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सत्यमेव जयते

# INDIA NON JUDICIAL Government of Jharkhand

## e-Stamp

Certificate No.	: IN-JH15227559691700R
Certificate Issued Date	: 14-Mar-2019 11:54 AM
Account Reference	: SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
Unique Doc. Reference	: SUBIN-JHJHSHCIL0119653428993651R
Purchased by	: MAHESH PRASAD
Description of Document	: Article 23 Conveyance
Property Description	: LAND
Consideration Price (Rs.)	: 7,24,000 (Seven Lakh Twenty Four Thousand only)
First Party	: GARIB RAM SHAW
Second Party	: MAHESH PRASAD
Stamp Duty Paid By	: MAHESH PRASAD
Stamp Duty Amount(Rs.)	: 29,000 (Twenty Nine Thousand only)



Please write or type below this line

नियम 21 के अधीन और अधिनियम  
माशुकाती एक्ट की धारा 46(1)(b) के अधीन  
जा ग्राह्य है और इण्डियन स्टाम्प एक्ट-1899  
की अनुसूची 1 या 1 के 23 के अधीन  
यथावत स्टाम्प लगाया गया है। अथवा टिकट  
कथी न विमुक्त है या स्टाम्प - शुल्क अपेक्षित  
नहीं है।

15/3/19

नियम 21 के अधीन

15/3/19

नामा ₹  
रक IV नामा ₹

Garib Ram

Shaw  
14-3-19

SR 0001771972

### 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.

R. Raviya Dhanbad. Rs. 7,24,000/- stamp 29000/-

भूमि संबंधी कागजातों को जांच.

online fees paid Rs. 22414/- dt 14-3-19

G. R. N NO. 1900698466.

तपशील वर्गीत जमीन का मूल्य माग दरिफा  
के अनुसार निर्धारित न्यूनतम मूल्य में कम नहीं।

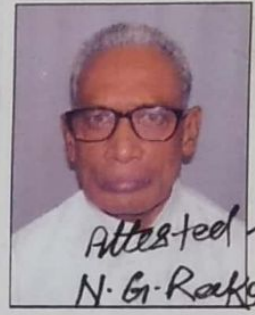
15/3/19

अंचल अधिकारी धनबाद से प्राप्त सूची  
अनुसार दस्तावेज में वर्णित गी. सरायडेला  
नम्बर 08 के नया खाता नं० सहदर  
निम्नलिखित धात से बाहर है/सूची बंद नही है।

15/3/19

Garib Ram Shaw

14-3-19



Attested by  
N. G. Rakshit



:- विक्रय-पत्र केवाला दस्तावेज:-

Recd Paid

AGY 21,720.00  
Sider 3.00  
PAL. 100  
21,724.00

15/3/19.

बिक्रेता:-

श्री गरीब राम साव, पिता स्व० किष्टो साव, जाति-तेली पेशा-सेवा-  
निवृत्त, साकिन-मण्डल-पाडा सरायडेला, थाना-सरायडेला, जिला-धनबाद,  
झारखण्ड {भारतीय} आधार क्रमांक-2361 3163 9560 है।

क्रेता:-

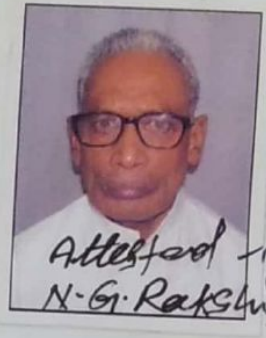
श्री महेश प्रसाद, पिता श्री श्रीनाथ महतो, जाति-तेली, पेशा-व्यवसाय  
साकिन-मण्डल-पाडा सरायडेला, थाना-सरायडेला, जिला-धनबाद, झार-  
खण्ड {भारतीय} आधार क्रमांक-2750 6053 8392 है।

विक्रय-पत्र { केवाला दस्तावेज }

मूल्य:-7,24,000/-रुपये { सात लाख चौबीस हजार रुपये }



15/3/19 को 10/1/19  
 जिला पंचायत/अधिसूचना में जिला अवर निबंधक  
 के कार्यालय धनबाद में लेख्यकारी दफ्तर या अवर निबंधक  
 द्वारा प्रमाणित प्रस्तावना संख्या 200/19 अर्थात्  
 लेख्यकारियों या दफ्तरों के एक श्री गरीब राम शर्मा  
 पिता/पति का नाम श. वि. शर्मा जिला धनबाद  
 नाम मुसलपड़ा कसमठोला में लिए पेश किया  
 तैल  
 निबंधक पदाधिकारी का हस्ताक्षर  
 15/3/19



Garib Ram Shaw



सलाना मालगुजारी-10 पैसा, मालिक जमींदार-झारखण्ड सरकार, अंचल कार्यालय-धनबाद, जिला-धनबाद।

Guril Ram Shaw  
14-3-19

बिबरण जमीन-

जिला धनबाद चौकी सदर रजिस्ट्री ऑफिस धनबाद, अंचल एवं थाना-धनबाद हाल थाना-सरायखेला के अन्तर्गत "सरायखेला" मौजे में रेयती स्वत्व की जमीन, मौजानं०-08 नया खाता नं०-163 & एक सौ तिरसठ & पुराना खाता नं०-77 नया प्लोट नं०-2180 & दो हजार एक सौ अस्ती & पुराना प्लोट नं०-3363 अंश रकवा-1.65 कठ्ठा, यानि-2.72 डिसिमिल जमीन यह केवाला दस्तावेज द्वारा आपको बिक्री किया, जो यह केवाला दस्तावेज के साथ नत्थी की गई नक्शा में "लाल" रंग से दिखाया गया है, उक्त जमीन अन्य सड़क पर आवासीय है, वार्ड संख्या-24 में अवस्थित है, जिसका होल्डिंग नं०-0240002272000 सम० है।

जिसका चौहद्दी

पुरब :- नया प्लोट नं०-2179 एवं 2183, महेश प्रसाद,  
पश्चिम:- नया प्लोट नं०-2181 एवं 2177  
उत्तर :- नया प्लोट नं०-2180 का अंश,  
दक्षिण :- नया प्लोट नं०-2183 महेश प्रसाद ।

उक्त जमीन का खतियान विगत साविक सर्वे नापी के समय प्रयाग महतो सह अन्य के नाम से दर्ज हुआ है। उक्त प्रयाग महतो के देहान्त के बाद उनके दो पुत्र किष्टो साह एवं काली चरण साह सम अंश में वारीश हुए, और उक्त किष्टो साह के देहान्त के बाद में & बिक्रेता & सह मेरे भाई वारीश हुए, और मैं वारीशान सूत्र से आपसी बटवारा के मुताबिक नीज अंश में प्राप्त कर अंचल कार्यालय-धनबाद के जमाबन्दी संख्या-77 में सलाना मालगुजारी अदाय देते हुए अपना निजांश जमीन सम्पूर्ण निर्दायि और निर्विवाद हालत में आपको बिक्री किया।

उक्त जमीन का ऑन लाईन पंजी-11 में वर्तमान भाग संख्या-1 पृष्ठ संख्या-163 में मेरे पिता किष्टो साह सह अन्य के नाम से दर्ज हुआ है।

उक्त जमीन सरकार द्वारा अधिग्रहित नहीं है जैसे गैर मजबूत भूदान वन-विभाग तथा आदिवासी खाता का नहीं है साथ ही यह दस्तावेज के अंकित कथा से बिक्रेता एवं क्रेता सन्तुष्ट तथा सहमत है।



Gaile Ram Saw  
14-3-19

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चुंकि बिक्रय-पत्र का बिबरण यह है कि मूझे सतारिक खर्च के लिए रूपये की अति आवश्यकता आ जाने से उक्त जमीन बिक्री करने के लिए घोषणा करने पर आप खरीद करने के लिए राजी हुए इस प्रकार दोनो पक्षों की सहमति से उक्त जमीन का मूल्य-7,24,000/-रूपये तय हुआ और आज हम आपसे उक्त तय-कृत मूल्य का कुल रूपये प्राप्त कर उक्त जमीन आपको बिक्री कर सदा के लिए निःस्वत्व हुए एवं आपको दखलकार किया तथा दखल दिया ।

उपरोक्त जमीन पर मेरा जिस प्रकार का हक-अखित्यार दावी-दावा आदि था, आज तारिख से आपका हुआ आप उक्त जमीन पर मकान आंगन कुँआ बगान बागीचादी तैयार कर नीज वसवास या किराया बन्दोबस्त कर अपना ईच्छानुसार दान बिक्री आदि सर्व प्रकार के हस्तान्तर का मालिक होकर बंश परम्परा से पुत्र-पौत्रादि एवं वारीसन के साथ सदा के लिए भोग दखल करते रहे इसमें हम या हमारा वारीसन किसी प्रकार का वजुर या स्तराज नहीं कर सकता है और करने पर भी वह कानूनन यह केवाला दस्तावेज के द्वारा सम्पूर्ण बातिल और नाम-जुरहोगा।

उपरोक्त जमीन का सलाना मालगुजारी मालिक जमींदार झारखण्ड सरकार को बराबर आदाय देकर आप अपने नाम से दाखिल-खारीज करवा कर सलाना मालगुजारी का रसीद हासिल करेंगे।

उपरोक्त जमीन मेरा खास दखल में है कभी किसी प्रकार का दान बिक्री हस्तान्तर बंधक आदि नहीं किया हुआ है अगर भविष्य में किसी प्रकार का दान बिक्री हस्तान्तर बंधक आदि पाया जाय और उससे आपको या आपके बंशज को क्षति पहुचे तो हम या हमारा वारीसन क्षति पुरण का देन दार होगा या होंगे।

अतः हम अपना स्थिर बुद्धि और सरल मन से बिचार कर मूल्य का पुरा रूपये पाकर एवं समझ-बुझकर यह बिक्रय-पत्र लिख कर सम्पादन कर

Gauri Ram Shaw  
14-3-19

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दिया कि समय पर काम आवें। ईति दिनांक- 14-03-2019

क्रेता का छाया चित्र



Mahesh Prasad  
14/03/2019

Attested by  
N.G. Rakshit



प्रमाणित किया जाता है कि विक्रेता एवं क्रेता का छाया चित्र दस्तावेज में लगा है, के बाये हाथ के अंगुलियों का निशान मेरे सामने लिया गया है एवं दस्तावेज का प्रारूप बनाया एवं दोनों पक्षों को पढ़कर सुनाया एवं समझा दिया।

नारु गोपाल रक्षित  
साठ खमवाड़  
लाठ नर ४/६३

-: गवाहगण: -

॥१॥ Anur kumar shree 14-3-19  
S/O Sree Gauri Ram Shree  
Saraidhela Dhanbad

॥२॥ Samej k. Singh. 14-3-19  
3/0 Lt Mithilesh kumar Singh  
Veer Kunwar Singh Nagar  
Saraidhela Dhanbad  
Pin 826004  
Mob - 9122121299,  
Aadhar no - 295092284724



Seller:- Garib Ram Shaw s/o Kisto Shaw of Mandal Para Saraidhela. P.S. Saraidhela. Dist. Dhanbad.

Purchaser:- Mahesh Prasad s/o Srinath Mahato of Saraidhela. Mandal Para. Near Aditya Apartment, Dhanbad.

Schedule:- Mouza. Saraidhela. No. 8. P.S. Saraidhela. New Khata No. 163 Old Khata No. 77, New Plot No. 2180. Old Plot No. 3363 Area 1.65 Katha or 2.72-Deci.

Shown in red colour.

Boundary:- North:- Part of Plot No. 2180.

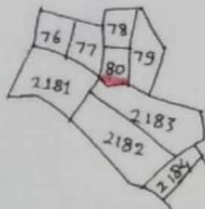
South:- New Plot No. 2183, Mahesh Prasad.

East:- New Plot No. 2179 & 2183, Mahesh Prasad.

West:- New Plot No. 2181 & 2177.



TRUE PY.



Not to Scale

Garib Ram Shaw  
14-3-19

Mahesh Prasad  
14/03/2019



हरियाणा सरकार

झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

रैयत का नाम, अभिभावक का नाम, रिश्ता

किष्टो साह वो काली चरण साह, पिता-प्रयाग साह आठ अंश समान, जाति-., निवासी-..... व मु. गगिया देवी, पति-रूपन साह एक अंश, जाति-., निवासी-..... व खिरु साह वो वीरु साह वो हीरु साह, पिता-रामु साह चार अंश समान, जाति-., निवासी-..... व उपेन्द्र साह वो टुप लाल साह वो नागेश्वर साव वो धनेश्वर साह, पिता-गन्धु साह आठ अंश समान, जाति-., निवासी-..... व मनी महतो, पिता-भीम महतो, जाति-., निवासी-..... व रघु महतो वो रिझु महतो वो दलु महतो, पिता-अर्जुन महतो छः अंश समान, जाति-., निवासी-..... व कालू साह, पिता-वीगु साह दो अंश, जाति-., निवासी-..... व मगरु साह, पिता-शीतल साह दो अंश, जाति-., निवासी-..... व नान्हु महतो वो भगतु महतो वो जगेश्वर महतो, पिता-बिहारी महतो सोलह अंश समान, जाति-तेली. निवासी-निजग्राम पत्रालय निजग्राम

जिला का नाम	धनबाद	अंचल का नाम	धनबाद	हलका का नाम	हलका-02	मौजा का नाम सरायटेला	खाता का प्रकार	रैयती
खेवट नम्बर		खाता नम्बर	163	थाना का नाम		थाना नम्बर	8	

खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
							रु	आ	पै	
(1)	(2)	(3)	क्रियारी संख्या (5)		(8)	(9)	(10)	(11)	(12)	(13)
163	2069	? ----- ? -----	सहन 0	0.000 एकड़	5.000 डिसमील	दखल नान्हु महतो वो भगतु महतो वो जगेश्वर महतो अंश समान	0	0	0	क
	2070	? ----- ? -----	मकान मय सहन 0	0.000 एकड़	3.000 डिसमील	दखल नान्हु महतो ईत्यादि अनुसार खेसरा 2069				क
	2071	? ----- ? -----	मकान 0	0.000 एकड़	8.000 डिसमील	दखल काली चरण महतो एक अंश वो नान्हु महतो एक अंश गंगीया वो पुरनी देवी वो सोहागी देवी एक अंश समान				क
	2182	? किष्टो साह ? वेलफेयर	बहाल 0	0.000 एकड़	25.000 डिसमील	दखल नान्हु महतो वो जागेश्वर महतो अंश समान				क
	2183	? निज ? चन्द्रकाला	बहाल 0	0.000 एकड़	26.000 डिसमील	दखल किष्टो साह वो काली चरण साह दो अंश समान वो गोगिया देवी वो सोहागी देवी वो पुर्णी देवी एक अंश समान वो खिरु साह वो विरु				क



					साह वो झगरू साव वो वमकेश साह वो रतन साह एक अंश समान	
2184	? ----- ? ----- -----	मोटी आर 0	0.000 एकड़	7.000 डिसमील	दखल संयुक्त	काबिल लगान
2270	? गरीवन महतो ? लक्षमण महतो	बहाल 0	0.000 एकड़	15.000 डिसमील		काबिल लगान
2272	? मेघु महतो ? आनन्द महतो	बहाल 0	0.000 एकड़	6.000 डिसमील	दखल नान्हु महतो ईत्यादि	काबिल लगान
2273	? मेघु महतो ? आनन्द महतो	बहाल 0	0.000 एकड़	5.000 डिसमील	दखल नान्हु महतो ईत्यादि अनुसार खेसरा 2070	काबिल लगान
2274	? मेघु महतो ? आनन्द महतो	बहाल 0	0.000 एकड़	5.000 डिसमील	दखल नान्हु महतो ईत्यादि अनुसार खेसरा 2070	काबिल लगान
2271	? ----- ? नान्हु महतो	बहाल 0	0.000 एकड़	8.000 डिसमील	अवैध दखल मेघु महतो	काबिल लगान
2070/3261	? ----- ? ----- -	मकान 0	0.000 एकड़	3.000 डिसमील	दखल खिरू महतो वो विरू लाल महतो पिता रामु लाल महतो दो अंश समान वो रतन वो कमलेश वो झगडु महतो पिता हीरा लाल महतो एक अंश समान जाति तेली निवासी निजग्राम तरफे संयुक्त	काबिल लगान
2177	? ----- ? ----- -	मकान 0	0.000 एकड़	9.000 डिसमील	दखल नन्द लाल महतो पिता सुचान महतो जाति कुर्मी निवासी निजग्राम	काबिल लगान
2178	? ----- ? ----- ---	मकान 0	0.000 एकड़	8.000 डिसमील	दखल सचिनन्दन महतो वो भुषण चन्द्र महतो पिता योगेन्द्र नाथ महतो अंश समान जाति कुर्मी निवासी निजग्राम तरफे संयुक्त	काबिल लगान
2180	? निज ? वेलफेयर	बहाल 0	0.000 एकड़	7.000 डिसमील	दखल किष्टो साह	काबिल लगान
2185	? वेलफेयर ? वेलफेयर	बहाल 0	0.000 एकड़	22.000 डिसमील	दखल मनी महतो	काबिल लगान
2186	? वेलफेयर ? वेलफेयर	बहाल 0	0.000 एकड़	18.000 डिसमील	दखल मनी महतो	काबिल लगान
2199	? ----- ? -----	बहाल 0	0.000 एकड़	10.000 डिसमील	दखल रघु महतो वो रिड्डु महतो वो दलु महतो एक अंश	काबिल लगान

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# DHANBAD MUNICIPAL CORPORATION

झारखण्ड नगरपालिका अधिनियम-2011 की धारा 152 (3) के अन्तर्गत स्वनिर्धारित किये गये सम्पत्ती कर की सूचना।

Memo No. : 150943130319050009

Date : 13-03-2019

प्रभावी : 1 2016-2017

श्री/श्रीमती/सुश्री GARIB RAM SHAW S/O LT KISTO SHAW ,

मोहल्ला SARAIHELDA DHANBAD , 9122121299

DHANBAD , 826001

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं. - 0240002272000M0 वार्ड सं. 24 हुआ है, आपके स्व. निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0/- रु. निर्धारित किया गया है। इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना		
क्रम सं.	Particulars	Amount (In Rs.)
1.	गृह कर	106.00
2.	जल कर	0.00
3.	शौचालय कर	0.00
4.	बिजली कर	0.00
5.	अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रति तिमाही)		106.00



नोट:-

1. कर निर्धारण की सूची, DHANBAD MUNICIPAL CORPORATION Website, [www.jharkhandsuda.net](http://www.jharkhandsuda.net) पर प्रदर्शित है।
2. नियमावली कंडिका 11.4 के आलोक में वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पत्ति कर का 50% होगा।  
हिदायत दी जाती है कि, वर्षा जल संरक्षण संरचना लगा कर निगम को सूचित करें तथा अतिरिक्त गृह कर से राहत पायें।
3. प्रत्येक वित्तीय वर्ष में सम्पत्ति कर का भुगतान त्रैमासिक देय होगा।
4. यदि किसी वर्ष के लिए सम्पूर्ण घृति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियायत दी जाएगी।
5. किसी देय घृति को निर्दिष्ट समयावधि (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं चुकाया जाता है, तो 1% प्रतिमाह की दर से साधारण ब्याज देय होगा।
6. यह कर निर्धारण आपके स्व-निर्धारण एवं की गई घोषणा के आधार पर की जा रही है, इस स्व-निर्धारण -सह-घोषणा पत्र की स्थानीय जांच यथा समय निगम करा सकती है एवं तथ्य गलत पाए जाने पर नियमावली कंडीका 13.2 के अनुसार निर्धारित शास्ति (Fine) एवं अंतर राशि देय होगा।
7. DHANBAD MUNICIPAL CORPORATION द्वारा संग्रहित इस सम्पत्ति कर इन इमरतों/ढांचों को कोई कानूनी हैसियत प्रदान नहीं करता है और/या न ही अपने मालिकों / टखलकार को कोई कानूनी अधिकार प्रदान करता है।
8. अगर आपके नये होल्डिंग नंओ का आखिरी अंक 5/6/7/8 है तो यह विशिष्ट संरचनाओं की श्रेणी के अन्तर्गत माना जायेगा।

**NOTE : This is a Computer generated receipt. This receipt does not require physical signature.**

To be signed by the Applicant





## Document Registration Summary 1

Date :-15-Mar-2019

- Government/Market Value: ₹722800/-
- Transaction Amount: ₹724000 /-
- Paid Stamp Duty: ₹29000 /-

*Gauri Ram Shaw*

On Date 15-03-2019 Presented at SRO - Dhanbad  
Signature of Presenter

SRO - Dhanbad

Receipt :

Receipt Date : 15-03-2019

Presenter Name: -

Stamp Duty

A1

LL

PR

SP

₹29000

₹21720

₹3

₹1

₹690

Total

₹51414

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	28960	29000	-40	E-STAMP	MAHESH PRASAD	• Certificate Number : IN-JH15227559691700R	29000
A1	21720	21720	0	GRAS	MAHESHPRASASD	• GRN Number : 1900698466 • DEPT Transaction Id : 3931b481875cea6d76a3 • Transaction Type :	21720
LL	3	3	0	GRAS	MAHESHPRASASD	• GRN Number : 1900698466 • DEPT Transaction Id : 3931b481875cea6d76a3 • Transaction Type :	3
PR	1	1	0	GRAS	MAHESHPRASASD	• GRN Number : 1900698466 • DEPT Transaction Id : 3931b481875cea6d76a3 • Transaction Type :	1
SP	690	690	0	GRAS	MAHESHPRASASD	• GRN Number : 1900698466 • DEPT Transaction Id : 3931b481875cea6d76a3 • Transaction Type :	690
Sub Total	51374	51414	-40				

Article : Sale Deed

Signature of Operator



Signature of Head Clerk



Signature of Registering Officer







OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Dhanbad

District Name :- Dhanbad

State Name :- Jharkhand

Deed Endorsement

Token No :- 20190000004569

Deed Type	Sale Deed
Fee Details	Stamp Duty :- Rs. 28960, A1 :- Rs. 21720, LL :- Rs. 3, PR :- Rs. 1, SP :- Rs. 690,
Property No.	1
Valuation Details	Value :- Rs.722799/- ,Transaction Amount :- Rs.724000/-
Property Details	District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Saraidhela Location :- Other Road, Saraidhela Word No 24 Property Boundaries :- East: NEW PLOT NO 2179 & 2183, MAHESH PRASAD, West: NEW PLO NO 2181 & 2177, South: NEW PLOT NO 2183 MAHESH PRASAD, North: PART OF NEW PLOT NO 2180 Volume Number - 1Page Number - 163Holding Number - 0240002272000M0Khata Number - 163Plot Number - 2180 Area Of Land :- 2.72 Decimal

Sh./Smt. GARIB RAM SHAW s/o/d/o/w/o LATE KISTO SHAW has presented the document for registration in this office





today dated :- 15-Mar-2019 Day :- Friday Time :- 12:43:54 PM





GARIB RAM SHAW(Individual)

Party Name	Document Type	Document Number
GARIB RAM SHAW	PAN/UID	236131639560

Sr.NO	Party Name and Address	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
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Sr.NO	Party Name and Address	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<b>GARIB RAM SHAW</b> Address1 - MANDAL PARA, SARAI DHELA, PS- SARAI DHELA, DIST - DHANBAD, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Garib Ram Shaw Address:- , , , mandal para, saraidhela, Nichitpur, , Dhanbad, 828127, , Jharkhand, India		SELLER Age:74			<i>Garib Ram Shaw</i>
2	<b>MAHESH PRASAD</b> Address1 - MANDAL PARA, SARAI DHELA, PS- SARAI DHELA, DIST - DHANBAD, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Mahesh Prasad Address:- , NEAR ADITYA APARTMENT, SARAI DHELA MANDAL PARA, DHANBAD, dhanbad, , Dhanbad, 828127, , Jharkhand, India		PURCHASER Age:40			<i>Mahesh Prasad</i>

**Identification:**

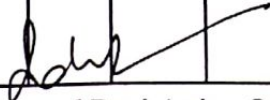
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>ANUP KUMAR SHAW</b> S/o-D/o GARIB RAM SHAW Address1 - NEAR KALYANI SAW MILL, SARAI DHELA, PS- SARAI DHELA, DIST - DHANBAD, Address2 - , , , Jharkhand PAN No.:			<i>Anup Kumar Shaw</i>

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
-------	------------------------	-------	-------	-----------



Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ANUP KUMAR SHAW Address1 - NEAR KALYANI SAW MILL, SARAIIDHELA, PS- SARAIIDHELA, DIST - DHANBAD, Address2 - , , , Jharkhand			

Signature of Operator



Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( GARIB RAM SHAW), has/have admitted the execution before me. He/ She/ They has / have been identified by (ANUP KUMAR SHAW) Son/Daughter/Wife of (GARIB RAM SHAW) resident of (NEAR KALYANI SAW MILL, SARAIIDHELA, PS- SARAIIDHELA, DIST - DHANBAD) and by occupation (Business).

  
Signature of Registering Officer

Date:- 15-Mar-2019

  
Seal and Signature of Registering Officer





## Pre Registration Docket

Date :- 14-03-2019 05:12 pm

Office Name :-

Token No:- 20190000004569

Article	Sale Deed
Pre Registration Date	14-Mar-2019
No. Of Pages	23
Stamp Duty	28960
Paid Stamp Duty	0
Total Fees	₹ 22,414.

Property Id: 53705

Valuation No. : 69289 / 2019	:- 2018-2019	User Id : 3286	Date : 14-March-2019 17:57:PM
State : Jharkhand	District : Dhanbad	Tahsil : Dhanbad	
Land Type : Urban	Corporation : Saraidhela	Village/City : Saraidhela	
Saraidhela Word No 24 - Other Road	-		
Volume Number - 1 ✓			
Page Number - 163 ✓			
Holding Number - 0240002272000M0			
Khata Number - 163 ✓			
Plot Number - 2180 ✓			
Valuation Rule : Residential Land			
Usage : Non Agri => Residential Land => Residential Land			
<b>Property Details</b>			
1	Land area	2.72 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2.72 x 265735=722799.2	₹7,22,799/-
A	Total		₹7,22,799/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹7,22,799/-
Total Amount in Words : Seven Lakh Twenty Two Thousands Seven Hundred And Ninety Nine Rupees Only.			



Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: NEW PLOT NO 2179 & 2183, MAHESH PRASAD, West: NEW PLO NO 2181 & 2177, South: NEW PLOT NO 2183 MAHESH PRASAD, North: PART OF NEW PLOT NO 2180
Area	Land area : 2.72 Decimal
Other Description of the Property	Pin Code - 826003
Government/Market Value	722799.2
Transaction Amount	724000

SELLER	-Mr. GARIB RAM SHAW, Address - MANDAL PARA, SARAIIDHELA, PS- SARAIIDHELA, DIST - DHANBAD- ,Father Name- LATE KISTO SHAW , PAN No.- ,Permission Case No.- , Aadhaar No. *****9560
PURCHASER	-Mr. MAHESH PRASAD, Address - MANDAL PARA, SARAIIDHELA, PS- SARAIIDHELA, DIST - DHANBAD- ,Father Name- SRINATH MAHATO , PAN No.- ,Permission Case No.- , Aadhaar No. *****8392

Witness Information	Mr. ANUP KUMAR SHAW , Address - NEAR KALYANI SAW MILL, SARAIIDHELA, PS- SARAIIDHELA, DIST - DHANBAD-, Father Name-GARIB RAM SHAW
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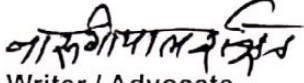
Identifier Details	Mr. ANUP KUMAR SHAW , Address - NEAR KALYANI SAW MILL, SARAIIDHELA, PS- SARAIIDHELA, DIST - DHANBAD-, Father Name-GARIB RAM SHAW
--------------------	--

Property Id:53705		
Sale Deed		
1	Stamp Duty	28,960


Property Id:53705		
Sale Deed		
1	A1	21,720
2	LL	3
3	PR	1
4	SP	690
Total		22,414

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



Vende / Claimant

Vendor / Executant



**Transaction Success!** Please Note Your Transaction Id.

Name	MAHESHPRASASD
Token No	20190000004569
Amount	22414
Transaction ID	3931b481875cea6d76a3
GRN	1900698466
CIN	10002162019031405986
Time	2019-03-14

Token No.: 20190000004569

## CERTIFICATE

Office of the SRO - Dhanbad

This Sale Deed was presented before the registering officer on date 15-Mar-2019 by **GARIB RAM SHAW**, S/O, D/O, W/O **LATE KISTO SHAW** resident of MANDAL PARA, SARAIIDHELA, PS- SARAIIDHELA, DIST - DHANBAD .,

This deed was registered as Document No:- 2019/DHAN/1566/BK1/1430 in Book No :- **BK1**, Volume No :- 114 from Page No :- 85 to 130 at, office of **SRO - Dhanbad**

Date:- 15-Mar-2019



Registering Officer





1126

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721 1000Rs.



*Handwritten signature*

Stamp Amendment Act-1988  
Schedule IA No. 22  
Fee Paid as under.



*Free Paid*  
AO 19,000-00  
Salar 2-50  
PE 94  
19003-44

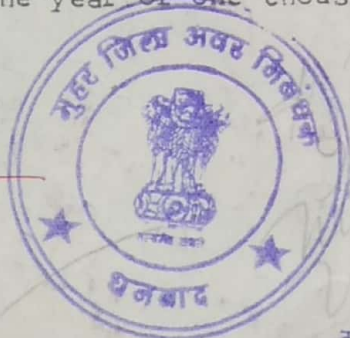
*Handwritten notes:*  
Have dhan Meharo  
Loushi tutea aham  
Gajiga Devi

*Handwritten calculations:*  
A 319  
D 55  
mo 25  
mb 4  
403

*Handwritten signature:* M. Das  
24/12/11  
*Handwritten signature:* R. S. R. D. Das  
24.12.11  
CENTRAL OF ASSURANCE  
CALCUTTA 713 00 00  
13.2.96

THIS INDENTURE is made on this the 13th day of February in the year of one thousand nine hundred and ninety six

*Handwritten calculations:*  
Slup 69850  
15 23750  
C.no 93600



*Handwritten notes:*  
Fall 30000

मार्ग दर्शिका पंजी के अनुसार जमीन का मुल्य 6,75,000  
रु० है, तथा निबंधन महानिरिक्षक रॉची झारखण्ड के  
पत्रांक 725 दि०-10-6-02 के आदेशानुसार, *महो. प्रसाद महरा*  
के द्वारा सत्यापित चालान No. 2, 3 दि० 24/12/11 द्वारा  
93,600 रु० का मुद्रांक शुल्क जमा किया गया है

*Handwritten signature:* M. Das  
24/12/11



5

1000Rs.



*Hanadha Mahato as a  
Contributed attorney of  
Gangia Devi*

- : 2 : -

Christian Era ~~BETWEEN~~ GANGIA DEVI wife of late Rupan Mahato  
by faith Hindu by Caste Teli by occupation Housewife,  
resident of Saraidhella P.S. dhanbad in the District of

*RECORDED IN REGISTER*



- : 2A : -

Dhanbad in the State of Bihar hereinafter called the  
 VENDOR . The vendor represented through her constituted  
 attorney namely HARADHAN MAHATO ;

*Haradhan Mahato as a  
 Constituted attorney of  
 Vendor*

INDIA NON JUDICIAL  
 1000 RUPEES



- : 3 : -

son of late Falu Mahato by faith Hindu by occupation Cultivation resident of Saraidhella P.S. Dhanbad in the District of Dhanbad in the State of Bihar, by virtue of a General power of attorney, by Notary Public, Dhanbad, Vide No.34 dated 2.2.1996 for the year of 1996 (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the ONE PART :

A N D SRI MAHESH PRASAD MAHATO son of Sri Srinath Mahato, resident of Saraidhella P.S. Dhanbad in the District of Dhanbad in the State of Bihar, by faith Hindu, by occupation Cultivation Indian Citizen hereinafter called the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the OTHER PART :

*Have been Mahato as a constituted attorney of Gargi Devi*

WHEREAS the property hereby conveyed is the ancestral property of the vendor which she has obtained by way of inheritance it is coming under its peaceful possession and she is fully competent to sell it as owner thereof.

AND WHEREAS the vendor is in need of money for the various purposes for which she intended to sell the property in question the vendee having come to know of it approached the vendor and after negotiation the matter for the sale of the aforesaid land has been finalised for a sum of Rs.30,000/- (Rupees Thirty thousand only) as agreed between the parties concerned.



SCHEDULE OF THE PROPERTY :

ALL THAT piece or parcel of agricultural land measuring an area of 36½ Decimals, situated at Mouza Saraidhela, P.S. Dhanbad in the District of Dhanbad in the State of Bihar, sub registry office, Dhanbad, Annual rent payable to Bihar Govt. A plan annexed herewith shown in RED border, Khata No. Plot No. and area as follows :- Mouza Saraidhella, Mouza No.8,

<u>Khata No.</u>	<u>Plot No.</u>	<u>Area</u>
77	,3362	30½ Dec.
77	,3368	04 Dec.
92	3215	<u>02 Dec.</u>
		36½ Dec.

Boundary of Plot No. 3362 and 3368

North : B.C.C. L Boundary & Mahato Colony.

South : Makru Mahato & Jageshwar Mahato.

East : B.C.C.L.

West : Plot No. 3360

Boundary of Plot No. 3215

North : Khiru Mahato.

South : Garib Ram Shaw.

East : Kali Pada Mahdal.

West : Khiru Mahato.

*Hasan dhan Mahato as a  
constituted attorney of Basia Devi*



- : 6 : -

WHEREAS the entire amount of Rs.30,000/- (Rupees Thirty thousand only) has already been received by the vendor from the purchaser prior to the execution of this sale deed.

IN WITNESS WHEREOF the said vendor has set and subscribed his respective hands the day month and year first above written.

SIGNED AND DELIVERED at Calcutta  
in the presence of :-

1. *Handwritten signature*  
*(11/11/68)*  
*Handwritten name*

*Haradhan Mahanta*  
*as a Constituted*  
*attorney of Crozier Devi*

SIGNATURE OF THE VENDOR :

2. *Bablu Ray*  
*Howrah.*  
*Khilar.*

*Drafted by me*  
*K. C. Karaniker*  
*Advocate*  
*Calcutta.*

11  
 PART PLAN OF MOUZA SARAI DHELA SHOWING THE LAND COLOURED IN RED  
 SOLD BY:- SRI HARADHAN MAHATO S/O LATE:- FOLU MAHATO AT. & P.O SARAI DHELA  
 DIST. DHANBAD MOUZA NO. 8 KHATA NO. 77 IN PLOT NO. 3362 AN AREA OF -  
 30 <sup>1</sup>/<sub>2</sub> DEC. ~~AND~~ PLOT NO. 3368 AREA 04 DEC. AND KHATA NO. 92 PLOT NO. 3215 AREA  
 02 DEC. TOTAL AREA 36 <sup>1</sup>/<sub>2</sub> DEC.

TO THE HAND OF SRI MAHESH PRASAD MAHATO. 05/10  
 SRI SRINATH MAHATO -  
 AT. & P.O. SARAI DHELA, DIST. DHANBAD.



CHOUHADI OF

OF PLOT NO. 3362 AND 3368  
 N:- B.C.C.L. Boundary & MAHATO Colony.  
 S:- Mahyu Mahato & Jagajshwar Mahato.  
 E:- B.C.C.L.  
 W:- PLOT. NO. 3360 ~~AND 3363~~

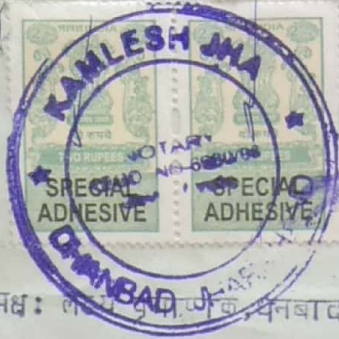
OF PLOT NO 3215  
 N:- Khiru Mahato.  
 S:- Garib Ram Show.  
 E:- Kali Pada Mandal.  
 W:- Khiru Mahato.

TRUE COPY  
 FROM SHEET NO. 2  
 MOUZA SARAI DHELA  
 SCALE:- 1" = 330' 0"

AK. Roy.  
 D. Man.  
 DRAWN BY:-

Haradhan Mahato as a  
 constituted attorney of  
 Uragia Devi





समक्ष: लक्ष्मण प्रसाद, धनबाद।

शपथ-पत्र

**NOTARY  
DHANBAD**

मैं, महेश प्रसाद पिता श्रीनाथ महतो, उम्र लगभग 39 वर्ष, धर्म हिन्दू, पेशा साकिन- सरायद्वेला मंडल पाड़ा, पो. ब थाना -सरायद्वेला, जिला- धनबाद राज्य झारखण्ड, शपथ पूर्वक बयान करता हूँ कि-

- 1- कि, अंचल धनबाद अंतर्गत मौजा सरायद्वेला मौजा नं. 8 खाता नं. 92 प्लॉट नं. 3258 रकवा  $2\frac{1}{2}$  डी. प्लॉट नं. 3262 रकवा 3 डी. दोनों प्लॉटों का कुल रकवा  $5\frac{1}{2}$  डी. तथा खाता नं. 77 प्लॉट नं. 3257 रकवा 2 डी. प्लॉट नं. 3263 रकवा  $1\frac{1}{2}$  डी. दोनों प्लॉटों का कुल रकवा  $3\frac{1}{2}$  डी. दोनों खाता का कुल रकवा 09 डी. दान पत्र केवाला सं. 3480 दिनांक 5.4.1990 के दान गृहिता में महेश प्रसाद साव दर्ज है जिसका मालगुजारी रसीद थोका नं. 2528 में कटता आ रहा है।
- 2- कि, अंचल धनबाद मौजा सरायद्वेला मौजा नं. 8 खाता नं. 77 प्लॉट नं. 3362 रकवा  $30\frac{1}{2}$  डी. प्लॉट नं. 3368 रकवा 04 डी. खाता नं. 92 प्लॉट नं. 3215 रकवा 2 डी. दोनों खाता के तीनों प्लॉटों का कुल रकवा  $36\frac{1}{2}$  डी. केवाला सं. 721 दिनांक 13.2.96 में केवाला गृहिता महेश प्रसाद महतो दर्ज है जिसका मालगुजारी रसीद थोका नं. 6668 में कटता आ रहा है।
- 3- कि, महेश प्रसाद, महेश प्रसाद साव एवं महेश प्रसाद महतो एक ही व्यक्ति है जो मैं ही हूँ।
- 4- कि, उपरोक्त सारी बातें मेरी जानकारी में सही एवं सत्य है तथा कोई भी बात छिपाई नहीं गई है।
- 5- यह कि, मैं यह शपथ पत्र तक्षम पदाधिकारी के समक्ष दाखिल करने हेतु बना रहा हूँ।

सत्यापन

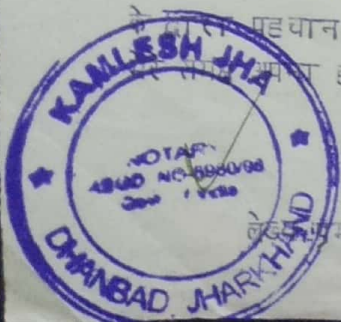
रतद द्वारा शपथ पूर्वक बयान करता हूँ कि उपरोक्त लिखित सारी बातें मेरी जानकारी में सही एवं सत्य है जिसे आज दिनांक 6.04.2017 को सत्यापित किया।

*Kamlesh Prasad*

शपथकर्ता का हस्ताक्षर  
6/4/17  
अधिवक्ता,

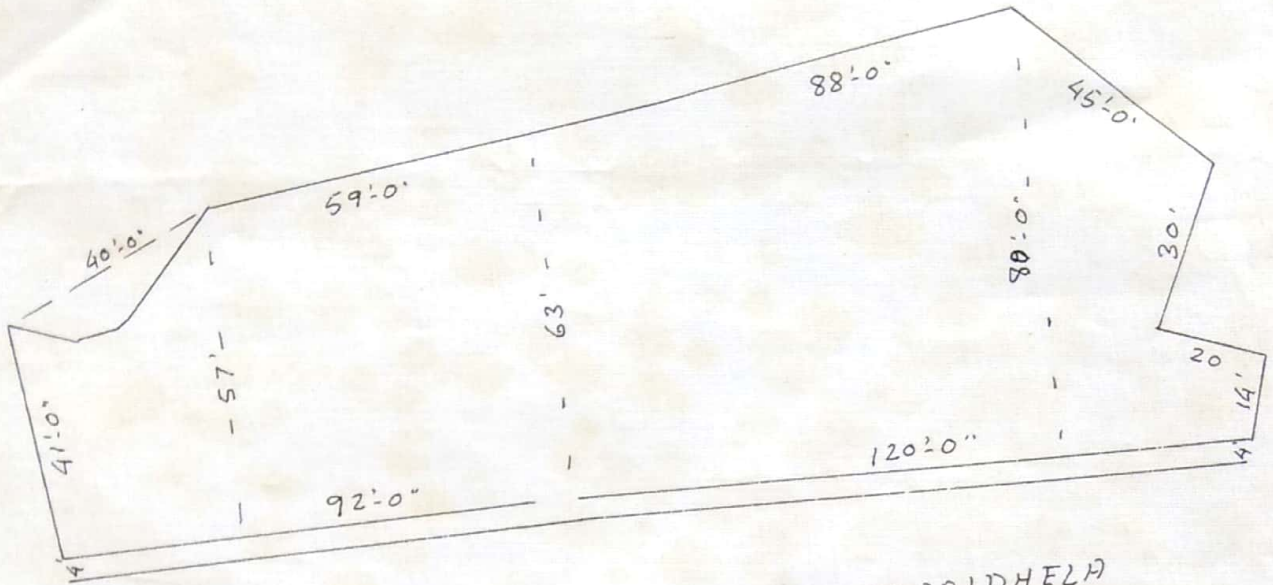
6 APR 2017

S.L No. 21 Date



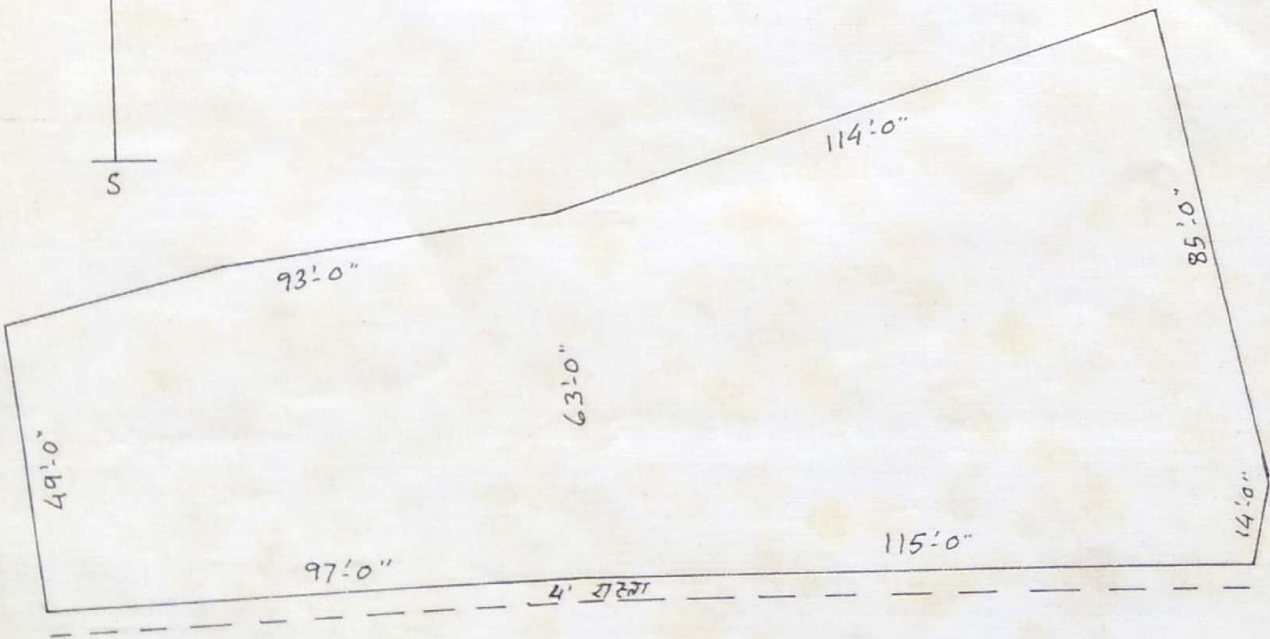
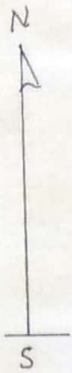
Authorised  
u/s 297 (i) (c) of the Cr P.C. 1973  
(Act No. 1974) & u/s (8) (i)  
of the Notaries Act 1952  
(Act No 53 of 1952)





ખર્ચ 30.06 ડિઝ  
 રોકડા 1.94 "  
 31.96

MOUZA- SARAI DHELA  
 PS- - DHANBAD No-8  
 KHATA No. 77  
 PLOT No. 3362 - 61 Dui  
 3368 - 8 "



ખર્ચ 34.22 ડિઝ  
 રોકડા 1.94 "  
 36.16

**DHANBAD MUNICIPAL CORPORATION, DHANBAD****HOLDING TAX RECEIPT**

Receipt No : TRAN260808310318105744

Date : 31-03-2018

Ward No : 24

Department / Section : Revenue Section  
 Account Description : Holding Tax & Others  
 Application Type : New Assessment

SAF No. : SAF375846310318105448

Property Type : Vacant Land

Name MAHESH PRASAD

C/O:-

Address : DOCTORS COLONY PO. JAGJIVAN NAGAR SARAIHELDA , , -

MOB : 8434950080

A Sum of Rs. 5,970.00 (in words) Five Thousand Nine Hundred and Seventy Only

towards Holding Tax &amp; Others vide Cheque No. 039300

Dated 31-03-2018 Drawn on BANK OF MAHARASTRA , SARAIHELDA

Place Of The Bank.

N.B. Online Payment/Cheque/Draft/ Bankers Cheque are Subject to realisation

## Holding Tax Details:

Account Description	Period	Amount
Holding Tax Arrear	2016-2017 / 1 2016-2017 / 4	2,952.00
Holding Tax Current	2017-2018 / 1 2017-2018 / 4	2,952.00
	<b>Total</b>	<b>5,904.00</b>
	<b>Additional Tax</b>	0.00
	<b>Penalty Amount</b>	66.00
	<b>Rebate on current Demand</b>	0.00
	<b>Adjust amount</b>	0.00
	<b>Amount Received</b>	5,970.00
	<b>Advance Amount</b>	0.00



Signature of Tax Collector

## Note:-

- This is a Computer generated Receipt. This receipt does not require physical signature.
- Avail 5% rebate yearly Holding Tax Amount by paying the tax before 30th June of the Financial Year.

For Details Please Visit : [udhd.jharkhand.gov.in](http://udhd.jharkhand.gov.in)



# DHANBAD MUNICIPAL CORPORATION

झारखण्ड नगरपालिका अधिनियम-2011 की धारा 152 (3) के अन्तर्गत स्वनिर्धारित किये गये सम्पत्ती कर की सूचना।

Memo No. : 140445020418052653

Date : 02-04-2018

प्रभावी : 1 2016-2017

श्री/श्रीमती/सुश्री MAHESH PRASAD S/O SRINATH MAHATO,

मोहल्ला DOCTORS COLONY PO. JAGJIVAN NAGAR SARAIHELHA DHANBAD , 8434950080  
DHANBAD , 826001

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं. - 0240001864000M0 वार्ड सं. 24 हुआ है, आपके स्व. निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0/- रु. निर्धारित किया गया है। इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना		
क्रम सं.	Particulars	Amount (In Rs.)
1.	गृह कर	738.00
2.	जल कर	0.00
3.	शौचालय कर	0.00
4.	बिजली कर	0.00
5.	अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रति तिमाही)		738.00



नोट:-

1. कर निर्धारण की सूची, DHANBAD MUNICIPAL CORPORATION Website: [www.barkhandsuda.net](http://www.barkhandsuda.net) पर पदरित है।
2. नियमावली कडिका 11.4 के आलोक में वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पत्ती कर का 50% होगा। हिदायत दी जाती है कि, वर्षा जल संरक्षण संरचना लगा कर निगम को सूचित करें तथा अतिरिक्त गृह कर से राहत पायें।
3. प्रत्येक वित्तीय वर्ष में सम्पत्ती कर का भुगतान वैसासिक देय होगा।
4. यदि किसी वर्ष के लिए सम्पूर्ण धृति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियायत दी जाएगी।
5. किसी देय धृति को निर्दिष्ट समयावधि (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं चुकाया जाता है, तो 1% प्रतिमाह की दर से साधारण ब्याज देय होगा।
6. यह कर निर्धारण आपके स्व-निर्धारण एवं की गई घोषणा के आधार पर की जा रही है। इस स्व-निर्धारण-सह-घोषणा पत्र की स्थानीय जांच वया समय निगम करा सकती है एवं तथ्य शक्यता पर जाने पर नियमावली कडिका 13.2 के अनुसार निर्धारित शास्ति (Fine) एवं अंतर राशि देय होगा।
7. DHANBAD MUNICIPAL CORPORATION द्वारा संग्रहित इस सम्पत्ती कर इन उम्तरता/दावों को कोई कानूनी हैतियत पदान नहीं करता है और/या न ही अपने मासिकों / दखलदार को कोई कानूनी अधिकार प्रदान करता है।
8. अगर आपको नये होन्डिंग नओ का आखिरी अंक 5/6/7/8 है तो यह विशिष्ट संरचनाओ की श्रेणी के अन्तर्गत माना जायेगा।

NOTE : This is a Computer generated receipt. This receipt does not require physical signature.

To be signed by the Applicant





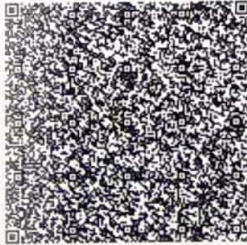


सत्यमेव जयते

# INDIA NON JUDICIAL Government of Jharkhand

## e-Stamp

Certificate No. : IN-JH13617725833277R  
 Certificate Issued Date : 04-Jan-2019 03:51 PM  
 Account Reference : SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB  
 Unique Doc. Reference : SUBIN-JHJHSHCIL0117876137104731R  
 Purchased by : MAHESH PRASAD  
 Description of Document : Article 5 Agreement or memorandum of an Agreement  
 Property Description : AGREEMENT  
 Consideration Price (Rs.) : 0  
 (Zero)  
 First Party : LOCUS BUILDERS AND DEVELOPER PVT LTD  
 Second Party : MAHESH PRASAD  
 Stamp Duty Paid By : MAHESH PRASAD  
 Stamp Duty Amount(Rs.) : 50  
 (Fifty only)



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

LOCUS BUILDERS AND DEVELOPERS PVT. LTD  
 SARAIHELIA, MAIN ROAD  
 PO+PS-SARAIHELIA  
 DHANBAD-828127  
 JHARKHAND INDIA

*Mahesh Prasad*  
 16-04-2019  
 LOCUS BUILDERS AND DEVELOPERS PVT LTD  
*Ranjay K V Singh*  
 Managing Director  
 16-04-2019

0008131609

### 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.

Mahesh Prasad

16-04-2019

LOCUS BUILDERS AND DEVELOPERS PVT LTD

Ganraj K. Singh  
Managing Director

16-04-2019

### DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and executed on this ..... day of ....., Two Thousand Nineteen BY & BETWEEN (1) SRI MAHESH PRASAD. Son of Sri Srinath Mahato, by faith Hindu, by caste Teli, by occupation Business, resident of Mandalpara, Saraidhella, P.s. Saraidhella, District Dhanbad, hereinafter called and referred to as the OWNER (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include his respective heirs, executors, successors, administrators, legal representatives and assigns) of the FIRST PART:

.....2



: 2 :

AND

Mehesh Prasad  
16-04-2019  
Ramesh Singh  
16-04-2019

**LOCUS BUILDERS & DEVELOPERS PRIVATE LIMITED**, having its office at Main Road, Saraidhella, P.S. Saraidhella, District Dhanbad, represented by its Managing Director **SRI PANKAJ KUMAR SINGH**, son of Late Mithilesh Kumar Singh, by faith Hindu, by caste Rajput, by occupation Business, resident of Prem Chand Nagar, Hirapur, P.S. & District Dhanbad hereinafter called and referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its executor, administrators, legal representatives and assignees) of the **SECOND PART**:

**WHEREAS** the owner is the rightful owner of 37.22 dec. of land in Plot No. 3362,3363 & 3368 New Plot No. 2180,2183 & 2184 under Khata No. 77, New Khata No. 163 in Mouza: Saraidhella, Mouza No. 8 under P.S. Dhanbad, at present P.S. Saraidhella originally recorded in the name of Prayag Mahato in the last survey settlement and whereas aforesaid Prayag Mahato while in peaceful possession died leaving behind his four sons namely (i) Rupan Mahto, (ii) Kisto Mahato, (iii) Ramu Mahato & (iv) Kalicharan Mahto as his heirs and successors.

**AND WHEREAS** the first party of this deed became the owner of this property and he is in peaceful and undisturbed possession thereof by sale deed no. 721, dated 13/02/1996 and deed no.1430, dated 15/03/19 mutating their name in the sherista of the Landlord the State of Jharkhand vide Mutation Case No. 3291(II) 2011-12 and 3430( II ) 2018-19 paying rent for the same under vol no.1 page no.1761 and vol no.11 page no. 4.

**AND WHEREAS** the said owner desirous to develop the property as described and detailed in the schedule (hereinafter called and referred to as the said land) by constructing multistoried building of residential purpose complex having and subsequently to transfer the different portion i.e. Flat with Car parking thereof to the desirous persons by way of sale.

.....3



: 3 :

Mahesh Pasad

16-04-2019

LOCUS BUILDERS AND DEVELOPERS PVT LTD

Ramraj K. Singh  
Managing Director

16-04-2019

AND WHEREAS the developer after coming to know about the said intention of the owner, approached him to appoint them as developer as intended by them to which the owner has agreed and consented for the same on the terms and conditions hereinafter appearing.

AND WHEREAS the aforesaid developer company offered to construct at their own cost entire building complex on the land of the owner described in schedule (hereinafter called and referred to as Building) and to give a part of the constructed total built up area i.e. 33% of the total constructed building in each floor to the owner as per mutual consent of owner and developer since the share of 33% land is covered into the residential area the extend shall be given accordingly of the parking area which shall be determined on flat basis and accordingly the parking area for such number of flats shall be allotted.

AND WHEREAS the land owner has received a sum of Rs. ....only from the Developer as an advance to be adjusted towards their allotment to the tune of 33% of the total allotted portion either in cash or by way of sale proceed out of the land owner share.

**NOW THIS AGREEMENT WITNESS AND PARTIES HERETO COVENANT TO EACH OTHER AS FOLLOWS:-**

1. That the Developer shall at its own cost construct and complete a multistoried building complex for residential purpose consisting of flats with all proper modern facilities fittings, water supply, parking space, drains an sewage and appurtenances in substantial manner and in accordance with the drawings of plans duly approved by concerned local authority Dhanbad municipal corporation, Dhanbad.

.....4

: 4 :

Mohish Pasad

16-04-2019

UDUS BUILDERS AND DEVELOPERS PVT LTD

Gurwajiv Singh  
Managing Director

16-04-2019

2. That the Developer is satisfied about the genuiness of the Land Owner's property after perusing all the papers and documents of the schedule "A" property.
3. That entire construction shall be done in modernized manner and the standard specification and the same has been mutually decided by the owner and developer and mentioned in schedule "B" hereunder.
4. That subject to the availability of materials and unforeseen exigencies beyond the control of the developer, the required and intended constructions shall be completed within three years to be counted from the date of approval of the Map/Plans by the local authority i.e. the Town Planning Department of DMC Dhanbad.
5. That the developer is hereby appointed and empowered by the owner to develop the said property on the terms and condition mentioned in this agreement.
6. That the owner area and Developers are shall be as follows:-

**Owner Area**

**33%**

**Developers Area**

**67%**

This area wise share be converted into different size of Flats and will be distributed as per mutual understanding of owner and developers. As per the agreed terms, both parties shall have parking place according to their respective allotted share i.e. in the ration of 33% & 67% for all practical purpose and the parking shall always be the common area of the complex and the land owner shall not have any exclusive right on any of the said common area. The flats thus constructed shall consist of all the amenities such as water supply connection, electric connection, internal wiring, passage and ingress and balconies with all necessary fittings. The cost of deposit for meter connection for electric supply etc. shall be borneby the owner for their share of flats. More particularly the recently introduced Central Service Tax.

.....5

:



Harsh Prasad

16-04-2019

SHRUTI BUILDERS AND DEVELOPERS PVT LTD

Gaurav K. Singh

Managing Director

16-04-2019

5 :

The flats thus coming under the share of owner, they shall bear the society charges and other common maintenance charges.

7. That it has been further agreed that the upper terrace i.e. upper surface of the last roof shall be common area and the developer will not claim any right on and over the same in any manner except the water tank and lift machine room.
8. That hereto the developer shall be deemed to be in possession of the said land and shall be free to do all acts, deeds and things required for the development according to plan and existing laws and regulations.
9. That for the smooth and speedy progress of the said projects the owner shall execute power of Attorney in favour of the Developer within one month from the date of the Agreement, so that no hindrance or obstructions may be caused to the developer and thereby given the developer authority to do all such acts and things that may be necessary for the limited purpose of the development, planning, constructions, agreement for the sale of the flats, advertisement and other official purposes etc. Thus owner shall not be liable to pay any type of aforesaid costs etc. to the developer.

However, it is agreed between the parties that the aforesaid Power of Attorney shall be governed by the provisions of the Development Agreement, the final registering of deeds of sale will be jointly executed by the owner and developers and the said term will be clearly mentioned in the sale agreement which will be executed by the developer.

That the developer is hereby empowered to make the agreement/the absolute deed of transfer on their behalf in favour of any person or persons to the extent of developers share i.e. 67% and 33% of owner land in the building.

10. That this agreement shall never be construed as partnership or any sort between the parties.

.....6



Mallesh Pasand  
16-04-2019  
LUCAS BUILDERS AND DEVELOPERS PVT LT  
Gurraj K. Singh  
Managing Director  
16-04-2019

: 6 :

11. That all the risk related with the construction or any levy of fine imposed by the local authorities or the District Administration, the same shall be responsibilities and liabilities of the developers only.
12. That the common area shall jointly be owned by all the occupiers of the parties of the said building with equal entitlement to use all common areas and facilities intended for utilization by the occupants of the said building on the same terms and conditions applicable to all for such utilization. No occupant of any part of the said building will have any exclusive right, title and interest over the common areas and common facilities except the right of common use.
13. It is clearly mentioned that in no event owner nor of their estate shall be responsible and/or be made liable for payment of any dues of such Bank and the developer shall keep the owner indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.
14. That in case of dispute and difference out of relation of this development agreement the same shall be settled by reference of the differences to two Arbitrators, one each appointed by both the parties under the provisions of Arbitration and Conciliation Act, 1996 as may be amended from time to time.
15. That the construction quality of all the flats will be equal as decided mutually and described in schedule 'B' there will be no discrimination in the construction, fittings, etc.
16. Notwithstanding however, anything herein contained developer shall have absolute authority and control over all or any of the matters concerning the said building and the entire construction thereof and all amenities appertaining thereof including also the right to deal with the same. Until all the flats in the said scheme/project are duly transferred to the respective buyers by Registered Sale Deed.

.....7

:7:

Mahesh Pasad

16-04-2019  
JODUS BUILDERS AND DEVELOPERS PVT LTD

Ranjay K. Singh  
Managing Director

16-04-2019

17. That it has also been mutually agreed that all the terms and conditions set forth hereby above shall be equally binding upon the legal successors and representatives of both the parties.
18. Entire cost of construction, fitting sanctioning and plans for developing the land etc. will be exclusively borne by the developer.
19. That 33% and 67% the owner share and the developers share has been demarcated and specified as earlier.
20. In case of any accident or death of any person/labourers etc. at the time of construction of the building will be the sole responsibility of the developer.
21. Construction work will be constructed floor wise.
22. That upon completion of the project, the developer shall maintain and manage the same/multistoried building in accordance with the law and such rules as may be framed and in conformity with the multistoried building maintenance scheme. The Developer and the owner or their transferee if any shall comply with said rules and regulations and shall proportionately pay all costs/charges, expenses and outgoing in respect of maintenance and management.
23. The Developer shall cause formation of a Society/Association or company for the common purposes and the unit purchasers shall as be made members of such organization. After formation of society/association/company, the developer shall handover all deposits and all matters arising in respect of the management of the multistoried building and particularly the common portions of the said society/association.
24. A copy of all the agreements entered into by the Developer with respective purchaser or purchasers will be given to the owner for their record on

.....8

: 8 :

Mahesh Prasad  
16-04-2019  
Ranjay w Singh  
16-04-2019

**SCHEDULE 'A'**

All that piece and parcel of RAIYATI LAND situated in Mouza: Saraidhella, P.S. Dhanbad, at present Saraidhella, District Dhanbad.

**MOUZA : SARAIHELLA**, Mouza No.-8

**KHATA NO.-77, NEW KHATA NO.-163**

**PLOT NO. 3362 ,3263 & 3368 NEW PLOT NO.-2180 2183 & 2184; Area 37.22 dec.**

**Butted and bounded by:-**

North : BCCL Boundry & Mahato Colony  
South : Makru Mahato & Jageshwar mahato  
East : 30'0" Wide Road & BCCL  
West : Plot No. 3360

**SCHEDULE-'B' (Specification)**

**STRUCTURE**

Earthquake resistant RCC Framed structure with Mongia, Kamdhenu, Lal Steel and ACC/Birla Gold/Lafarge/Reliance Cement/Dalmiya.

**WALL** – 10"/5" thick brick wall in C.M. 1:6/1:4 shall be provided as per requirement.

**WALL FLOORING**

Inner-Plaster of Paris with one coat of primer from inside wall.  
Outer-Two coats of cement paint over a coat of primer.

**LOORING (DRAWING/DINNING/BEFROOM)**

16" X 16" Vitrified Tiles (Joint free) in all rooms and wall skirting upto 4" height.

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Ranjay Singh  
Managing Director

16-04-2019

**TOILETS:** 12" X 12" tiles in floor tiles and 8" x 12" tiles in walls upto 7' height.

**BALCONY:**

12" X 12" Vitrified Tiles in all the rooms and wall skirting upto 4".

**TOILETS (DOORS):**

P.V.C.-doors in toilets.

**DOORS & WINDOWS:**

Doors shall be flush door with hard wood frames, window frames shall be of Aluminium Bombay Sliding with frosted/clear glass panels guarded with steel grill fitting.

**ELECTRICAL WIRING:**

PVC concealed wiring with copper wire of ISI mark to be provided with standard switches and Boards.

**LIFT:**

One No. 5-6 passenger lift to be provided of standard ISI Mark.

**GENERATOR:**

One No. of 30 KVA Generator Set (Silent) to be provided of Emergency lighting Each Flat will get 500 watts connection.

**ELECTRICAL METER & CONNECTION:**

Each Flat owners will have to apply for an electrical connection of her/his own electricity Board for which the Developer Company shall assist in the process.

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Mahesh Pasad -

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Ranvijay Kr. Singh  
Managing Director

16-04-2019

WATER SUPPLY:

One no. of Deep Boring submersible Pump of 2 to 3 H.P. one no. of underground storage Tank and one no. of overhead tank shall be provided for water storage to ensure 24 Hours continuous.

LIGHENING ARRESTER:

Provided as per ISI Norms at the roof Top with due earthing.

LOCUS BUILDERS AND DEVELOPERS PVT. LTD.  
SARAIIDHELA, MAIN ROAD  
PO+PS-SARAIIDHELA  
DHANBAD-828127  
JHARKHAND INDIA

WITNESSES:

1. Anand Kumar Shaha  
S/O Smt. Anand Ram Shaha  
Saraidhela - Dhanbad
2. Rajesh K. Singh  
S/O - Smt. Arjun Pat.  
Shankar colony,  
Begganahalli,  
Dhanbad