

Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 9417d1c0ec2d0fca2df6

Receipt Date : 27-Feb-2024 12:50:54 pm

Receipt Amount : 20/-

Amount In Words : Twenty Rupees Only

Document Type : Affidavit

District Name : Dhanbad

Stamp Duty Paid By : GANESH PANDEY

Purpose of stamp duty paid : AFFIDAVIT

First Party Name : PANDEY BUILDERS

Second Party Name : AS APPLICABLE

GRN Number : 2400889819

SL. No. 85
Date 27 FEB 2024

NOTARY
DHANBAD

-: This stamp paper can be verified in the jharnibandhan site through receipt number :-

AFFIDAVIT



This Receipt is to be used as proof of payment of stamp duty only for one document. The use of the same receipt as proof of payment of stamp duty in another document through reprint, photo copy or other means is penal offence under section-62 of Indian Stamp Act, 1899

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 दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।



**NOTARY
DHANBAD**

BEFORE: THE NOTARY PUBLIC, DHANBAD

AFFIDAVIT

We (1) Ganesh Pandey, aged about 30 years (2) Mantu Pandey, aged about 31 years, (3) Dinesh Pandey, aged about 25 years, (4) Ranesh Pandey, aged about 31 years, all sons of Narad Pandey, all are residing at 120, Hari Mandir Lower Chouthai Kulhi, Jharia P.O. & P.S. Jharia, Dist. Dhanbad, at present residing at Nawadih, P.O. 'B' Polytechnic, P.S. & Dist. Dhanbad, State Jharkhand, do hereby solemnly affirm on oath and declare as follows :-

1. That, we are the owners of landed properties which is situated under Mouza Narayanpur No.13, Old Khata No.7, New Khata No.40, Old Plot No.60,62,63 & 58, New Plot No.16/768 measuring an Area 13 decimals, butted and bounded as :-

North : Property of D. Mishra

South : 7 Feet Road

East : D.D. Mandal

West : M. Ansari

2. That, the above landed property market value above 60,00,000/- (Rupees Sixty Lacs) only.

3. That, statements as mentioned are true and correct to the best of my/our knowledge, belief and we have concealed nothing therein-

4. That, our appended below signatures are genuine and correct.



contd..2

- 2 -

5. That, we are swearing this affidavit to produce it before the competent authority for the needful purpose.

Verification

Solemnly affirmed before me by the deponent who is duly identified by Sri N.P. Singh Advocate, Dhanbad.

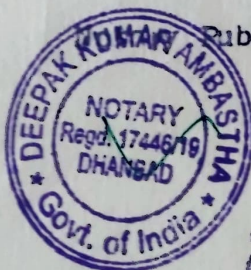
The statements made are true to our knowledge, belief and we sign this verification here at Dhanbad on 27/02/2024.

- (1) Ganesha Pandey
- (2) Manoj Pandey
- (3) Ramesh Pandey
- (4) Anesh Pandey

(Deponents)

Identified by:

Advocate



Public Dhanbad.
**NOTARY
DHANBAD**
Authorised
u/s 297 (c) of the Cr. P.C. 1973
(Act No 11 of 1974) & u/s (8) (i)
of the Notaries Act 1952
(Act No 53 of 1952)

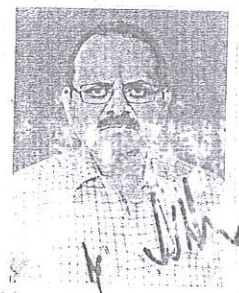
[Handwritten signature]
27/02/2024

[Handwritten signature]
27/02/2024

संपत्ति का मूल्य का अनुमानित मूल्य है कन नहीं है।

MEMBER OF RS. 304024/- VIDE
GRII. 23.7.77/84.15/-
DATE. 13.6/23

Fee Paid
A/c 303000/-
Sd. 3.00
Pr. 1.00
303004/-
8/1776



Sanjay Sharma
Sandeep Sharma
Sumit Sharma
पिंकी शर्मा
13.06.2023

THIS DEED OF ABSOLUTE SALE is made on this the 13th day June Two Thousand Twenty Three, By and between **1. SRI SANJAY SHARMA** (Aadhar - XXXXXXXXX4074), **2. SRI SANDEEP SHARMA** (Aadhar - XXXXXXXXX5033), **3. SRI SUMIT SHARMA** (Aadhar - XXXXXXXXX8463), All Sons of Late Durga Prasad Sharma, all by faith Hindu, category BC, No. 1 & 2 by occupation Service and No. 3 by occupation Business, Resident of Kusum Vihar, P.O. BCCL Township, P.S. Saraidhela, Dist. Dhanbad, **4. SMT. PINKI SHARMA** (Aadhar - XXXXXXXXX8215), Wife of Late Sumit Sharma, by faith Hindu, Category BC, by occupation Housewife, Resident of Kusum Vihar, P.O. BCCL Township, P.S. Saraidhela, Dist. Dhanbad, hereinafter jointly called and referred to as the VENDOR (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, executors, administrators, representatives and assigns) of the ONE PART. (That the vendor hereto does not come under the prohibited class U/s 46 of CNT Act.1908)



Sanjay Sharma
Sandeep Sharma
Suvir Sharma
Pratik Sharma
13.05.2017

= 2 =

AND IN FAVOUR OF

SRI MANTU KUMAR PANDEY (Aadhar - XXXXXXXXX2006), Son of Sri Narad Pandey, by Faith Hindu, Category General, by occupation Business, Resident of Near Hari Mandir, Lower Chouthai Kullu, Jharia, P.S. Jharia, 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, representatives and assigns) of the OTHER PART

WHEREAS, by virtue of a registered deed of sale No. 10858 dated 15.12.1984, Registered at Dhanbad Sub-Registry office and entered in Book No. 1, Volume No. 88, Page Nos. 255 to 264 for the year 1984, sold by Bharat Coking Coal Corporation Sahkari Gna Nishan Sahyog Samity Limited and in favour of Durga Prasad Sharma, the said Durga Prasad Sharma purchased their entire right, title, interest and possession to in and over 5850 Sq.ft. of land, out of Survey settlement Plot No. 60, 62, 63 and 58, appertaining to Khata No. 07, of Mouza Narayanpur, Mouza No. 13, under P.S. Saraidhela, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned and also rectified the same vide Deed of Rectification No. 4387 dated 07.05.1991, Registered at Dhanbad Sub-Registry office and entered in Book No. 1, Volume No. 33, Page Nos. 95 to 98 for the year 1991; And

WHEREAS, ever since the date of purchase as aforesaid, Durga Prasad Sharma had been in peaceful and uninterrupted possession over the said land by making residential building over the same land also by getting his name mutated in the Seresta of the Land Lord the State of Jharkhand vide Mutation Case No. 642(II)1991-92 and paying rent for the same under Theka No. 136 (also entered in online Register II under volume No. 1, Page No. 40 of Dhanbad Circle office); And

WHEREAS, while in possession the said Durga Prasad Sharma, died leaving behind his four sons namely Sri Sanjay Sharma, Sri Sandeep Sharma, Sri Suvir Sharma and Sri



Banjing Sharma
Sandeep Sharma
Sumit Sharma
Pooja Sharma
13.06.2012



= 3 =

Sumit Sharma as his legal heirs and successors and Sri Suvir Sharma also died leaving behind his wife Smt. Pinki Sharma as his legal heir and successor; And

WHEREAS the Vendor hereto to meet their financial requirement considered it advisable to sell their entire right, title, interest and possession over the said land measuring an area 13 Decimals together with a residential building standing there upon, more fully described in the Schedule hereto for a Consideration of Rs.1,01,00,000/- (Rupees One Crore one Lac) only; And

WHEREAS, in course and as a negotiation between the parties hereto, the vendor agreed to sell and the purchaser agreed to purchase the said land with building, more fully described in the schedule below, for the reasonable and highest consideration of Rs.1,01,00,000/- (Rupees One Crore one Lac) only.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -

1. That in consideration of the total sum of Rs.1,01,00,000/- (Rupees One Crore one Lac) 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 their 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,



Kanjay Sharma
Sandeep Sharm
Sumit Sharma

Pratik & P

13.06.2022

= 4 =

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 his choice.

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

व्योमकाय
 नारायणपुर
 13
 यलीष
 13/06/2023

Anjay Sharma
 Sandeep Sharma
 Swati Sharma
 13.06.2023
 पितृ 3TH

= 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.
- The parties herein shall comply with the latest provisions U/s 194-1A of The Income Tax Act, 1961.

I, WITNESS WHEREOF THE VENDOR HERETO OUT OF THEIR OWN FREE WILL WHILE IN THEIR SOUND HEALTH AND PERFECT MIND HAVING FULLY UNDERSTOOD THE CONTENTS HEREOF, HAVE SET AND SUBSCRIBED THEIR HANDS ON DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

SCHEDULE

All that piece and parcel of RAIYATI land situated at Mouza Narayanpur, Mouza No. 13, under P.S. Saraidhela, Dist. Dhanbad, Chowki Sadar Sub-Registry office and District Dhanbad,

Mouza Narayanpur, Mouza No. 13,

Appertaining to old Khata No. 7 (New Khata No. 40), Old Plot No. 60, 62, 63 and 58, (New Plot No. 16/768) out of which measuring an area 13 Decimals of land together with a residential double storied house standing there upon of total constructed area about 3520 Sq.ft. (1783 in Ground floor & 1737 in first floor), is hereby sold by this sale deed, (which is residential land and situated under subsidiary road and construction was about 30 years old), as per plan attached herewith and shown in colour Red, being butted and bounded as under:

= 6 =
 Sanjay Mishra
 Sandeep Sharma
 Sumit Sharma
 13.06.2023

North: Property of P. M. Prasad/ D. Mishra.
 South: 60 feet wide road.
 East: D. D. Mandal.
 West: M. Ansari.

Value of Land :- Rs.43,00,000/-
 Value of Construction :- Rs.58,00,000/-

Memo of Consideration

Rs.1,01,00,000/- (Rupees One Crore one Lac) only paid by the purchaser to the vendor by :-

Particulars	Date	Amount	Bank
Ch. No. 000156	09.06.2023	Rs.25,00,000/-	Axis Bank
RTGS	09.06.2023	Rs.25,00,000/-	Axis Bank
RTGS	09.06.2023	Rs.25,00,000/-	Axis Bank
RTGS	09.06.2023	Rs.25,00,000/-	Axis Bank
TDS		Rs.1,00,000/-	

WITNESSES:-

1. Chandan Kish Singh
 S/o Ram Subhaj Singh
 Kurum Vihar, Kalya Nagar
 Dhanbad 826005

2. Chandan Kumar Singh
 Village - Baradhamua
 P/O - Karampur
 P.S. - Baradhamua
 Page 6 of 7

Date: 13.06.2023

Page 6 of 7

Amrinder Sharma
Sandeep Sharma
Sunit Sharma
Rajinder P
13.06.2023

= 7 =

Signature, photo & fingerprint of the purchaser :-



Mantu Kumar Pandey
13.06.2023

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.

Jasbir Chahal

No. 02/1990.

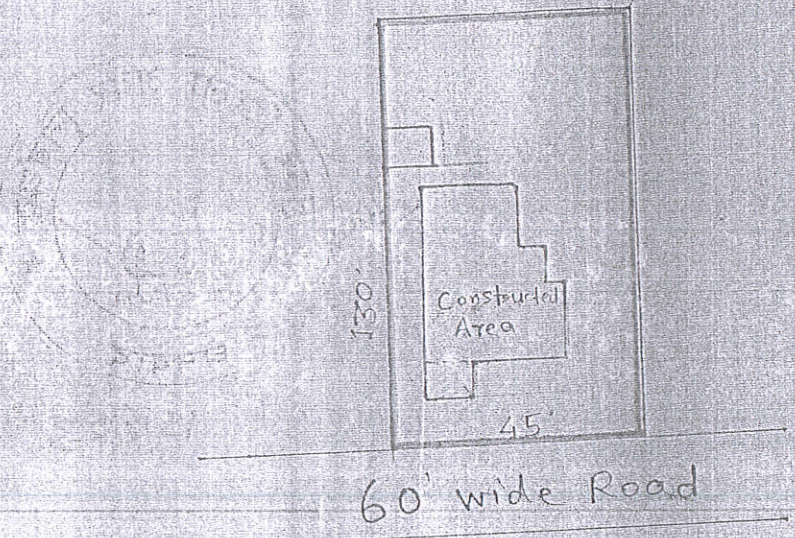
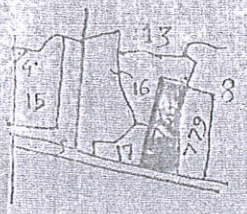
1. SRI SANJAY SHARMA, 2. SRI SANDEEP SHARMA, 3. SRI SUMIT SHARMA, All Sons of Late Durga Prasad Sharma, Resident of Kusum Vihar, P.O. BCCL Township, P.S. Saraidhela, Dist. Dhanbad, 4. SMT. PINKI SHARMA, Wife of Late Suvir Sharma, Resident of Kusum Vihar, P.O. BCCL Township, P.S. Saraidhela, Dist. Dhanbad.

Chaser :- SRI MANTU KUMAR PANDEY, Son of Sri Narad Pandey, Resident of Near Hari Mandir, Lower Chouthai Kulhi, Jharia, P.S. Jharia, Dist. Dhanbad.

edule :- Mouza Narayanpur @ Piprabera No 13, P S Saraidhela, old Khata No. 7 (New Khata No. 40), Old Plot No. 60, 62, 63 and 58, (New Plot No. 16/768) out of which measuring an area 13 Decimals of land together with a residential double storied house standing there upon of total constructed area about 3520 Sq.ft. (1783 in Ground floor & 1737 in first floor).

Shown in Red colour.

boundary :- North :- Property of P. M. Prasad/ D. Mishra.
South :- 60 feet wide road.
East :- D. D. Mandal.
West :- M. Ansari.



*Sanjay Sharma,
Sandeep Sharma,
Sumit Sharma,
पिंकी शर्मा
13.06.2023*

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

June 13, 2023

भाग संक्रमित	1	पृष्ठ संख्या	40											
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	धनबाद	हलका का नाम	हलका-02	इश्टे का नाम	झारखण्ड					
गाँव का नाम	नासयणपुर	होलिडिंग संख्या	40	तोड़ी संख्या		थाना नम्बर	13	खाता का प्रकार	रेयती					
दुर्गा प्रसाद शर्मा, पिता-गरीबी लाल शर्मा, जाति- लोहार														
खाता नम्बर		प्लॉट संख्या		रकबा				परिवर्तन के लिए प्राधिकार				लगान	सेस	
18/76B		0 ए 13 डि 0 हे										0.12	0	
कुल परिमाण		0 ए 13 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



यह एक कंप्यूटर जनित प्रति है। प्रत्येक केवल प्राप्ति की जानकारी के लिए है। किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करे। खाते का नम्बर देखने के लिए प्लॉट नम्बर क्लिक करे।

[Signature]
18/06/2023
पंजी II का निदेशन किया

[Signature]
18/06/2023
प्रतिबन्धित सूचि से मिलान किया
अनुमति नम्बर / एसेट डेटा

Sandeep Sharm

Mantu Kumar Pandey

BACK



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

रैयत का नाम, अभिभावक का नाम, रिश्ता
दुर्गा प्रसाद शर्मा, पिता - गरीबी लाल शर्मा, , जाति- लोहार, निवासी- निज ग्राम

जिला का नाम धनबाद अंचल का नाम धनबाद हलका का नाम हलका-02 मौजा का नाम नारायणपुर खाता का प्रकार रैयती

खेवट नम्बर खाता नम्बर 40 थाना का नाम थाना नम्बर 13

खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान		कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
				कियारी संख्या (5)				रौ (10)	आ (11)	चै (12)	
40	10/768	? - ? -	पक्का मकान सडन 0	0.000 एकड़	13.000 डिसमील		0- 12 बारह पैसा अलावे सेस	0	0	12	क

खाता मे कुल प्लोट संख्या 1 खाता का कुल मिजान (खतियान के अनुसार) 0.000 13.000 खाता का कुल लगान 0 0 12

यह एक कंप्यूटर जनित प्रति है

6/13/2023

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।

Sandeep Sharm
Manoj Kumar Pandey



Form 1

Maintenance of records Form of Continuous Khatian to be maintained by the Anchal Adhikari under Section 3(1)

(See Rule 4)

Continuous Khatian

Anchal- धनबाद Rev P.S- झरिया State of- झारखण्ड Police Station- झरिया R.T.No 13
Khata Type रैयती

खाता नम्बर	रैयत का नाम, पिता का नाम एवम जाति	प्लॉट संख्या	चौहद्दी	ए	डे	हे	लगान	कैफियत / अभ्युक्ति	भाग वर्तमान/ पृष्ठ संख्या
40	दुर्गा प्रसाद शर्मा, पिता-गरीबी लाल शर्मा, जाति- लोहार	16/768		0 ऐ	13 डि	0 हे	0.12		1 / 40

6/13/2023

यह एक कंप्यूटर 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।

Sandeep Shrivastava

Mantu Kumar Pandey



झारखण्ड सरकार

कार्यालय प्रखण्ड विकास पदाधिकारी, धनबाद सदर।

दूरभाष-9546396096.

ई-मेल : bdo.dhn@gmail.com

:- पारिवारिक प्रमाण-पत्र :-

पंजी क्रमांक... 236 दिनांक 20/05/2023

श्री केशव नाथ शर्मा पर्यवेक्षक, धनबाद प्रखण्ड के स्थानीय जाँच प्रतिवेदन, शपथ पत्र संख्या ... 51 दिनांक 09/05/23 एवं गवाह न0-1 हेमंत

पिता- शंभु नाथ शर्मा गवाह न0-2 चंद्र केश शर्मा
पिता- राम सुभाष शर्मा के आधार पर प्रमाणित किया जाता है कि

श्री/श्रीमती संक्षीप शर्मा पिता/पति केशव नाथ शर्मा सा0-अजीविद

प0- कोथला नगर थाना- सराय पैला जिला-धनबाद के पते पर वर्तमान में रह रहे हैं। इनके पति/पत्नी/माता/पत्नी/भई/बहन/पुत्र/पुत्री के

उषा शर्मा के मृत्यु के उपरान्त इनके परिवार में निम्नलिखित सदस्य हैं। संबंधित विभाग अपने स्तर से जाँच के पश्चात कार्रवाई करेंगे। यह प्रमाण-पत्र सिर्फ

बैंकिंग, बी0सी0सी0एल0 में नियोजन एवं पेंशन कार्य हेतु मान्य है। संपत्ति विवाद या फिर संपत्ति के स्वामित्व निर्धारण हेतु यह प्रमाण-पत्र सर्वथा अमान्य है।

क्र0सं0	नाम	संबंध	उम्र	अभियुक्ति (आवेक)
1	<u>संक्षीप शर्मा</u>	<u>पुत्र</u>	<u>58</u>	
2	<u>संजय शर्मा</u>	<u>99</u>	<u>62</u>	
3	<u>सुगिता शर्मा</u>	<u>99</u>	<u>47</u>	
4	<u>पिकी शर्मा</u>	<u>पुत्रवधु</u>	<u>42</u>	<u>मृत पुत्र की पत्नी</u>
5				
6				
7				
8				
9				
10				



प्रखण्ड विकास पदाधिकारी,
धनबाद
20/5/23
प्रखण्ड विकास पदाधिकारी,
धनबाद

आयकर विभाग

INCOME TAX DEPARTMENT

SANJAY SHARMA

DURGA PRASAD SHARMA

23/06/1961

Permanent Account Number

ACRPS7326N

Signature



भारत सरकार

GOVT. OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT




भारत सरकार
GOVT. OF INDIA

SANDEEP SHARMA

DURGA PRASAD SHARMA

27/09/1964
Permanent Account Number

AHQPS1231E


Signature



176 2007

लाघवकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

सुमित शर्मा
LATE DURGA PRASAD SHARMA

6502/1075
Permanent Account Number
AXXPS8964P

Suमित शर्मा
Signature

AXXPS 8964P

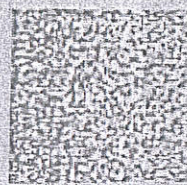
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी सेवा संख्या कार्ड
Permanent Account Number Card
PTUPS3580P

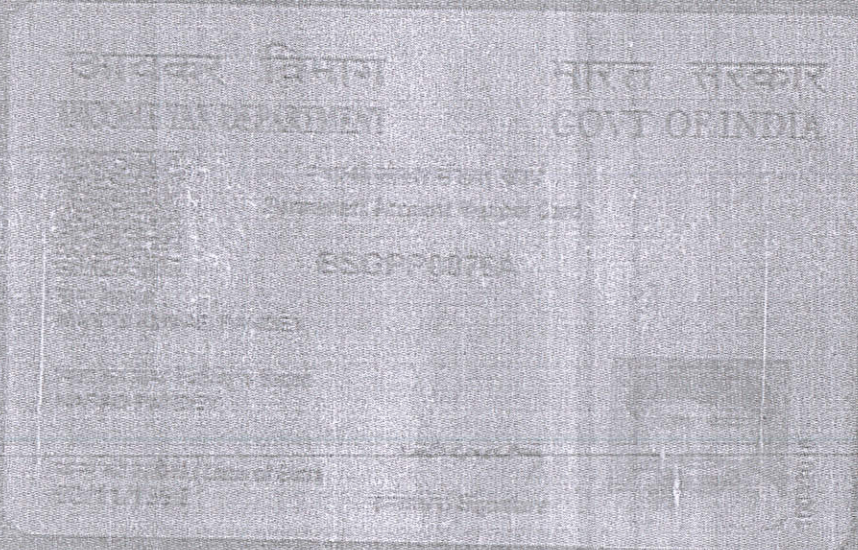


नाम / Name
PINKI SHARMA

पिता का नाम / Father's Name
HIRA LAL VISHWAKARMA

दिनांक / Date
25/05/1980

हस्ताक्षर / Signature



Transaction Success! Please Note your Transaction Id

Name	MantuKumarPandey
Token No / Depositor ID	202300077781
Amount	304024
Transaction ID	56f5ae8acba45cc35ffb
GRN	2317713415
CIN	51193870
Time	2023-06-13 12:26:51

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

Transaction Success! Please Note: Your Transaction is successful.

Name	MantuKumarPandey
Token No / Depositor ID	202300077781
Amount	304024
Transaction ID	56f5ae8acba45cc35ffb
GRN	2317713415
CIN	51193870
Time	2023-06-13 12:26:51

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

Transaction Success! Please Note the Transaction ID

Name	MantuKumarPandey
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CIN	51193870
Time	2023-06-13 12:26:51

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

10/0000 No. 202300077781

निबंधन कार्यालय में दस्तावेज की जांच हेतु चेकलिस्ट

क्र.स.	चेकलिस्ट का विषय	Yes	No
1.	खतियान की सत्यापित प्रति खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय में ई-मेल के माध्यम से प्राप्त - (i)- अंचलाधिकारी द्वारा प्रमाणित पंजी-ii अथवा (ii)- भू-स्वामित्व प्रमाण पत्र अथवा (iii)- शुद्धि पत्र (iv)- अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद ।	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2.	भूमि के संबंधित हाल सर्वे नक्शा वथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सकें।	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.	पंजी-ii का वाल्यूम संख्या तथा पृष्ठ संख्या वर्णन	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.	मुद्राक शुल्क का भुगतान	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.	निबंधन शुल्क का भुगतान	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	आधार सत्यापन	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7.	PAN सत्यापन	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

जांच लिपिक (या) हस्ताक्षर
तिथि सहित

निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित



Document Registration Summary 1

Date : 13 Jun-2023

- Government/Market Value: ₹9616400/-
- Transaction Amount: ₹101000000 /-
- Paid Stamp Duty: ₹404010 /-

Mantu Kumar Pandey

Receipt : 846728

Receipt Date : 13-06-2023

Presenter Name: -

On Date 13-06-2023 Presented at SRO - Dhanbad
Signature of Presenter

PR	₹1
SP	₹1020
LL	₹3
A1	₹303000
Stamp Duty	₹404010

SRO - Dhanbad

Total

₹708034

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	404000	404010	-10	GRAS	MantuKumarPandey	<ul style="list-style-type: none"> • GRN Number : 2317713149 • DEPT Transaction Id : 74c27025a59c1b1f7c57 • Transaction Type : 	404010
PR	1	1	0	GRAS	MantuKumarPandey	<ul style="list-style-type: none"> • GRN Number : 2317713415 • DEPT Transaction Id : 56f5ae8acba45cc35ffb • Transaction Type : 	1
SP	1020	1020	0	GRAS	MantuKumarPandey	<ul style="list-style-type: none"> • GRN Number : 2317713415 • DEPT Transaction Id : 56f5ae8acba45cc35ffb • Transaction Type : 	1020
A1	303000	303000	0	GRAS	MantuKumarPandey	<ul style="list-style-type: none"> • GRN Number : 2317713415 • DEPT Transaction Id : 56f5ae8acba45cc35ffb • Transaction Type : 	303000
LL	3	3	0	GRAS	MantuKumarPandey	<ul style="list-style-type: none"> • GRN Number : 2317713415 • DEPT Transaction Id : 56f5ae8acba45cc35ffb • Transaction Type : 	3

Sub Total	708024	708034	10				
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Article : Sale Deed Number of Pages : 68

[Handwritten Signature]
Signature of Operator

[Handwritten Signature]
Signature of Head Clerk

[Handwritten Signature]
Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Dhanbad

District Name :- Dhanbad

State Name :- Jharkhand

Deed Endorsement

Deed Type	Sale Deed	Token No :- 202300077781
Number of Pages	68	
Fee Details	Stamp Duty :- Rs. 404000, PR :- Rs. 1, SP :- Rs. 1020, A1 :- Rs. 303000, LL :- Rs. 3,	
Property No.	1	
Valuation Details	Value :- Rs.9616308/- , Transaction Amount :- Rs.10100000/-	
Property Details	District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Narayanpur Location :- Other Road, Narayanpur Word No 23 Property Boundaries :- East: D D MANDAL, West: M ANSARI, South: 60 FEET WIDE ROAD, North: PROPERTY OF P.M PRASAD/ D MISHRA Volume Number - 1Page Number - 40Khata Number - 40Plot Number - 16/768Ward Number - 23Holding Number - 0230001678000A1 Area Of Land :- 13.00 Decimal 3520.00 Square Feet	

Sh./Smt.SANJAY SHARMA s/o/d/o/w/o LATE DURGA PRASAD SHARMA has presented the document for registration in this office









today dated :- 13-Jun-2023 Day :- Tuesday Time :- 14:44:25 PM



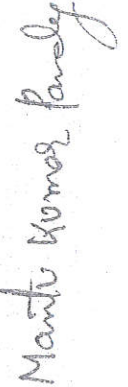


SANJAY SHARMA(Individual)




Party Name	Document Type	Document Number
SANJAY SHARMA	PAN/UID	ACRPS7326N

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
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Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SANJAY SHARMA Address1 - KUSUM VIHAR, P.O- B.C.C.L TOWNSHIP, P.S- SARAIHELIA, DIST- DHANBAD, Address2 - ... Jharkhand PAN No.: ACRPS7326N, Permission Case No.-	Yes	Sanjay Sharma Address:- Flat No 501 Zeus Building, The Acropolis Bhuiphore, Sabalpur Gosaidi Post K.G Ashram, Gosaidi, Dhanbad, 828109, Jharkhand, India		SELLER Age:61			<i>Sanjay Sharma</i>
2	PINKI SHARMA Address1 - KUSUM VIHAR, P.O- B.C.C.L TOWNSHIP, P.S- SARAIHELIA, DIST- DHANBAD, Address2 - ... Jharkhand PAN No.: PTUPS3580P, Permission Case No.-	Yes	Pinki Sharma Address:- AASHIRWAAD, KUSUM VIHAR PO- BCCL TOWNSHIP, KOLAKUSUMA, Dhanbad, 826005, Jharkhand, India		SELLER Age:43			<i>Pinki Sharma</i>
3	SANDEEP SHARMA Address1 - KUSUM VIHAR, P.O- B.C.C.L TOWNSHIP, P.S- SARAIHELIA, DIST- DHANBAD, Address2 - ... Jharkhand PAN No.: AHGPS1231E, Permission Case No.-	Yes	Sandeep Sharma Address:- AASHIRWAAD, KUSUM VIHAR PO- BCCL TOWNSHIP, KOLAKUSUMA, Dhanbad, 826005, Jharkhand, India		SELLER Age:58			<i>Sandeep Sharma</i>
	SUMIT SHARMA Address1 - KUSUM VIHAR, P.O- B.C.C.L TOWNSHIP, P.S- SARAIHELIA, DIST- DHANBAD, Address2 - ... Jharkhand PAN No.: AXXPS8964P, Permission Case No.-	Yes	Sumit Sharma Address:- Flat No. 101, 1st Floor, Block-B, Zeus, Acropolis, Near Bhuiphor Mandir, Gosaidi, Dhanbad, 828109, Jharkhand, India		SELLER Age:47			<i>Sumit Sharma</i>


Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
5	MANTU KUMAR PANDEY Address1 - NEAR HARI MANDIR, LOWER CHOUTHAI KULHI JHARIA, P.S- JHARIA, DIST- DHANBAD, Address2 - , , , Jharkhand PAN No.: BSGPP0076A, Permission Case No.-	Yes	Mantu Kumar Pandey Address:- 120, near hari mandir, , lower chouthai kulhi jharia, Jharia, , Dhanbad, 828111, , Jharkhand, India		PURCHASER Age:30			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	CHANDRA KESH SINGH S/o-D/o RAM SUBHAG SINGH Address1 - NEAR DOON PUBLIC SCHOOL, KUSUM VIHAR KOYLA NAGAR, DHANBAD, Address2 - , , , Jharkhand PAN No.:			

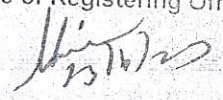
Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	CHANDRA KESH SINGH Address1 - NEAR DOON PUBLIC SCHOOL, KUSUM VIHAR KOYLA NAGAR, DHANBAD, Address2 - , , , Jharkhand			

Signature of Operator

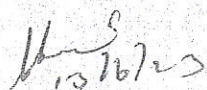
Seal and Signature of Registering Officer

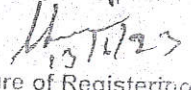


Above signature & thumb Impression are affixed in my presence.

Above mentioned, (SANJAY SHARMA , SANDEEP SHARMA , SUMIT SHARMA , PINKI SHARMA), has/have admitted the execution before me. He/ She/ They has / have been identified by (CHANDRA KESH SINGH) Son/Daughter/Wife of (RAM SUBHAG SINGH) resident of (NEAR DOON PUBLIC SCHOOL, KUSUM VIHAR KOYLA NAGAR, DHANBAD) and by occupation (Business).




Signature of Registering Officer


Seal and Signature of Registering Officer

Date:- 13-Jun-2023

Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 13 x 321540=4180020	
2	Constructed Property Valuation	1. 3520 x 1716 x 0.90=5436288	₹41,80,020/-
A	Total		₹54,36,288/-
Note : Final Valuation is Rounded to Next 100/-			₹96,16,308/-
Total Valuation (A)			
Total Amount in Words : Ninety Six Lakhs Sixteen Thousands Four Hundred Rupees Only.			₹96,16,400/-

Land measurement, Sub Part and House No.	Property Boundaries East: D D MANDAL, West: M ANSARI, South: 60 FEET WIDE ROAD, North: PROPERTY OF P.M PRASAD/ D MISHRA
Area	Land area : 13.00 Decimal, Area of Constructed Property : 3520.00 Square Feet, Have Depreciation certificate : Yes , Age : 21 to 30 years , Certificate number : , Residential Usage Type : House , GST NUMBER : , Builder Name : , Builder Address :
Other Description of the Property	Pin Code - 826005, Building Name - DOUBLE STORIED HOUSE
Government/Market Value	9616308
Transaction Amount	10100000

SELLER	- Mr. SANJAY SHARMA , Address - KUSUM VIHAR, P.O- B.C.C.L TOWNSHIP, P.S- SARAIHELIA, DIST- DHANBAD- , Father/Husband Name LATE DURGA PRASAD SHARMA , PAN No. - *****326N, Permission Case No. - , Aadhaar No. *****4074
	- Mr. SANDEEP SHARMA , Address - KUSUM VIHAR, P.O- B.C.C.L TOWNSHIP, P.S- SARAIHELIA, DIST- DHANBAD- , Father/Husband Name LATE DURGA PRASAD SHARMA , PAN No. - *****231E, Permission Case No. - , Aadhaar No. *****5033
	- Mr. SUMIT SHARMA , Address - KUSUM VIHAR, P.O- B.C.C.L TOWNSHIP, P.S- SARAIHELIA, DIST- DHANBAD- , Father/Husband Name LATE DURGA PRASAD SHARMA , PAN No. - *****964P, Permission Case No. - , Aadhaar No. *****8463
	- Mrs. PINKI SHARMA , Address - KUSUM VIHAR, P.O- B.C.C.L TOWNSHIP, P.S- SARAIHELIA, DIST- DHANBAD- , Father/Husband Name WIFE OF LATE SUVIR SHARMA , PAN No. - *****580P, Permission Case No. - , Aadhaar No. *****8215
PURCHASER	- Mr. MANTU KUMAR PANDEY , Address - NEAR HARI MANDIR, LOWER CHOUTHAI KULHI JHARIA, P.S- JHARIA, DIST- DHANBAD- , Father/Husband Name NARAD PANDEY , PAN No. - *****076A, Permission Case No. - , Aadhaar No. *****2006

Witness Information	Mr. CHANDRA KESH SINGH , Address - NEAR DOON PUBLIC SCHOOL, KUSUM VIHAR KOYLA NAGAR, DHANBAD- , Father/Husband Name -RAM SUBHAG SINGH
---------------------	---

Identifier Details

Mr. CHANDRA KESH SINGH , Address - NEAR DOON PUBLIC SCHOOL, KUSUM VIHAR KOYLA NAGAR, DHANBAD-,
Father/Husband Name-RAM SUBHAG SINGH

Fee Rule: Sale Deed

1	Stamp Duty	4,04,000
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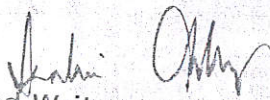
1	SP	1,020
Total		1,020

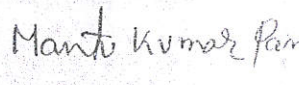
Fee Rule: Sale Deed

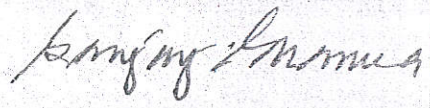
1	A1	3,03,000
2	LL	3
3	PR	1
Total		3,03,004

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.


Deed Writer / Advocate


Vendee / Claimant


Vendor / Executant

Sandeep Sharma
Sunit Sharma
पिंकली शर्मा

Token No.: 202300077781

CERTIFICATE

Office of the SRO - Dhanbad

This Sale Deed was presented before the registering officer on date 13-Jun-2023 by SANJAY SHARMA, S/O, D/O, W/O LATE DURGA PRASAD SHARMA resident of KUSUM VIHAR, P.O.- B.C.C.L TOWNSHIP, P.S- SARAIDHELA, DIST- DHANBAD .

This deed was registered as Document No:- 2023/DHAN/3637/BK1/3295 in Book No :- BK1, Volume No :- 383 from Page No :- 509 to 576 at, office of SRO - Dhanbad

Date:- 13-Jun-2023

Registering Officer





Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 66b58a613d8fe3e0265e

Receipt Date : 12-Jan-2024 11:49:59 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Document Type : Partnership

District Name : Dhanbad

Stamp Duty Paid By : PANDEY BUILDERS

Purpose of stamp duty paid : Partnership Deed

First Party Name : PANDEY BUILDERS

Second Party Name : AS APPLICABLE

GRN Number : 2400174197

NOTARY
DHANBAD

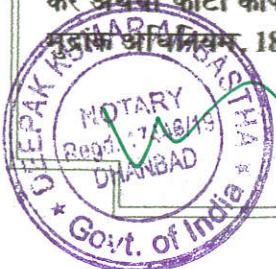
Sl. No. 42 Date 12 JAN 2024

-: This stamp paper can be verified in the jharnibandhan site through receipt number :-



This Receipt is to be used as proof of payment of stamp duty only for one document. The use of the same receipt as proof of payment of stamp duty in another document through reprint, photo copy or other means is penal offence under section-62 of Indian Stamp Act, 1899

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 दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।



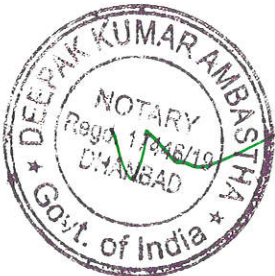
Partnership Deed

THIS INDENTURE OF PARTNERSHIP is made this 10th day of **January** Two thousand Twenty Four.

BETWEEN

1. **Sri Dinesh Pandey (PAN: EYQPP2689E)**son of Narad Pandey by nationality Indian, by faith Hindu, by occupation business residing at Near Hari Mandir, Lower Chouthai Kulhi Jharia Dhanbad 828111 hereinafter referred to as the party of the **FIRST PART** (which expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include his heir's executors administrators legal representatives and assigns)
2. **Sri Ganesh Pandey (PAN: BFIPP1576C)**son of Narad Pandey by Nationality Indian, by faith Hindu by occupation business residing at 120, Near Hari Mandir, Lower Chouthai Kulhi Jharia Dhanbad 828111 hereinafter referred to as the party of the **SECOND PART** (which expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include his heir's executors administrators legal representatives and assigns)
3. **Sri Mantu Kumar Pandey (PAN: BSGPP0076A)**son of Narad Pandey by Nationality Indian, by faith Hindu by occupation business residing at 120, Near Hari Mandir, Lower Chouthai Kulhi Jharia Dhanbad 828111 hereinafter referred to as the party of the **THIRD PART** (which expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include his heir's executors administrators legal representatives and assigns)
4. **Sri Ramesh Pandey (PAN: CAFPP9519N)**son of Narad Pandey by Nationality Indian, by faith Hindu by occupation business residing at 120, Near Hari Mandir, Lower Chouthai Kulhi Jharia Dhanbad 828111 hereinafter referred to as the party of the **FOURTH PART** (which expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include his heir's executors administrators legal representatives and assigns)

WHEREASthe parties hereto of the First, Second, Third, and Fourth Parts have joined together and started a partnership business of **Development and Construction of Real Estate Projects** under the name and style of '**PANDEY BUILDERS.**' with effect from 10th Jan 2024



Dinesh Pandey Ganesh Pandey Mantu Kumar Pandey Ramesh Pandey

AND WHEREAS the above named four parties to this Indenture in order to have their functions as partners fully described in a Deed of Partnership to safeguard their respective rights and interests in the aforesaid co-partnership against any future misunderstanding, disagreement or dispute amongst themselves or their heirs or successors-in-interest whether during the continuance or at the determination of this partnership affairs have agreed amongst themselves to record in writing the terms and conditions of the said partnership.

NOW THIS INDENTURE WITNESSETH that in pursuance of aforesaid agreement the parties hereto do hereby mutually covenant with each other that they _____ have _____ become _____ and shall continue as partners in the aforesaid business upon the terms and subject to the conditions and stipulations hereinafter contained in the following articles that is to say:

NAME:

01. THAT the name and style of the partnership shall continue to be 'PANDEY BUILDERS' and this firm shall be deemed to commence business on and from 10th Jan 2024.

ADDRESS:

02. THAT the office of the firm shall be at 854 Nawadih Near Bartand B. Polytechnic Dhanbad 828130, P.S.-Dhanbad, District-Dhanbad, Jharkhand and/or at such other place or places as shall be found more convenient and agreed upon by the partners hereof from time to time and the firm shall be entitled to open and/or close any branch or branches under any name or names and at any place or places as the partners hereof shall decide.

NATURE OF BUSINESS:

03. THAT the partnership business shall continue to be that of **Development and Construction of Real Estate Projects**, and with the consent of all the partners hereof the firm shall be entitled to carry on any trade or business or manufacture or deal in any commodity or commodities either as principals or agents or otherwise.

INTEREST ON CAPITAL:

04. THAT the capital of the firm shall be the aggregate of such sum or sums which shall appear in the books of account of this partnership to the credit of each of the above named four parties hereof in their respective capital accounts. The partners contributing capital shall not be entitled to interest _____ Capital.



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OTHERBORROWINGS:

05. THAT in addition to the capital contributed by the partners any further money required by the firm may be raised as loan from bank or other lenders on terms and conditions and at rates of interest as may be available from time to time.

ACCOUNTINGYEAR:

06. THAT the first year's accounts shall be closed on 31st March 2024 and thereafter the accounting year of the firm shall be from 1st April to 31st March of each calendar year. That accounts of the partnership of each year shall be made up and drawn and profit/loss of the business shall be ascertained and entered in the respective accounts of the partners which shall be binding on both the parties.

BOOKSOFACTOUNT:

07. THAT regular proper books of accounts shall be maintained for the partnership business.

BANKINGACCOUNT:

08. THAT both the partners hereto shall be either jointly or severally be entitled to act on behalf of the partnership for opening or closing accounts in banks signing cheques taking overdrafts from banks presenting documents for registration or in other offices courts bills hundies or any other paper of documents which may be required to be signed on behalf of the firm.

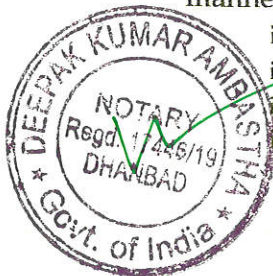
CAPITALINTRDUCTION:

09. THAT the Initial Capital of the Partnership Firm shall be contributed by the partners. Initial capital of the Firm is decided at Rs. /-(Rupees) and shall be contributed in following Manner:

- i) Sri Dinesh Pandey: Rs 50000/-
ii) Sri Ganesh Pandey : Rs 50000/-
iii) Sri Mantu Kumar Pandey : Rs 50000/-
iv) Sri Ramesh Pandey : Rs 50000/-

Any Further Investment which will be required for Development of the Real Estate Project will be contributed by the partners in the following manner:

- i) Sri Dinesh Pandey: 25 %
ii) Sri Ganesh Pandey : 25 %
iii) Sri Mantu Kumar Pandey: 25 %
iv) Sri Ramesh Pandey : 25 %



NOTARY
DHANBAD

Dinesh Pandey Ganesh Pandey Mantu Kumar Pandey Ramesh Pandey

PROFIT & LOSS ACCOUNT:

10. THAT the net profit or loss as the case may be of the partnership business after deducting remuneration payable to partners in accordance with this Deed of Partnership or any Supplementary Deed as may be executed by the Partners shall be divided and distributed amongst the partners in the following proportion:

1.	Sri Dinesh Pandey:	25 %
2.	Sri Ganesh Pandey :	25 %
3.	Sri Mantu Kumar Pandey :	25 %
4.	Sri Ramesh Pandey :	25 %

		100% (CENT PERCENT)

OTHERS:

11. THAT the books of account and other documents relating to the partnership business shall be kept at the place of business and shall not be removed from there without the consent of the other partner. Each partner shall have full and each access to the books of account and documents at all reasonable hours and shall be at liberty to inspect and to take such extracts therefrom as he may deem fit.
12. THAT each partner shall be just and faithful to the other partners and shall at all time give to them full information and truthful explanations without any concealment or suppression of all matters within his knowledge relating to the affairs of the partnership and work honestly and diligently for the firm thereby affording every assistance in his power in carrying on the business of the firm to their utmost mutual benefit.
13. THAT no partner shall without the consent in writing of the other partners enter into any bond become bound as bailee or stand surety or security with or for any person or persons of willingly do or suffer or cause to be done any act deed matter or thing whereby the capital property or goodwill of the firm may be seized attached extended or taken into execution.
14. THAT no partner shall without the consent in writing of the other partners sell mortgage or otherwise charge alienate or transfer his shares in the firm or any part thereof to any outsider.
15. THAT each partner shall discharge his private debts or liabilities if any and shall always keep the firm and the other partners indemnified against any losses or damages for any of his personal liabilities.
16. THAT the partnership shall not be liable for any debts or liabilities contracted or incurred by any of the partners hereof in his personal capacity and not for



the purpose or benefit of the partnership concern and without the previous consent to that effect in writing of the other partners hereof.

Dinesh Pandey Ganesh Pandey Mantu Kumar Pandey Ramesh Pandey

17. THAT a partner may retire from the partnership business at any time after giving clear thirty days' notice in writing to the other partners and on expiry of the date mentioned in the said notice such partner shall cease to be a partner on and from such date.
18. THAT the partnership may not dissolve on the death or retirement of any of the parties hereto but may be continued to be carried on by the surviving or remaining partners by taking in new partner or partners in his place as the continuing partners may decide.
19. THAT in case of retirement or death as referred to in Clause Nos.17 & 18 the profit/loss upto the period of such retirement or death may be ascertained on time basis after close of the year of account in which the said event took place and the amount standing in his credit or debit including profits or losses upto the said date shall be adjusted if it is found that the account of retiring or deceased partner shows a debit balance he or his heirs as the case may be shall within two months thereof pay the debts standing in his name in the books of the firm and if it is found that the retiring or deceased partner's accounts shown a credit balance the said credit amount together with interest at the rate of twelve percent per annum shall be paid to him (to the retiring partner) or to the heirs or legal representatives of the deceased partner as the case may be within one year from the end of the year of account in which such event took place unless agreed otherwise amongst the parties. In all event of retirement or death the goodwill of the firm shall always belong to the continuing or surviving party as the case may be and the retiring or deceased partner or anybody claiming through him will have no right title interest or claim in the goodwill of the firm.
20. THAT all matters of differences or disputes and all questions whatsoever which may or shall either during the continuance of this partnership or at the determination arise between the parties hereof or their heirs or legal representatives in regard to any matter or thing relating to this partnership or to the construction or application of any clause herein contained or to any account calculation or division to be made hereunder or to any act deed or omission or any partner hereof or to the rights duties or liabilities of any person under these presents shall forthwith be referred to arbitration according and subject to the provisions of the Arbitration & Conciliation Act, 1996 or any other statutory modifications thereof for the time being in force.
21. THAT each of the partners shall be liable to pay his share of the Income-tax and the taxes assessed against the firm shall be paid on behalf of the firm and shall be treated as establishment expenses of the said partnership.
22. THAT in all other matters not hereinbefore otherwise expressly provided for the Arbitration & Conciliation Act, 1996 or any other statutory modifications thereof in force for the time being shall apply.
23. THAT the terms of this partnership except Article No.10 of these presents may be altered varied rescinded modified and/or added to by



mutual consent of the partners hereof to be either expressed in writing or implied from conduct.

Dinesh Pandey Ganesh Pandey Mantu Kumar Pandey Ramesh Pandey

IN WITNESS WHEREOF the aforesaid four parties to these presents have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED & DELIVERED BY THE WITHIN NAMED FOUR PARTIES AT DHANBAD IN THE PRESENCE OF:

Witnesses

1. Virekanand

2. Nara L Pandey

PANDEY BUILDERS
Dinesh Pandey
1. (Sri Dinesh Pandey) Partner
Party of the first part.

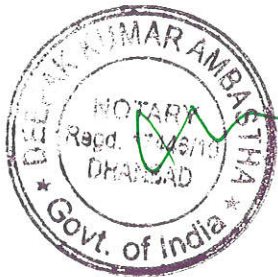
PANDEY BUILDERS
Ganesh Pandey
2. (Sri Ganesh Pandey) Partner
Party of the Second part.

PANDEY BUILDERS
Mantu Kumar Pandey
3. (Sri Mantu Kumar Pandey) Partner
Party of the third part.

4. (Sri Ramesh Pandey)
Party of the fourth part.

PANDEY BUILDERS
Ramesh Pandey
Partner

W 12/01/24



**NOTARY
DHANBAD**
Authorised
u/s 8 (I) (e) of Notaries Act
1952 (Act No 52 of 1952)

*declined by me
12.1.2024*