झारखण्ड खनिज क्षेत्र विकास प्राधिकार, धनबाद।

पत्रांक- झ0नि0वि0-8/201- 179

श्री सन्तोष कुमार श्रीवास्तव
पिता-श्री ललिता प्रसाद,
मै0 माँ श्यामा डेवलपर्स पाटनरशिप
दुर्गा मन्दिर, जगजीवन नगर, धनबाद।

धनबाद, दिनांक- 25/7/2019

विषय:- आवासीय/व्यवसायिक/औद्योगिक/संस्थागत भवन निर्माण हेतु गृह प्लान केश नं0 बी0डी0-117/18-19 सम्बन्धित आपके आवेदन दिनांक-22.1.19 के सम्बन्ध में।

महाशय,

आपके आवेदन, दलील संख्या- 8142 दाखिल खारिज अभिलेख संख्या- 4143 एवं 27 / 18-19 जमाबंदी संख्या- 03 से निर्गत लागान रसीद वर्ष- 10-19 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 बी0डी0 केश नं0- 117/18-19 के नक्शे की स्वीकृति प्रबन्ध निदेशक, झारखण्ड खनिज क्षेत्र विकास प्राधिकार धनबाद द्वारा प्रदान की गई है।

निदेशानुसार सूचित करना है कि तेलीपुर-126 अन्तर्गत खाता नं0- पुराना-18, नया-75 प्लॉट नं0- पुराना-533, नया-634 रकबा- 6.60 डी0 भूमि पर स्वीकृत नक्शे के अनुसार लाईसेंसी अभियन्ता सन्तोष की देख-रेख में कार्यारम्भ के पूर्व निर्धारित प्रपत्र में अधोहस्ताक्षरी को कार्यारम्भ की जानकारी उपलब्ध करायेंगे। स्वीकृत नक्शे के अनुसार अधिकतम 3 (तीन) 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 बगैर किये गये किसी भी विचलित निर्माण को नियमित नहीं किया जा सकेगा, बल्कि उसे तोड़ना ही एकमात्र विकल्प होगा। झारखण्ड 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। भवन प्लान की स्वीकृति से आवेदक का प्रश्नगत भूमि पर भुस्वामित्व का प्रमाण स्थापित नहीं होगा।

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

आवेदक द्वारा उपकर के मद में कुल रू0 960420=00 का 1/3 भाग रू0 320140=00 का बैंक ड्राफ्ट एवं रू0 320140=00 का दो पोस्ट डेटेड चेक दिनांक- 22/07/2020 एवं दिनांक- 22/07/2021 का जमा किया गया है।

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

25/07/19
कार्यपालक अभियन्ता
नगर निवेशन विभाग,
झमाडा, धनबाद।

1718 1566

34281
17/3/21

Government of Jharkhand

Receipt of Online Payment of Stamp Duty

31
17/3

NON JUDICIAL

Receipt Number : 142f9e88a70c1660f690
Receipt Date : 16-Mar-2021 03:55:17 pm
Receipt Amount : 500/-
Amount In Words : Five Hundred Rupees Only
Token Number : 20210000034281
Office Name : SRO - Govindpur
Document Type : Development Agreement
Payee Name : SANTOSH KUMAR SRIVASTAVA FOR MAA SHYAMA DEVELOPERS (Vendee)
GRN Number : 2105035678

-: For Office Use :-

पंजीयन नियम 21 के अधीन और छोटानागपुर काश्तकारी एक्ट की धारा ..... के अधीन ना ग्राह्य है और स्टाम्प एक्ट 1899 की अनुसूची 1 या 1 क ..... 5(C) के अधीन पर्याप्त स्टाम्प लगाया ..... है अथवा टिकट नथ्थी से विमुक्त है या स्टाम्प - शुल्क अपेक्षित नहीं है।

17.3.21 पंजीयन पदाधिकारी 17.3.21

दस्तावेज जाँच किया ✓
फार्म 4 जाँच किया.....

Reena Srivastava
Pratima
16/03/21
Govindpur

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

मुहर अवर निबंधक
गोविन्दपुर (धनबाद)

Development Agreement value 38,35,000/- (Rs. ...)

Payment is done of Rs. 97139

By CHALLAN No. 31105214297 Dt. 12.3.21

Reena Srivastava

Parbhat Kumar Sinha
16/03/21

DEVELOPMENT AGREEMENT

This Deed of Agreement made this 16th day of March, **Two Thousand Twenty One,** BETWEEN :- **(1) SMT. REENA SRIVASTAVA,** W/o. Sri Goutam Kumar Shrivastava, by faith - Hindu, by Caste - Kayastha, by occupation - Housewife, having Aadhar No. - 6119 5222 6599 and PAN No. - BJCPS7556M, resident of Qtr. No. - 89/CD, Type - 2, Near Hanuman Chowk, Railway Steam Colony, Patratu, P.S. & Dist. - Ramgarh, State - Jharkhand, Pin-829119 and **(2) SMT. PRATIMA PURI,** W/o. Sri Dhirendra Kumar Puri, by faith - Hindu, by Caste - Brahmin, by occupation - Housewife, having Aadhar No. - 8560 9785 1603 and PAN No. - BHBPP5526M, resident of Qtr. No. - 549/AB, Type - 2, Near Hanuman Chowk, Railway Steam Colony, Patratu, P.S. & Dist. - Ramgarh, State - Jharkhand, Pin-829119 (Hereinafter called **Landowners, First Party**), which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, administrators, legal representatives and assigns, of the **ONE PART.**

17/03/2021 को आज मुहल्ला/अपरान्ह में जिला अवर निबंधक

गोविन्दपुर में लेख्याकारी दावेदार या अवर निबंधक _____

द्वारा प्रस्तुत पुस्तकनामा _____ संख्या ____ 20 ___ के अधीन

लेख्याकारियों या दावेदारों में से एक श्री रीना श्रीवास्तव

निवासी का नाम गौतम कुमार श्रीवास्तव

थाना _____ जिला _____

रेलवे स्टीम कॉलोनी पत्रालय रामगढ़

पेशा ने निबंधन के लिए पेश किया है

कायस्थ

17/03/2021

हस्ताक्षर

अवर निबंधक का हस्ताक्षर

Attested by R.K. Srivastava (Adv)

Reena Srivastava

17/03/21

अवर निबंधक गोविन्दपुर (धनबाद)

Reena Srivastava

P. Jatar - Pati
Santosh Kr. Srivastava
16/03/21

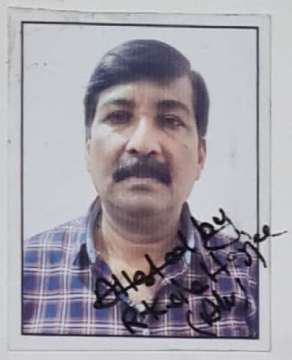
AND

MAA SHYAMA DEVELOPERS, having PAN No. - ABCFM2392J and its registered office at New Colony, P.O. - Jagjiwan Nagar, P.S. - Saraidhela, Dist. - Dhanbad, State - Jharkhand, Pin-826003, represented by **SRI SANTOSH KUMAR SRIVASTAVA** (Aadhar No. - 3152 0763 6078), S/o. Late Lalita Prasad, by faith - Hindu, by Caste - Kayastha, by occupation - Business, resident of New Colony, P.O. - Jagjiwan Nagar, P.S. - Saraidhela, Dist. - Dhanbad, State - Jharkhand, Pin-826003, which expression shall unless repugnant to the context shall deem to mean and include their (Hereinafter called **Developers** or **Builder, Second Party**) which expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, administrators, legal representatives and assigns, of the **OTHER PART.**

WHEREAS the above mentioned lands measuring an Area 6.61 Kathas or to say 10.91 decimals of land purchased vide Regd. Sale Deed No. - 14393, dated 18.11.2008 from Haradhan Gope, S/o. Late Lalji Gope of Dhaiya, Dhanbad, in favour of Landowner/First Party No. 1 and mutated vide Mutation Case No. - 150(VI)2009-10 and paying rent for the same under Thoka No. - 891 and entered in Register-II vide Volume No. 2, Page No. 205 in the name of Smt. Reena Srivastava (Land Owner No. 1)

AND WHEREAS the above mentioned lands measuring an Area 4 Kathas or to say 6.60 decimals of land purchased vide Regd. Sale Deed No. - 14392, dated 18.11.2008 from Haradhan Gope, S/o. Late Lalji Gope of Dhaiya, Dhanbad, in favour of Landowner/First Party No. 2 and mutated vide Mutation Case No. -

मुहर अदर निबंधक
गोविन्दपुर (धनबाद)
सत्यमेव जयते



Reena Srivastava

149(VI)2009-10 and paying rent for the same under Thoka No. - 890 and entered in Register-II vide Volume No. 2, Page No. 204 in the name of Smt. Pratima Puri (Land Owner No. 2)

The "Owner's' Allocation' shall mean and include 33% out of the total Nos. of constructed flats, consisting of Parking and the some proportion space and roof of the proposed building to be constructed over the schedule 'A' below property more specifically described in the Schedule 'B' hereunder written.

The "Developer's Allocation' shall mean and include the remaining 67% of constructed Flat, consisting of parking, undivided soil right and proposed roof of the building to be constructed over the Schedule 'A' below property more Specifically described in the Schedule 'C' hereunder written.

COMMON FACILITIES AND AMENITIES:

Shall include stairways roof, landing passage, ways, vacant areas pump/Meter Box room overhead water tank other services and amenities.

MAINTENANCE:

Maintenance of the common facilities and Management of the building shall be the joint responsibility for all the flats owners and occupiers through a managing committee to be constructed by the Flats owners.

NOW THIS DEVELOPMENT AGREEMENT WITNESSED AND IT IS HEREBY AGREED BY THE PARTIES AS FOLLOWS :

Reena Srivastava

That in pursuance of above agreement the landowners has agreed to get the schedule 'A' land developed by the developer above named and the latter has agreed to develop the said immovable property i.e. Schedule-A through construction of multistoried Residential building thereon for the consideration / in a manner and within the time stipulated hereinafter in this agreement.

That after execution of this Development Agreement landowner will execute and register a General power of Attorney in favor of the partner / authorized representatives of the developer and said General power of Attorney shall remain valid up to completion of the building and proper adjustments of shares of the landowners and developers subject to the terms hereinafter mentioned. However, the power attorney holder or the developer shall have no right to sell or mortgage or to obtain loan from any bank in respect of shares of landowners.

That the developer shall forthwith start construction of the proposed building over the said land after getting Plan Sanction from MADA, Dhanbad and will complete the proposed construction within 36 months with a grace period of 6 (SIX) months from date of Sanction of Plan from MADA, Dhanbad. The period of construction may be extended on the ground of natural calamities like Earth Quake, Civil War, Riot, act of God and or Situation beyond control of the human being but if in any case it is found that that the completion of the construction of the building is delayed except on the ground of Act of God or natural calamities then the Land Owner have right to cancel the Development Agreement.

That, after completion of the proposed building the builder/developer shall bring in deliverable state 33% out of the total Nos. of constructed flats Space consisting of parking, flats along with all other common utility services, advantages amenities,

सहायक अवर निबंधक
गोविन्दपुर (धनबाद)
सत्यमेव जयते
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Reena Srivastava

Jyotsna Pur
Lucknow
16/03/24

privileges etc constituting "**landowners allocation**" and inform the landowners about the completion of their portion of proposed building and the remaining constructed area I.e. excepting the owners' allocation and common areas more specifically described in the Schedule 'B' hereunder written now and to be specified precisely in the sketch map to be annexed with a supplementary agreement showing distribution of shares of owners' allocation and developer's allocation and the developer will be entitled to sell and dispose of its/their shares of the proposed building i.e. developer' allocation for which the Landowner shall have no objections but the developer shall have no authority to sell or negotiate for sale of portion fallen in share of the owners Residential part.

That the land owners and developer will mutually decide the own portion of their flats built up area before initiation of construction work.

That the Landowners do hereby declare and covenants:-

1. That he is the lawful owner of the Schedule below property and there is no other co-owners, co-shares in this property and the land in question is mutated in the name of Landowner of the first part for which the developer has made through enquiries and is satisfied about the proper title of the landowner in respect of the property described in schedule-A hereunder.
2. That the property described in schedule – A hereunder is free from all encumbrances like mortgage, lease, lien charge, etc.,
3. Prior to execution of this development agreement the landowner has not sold transferred or conveyed the schedule 'A' property or part thereof to any party person or concern nor entered in any agreement for transfer with any one also and the said property is free from all encumbrances, charges, mortgages, litigations or pending suit / case in any court or office.

Reena Srivastava

Dhirendra Jha

Santosh Kr. Srivastava
16/03/21

4. The landowners hereby assure the developer to execute or sign any further paper, document etc. In favor of the developer and for the construction and development of the proposed building to be constructed thereon.
5. During the period of construction if any dispute arises regarding title of the property in that event the landowners shall handle the situation without taking any further consideration from the developer and resolve such dispute on his own cost.
6. During the construction of the building the owners shall extend all possible help for progress of construction of the building and should not cause any hindrance for construction of the building.
7. The Power of Attorney shall be executed and registered to developer for construct the multistoried building.
8. The Developer in respect of said Regd. Development Agreement, the developer shall has/have full right in the Schedule 'C' its means 67% share of total land, flats and parking area shall be entitled to sale, transfer, mortgage, lease etc. to any person or persons.

THE DEVELOPER AND BUILDER / DEVELOPER HEREBY DECLARES AND CONVENANTS:-

1. That the developer will be entitled to enter into agreement with various intending buyers and to receive booking amounts, installments, part or full payment from such buyer/s or transferees, lessees in case of lease against construction and disposal of the proposed flats, falling to their share i.e. the Developer's allocation save and except the owner's allocation and shall take all responsibilities for construction of the proposed multistoried building.
2. The expenses that may be incurred towards preparation of building plan, passing of such plan or plans, payment to architect, civil engineer,

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Santosh Kr. Srivastava
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demolition of present structure, labours workmen guards, purchase of building materials, fixtures, fitting installations and/or other service connection to be installed therein documentation any miscellaneous charge levied, fines, penalties imposed by municipality or any other authorities during the construction of the said building and would bear all expenses for execution and registration of the power of attorney to be fully borne by the developer only.

3. The Developer shall arrange for proper water line, fixtures, fittings, installation of electricity.
4. The developer shall construct the entire building in respect of developer's allocations and owner's allocation with same standard as shown in the procedures and requirements of sanctioned plan of DMC.

BOTHE THE PARTIES HEREBY DECLARE AS FOLLOWS:-

a. Neither parties of the first part and / or the second part shall sale and transfer the proposed allocation of each others to any or more party or parties.
b. The parties shall be fair and honest and none of the parties shall cheat, deceive and deprive the other so far as the standard of construction and other matters.
c. The parties shall put and render their sincere efforts for the great success of the development project.
d. The developer shall or may publish in news paper or any media for disposing of its / their area i.e. the developer's allocation to the intending buyers or parties, the developer shall or may raise funds from the intending buyers or any part and/ or financial institutions at their discretion and risk for which owner's have no objection.

Reena Srivastava
Pankaj m. pani
Santosh kr. Srivastava
16/02/19

e. In case it transpires that the premises mentioned to the schedule 'A' hereunder written is not free from all encumbrances, charges or liens and there by any suit or case and / or defect title of the parties of the first part in that event the owner shall fully liable jointly and shall be sound to make good of all compensation or damages that may be incurred to get the said dispute settled.

f. The developer shall construct the building as per plan approved by DMC and as shown in broachers so far as specification are concerned.

g. The parties hereto shall have harmless and keep indemnified each other against any loss, damage, incident suit or proceedings.

h. The parties may alter or amend any terms of this development agreement and/ or to include any further terms therein later if found necessary that the written consent of the both parties.

i. The roof right of the building shall be joint between the owner and builder.

j. If any accident takes place while the building is constructed it shall be the full responsibility of the developer.

k. The parties hereof including their respective heirs, successors, successors-in-office- administrator's legal representatives and / or persons claiming through or in trust of them shall comply honor and abide by all the terms of this Agreement.

l. All disputes and difference arising out of this agreement between the parties regarding the performance including non performance of this agreement, interpretation of terms and conditions herein contained shall be referred to the arbitration of sole Arbitrator to be appointed jointly by both the parties or in the event of any difference between them in the matter of appointment then through the process of court of law and the decision of such arbitrator shall be final and binding on both the parties.

दस्तावेज में वर्णित
भू संपत्ति प्रतिबन्धित
भूमि की सूची से
मुक्त है।
लिपिक
आपरेटर।

Reena Srivastava
Punit Kumar
Santosh Kr. Srivastava
16/03/21

SCHEDULE - 'A'

All that piece and parcel of Raiyati land situated in Mouza - Sabalpur, P.S. - Govindpur, District Sub Registry Office Dhanbad and Govindpur, Mouza No. - 126, New Khata No. 67 (Sixty Seven), Old Khata No. 84, New Plot No. - 675 (Six Hundred Seventy Five), Old Plot No. 545, Area **10.61 Kathas** or to say **17.51 decimals (Seventeen Point Five One Decimals)** of land (Land situated in other Road), as demarcated in Red colour on the plan annexed hereto, which is butted and bounded as follows :-

North :- Part of Plot No. 545

South :- Part of Plot No. 544

East :- 20' wide Road

West :- 15' wide Road

SCHEDULE - 'B'

LAND OWNER'S ALLOCATIONS SHARE (33%)

The Builder/Developer shall deliver 33% (Thirty Three Percent) share out of total Nos. of constructed flats of super built up area alongwith proportionate percentage share of land, car parking space and all common facilities and a mention of the said proposed building with 33% of proportionate share over land and roof right of Schedule - 'A' property specifically after approval of the building Plan.]

SCHEDULE - 'C'

DEVELOPER'S ALLOCATION SHARE (67%)

The Land owners/First Party shall deliver 67% (Sixty Seven Percent) share out of total Nos. of constructed flats of super built up area alongwith proportionate percentage share of land, car parking space and all common facilities and a mention of the said proposed building with 67% of proportionate share over land and roof right of Schedule - 'A' property specifically after approval of the building Plan.

Reena Srivastava

Partner, PGN Santosh Nr. Sirsandy 16/03/21

TECHNICAL SPECIFICATION OF COMPLEX BUILDING

WALL FINISHING (i) All Internal walls and ceilings cement plastered & finished with Plaster of Paris

(ii) All External walls finished with Putty And Weather coat Paint .

DOORS Door frames (Chawakats 3" x 3" size) of Sal / Kapoor Wood in all bed Rooms & Drawing rooms and Kitchen & Toilets 3" x 2" size with 32 mm thick Factory made Flush doors shutters commercial ply (both sides) Single leaf With standard fitting.

WINDOWS Steel/ Glazes with standard fitting, duly painted 2 coats on one coat primer, A/SO/M/S Grills will be provided.

FLOORING & SKIRTING

(A) Flooring and Skirting's to all bed Rooms, Drawing & Dining Rooms, balconies, etc. Vitrified Tiles up to 2'0" x 2'0"., and height of skirting's up to 4".

(B) Flooring of toilets and kitchen will be Antiskid tiles up to 1'0" x 1'0" size and skirting of toilets Glazed tiles (14" x 10" size) up to door height and Skirting's of kitchen will be up to 2' 0" height above working platform with glazed tiles 14" x 10" size.

(C) Flooring of stair case & lobby with marble/ ceramic tile up to 1'x 1' size and skirting up to 6" heights.

(D) Flooring of all other common places with IPS & skirting with smooth plaster up to 6" height.

Toilets/Bath Rooms (E) One Toilet with EWC and one Toilet with IWC with PVC cistern (Hindware/ Perryware) and For water supply ISI quality G.I.Pipes, and Geyser Point to each toilet, hot & cold

मुहर अपर निबंधक
गोविन्दपुर (धनबाद)

Reena Srivastava
Pratima J. Pani
Santosh Kr. Srivastava
16/03/21

plumbing bathing & wash basin, shower with hot & cold manually mixing arrangement shall be provided quality of C.P. Fittings will be as per builder's choice. (F.W.C./IWC/Wash Basin will be White Glazed)

Kitchen (F) Marble/ Granite tiles on working platform along with steel sink with a tap. R.C.C. Shelves at lintal level of one wall will be provided for adequate storage space (Open)

Car Scooter Parking (G) Parking places Will be available on Basement / Underground (Without any partitions walls) approx 150sft. Area for car / Scooter.

BALCONY (i) 3'0" height wall partially of bricks walls and partially MS. Grills pr M/S Bars.

ELECTRIC WIRING (J) Concealed PVC conduct wiring using copper conductors, with standard quality of modular electrical switches and accessories (Fans, fixtures and meter etc, with connection not included.

Note (i) All specifications, sizes and layouts are Subjects to variations, additions and modification.

(ii)Extra work/Special kind & type of finishing on written request by Flat owner and will be charged as extra on advance payment. (Extra work mean as if possible.)

CONVENIENCES

- Silent Generator for common service and emergency lighting to flats upto 3 amps (750 watts).
- One Lift
- All Flat Dish Antenna wiring point in Living Room.
- All Flat A.C. wiring Point in Master Bed Room.
- C.C T.V. camera on Main gate for security

मुहर अवर निबंधक
गोविन्दपुर (धनबाद)
सत्यमेव जयते
17/3/2

Reena Srivastava

Jyoti i n v. Puri
Santosh kr. Sinha
16/03/21

SERVICES

Water Supply :- 24 Hours water supply through own tube well and head tank.

Drainage & Sanitation:- Drainage System around the Building & Sewerage system with septic Tank.

Security Guard :- Guard Room will be provided at main gate.

That, as per rate fixed by the Jharkhand Government, the Stamp Duty and Registration Fees pay for **Rs. 38,35,000/- (Rupees Thirty Eight Lakhs Thirty Five Thousand) only.**

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

Raj Kumar Chatterjee
Advocate
Dhanbad
E.No- 804/2010
16/03/21

WITNESSES :

1. Dhananjay Kr. Singh
S/o C.M. Singh
C.M.P.F. Co-operative
Colony near bhutaa
mandir

2. Dhirendra K. Rai
S/o Late K.N. Puri
549 AB, Steam Colony
Patratu. Ramgarh
Pin- 829118 JHARKHAND

3. G.K. Srivastava
S/o Late K.P. Srivastava.
Q/No. 89/C Steam Colony
Patratu - 829118
JHARKHAND

मुहर अवर निबंधक
सत्यमेव जयते
गोविन्दपुर (धनबाद)

17/3/25

मुहर अवर निबंधक
सत्यमेव जयते
गोविन्दपुर (धनबाद)

ants – (i) Smt. Reena Srivastava w/o Sri Goutam Kumar Shrivastava of Qr. No. 89/C-D Type-2, Near Hanuman Chowk. Rly Steam Colony Patratu, dist. Ramgarh (2) Smt. Pratima Puri w/o Sri Dhirendra Kumar Puri of Qr. No: 549/AB Type-2, Near. Hanuman Chowk. Rly Steam Colony. Patratu, dist Ramgarh

Claimant – maa Shyama Developers, Rep. by: Sri Santosh Kumar Srivastava S/o late Lalita prasad of New Colony, P.O: Jagjivan Nagar, P.S: Saraidhela, dist Dhanbad

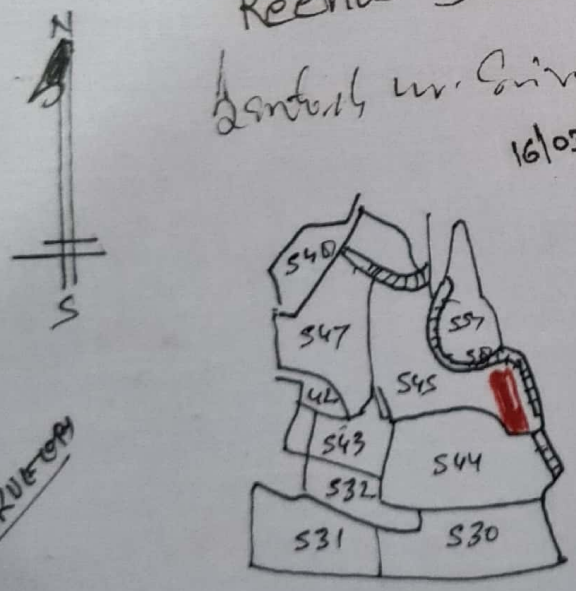
Schedule – mouza: Sabalpur No: 126, New Khata No: 67, Old Khata No: 84, New Plot No: 675, Old Plot No: 545 Area: 10.61 Katha, or 30 Gay 17.51 Dec

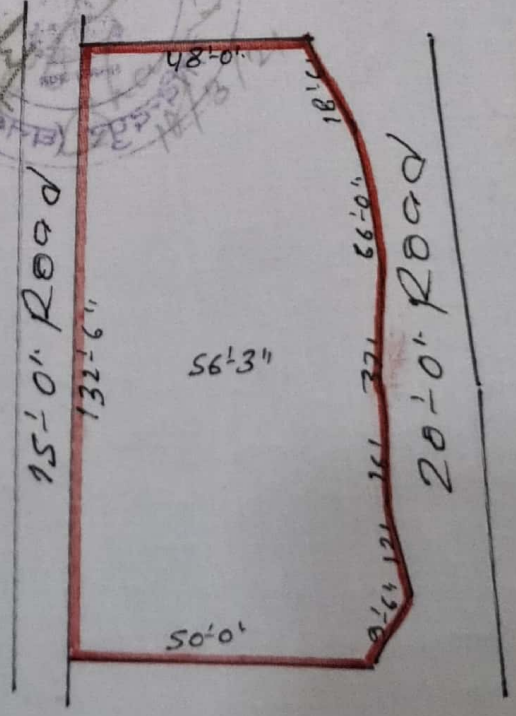
Boundary – North : Part of Plot No: 545
South : Part of Plot No: 544
East : 20'-0" wide Road
West : 15'-0" wide Road

Reena Srivastava

Shown in red

Santosh Kr. Srivastava
16/03/21





TRUE COPY

T.S.

Pratima Puri

5446

4689

सत्यमेव जयते

INDIA NON JUDICIAL

Government of Jharkhand

e-Stamp

Certificate No.	:	IN-JH01564636632604N
Certificate Issued Date	:	10-Jun-2015 10:10 AM
Account Reference	:	SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
Unique Doc. Reference	:	SUBIN-JHJHSHCIL0101953993461351N
Purchased by	:	SANTOSH KUMAR SRIVASTAVA
Description of Document	:	Article 23 Conveyance
Property Description	:	LAND
Consideration Price (Rs.)	:	6,60,000 (Six Lakh Sixty Thousand only)
First Party	:	VINITA SRIVASTAVA ATTORNEY
Second Party	:	SANTOSH KUMAR SRIVASTAVA
Stamp Duty Paid By	:	SANTOSH KUMAR SRIVASTAVA
Stamp Duty Amount(Rs.)	:	26,410 (Twenty Six Thousand Four Hundred And Ten only)

10/6/15

Please write or type below this line

46

23

10.6.15

10/6/15

Vinita Srivastava

XM 0002790787

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.

resident of Durga Mandan New Colony

14 — Raiyati sale Govardhan 6,60,000/-
RO St - 26410/-

अचल अधिकारी ...से प्राप्त सूची के अनुसार दस्तावेज में वर्णित मौजा... नम्बर 126...के आता नं०... खाते से बाहर है/सूची कच नहीं है
1016

Vinita Srivastava 10.6.2015

1016

DEED OF SALE

THIS DEED OF ABSOLUTE SALE is made on this the 10th day of JUNE, Two Thousand Fifteen BY AND BETWEEN (1)SRI RAMAYAN SINGH, son of Dr.Ramji Singh (2)ARVIND KUMAR son of Dr.Ramji Singh,by faith Hindu,by caste Rajput,by occupation Service,Presently resident of Department of Maths,B.I.T.Sindri,P.S.Sindri,District Dhanbad,permanent resident of No.1,167JA3,R.I.T.Proffesser Colony,District Saraikela,Kharswan and No.2 M-28,T.E.C.H.C.Society Ltd. Jehapur Adityapur-2,Jamshedpur,hereinafter jointly called and referred to as the V E N D O R S (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 assignees) of the ONE PART: Vendors herein represented through their constituted attorney SMT.VINITA SRIVASTAVA, Wife of Sri Santosh Kumar Srivastava,by faith Hindu,by caste Kayastha, by occupation Housewife,resident of Durga Mandap,New Colony, P.S.Saraidhela,District Dhanbad,vide registered Power of Attorney No.IV-381 dt.26.3.2015,Registered at Dhanbad registry office.

AND IN FAVOUR OF

SMT.BIBHA KUMARI,Wife of Jayant Kumar Lal,occupation Housewif SRI SANTOSH KUMAR SRIVASTAVA,son of Sri Lalita Prasad, by faith Hindu,by caste Kayastha,by occupation Business, resident of Durga Mandap,New Colony,P.S.Saraidhela,District Dhanbad,hereinafter called and referred to as the PURCHASER

Free hard
A 19800=00
2 800=00
M 150=00
Sal 2=50
Pfee 0=94
Afee 218=00
20671=44
1016

Vinita Srivastava
10.6.2015

(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 assignees)of the OTHER PART: Smt.Bibha Kumari,wife of Jayant Kumar Lal,residing at Lohar Kulhi,P.S.Saraidhela,District Dhanbad.

WHEREAS the land which is morefully described in the schedule below purchased by the vendors,by virtue of registered deed of sale being No.764 dated 22.2.1995,Registered at Registrar for Assurance,Calcutta,from its rightful owner for valuable consideration.

AND WHEREAS ever since the date of purchase the vendors hereto are in peaceful possession over the said land and deposited Stamp duty to the State of Jharkhand vide Challan No.1262 dt.20.3.15 & 487dt.8.6.2015and also paid registration feed on 9.6.2015 for the District sub registrar ,Dhanbad.

AND WHEREAS the vendors while thus in peaceful and undisturbed possession thereof became desirous of selling the said land which is morefully described in the schedule below unto a willing purchaser to meet their financial requirements.

AND WHEREAS the purchaser knowing the intention of the vendors have agreed to purchase the said land and offered to pay a sum of Rs.6,60,000/-(Rupees six lacs sixty thousand)only,as the highest consideration thereof.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. That in consideration of the sum of Rs.6,60,000/-(Rupees six lacs sixty thousand)only,have been paid by the purchaser to the vendors(the receipt whereof the vendors doth hereby admit and acknowledge)for the sale of the said land which is morefully described in the schedule below and in consideration of the terms conditions and covenants hereinafter contained,the vendors doth

Vinita Srivastava
10.6.2015

hereby absolutely and indefeasibly grant,sell,convey,transfer and assign unto the purchaser by way of ABSOLUTE SALE all their entier right,title,interest and possession etc.together with all claims, demands,liberties,benefits,easements etc.belonging to or appertaining to free from all encumbrances whatsoever TO HAVE AND TO HOLD the same to and unto the use of the purchaser peacefully and quietly for all times to come subject to the payment of rent that to the Landlord the State of Jharkhand,having full right and authority to transfer the same by sale,gift,mortgage or otherwise as the purchaser like.

2. That the vendors doth hereby covenant with the purchaser that they are the true and lawful owners of the land and are in sole and exclusive possession over the said land and they have not in any way or manner transferred or encumbered the said land or any part or portion thereof and should therefore in future if it transpires that the vendors are not the true and lawful owners of the land or have other sharer or co.sharer or that the vendors have no right and authority to transfer the said land and if by any other reasons thereof the purchaser is put to any loss the vendors doth hereby undertake to compensate the purchaser in every respect thereof.

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

4. That the vendors doth hereby further covenant with the purchaser to do or to execute all such acts,deeds and things as may be required reasonably for better assuring to the purchaser to in and over the vendors land and the vendors shall render all possible aid and assistance to the purchaser in the matter of mutation etc.

That the property 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 Adhivasi land and does not come under Govt.acquired land,and the vendor and purchaser satisfied with the contents of this deed.

Vinita Srivastava
10.C.2018

IN WITNESS WHEREOF the vendors have set and subscribed their respective hands out of their own freewill and choice on this the day, month and year first above written.

S C H E D U L E

All that piece and parcel of RAIYATI LAND situated at MOUZA: SABALPUR, under P.S.Gobindpur, chowki sadar registry office and District Dhanbad.

Mouza:SABALPUR, Mouza No.126.
KHATA NO.61(SIXTYONE)
PLOT NO.532 and 543. Measuring an area 8.75 decimals of residential land in other road is hereby sold by this sale deed.

As per plan attached herewith and shown in colour red which is butted and bounded by:-

NORTH: Plot No.543(P)

SOUTH: Mantu Modak

EAST: Mrs.Renu Sinha

WEST: 12 feet wide Road belongs to the purchaser exclusively.

Vinita Srivastava

WITNESSES:

1. Jayant Kumar Lal
S/o Dr. Suresh Lal
Loharkudi Sindhela, Dhanbad

2. Anem Mahto
S/o P. Mahto
Jeragora Dhanbad

Vinita Srivastava
10.6.2015

Santosh Kr. Srivastava
10/6/2015

Bibha Kumari
10-6-2015

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

Signature

378
Licence No.

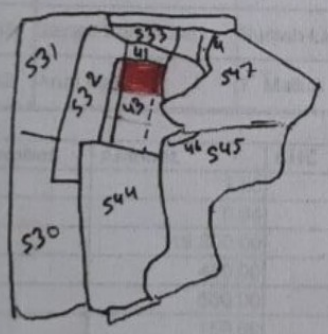
Seller:— (i) Sri Ramayan Singh (2) Sri Arvind Singh S/o Dr. Ranji Singh of B.I.T. Sindri. P.S:- Sindri. dist Dhanbad. Rep. by Attorney: Smt. Vinita Srivastava W/o Sri Santosh Kumar Srivastava of New Colony, PS: Saraidhella. dist Dhanbad

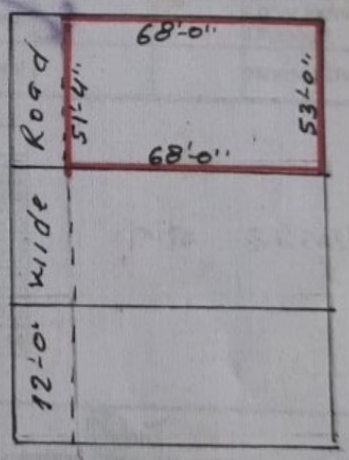
Purchaser:— (i) Smt. Bibha Kumari W/o Jayant Kumar Lal of Lohar Kulhi. PS: Saraidhella. Dhanbad (2) Sri Santosh Kumar Srivastava S/o Lalita Prasad of Dr. Colony Jagjiwan Nagar. PS: Saraidhella. dist Dhanbad

Schedule:— Mouza: Sabalpur No: 126. Khata No: 61 Plot No: 532. 543. Area: 8.75 Dec-

Shown in red

21/8/01





TRUE COPY

Vinita Srivastava

जिसकी पहचान जयन्त कुमार लाल पिता सुरेश लाल
निवासी लोहरकुल्ही, सरायढेला, धनबाद पेशा नौकरी ने की।

निबंधन पदाधिकारी का हस्ताक्षर

6/10/2015

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

Token No: 14 | Token Date/Time: 10/06/2015 12:38:53

Document Type	Sale Deed	Presenter	Vinita Srivastava		
Presenter' Name & Address	Durga Mandap, New Colony, Ps-Saraidhela, Dhanbad			Date of Entry	10/06/2015
Stampable Doc. Value	660000	DOE		Total Pages	30
Document/Transaction Value	660000	Stamp Value	26410	Book	I
Special Type		Serial No.	0	CNO/PNO	
Remarks / Other Details		Old Serial No.	/		
Property Details:		App. ID		e-Stamp Cert. No.	IN-JH01564636632604N

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
GOVINDPUR	126	0	SABALPUR	61	532,543			U_RES	8.75 Decimal	653931.25

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	UID	Address
1	VENDOR	Ramayan Singh Through	Dr. Ramji Singh	Service	General			Department Of Maths, B.I.T. Sindri, Ps-Sindri, Dhanbad
2	VENDOR	Arvind Kumar Through	Dr. Ramji Singh	Service	General			Department Of Maths, B.I.T. Sindri, Ps-Sindri, Dhanbad
3	Power Holder	Vinita Srivastava	Santosh Kumar Srivastava	House Wife	General	Adipv5962d		Durga Mandap, New Colony, Ps-Saraidhela, Dhanbad
4	VENDEE	Santosh Kumar Srivastava	Lalita Prasad	Business	General	Agnps6094h		Durga Mandap, New Colony, Ps-Saraidhela, Dhanbad
5	VENDEE	Bibha Kumari	Jayant Kumar Lal	House Wife	General	Bqtpk3838e		Lohar Kulhi, Ps-Saraidhela, Dhanbad
6	Identifier	Jayant Kumar Lal	Suresh Lal	Service	General			Lohar Kulhi, Ps-Saraidhela, Dhanbad
7	Witness1	Jayant Kumar Lal	Suresh Lal	Service	General			Lohar Kulhi, Ps-Saraidhela, Dhanbad
8	Witness2	Arun Mallick	Y. Mallick	Pvt. Service	General			Hirapur, Dhanbad

Fee Details:

SN	Description	Amount	CHC	Net Amount
1	LL	2.50	0.00	2.50
2	PR	0.94	0.00	0.94
3	A1	19,800.00	198.00	19,998.00
4	SP	450.00	0.00	450.00
5	I	500.00	10.00	510.00
6	M	150.00	10.00	160.00
Total		**20,903.44**	**218.00**	**21,121.44**

Vinita Srivastava

उपरयुक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यो के अनुरूप है।

दस्तावेज लेखक का हस्ताक्षर

प्रस्तुतकर्ता का हस्ताक्षर

निबंधन पूर्व सारांश में इंपूट फार्म के अनुरूप डाटा इंट्रि की गई है।

डाटा इंट्रि ऑपरेटर का हस्ताक्षर

उपरयुक्त पावर होल्डर विनीता श्रीवास्तव ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी पहचान जयन्त कुमार लाल पिता सुरेश लाल

निवासी लोहारकुल्ही, सरायढेला, धनबाद पेशा नौकरी ने की।

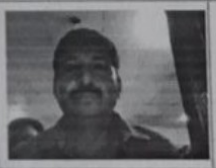
निबंधन पदाधिकरी का हस्ताक्षर

6/10/2015

निबंधन विभाग, झारखंड

धनबाद

Token No.14 Token Date: 10/06/2015 12:38:53
Serial/Deed No./Year :5446/4689/2015
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	**Ramayan Singh Through** Father/Husband Name:Dr. Ramji Singh (VENDOR) Department Of Maths, B.I.T. Sindri, Ps-Sindri, Dhanbad		
2	**Arvind Kumar Through** Father/Husband Name:Dr. Ramji Singh (VENDOR) Department Of Maths, B.I.T. Sindri, Ps-Sindri, Dhanbad		
3	**Vinita Srivastava** Father/Husband Name:Santosh Kumar Srivastava (Power Holder) Durga Mandap, New Colony, Ps-Saraidhela, Dhanbad		
4	**Santosh Kumar Srivastava** Father/Husband Name:Lalita Prasad (VENDEE) Durga Mandap, New Colony, Ps-Saraidhela, Dhanbad		
5	**Bibha Kumari** Father/Husband Name:Jayant Kumar Lal (VENDEE) Lohar Kulhi, Ps-Saraidhela, Dhanbad		
6	**Jayant Kumar Lal** Father/Husband Name:Suresh Lal (Identifier) Lohar Kulhi, Ps-Saraidhela, Dhanbad		

Book No. I
Volume 230
Page 545 To 574
Deed No 5446/4689
Year 2015
Date 10/06/2015 14:32:48

Registering Officer

Signature of Operator

Issue Token

Presenter/Executant's Name: Vinita Srivastava

Token For: Registry

Counter No.: 1

Online Application ID (If Any): Verify On-line Payment

e-Stamp Certificate No. (If Any): IN-JH01564636632604N Verify

Issue Token

IN-JH01564636632604N:

Stamp Details For Verification. Please click issue after verification

CertificateNo:	**IN-JH01564636632604N**
CertificateIssuedDate:	**10-Jun-2015 10:10 AM**
AccountReference:	**SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB**
UniqueDocReference:	**SUBIN-JHJHSHCIL0101953993461351N**
Purchasedby:	**SANTOSH KUMAR SRIVASTAVA**
DescriptionofDocument:	**Article 23 Conveyance**
PropertyDescription:	**LAND**
ConsiderationPriceRs:	**6,60,000**
FirstParty:	**VINITA SRIVASTAVA ATTORNEY**
SecondParty:	**SANTOSH KUMAR SRIVASTAVA**
StampDutyPaidBy:	**SANTOSH KUMAR SRIVASTAVA**
StampDutyAmountRs:	**26,410**

Vinita Srivastava

निबंधन विभाग, झारखंड

धनबाद

Token No.14 Token Date: 10/06/2015 12:38:53
Serial/Deed No./Year :5446/4689/2015
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
7	**Jayant Kumar Lal** Father/Husband Name:Suresh Lal (Witness1) Lohar Kulhi, Ps-Saraidhela, Dhanbad	☒	☒
8	**Arun Mallick** Father/Husband Name:Y. Mallick (Witness2) Hirapur, Dhanbad	☒	☒

Book No. I
Volume 230
Page 545 To 574
Deed No 5446/4689
Year 2015
Date 10/06/2015 14:32:48

Registering Officer
नि० प०
धनबाद

Signature of Operator

8866

8142

सत्यमेव जयते

INDIA NON JUDICIAL

Government of Jharkhand

e-Stamp

Certificate No.	:	IN-JH13174534778809Q
Certificate Issued Date	:	12-Dec-2018 10:16 AM
Account Reference	:	SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
Unique Doc. Reference	:	SUBIN-JHJHSHCIL0117409139260562Q
Purchased by	:	MS MAA SHYAMA DEVELOPERS
Description of Document	:	Article 23 Conveyance
Property Description	:	IMMOVABLE PROPERTY
Consideration Price (Rs.)	:	13,20,000 (Thirteen Lakh Twenty Thousand only)
First Party	:	BASHISTH KUMAR YADAV
Second Party	:	MS MAA SHYAMA DEVELOPERS
Stamp Duty Paid By	:	MS MAA SHYAMA DEVELOPERS
Stamp Duty Amount(Rs.)	:	52,810 (Fifty Two Thousand Eight Hundred And Ten only)

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

अधिनियम 21 के अधीन और छोटानागपुर काश्तकारी अधिनियम 46 के अधीन नोटरी है और स्टाम्प एक्ट-1899 की अनुसूची 1 या 1 क 23 के अधीन यथावत स्टाम्प लगाया गया है। अथवा निकट वर्ती 41 विमुक्त है या स्टाम्प - शुल्क अपेक्षित नहीं है।

12.12.18 12.12.18

सहायक जांचा

खण्ड IV जांचा

बशिष्ठ कुमार यादव
12-12-18

TQ 0008124719

Statutory Alert:

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मुहर जिला अवर निबंधक
सत्यमेव जयते
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Warning

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"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."

12.12.2018 [illegible]

कार्यालय धनबाद में अस्त्रकारी, व्यापार या प्रवर निबंधक ...

का प्रमाणीकृत मूलपत्रनामा ..... संख्या ..... 200 ... में अस्त्रकारियों का दावपत्र बशिष्ठ कुमार यादव

अस्त्रकारी का नाम राज नारायण यादव जिला धनबाद

पुलिस लाइन थाना धनबाद

[illegible] निबंधन के लिए पेश किया।

[illegible] अधिकृत का हस्ताक्षर

12.12.2018

12.12.18

बशिष्ठ कुमार यादव

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भूमि लिखत प्रवर निबंधक

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AND IN FAVOUR OF

M/S MAA SHYAMA DEVELOPERS, A Partnership Firm, Represented herein through one of its Partner **SRI SANTOSH KUMAR SRIVASTAVA** Son of Lalita Prasad, by Faith Hindu, by caste Kayastha, by occupation Business, resident of Durga Mandap, New Colony, Jagjiwan Nagar, 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, successors, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS, by virtue of a registered deed of sale No. 799 dated 05.04.2016, Registered at Dhanbad Sub-Registry office and entered in Book No. I, Volume No. 48, pages 205 to 236 for the year 2016, sold by Smt. Kaushallya Devi Wife of Sri Chandeshwar Singh, in favour of the vendor hereto Sri Bashistha Kumar Yadav, the vendor herein Sri Bashistha Kumar Yadav, purchased her entire right, title, interest and possession to in and over 04 Kathas of land, out of Survey settlement Plot No. 533, appertaining to Khata No. 18, of Mouza Sabalpur, Mouza No. 126, under P.S. Govindpur, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

WHERAS, ever since the date of purchase as aforesaid the vendor hereto Sri Bashistha Kumar Yadav, has been in peaceful and uninterrupted possession over the said land got his names mutated vide order passed in Mutation Case No. 2461(VI)2016-17, and paying ground rent to the State regularly under Thoka No. 1758 (and also entered in volume No. 1, pages 827 of register II of Govindpur Circle office); And

WHEREAS the Vendor hereto to meet his financial requirement considered it advisable to sell his entire right, title, interest and possession to, in and over the said land measuring an area 04 kathas or to say 6.60 Decimals, morefully described in the Schedule hereto

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for a total Consideration of Rs.13,20,000/- (Rupees Thirteen Lac Twenty thousand) only; And

WHEREAS, in course and as a result of negotiation between the parties hereto, the vendor agreed to sale and the purchaser hereto has agreed to purchase the said land, for a consideration of the sum of Rs.13,20,000/- (Rupees Thirteen Lac Twenty thousand) only, which is the highest consideration thereof.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -

1. That in consideration of the total sum of Rs.13,20,000/- (Rupees Thirteen Lac Twenty thousand) only, paid by the Purchaser to Vendor, as per memo of consideration written in the foot of this document, (the receipt whereof the Vendor do hereby acknowledge and admit) and in consideration of the terms, conditions and covenants hereinafter appearing the Vendor doth hereby absolutely and indefeasibly grant sell, convey transfer and assign his entire right, title, interest and possession to, in and over the said land morefully described in the Schedule hereto, together with all claims, demands, easement and other incidental rights belonging or appertaining thereto, to the Purchaser TO HAVE AND TO HOLD the same for all times to come free from all encumbrances subject, however, to pay annual ground rent besides cess and education cess thereon at the prescribed rates payable thereof as from this day onwards, and the purchaser hereto having full right and authority to deal and transfer the same by sale, gift, mortgage, lease and by making houses etc. thereon either by living thereon or letting out the same to any person or persons or otherwise as per her choice.

2. That, the Vendor do hereby covenant with the Purchaser that the Vendor, is the sole and absolute owner of the land described in the schedule below, and that his right, title, interest and possession to, in and over the same is in no manner

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defective and is in no manner encumbered by way of mortgage etc. and there is no other claimant of the land, should it, therefore, in future transpire that his right, title, interest and possession to in and over the said land hereby sold is in any manner defective or in any manner encumbered and if for any one or more reasons Purchaser is dispossessed or put to any other loss or obstructions, the Vendor shall be liable to make good such loss as the Purchaser may suffer by reasons thereof.

3. That, the Vendors hereby further covenants with the Purchaser that the Vendor, shall pay the annual ground rent Rs.5/- now or in future becoming payable up to date and shall keep the Purchaser fully indemnified, harmless and free from and against any attachment or legal proceeding in respect thereof and that the Purchaser shall be liable to pay the annual ground rent, cesses etc. for the land hereby sold which will become payable as from this day onwards.

4. That, the Vendor further covenants with the Purchaser to do and execute all such acts, deeds and things at the cost of the Purchaser as it may reasonably require the Vendors to do or execute for better or morefully assuring to the Purchaser the land hereby sold and also to render all assistance and co-operation to the Purchaser at its request and cost to get Purchaser's name mutated in place of that of the Vendors in the Office of the Zamindari Department of the State of Jharkhand.

5. That the above mentioned schedule 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 the vendor hereto does not comes under the reserve classes of C.N.T Act.

IN WITNESS WHEREOF THE VENDOR HERETO OUT OF HIS OWN FREE WILL WHILE IN

मुख्य जिला पंजीयक धनबाद

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मुख्य जिला पंजीयक धनबाद

अभिषेक कुमार यादव
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HIS SOUND HEALTH AND PERFECT MIND HAVING FULLY UNDERSTOOD THE CONTENTS HEREOF, HAVE SET AND SUBSCRIBED HIS HANDS ON DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

SCHEDULE

All that piece and parcel of Raiyati land situate at Mouza Sabalpur, (Mouza No.126), under P.S. Govindpur, Chowki Sadar Sub-Registry office and District Dhanbad,

Mouza Sabalpur, Mouza No.126,
Khata No. 18 (R. S. Khata No. 75),

Plot No. 533 (R. S. Plot No. 634), out of which measuring an area 04 kathas (Four Kathas) or to say 6.60 Decimals (Six Point Six Zero Decimals) of land together, is hereby sold by this sale deed, (which is commercial land and situated under subsidiary road), as per plan attached herewith and shown in colour Red, being butted and bounded as under:-

North: 12 feet wide road.
South: Sibu Das and others (Plot No. 431).
East: Plot No. 532.
West: Jahangir Nonia (Part of Plot No. 533).

अभिषेक कुमार यादव

Memo of Consideration

Rs.13,20,000/- (Rupees Thirteen Lac Twenty thousand) only paid by the purchaser to the vendor by :-

Cheque No.	Date	Amount	Bank
RTGS (UTR No. BKIDH-183463080 52	12.12.18	Rs.13,20,000/-	Bank of India

गुरुग्राम जिला नगर निगम
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WITNESSES:-

1. दयाकान्त पाठक
स्व विन्देश्वर पाठक
न्यू बैंक कॉलोनी
सरायढेला

2. Bidyut Roy
S/o. Late Prodyut Kr. Roy
Bikash Nagar, Bank More
Dhanbad
12.12.18

Santosh Kr. Srivastava
12-12-18

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 detail given by the parties.

Lic No. 02/1990

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Seller:— Sri Bashisth Kumar Yadav S/o Raj Narayan Yadav at Police Line. Hirapur, Dhanbad P.S. & dist. Dhanbad

Purchaser:— M/s Maa Shyama Developers. Rep. by its Partner Sri Santosh Kumar Srivastava S/o Lalita Prasad at Durga Mandap New Colony. Jagjiwan Nagar. Dhanbad

Schedule:— Mouza: Sabalpur No: 126. Khata No: 18. New Khata No: 75. Plot No: 533. New Plot No: 634 Area: 4 Katha. or to say 6.60 Dec.

Boundary:— North : 12'-0" wide Road
South : Sibu Das Gothere's (Plot No 431)
East : Plot No: 532
West : Jahangir Nonia (Plot No: 533 (P)

Shown in red

N
S

बशिष्ठ कुमार यादव
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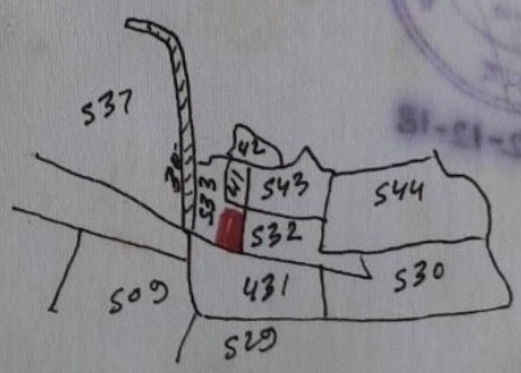

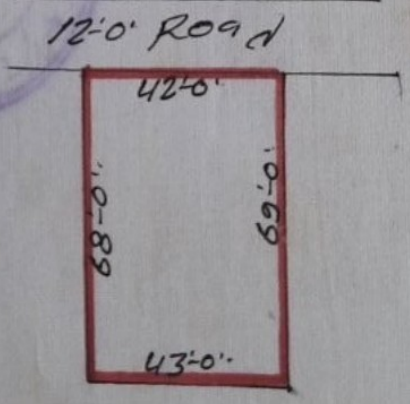

TRUE COPY

T.S.

मुख्य जिला अवर निबंधक
धनबाद

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झारखंड सरकार

राजस्व एवं भूमि सुधार विभाग

October 23, 2018

पंजी II प्रति

भाग वर्तमान	1	पृष्ठ संख्या	827						
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	गोविन्दपुर	हलका का नाम	हलका-06	इस्टेट का नाम	JHARKHAND
मौजा का नाम	साबलपुर	होल्डिंग संख्या	827	तौजी संख्या	1	थाना नम्बर	126	खाता का प्रकार	रैयती

श्री वशिश्ट कुमार यादव, पिता-श्री राज नारायण यादव,
जाति- ग्वाला

खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	लगान	सेस
75	634	0 ऐ 6.6 डि 0 हे	दा0 खा0 मु0 स0-2461(VI)2016-17	4	0
	कुल परिमान	0 ऐ 6.6 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

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

List Of Case Status Details

No Data Found

BACK

यह एक कम्पयुटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
इसका उपयोग किसी भी न्यायालय मे साक्ष्य के रूप मे नही किया जा सकता है
किसी भी प्रकार की अशुद्धियाँ के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे
प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।

पंजी II का मिलान किया

प्रतिबन्धित सूचि से मिलान किया
सम्बन्धित खाता / प्लॉट दर्ज नहीं पाया
12/12/18

मुख्य जिला अवर निबंधक
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12-12-18

sch XIV F. No. 180V

झारखण्ड सरकार

राजस्व एवं भूमि सुधार विभाग

लगान रसीद

V

रसीद क्रमांक JH 21 A 123073

जिला का नाम धनबाद
अनुमण्डल का नाम धनबाद
अंचल का नाम गोविन्दपुर
मौजा सालमपुर
थाना वो थाना नम्बर 126

रैयत का नाम श्री बशिष्ठ कुमार पाठक
पिता का नाम श्री राज गोपाल पाठक
जमाबन्दी नम्बर 1758

खाता संख्या	खेसरा संख्या	रकवा (एकड़ में)
2918 - 18	खेसरा - 533	200 डी - 6.60 डी.

जोत की सालाना मांग एवं मांग का विवरण (बकाया एवं हाल) चालू वर्ष का

मांग हाल	वार्षिक	बकाया				2016-17
	20.P.	3 वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	विगत वर्ष	
लगान	4.00					4.00
सेस	1.00					1.00
*ब्याज	2.00					2.00
विविध	0.80					0.80
योग	9.80					9.80

भुगतान का विवरण

अदायगी	बकाया				हाल 2016-17	अग्रिम
	3 वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	विगत वर्ष		
लगान					4.00	
सेस					1.00	
*ब्याज					2.00	
विविध					2.00	
योग					0.80	
					9.80	

1. कुल योग शब्दों में 9.80 (नौ रुपया - अस्सी - पैसा - मात्र)
2. नाम अदाकर्त्ता
3. कुल बकाया शून्य 0

Ak 18/9/16
(हल्का कर्मचारी)

हस्ताक्षर एवं दिनांक

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

SPL/2013

No 2110 30 h. 2461 (VI) 16-17

मुख्य जिला अवर निबंधक
धनबाद

12-12-18

अंचल अधिकारी का कार्यालय, गोविन्दपुर (धनबाद)

दाखिल खारीज मु0 संख्या 2461 (VI) 2016-17

आदेश फलक

आवेदन की तिथि 15.10.16
आदेश की तिथि 17.10.16
निर्गत की तिथि 17.10.16

दिनांक	पदाधिकारी का आदेश तथा हस्ताक्षर	अभियुक्ति जाँच हेतु पारा
30.8.16	आवेदक / आवेदिका / श्री / श्रीमती वशिष्ठ कुमार यादव पिता / पति श्री राज नारायण यादव साकिम हरिपुर थाना धनबाद जिला धनबाद ने नामांतरण के लिये आवेदन किया है। आवेदन के अनुसार आवेदक / आवेदिका ने मौजा सालटपुर मौजा नं0 126 खाता नं0 18 प्लॉट नं0 533 रकवा 6.60 डी. दलील स0 799 दिनांक 5.4.016 के द्वारा श्री / श्रीमती कौशल्या देवी से प्राप्त किया है। मूल आवेदन पत्र हल्का कर्मचारी को जाँच हेतू दें तथा इस दीच ओर इस्तेहार निर्गत करें। अभिलेख दिनांक- 17.7.16 को उपस्थापित करें। अंचल अधिकारी गोविन्दपुर	
17.7.16	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 1. भूमि रैयती खाते / गैर आबाद खाते की है। 2. पंजी II में श्रीमती कौशल्या देवी की जमाबंदी सं0 623 में विक्रेता / पूर्वज के नाम से कायम होकर सरकारी लगान रसीद कायम होती है 3. विक्रेता स्वंय जमाबंदीधारक / जमाबंदीधारक के वारिशान सूत्र / जमाबंदीधारक से निबंधित दस्तावेज के आधार पर प्राप्त कर केता को ब्रिकी किये है। 4. आवदक निबाधत दलील द्वारा भूमि प्राप्त कर प्रश्नगत जमीन पर दखल कब्जा में है। 5. निबंधन धनबाद कार्यालय से किया गया है। 6. प्रश्नगत भूमि गैर आबाद, आदिवासी खाता, भूदान, वन, भूमि तथा दी.सी.सी.एल. के क्षेत्र से बाहर है। भू-अर्जन के अन्तर्गत नहीं है। अत : हल्का कर्मचारी / अंचल निरीक्षक के जाँच प्रतिवेदन एंव अनुशंसा के आधार पर आवेदित भूमि का दाखिल खारीज आवेदन को स्वीकृत किया जाता है। तदनुसार शुद्धिपत्र ज्ञापांक के माध्यम से निर्गत करें एंव हल्का कर्मचारी से एक सप्ताह में अनुपालन प्रतिवेदन मांगे। लेखापित एंव संशोधित। अंचल अधिकारी गोविन्दपुर अंचल अधिकारी गोविन्दपुर	शुद्धि पत्र पार

पच्चो भाभप्रमाणित प्रातलिपि

प्रधान सहायक
गोविन्दपुर अंचल

17/10/16

17/10/16

मुख्य जिला अवर निबंधक
धनबाद

12-12-18

ज्ञापांक संख्या ५-४०

कारी में निहित इस्टेटों के अभिधारियों (रैयतो) के नामान्तर (दाखिल खारीज) दिखानेवाले शुद्धिपत्र

जिला : धनबाद अनुमण्डल : धनबाद सर्किल अंचल : गोविन्दपुर हल्का VI इस्टेट का नाम : झारखण्ड

क्र०	पंजी २७ में नामान्तरण का संख्या	गांव	थाना और थाना संख्या	नामान्तरण से सम्बन्ध अभिप्रति का संख्या	नामान्तरण मंजूर करनेवाले प्राधिकार और आदेश का तारीख	नामान्तरण किस कारण से होना है विक्री दाय विनिमय उत्तराधिकारी या वटवारा हुआ है	नामान्तरण से प्रभावित विनिमय का पुरा ब्योरा	अभियुक्ति
१	२	३	४	५	६	७	८	९
	दा० खा० मु० संख्या 2461 VI 16-17	गोविन्दपुर	गोविन्दपुर — 126	खाता - 18 प्लोट - 533 रकबा - 6.60 डि० लगान - ५- ज० स० - 623	अंचल अधिकारी, गोविन्दपुर	निबन्धित दलील सं० - 799 दिनांक :- 5.4.16 मूल्य - 5,50,000/-	पुराना रैयत — फोगला देवी नया रैयत — श्री आशुतोष कुमार पाठक पिता श्री राम नारायण पाठक अंचल अधिकारी गोविन्दपुर हस्ताक्षर प्रतिलिपिकार ८ दफा छापाकर कराया गया पन्नो की संख्या	प्रधान सहायक गोविन्दपुर अंचल

ज्ञापांक संख्या ता०
कर्मचारी हल्का सं० को जानकारी और आवश्यक कारवाई के लिए भेजी जाती है ।

R T RATHOD
SMT. VINOOR
L.No.-06/78
DHANBAD COURT
DHANBAD

DHANBAD
INDIA
DHANBAD

मुख्य जिला अवर निबंधक
धनबाद

12-12-18

निबंधन विभाग, झारखंड

Dhanbad

Token No.23Token Date: 12/12/2018

Party Name: Bashisth Kumar Yadav

Father/Husband Name:Raj Narayan Yadav

(VENDOR)

Police Line, Hirapur, P.S. and Dist. Dhanbad

Deed Type: Sale Deed

Party Details

Name :	Bashishth Kumar Yadav
Gender :	M
DOB :	22-01-1982
C/o :	S/O,Raj Narayan Yadav
District :	Pakur
House/Building No. :	
Locality :	Maheshpur
Pincode :	816106
Post Office :	
State :	Jharkhand
Village/Town/City :	Maheshpur
Aadhaar No :	xxxxxxxx6995
Photo :	

बशिष्ठ कुमार यादव

Registering Officer

Party Signature

Operator's Signature

मुख्य जिला अवर निबंधक
धनबाद

12-12-18

निबंधन विभाग, झारखंड

Dhanbad

Token No.23Token Date: 12/12/2018

Party Name: M/S MAA SHYAMA DEVELOPERS Represented herein through one of its Partner SRI SANTOSH KUMAR SRIVASTAVA

Father/Husband Name:Lalita Prasad

(VENDEE)

Durga Mandap, New Colony, Jagjiwan Nagar, P.S. and Dist. Dhanbad

Deed Type: Sale Deed

Party Details

Name :	Santosh Kumar Srivastava
Gender :	M
DOB :	23-12-1965
C/o :	S/O Lalita Prasad
District :	Dhanbad
House/Building No. :	
Locality :	NEW COLLONY POST JAGJIWAN NAGAR PS SARAIDHELA
Pincode :	826003
Post Office :	
State :	Jharkhand
Village/Town/City :	NEW COLLONY
Aadhaar No :	xxxxxxxx6078
Photo :	

Registering Officer

Operator's Signature

Santosh Kr. Srivastava

Party Signature

निबंधन विभाग, झारखंड

Dhanbad

Token No.23Token Date: 12/12/2018

Party Name: Daya Kant Pathak

Father/Husband Name:Bideshwar Pathak

(Identifier)

New Bank Colony , Saraidhela ,Dhanbad

Deed Type: Sale Deed

Party Details

Name :	Dayakant Pathak
Gender :	F
DOB :	01-01-1974
C/o :	S/O Videshwar Pathak
District :	Dhanbad
House/Building No. :	
Locality :	NEW BANK COLONY SARAIDHELA
Pincode :	828127
Post Office :	
State :	Jharkhand
Village/Town/City :	DHANBAD
Aadhaar No :	xxxxxxxx3511
Photo :	

Registering Officer

Operator's Signature

दयाकान्त पाठक

Party Signature

मुख्य जिला अवर निबंधक
धनबाद

12-12-18

Jhar Registry Dashboard

Government Of Jharkhand

Home (../Dashboard.aspx) / Issue Token

Issue Token

Maximum Token Issue Time : 2 PM

Presenter/Executant's Name

BASHISTHA KUMAR YADAV

Token For

Registry

Payment Mode

Online

Counter No

1

Online Application ID (If Any)

288571

Verify On-line Payment **ViewDeed (http://172.16.20.229/OnlineAppointment /Details.aspx?Id=1db5b677-3389-41b3-9b35-09fbf671eb5c)**

e-Stamp Certificate No. (If Any)

Enter e-Stamp no

Verify

Issue Token

Payment is done of Rs. 45353.44 on 12/12/2018 with CIN - 10002162018121201104 & GRN No. - 1803374528 & Status - SUCCESS

Print Payment Verification Details ()

 Version 2.0

मुख्य जिला अवर निबंधक
धनबाद

12-12-18

निबंधन विभाग, झारखंड

IN-JH13174534778809Q:

Stamp Details For Verification. Please click issue after verification

CertificateNo:	**IN-JH13174534778809Q**
CertificateIssuedDate:	**12-Dec-2018 10:16 AM**
AccountReference:	**SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB**
UniqueDocReference:	**SUBIN-JHJHSHCIL0117409139260562Q**
Purchasedby:	**MS MAA SHYAMA DEVELOPERS**
DescriptionofDocument:	**Article 23 Conveyance**
PropertyDescription:	**IMMOVABLE PROPERTY**
ConsiderationPriceRs:	**13,20,000**
FirstParty:	**BASHISTH KUMAR YADAV**
SecondParty:	**MS MAA SHYAMA DEVELOPERS**
StampDutyPaidBy:	**MS MAA SHYAMA DEVELOPERS**
StampDutyAmountRs:	**52,810**

बशिष्ठ कुमार यादव

मुख्य जिला अवर निबंधक
धनबाद

12-12-18

निबंधन विभाग, झारखंड

Dhanbad

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 23 Token Date/Time: 12/12/2018 11:22:02.

Document Type	Sale Deed	Presenter	BASHISTH KUMAR YADAV		
Presenter' Name & Address	Police Line, Hirapur, P.S. and Dist. Dhanbad			Date of Entry	12/12/2018
Stampable Doc. Value	1320000	DOE		Total Pages	40
Document/Transaction Value	1320000	Stamp Value	52810	Book	I
Special Type		Serial /Deed No.	/	CNO/PNO	N/A
Remarks / Other Details		Old Serial No.	/		
Property Details:		App. ID	288571	e-Stamp Cert. No.	IN-JH13174534778809Q

Anchal	Th. No.	Wrd/Hlk	Mauza	Kh. No.	Plot No.	Regll Vol	Regll Pno	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No.	ULB	Category	Area	Min. Value
GOVINDPUR	126	0	SABALPUR	75	634	1	827		12 feet wide road	Sibu Das and others (Plot No. 431)	Plot No. 532	Jahangir Nonia (Part of Plot No. 533)		DHANBAD MUNICIPAL CORPORATION	U_COM	6.60 Decimal	1313043.6

Other Property Details:

Party Details:

Party Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	Mobile	Aadhar	Pres.Address	Perm. Address	PAN Verified
VENDOR	Bashisth Kumar Yadav	Raj Narayan Yadav	SERVICE	पिता	गोवाला	Male	ADTPY1070A	xxxxxxxx02	xxxxxxxx6995	Police Line, Hirapur, P.S. and Dist. Dhanbad	Police Line, Hirapur, P.S. and Dist. Dhanbad	✔
VENDEE	M/S MAA SHYAMA DEVELOPERS Represented herein through one of its Partner SRI SANTOSH KUMAR SRIVASTAVA	Lalita Prasad	BUSINESS	पिता	कायस्त	Male	AGNPS6094H	xxxxxxxx30	xxxxxxxx6078	Durga Mandap, New Colony, Jagjiwan Nagar, P.S. and Dist. Dhanbad	Durga Mandap, New Colony, Jagjiwan Nagar, P.S. and Dist. Dhanbad	✔
Identifier	Daya Kant Pathak	Bideshwar Pathak	BUSINESS	पिता	ब्रहमण	Male		xxxxxxxx00	xxxxxxxx3511	New Bank Colony , Saraidhela ,Dhanbad	New Bank Colony , Saraidhela ,Dhanbad	

Fee Details:

SN.	Fee Name	Net Amount
1	SP	600.00
2	PR	0.94
3	LL	2.50
4	A1	39600.00
5	I	150.00
6	M	5000.00
	Total	45353.44

बशिष्ठ कुमार यादव
Santosh kr. Srivastava

Registerll Details provided by the user has been mutated in the name of - -Name: झलु मियाँ खोदा बक्स पाचु सलीम मलु मियाँ, Address: , C/o: .....

Disclaimer : I heroby declare that all the contents of uploaded document and the original document are exactly same. And the information provided by me are true to itself.formation provided by me are true to itself.
The details 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.

Signature's of Executant & Claimant

उपरयुक्तटियाँ दस्तावेज में अंकित तथ्यो के अनुरूप है।

दस्तावेज लेखक का हस्ताक्षर

बशिष्ठ कुमार यादव

प्रस्तुतकर्ता का हस्ताक्षर डाटा इंट्रि ऑपरेटर का हस्ताक्षर

निबंधन पुर्व सारांश में इंपुट फार्म के अनुरूप डाटा इंट्रि की गई है।

उपरयुक्त ..... ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

बशिष्ठ कुमार यादव

मुख्य जिला अवर निबंधक
धनबाद

12-12-18

दयाकांत पाठक पिता विश्वेश्वर पाठक

ग्राम बेला पेशा योग ने की।

12.12.18

निबंधन पदाधिकारी का हस्ताक्षर

दयाकान्त पाठक

मुख्य जिला अवर निबंधक
धनबाद

12-12-18

निबंधन विभाग, झारखंड

धनबाद

Token No.23 Token Date: 12/12/2018
Serial/Deed No./Year :8866/8142/2018
Deed Type: Sale Deed

SN.	Party Details	Photo	Thumb
1	**Bashisth Kumar Yadav** Father/Husband Name:Raj Narayan Yadav (VENDOR) Police Line, Hirapur, P.S. and Dist. Dhanbad		
2	**M/S MAA SHYAMA DEVELOPERS Represented herein through one of its Partner SRI SANTOSH KUMAR SRIVASTAVA** Father/Husband Name:Lalita Prasad (VENDEE) Durga Mandap, New Colony, Jagjiwan Nagar, P.S. and Dist. Dhanbad		
3	**Daya Kant Pathak** Father/Husband Name:Bideshwar Pathak (Identifier) New Bank Colony , Saraidhela ,Dhanbad		

Book No. I

Volume 649

Page 157 To 196

Deed No 8866 / 8142

Year 2018

Date 12/12/2018

Registering Officer 12-12-18

Signature of Operator

मुख्य जिला अवर निबंधक
धनबाद

12-12-18

R J Matalia & Co
Chartered Accountants
Shakti Colony, Jora Phatak Road, Dhanbad 826001, Jharkhand
phone 0326 2980187 * cell 9431123071 8521622640 * email: rraajesh11@gmail.com

NET WORTH CERTIFICATE

We hereby certify below the position of assets & liabilities of the person mentioned here under as on 19.08.2021

Name : **M/S MAA SHYAMA DEVELOPERS**

PAN : ABCFM2392J

Address : New colony,Meera bhawan. jagjivan nagar, saraidhela, dhanbad

(A) Value of immovable property

a.	Deed no. – 8142	: Rs. 2500000.00
b.	Deed no. – 4689	: Rs. 1700000.00
c.	Car	: Rs. 650000.00
d.	Jewellery	: Rs. 275000.00

Net Worth **: Rs. 5125000.00**

R.J. MATALIA & Co.

Chartered Accountants

Firm Reg. no. 005981C

for M/s R J Matalia & Co
Chartered Accountants

CA Rajesh J Matalia, FCA
Proprietor. M No. 074281

Dated: 24.06.2021
Place: Dhanbad
UDIN: 21074281AAAACA1160

Place: DHANBAD

Date : 19.08.2021