plot No.45**, old Plot No.32, Area 02 dec., **New Khata No.66**, Old Khata No.29, **New Plot No.55**, old Plot No.43 & 44, Area 7.25 dec., **New Khata No.88 & 66**, old Khata No.26 & 29, **New Plot No.53 & 55**, Old Plot No.42,43,44, Area 11.75 dec, **New Khata No.62**, old Khata No.26, **New Plot No.52**, old Plot No.37, Area 6.36 dec. Grand total area of 92 decimals of land abutted and bounded as follows:

In the North : Land of Ashish Saria, Manju Saria, Land of Biswanath Agarwal
In the South : NH- 2, G.T.Road.
In the East : Land of Prem Singh
In the West : Land of Mathura Singh, Naba Varun Das & Others

SCHEDULE B

(Specifications)

Building Structure

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

Walls

- ✓ Internal: finished with Plaster, Putty & Paints in Common Area, in Shops & offices coating of putty
- ✓ Exterior: furnished with Weather coat paint

Flooring

- ✓ Granite finished/Marble/Ceramic tiles flooring in all Common Areas of the Building
- ✓ Chequered tiles/equivalent flooring for parking lot
- ✓ Anti skid tiles flooring for Bathrooms

Doors

- ✓ 32 mm thick OST flush door shutters for Office Units.
- ✓ All door frames using quality Sal wood
- ✓ Main door GI shutter in all Shops

Windows

- ✓ Two Track Anodized Powder Coated Aluminium sliding windows

दस्तावेज में वर्णित
भू संपत्ति प्रतिबन्धित
भूमि को सूची से
मुक्त है।

लिपिक
बापू श्री आपरेटर
20/6/19

Ramesh Kumar Agarwal
Suresh Kumar Saria

Anil Kumar Agarwal
Sunit Kumar Saria

Sunil Kumar Saria

Arvind Saria

Manju Saria

20/6/19

N. Datta



~ 22 ~

Electrical

- ✓ All electrical wiring in concealed conduits with standard make wires
- ✓ Switches of Anchor/Havell's or equivalent
- ✓ ELCB and MCB in all units

Lift

- ✓ Most modern lift with permanent texture paint

CCTV & Fire Fighting System

- ✓ CCTV at check point and on each floor
- ✓ Fire Fighting systems as per Govt norms

Power Backup

- ✓ Silent Diesel Generator for standby power supply for common area lighting, lift, water pump
- ✓ In each individual commercial unit at extra cost

SCHEDULE C

(The Common Portions)

1. Staircase and the lift landings on all floors of the proposed buildings;
2. The common paths, passages and areas in the land comprised in the said premises and in the proposed buildings (except expressly such area as therein as are not needed or held or intended for use by any particular person) including the beams foundation and supports of the proposed building;
3. Drive way and lobby on the ground floor of the proposed building (save and except the car parking spaces demarcated by the Developer therein and / or the open land at the said premises);
4. Boundary walls and the main gates of the said premises;
5. Drainage and sewerage lines and connections;
6. All electrical connections, installations, wirings, meters and fittings (excluding only those that are installed within the exclusive area of units/flat in the proposed building and exclusively meant for its use);

Ramesh Kumar Agarwalla
Suresh Kumar Saria
Anil Kumar Agarwal,
Sunil Kumar Saria
Sri 7/10/19/19
Arshish Saria
Nanju Saria
20/6/19
N. S. Saria



~ 23 ~

7. Tube wells and their installations, if any;
8. Water pump and its installations, Pump Room Water Reservoir, Water tanks and all common installations for carriage of water (save and except those as are within any unit/flat and are for use by the occupier of such unit/flat or units/flats (exclusively) in and/or to and/or in respect of the proposed building;
9. Lift (if any) Lift well, installations, lift room and the lift machine room in the proposed building;
10. The common Security living area, if any, on the ground floor of 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 users in common.

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

Signature of the First Party

1. Sri Ramesh Kumar Agarwalla Ramesh Kumar Agarwalla,

a. Sri Suresh Kumar Saria Suresh Kumar Saria

2. Sri Anil Kumar Agarwal Anil Kumar Agarwal

3. Sri Sunil Kumar Saria Sunil Kumar Saria

Ramesh Kumar Agarwal
 Suresh Kumar Saria
 Anil Kumar Agarwal
 Sumit Kumar Sarna
 Surj Kumar Saria
 Ashish Saria
 Manju Saria
 20/6/17
 K. Dokania

~ 24 ~

4. Sri Sanjay Kumar Saria

Surj Kumar Saria

5. Sri Ashish Saria

Ashish Saria

6. Smt. Manju Saria

Manju Saria

Signature of the Second Party

1. MANOJ MODI

[Signature]

2. NILESH KUMAR DOKANIA

N. Dokania

WITNESSES

Note:-

आवृत्त में Commercial Value नहीं लेने के कारण
 Residential फ्लैट का है। यह Commercial Value
 पर of fee Paid किया गया है।
 Rajesh Mallik.
 Gornadhu Mallik
 K. S. Dhesed.

Ramesh Kumar Agarwal

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

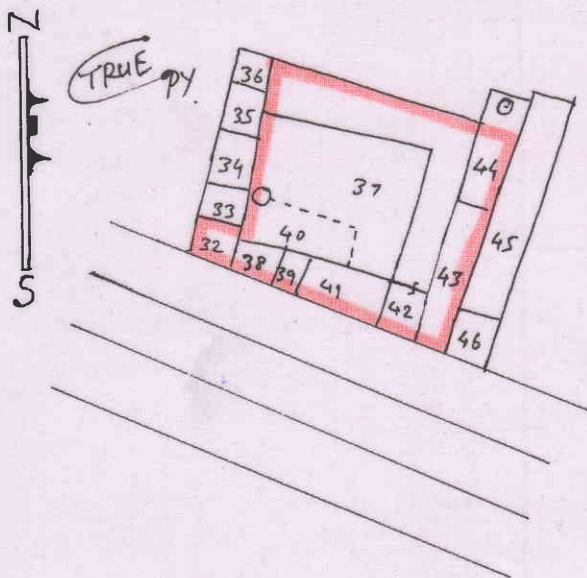
Manish W Roy
 Adv. Dhawan
 E No: 1297/02

(1) Sri Ramesh Kumar Agarwalla, (2) Sri Suresh Kumar Saxia s/o Late Biswanath Agarwalla, (3) Sri Anil Kumar Agarwal, (4) Sri Sumil Kumar Saxia, (5) Sri Sanjay Kumar Saxia s/o Late Nand Lal Agarwalla, (6) Sri Ashish Saxia s/o Sri Ramesh Kumar Agarwalla, (7) Smt Manju Saxia w/o Sri Ashish Saxia of Upper Bazar, Govindpur, Dist Dhanbad.

Executant: - (1) Sri Manoj Modi s/o Sri Sanwar Prasad Modi of Flat no 502 Sukhatham Heights, Behind Ray Talkies, Bank More, P.S. Bank More, Dist. Dhanbad (2) Sri Nilesh Kumar Dokania s/o Sri Naresh Kumar Dokania of Dokania Bhawan Katras Road, Matkuria, P.S. Bank More, Dist Dhanbad.

Schedule: - Mouza Chatti Govindpur no. 167, P.S. Govindpur New Khata No. 62, New Plot no. 45 Area 2-Deci New Plot no. 46 Area 14-Deci, New Plot no. 52 Area 57-Deci, New Khata no. 66 New Plot no. 55 Area 7.25-Deci, New Khata no. 88, 66 New Plot no. 53, 55, Area 11.75-Deci (Old Khata No. 26, 29 Old Plot no. 32, 37, 38, 41, 42, 43, 44, 41/238) Grand Total Area 92-Decimals.

Shown in red colour.



Ramesh Kumar Agarwalla,
Suresh Kumar Saxia

Anil Kumar Agarwal,
Sumil Kumar Saxia
Sanjay Kumar Saxia
Ashish Saxia

Manju Saxia

ADOLLEW
20/6/19

[Handwritten signature]



भारत सरकार

Pre Registration Docket

Date :- 20-06-2019 10:58 am

Office Name :- SRO - Govindpur
Token No:- 20190000040192

Appoinment :- 20-Jun-2019 Time:- 11:5

Article	Development Agreement
Pre Registration Date	20-Jun-2019
No. Of Pages	60
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 1,79,564.

Property Id: **115860**

Valuation No. : 151683 / 2019	:- 2019-2020	User Id : 3324	Date : 20-June-2019 10:19:AM
State : Jharkhand	District : Dhanbad	Tahsil : Govindpur	
Land Type : Rural	Corporation :	Village/City : Chatti Govindpur	
Chatti Govindpur Halka No 0 - Other Road			
Volume Number - 2			
Page Number - 6			
Khata Number - 62			
Plot Number - 46			
Valuation Rule : Residential Land <i>Commercial</i>			
Usage : Non Agri => Residential Land => Residential Land			
Property Details			
1	Land area	14 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 14 x 50936=713104	₹7,13,104/-
A	Total		₹7,13,104/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹7,13,200/-
Total Amount in Words : Seven Lakh Thirteen Thousands Two Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: LAND OF PREM SINGH, West: LAND OF MATHURA SINGH, NABA VARUN DAS & others, South: NH 2, G.T. ROAD, North: LAND OF ASHISH SARIA, MANJU SARIA, LAND OF BISWANATH AGARWAL
Area	Land area : 14.00 Decimal

Other Description of the Property	
Government/Market Value	713104
Transaction Amount	7030000

Property Id: **115864**

Valuation No. : 151684 / 2019	:- 2019-2020	User Id : 3324	Date : 20-June-2019 10:19:AM
State : Jharkhand	District : Dhanbad	Tahsil : Govindpur	
Land Type : Rural	Corporation :	Village/City : Chatti Govindpur	
Chatti Govindpur Halka No 0 - Other Road		-	
Volume Number - 2			
Page Number - 6			
Khata Number - 62			
Plot Number - 52			
Valuation Rule : Residential Land			
Usage : Non Agri => Residential Land => Residential Land			
Property Details			
1	Land area	50.64 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 50.64 x 50936=2579399.04	₹25,79,399/-
A	Total		₹25,79,399/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹25,79,400/-
Total Amount in Words : Twenty Five Lakhs Seventy Nine Thousands Four Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: LAND OF PREM SINGH, West: LAND OF MATHURA SINGH, NABA VARUN DAS & others, South: NH 2, G.T. ROAD, North: LAND OF ASHISH SARIA, MANJU SARIA, LAND OF BISWANATH AGARWAL
Area	Land area : 50.64 Decimal
Other Description of the Property	
Government/Market Value	2579399.04
Transaction Amount	-

Property Id: **115866**

Valuation No. : 151685 / 2019	:- 2019-2020	User Id : 3324	Date : 20-June-2019 10:19:AM
State : Jharkhand	District : Dhanbad	Tahsil : Govindpur	
Land Type : Rural	Corporation :	Village/City : Chatti Govindpur	
Chatti Govindpur Halka No 0 - Other Road		-	

Volume Number - 2			
Page Number - 6			
Khata Number - 62			
Plot Number - 45			
Valuation Rule : Residential Land			
Usage : Non Agri => Residential Land => Residential Land			
Property Details			
1	Land area	2 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2 x 50936=101872	₹1,01,872/-
A	Total		₹1,01,872/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹1,01,900/-
Total Amount in Words : One Lakh One Thousand Nine Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: LAND OF PREM SINGH, West: LAND OF MATHURA SINGH, NABA VARUN DAS & others, South: NH 2, G.T. ROAD, North: LAND OF ASHISH SARIA, MANJU SARIA, LAND OF BISWANATH AGARWAL
Area	Land area : 2.00 Decimal
Other Description of the Property	
Government/Market Value	101872
Transaction Amount	-

Property Id: **115867**

Valuation No. : 151686 / 2019	:- 2019-2020	User Id : 3324	Date : 20-June-2019 10:19:AM
State : Jharkhand	District : Dhanbad	Tahsil : Govindpur	
Land Type : Rural	Corporation :	Village/City : Chatti Govindpur	
Chatti Govindpur Halka No 0 - Other Road		-	
Volume Number - 1			
Page Number - 214			
Khata Number - 66			
Plot Number - 55			
Valuation Rule : Residential Land			
Usage : Non Agri => Residential Land => Residential Land			
Property Details			
1	Land area	7.25 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total

1	Open Land Valuation	1. 7.25 x 50936=369286	₹3,69,286/-
A	Total		₹3,69,286/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹3,69,300/-
Total Amount in Words : Three Lakh Sixty Nine Thousands Three Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: LAND OF PREM SINGH, West: LAND OF MATHURA SINGH, NABA VARUN DAS & others, South: NH 2, G.T. ROAD, North: LAND OF ASHISH SARIA, MANJU SARIA, LAND OF BISWANATH AGARWAL
Area	Land area : 7.25 Decimal
Other Description of the Property	
Government/Market Value	369286
Transaction Amount	-

Property Id: **115869**

Valuation No. : 151690 / 2019	:- 2019-2020	User Id : 3324	Date : 20-June-2019 10:19:AM
State : Jharkhand	District : Dhanbad	Tahsil : Govindpur	
Land Type : Rural	Corporation :	Village/City : Chatti Govindpur	
Chatti Govindpur Halka No 0 - Other Road		-	
Volume Number - 1			
Page Number - 215			
Khata Number - 88 66			
Plot Number - 53 55			
Valuation Rule : Residential Land			
Usage : Non Agri => Residential Land => Residential Land			
Property Details			
1	Land area	11.75 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 11.75 x 50936=598498	₹5,98,498/-
A	Total		₹5,98,498/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹5,98,500/-
Total Amount in Words : Five Lakh Ninety Eight Thousands Five Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: LAND OF PREM SINGH, West: LAND OF MATHURA SINGH, NABA VARUN DAS & others, South: NH 2, G.T. ROAD, North: LAND OF ASHISH SARIA, MANJU SARIA, LAND OF BISWANATH AGARWAL
--	---

Area	Land area : 11.75 Decimal
Other Description of the Property	
Government/Market Value	598498
Transaction Amount	-

Property Id: **115875**

Valuation No. : 151688 / 2019	:- 2019-2020	User Id : 3324	Date : 20-June-2019 10:19:AM
State : Jharkhand	District : Dhanbad	Tahsil : Govindpur	
Land Type : Rural	Corporation :	Village/City : Chatti Govindpur	
Chatti Govindpur Halka No 0 - Other Road		-	
Volume Number - 2			
Page Number - 5			
Khata Number - 62			
Plot Number - 52			
Valuation Rule : Residential Land			
Usage : Non Agri => Residential Land => Residential Land			
Property Details			
1	Land area	6.36 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 6.36 x 50936=323952.96	₹3,23,953/-
A	Total		₹3,23,953/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹3,24,000/-
Total Amount in Words : Three Lakh Twenty Four Thousands Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: LAND OF PREM SINGH, West: LAND OF MATHURA SINGH, NABA VARUN DAS & others, South: NH 2, G.T. ROAD, North: LAND OF ASHISH SARIA, MANJU SARIA, LAND OF BISWANATH AGARWAL
Area	Land area : 6.36 Decimal
Other Description of the Property	
Government/Market Value	323952.96
Transaction Amount	-

CLAIMANT	-Mr. MANOJ MODI, Address - SUKHDHAM HEIGHTS BANKMORE DHANBAD- ,Father/Husband Name- SANWAR PRASAD MODI , PAN No.- ,Permission Case No.- , Aadhaar No. *****7814
----------	--

	- Mr. NILESH KUMAR DOKANIA , Address - KATRAS ROAD MATKURIA DHANBAD- , Father/Husband Name- NARESH KUMAR DOKANIA , PAN No.- , Permission Case No.- , Aadhaar No. *****1225
EXECUTANTS	- Mr. RAMESH KUMAR AGARWALLA , Address - UPPER BAZAR GOVINDPUR, DHANBAD- , Father/Husband Name- LATE BISWANATH AGARWALLA , PAN No.- , Permission Case No.- , Aadhaar No. *****1389
	- Mr. SURESH KUMAR SARIA , Address - UPPER BAZAR GOBINDPUR DHANBAD- , Father/Husband Name- LATE BISWANATH SARIA , PAN No.- , Permission Case No.- , Aadhaar No. *****7448
	- Mr. ANIL KUMAR AGARWAL , Address - UPPER BAZAR GOBINDPUR DHANBAD- , Father/Husband Name- LATE NAND LAL AGARWAL , PAN No.- , Permission Case No.- , Aadhaar No. *****2559
	- Mr. SUNIL KUMAR SARIA , Address - UPPER BAZAR GOVINDPUR DHANBAD- , Father/Husband Name- LATE NAND LAL SARIA , PAN No.- , Permission Case No.- , Aadhaar No. *****8793
	- Mr. SANJAY KUMAR SARIA , Address - UPPER BAZAR GOBINDPUR DHANBAD- , Father/Husband Name- LATE NAND LAL AGARWAL , PAN No.- , Permission Case No.- , Aadhaar No. *****3800
	- Mr. ASHISH SARIA , Address - UPPER BAZAR GOBINDPUR DHANBAD- , Father/Husband Name- RAMESH KUMAR AGARWALLA , PAN No.- , Permission Case No.- , Aadhaar No. *****6404
	- Mrs. MANJU SARIA , Address - UPPER BAZAR GOBINDPUR DHANBAD- , Father/Husband Name- OM PRAKASH AGARWAL , PAN No.- , Permission Case No.- , Aadhaar No. *****9080

Witness Information	Mr. RAJESH MALLICK , Address - KATRAS DHANBAD- , Father/Husband Name- MADHU MALLICK
---------------------	--

Identifier Details	Mr. RAJESH MALLICK , Address - KATRAS DHANBAD- , Father/Husband Name- MADHU MALLICK
--------------------	--

Fee Rule:Development Agreement		
1	Stamp Duty	4

Fee Rule:Development Agreement		
1	E	2,000
2	PR	4
3	SP	1,800
4	LL	10
5	A1	1,75,750
Total		1,79,564

--

All the entries made, have been verified by me and are found same as the entries of the document presented.

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

M. K. Roy

Deed Writer / Advocate

[Signature]

Vendee / Claimant

Ramesh Kumar Agarwal

Suman Soma Sarin

Mil Kumar Agarwal

Vendor / Executant

Sunil Kumar Sarin

Sanjay Kumar Sarin

Ashish Sarin

Manju Sarin



झारखण्ड सरकार

Date :-20-Jun-2019

Document Registration Summary 1

- Government/Market Value: ₹4686300/-
- Transaction Amount: ₹7030000 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 151908

Receipt Date : 20-06-2019

Presenter Name: -

E	₹2000
PR	₹4
SP	₹1800
LL	₹10
A1	₹175750
Stamp Duty	₹100

On Date 20-06-2019 Presented at SRO - Govindpur
Signature of Presenter

Ramesh Kumar Agarwal

SRO - Govindpur

Total

₹179664

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	E-STAMP	MS SUKHDHAM PROPERTIES	Certificate Number : IN-JH16576344322424R	100
E	2000	2000	0	GRAS	MANOJMODI	GRN Number : 1901416806 DEPT Transaction Id : c33114000599430e08f8 Transaction Type :	2000
PR	4	4	0	GRAS	MANOJMODI	GRN Number : 1901416806 DEPT Transaction Id : c33114000599430e08f8 Transaction Type :	4

SP	1800	1800	0	GRAS	MANOJMODI	GRN Number : 1901416806 DEPT Transaction Id : c33114000599430e08f8 Transaction Type :	1800
A1	175750	175750	0	GRAS	MANOJMODI	GRN Number : 1901416806 DEPT Transaction Id : c33114000599430e08f8 Transaction Type :	175750
LL	10	10	0	GRAS	MANOJMODI	GRN Number : 1901416806 DEPT Transaction Id : c33114000599430e08f8 Transaction Type :	10
Sub Total	179568	179664	-96				

Article : Development Agreement Number of Pages : 120

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer





झारखण्ड सरकार

OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Govindpur






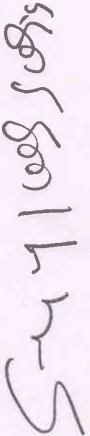



District Name :- Dhanbad









State Name :- Jharkhand






Deed Endorsement

Token No :- 20190000040192



Deed Type	Development Agreement
Number of Pages	120
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 4, SP :- Rs. 1800, A1 :- Rs. 175750, LL :- Rs. 10,
Property No.	1
Valuation Details	Value :- Rs.713104/- ,Transaction Amount :- Rs.7030000/-
Property Details	District :- Dhanbad , Tehsil :- Govindpur , Village Name :- Chatti Govindpur Location :- Other Road, Chatti Govindpur Halka No 0 Property Boundaries :- East: LAND OF PREM SINGH, West: LAND OF MATHURA SINGH, NABA VARUN DAS & others, South: NH 2, G.T. ROAD, North: LAND OF ASHISH SARIA, MANJU SARIA, LAND OF BISWANATH AGARWAL Volume Number - 2Page Number - 6Khata Number - 62Plot Number - 46 Area Of Land :- 14.00 Decimal
Property No.	2
Valuation Details	Value :- Rs.2579399/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Dhanbad , Tehsil :- Govindpur , Village Name :- Chatti Govindpur Location :- Other Road, Chatti Govindpur Halka No 0 Property Boundaries :- East: LAND OF PREM SINGH, West: LAND OF MATHURA SINGH, NABA VARUN DAS & others, South: NH 2, G.T. ROAD, North: LAND OF ASHISH SARIA, MANJU SARIA, LAND OF BISWANATH AGARWAL Volume Number - 2Page Number - 6Khata Number - 62Plot Number - 52 Area Of Land :- 50.64 Decimal
Property No.	3
Valuation Details	Value :- Rs.101872/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Dhanbad , Tehsil :- Govindpur , Village Name :- Chatti Govindpur Location :- Other Road, Chatti Govindpur Halka No 0 Property Boundaries :- East: LAND OF PREM SINGH, West: LAND OF MATHURA SINGH, NABA VARUN DAS & others, South: NH 2, G.T. ROAD, North: LAND OF ASHISH SARIA, MANJU SARIA, LAND OF BISWANATH AGARWAL Volume Number - 2Page Number - 6Khata Number - 62Plot Number - 45 Area Of Land :- 2.00 Decimal
Property No.	4
Valuation Details	Value :- Rs.369286/- ,Transaction Amount :- Rs.0/-

1	ASHISH SARIA Address1 - UPPER BAZAR GOBINDPUR DHANBAD, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Ashish Saria Address:- , UPPAR BAZAR, , PO/THANA GOVINDPUR, DHANBAD, JHARKHND, GOVINDPUR, , Dhanbad, 828109, , Jharkhand, India	EXECUTANTS Age:37	 	
2	SANJAY KUMAR SARIA Address1 - UPPER BAZAR GOBINDPUR DHANBAD, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Sanjay Kumar Saria Address:- , SETH SUKHI RAM BALIKA MADHYA VIDHALAYA, , VILL-UPPER BAZAR POST/THANA- GOVINDPUR, Gobindpur, , Dhanbad, 828109, , Jharkhand, India	EXECUTANTS Age:50	 	
3	ANIL KUMAR AGARWAL Address1 - UPPER BAZAR GOBINDPUR DHANBAD, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Anil Kumar Agarwala Address:- , Behind Ashok Cinema, Adarsh Colony, Marar, Sewta, , Ramgarh, 829117, , Jharkhand, India	EXECUTANTS Age:53	 	

4	SURESH KUMAR SARIA Address1 - UPPER BAZAR GOBINDPUR DHANBAD, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Suresh Kumar Saria Address:- , 28 G.T. ROAD UPER BAZAR GOVINDPUR, , POST. P.S.GOVINDPUR, GOVINDPUR, , Dhanbad, 828109, , Jharkhand, India	EXECUTANTS Age:60			Suresh Kumar Saria
5	RAMESH KUMAR AGARWALLA Address1 - UPPER BAZAR GOVINDPUR, DHANBAD, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Ramesh Kumar Agarwalla Address:- , , , G T Road Uppar Bazar Govindpur, Gobindpur, , Dhanbad, 828109, , Jharkhand, India	EXECUTANTS Age:67			Ramesh Kumar Agarwalla
6	SUNIL KUMAR SARIA Address1 - UPPER BAZAR GOVINDPUR DHANBAD, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Sunil Kumar Saria Address:- , , , UPPER BAZAR GOVINDPUR ,POST/THANA-GOVINDPUR, GOVINDPUR, , Dhanbad, 828109, , Jharkhand, India	EXECUTANTS Age:51			Sunil Kumar Saria
7	MANJU SARIA Address1 - UPPER BAZAR GOBINDPUR DHANBAD, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Manju Saria Address:- , , , Agarwal Mansoin Uppar Bazar Govindpur, Gobindpur, , Dhanbad, 828109, , Jharkhand, India	EXECUTANTS Age:39			Manju Saria

8	NILESH KUMAR DOKANIA Address1 - KATRAS ROAD MATKURIA DHANBAD, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Nilesh Kumar Dokania Address:- Dokania Bhawan, , Katras Road, Matkuria, Dhanbad, , Dhanbad, 826001, , Jharkhand, India	CLAIMANT Age:32			Nilesh Kumar Dokania
9	MANOJ MODI Address1 - SUKHDHAM HEIGHTS BANKMORE DHANBAD, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Manoj Modi Address:- flat no 502 sukhdam heights, behind ray talkies, , bank more, Dhanbad, , Dhanbad, 826001, , Jharkhand, India	CLAIMANT Age:40			


Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	RAJESH MALLICK S/o-D/o MADHU MALLICK Address1 - KATRAS DHANBAD, Address2 - , , , Jharkhand PAN No.:			Rajesh Mallik

Witness:

I/We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	RAJESH MALLICK Address1 - KATRAS DHANBAD, Address2 - , , , Jharkhand			



Signature of Operator

Seal and Signature of Registering Officer




Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**MANJU SARIA , SUNIL KUMAR SARIA , RAMESH KUMAR AGARWALLA , SURESH KUMAR SARIA , ANIL KUMAR AGARWAL , SANJAY KUMAR SARIA , ASHISH SARIA**), has/have admitted the execution before me. He/ She/ They has / have been identified by **(RAJESH MALLICK)** Son/Daughter/Wife of **(MADHU MALLICK)** resident of **(KATRAS DHANBAD)** and by occupation **(Business)**.


Signature of Registering Officer

Date:- 20-Jun-2019


Seal and Signature of Registering Officer




Token No.: 20190000040192

CERTIFICATE

Office of the SRO - Govindpur

This **Development Agreement** was presented before the registering officer on date **20-Jun-2019** by **RAMESH KUMAR AGARWALLA, S/O, D/O, W/O LATE BISWANATH AGARWALLA** resident of UPPER BAZAR GOVINDPUR, DHANBAD ,.
This deed was registered as Document No:- **2019/GOV/2358/BK1/2201** in Book No :- **BK1**, Volume No :- 180 from Page No :- 43 to 162 at, office of **SRO - Govindpur**

Date:- **20-Jun-2019**


Registering Officer





झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

May 1, 2019

पंजी II प्रति

भाग वर्तमान	2	पृष्ठ संख्या	6
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद
मौजा का नाम	गोविन्दपुर घट्टी	होलिग संख्या	62
अंचल का नाम	गोविन्दपुर	हलका का नाम	हलका-06
तौजी संख्या		थाना नम्बर	167
इस्टेट का नाम	RAMESH KUMAR AGARWALLA , SURESH KUMAR SARIA , पित्त-LATE-BISHWANATH AGARWALLA , जाति- अग्रवाला एवं ANIL KUMAR AGARWALLA , SUNIL KUMAR SARIA , SANJAY KUMAR SARIA , पित्त-LATE NAND LAL AGARWALLA , जाति- अग्रवाला		
खाला का प्रकार	JHARKHAND रैयती		

खाला नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	लगान	सेस
62	46	0 ऐ 14 डि 0 हे	नामान्तरण मुकदमा संख्या 4416/2018 - 2019	70	0
62	52	0 ऐ 50.64 डि 0 हे			
62	45	0 ऐ 2 डि 0 हे			
62	48	0 ऐ 4 डि 0 हे			
कुल परिमाण		0 ऐ 70.64 डि 0 हे			

तारीख	प्राप्त पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
02-06-2019	0238601373	2018-2019	2018-2019	0	70	0	17.5	0	35	0	35	0	14

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

List Of Case Status Details No Data Found

अगला टेबल ←

यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करे
प्लेट का नक्शा देखने के लिए प्लेट नंबर क्लिक करें।

*Verified by
Shamsh*

Ramesh Kumar Agarwala



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

May 1, 2019

भाग वर्तमान	1	पृष्ठ संख्या	215										
जिला का नाम	धनबाद	अनुसूचना नम्बर	धनबाद	अप्ल का नाम	गोविन्दपुर	हलका का नाम	हलका-06	इस्टेट का नाम	झारखंड				
मौज का नाम	गोविन्दपुर घट्टी	होस्टिंग संख्या	215	तौजी संख्या	0	धाना नम्बर	167	खाता का प्रकार	रैयती				
मुनिल कु0 सरिया को संजय कुमार सरिया , पिता-श्री नन्द लाल अयाल, जाति-													
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार				लगान	सेस			
98	53	0 ऐ 0 डि 0 हे			दा0 खा0 केश न0 2435(6) 2012-13 के आदेशानुसार दर्ज है				2	2.9			
96	55	0 ऐ 0 डि 0 हे											
कुल परिमाण		0 ऐ 11.75 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत धानू साल	रोड सेस बकाया	रोड सेस धानू साल	शिक्षा सेस बकाया	शिक्षा सेस धानू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस धानू साल	कृषि सेस बकाया	कृषि सेस धानू साल
02-26-2018	0705464421	2012-2013	2017-2018	10	2	2.5	0.5	5	1	5	1	2	0.4

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

List Of Case Status Details
No Data Found

नया देखें BACK

यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
इसका उपयोग किसी भी न्यायलय में साक्ष्य के रूप में नहीं किया जा सकता है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंयलाधिकारी से संपर्क करे
प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।

*Verified by
Shamsh*

Ramesh Kumar Agarwal,



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

May 1, 2019

पंजी II प्रति

भाग वर्तमान	1	पृष्ठ संख्या	214										
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	गोविन्दपुर	हलका का नाम	हलका-06	इस्टेट का नाम	झारखंड				
मौजा का नाम	गोविन्दपुर घट्टी	होलिडिंग संख्या	214	तौजी संख्या	0	धाना नम्बर	167	खाता का प्रकार	रेयती				
श्री संगम कुमार सरीय व श्री सुनील कुमार सरीय, पिता-श्री मन्द साह अलाउ, जासि-													
खता नम्बर	प्लॉट संख्या	रकबा		परिवर्तन के लिए प्राधिकार					हगल	सेस			
36	35	0 ऐ 7.25 डि 0 हे		दा0 खा0 केश न0 1886(6) 2012-13 के आदेशानुसार दर्ज है					1	1.45			
	कुल परिवर्तन	0 ऐ 7.25 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	सागत बकाया	सागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
02-26-2018	0059290224	2012-2013	2017-2018	5	1	1.25	0.25	2.5	0.5	2.5	0.5	1	0.2

List Of Mutation Cases on the above transaction in Register-II

Mutation Cases Not Found !!

List Of Case Status Details

No Data Found

यह एक कम्प्यूटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

इसका उपयोग किसी भी न्यायलय में साक्ष्य के रूप में नहीं किया जा सकता है

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

Verified by
Shamsh

Ramesh Kumar Agarwal



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

June 20, 2019

पंजी II प्रति

भाग वर्तमान	2	पृष्ठ संख्या	5										
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	गोविन्दपुर	हलका का नाम	हलका-06	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	गोविन्दपुर चट्टी	होलिडिंग संख्या	62	तौजी संख्या		थाना नम्बर	167	खाता का प्रकार	—				
SRI ASHISH SARIA , पिता-SRI RAMESH KUMAR AGARWALLA, जाति- अग्रवाल एवं SMT MANJU SARIA , पति-SRI ASHISH SARIA, जाति- अग्रवाल													
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार					लगान	सेस		
62	52	0 ऐ 6.36 डि 0 हे			नामान्तरण मुकदमा संख्या 3945/2018 - 2019					6	0		
	कुल परिमाण	0 ऐ 6.36 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
02-18-2019	0485828067	2018-2019	2018-2019	0	6	0	1.5	0	3	0	3	0	1.2

List Of Mutation Cases on the above transaction in Register-II

Mutation Cases Not Found !!

List Of Case Status Details

वपशा देखें

BACK

यह एक कम्प्यूटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर बिलक करें।

Verified
Shamsh

Ramesh Kumar Agarwalla

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल | नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती

नाम रैयत मय वलिदयत जमाबन्दी

वो सकुनत नम्बर।

Page No. : 6

Vol. No. : 2

Receipt No. : 0710349967

गोविन्दपुर | गोविन्दपुर चट्टी | 167 | RAMESH KUMAR AGARWALLA, SURESH KUMAR SARIA, ANIL KUMAR AGARWALLA, SUNIL KUMAR SARIA, SANJAY KUMAR SARIA

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
62	45,46,48,52	0 एकड़ 70.64 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
------------	-------------	------------------------

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

मांग बावत	सालाना	बकाया				हाल (2019-2020)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	70.00					70.00
गुजारी (भावली)	17.50					17.50
सेस	35.00					35.00
सूद	35.00					35.00
मुतफरकात	14.00					14.00
मीजान	171.50					171.50

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2019-2020)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					70.00	
गुजारी (भावली)					17.50	
सेस					35.00	
सूद					35.00	
मुतफरकात					14.00	
मीजान अदायकारी					171.50	

(१) मीजान कुल (लफ्जों में) : One Hundred Seventy One Rupees and Fifty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 171.50

तारीख अमला तहसील कुनिन्दा : 05-05-2019

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



Ramesh Kumar Agarwalla

यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल | नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती
नाम रैयत मय वलिदयत जमाबन्दी
वो सकुनत नम्बर।

Page No. : 215

Vol. No. : 1

Receipt No. : 0866942386

गोविन्दपुर | गोविन्दपुर चटटी | 167 | सुनिल कु0 सरिया वो संजय कुमार सरिया

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
88	53,55	0 एकड़ 11.75 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
------------	-------------	------------------------

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

मांग बावत	सालाना	बकाया				हाल (2019-2020)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2018-2019)	
माल (नकदी)	2.00				2.00	2.00
गुजारी (भावली)	0.50				0.50	0.50
सेस	1.00				1.00	1.00
सूद	1.00				1.00	1.00
मुतफरकात	0.40				0.40	0.40
मीजान	4.90				4.90	4.90

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2019-2020)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2018-2019)		
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 अदायकारी				4.90	4.90	

(१) मीजान कुल (तफजों में) : Nine Rupees and Eighty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 9.80

तारीख अमला तहसील कुनिन्दा : 05-05-2019

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



Ramesh Kumar Agarwal

यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

इसका उपयोग किसी भी न्यायलय में साक्ष्य के रूप में नहीं किया जा सकता है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंघलाधिकारी से संपर्क करें।

गोविन्दपुर | गोविन्दपुर चट्टी | 167 | श्री संगम कुमार सरीय वो श्री सुनील कुमार सरीय

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
66	55	0 एकड़ 7.25 डिसेमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली

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

मांग बावत	सालाना	बकाया				हाल (2017-2018)
		तीन वर्ष से ज्यादा (2012-2013) - (2013-2014)	3 रा वर्ष (2014-2015)	2 रा वर्ष (2015-2016)	1 ला वर्ष (2016-2017)	
माल (नकदी)	1.00	2.00	1.00	1.00	1.00	1
गुजारी (भावली)	0.25	0.50	0.25	0.25	0.25	0
सेस	0.50	1.00	0.50	0.50	0.50	0
सूद	0.50	1.00	0.50	0.50	0.50	0
मुतफरकात	0.20	0.40	0.20	0.20	0.20	0
मीजान	2.45	4.90	2.45	2.45	2.45	2

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2017-2018)	फाजि
	तीन वर्ष से ज्यादा (2012-2013) - (2013-2014)	3 रा वर्ष (2014-2015)	2 रा वर्ष (2015-2016)	1 ला वर्ष (2016-2017)		
माल (नकदी)	2.00	1.00	1.00	1.00	1.00	
गुजारी (भावली)	0.50	0.25	0.25	0.25	0.25	
सेस	1.00	0.50	0.50	0.50	0.50	
सूद	1.00	0.50	0.50	0.50	0.50	
मुतफरकात	0.40	0.20	0.20	0.20	0.20	
मीजान अदायकारी	4.90	2.45	2.45	2.45	2.45	

(1) मीजान कुल (लफजों में) : Fourteen Rupees and Seventy Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 14.70

तारीख अमला तहसील कुनिन्दा : 26-02-2

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

Ramesh Kumar Agarwal,

Print



राष्ट्र सरकार



मंजू सरिया
Manju Saria
DOB: 07-01-1980
Gender: Female



7944 1680 9080

आधार - आम आदमी का अधिकार



आशिश सरिया पहचान प्राधिकरण

W/O Ashish Saria, Agarwal

W/O अशिश सरिया, अहमदन मंसोन
उपपर बाजार गोविन्दपुर, गोविन्दपुर,
गोविन्दपुर, गोविन्दपुर, धनबाद,
झारखण्ड, 828109

Address:
W/o Ashish Saria, Agarwal
Mansoin Uppar Bazar Govindpur,
Gobindpur, Govindpur, Govindpur,
Dhanbad, Jharkhand, 828109



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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





~~सर्व सरकार~~



आशीष सरिया
Ashish Saria
DOB: 14-11-1981
Gender: Male



8854 7986 6404

आधार - आम आदमी का अधिकार



~~सर्व सरकार~~ पहचान प्राधिकरण
~~सर्व सरकार~~ **UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

S/O रमेश कुमार अग्रवाल, उपपर
बाजार, पो/थाना गोविंदपुर, धनबाद,
झारखंड, गोविंदपुर, धनबाद, झारखण्ड,
828109

Address:
S/o Ramesh Kumar Agarwalla,
Upper Bazar, Po/Thana Govindpur,
Dhanbad, Jharkhand, Govindpur,
Dhanbad, Jharkhand, 828109



1947
1800 308 1947

help@uidai.gov.in

www.uidai.gov.in

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





भारत सरकार
Government of India



संजय कुमार सरिया
Sanjay Kumar Saria
जन्म तिथि / DOB: 12/02/1969
पुरुष / Male



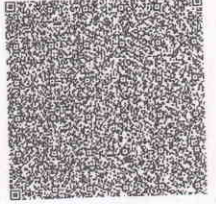
5023 9065 3800

मेरा आधार, मेरी पहचान



आधिकारिक
Unique Identification Authority of India

पता: S/O नन्दलाल अग्रवाला, सेठ सुखी राम बालिका मध्य विद्यालय,
ग्राम-उप्पर बाजार पोस्ट/थाना-गोविन्दपुर, धनबाद,
झारखण्ड, 828109



Address: S/O Nandlal Agarwalla, SETH SUKHI
RAM BALIKA MADHYA VIDHALAYA, VILL-
UPPER BAZAR POST/THANA-GOVINDPUR,
Gobindpur, Dhanbad, Jharkhand, 828109

5023 9065 3800



1947



help@uidai.gov.in



www.uidai.gov.in

Sanjay Kumar Saria





भारत सरकार
GOVERNMENT OF INDIA



सुनील कुमार सरिया
Sunil Kumar Saria

जन्म वर्ष / Year of Birth : 1968
पुरुष / Male

3316 0358 8793



आधार — आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता :

S/O नन्द लाल सरिया
उपर बाजार गोविन्दपुर, पोस्ट/थाना- गोवि
धनबाद, झारखंड, 828109

Address :

S/O Mand Lal Saria
UPPER BAZAR GOVINDPUR, POST/THAN
Dhanbad, Jharkhand, 828109

Aadhaar - Aam Aadmi Ka Adhikaar

~~Handwritten signature~~





भारत सरकार
GOVERNMENT OF INDIA

अनिल कुमार अगरवाला
Anil Kumar Agarwala
DOB: 03-06-1966
Gender: Male



6404 3452 2559

आधार - आम आदमी का अधिकार



भारतीय नैतिक पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

S/O नन्द लाल अगरवाला, आदर्श
कॉलोनी, अशोक सिनेमा के पीछे, मरार,
सेवता, रामगढ़, झारखण्ड, 829117

Address:
S/o Nand Lal Agarwala, Adarsh
Colony, Behind Ashok Cinema,
Marar, Sewta, Ramgarh,
Jharkhand, 829117



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

Anil Kumar Agarwal,

Agarwalle



भारत सरकार
GOVERNMENT OF INDIA



सुरेश कुमार सरिया
Suresh Kumar Saria
DOB: 01-01-1952
Gender: Male



5472 2974 7448

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O स्व बिश्वनाथ सरिया, २८, जी.टी
रोड, उपर बाज़ार, गोविन्दपुर, पोस्ट.
थाना.गोविन्दपुर, गोविन्दपुर, धनबाद,
झारखण्ड, 828109

Address:
S/o Late Bishwanath Saria, 28 G.t.
Road Uper Bazar Govindpur, Post.
P.s.govindpur, Govindpur,
Dhanbad, Jharkhand, 828109



1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

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





भारत सरकार



रमेश कुमार अग्रवाला
Ramesh Kumar Agarwalla
DOB: 04-06-1952
Gender: Male



6492 1180 1389

आधार - आम आदमी का अधिकार



भारत सरकार द्वारा प्रमाणित आधार प्रमाणिकरण
भारत सरकार, भारत

S/O विश्वनाथ अग्रवाला, सी टी रोड
उपपर बाजार गोविन्दपुर, गोविन्दपुर,
गोविन्दपुर, गोविन्दपुर, धनबाद,
झारखण्ड, 828109

Address:
S/o Bishwanath Agarwalla, G.T
Road Uppar Bazar Govindpur,
Govindpur, Govindpur, Govindpur,
Dhanbad, Jharkhand 828109



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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





भारत सरकार
 Unique Identification Authority of India
 Government of India

नामांकन क्रम / Enrollment No 1119/20042/15398

To,
 मनोज मोदी
 Manoj Modi
 S/O: Sarwar Prasad Modi
 flat no 502 sukhdam heights
 behind ray talkies bank more
 Dhanbad
 Dhanbad Nirsacum-chirkunda Dhanbad
 Jharkhand 826001
 9431711219

Ref: 1276 / 10C / 1481511 / 1482485 / P



SH2839287850F



आपका आधार क्रमांक / Your Aadhaar No. :

7356 8301 7814

आधार - आम आदमी का अधिकार



भारत सरकार
 GOVERNMENT OF INDIA



मनोज मोदी
 Manoj Modi
 जन्म वर्ष / Year of Birth : 1979
 पुरुष / Male



7356 8301 7814

आधार - आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



नीलेश कुमार डोकानिया
Nilesh Kumar Dokania
DOB: 18-08-1986
Gender: Male

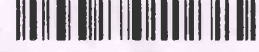


9379 6981 1225

आधार - आम आदमी का अधिकार

आत्मज: नरेश कुमार डोकानिया,
डोकानिया भवन, कतरास रोड,
मटकुरिया, धनबाद, धनबाद, जिरसा
कम चिरकुंडा, धनबाद, झारखण्ड,
826001

Address:
S/o: Naresh Kumar Dokania,
Dokania Bhawan, Katras Road,
Matkuriya, Dhanbad, Dhanba I,
Nirsa-cum-chirkunda, Dhanbad,
Jharkhand, 826001



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 061

N. Dokania

Grandfather Name:- Late Mahabir Prasad Dokania





भारत सरकार

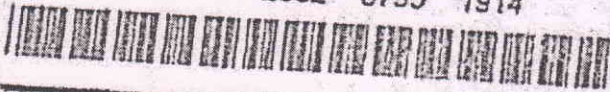
GOVERNMENT OF INDIA



राजेश मल्लिक
Rajesh Mallick

जन्म वर्ष / Year of Birth : 1982
पुरुष / Male

2932 8795 1914



आधार — आम आदमी का अधिकार

Transaction Success!

Name	MANOJMODI
Token No	20190000040192
Amount	179564
Transaction ID	c33114000599430e08f8
GRN	1901416806
CIN	100021620190620263732
Time	2019-06-20