

1724

1572

13  
25849  
17/03/21



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

37  
17/3

Receipt Number : 0960eaf9582b5ead82c4

Receipt Date : 17-Mar-2021 02:08:47 pm

Receipt Amount : 500/-

Amount In Words : Five Hundred Rupees Only

Token Number : 20210000035849

Office Name : SRO - Govindpur

Document Type : Development Agreement

Payee Name : SHRADDHA AGRAWAL ( Vendor )

GRN Number : 2105055251



:- For Office Use :-

1. मस्य 21 क अधीन और छाया-  
कारी एक्ट की धारा \_\_\_\_\_ क  
2. ~~अनुच्छेद~~ और इण्डियन स्टाम्प एक्ट 1  
3. नुसखा 1 या 1 क \_\_\_\_\_ 500/- क उ  
4. त स्टाम्प लगाया गया है। अथवा निम्न  
धरती से विमुक्त है वा स्टाम्प - शुल्क अपेक्षित  
था है।

दस्तावेज जाँच किया  
फार्म 4 जाँच किया...

17/3/21

निवृत्त

*[Signature]*  
17/3/21

*Shraddha Agrawal*

*Deepak Agrawal*

KHARKIA DEVELOPERS PVT. LT

17.3.2021

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।



17/03/2021

Development Agreement value 1,23,500/- of 500'

Prakash  
EM - 30625 to  
30625 to  
17/3/21

Payment is done of Rs. 31,850/-  
By GRN No. 20175058115 Dt. 17-3-21



ADVOCATE, DHANBAD

Shraddha Agrawal  
KHARKIA DEVELOPERS PVT. LTD.  
17-3-21  
DIRECTOR



**DEVELOPMENT AGREEMENT**

THIS AGREEMENT OF DEVELOPMENT is being made on this the 17<sup>th</sup> day of March 2021 By and between SMT SHRADDHA AGRAWAL wife of Sri Deepak Agarwal by faith Hindu, by caste Agarwal, by occupation Self Employed, residing at Mangalam, Chirkunda, P.S. Chirkunda, Sub- Division and District Sub-Registry office and District Dhanbad hereinafter called the FIRST PARTY which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, successors, administrators, legal representatives and assigns of the FIRST PART. (Indian Citizen)

**A N D**

M/S KHARKIA DEVELOPERS PVT. LTD. a Private Limited Company incorporated under Indian Companies Act 1956 having its registered office at 40- B Vivekananda Road, Haryana Bhawan, Kolkata - 700007 represented through its Director authorized by the Company Board in its meeting namely DEEPAK AGARWAL son of Late Basudeo Agarwal by faith Hindu, by occupation Business, resident of Mangalam, Chirkunda, P.O & P.S. Chirkunda, District Dhanbad hereinafter called and referred to as the PROMOTER / DEVELOPER which expression unless repugnant to the context be deemed to mean and include its executors, successors assigns administrators legal representatives etc. of the OTHER PART

Whereas the first party purchased 1.6 Acres of land vide deed No. 5107 Dated 28.07.2012 containing various Khatas and Plots and therefore is the absolute owner of the land situated at Mouza Merah, Mouza no. 251, New Khata No. 125, Old Khata No. 47, New Plot no. 514, Old Plot No. 563, Area 46 Decimals as fully detailed in the schedule below.

AND WHEREAS with a view of develop the schedule land the First Party approached the Second Party who are developers of the land and as per negotiation of First Party agreed to handover the schedule property in the hand of the Second Party for its development on certain terms and conditions.





Sh. Adh. Agarwal  
MARKIA DEVELOPERS PVT. LTD.  
Deepak Agarwal  
17.3.24 Durgam



AND WHEREAS to avoid future complications the parties hereto thought it expedient to embody all the agreed terms in a formally drawn instrument.

NOW THIS AGREEMENT IS WITNESSETH AS FOLLOWS :-

1. That the First Party is the rightful owner of the schedule property and First Party has got valid right, title, interest, and possession, over the schedule land and has got a good marketable title.
2. That the First Party hereby entrust the schedule land to the Second Party for its development and for construction of residential flats with modern amenities and facilities.
3. That the Second Party / Developer has already paid a sum of Rs. 25,000/- by cheque to the First Party / Land Owner as an earnest / advance money, the receipt whereof the vendor hereby admit and acknowledge.
4. That out of 46 Decimals of land of First Party both the parties are entering into development agreement only for 3426 sqft. i.e. 7.87 Decimals of land apart from this. Second party is also entering an agreement with another party for one more piece of land measuring an area of 4411.75 sqft. which is adjacent plot to the plot of the first party for development, after the completion of building including both the plots the share of landlords will be distributed at the rate of 22% conversion ratio between the land owners in proportion to the quantity of their land.
5. That the First Party will provide all necessary documents as required for the construction of the multi storied building over the schedule property and already executed a General Power of Attorney.
6. Second Party / Developer represented by Deepak Agarwal is authorized to sign any documents / maps with regard to getting sanction from MADA. Owner / First Party will be in no way responsible for getting sanction from MADA or any if its liability.
7. That the owner will not be held liable and responsible for any payments to be made whatever to the laborers, workers, constructor supplies and staff employed by the developer and by any Govt. agencies or any local bodies in respect to the proposed construction over the scheduled land of this agreement and that will be sole responsibility of the developer.
8. That the owner will not be held liable and responsible for any untoward incident etc. that may occur during the construction work of the said apartment and the developer will be solely responsible for the same and indemnify the owner in case of such eventuality.



17/03/2021

दस्तावेज में परिचित  
शुद्धता प्रमाणित  
17.03.21  
लिपिक  
अपर

Shaddha Agawal  
SHADHA DEVELOPERS PVT.  
17.03.21

9. That the developer liability for the payment of the taxes with respected of the newly constructed building over schedule land shall ease after handing over the flats to the respective purchaser and onwards it will be responsibility of the respective purchasers to pay the Govt taxes.
10. That on construction of residential flats upon the schedule land the First Party / Owner is entitled to receive 22% of the total constructed area / or value of 22 % of the total constructed area as against the schedule land and the second party / developer will be entitled to receive 78% of the total constructed area
11. That all the expenses for construction of the multistoried building and ancillary costs and expenses whatsoever will be exclusively borne by the Second Party / Developer and the first party cannot be asked for payment of any expenses at any point of time.
12. That responsibility for construction of the multi storied building and selling of flats on construction will be of the Developer / Second Party and the First Party / Owner has got no concern about the same.
13. That at any cost schedule land cannot be mortgaged for getting loan by the Developer and the responsibility of bringing fund for construction of the multistoried building over the schedule land is of the Developer and no loan can be taken in the name of the Owner / First Party by mortgaging the schedule land in that event this agreement for development will be treats as cancelled / determined and the Second Party will be wholly responsible for payment of such loan and consequences
14. That the developer can enter into any sort of agreement with the purchaser of the flats over the schedule property. The purchaser of flat can take loan from anywhere to pay for the flat being purchased at their wish.
15. That the Developer have to finish the construction work within 5 years from the date of sanction plan by MADA and if the developer failed to complete the construction work within the stipulated period without any valid reason in that event the developer have to pay Rs. 500/- per day as damage to owner as compensation till the date of completion.

Value Rs. 12,25,000/- only

SCHEDULE

All that part and parcel of the land out of 1.6 Acres land purchased vide deed No. 5107 Dated 28.07.2012 situated at Mouza MERAH Mouza No. 251, New Khata No. 125 ( Old Khata No. 47), New Plot No. 514 ( Old Plot No. 563) Area 46 Decimals of land out of which 3426 sqft of land is given for development to the 2<sup>nd</sup> party. ( In Register II Volume No. 1 Page no. 842) (Area 7.87 Dec. only)

Mouza MERAH, Mouza No. 251, Khata No. 125, Plot No. 514, Area 3426 sqft of land.

Shaddha Agawal




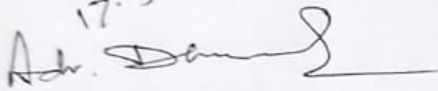
*[Handwritten signature]*  
17/03/2021



Bounded By :-  
North:- Part of Plot No. 512  
South:-Road  
East :-Plot no. 514  
West :- Plot No. 514

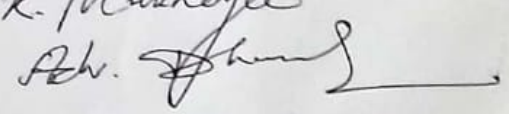
Shradha Agrawal  
KHARKIA DEVELOPERS PVT. LTD.  
Deepak Agrawal  
17.3.24

IN WITNESSES WHEREOF the parties hereto on going through the contents hereto and on understanding the same put their respective hands over the agreement of Development without any pressure, duress from any corner on the day month and year written first above

  
17.3.2024  
Adv. 

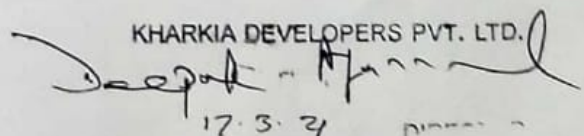
WITNESSES

1. श्री. कुमर साव  
पिता जगदीश साव  
एरसापटाई  
विरकुण्ड  
17.3.24

2. J. K. Mundejee  
Adv.   
17.3.2024

SIGNATURE OF THE OWNER

Shradha Agrawal  
17.3.2024

KHARKIA DEVELOPERS PVT. LTD.  
  
17.3.24

SIGNATURE OF THE DEVELOPER



*[Handwritten signature]*  
17/03/2021



SKETCH PLAN SHOWING THE AREA IN MOUZA-MERAHNO-251  
P.S. - MAITHON, DIST. DHANBAD, JHARKHAND.

FIRST PARTY:- Smt. SHRADDHA AGRAWAL W/O. SRI DEEPAK  
AGRAWAL. P.O. & P.S. - CHIRKUNDA, DIST. DHANBAD.

SECOND PARTY:- SRI DEEPAK AGRAWAL S/O. L. BASUDEO AGRAWAL  
P.O. & P.S. - CHIRKUNDA, DIST. DHANBAD, JHARKHAND.

ON BEHALF OF KHARKIA DEVELOPERS PVT. LTD.

LAND SCHEDULE:-

MOUZA-MERAHNO-251

NEW K.NO-125, PLOT NO-514 (P)

AREA 7.87 DEC. OUT OF 4500 DEC. (463 ac)

SHOWN.....  .

BOUNDRY:-

N. - PLOT NO-512,

S. - PASSAGE.

E. - PASSAGE.

W. - PASSAGE.

Shraddha. Agrawal



N.



17/03/2021



Shraddha. Agrawal  
KHARKIA DEVELOPERS PVT. LTD.

Deepak Agrawal

17/03/2021

K/1



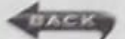
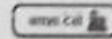
झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

March 16, 2021

पंजी II प्रति

भाग वर्तमान	1	पृष्ठ संख्या	842										
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद										
अंचल का नाम	निरसा	हलका का नाम	हलका-10										
इस्टेट का नाम	SHANKHANI	इस्टेट का प्रकार	—										
मौजा का नाम	मेढा	होलिडिंग संख्या	1893										
तौजी संख्या	0	शाना नम्बर	251										
श्रद्धा अग्रवाल, पति-दीपक अग्रवाल, जाति-—													
खाना नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए अधिकार										
125	514	0 ऐ 46 डि 2.42 हे	—										
कुल परिमाण		0 ऐ 46 डि 2.42 हे											
तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	लागत बकाया	लागत चानू साल	रोड सेस बकाया	रोड सेस चानू साल	शिक्षा सेस बकाया	शिक्षा सेस चानू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चानू साल	कृषि सेस बकाया	कृषि सेस चानू साल
03-08-2019	0505110102	2012-2013	2018-2019	30	5	7.5	1.25	15	2.5	15	2.5	5	1
06-13-2019	0192699482	2019-2020	2019-2020	0	5	0	1.25	0	2.5	0	2.5	0	1

List Of Case Status Details



यह एक कम्प्यूटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

*Handwritten signature*

Shradha Agrawal  
SHAKIA DEVELOPERS PVT. LTD.  
Deepak Agrawal  
17/03/2021  
DIRECTOR

निरसा   भेदा   251   श्रद्धा अग्रवाल		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
125	514	0 एकड़ 46 डिसमील 2.42 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना माग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2019-2020)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष	
माल (नकदी)	0.00					5.00
गुजारी (भावली)	0.00					1.25
सेस	0.00					2.50
सूद	0.00					2.50
मुतफरकात	0.00					1.00
मीजान	0.00					12.25

अदायकारी बावत	सालाना	बकाया				मौतलब हाल (2019-2020)	फाजिल
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष		
माल (नकदी)	0.00					5.00	
गुजारी (भावली)	0.00					1.25	
सेस	0.00					2.50	
सूद	0.00					2.50	
मुतफरकात	0.00					1.00	
मीजान अदायकारी	0.00					12.25	

(1) मीजान कुल (लफजों में) : Twelve Rupees and Twenty Five Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 12.25

तारीख अनला तहसील कुनिन्दा : 13-06-2019

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान ।

17/03/2021  
 HARKIA DEVELOPERS PVT LTD  
 17/03/2021 Print DIRECTOR



**झारखंड सरकार**  
**राजस्व एवं भूमि सुधार विभाग**  
अधिकार अभिलेख

जमीनदार नाम	रैयत का नाम, अभिभावक का नाम, रिश्ता
---	निर्मला देवी अग्रवाल, पति-वजरंग अग्रवाल, जाति-माडवाडी, निवासी-निज ग्राम

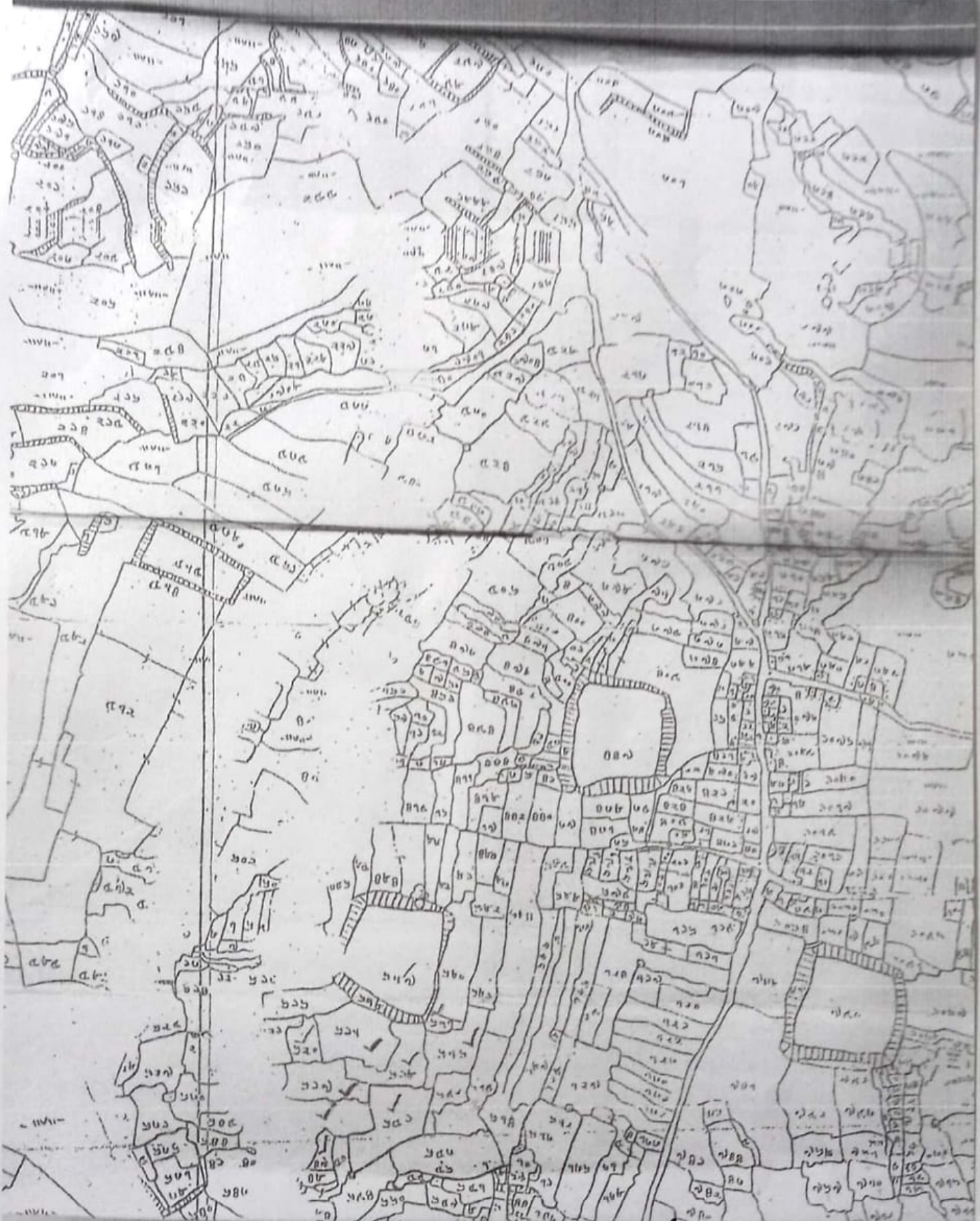
जिला का नाम	धनबाद	अंचल का नाम	निरसा	हलका का नाम	हलका-10	मौजा का नाम मेडा	खाता का प्रकार	रैयती
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खेवट नम्बर	खाता नम्बर 125	थाना का नाम	निरसा	थाना नम्बर 251
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खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
							रौ (10)	आ (11)	पै (12)	
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	(10)	(11)	(12)	(13)
	514		कारखाना 0	0.000 (एकड़) 98.000 (डिसमील) 0.39660 (हेक्टर)	अ0 द0 अग्रवाल ग्रेडिंग ए0 ड सरीनिक वकंस	काविल लगान	0	0	0	कायमी
	515	--	कारखाना 0	0.000 (एकड़) 30.000 (डिसमील) 0.12140 (हेक्टर)		काविल लगान	0	0	0	कायमी
	519	--	कारखाना 0	0.000 (एकड़) 13.000 (डिसमील) 0.05260 (हेक्टर)		काविल लगान	0	0	0	कायमी
125	532	--	बगीचा 0	0.000 (एकड़) 6.000 (डिसमील) 0.02430 (हेक्टर)		काविल लगान	0	0	0	कायमी
	538	निज निज	पुरानी परती काविल आबाद 0	0.000 (एकड़) 5.000 (डिसमील) 0.02020 (हेक्टर)		काविल लगान	0	0	0	कायमी
	539	रास्ता निज	पुरानी परती काविल आबाद 0	0.000 (एकड़) 6.000 (डिसमील) 0.02430 (हेक्टर)		काविल लगान	0	0	0	कायमी
	541	फिक्ट्री रास्ता	पुरानी परती काविल आबाद 0	0.000 (एकड़) 11.000 (डिसमील) 0.04450 (हेक्टर)		काविल लगान	0	0	0	कायमी

ALKHARNA DEVELOPERS PVT. LTD  
 17/03/2021





Shredded Paper Ltd.  
MARKIA LTD. OPERA

17/03/2021





17/03/2021



Shradha Agrawal 2021

G/F

Dr.

17/03/2021

Dr. Krishna Deo Narayan

Agarwal

S/o Manoj Agarwal

G/F Dr. Krishna Deo Narayan Agarwal

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SHRADDHA AGRAWAL

MANOJ AGRAWAL

16/08/1973

Permanent Account Number

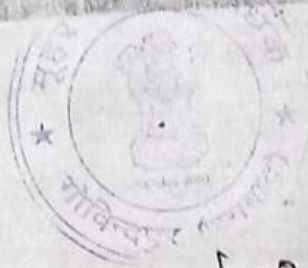
ACCPA67590

Shraddha  
Agrawal

Signature



25052016



17/03/2021

इस कार्ड के खोने / पाने पर कृपया सूचित करें। लीडर  
आयकर सेन रोबा इकाई, एन एस डी एल  
5थी मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास  
पुणे - 411 016.

If this card is lost / someone's lost card is found,  
please inform / return to  
Income Tax PAN Services Unit, NSDL  
5th floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [info@nsdl.co.in](mailto:info@nsdl.co.in)


 भारत सरकार  
 Government of India


 दीपक अग्रवाल  
 Deepak Agarwal  
 जन्म तिथि / DOB: 04/11/1988  
 पुरुष / Male



7720 4625 0476

आधार आम आदमी का अधिकार


 भारत सरकार  
 Unique Identification Authority of India

पता  
 S/O: बसुदेव अग्रवाल, भंगलम,  
 तालडंगा, मियाँ कम चिरकुंडा,  
 जिला धनबाद झारखण्ड, 828202

Address:  
 S/O: Basudoo Agarwal,  
 MANGALAM, TALDANGA,  
 Nisa-Cum-Chirkunda, Chirkunda  
 Dhanbad, Jharkhand, 828202

7720 4625 0476





Deepak Agarwal  
 Deepak Agarwal  
 17/03/2021

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER  
**ACSPA8654J**

नाम / NAME  
**DEEPAK AGARWAL**

पिता का नाम / FATHER'S NAME  
**BASUDEO AGARWAL**

जन्म तिथि / DATE OF BIRTH  
**04.11.1969**

हस्ताक्षर / SIGNATURE  


  
 आयकर अधीक्षक, प. ४ - XI  
 COMMISSIONER OF INCOME-TAX, W.B. - XI



17/03/2021

इस कार्ड के खो / मिल जाने पर कृपया जारी करने  
 वाले प्राधिकारी को सूचित / वापस कर दें  
 संयुक्त आयकर आयुक्त (पदाति एवं तकनीकी),  
 पी-7,  
 चौरंगी स्क्वायर,  
 कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to  
 the issuing authority :  
 Joint Commissioner of Income-tax (Systems & Technical),  
 P-7,  
 Chowringhee Square,  
 Calcutta - 700 069.

D. Agarwal


 भारतीय विचार प्रसार प्राधिकरण  
 Unique Identification Authority of India

पता: S/O जगदीश माध, सरसा पहाड़ी,  
 मॉडर्न विद्यालय मार्ग, पोस्ट ऑफिस-  
 चिरकुन्दा, निरसा कर्म चिरकुन्दा,  
 धनबाद,  
 झारखण्ड - 828202

Address: S/O Jagdish Shaw, sarsa  
 pahari, modern school road,  
 Post office-chirkunda, Nirsa-  
 Cum-Chirkunda, Dhanbad,  
 Jharkhand - 828202

9712 0645 5444




  
[www.uidai.gov.in](http://www.uidai.gov.in)


 भारत सरकार  
 Government of India


 टिंकु कुमार शॉ  
 Tinku Kumar Shaw  
 जन्म तिथि/DOB: 01/01/1989  
 पुरुष / MALE



9712 0645 5444

मेरा आधार, मेरी पहचान

टिंकु कुमार शॉ  
 17/03/2021



17.3.21

17.3.21



## Pre Registration Docket

Date :- 17-03-2021 03:32 pm

Office Name :- SRO - Govindpur

Token No:- 20210000035849

Appoinment :- 17-Mar-2021 Time:- 15:5

Article	Development Agreement
Pre Registration Date	17-Mar-2021
No. Of Pages	21
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 31,259.

Property Id: **500640**

Valuation No. : 667721 / 2021	:- 2020-2021	User Id : 161	Date : 17-March-2021 15:23:PM
State : Jharkhand	District : Dhanbad	Tahsil : Nirsa	
Land Type : Census	Corporation :	Village/City : Merha	
Merha Word No 0 - Other Road	-		
Khata Number - 125			
Plot Number - 514			
Volume Number - 1			
Page Number - 842			
Valuation Rule : Skip Valuation			
Property Details			
1	Land area	7.87 Decimal	
2	Skip Valuation Remark	DEVELOPMENT AGREEMENT	
Calculation Details			
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation ( )			₹0/-
Total Amount in Words : Rupees Only.			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: PART OF SAME PLOT 514, West: PART OF SAME PLOT 514, South: ROAD, North: PART OF PLOT NO. 512
Area	Land area : 7.87 Decimal, Skip Valuation Remark :
Other Description of the Property	
Government/Market Value	0
Transaction Amount	1225000





CLAIMANT	-Mrs. KHARKIA DEVELOPERS PVT LTD REP BY ITS DIRECTOR DEEPAK AGARWAL, Address - MANGALAM CHIRKUNDA, PS-CHIRKUNDA, DIST-DHANBAD-, Father/Husband Name LATE BASUDEO AGARWAL , PAN No.- ,Permission Case No.- , Aadhaar No. *****0476
EXECUTANTS	-Mrs. SHRADDHA AGRAWAL, Address - MANGALAM CHIRKUNDA, PS-CHIRKUNDA, DIST-DHANBAD-, Father/Husband Name WIFE OF DEEPAK AGARWAL , PAN No.- ,Permission Case No.- , Aadhaar No. *****5708

Witness Information	Mr. TINKU KUMAR SHAW , Address - SARISAPAHARI, PS-CHIRKUNDA, DIST-DHANBAD-, Father/Husband Name-JAGDISH SHAW
---------------------	--

Identifier Details	Mr. TINKU KUMAR SHAW , Address - SARISAPAHARI, PS-CHIRKUNDA, DIST-DHANBAD-, Father/Husband Name-JAGDISH SHAW
--------------------	--

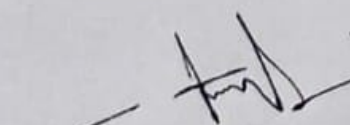
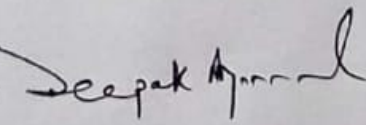
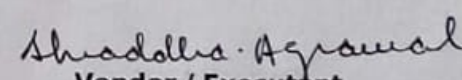
Property Id:500640		
Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	630
<b>Total</b>		<b>630</b>

Property Id:500640		
Fee Rule:Development Agreement		
1	PR	1
2	LL	3
3	A1	30,625
<b>Total</b>		<b>30,629</b>

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**



कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी





## Document Registration Summary 1

Date :-17-Mar-2021

- Government/Market Value: ₹0/-
- Transaction Amount: ₹1225000 /-
- Paid Stamp Duty: ₹500 /-

*Shradha Agrawal*

On Date 17-03-2021 Presented at SRO -  
Govindpur  
Signature of Presenter

SRO - Govindpur

### Receipt :

Receipt Date : 17-03-2021

Presenter Name: -

PR	₹1
SP	₹630
LL	₹3
A1	₹30625
Stamp Duty	₹500

**Total**

**₹31759**

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	500	-496	GRAS	ShraddhaAgrawal	• GRN Number : 2105055251 • DEPT Transaction Id : 0960eaf9582b5ead82c4 • Transaction Type :	500
PR	1	1	0	GRAS	ShraddhaAgrawal	• GRN Number : 2105058115 • DEPT Transaction Id : 2689fab70de478b12fc7 • Transaction Type :	1
SP	630	630	0	GRAS	ShraddhaAgrawal	• GRN Number : 2105058115 • DEPT Transaction Id : 2689fab70de478b12fc7 • Transaction Type :	630
A1	30625	30625	0	GRAS	ShraddhaAgrawal	• GRN Number : 2105058115 • DEPT Transaction Id : 2689fab70de478b12fc7 • Transaction Type :	30625
LL	3	3	0	GRAS	ShraddhaAgrawal	• GRN Number : 2105058115 • DEPT Transaction Id : 2689fab70de478b12fc7 • Transaction Type :	3



Sub Total	31263	31759	-496				
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Article : Development Agreement Number of Pages : 42

*Jain*  
Signature of Operator  
17/03/2021

*[Signature]*  
Signature of Head Clerk

*[Signature]*  
Signature of Registering Officer  








OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Govindpur

District Name :- Dhanbad

State Name :- Jharkhand

Deed Endorsement

Token No :- 20210000035849

Deed Type	Development Agreement
Number of Pages	42
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 630, A1 :- Rs. 30625, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.0/- , Transaction Amount :- Rs.1225000/-
Property Details	District :- Dhanbad , Tehsil :- Nirsa , Village Name :- Merha Location :- Other Road, Merha Word No 0 Property Boundaries :- East: PART OF SAME PLOT 514, West: PART OF SAME PLOT 514, South: ROAD, North: PART OF PLOT NO. 512 Khata Number - 125Plot Number - 514Volume Number - 1Page Number - 842 Area Of Land :- 7.87 Decimal

Sh./Smt.SHRADDHA AGRAWAL *sold/o/w/o* WIFE OF DEEPAK AGARWAL has presented the document for registration in this office today dated :- 17-Mar-2021 Day :- Wednesday Time :- 16:05:37 PM



SHRADDHA AGRAWAL(Individual)



Party Name	Document Type	Document Number
SHRADDHA AGRAWAL	PAN/UID	250712575708

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature



1	<b>SHRADDHA AGRAWAL</b> <b>Address1 -</b> MANGALAM CHIRKUNDA, PS- CHIRKUNDA, DIST- DHANBAD, <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b> <b>Permission</b> <b>Case No.-</b>	Yes	Shraddha Agrawal <b>Address:-</b> MANGALAM, , , TALDANGAL, Nirsa-Cum- Chirkunda, , Dhanbad, 828202, , Jharkhand, India	EXECUTANTS <b>Age:47</b>	 	<i>Shraddha Agrawal</i>
2	<b>KHARKIA DEVELOPERS PVT LTD REP BY ITS DIRECTOR DEEPAK AGARWAL</b> <b>Address1 -</b> MANGALAM CHIRKUNDA, PS- CHIRKUNDA, DIST- DHANBAD, <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b> <b>Permission</b> <b>Case No.-</b>	Yes	Deepak Agarwal <b>Address:-</b> MANGALAM, , , TALDANGA, Nirsa-Cum- Chirkunda, , Dhanbad, 828202, , Jharkhand, India	CLAIMANT <b>Age:52</b>	 	<i>Deepak Agarwal</i>

**Identification:**

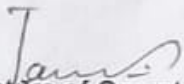
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>TINKU KUMAR SHAW</b> S/o-D/o <b>JAGDISH SHAW</b> <b>Address1 -</b> SARISAPAHARI, PS-CHIRKUNDA, DIST-DHANBAD, <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b>			<i>Tinku Kumar Shaw</i>

**Witness:**

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



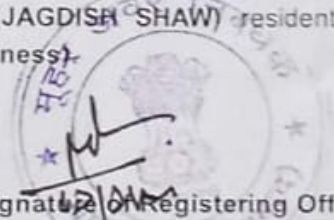
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	TINKU KUMAR SHAW Address1 - SARISAPAHARI, PS-CHIRKUNDA, DIST-DHANBAD, Address2 - ,,, Jharkhand			

Signature of Operator  
  
 17/03/2021

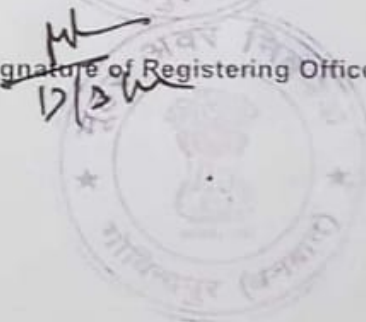
Seal and Signature of Registering Officer  


Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( SHRADDHA AGRAWAL ), has/have admitted the execution before me. He/ She/ They has / have been identified by (TINKU KUMAR SHAW) Son/Daughter/Wife of (JAGDISH SHAW) resident of (SARISAPAHARI, PS-CHIRKUNDA, DIST-DHANBAD) and by occupation (Business).

Signature of Registering Officer  


Date:- 17-Mar-2021

Seal and Signature of Registering Officer  




Token No.: 20210000035849


## CERTIFICATE

### Office of the SRO - Govindpur

This **Development Agreement** was presented before the registering officer on date **17-Mar-2021** by **SHRADDHA AGRAWAL, S/O, D/O, W/O WIFE OF DEEPAK AGARWAL** resident of MANGALAM CHIRKUNDA, PS-CHIRKUNDA, DIST-DHANBAD ,

This deed was registered as Document No:- **2021/GOV/1724/BK1/1572** in Book No :- **BK1**, Volume No :- 145 from Page No :- 309 to 350 at, office of **SRO - Govindpur**

Date:- **17-Mar-2021**

  
Registering Officer







1725

1573

14.

35856  
19/03/21



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 63af198bf852b535623e

Receipt Date : 17-Mar-2021 02:11:43 pm

Receipt Amount : 500/-

Amount In Words : Five Hundred Rupees Only

Token Number : 20210000035856

Office Name : SRO - Govindpur

Document Type : Development Agreement

Payee Name : UMA DEVI AGARWALLA ( Vendor )

GRN Number : 2105055359

21  
17/3



:- For Office Use :-

किस विधिस 21 क अधीन और छातानापा

नकारी एक्ट की धारा \_\_\_\_\_ क अधीन

क गहच है और इन्डियन स्टाम्प एक्ट, 1899

क अनुसूचा 1 या 1 क \_\_\_\_\_ क अधीन

क लत स्ताप लगाता गहच है। अथवा टिजर

कवडी से विमुक्त है या स्ताप - शुल्क अनेदि

की है।

17/3/21 नियतन फिलिप

दस्तावेज जाँच किया .....

फार्म 4 जाँच किया.....

UMA DEVI AGARWALLA

HARKIA DEVELOPERS PVT. LTD

Seepok

17/3/2021

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



17/03/2021

Devi Agarwal ji ke naam se 15/03/2021 ko

Prof. M. L.  
INR 3,97,500/-  
3,97,500/-  
17/3/21

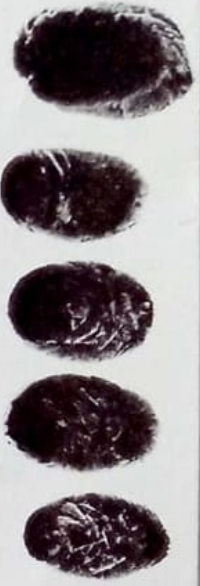
Payment is done of Rs. 3,97,500/-  
By GRN No. 17/3/21



ADVOCATE, DHANBAD

Uma Devi Agarwalla  
KHARKIA DEVELOPERS PVT. LTD.  
Deepak Agarwal

17.3.2021



**DEVELOPMENT AGREEMENT**

THIS AGREEMENT OF DEVELOPMENT is being made on this the 17<sup>th</sup> day of March 2021 By and between **UMA DEVI AGARWALLA** wife of late Vasu Deo Agarwal by faith Hindu, by caste Agarwal, by occupation Housewife, resident of Mangalam, Chirkunda, P.O. & P.S. Chirkunda, Sub-Division and District Sub-Registry office and District Dhanbad hereinafter called the **FIRST PARTY** which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, successors, administrators, legal representatives and assigns of the FIRST PART. (Indian Citizen)

A N D

M/S KHARKIA DEVELOPERS PVT. LTD. a Private Limited Company incorporated under Indian Companies Act 1956 having its registered office at 40- B Vivekananda Road, Haryana Bhawan, Kolkata – 700007 represented through its Director authorized by the Company Board in its meeting namely **DEEPAK AGARWAL** son of Late Vasudeo Agarwalla by faith Hindu, by occupation Business, resident of Mangalam, Chirkunda, P.O & P.S. Chirkunda, District Dhanbad hereinafter called and referred to as the **PROMOTERS / DEVELOPERS** which expression unless repugnant to the context be deemed to mean and include its executors, successors assigns administrators legal representatives etc. of the OTHER PART

Whereas the first party purchased 4.5 Acres of land vide deed No. 5121 Dated 28.07.2012 containing various Khatas and Plots and therefore is the absolute owner of the land situated at Mouza Merah, Mouza no. 251, New Khata No. 68, Old Khata No. 116, New Plot no. 512, Old Plot No. 560 Area 36 Decimals as fully detailed in the schedule below.

AND WHEREAS with a view of develop the schedule land the First Party approached the Second Party who are developers of the land and as per negotiation of First Party agreed to handover the schedule property in the hand of the Second Party for its development on certain terms and conditions.

\_\_\_\_\_

दिनांक 17/03/2021 को कार्यवाही के लिए 100/-

के कार्यालय में प्रस्तुत किया गया था और  
द्वारा प्रमाणित किया गया है कि 20/03/2021

लेखक/लिखी या आवेदनी में से एक - उमा देवी अग्रवाल  
लिखनी का नाम - स्व. वासुदेव अग्रवाल  
पत्नी - चन्द्र कुमारी अग्रवाल  
पता - अग्रवाल, खर-भी



17/03/2021

अवधि/काल

DVO

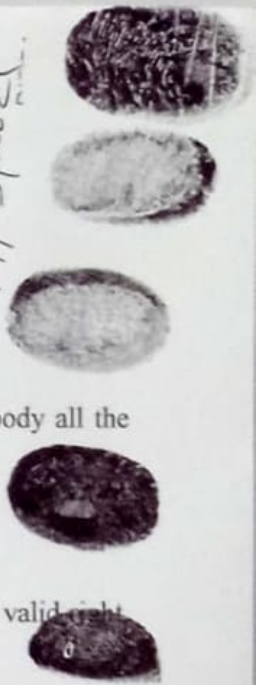
Uma Devi Agarwala  
17/03/2021





ADVOCATE ~~XXXXXX~~

Uma Devi Aggarwala  
KHAJURA DEVELOPERS PVT. L  
Deepak Aggarwal  
17/03/2021



AND WHEREAS to avoid future complications the Parties hereto thought it expedient to embody all the agreed terms in a formally drawn instrument.

NOW THIS AGREEMENT IS WITNESSETH AS FOLLOWS :-

1. That the First Party is the rightful owner of the schedule property and First Party has got valid title, interest, and possession, over the schedule land and has got a good marketable title.
2. That the First Party hereby entrust the schedule land to the Second Party for its development and for construction of residential flats with modern amenities and facilities.
3. That the Second Party / Developer has already pay a sum of Rs. 25,000/- by cheque to the First Party / Land Owner as an earnest / advance money, the receipt whereof the vendor hereby admit and acknowledge.
4. That out of 36 Decimals of land of First Party both the parties are entering into development agreement only for 4411.75 sqft. i.e. 10.14 Decimals of land apart from this second party is also entering an agreement with the other party for one more piece of land measuring an area of 3426 sqft. i.e. 7.87 Decimals which is adjacent plot to the plot of the first party for development, after the completion of building including both the plots the share of landlords will be distributed at the rate of 22% conversion ratio between the land owners in proportion to the quantity of their land.
5. That the First Party will provide all necessary documents as required for the construction of the multi storied building over the schedule property and and already executed a General Power of Attorney
6. Second Party / Developer represented by Deepak Agarwal is authorized to sign any documents / maps with regard to getting sanction from MADA. Owner / First Party will be in no way responsible for getting sanction from MADA or any if its liability.
7. That the owner will not be held liable and responsible for any payments to be made whatever to the laborers, workers, constructor supplies and staff employed by the developer and by any Govt. agencies or any local bodies in respect to the proposed construction over the scheduled land of this agreement and that will be sole responsibility of the developer.
8. That the owner will not be held liable and responsible for any untoward incident etc. that may occur during the construction work of the said apartment and the developer will be solely responsible for the same and indemnify the owner in case of such eventuality.
9. That the developer liability for the payment of the taxes with respected of the newly constructed building over schedule land shall case after handing over the flats to the respective purchaser and onwards it will be responsibility of the respective purchasers to pay the Govt taxes.



17/03/2021

दस्तावेज में वर्णित  
सूचनाएँ प्रमाणित  
किये जा चुकी हैं।  
लिपिक  
आपरेट।

Uma Devi Aggarwala  
KHARKIA DEVELOPERS PVT. LTD.  
Deaf.

17/03/2021  
Diana

10. That on construction of residential flats upon the schedule land the First Party / Owner is entitled to receive 22% of the total constructed area / or value of 22 % of the total constructed area as against the schedule land and the second party / developer will be entitled to receive 78% of the total constructed area
11. That all the expenses for construction of the multistoried building and ancillary costs and expenses whatsoever will be exclusively borne by the Second Party / Developer and the first party cannot be asked for payment of any expenses at any point of time.
12. That responsibility for construction of the multi storied building and selling of flats on construction will be of the Developer / Second Party and the First Party / Owner has got no concern about the same.
13. That at any cost schedule land cannot be mortgaged for getting loan by the Developer and the responsibility of bringing fund for construction of the multistoried building over the schedule land is of the Developer and no loan can be taken in the name of the Owner / First Party by mortgaging the schedule land in that event this agreement for development will be treated as cancelled / determined and the Second Party will be wholly responsible for payment of such loan and consequences
14. That the developer can enter into any sort of agreement with the purchaser of the flats over the schedule property. The purchaser of flat can take loan from anywhere to pay for the flat being purchased at their wish.
15. That the Developer have to finish the construction work within 5 years from the date of sanction plan by MADA and if the developer failed to complete the construction work within the stipulated period without any valid reason in that event the developer have to pay Rs. 500/- per day as damage to owner as compensation till the date of completion.

Value Rs. 15,78,000/= only.

#### SCHEDULE

All that part and parcel of the land out of 4.5 Acres land purchased vide deed No. 5121 Dated 28.07.2012 situated at Mouza MERAH Mouza No. 251, New Khata No. 68 ( Old Khata No. 116), New Plot No. 512 ( Old Plot No. 560) Area 36 Decimals of land out of which 4411.75 sqft i.e. 10.14 Decimals of land is given for development to the 2<sup>nd</sup> party. ( In Register II Volume No. 1 Page No. 850)

Bounded By :-

North:-Plot No. 512 (P)

South:-Plot No. 514 (P)

East :-Plot No. 512 (P)

West :- Plot No. 512 (P)

Uma Devi Aggarwala





17/03/2021

Uma Devi Agarwalla  
KHARKIA DEVELOPERS PVT. LTD.  
Deepak Agarwal  
17/03/2021

IN WITNESSES WHEREOF the parties hereto on going through the contents hereto and on understanding the same put their respective hands over the agreement of Development without any pressure, duress from any corner on the day month and year written first above

WITNESSES

1. दिवेंद्र कुमार शर्मा  
पिता-जगदीश शर्मा  
सरिसापाहाडी  
चिखण्डा बानवादा  
17.3.21

2. J. K. M...  
Adv. D...  
17.3.2021

SIGNATURE OF THE OWNER

Uma Devi Agarwalla  
17.3.21

U

KHARKIA DEVELOPERS PVT. LTD.  
Deepak Agarwal  
17/3/2021  
SIGNATURE OF THE DEVELOPER



17/03/2021



SKETCH PLAN SHOWING THE AREA IN MOUZA-MERAH NO-251,  
P.S.- MAITHON, DIST.- DHANBAD, JHARKHAND.

FIRST PARTY:- UMA DEVI AGARWAL W/O.L. BASUDEO AGARWAL.

SECOND PRY:- SRIDEPAK AGARWAL S/O.L. BASUDEO AGARWAL, PL  
OPRD.&P.S.-CHIRKUNDA, DIST.- DHANBAD, JHARKHAND.

ON BEHALF OF KHARKIA DEVELOPERS PVT. LTD.

LAND SCHEDULE:-

MOUZA:- MERAH-251,

NEW.K.NO-68, PLOT NO- 512 (P).

AREA 10.14 DEC. OUT OF 38 DEC.

SHOWN -----  .

BOUNDRY:-

N. PASSAGE.

S.- PLOT NO 514.

E.- PASSAGE.

W.- PASSAGE.

Uma Devi Agarwala

N.



17/03/2021



Uma Devi Agarwala  
KHARKIA DEVELOPERS PVT. LTD.  
Sridepak Agarwal

17/03/2021/DIRECTOR

Kg-1



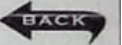
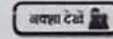
झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

March 16, 2021

पंजी II प्रति

भाग वर्तमान	1	पृष्ठ संख्या	850										
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	निरसा	हलका का नाम	हलका-10	इस्टेट का नाम	JHARKHAND				
भौजा का नाम	भेड़	होलिडिंग संख्या	1892	तौजी संख्या	1	धाना नम्बर	251	खाता का प्रकार	—				
श्रीमति उमादेवी अग्रवाल, पति-श्री वासुदेव अग्रवाल, जाति-													
खाता नम्बर	512	प्लॉट संख्या	0 ऐ 36 डि 8.52 हे	रकबा	परिवर्तन के लिए प्राधिकार				लगान	सेस			
68					दा० खा० केश न० 550 (x) 2015-16				0	0			
		कुल परिमाण	0 ऐ 36 डि 8.52 हे										
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चानू साल	रोड सेस बकाया	रोड सेस चानू साल	शिक्षा सेस बकाया	शिक्षा सेस चानू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चानू साल	कृषि सेस बकाया	कृषि सेस चानू साल
12-05-2018	0797261782	2015-2016	2018-2019	18	6	4.5	1.5	9	3	9	3	3.6	1.2
06-13-2019	0772960237	2019-2020	2019-2020	0	6	0	1.5	0	3	0	3	0	1.2

List Of Case Status Details



यह एक कम्प्यूटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

*Uma Devi Agarwal*

Uma Devi Agarwal

KHARKIA DEVELOPERS PVT. L.

Deepak Aggarwal

17/03/2021 DIRECTOR

निरसा । मेढा । 251 । श्रीमति उमादेवी अग्रवाल

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
68	512	0 एकड़ 36 डिसमील 8.52 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली

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

मांग बावत	सालाना	बकाया				हाल (2019-2020)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष	
माल (नकदी)	0.00					6.00
गुजारी (भावली)	0.00					1.50
सेस	0.00					3.00
सूद	0.00					3.00
मुतफरकात	0.00					1.20
मीजान	0.00					14.70

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2019-2020)	फाजिल
	तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष		
माल (नकदी)					6.00	
गुजारी (भावली)					1.50	
सेस					3.00	
सूद					3.00	
मुतफरकात					1.20	
मीजान अदायकारी					14.70	

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

(2) नाम देहिन्दा -

(3) कुल बकाया- 14.70

तारीख अमला तहसील कुनिन्दा : 13-06-2019

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

Uma Devi Agarwalla

KHARKIA DEVELOPERS PVT. LTD.

17/03/2021  
DIRECTOR

दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान।



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

लवण टैक्स



जमीनदार नाम	रैयत का नाम, अभिभावक का नाम, रिश्ता
--	गजानन्द अग्रवाल, पिता-किशन लाल अग्रवाल, जाति-माडवाडी, निवासी-निज ग्राम

जिला का नाम	धनबाद	अंचल का नाम	निरसा	हलका का नाम	हलका-10	मौजा का नाम	मेढा	खाता का प्रकार	रैयती
खेवट नम्बर		खाता नम्बर	68	थाना का नाम	निरसा	थाना नम्बर	251		

खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान क्षेत्र	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
68	499	--	कारखाना 0	0.000 (एकड़) 2.000 (डिसमील) 0.00810 (हेक्टर)		काविल लगान	0	0	0	कायमी
	502	--	कारखाना 0	0.000 (एकड़) 11.000 (डिसमील) 0.04450 (हेक्टर)		काविल लगान	0	0	0	कायमी
	512	--	कारखाना 0	0.000 (एकड़) 38.000 (डिसमील) 0.15380 (हेक्टर)		काविल लगान	0	0	0	कायमी
	504	--	कारखाना 0	0.000 (एकड़) 3.000 (डिसमील) 0.01210 (हेक्टर)		काविल लगान	0	0	0	कायमी
	524	--	कारखाना 0	0.000 (एकड़) 11.000 (डिसमील) 0.04450 (हेक्टर)		काविल लगान	0	0	0	कायमी
	543	वसन्त कु0 अग्रवाल फैक्ट्री	पुरानी परती काविल आबाद 0	0.000 (एकड़) 6.000 (डिसमील) 0.02430 (हेक्टर)		काविल लगान	0	0	0	कायमी
	913	--	पुरानी परती काविल आबाद 0	0.000 (एकड़) 44.000 (डिसमील) 0.17810 (हेक्टर)		काविल लगान	0	0	0	कायमी

Uma Devi Agarwalla  
KHARKIA DEVELOPERS PVT. LTD.  
17/03/2021

915	--	गढा 0	0.000 (एकड़) 22.000 (डिसमील) 0.08900 (हेक्टर)		काविल लगान	0	0	0	कायमी
916	--	गढा 0	0.000 (एकड़) 51.000 (डिसमील) 0.20630 (हेक्टर)		काविल लगान	0	0	0	कायमी
923	--	मकान मय सहन 0	0.000 (एकड़) 8.000 (डिसमील) 0.03240 (हेक्टर)		काविल लगान	0	0	0	कायमी
931	--	कारखाना 0	0.000 (एकड़) 20.000 (डिसमील) 0.08090 (हेक्टर)		काविल लगान	0	0	0	कायमी
935	--	कारखाना 0	0.000 (एकड़) 13.000 (डिसमील) 0.05260 (हेक्टर)		काविल लगान	0	0	0	कायमी
970	--	कारखाना 0	0.000 (एकड़) 8.000 (डिसमील) 0.03240 (हेक्टर)		काविल लगान	0	0	0	कायमी
1724	निज निज	बहाल 0	0.000 (एकड़) 60.000 (डिसमील) 0.24280 (हेक्टर)	17/03/2021	काविल लगान	0	0	0	कायमी
812	--	पुरानी परती काविल आबाद 0	0.000 (एकड़) 3.000 (डिसमील) 0.01210 (हेक्टर)		काविल लगान	0	0	0	कायमी
खाता मे कुल प्लोट संख्या		15	खाता का कुल मिजान	3.000 (एकड़) 0.000 (डिसमील) 1.21390 (हेक्टर)	खाता का कुल	0 0 0			

यह एक कंप्यूटर जनित प्रति है

3/16/2021  
11:24:30 PM

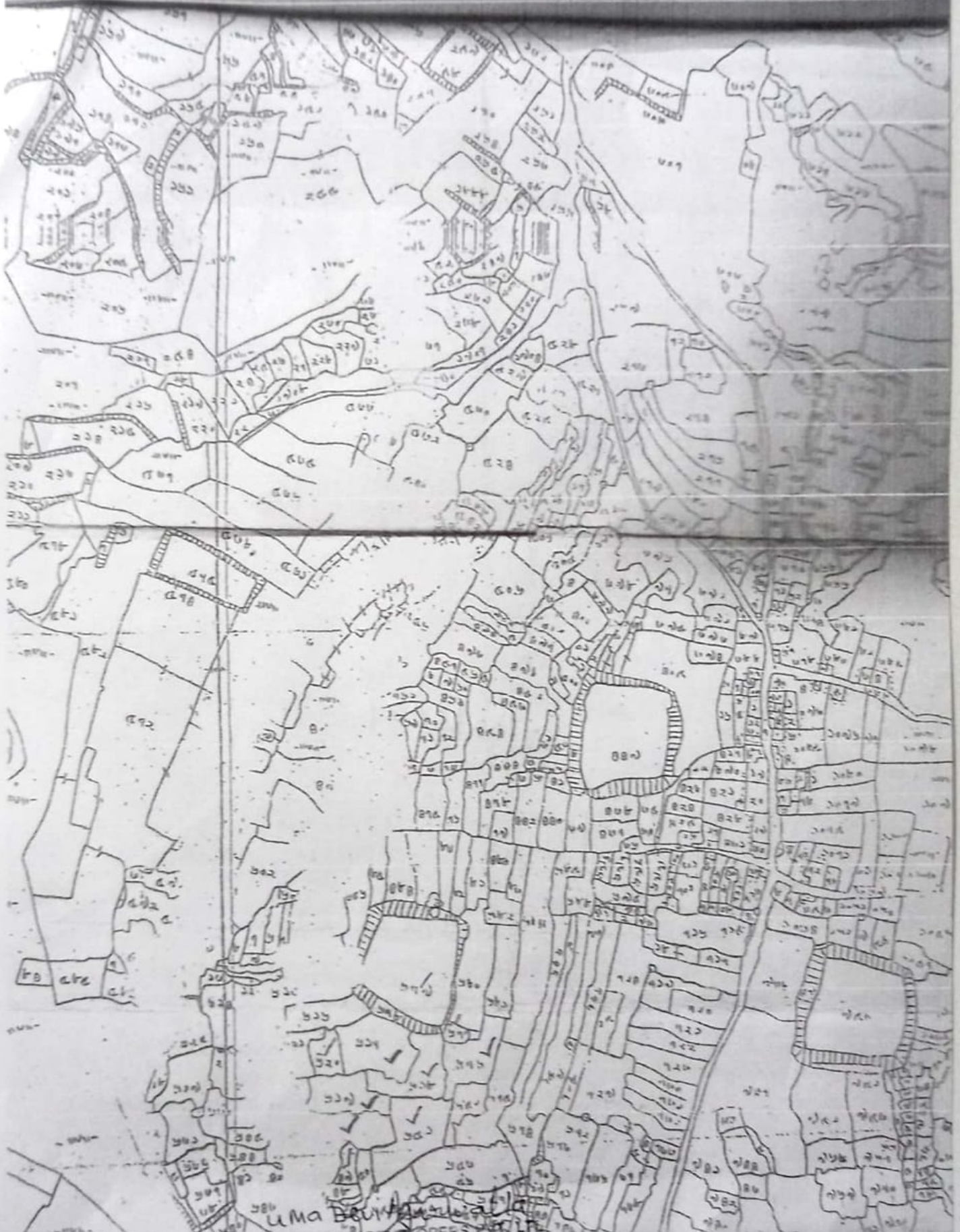
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

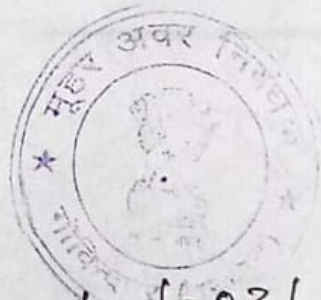
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

*(Handwritten signatures and date)*  
17/03/2021






UMA BOUNDARIES  
KINHAR DEVELOPERS PVT LTD  
Joseph M...  
17/03/2021






17/03/2021


**भारतीय विशिष्ट पहचान प्राधिकरण**  
**Unique Identification Authority of India**

<p><b>पता:</b>  जयशंकरि, एम्.एस. देव अग्रवाल,  मंगलम, सरसा पहासी चिरकुंडा,  सरसा, धनबाद,  झारखण्ड - 828202</p>	<p><b>Address:</b>  W/O. U. Vasu Dev Agrawal,  manglam, sarasa Pahan  Chirkunda, Sarasa, Dhanbad,  Jharkhand - 828202</p>
--	---

**3834 5992 4243**

<http://uidai.gov.in>
[www.uidai.gov.in](http://www.uidai.gov.in)


**भारत सरकार**  
**Government of India**

	<p><b>उमा देवी अग्रवाला</b>  <b>Uma Devi Agarwalla</b>  जन्म तिथि/DOB: 01/01/1948  महिला / FEMALE</p>
---	---

**3834 5992 4243**

**मेरा आधार, मेरी पहचान**



Uma Devi Agarwalla  
 17/03/2021

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ABQPA8518A



नाम /NAME

UMA DEVI AGARWALLA

पिता का नाम /FATHER'S NAME

KESHER DEO MURARKA

जन्म तिथि /DATE OF BIRTH

01-01-1948

हस्ताक्षर /SIGNATURE

Uma Devi Agarwalla

आयकर आयुक्त, रांची

COMMISSIONER OF INCOME-TAX, RANCHI

17/03/2021



 भारत सरकार  
 Government of India


 दीपक अग्रवाल  
 Deepak Agarwal  
 जन्म तिथि / DOB: 04/11/1988  
 पुरुष / Male



7720 4625 0476


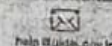
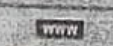
आधार - आम आदमी का अधिकार


 भारत सरकार  
 Unique Identification Authority of India

पता:  
 S/O: बसुदेव अग्रवाल, मंगलम,  
 तालडंगा, निरसा कुम चिरकुंडा,  
 चिरकुंडा, धनबाद, झारखण्ड, 828202

Address:  
 S/O: Basuden Agarwal,  
 MANGALAM, TALDANGA,  
 Nirsa-Cum-Chirkunda, Chirkunda  
 Dhanbad, Jharkhand, 828202

7720 4625 0476

 1800 300 1947  
 help@uidai.gov.in  
 www.uidai.gov.in

Deepak Agarwal  
 Deepak Agarwal  
 17/03/2021

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ACSPA8654J



नाम / NAME

DEEPAK AGARWAL

पिता का नाम / FATHER'S NAME

BASUDEO AGARWALL

जन्म तिथि / DATE OF BIRTH

04.11.1968

हस्ताक्षर / SIGNATURE

आयकर आयुक्त, प. नं. - XI

COMMISSIONER OF INCOME-TAX, W.B. - XI



17/03/2021

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें (संयुक्त आयकर आयुक्त (पद्धति एवं तकनीकी))  
पी-7,  
चौरिंग्ही स्क्वायर,  
कलकत्ता - 700 069.


In case this card is lost/found, kindly inform/return to the issuing authority :

Joint Commissioner of Income-tax (Systems & Technical),

P-7,

Chowringhee Square,



Calcutta - 700 069.



 भारतीय विचारण पहचान प्राधिकरण  
 Unique Identification Authority of India

पता: S/O: बगदीश नाथ, भरसा पहाड़ी,  
 मॉडर्न विद्यालय मार्ग, पोस्ट ऑफिस-  
 चिरकुन्दा, निरसा कम चिरकुन्दा,  
 धनबाद,  
 झारखण्ड - 828202

Address: S/O: Jagdish Shaw, sersa  
 paher, modern school road,  
 Post office-chirkunda, Nirsa-  
 Cum-Chirkunda, Dhanbad,  
 Jharkhand - 828202

9712 0645 5444




 www.uidai.gov.in


 भारत सरकार  
 Government of India


 टिंकु कुमार शाव  
 Tinku Kumar Shaw  
 जन्म तिथि/DOB: 01/01/1989  
 पुरुष / MALE

9712 0645 5444

मेरा आधार, मेरी पहचान

टिंकु कुमार शाव  
 17/03/2021



17/03/2021

गवलरपुर (धनयाद) येथील  
17/03/2021





## Pre Registration Docket

Date :- 17-03-2021 03:50 pm

Office Name :- SRO - Govindpur

Token No:- 20210000035856

Appoinment :- 17-Mar-2021 Time:- 15:0

Article	Development Agreement
Pre Registration Date	17-Mar-2021
No. Of Pages	22
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 40,114.

Property Id: **500650**

Valuation No. : 667079 / 2021	:- 2020-2021	User Id : 3128	Date : 17-March-2021 15:36:PM
State : Jharkhand	District : Dhanbad	Tahsil : Nirsa	
Land Type : Census	Corporation :	Village/City : Merha	
Merha Word No 0 - Other Road	-		
Khata Number - 68			
Plot Number - 512			
Volume Number - 1			
Page Number - 850			
Valuation Rule : Skip Valuation			
Property Details			
1	Land area	10.14 Decimal	
2	Skip Valuation Remark	DEVELOPMENT AGREEMENT	
Calculation Details			
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation ( )			₹0/-
Total Amount in Words : Rupees Only.			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: PART OF SAME PLOT 512, West: PART OF SAME PLOT 512, South: PLOT NO. 514 PART, North: PART OF SAME PLOT 512
Area	Land area : 10.14 Decimal, Skip Valuation Remark :
Other Description of the Property	
Government/Market Value	0
Transaction Amount	1578000



CLAIMANT	<b>-Ms. KHARKIA DEVELOPERS PVT LTD REP BY ITS DIRECTOR DEEPAK AGARWAL, Address - MANGALAM CHIRKUNDA, PS-CHIRKUNDA, DIST-DHANBAD- ,Father/Husband Name LATE BASUDEO AGARWAL , PAN No.- ,Permission Case No.- , Aadhaar No. *****0476</b>
EXECUTANTS	<b>-Mrs. UMA DEVI AGARWALLA, Address - MANGALAM CHIRKUNDA, PS-CHIRKUNDA, DIST-DHANBAD- ,Father/Husband Name LATE BASUDEO AGARWAL , PAN No.- ,Permission Case No.- , Aadhaar No. *****4243</b>

Witness Information	<b>Mr. TINKU KUMAR SHAW , Address - SARISAPAHARI, PS-CHIRKUNDA, DIST-DHANBAD-, Father/Husband Name-JAGDISH SHAW</b>
---------------------	---

Identifier Details	<b>Mr. TINKU KUMAR SHAW , Address - SARISAPAHARI, PS-CHIRKUNDA, DIST-DHANBAD-, Father/Husband Name-JAGDISH SHAW</b>
--------------------	---

Property Id:500650		
Fee Rule:Development Agreement		
1	Stamp Duty	4


1	SP	660
<b>Total</b>		<b>660</b>

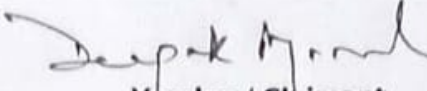
Property Id:500630		
Fee Rule:Development Agreement		
1	PR	1
2	LL	3
3	A1	39,450
<b>Total</b>		<b>39,454</b>

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

Uma Devi Agarwalla  
Vendor / Executant

कोरोना को हरना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी



कोरोना को डराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी







## Document Registration Summary 1

Date :-17-Mar-2021

- Government/Market Value: ₹0/-
- Transaction Amount: ₹1578000 /-
- Paid Stamp Duty: ₹500 /-

*Uma Devi Agarwalla*  
On Date 17-03-2021 Presented at SRO -  
Govindpur  
Signature of Presenter

SRO - Govindpur

### Receipt :

Receipt Date : 17-03-2021

Presenter Name: -

PR	₹1
SP	₹660
LL	₹3
A1	₹39450
Stamp Duty	₹500

**Total** ₹40614

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	500	-496	GRAS	UmaDeviAgarwalla	• GRN Number : 2105055359 • DEPT Transaction Id : 63af198bf852b535623e • Transaction Type :	500
PR	1	1	0	GRAS	UmaDeviAgarwalla	• GRN Number : 2105058694 • DEPT Transaction Id : 036e137b6c2271e77c61 • Transaction Type :	1
SP	660	660	0	GRAS	UmaDeviAgarwalla	• GRN Number : 2105058694 • DEPT Transaction Id : 036e137b6c2271e77c61 • Transaction Type :	660
A1	39450	39450	0	GRAS	UmaDeviAgarwalla	• GRN Number : 2105058694 • DEPT Transaction Id : 036e137b6c2271e77c61 • Transaction Type :	39450
LL	3	3	0	GRAS	UmaDeviAgarwalla	• GRN Number : 2105058694 • DEPT Transaction Id : 036e137b6c2271e77c61 • Transaction Type :	3



Sub Total	40118	40614	-496				
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Article : Development Agreement Number of Pages : 44

*Jaini*  
Signature of Operator  
17/03/2021

*[Signature]*  
Signature of Head Clerk

*[Signature]*  
Signature of Registering Officer  
17/3/21  
मुंबई अर्थ विभाग  
मोहि-दुपुर





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Govindpur

District Name :- Dhanbad

State Name :- Jharkhand

**Deed Endorsement**

Token No :- 20210000035856

Deed Type	Development Agreement
Number of Pages	44
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 660, A1 :- Rs. 39450, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.0/- ,Transaction Amount :- Rs.1578000/-
Property Details	District :- Dhanbad , Tehsil :- Nirsa , Village Name :- Merha Location :- Other Road, Merha Word No 0 Property Boundaries :- East: PART OF SAME PLOT 512, West: PART OF SAME PLOT 512, South: PLOT NO. 514 PART, North: PART OF SAME PLOT 512 Khata Number - 68Plot Number - 512Volume Number - 1Page Number - 850 Area Of Land :- 10.14 Decimal

Sh./Smt.UMA DEVI AGARWALLA s/o/d/o/w/o LATE BASUDEO AGARWAL  
has presented the document for registration in this office  
today dated :- 17-Mar-2021 Day :- Wednesday Time :- 16:16:57 PM







UMA DEVI  
AGARWALLA(Individual)



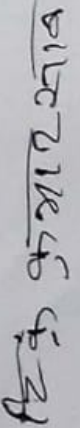
Party Name	Document Type	Document Number
UMA DEVI AGARWALLA	PAN/UID	383459924243

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
-------	------------------------	--------------------	---------------	-------------------	------------	-------------	--------------	-----------



1	<b>UMA DEVI AGARWALLA</b> <b>Address1 -</b> MANGALAM CHIRKUNDA, PS- CHIRKUNDA, DIST- DHANBAD, <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b> ,Permission Case No.-	Yes	Uma Devi Agarwalla <b>Address:-</b> , manglam, , sarasa Pahari Chirkunda, Sarsa, , Dhanbad, 828202, , Jharkhand, India	EXECUTANTS <b>Age:73</b>	 	Uma Devi Agarwalla
2	<b>KHARKIA DEVELOPERS PVT LTD REP BY ITS DIRECTOR DEEPAK AGARWAL</b> <b>Address1 -</b> MANGALAM CHIRKUNDA, PS- CHIRKUNDA, DIST- DHANBAD, <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b> ,Permission Case No.-	Yes	Deepak Agarwal <b>Address:-</b> MANGALAM, , , TALDANGA, Nirsa-Cum- Chirkunda, , Dhanbad, 828202, , Jharkhand, India	CLAIMANT <b>Age:52</b>	 	Deepak Agarwal

**Identification:**

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>TINKU KUMAR SHAW</b> S/o-D/o JAGDISH SHAW <b>Address1 -</b> SARISAPAHARI, PS-CHIRKUNDA, DIST-DHANBAD, <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b>			

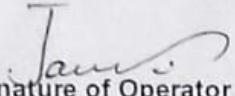
**Witness:**

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





Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>TINKU KUMAR SHAW</b> Address1 - SARISAPAHARI, PS-CHIRKUNDA, DIST-DHANBAD, Address2 - , , , Jharkhand			

  
 Signature of Operator  
 17/03/2021

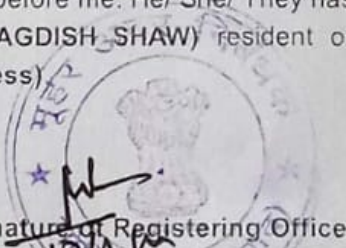
Seal and Signature of Registering Officer



Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( **UMA DEVI AGARWALLA** ), has/have admitted the execution before me. He/ She/ They has / have been identified by ( **TINKU KUMAR SHAW** ) Son/Daughter/Wife of ( **JAGDISH SHAW** ) resident of ( **SARISAPAHARI, PS-CHIRKUNDA, DIST-DHANBAD** ) and by occupation ( **Business** )

Signature of Registering Officer



Date:- 17-Mar-2021

Seal and Signature of Registering Officer





Token No.: 20210000035856

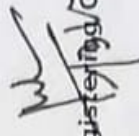
## CERTIFICATE

Office of the SRO - Govindpur

This **Development Agreement** was presented before the registering officer on date **17-Mar-2021** by **UMA DEVI AGARWALLA, S/O, D/O, W/O LATE BASUDEO AGARWAL** resident of MANGALAM CHIRKUNDA, PS-CHIRKUNDA, DIST-DHANBAD.,.

This deed was registered as Document No:- **2021/GOV/1725/BK1/1573** in Book No :- **BK1**, Volume No :- 145 from Page No :- 351 to 394 at, office of **SRO - Govindpur**

Date:- **17-Mar-2021**

  
Registering Officer





5753 K. Raity Sale Nirasta Value-1600000/- of 64000/-

5107



12377  
9/28/12

महान विषय का ही अर्थी और खताना  
 कनकाई एका की बका 46 के अर्थ  
 1 इतर के ओ कण्ट्रोल टा... 190  
 के कनकाई 1 व 1 प 23 अर्थी  
 काय कनकाई काय के अर्थी के  
 काय के विषय है वा स्टाप शल्व अर्थी  
 का है  
 28.7.12  
 28.7.12

महान विषय का ही अर्थी और खताना  
 कनकाई एका की बका 46 के अर्थ

03DD 586418

तपस्वील वर्णित जमीन का मूल्य भाग अंशिका पत्र  
 के अनुसार निर्धारित न... के रूप में है

अयल अधिकारी... से प्राप्त सूची के  
 अनुसार दस्तावेज में वर्णित मोजा...  
 नम्बर 251... के खाता नं...  
 विविध खाते से बाहर है/सूची बद्ध नहीं है  
 28.7.12



S. No. 1827/1893

Sri Deepak Agarwal  
 28/7/12



**ABSOLUTE SALE DEED**

THIS DEED OF ABSOLUTE SALE made this the 28<sup>th</sup> day of July Two Thousand Twelve between VALLEY ABRASIVES LIMITED, a limited company having it's office at Chirkunda P.S. Chirkunda District Dhanbad (Jharkhand) represented by it's Director SRI DEEPAK AGARWAL son of Sri Basudeo Agarwal by faith Hindu, by caste Vaishya (Agarwal), by occupation business, resident of Chirkunda, P.S. Chirkunda, Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) here-in-after called and referred to as the V E N D O R which expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, successors, administrators, legal representatives and assigns of the ONE PART. [Indian Citizen] [Pan No. AAACV 9676L]

Fee Paid  
 वी.टी. 48000=00  
 स्टैम्प 30=00  
 प्रीफे 30=00  
 48000=00  
 500=00  
 150=00  
 48090=00

28/7/12





03DD 586449

Deepak Agarwal  
28/11/16

- 2 -

**AND : IN FAVOUR OF**

**SMT. SHRADDHA AGARWAL** wife of Sri Deepak Agarwal by faith Hindu, by caste Vaishya (Agarwal), by occupation business & house-wife, resident of Chirkunda, P.S. Chirkunda, Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) here-in-after called and referred to as the **PURCHASER** which expression shall unless excluded by or repugnant to the context be deemed to mean and include her executors, successors, administrators, legal representatives and assigns of the **OTHER PART**. [Indian Citizen][Pan No. ACCPA 6759Q]



05AA 215321

*Handwritten signature*  
M.H. 1/87  
D

- 3 -

WHEREAS, Kharkia Refractories (P) Ltd. purchased the lands of Plot Nos.492, 494, 554, 563, 564, 565, 566, 567, 568, 569, 570, 559 & 560 bearing Khatian Nos.48, 183, 47, 67, 14 & 116 of Mouza Merah Mouza No.251 P.S. Chirkunda District Dhanbad along with other lands from Smt. Nirmala Devi Agarwal by virtue of registered Sale Deed No.25101 dated 12/12/1973 and Sale Deed No.870 dated 27/1/1970 both registered at Dhanbad Sub Registry Office.

AND WHEREAS after such purchase aforesaid Kharkia Refractories (P) Ltd. mutated its name in the Landlord Sheresta the State of Jharkhand in Thoka No.310 and others and was paying the rents thereto regularly.

AND WHEREAS further Kharkia Refractories (P) Ltd. purchased 33 Decimals of lands in Plot Nos.573, 574 & 575 bearing Khatian No.101 of Mouza Merah Mouza





झारखण्ड JHARKHAND

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*Handwritten signature and date: 11/12/73*

- 4 -

No.251 P.S. Chirkunda District Dhanbad from Smt. Uma Devi Agarwalla by virtue of registered Sale Deed No.25098 dated 12/12/1973 registered at Dhanbad Sub Registry Office.

AND WHEREAS after such purchase aforesaid Kharkia Refractories (P) Ltd. mutated its name in the Landlord Sheresta the State of Jharkhand in Thoka No.314 and was paying the rents thereto regularly.

AND WHEREAS further Kharkia Refractories (P) Ltd. purchased 1.41 Acres of lands in Plot Nos.487, 490 & 491 bearing Khatian No.136 & 142 of Mouza Merah Mouza No.251 P.S. Chirkunda District Dhanbad from Valley Refractories by virtue of registered Sale Deed No.25099 dated 12/12/1973 registered at Dhanbad Sub Registry Office.



झारखण्ड JHARKHAND

776259

Deepak Agarwal  
28/11/11

- 5 -

AND WHEREAS after such purchase aforesaid Kharkia Refractories (P) Ltd. mutated its name in the Landlord Sheresta the State of Jharkhand in Thoka No.311 and was paying the rents thereto regularly.

AND WHEREAS further Kharkia Refractories (P) Ltd. purchased 4.48 Acres of lands in Plot Nos.462, 464, 465, 463, 540, 543, 468, 508, 544 & 488 bearing Khatian Nos.33, 196, 84, 192 & 14 of Mouza Merah Mouza No.251 P.S. Chirkunda District Dhanbad along with other lands from Smt. Uma Devi Agarwal by virtue of registered Sale Deed No.2240 dated 05/02/1974 registered at Dhanbad Sub Registry Office.

AND WHEREAS after such purchase aforesaid Kharkia Refractories (P) Ltd. mutated its name in the Landlord Sheresta the State of Jharkhand in Thoka No.309 and was paying the rents thereto regularly.



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*Signature*  
28/7/11

*Signature*

- 6 -

AND WHEREAS further Kharkia Refractories (P) Ltd. purchased 29 Decimals of lands in Plot No.571 bearing Khatian No.192 of Mouza Merah Mouza No.251 P.S. Chirkunda District Dhanbad from Sri Gajanand Agarwal by virtue of registered Sale Deed No.23753 dated 13/11/1973 registered at Dhanbad Sub Registry Office.

AND WHEREAS after such purchase aforesaid Kharkia Refractories (P) Ltd. mutated its name in the Landlord Sheresta the State of Jharkhand in Thoka No.312 and was paying the rents thereto regularly.

AND WHEREAS further Kharkia Refractories (P) Ltd. purchased 1.11 Acres of lands in Plot Nos.553, 557 & 558 bearing Khatian Nos.192 & 33 of Mouza Merah Mouza No.251 P.S. Chirkunda District Dhanbad along with other lands from Sri Basudeo Agarwal by virtue of registered Sale Deed No.23752 dated 13/11/1973 registered at Dhanbad Sub Registry Office.



झारखण्ड JHARKHAND

776261

*Deepak Mishra*  
28/11/12

- 7 -

AND WHEREAS after such purchase aforesaid Kharkia Refractories (P) Ltd. mutated its name in the Landlord Sheresta the State of Jharkhand in Thoka No.313 and was paying the rents thereto regularly.

AND WHEREAS further Kharkia Refractories (P) Ltd. purchased 96 Decimals of lands in Plot Nos.491, 555 & 556 bearing Khatian Nos.136 & 33 of Mouza Merah Mouza No.251 P.S. Chirkunda District Dhanbad along with other lands from Smt. Sulochana Devi by virtue of registered Sale Deed No.25100 dated 12/12/1973 registered at Dhanbad Sub Registry Office.

AND WHEREAS after such purchase aforesaid Kharkia Refractories (P) Ltd. mutated its name in the Landlord Sheresta the State of Jharkhand in Thoka No.315 and was paying the rents thereto regularly.

(12)

Deepak Singh  
23/11/12

- 8 -

AND WHEREAS Kharkia Refractories (P) Ltd. while in peaceful possession over the aforesaid lands along with other lands merged into Valley Abrasives Limited (the vendor) by the order of the Honbl'e Calcutta now Kolkata High Court.

AND WHEREAS, further Valley Abrasives Limited, the vendor purchased 33 Decimals of lands in Plot Nos.572 & 573 bearing Khatian No.101 of Mouza Merah Mouza No.251 P.S. Chirkunda District Dhanbad from Smt. Gigi Devi by virtue of registered Sale Deed No.5824 dated 7/11/1995 registered at Dhanbad Sub Registry Office.

AND WHEREAS after such purchase the vendor mutated its name in the Landlord Sheresta the State of Jharkhand in Thoka No.826 and has been paying the rents thereto regularly.

AND WHEREAS, further the vendor purchased 49.5 Decimals of lands in Plot No.573, 574, 575 bearing Khatian No.101 of Mouza Merah Mouza No.251 P.S. Chirkunda District Dhanbad from Sri Bisambhar Lal Gaddhyan and others by virtue of registered Sale Deed No.7171 dated 09/09/1992 registered at Dhanbad Sub Registry Office.

AND WHEREAS after such purchase the vendor mutated its name in the Landlord Sheresta the State of Jharkhand in Thoka No.746 and has been paying the rents thereto regularly.

AND WHEREAS, further the vendor purchased 16.5 Decimals of lands in Plot Nos.573, 574 & 575 bearing Khatian No.101 of Mouza Merah Mouza No.251 P.S. Chirkunda District Dhanbad from Sri Raghubir Singh Lamba by virtue of registered Sale Deed No.4891 dated 26/07/1994 registered at Dhanbad Sub Registry Office.

AND WHEREAS after such purchase the vendor mutated its name in the Landlord Sheresta the State of Jharkhand in Thoka No.824 and has been paying the rents thereto regularly.

AND WHEREAS thus the vendor became the sole, exclusive and only owner of the lands morefully described in the schedule below and has been possessing the same in peaceful and undisturbed possession by exercising diverse acts of possession without any hindrance or interruption from any corner.

AND WHEREAS, the vendor expressed its desire to sell the lands morefully described in the schedule below and the purchaser has agreed to purchase the same

Handwritten signature and date: 28/12/11

- 9 -

for a valuable consideration of sum of Rs.16,00,000/- only which the vendor has accepted for the sale of the said lands.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH THAT in consideration of sum of Rs.16,00,000/- only paid by the purchaser to the vendor the receipt whereof the vendor doth hereby admit and acknowledge in full and final settlement.

The vendor doth hereby grant, convey, transfer and assign all that lands more fully described in the schedule below together with all right, title and interest therein.

TO HAVE AND TO HOLD the same hereby conveyed unto the use of the purchaser absolutely and forever. That the vendor now has good, valid and subsisting title of the said lands morefully described in the schedule below hereby transferred or expressed so to be in the manner aforesaid and the purchaser shall here after peaceably and quietly hold, posses and enjoy the same in any way or manner with power to transfer the same by sale, gift or otherwise whatsoever nature without any hindrance or interruption by the vendor or any person or persons claiming right through it and the vendor shall and will from time to time upon the request and at the cost of the purchaser do and execute all such acts, deeds and things for further and more perfectly assuring the said lands and every part thereof and placing the purchaser in possession of the same according to the true intent and meaning of these presents as shall or may be required.

That the vendor has not transferred or encumbered the said lands or any part thereof and if it is found later on that the vendor has in any way or manner transferred or encumbered the said lands or any part thereof or due to the defect of title of the vendor the purchaser suffer any loss of what-so-ever nature the vendor along with all its successors shall at all times be liable to compensate the purchaser and indemnify her in every respect thereof.

That the purchaser shall hereafter pay an annual rent of Rs.1.50 paises to the present landlord the state of Jharkhand and shall get her name mutated with the landlord the Sheresta the state of Jharkhand. The vendor shall remain bound to give its full consent in respect to mutation of the name of the purchaser in the landlord Sheresta the state of Jharkhand.

The vendor has delivered possession of the said lands to the purchaser this day.

Handwritten signature and date: 28/7/12

- 10 -

**SCHEDULE**

All that piece and parcel of Rayati right of land in Mouza :- **MERAH P.S.** Chirkunda Sub-Division and District Sub-Registry Office and District Dhanbad Mouza No.251 Khatian No.48 (Forty Eight) Plot No.492 Don Area 95.5 Decimals, Khatian No.183 (One Hundred Eighty Three) Plot No.494 Don Area 14 Decimals, Plot No.554 Don Area 24 Decimals, Plot No.566 Don Area 14 Decimals, Khatian No.116 (One Hundred Sixteen) Plot No.559 Don Area 2 Decimals, Plot No.560 Don Area 41 Decimals, Khatian No.47 (Forty Seven) Plot No.563 Don Area 1.04 Acres, Khatian No.67 (Sixty Seven) Plot No.564 Don Area 39 Decimals, Plot No.570 Don Area 11 Decimals, Khatian No.14 (Fourteen) Plot No.565 Don Area 41 Decimals, Plot No.568 Don Area 2 Decimals, Plot No.569 Don Area 9 Decimals, Khatian No.101 (One Hundred One) Plot No.573 & 572 Don Area 33 Decimals & Plot No.573, 574, 575 Don Area 99 Decimals, Khatian No.33 (Thirty Three) Plot No.462 Don Area 2 Decimals, Plot No.464 Don Area 2 Decimals, Plot No.465 Don Area 11 Decimals, Plot No.463 Don Area 9 Decimals, Plot No.468 Don Area 15.50 Decimals, Plot No.553 Don Area 54 Decimals, Plot No.557 Don Area 2 Decimals, Plot No.558 Don Area 25 Decimals, Plot No.555 Don Area 26 Decimals, Plot No.556 Don Area 1 Decimals, Khatian No.84 (Eighty Four) Plot No.540 Don Area 32 Decimals, Plot No.508 Don Area 19 Decimals, Khatian No.196 (One Hundred Ninety Six) Plot No.543 Don Area 11 Decimals, Khatian No.192 (One Hundred Ninety Two) Plot No.544 Don Area 28 Decimals, Plot No.571 Don Area 29 Decimals, Khatian No.14 (Fourteen) Plot No.488 Don Area 58 Decimals, Khatian No.136 (One Hundred Thirty Six) Plot No.487 Don Area 12 Decimals, Plot No.490 Don Area 65 Decimals, *Grand Total Area 9.30 Acres* (Nine Acres Thirty Decimals),

**Butted & Bounded By:-**

North:- Plot No.540 (P), 543 & others.

South:- Plot No.601, 602 and others.

East:- Plot No.489 (P), 469 (P), 506 (P) and others..

West:- Plot No.539, 538 and others.

Out of the aforesaid 9 Acres 32 Decimals of lands only 1.60 Acres (One Acres Sixty Decimals) of lands sold herewith.

IN WITNESSES WHEREOF the vendor doth hereby set and subscribe its hands out of its own free will on this the day, month and year first above written in presence of the following witnesses who signed presence of each other.

The nature of land hereby sold is Don.

The land hereby sold is Rayati.

The land hereby sold is beyond Gair Abad, Tribal land, Bhodan land, Forest land & B.C.C.L land.

Deepak Agrawal 28/7/12  
(Signature of the vendor)

Memo of Consideration:-  
Rs. 16,00,000/- by different  
P. D. A.

Deepak Agrawal 28/7/12  
PHOTOGRAPH AND FINGER PRINTS OF PURCHASER:-



Shradha Agrawal  
(SIGNATURE) 29/7/12



- WITNESSES**
1. Shyamprasad  
ID: शिवजी शर्मा  
कुशवाही निवासी  
28/7/12
  2. Kanchar Singh  
Teerth Singh  
Chickunda  
28.7.12

Certified that the finger prints of the left hand of each person, whose photographs is affixed in the document, have been obtained before me, prepared in my office as per draft supplied by the parties :-

[Signature]  
28/7/12  
Advocate, Dhanbad.  
E. No. 1627/1003





निबंधन विभाग, झारखंड  
धनबाद

जांच पर्चा-सह घोषणा पत्र (नियम 114)

Token Date/Time: 28/07/2012 12:48:28

**Sale Deed**      Presenter      **Deepak Agarwal**  
**Chirkunda, P.S- Chirkunda, Dist- Dhanbad**  
1600000      DOE      Date of Entry      28/07/2012  
1600000      Stamp Value      64000      Total Pages      28  
Serial No      0      Book      1  
CNO/PNO

Remarks / Other Details  
Property Details:

Anchal	Th.No.	Wrđ/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
NIRSA	251	0	MERHA	47,48	492,494			DON	Decimal	
NIRSA	251	0	MERHA	47,48	554,566			DON	Decimal	
NIRSA	251	0	MERHA	183,116	559,560			DON	Decimal	
NIRSA	251	0	MERHA	183,116	563,564			DON	Decimal	
NIRSA	251	0	MERHA	67,14	570,565			DON	Decimal	
NIRSA	251	0	MERHA	67,14	568,569			DON	Decimal	
NIRSA	251	0	MERHA	101,33	573,572			DON	Decimal	
NIRSA	251	0	MERHA	101,33	574,575			DON	Decimal	
NIRSA	251	0	MERHA	84,196	462,464			DON	Decimal	
NIRSA	251	0	MERHA	84,196	465,463			DON	Decimal	
NIRSA	251	0	MERHA	192,136	468,553			DON	Decimal	
NIRSA	251	0	MERHA	192,136	557,558			DON	Decimal	
NIRSA	251	0	MERHA	192,136	555,556			DON	Decimal	
NIRSA	251	0	MERHA	192,136	540,508			DON	Decimal	
NIRSA	251	0	MERHA	192,136	543,544			DON	Decimal	
NIRSA	251	0	MERHA	192,136	571,488			DON	Decimal	
NIRSA	251	0	MERHA	192,136	487,490			DON	160 Decimal	1440000

Other Property Details:

Property Type	Th. No.	Wrđ	Mauza	Location	Area	Rate	Amount
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Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Deepak Agarwal	Basudeo Agarwal	Business	Other	Aaacv9676l	Chirkunda, P.S- Chirkunda, Dist- Dhanbad
2	VENDEE	Shraddha Agarwal	Deepak Agarwal	House Wife	Other	Accpa6759q	Chirkunda, P.S- Chirkunda, Dist- Dhanbad
3	Identifier	Kameshwar Singh	T. Singh	Business	Other		Chirkunda, P.S- Chirkunda, Dist- Dhanbad
4	Witness1	Kameshwar Singh	T. Singh	Business	Other		Chirkunda, P.S- Chirkunda, Dist- Dhanbad

Fee Details:

SN	Description	Amount
1	LL	30.00
2	PR	11.28
3	A1	48,000.00
4	SP	420.00
5	I	500.00
6	M	150.00
Total		49,111.28

*Deepak Agarwal*

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंट्री ऑफिसर का हस्ताक्षर

उपर्युक्त ..... ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया दीपक अग्रवाल

जिसकी

पहचान ..... पिता .....  
निवासी कामेश्वर सिंह पेशा टी. सिंह ने की।  
समन्वयक अध्यापक







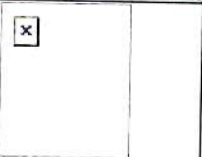
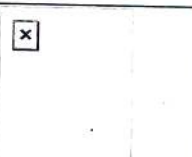
22EW  
29/12/2011

निबंधन पदाधिकारी का हस्ताक्षर

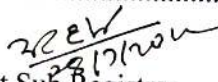


निबंधन विभाग, झारखंड  
धनबाद

Token Date: 28/07/2012 12:48:28  
No. Year: 5753/5107/2012  
Sale Deed

	Party Details	Photo	Thumb
1	<b>Deepak Agarwal</b> Father/Husband Name: Basudeo Agarwal (VENDOR) Chirkunda, P.S- Chirkunda, Dist- Dhanbad		
2	<b>Shraddha Agarwal</b> Father/Husband Name: Deepak Agarwal (VENDEE) Chirkunda, P.S- Chirkunda, Dist- Dhanbad		
3	<b>Kameshwar Singh</b> Father/Husband Name: T. Singh (Identifier) Chirkunda, P.S- Chirkunda, Dist- Dhanbad		
4	<b>Kameshwar Singh</b> Father/Husband Name: T. Singh (Witness1) Chirkunda, P.S- Chirkunda, Dist- Dhanbad		

Book No. I  
Volume 168  
Page 29 To 56  
Deed No 5753/5107  
Year 2012  
Date 28/07/2012 14:19:59

  
District Sub Registrar

  
Signature of Operator

Rarity Sale Nivasha Value 4375000/- ST=175000/- 5121



47  
28/7/12  
12376

पंजीन नं. 21 के अंतर्गत  
पंजीन नं. 46 के अंतर्गत  
पंजीन नं. 23 के अंतर्गत  
पंजीन नं. 23 के अंतर्गत  
पंजीन नं. 23 के अंतर्गत  
पंजीन नं. 23 के अंतर्गत

पंजीन नं. 46 के अंतर्गत  
पंजीन नं. 23 के अंतर्गत

03DD 586437

तपस्वील वर्णित जन्म का मुख्य मांग बहिनका पत्र के अनुसार किंवा रिक्त स्थानों में काम नहीं है

28.7.12

28.7.12

28/7/12



E. No. 1027/1093

Deepak Agarwal  
28.7.12

अचल अधिकारी... से प्राप्त सूची के अनुसार दस्तावेज में वर्णित भोजपा 48183116, 67 नंबर 251... के खाता नं. 14101, 3384, 196, निविद खाते से बाहर है सूची बंद नहीं है 1928126 only

28.7.12

**ABSOLUTE SALE DEED**

THIS DEED OF ABSOLUTE SALE made this the 28<sup>th</sup> day of July Two Thousand Twelve between VALLEY ABRASIVES LIMITED, a limited company having its office at Chirkunda P.S. Chirkunda District Dhanbad (Jharkhand) represented by its Director SRI DEEPAK AGARWAL son of Sri Basudeo Agarwal by faith Hindu, by caste Vaishya (Agarwal), by occupation business, resident of Chirkunda, P.S. Chirkunda, Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) here-in-after called and referred to as the V E N D O R which expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, successors, administrators, legal representatives and assigns of the ONE PART. [Indian Citizen] [Pan No. AAACV 9676L]

Price Paid

CAF) 131250 = 100  
9 500 = 100  
100 150 = 100  
30 = 100  
11 = 28  
131941 = 28

28/7/12

बनबाब कोषगार से निम्न

कोषगार परामर्शक  
स्वयंसेवा

Memo no. 3914/2012-13  
Issued to Valley Abrasives Limited  
Of PS Chikunda  
Through  
Non Judicial/Court Fee Stamps  
of Rs. 25,000/- (25,000 x 1)

Accountant/Stamp Clerk  
District Treasury, Dhanbar



28/7/12  
10  
गुरुदेव काठवारि  
28.7.12

28.7.12





03DD 586438

Deepak Agrawal  
28.7.12

-2-

**AND : IN FAVOUR OF**

**SMT. UMA DEVI AGARWAL** wife of Sri Basudeo Agarwal by faith Hindu, by caste Vaishya (Agarwal), by occupation business & house-wife, resident of Chirkunda, P.S. Chirkunda, Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) here-in-after called and referred to as the **PURCHASER** which expression shall unless excluded by or repugnant to the context be deemed to mean and include her executors, successors, administrators, legal representatives and assigns of the **OTHER PART.** [Indian Citizen][Pan No. ABQPA 8518A]



03DD 586439

Deepak  
Agarwal  
28.7.12

- 3 -

WHEREAS, Kharkia Refractories (P) Ltd. purchased the lands of Plot Nos.492, 494, 554, 563, 564, 565, 566, 567, 568, 569, 570, 559 & 560 bearing Khatian Nos.48, 183, 47, 67, 14 & 116 of Mouza Merah Mouza No.251 P.S. Chirkunda District Dhanbad along with other lands from Smt. Nirmala Devi Agarwal by virtue of registered Sale Deed No.25101 dated 12/12/1973 and Sale Deed No.870 dated 27/1/1970 both registered at Dhanbad Sub Registry Office.

AND WHEREAS after such purchase aforesaid Kharkia Refractories (P) Ltd. mutated its name in the Landlord Sheresta the State of Jharkhand in Thoka No.310 and others and was paying the rents thereto regularly.



03DD 586440

*Handwritten signature*  
28.7.12  
*Handwritten initials*

- 4 -

AND WHEREAS further Kharkia Refractories (P) Ltd. purchased 33 Decimals of lands in Plot Nos.573, 574 & 575 bearing Khatian No.101 of Mouza Merah Mouza No.251 P.S. Chirkunda District Dhanbad from Smt. Uma Devi Agarwalla by virtue of registered Sale Deed No.25098 dated 12/12/1973 registered at Dhanbad Sub Registry Office.

AND WHEREAS after such purchase aforesaid Kharkia Refractories (P) Ltd. mutated its name in the Landlord Sheresta the State of Jharkhand in Thoka No.314 and was paying the rents thereto regularly.

AND WHEREAS further Kharkia Refractories (P) Ltd. purchased 1.41 Acres of lands in Plot Nos.487, 490 & 491 bearing Khatian No.136 & 142 of Mouza Merah Mouza No.251 P.S. Chirkunda District Dhanbad from Valley Refractories by virtue of





03DD 586441

*Deepak Singh*  
28.7.12

- 5 -

registered Sale Deed No.25099 dated 12/12/1973 registered at Dhanbad Sub Registry Office.

AND WHEREAS after such purchase aforesaid Kharkia Refractories (P) Ltd. mutated its name in the Landlord Sheresta the State of Jharkhand in Thoka No.311 and was paying the rents thereto regularly.

AND WHEREAS further Kharkia Refractories (P) Ltd. purchased 4.48 Acres of lands in Plot Nos.462, 464, 465, 463, 540, 543, 468, 508, 544 & 488 bearing Khatian Nos.33, 196, 84, 192 & 14 of Mouza Merah Mouza No.251 P.S. Chirkunda District Dhanbad along with other lands from Smt. Uma Devi Agarwal by virtue of registered Sale Deed No.2240 dated 05/02/1974 registered at Dhanbad Sub Registry Office.



03DD 586442

*Handwritten signature*  
28.7.12

- 6 -

AND WHEREAS after such purchase aforesaid Kharkia Refractories (P) Ltd. mutated its name in the Landlord Sheresta the State of Jharkhand in Thoka No.309 and was paying the rents thereto regularly.

AND WHEREAS further Kharkia Refractories (P) Ltd. purchased 29 Decimals of lands in Plot No.571 bearing Khatian No.192 of Mouza Merah Mouza No.251 P.S. Chirkunda District Dhanbad from Sri Gajanand Agarwal by virtue of registered Sale Deed No.23753 dated 13/11/1973 registered at Dhanbad Sub Registry Office.

AND WHEREAS after such purchase aforesaid Kharkia Refractories (P) Ltd. mutated its name in the Landlord Sheresta the State of Jharkhand in Thoka No.312 and was paying the rents thereto regularly.



03DD 586443

*Handwritten signature and date: 28.7.12*

- 7 -

AND WHEREAS further Kharkia Refractories (P) Ltd. purchased 1.11 Acres of lands in Plot Nos.553, 557 & 558 bearing Khatian Nos.192 & 33 of Mouza Merah Mouza No.251 P.S. Chirkunda District Dhanbad along with other lands from Sri Basudeo Agarwal by virtue of registered Sale Deed No.23752 dated 13/11/1973 registered at Dhanbad Sub Registry Office.

AND WHEREAS after such purchase aforesaid Kharkia Refractories (P) Ltd. mutated its name in the Landlord Sheresta the State of Jharkhand in Thoka No.313 and was paying the rents thereto regularly.

AND WHEREAS further Kharkia Refractories (P) Ltd. purchased 96 Decimals of lands in Plot Nos.491, 555 & 556 bearing Khatian Nos.136 & 33 of Mouza Merah Mouza No.251 P.S. Chirkunda District Dhanbad along with other lands from Smt.

- 8 -

Sulochana Devi by virtue of registered Sale Deed No.25100 dated 12/12/1973 registered at Dhanbad Sub Registry Office.

AND WHEREAS after such purchase aforesaid Kharkia Refractories (P) Ltd. mutated its name in the Landlord Sheresta the State of Jharkhand in Thoka No.315 and was paying the rents thereto regularly.

AND WHEREAS Kharkia Refractories (P) Ltd. while in peaceful possession over the aforesaid lands along with other lands merged into Valley Abrasives Limited (the vendor) by the order of the Honbl'e Calcutta now Kolkata High Court.

AND WHEREAS, further Valley Abrasives Limited, the vendor purchased 33 Decimals of lands in Plot Nos.572 & 573 bearing Khatian No.101 of Mouza Merah Mouza No.251 P.S. Chirkunda District Dhanbad from Smt. Gigi Devi by virtue of registered Sale Deed No.5824 dated 7/11/1995 registered at Dhanbad Sub Registry Office.

AND WHEREAS after such purchase the vendor mutated its name in the Landlord Sheresta the State of Jharkhand in Thoka No.826 and has been paying the rents thereto regularly.

AND WHEREAS, further the vendor purchased 49.5 Decimals of lands in Plot No.573, 574, 575 bearing Khatian No.101 of Mouza Merah Mouza No.251 P.S. Chirkunda District Dhanbad from Sri Bisambhar Lal Gaddhyan and others by virtue of registered Sale Deed No.7171 dated 09/09/1992 registered at Dhanbad Sub Registry Office.

AND WHEREAS after such purchase the vendor mutated its name in the Landlord Sheresta the State of Jharkhand in Thoka No.746 and has been paying the rents thereto regularly.

AND WHEREAS, further the vendor purchased 16.5 Decimals of lands in Plot Nos.573, 574 & 575 bearing Khatian No.101 of Mouza Merah Mouza No.251 P.S. Chirkunda District Dhanbad from Sri Raghbir Singh Lamba by virtue of registered Sale Deed No.4891 dated 26/07/1994 registered at Dhanbad Sub Registry Office.

AND WHEREAS after such purchase the vendor mutated its name in the Landlord Sheresta the State of Jharkhand in Thoka No.824 and has been paying the rents thereto regularly.

AND WHEREAS thus the vendor became the sole, exclusive and only owner of the lands morefully described in the schedule below and has been possessing the same

Deputy M. 28.7.12

in peaceful and undisturbed possession by exercising diverse acts of possession without any hindrance or interruption from any corner.

AND WHEREAS, the vendor expressed its desire to sell the lands morefully described in the schedule below and the purchaser has agreed to purchase the same for a valuable consideration of sum of Rs.43,75,000/- only which the vendor has accepted for the sale of the said lands.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH THAT in consideration of sum of Rs.43,75,000/- only paid by the purchaser to the vendor the receipt whereof the vendor doth hereby admit and acknowledge in full and final settlement.

The vendor doth hereby grant, convey, transfer and assign all that lands more fully described in the schedule below together with all right, title and interest therein.

TO HAVE AND TO HOLD the same hereby conveyed unto the use of the purchaser absolutely and forever. That the vendor now has good, valid and subsisting title of the said lands morefully described in the schedule below hereby transferred or expressed so to be in the manner aforesaid and the purchaser shall here after peaceably and quietly hold, posses and enjoy the same in any way or manner with power to transfer the same by sale, gift or otherwise whatsoever nature without any hindrance or interruption by the vendor or any person or persons claiming right through it and the vendor shall and will from time to time upon the request and at the cost of the purchaser do and execute all such acts, deeds and things for further and more perfectly assuring the said lands and every part thereof and placing the purchaser in possession of the same according to the true intent and meaning of these presents as shall or may be required.

That the vendor has not transferred or encumbered the said lands or any part thereof and if it is found later on that the vendor has in any way or manner transferred or encumbered the said lands or any part thereof or due to the defect of title of the vendor the purchaser suffer any loss of what-so-ever nature the vendor along with all its successors shall at all times be liable to compensate the purchaser and indemnify it in every respect thereof.

That the purchaser shall hereafter pay an annual rent of Rs.1.50 paises to the present landlord the state of Jharkhand and shall get its name mutated with the landlord the Sheresta the state of Jharkhand. The vendor shall remain bound to give its full consent in respect to mutation of the name of the purchaser in the landlord Sheresta the state of Jharkhand.

The vendor has delivered possession of the said lands to the purchaser this day.

- 10 -

SCHEDULE

All that piece and parcel of Rayati right of land in Mouza :- **MERAH P.S.** Chirkunda Sub-Division and District Sub-Registry Office and District Dhanbad Mouza No.251 Khatian No.48 (Forty Eight) Plot No.492 Don Area 95.5 Decimals, Khatian No.183 (One Hundred Eighty Three) Plot No.494 Don Area 14 Decimals, Plot No.554 Don Area 24 Decimals, Plot No.566 Don Area 14 Decimals, Khatian No.116 (One Hundred Sixteen) Plot No.559 Don Area 2 Decimals, Plot No.560 Don Area 41 Decimals, Khatian No.47 (Forty Seven) Plot No.563 Don Area 1.04 Acres, Khatian No.67 (Sixty Seven) Plot No.564 Don Area 39 Decimals, Plot No.570 Don Area 11 Decimals, Khatian No.14 (Fourteen) Plot No.565 Don Area 41 Decimals, Plot No.568 Don Area 2 Decimals, Plot No.569 Don Area 9 Decimals, Khatian No.101 (One Hundred One) Plot No.573 & 572 Don Area 33 Decimals & Plot No.573, 574, 575 Don Area 99 Decimals, Khatian No.33 (Thirty Three) Plot No.462 Don Area 2 Decimals, Plot No.464 Don Area 2 Decimals, Plot No.465 Don Area 11 Decimals, Plot No.463 Don Area 9 Decimals, Plot No.468 Don Area 15.50 Decimals, Plot No.553 Don Area 3 Decimals, Plot No.557 Don Area 2 Decimals, Plot No.558 Don Area 25 Decimals, Plot No.555 Don Area 26 Decimals, Plot No.556 Don Area 1 Decimals, Khatian No.84 (Eighty Four) Plot No.540 Don Area 32 Decimals, Plot No.508 Don Area 19 Decimals, Khatian No.196 (One Hundred Ninety Six) Plot No.543 Don Area 11 Decimals, Khatian No.192 (One Hundred Ninety Two) Plot No.544 Don Area 28 Decimals, Plot No.571 Don Area 29 Decimals, Khatian No.14 (Fourteen) Plot No.488 Don Area 58 Decimals, Khatian No.136 (One Hundred Thirty Six) Plot No.487 Don Area 12 Decimals, Plot No.490 Don Area 65 Decimals, *Grand Total Area 9.30 Acres* (Nine Acres Thirty Decimals),

Butted & Bounded By:-

North:- Plot No.540 (P), 543 & others.

South:- Plot No.601, 602 and others.

East:- Plot No.489 (P), 469 (P), 506 (P) and others..

West:- Plot No.539, 538 and others.

Out of the aforesaid 9 Acres 32 Decimals of lands only 4.50 Acres (Four Acres Fifty Decimals) of lands sold herewith.

IN WITNESSES WHEREOF the vendor doth hereby set and subscribe its hands out of its own free will on this the day, month and year first above written in presence of the following witnesses who signed presence of each other.

Deepak Agwal  
28-7-12

- 11 -

The nature of land hereby sold is Don.

The land hereby sold is Rayati.

The land hereby sold is beyond Gair Abad, Tribal land, Bhoodan land, Forest land & B.C.C.L land.

Deepak Agwal,  
(Signature of the vendor) 28.7.12

Memo of Consideration:-  
Rs. 43,75,000/- only  
by different P. D.C.

WITNESSES

1. Komalkumar Swish  
S/O Terash Swish  
Chikandah  
28/7/12
- 2.

Deepak Agwal  
28/7/12

PHOTOGRAPH AND FINGER PRINTS OF PURCHASER:-



Uma Devi Agarwala

(SIGNATURE) 28/7/12



Certified that the ~~finger prints~~ finger prints of the left hand of each person, whose photographs is affixed in the document, have been obtained before me, prepared in my office as per draft supplied by the parties :-

[Signature]  
28/7/12  
Advocate, Dhanbad.  
Q. no. 1623/13



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

Token Date/Time 28/07/2012 13:46:46

Sale Deed Chirkunda, Ps.- Chirkunda, Dhanbad  
4375000  
4375000

Presenter Deepak Agarwal  
DOE  
Stamp Value 175000  
Serial No. 0

Date of Entry 28/07/2012  
Total Pages 26  
Book 1  
CNO/PNO

Other Details:  
Party Details:

Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
251	0	MERHA	47,48,183	492,494			DON	Decimal	
251	0	MERHA	116,67,14	554,566			DON	Decimal	
251	0	MERHA	101,33,84	559,560			DON	Decimal	
251	0	MERHA	196,192	563,564			DON	Decimal	
251	0	MERHA	136	570,565			DON	Decimal	
251	0	MERHA	All Khata	568,569			DON	Decimal	
251	0	MERHA		573,572			DON	Decimal	
251	0	MERHA		574,575			DON	Decimal	
251	0	MERHA		462,464			DON	Decimal	
251	0	MERHA		465,463			DON	Decimal	
251	0	MERHA		468,553			DON	Decimal	
251	0	MERHA		557,558			DON	Decimal	
251	0	MERHA		555,556			DON	Decimal	
251	0	MERHA		540,508			DON	Decimal	
251	0	MERHA		543,544			DON	Decimal	
251	0	MERHA		571,488			DON	Decimal	
251	0	MERHA		487,490			DON	450 Decimal	4050000

Other Property Details:

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

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Deepak Agarwal	Basudeo Agarwal	Business	Other	Aaacv9676l	Chirkunda, Ps.- Chirkunda, Dhanbad
2	VENDEE	Uma Devi Agarwal	Basudeo Agarwal	Business	Other	Abqpa8518a	Chirkunda, Ps.- Chirkunda, Dhanbad
3	Identifier	Kumeshwar Singh	T. Singh	Business	Other		Chirkunda, Ps.- Chirkunda, Dhanbad
4	Witness1	Kumeshwar Singh	T. Singh	Business	Other		Chirkunda, Ps.- Chirkunda, Dhanbad

Fee Details:

SN	Description	Amount
1	LL	30.00
2	PR	11.28
3	A1	131,250.00
4	SP	390.00
5	I	500.00
6	M	150.00
Total		132,331.28

*Deepak Agarwal*

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंट्री ऑफ़िसर का हस्ताक्षर

उपर्युक्त स्वीकार किया जिसकी पहचान निवासी ..... ने इस दस्तावेज के निष्पादन को मेरे समक्ष

स्वीकार किया *दीपक अग्रवाल*

जिसकी पहचान निवासी *कामेश्वर सिंह* पिता *टी. सिंह* पेशा *टी. सिंह* ने की।

निवासी *कामेश्वर सिंह* पिता *टी. सिंह* पेशा *टी. सिंह* ने की।







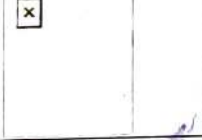
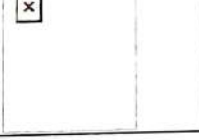
निबंधन पदाधिकारी का हस्ताक्षर





निबंधन विभाग, झारखंड  
धनबाद

Token No.47 Token Date: 28/07/2012 13:46:46  
Deed No./Year :5767/5121/2012  
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	<b>Deepak Agarwal</b> Father/Husband Name:Basudeo Agarwal (VENDOR) Chirkunda, Ps.- Chirkunda, Dhanbad		
2	<b>Uma Devi Agarwal</b> Father/Husband Name:Basudeo Agarwal (VENDEE) Chirkunda, Ps.- Chirkunda, Dhanbad		
3	<b>Kumeshwar Singh</b> Father/Husband Name:T.Singh (Identifier) Chirkunda, Ps.- Chirkunda, Dhanbad		
4	<b>Kumeshwar Singh</b> Father/Husband Name:T.Singh (Witness1) Chirkunda, Ps.- Chirkunda, Dhanbad		

Book No. ..... I  
Volume ..... 168  
Page ..... 401 To ..... 426  
Deed No ..... 5767/5121  
Year ..... 2012  
Date ..... 28/07/2012 15:23:40

  
District Sub Registrar

  
Signature of Operator

5753 K Realty Scale Niraha Value. 1600000/- 91 64000/-

5107

12/2/12  
9/7/12



क्याम विद्युत प्र. की प्रती कीर का. का.  
क्याम विद्युत प्र. की का. 46 के अण.  
क्याम विद्युत प्र. की का. 23 का.  
क्याम विद्युत प्र. की का. 28.7.12  
क्याम विद्युत प्र. की का. 28.7.12

क्याम विद्युत प्र. की का. 46 के अण.  
क्याम विद्युत प्र. की का. 23 का.

0300 586115



अब अधिकारी... से प्राप्त सूची के  
संख्या दस्तावेज में वर्णित मौजा...  
...के खाला नं...  
...से बाहर है, सूची बन्द नहीं है।  
28-07-12



Handwritten signature and text next to the photo.

**ABSOLUTE SALE DEED**

THIS DEED OF ABSOLUTE SALE made this the 28<sup>th</sup> day of July Two Thousand Twelve between VALLEY ABRASIVES LIMITED, a limited company having it's office at Chirkunda P.S. Chirkunda District Dhanbad (Jharkhand) represented by it's Director SRI DEEPAK AGARWAL son of Sri Basudeo Agarwal by faith Hindu, by caste Vaishya (Agarwal), by occupation business, resident of Chirkunda, P.S. Chirkunda, Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) here-in-after called and referred to as the **V E N D O R** which expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, successors, administrators, legal representatives and assigns of the **ONE PART**. [Indian Citizen] [Pan No. AAACV 9676L]

Fee Paid  
वै. 48000 = 00  
इ. 30 = 00  
प. 31 = 00  
9 48000 = 00  
500 = 00  
150 = 00  
2000 48090 = 00

Handwritten signature and date 28/7/12.

KHARKIA DEVELOPERS PVT. LTD.  
Handwritten signature  
Director

बिना कार्यालय से निष्पन्न

संस्थाना न्यायिक  
कार्य



3905/2012-13,  
Valley Abrasive Limited  
P.O. Chirkunda

Stamp  
25,000/- (25,000 x 1)

20/7/12  
Postmaster/Stamp Clerk

28-07-12 10-00-1-00  
नाम: दीपक अग्रवाल  
पता: चिरकुड़ा, चिरकुड़ा, पुराबाद  
व्यक्ति: 222



Id. No. 1027/1992

Deepak Agrawal

20/7/12

22EK  
28-07-12



KHARKIA DEVELOPERS PVT. LTD.  
Director



0000 346419

Deepak Agarwal  
28/11/87

- 2 -

AND: IN FAVOUR OF

**SMT. SHRADDHA AGARWAL** wife of Sri Deepak Agarwal by faith Hindu, by caste Vaishya (Agarwal), by occupation business & house-wife, resident of Chirkunda, P.S. Chirkunda, Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) here-in-after called and referred to as the PURCHASER which expression shall unless excluded by or repugnant to the context be deemed to mean and include her executors, successors, administrators, legal representatives and assigns of the OTHER PART [Indian Citizen][Pan No. ACCPA 6759Q]

Page 2 of 11

KHARKHA DEVELOPERS PVT LTD.

Director



052A 21121

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M/1/87

- 3 -

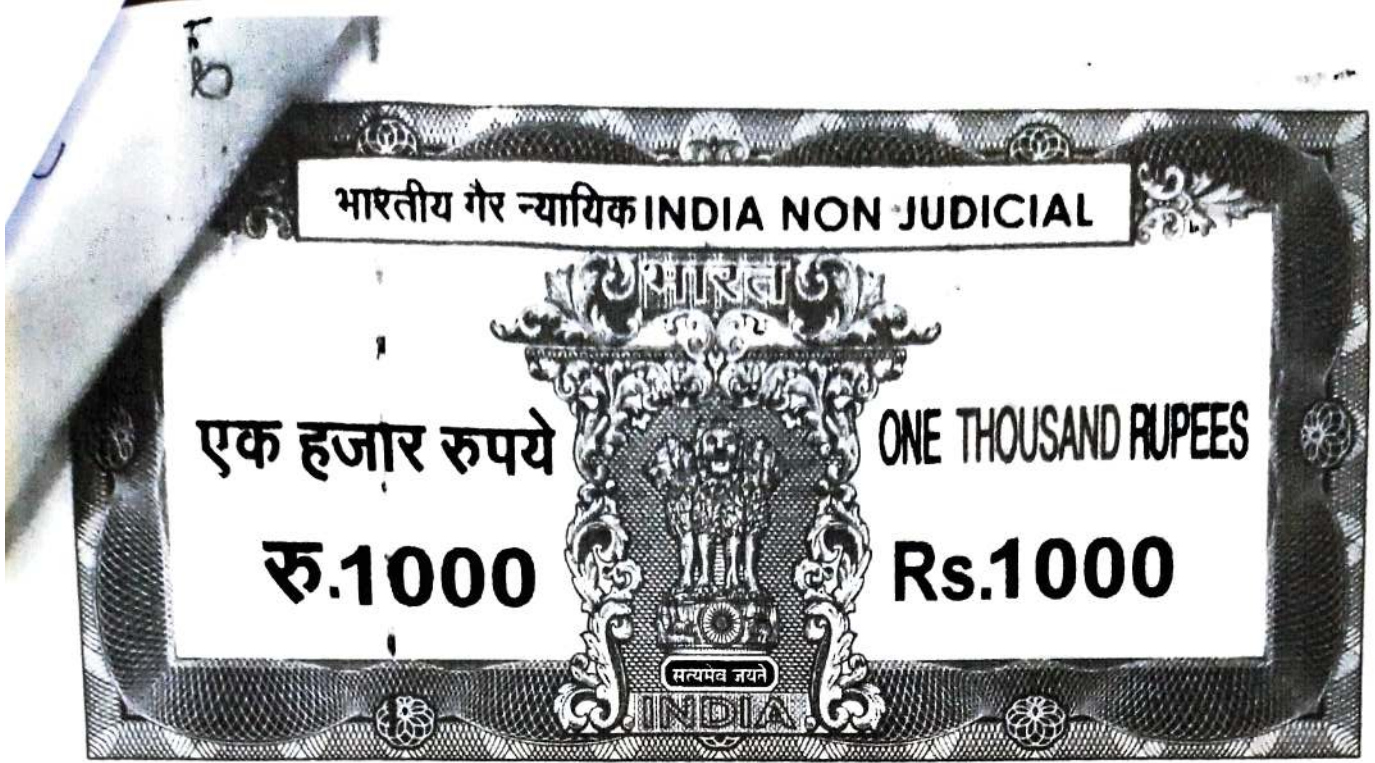
WHEREAS, Kharkia Refractories (P) Ltd. purchased the lands of Plot Nos.492, 494, 554, 563, 564, 565, 566, 567, 568, 569, 570, 559 & 560 bearing Khatian Nos.48, 183, 47, 67, 14 & 116 of Mouza Merah Mouza No.251 P.S. Chirkunda District Dhanbad along with other lands from Smt. Nirmla Devi Agarwal by virtue of registered Sale Deed No.25101 dated 12/12/1973 and Sale Deed No.870 dated 27/1/1970 both registered at Dhanbad Sub Registry Office.

AND WHEREAS after such purchase aforesaid Kharkia Refractories (P) Ltd. mutated its name in the Landlord Sheresta the State of Jharkhand in Thoka No.310 and others and was paying the rents thereto regularly.

AND WHEREAS further Kharkia Refractories (P) Ltd. purchased 33 Decimals of lands in Plot Nos.573, 574 & 575 bearing Khatian No.101 of Mouza Merah Mouza

Page 3 of 11

*Handwritten signature*  
KHARKIA DEVELOPERS PVT. LTD.  
Director



झारखण्ड JHARKHAND

776258

*Handwritten signature and date: 28/12/73*

No.251 P.S. Chirkunda District Dhanbad from Smt. Uma Devi Agarwalla by virtue of registered Sale Deed No.25098 dated 12/12/1973 registered at Dhanbad Sub Registry Office.

AND WHEREAS after such purchase aforesaid Kharkia Refractories (P) Ltd. mutated its name in the Landlord Sheresta the State of Jharkhand in Thoka No.314 and was paying the rents thereto regularly.

AND WHEREAS further Kharkia Refractories (P) Ltd. purchased 1.41 Acres of lands in Plot Nos.487, 490 & 491 bearing Khatian No.136 & 142 of Mouza Merah Mouza No.251 P.S. Chirkunda District Dhanbad from Valley Refractories by virtue of registered Sale Deed No.25099 dated 12/12/1973 registered at Dhanbad Sub Registry Office.

KHARKIA DEVELOPERS PVT. LTD.

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Director

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

झारखण्ड JHARKHAND

776259

*Handwritten signature and date: 11/11/07*

AND WHEREAS after such purchase aforesaid Kharkia Refractories (P) Ltd. mutated its name in the Landlord Sheresta the State of Jharkhand in Thoka No.311 and was paying the rents thereto regularly

AND WHEREAS further Kharkia Refractories (P) Ltd. purchased 4.48 Acres of lands in Plot Nos. 462, 464, 465, 463, 540, 543, 468, 508, 544 & 488 bearing Khatian Nos. 33, 196, 84, 192 & 14 of Mouza Merah Mouza No. 251 P.S. Chirkunda District Dhanbad along with other lands from Smt. Uma Devi Agarwal by virtue of registered Sale Deed No. 2240 dated 05/02/1974 registered at Dhanbad Sub Registry Office.

AND WHEREAS after such purchase aforesaid Kharkia Refractories (P) Ltd. mutated its name in the Landlord Sheresta the State of Jharkhand in Thoka No.309 and was paying the rents thereto regularly.

Page 5 of 11

KHARKIA DEVELOPERS PVT. LTD.

*Handwritten signature*  
Director



झारखण्ड JHARKHAND

776260

28/7/11

D. Agarwal

-6-

AND WHEREAS further Kharkia Refractories (P) Ltd. purchased 29 Decimals of lands in Plot No.571 bearing Khatian No.192 of Mouza Merah Mouza No.251 P.S. Chirkunda District Dhanbad from Sri Gajanand Agarwal by virtue of registered Sale Deed No.23753 dated 13/11/1973 registered at Dhanbad Sub Registry Office.

AND WHEREAS after such purchase aforesaid Kharkia Refractories (P) Ltd. mutated its name in the Landlord Sheresta the State of Jharkhand in Thoka No.312 and was paying the rents thereto regularly.

AND WHEREAS further Kharkia Refractories (P) Ltd. purchased 1.11 Acres of lands in Plot Nos.553, 557 & 558 bearing Khatian Nos.192 & 33 of Mouza Merah Mouza No.251 P.S. Chirkunda District Dhanbad along with other lands from Sri Basudeo Agarwal by virtue of registered Sale Deed No.23752 dated 13/11/1973 registered at Dhanbad Sub Registry Office.

Page 6 of 11

KHARKIA DEVELOPERS PVT. LTD.  
D. Agarwal  
Director





झारखण्ड JHARKHAND

776261

*Handwritten signature*  
28/11/11

- 7 -

AND WHEREAS after such purchase aforesaid Kharkia Refractories (P) Ltd. mutated its name in the Landlord Sheresta the State of Jharkhand in Thoka No.313 and was paying the rents thereto regularly.

AND WHEREAS further Kharkia Refractories (P) Ltd. purchased 96 Decimals of lands in Plot Nos.491, 555 & 556 bearing Khatian Nos.136 & 33 of Mouza Merah Mouza No.251 P.S. Chirkunda District Dhanbad along with other lands from Smt. Sulochana Devi by virtue of registered Sale Deed No.25100 dated 12/12/1973 registered at Dhanbad Sub Registry Office.

AND WHEREAS after such purchase aforesaid Kharkia Refractories (P) Ltd. mutated its name in the Landlord Sheresta the State of Jharkhand in Thoka No.315 and was paying the rents thereto regularly.

*Handwritten signature*  
KHARKIA DEVELOPERS PVT. LTD.  
Director

(xx)  
- 8 -

AND WHEREAS Kharkia Refractories (P) Ltd. while in peaceful possession over the aforesaid lands along with other lands merged into Valley Abrasives Limited (the vendor) by the order of the Honbl'e Calcutta now Kolkata High Court.

AND WHEREAS, further Valley Abrasives Limited, the vendor purchased 33 Decimals of lands in Plot Nos.572 & 573 bearing Khatian No.101 of Mouza Merah Mouza No.251 P.S. Chirkunda District Dhanbad from Smt. Gigi Devi by virtue of registered Sale Deed No.5824 dated 7/11/1995 registered at Dhanbad Sub Registry Office.

AND WHEREAS after such purchase the vendor mutated its name in the Landlord Sheresta the State of Jharkhand in Thoka No.826 and has been paying the rents thereto regularly.

AND WHEREAS, further the vendor purchased 49.5 Decimals of lands in Plot No.573, 574, 575 bearing Khatian No.101 of Mouza Merah Mouza No.251 P.S. Chirkunda District Dhanbad from Sri Bisambhar Lal Gaddhyan and others by virtue of registered Sale Deed No.7171 dated 09/09/1992 registered at Dhanbad Sub Registry Office.

AND WHEREAS after such purchase the vendor mutated its name in the Landlord Sheresta the State of Jharkhand in Thoka No.746 and has been paying the rents thereto regularly.

AND WHEREAS, further the vendor purchased 16.5 Decimals of lands in Plot Nos.573, 574 & 575 bearing Khatian No.101 of Mouza Merah Mouza No.251 P.S. Chirkunda District Dhanbad from Sri Raghbir Singh Lamba by virtue of registered Sale Deed No.4891 dated 26/07/1994 registered at Dhanbad Sub Registry Office.

AND WHEREAS after such purchase the vendor mutated its name in the Landlord Sheresta the State of Jharkhand in Thoka No.824 and has been paying the rents thereto regularly.

AND WHEREAS thus the vendor became the sole, exclusive and only owner of the lands morefully described in the schedule below and has been possessing the same in peaceful and undisturbed possession by exercising diverse acts of possession without any hindrance or interruption from any corner.

AND WHEREAS, the vendor expressed its desire to sell the lands morefully described in the schedule below and the purchaser has agreed to purchase the same

Page 8 of 11

KHARKIA DEVELOPERS PVT. LTD.

Director

- 9 -

for a valuable consideration of sum of Rs.16,00,000/- only which the vendor has accepted for the sale of the said lands.

**NOW THIS DEED OF ABSOLUTE SALE WITNESSETH THAT** in consideration of sum of Rs.16,00,000/- only paid by the purchaser to the vendor the receipt whereof the vendor doth hereby admit and acknowledge in full and final settlement.

The vendor doth hereby grant, convey, transfer and assign all that lands more fully described in the schedule below together with all right, title and interest therein.

**TO HAVE AND TO HOLD** the same hereby conveyed unto the use of the purchaser absolutely and forever. That the vendor now has good, valid and subsisting title of the said lands morefully described in the schedule below hereby transferred or expressed so to be in the manner aforesaid and the purchaser shall here after peaceably and quietly hold, posses and enjoy the same in any way or manner with power to transfer the same by sale, gift or otherwise whatsoever nature without any hindrance or interruption by the vendor or any person or persons claiming right through it and the vendor shall and will from time to time upon the request and at the cost of the purchaser do and execute all such acts, deeds and things for further and more perfectly assuring the said lands and every part thereof and placing the purchaser in possession of the same according to the true intent and meaning of these presents as shall or may be required.

That the vendor has not transferred or encumbered the said lands or any part thereof and if it is found later on that the vendor has in any way or manner transferred or encumbered the said lands or any part thereof or due to the defect of title of the vendor the purchaser suffer any loss of what-so-ever nature the vendor along with all its successors shall at all times be liable to compensate the purchaser and indemnify her in every respect thereof.

That the purchaser shall hereafter pay an annual rent of Rs.1.50 paisas to the present landlord the state of Jharkhand and shall get her name mutated with the landlord the Sheresta the state of Jharkhand. The vendor shall remain bound to give its full consent in respect to mutation of the name of the purchaser in the landlord Sheresta the state of Jharkhand.

The vendor has delivered possession of the said lands to the purchaser this day.

  
KHARKIA DEVELOPERS PVT. LTD.  
Director



- 10 -

**SCHEDULE**

All that piece and parcel of Rayati right of land in Mouza :- **MERAH P.S.** Chirkunda Sub-Division and District Sub-Registry Office and District Dhanbad Mouza No.251 Khatian No.48 (Forty Eight) Plot No.492 Don Area 95.5 Decimals, Khatian No.183 (One Hundred Eighty Three) Plot No.494 Don Area 14 Decimals, Plot No.554 Don Area 24 Decimals, Plot No.566 Don Area 14 Decimals, Khatian No.116 (One Hundred Sixteen) Plot No.559 Don Area 2 Decimals, Plot No.560 Don Area 41 Decimals, Khatian No.47 (Forty Seven) Plot No.563 Don Area 1.04 Acres, Khatian No.67 (Sixty Seven) Plot No.564 Don Area 39 Decimals, Plot No.570 Don Area 11 Decimals, Khatian No.14 (Fourteen) Plot No.565 Don Area 41 Decimals, Plot No.568 Don Area 2 Decimals, Plot No.569 Don Area 9 Decimals, Khatian No.101 (One Hundred One) Plot No.573 & 572 Don Area 33 Decimals & Plot No.573, 574, 575 Don Area 99 Decimals, Khatian No.33 (Thirty Three) Plot No.462 Don Area 2 Decimals, Plot No.464 Don Area 2 Decimals, Plot No.465 Don Area 11 Decimals, Plot No.463 Don Area 9 Decimals, Plot No.468 Don Area 15.50 Decimals, Plot No.553 Don Area 54 Decimals, Plot No.557 Don Area 2 Decimals, Plot No.558 Don Area 25 Decimals, Plot No.545 Don Area 26 Decimals, Plot No.556 Don Area 1 Decimals, Khatian No.84 (Eighty Four) Plot No.540 Don Area 32 Decimals, Plot No.508 Don Area 19 Decimals, Khatian No.196 (One Hundred Ninety Six) Plot No.543 Don Area 11 Decimals, Khatian No.192 (One Hundred Ninety Two) Plot No.544 Don Area 28 Decimals, Plot No.571 Don Area 29 Decimals, Khatian No.14 (Fourteen) Plot No.488 Don Area 58 Decimals, Khatian No.136 (One Hundred Thirty Six) Plot No.487 Don Area 12 Decimals, Plot No.490 Don Area 65 Decimals, *Grand Total Area 9.30 Acres* (Nine Acres Thirty Decimals),

**Butted & Bounded By:-**

North:- Plot No.540 (P), 543 & others.

South:- Plot No.601, 602 and others.

East:- Plot No.489 (P), 469 (P), 506 (P) and others..

West:- Plot No.539, 538 and others.

Out of the aforesaid 9 Acres 32 Decimals of lands only 1.60 Acres (One Acres Sixty Decimals) of lands sold herewith.

IN WITNESSES WHEREOF the vendor doth hereby set and subscribe its hands out of its own free will on this the day, month and year first above written in presence of the following witnesses who signed presence of each other.

**KHARKIA DEVELOPERS PVT. LTD.**  
  
Director

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- 11 -

The nature of land hereby sold is Don.

The land hereby sold is Rayati.

The land hereby sold is beyond Gair Abad, Tribal land, Bhoodan land, Forest land & B.C.C.L land.

Deepak Agrawal 28/7/12  
(Signature of the vendor)

Memo of Consideration:-  
Rs. 16,00,000/- by different  
P. D. P.

WITNESSES

- 1. Signature of witness 1  
TO: 28/7/12  
28/7/12
- 2. Komhuwar Singh  
Tereth Singh  
ChikKandah  
28-7-12

Deepak Agrawal 28/7/12  
PHOTOGRAPH AND FINGER PRINTS OF PURCHASER:-



E. No. 1627/1903

Shradha Agrawal  
(SIGNATURE) 29/7/12



Certified that the finger prints of the left hand of each person, whose photographs is affixed in the document, have been obtained before me, prepared in my office as per draft supplied by the parties :-

Signature of Advocate  
Advocate, Dhanbad  
28/7/12  
E. No. 1627/1903

KHARKIA DEVELOPERS PVT. LTD.  
Signature of Director  
Director

**निबंधन विभाग, झारखंड**  
**धनबाद**  
जांच पचा-साह घोषणा प्रपत्र (नियम 114)

Token Date/Time 28/07/2012 12:48:28

**Sale Deed**      **Presenter**      **Deepak Agarwal**  
**Chirkunda, P.S- Chirkunda, Dist- Dhanbad**  
1600000      DOE  
1600000      Stamp Value      **64000**  
Serial No      0

**Date of Entry**      **28/07/2012**  
**Total Pages**      **28**  
**Book**      **1**  
**CNO/PNO**

Property & Address  
Dee Value  
Value  
Type  
Other Details  
Property Details:

Anchal	Th.No.	Wrđ/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
NIRSA	251	0	MERHA	47.48	492.494			DON	Decimal	
NIRSA	251	0	MERHA	47.48	554.566			DON	Decimal	
NIRSA	251	0	MERHA	183.116	559.560			DON	Decimal	
NIRSA	251	0	MERHA	183.116	563.564			DON	Decimal	
NIRSA	251	0	MERHA	67.14	570.565			DON	Decimal	
NIRSA	251	0	MERHA	67.14	568.569			DON	Decimal	
NIRSA	251	0	MERHA	101.33	573.572			DON	Decimal	
NIRSA	251	0	MERHA	101.33	574.575			DON	Decimal	
NIRSA	251	0	MERHA	84.196	462.464			DON	Decimal	
NIRSA	251	0	MERHA	84.196	465.463			DON	Decimal	
NIRSA	251	0	MERHA	192.136	468.553			DON	Decimal	
NIRSA	251	0	MERHA	192.136	557.558			DON	Decimal	
NIRSA	251	0	MERHA	192.136	555.556			DON	Decimal	
NIRSA	251	0	MERHA	192.136	540.508			DON	Decimal	
NIRSA	251	0	MERHA	192.136	543.544			DON	Decimal	
NIRSA	251	0	MERHA	192.136	571.488			DON	Decimal	
NIRSA	251	0	MERHA	192.136	487.490			DON	160 Decimal	1440000

**Other Property Details:**

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

**Party Details:**

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Deepak Agarwal	Basudeo Agarwal	Business	Other	Aaacv9676l	Chirkunda, P.S- Chirkunda, Dist- Dhanbad
2	VENDEE	Shradha Agarwal	Deepak Agarwal	House Wife	Other	Accpa6759q	Chirkunda, P.S- Chirkunda, Dist- Dhanbad
3	Identifier	Kameshwar Singh	T. Singh	Business	Other		Chirkunda, P.S- Chirkunda, Dist- Dhanbad
4	Witness1	Kameshwar Singh	T. Singh	Business	Other		Chirkunda, P.S- Chirkunda, Dist- Dhanbad

**Fee Details:**

SN	Description	Amount
1	LL	30.00
2	PR	11.28
3	A1	48,000.00
4	SP	420.00
5	I	500.00
6	M	150.00
Total		49,111.28

*Deepak Agarwal*

उपर्युक्त प्रविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

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

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंट्रि ऑफिसर का हस्ताक्षर

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

उपर्युक्त स्वीकार किया *दीपक अग्रवाल*

जिसकी

पहचान

निवासी

*कामेश्वर सिंह*  
*समन्वयक*

पिता

पेशा

*टी० सी०*  
*उपन्याय*

ने की

*KHARKIA DEVELOPERS PVT. LTD.*





Director

2284  
29/11/2011  
निबंधन पदाधिकारी का हस्ताक्षर

KHARKIA DEVELOPERS PVT. LTD.  
  
Director

  
**निबंधन विभाग, झारखंड**  
**धनबाद**

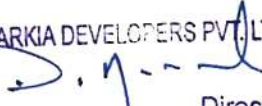
Taken Date: 28/07/2012 12:48:28  
 Deed No: 5753/5107/2012  
 Sale Deed

Party Details		Photo	Thumb
1	<b>Deepak Agarwal</b> Father/Husband Name: Basudeo Agarwal (VENDOR) Chirkunda, P.S- Chirkunda, Dist- Dhanbad		
2	<b>Shraddha Agarwal</b> Father/Husband Name: Deepak Agarwal (VENDEE) Chirkunda, P.S- Chirkunda, Dist- Dhanbad		
3	<b>Kameshwar Singh</b> Father/Husband Name: T. Singh (Identifier) Chirkunda, P.S- Chirkunda, Dist- Dhanbad		
4	<b>Kameshwar Singh</b> Father/Husband Name: T. Singh (Witness1) Chirkunda, P.S- Chirkunda, Dist- Dhanbad	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Book No. ..... I .....  
 Volume ..... 168 .....  
 Page ..... 29 ..... To ..... 56 .....  
 Deed No ..... 5753/5107 .....  
 Year ..... 2012 .....  
 Date ..... 28/07/2012 14:19:59 .....

*RSW*  
*28/7/2012*  
 District Sub Registrar

  
 Signature of Operator

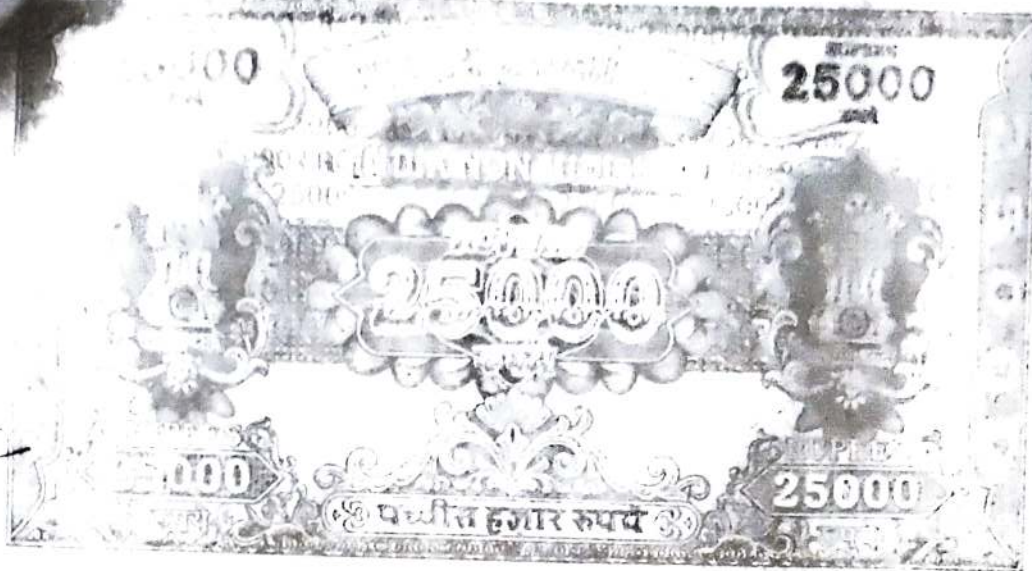
KHARKIA DEVELOPERS PVT. LTD.  
  
 Director



Party Sale Nisha Value 4375000  
BY 175000

5121

47  
28/7/12  
12376



Handwritten notes and signatures, including dates like 28/7/12 and 28/7/11, and some illegible text.

Handwritten signatures and notes, including a date 28/7/12.

0300 586 187



अचल अधिकारी... से प्राप्त सूची के  
अनुसार दस्तावेज में वर्णित पीजा  
नम्बर 251... के खाता नं. 1818183116, 67  
विभिन्न खातों से बाहर है सूची में नहीं है।  
1928136 only  
28-57-12



E. No. 1827/1893

Handwritten signature and date 28/7/12.

ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE made this the 28<sup>th</sup> day of July Two Thousand Twelve between VALLEY ABRASIVES LIMITED, a limited company having its office at Chirkunda P.S. Chirkunda District Dhanbad (Jharkhand) represented by its Director SRI DEEPAK AGARWAL son of Sri Basudeo Agarwal by faith Hindu, by caste Vaishya (Agarwal), by occupation business, resident of Chirkunda, P.S. Chirkunda, Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) here-in-after called and referred to as the VENDOR which expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, successors, administrators, legal representatives and assigns of the ONE PART. [Indian Citizen] [Pan No. AAACV 9676L]

Price paid

CAF) 131250=0  
9 500=00  
100 150=00  
100 30=00  
11=28  
131941=28

Handwritten signature and date 28/7/12.

KHARKIA DEVELOPERS PVT. LTD.

Handwritten signature of the Director.

Director

बनारस कोषगार से निगल

कोषगार प्रमाणिका  
क्रमांक

वर्तमान नं. 3719/2012-13  
निगल को Valley Abrasives Limited  
की सं. 81... PR Chikunda  
Through.....  
Non Judicial/Court-Fee Stamps  
नं. 25,000/- (25,000 x 1)

Accountant/Stamp Clerk  
District Treasury, Dhanbar

28/7/12 10  
गणेश कुमार  
28-7-12



28-7-12



KHARKIA DEVELOPERS PVT. LTD.  
Director



0300 556119

*Deepak Agarwal*  
28.7.12

- 2 -

**AND: IN FAVOUR OF**

**SMT. UMA DEVI AGARWAL** wife of Sri Basudeo Agarwal by faith Hindu, by caste Vaishya (Agarwal), by occupation business & house-wife, resident of Chirkunda, P.S. Chirkunda, Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) here-in-after called and referred to as the **PURCHASER** which expression shall unless excluded by or repugnant to the context be deemed to mean and include her executors, successors, administrators, legal representatives and assigns of the **OTHER PART.** [Indian Citizen][Pan No. ABQPA 8518A]

**KHARKIA DEVELOPERS PVT. LTD.**

*[Signature]*  
Director



03DD 586139

Deepak Singh  
28.7.12

- 3 -

WHEREAS, Kharkia Refractories (P) Ltd. purchased the lands of Plot Nos.492, 494, 554, 563, 564, 565, 566, 567, 568, 569, 570, 559 & 560 bearing Khatian Nos.48, 183, 47, 67, 14 & 116 of Mouza Merah Mouza No.251 P.S. Chirkunda District Dhanbad along with other lands from Smt. Nirmala Devi Agarwal by virtue of registered Sale Deed No.25101 dated 12/12/1973 and Sale Deed No.870 dated 27/1/1970 both registered at Dhanbad Sub Registry Office.

AND WHEREAS after such purchase aforesaid Kharkia Refractories (P) Ltd. mutated its name in the Landlord Sheresta the State of Jharkhand in Thoka No.310 and others and was paying the rents thereto regularly.

KHARKIA DEVELOPERS PVT. LTD.  
  
Director



0300 586110

*Handwritten signature*  
28.7.12

- 4 -

AND WHEREAS further Kharkia Refractories (P) Ltd. purchased 33 Decimals of lands in Plot Nos.573, 574 & 575 bearing Khatian No.101 of Mouza Merah Mouza No.251 P.S. Chirkunda District Dhanbad from Smt. Uma Devi Agarwalla by virtue of registered Sale Deed No.25098 dated 12/12/1973 registered at Dhanbad Sub Registry Office.

AND WHEREAS after such purchase aforesaid Kharkia Refractories (P) Ltd. mutated its name in the Landlord Sheresta the State of Jharkhand in Thoka No.314 and was paying the rents thereto regularly.

AND WHEREAS further Kharkia Refractories (P) Ltd. purchased 1.41 Acres of lands in Plot Nos.487, 490 & 491 bearing Khatian No.136 & 142 of Mouza Merah Mouza No.251 P.S. Chirkunda District Dhanbad from Valley Refractories by virtue of

Page 4 of 11

KHARKIA DEVELOPERS PVT. LTD.

*Handwritten signature*  
Director



03DD 586110

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28.7.12

- 4 -

AND WHEREAS further Kharkia Refractories (P) Ltd. purchased 33 Decimals of lands in Plot Nos.573, 574 & 575 bearing Khatian No.101 of Mouza Merah Mouza No.251 P.S. Chirkunda District Dhanbad from Smt. Uma Devi Agarwalla by virtue of registered Sale Deed No.25098 dated 12/12/1973 registered at Dhanbad Sub Registry Office.

AND WHEREAS after such purchase aforesaid Kharkia Refractories (P) Ltd. mutated its name in the Landlord Sheresta the State of Jharkhand in Thoka No.314 and was paying the rents thereto regularly.

AND WHEREAS further Kharkia Refractories (P) Ltd. purchased 1.41 Acres of lands in Plot Nos.487, 490 & 491 bearing Khatian No.136 & 142 of Mouza Merah Mouza No.251 P.S. Chirkunda District Dhanbad from Valley Refractories by virtue of

Page 4 of 11

KHARKIA DEVELOPERS (PVT.) LTD.

*Handwritten signature*

Director



0100 58111

*Handwritten signature and date: 20.7.12*

registered Sale Deed No.25099 dated 12/12/1973 registered at Dhanbad Sub Registry Office

AND WHEREAS after such purchase aforesaid Kharkia Refractories (P) Ltd. mutated its name in the Landlord Sherests the State of Jharkhand in Thoka No.311 and was paying the rents thereto regularly

AND WHEREAS further Kharkia Refractories (P) Ltd. purchased 4.48 Acres of lands in Plot Nos.462, 464, 465, 463, 540, 543, 468, 508, 544 & 488 bearing Khatian Nos.33, 196, 84, 192 & 14 of Mouza Merah Mouza No.251 P.S. Chirkunda District Dhanbad along with other lands from Smt. Uma Devi Agarwal by virtue of registered Sale Deed No.2240 dated 05/02/1974 registered at Dhanbad Sub Registry Office.

Page 5 of 11

KHARKIA DEVELOPERS PVT. LTD

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Director



0300 586112

*[Handwritten signature]*  
28.7.12

- 6 -

AND WHEREAS after such purchase aforesaid Kharkia Refractories (P) Ltd. mutated its name in the Landlord Sheresta the State of Jharkhand in Thoka No.309 and was paying the rents thereto regularly.

AND WHEREAS further Kharkia Refractories (P) Ltd. purchased 29 Decimals of lands in Plot No.571 bearing Khatian No.192 of Mouza Merah Mouza No.251 P.S. Chirkunda District Dhanbad from Sri Gajanand Agarwal by virtue of registered Sale Deed No.23753 dated 13/11/1973 registered at Dhanbad Sub Registry Office.

AND WHEREAS after such purchase aforesaid Kharkia Refractories (P) Ltd. mutated its name in the Landlord Sheresta the State of Jharkhand in Thoka No.312 and was paying the rents thereto regularly.

Page 6 of 11

KHARKIA DEVELOPERS PVT.LTD.  
*[Handwritten signature]*  
Director





0300 556113

*M. M. Singh*  
28.7.11  
*M. M. Singh*

- 7 -

AND WHEREAS further Kharkia Refractories (P) Ltd. purchased 1.11 Acres of lands in Plot Nos.553, 557 & 558 bearing Khatian Nos.192 & 33 of Mouza Merah Mouza No.251 P.S. Chirkunda District Dhanbad along with other lands from Sri Basudeo Agarwal by virtue of registered Sale Deed No.23752 dated 13/11/1973 registered at Dhanbad Sub Registry Office.

AND WHEREAS after such purchase aforesaid Kharkia Refractories (P) Ltd. mutated its name in the Landlord Sheresta the State of Jharkhand in Thoka No.313 and was paying the rents thereto regularly.

AND WHEREAS further Kharkia Refractories (P) Ltd. purchased 96 Decimals of lands in Plot Nos.491, 555 & 556 bearing Khatian Nos.136 & 33 of Mouza Merah Mouza No.251 P.S. Chirkunda District Dhanbad along with other lands from Smt.

Page 7 of 11

*M. M. Singh*  
KHARKIA DEVELOPERS PVT. LTD.

Director

- 8 -

Sulochana Devi by virtue of registered Sale Deed No.25100 dated 12/12/1973 registered at Dhanbad Sub Registry Office.

AND WHEREAS after such purchase aforesaid Kharkia Refractories (P) Ltd. mutated its name in the Landlord Sheresta the State of Jharkhand in Thoka No.315 and was paying the rents thereto regularly.

AND WHEREAS Kharkia Refractories (P) Ltd. while in peaceful possession over the aforesaid lands along with other lands merged into Valley Abrasives Limited (the vendor) by the order of the Honbl'e Calcutta now Kolkata High Court.

AND WHEREAS, further Valley Abrasives Limited, the vendor purchased 33 Decimals of lands in Plot Nos.572 & 573 bearing Khatian No.101 of Mouza Merah Mouza No.251 P.S. Chirkunda District Dhanbad from Smt. Gigi Devi by virtue of registered Sale Deed No.5824 dated 7/11/1995 registered at Dhanbad Sub Registry Office.

AND WHEREAS after such purchase the vendor mutated its name in the Landlord Sheresta the State of Jharkhand in Thoka No.826 and has been paying the rents thereto regularly.

AND WHEREAS, further the vendor purchased 49.5 Decimals of lands in Plot No.573, 574, 575 bearing Khatian No.101 of Mouza Merah Mouza No.251 P.S. Chirkunda District Dhanbad from Sri Bisambhar Lal Gaddhyan and others by virtue of registered Sale Deed No.7171 dated 09/09/1992 registered at Dhanbad Sub Registry Office.

AND WHEREAS after such purchase the vendor mutated its name in the Landlord Sheresta the State of Jharkhand in Thoka No.746 and has been paying the rents thereto regularly.

AND WHEREAS, further the vendor purchased 16.5 Decimals of lands in Plot Nos.573, 574 & 575 bearing Khatian No.101 of Mouza Merah Mouza No.251 P.S. Chirkunda District Dhanbad from Sri Raghbir Singh Lamba by virtue of registered Sale Deed No.4891 dated 26/07/1994 registered at Dhanbad Sub Registry Office.

AND WHEREAS after such purchase the vendor mutated its name in the Landlord Sheresta the State of Jharkhand in Thoka No.824 and has been paying the rents thereto regularly.

AND WHEREAS thus the vendor became the sole, exclusive and only owner of the lands morefully described in the schedule below and has been possessing the same

Page 8 of 11

KHARKIA DEVELOPERS PVT. LTD.

Director

- 9 -

in peaceful and undisturbed possession by exercising diverse acts of possession without any hindrance or interruption from any corner.

AND WHEREAS, the vendor expressed its desire to sell the lands morefully described in the schedule below and the purchaser has agreed to purchase the same for a valuable consideration of sum of Rs.43,75,000/- only which the vendor has accepted for the sale of the said lands.

**NOW THIS DEED OF ABSOLUTE SALE WITNESSETH THAT** in consideration of sum of Rs.43,75,000/- only paid by the purchaser to the vendor the receipt whereof the vendor doth hereby admit and acknowledge in full and final settlement.

The vendor doth hereby grant, convey, transfer and assign all that lands more fully described in the schedule below together with all right, title and interest therein.

**TO HAVE AND TO HOLD** the same hereby conveyed unto the use of the purchaser absolutely and forever. That the vendor now has good, valid and subsisting title of the said lands morefully described in the schedule below hereby transferred or expressed so to be in the manner aforesaid and the purchaser shall here after peaceably and quietly hold, posses and enjoy the same in any way or manner with power to transfer the same by sale, gift or otherwise whatsoever nature without any hindrance or interruption by the vendor or any person or persons claiming right through it and the vendor shall and will from time to time upon the request and at the cost of the purchaser do and execute all such acts, deeds and things for further and more perfectly assuring the said lands and every part thereof and placing the purchaser in possession of the same according to the true intent and meaning of these presents as shall or may be required.

That the vendor has not transferred or encumbered the said lands or any part thereof and if it is found later on that the vendor has in any way or manner transferred or encumbered the said lands or any part thereof or due to the defect of title of the vendor the purchaser suffer any loss of what-so-ever nature the vendor along with all its successors shall at all times be liable to compensate the purchaser and indemnify it in every respect thereof.

That the purchaser shall hereafter pay an annual rent of Rs.1.50 paises to the present landlord the state of Jharkhand and shall get its name mutated with the landlord the Sheresta the state of Jharkhand. The vendor shall remain bound to give its full consent in respect to mutation of the name of the purchaser in the landlord Sheresta the state of Jharkhand.

The vendor has delivered possession of the said lands to the purchaser this day.

Page 9 of 11

KHARKIA DEVELOPERS PVT. LTD.

Director

- 10 -

**SCHEDULE**

All that piece and parcel of Rayati right of land in Mouza :- **MERAH P.S.** Chirkunda Sub-Division and District Sub-Registry Office and District Dhanbad Mouza No.251 Khatian No.48 (Forty Eight) Plot No.492 Don Area 95.5 Decimals, Khatian No.183 (One Hundred Eighty Three) Plot No.494 Don Area 14 Decimals, Plot No.554 Don Area 24 Decimals, Plot No.566 Don Area 14 Decimals, Khatian No.116 (One Hundred Sixteen) Plot No.559 Don Area 2 Decimals, Plot No.560 Don Area 41 Decimals, Khatian No.47 (Forty Seven) Plot No.563 Don Area 1.04 Acres, Khatian No.67 (Sixty Seven) Plot No.564 Don Area 39 Decimals, Plot No.570 Don Area 11 Decimals, Khatian No.14 (Fourteen) Plot No.565 Don Area 41 Decimals, Plot No.568 Don Area 2 Decimals, Plot No.569 Don Area 9 Decimals, Khatian No.101 (One Hundred One) Plot No.573 & 572 Don Area 33 Decimals & Plot No.573, 574, 575 Don Area 99 Decimals, Khatian No.33 (Thirty Three) Plot No.462 Don Area 2 Decimals, Plot No.464 Don Area 2 Decimals, Plot No.465 Don Area 11 Decimals, Plot No.463 Don Area 9 Decimals, Plot No.468 Don Area 15.50 Decimals, Plot No.553 Don Area 3 Decimals, Plot No.557 Don Area 2 Decimals, Plot No.558 Don Area 25 Decimals, Plot No.555 Don Area 26 Decimals, Plot No.556 Don Area 1 Decimals, Khatian No.84 (Eighty Four) Plot No.540 Don Area 32 Decimals, Plot No.508 Don Area 19 Decimals, Khatian No.196 (One Hundred Ninety Six) Plot No.543 Don Area 11 Decimals, Khatian No.192 (One Hundred Ninety Two) Plot No.544 Don Area 28 Decimals, Plot No.571 Don Area 29 Decimals, Khatian No.14 (Fourteen) Plot No.488 Don Area 58 Decimals, Khatian No.136 (One Hundred Thirty Six) Plot No.487 Don Area 12 Decimals, Plot No.490 Don Area 65 Decimals, **Grand Total Area 9.30 Acres (Nine Acres Thirty Decimals),**

**Butted & Bounded By:-**

North:- Plot No.540 (P), 543 & others.

South:- Plot No.601, 602 and others.

East:- Plot No.489 (P), 469 (P), 506 (P) and others..

West:- Plot No.539, 538 and others.

Out of the aforesaid 9 Acres 32 Decimals of lands only **4.50 Acres (Four Acres Fifty Decimals)** of lands sold herewith.

IN WITNESSES WHEREOF the vendor doth hereby set and subscribe its hands out of its own free will on this the day, month and year first above written in presence of the following witnesses who signed presence of each other.

Page 10 of 11

**KHARKIA DEVELOPERS PVT. LTD.**  


Director

Deepak Aggarwal  
28.7.12

- 11 -

The nature of land hereby sold is Don.

The land hereby sold is Rayati.

The land hereby sold is beyond Gair Abad, Tribal land, Bhoodan land, Forest land & B.C.C.L land.

Deepak Aggarwal  
(Signature of the vendor) 28.7.12

Memo of Consideration:-  
Rs. 43,75,000/- only  
by different P. B.C.

**WITNESSES**

1. Komkhan Singh  
S/O Tarakh Singh  
Chikandah  
28/7/12
- 2.

Deepak Aggarwal  
28/7/12

**PHOTOGRAPH AND FINGER PRINTS OF PURCHASER:-**



Uma Devi Agarwal  
(SIGNATURE) 28/7/12



Certified that the photographs of the left hand of each person, whose photographs is affixed in the document, have been obtained before me, prepared in my office as per draft supplied by the parties :-

[Signature]  
28/7/12  
Advocate, Dhanbad.  
D. no. 1623/13

KHARKIA DEVELOPERS PVT. LTD.  
[Signature]  
Director

निबंधन विभाग, झारखंड  
धनबाद  
जाच पर्चा-सह घोषणा पत्र (नियम 114)

Token Date/Time 28/07/2012 13:46:46

Address  
Value  
Other Details

Sale Deed  
Chirkunda, Ps. - Chirkunda, Dhanbad,  
4375000  
4375000  
Presenter Deepak Agarwal  
DIOE  
Stamp Value 175000  
Serial No 0

Date of Entry 28/07/2012  
Total Pages 26  
Book 1  
CNO/PNO

Th No	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
251	0	MERHA	47.48.183	492.494			DON	Decimal	
251	0	MERHA	116.67.14	554.566			DON	Decimal	
251	0	MERHA	101.33.84	559.560			DON	Decimal	
251	0	MERHA	196.192	563.564			DON	Decimal	
251	0	MERHA	136	570.565			DON	Decimal	
251	0	MERHA	All Khata	568.569			DON	Decimal	
251	0	MERHA		573.572			DON	Decimal	
251	0	MERHA		574.575			DON	Decimal	
251	0	MERHA		462.464			DON	Decimal	
251	0	MERHA		465.463			DON	Decimal	
251	0	MERHA		468.553			DON	Decimal	
251	0	MERHA		557.558			DON	Decimal	
251	0	MERHA		555.556			DON	Decimal	
251	0	MERHA		540.508			DON	Decimal	
251	0	MERHA		543.544			DON	Decimal	
251	0	MERHA		571.488			DON	Decimal	
251	0	MERHA		487.490			DON	450 Decimal	4050000

Other Property Details:

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

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Deepak Agarwal	Basudeo Agarwal	Business	Other	Aaacv9676l	Chirkunda, Ps. - Chirkunda, Dhanbad
2	VENDEE	Uma Devi Agarwal	Basudeo Agarwal	Business	Other	Abqpa8518a	Chirkunda, Ps. - Chirkunda, Dhanbad
3	Identifier	Kumeshwar Singh	T. Singh	Business	Other		Chirkunda, Ps. - Chirkunda, Dhanbad
4	Witness1	Kumeshwar Singh	T. Singh	Business	Other		Chirkunda, Ps. - Chirkunda, Dhanbad

Fee Details:

SN	Description	Amount
1	LL	30.00
2	PR	11.28
3	A1	131,250.00
4	SP	390.00
5	I	500.00
6	M	150.00
Total		132,331.28

*Deepak Agarwal*

उपर्युक्त प्रविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

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

पस्तुतकर्ता का हस्ताक्षर

डाटा इंद्रि ऑपरेटर का हस्ताक्षर

उपर्युक्त स्वीकार किया गया है कि दीपक अग्रवाल ने इस दस्तावेज के निष्पादन को मेरे समक्ष

जिसकी पहचान कमेश्वर सिंह पिता टी. सिंह ने की।

नियमासी समजानोप पेशा ओपरेटर

*Deepak Agarwal*  
निबंधन पदाधिकारी का हस्ताक्षर

KHARKIA DEVELOPERS PVT. LTD.  
*Deepak Agarwal*  
Director



निबंधन विभाग, झारखंड  
धनबाद

Deed No: 47 / Open Date: 28/07/2012 13:46:46  
Deed No. Year : 5767/5121/2012  
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	<b>Deepak Agarwal</b> Father/Husband Name: Basudeo Agarwal (VENDOR) Chirkunda, Ps.- Chirkunda, Dhanbad		
2	<b>Uma Devi Agarwal</b> Father/Husband Name: Basudeo Agarwal (VENDEE) Chirkunda, Ps.- Chirkunda, Dhanbad		
3	<b>Kumeshwar Singh</b> Father/Husband Name: T. Singh (Identifier) Chirkunda, Ps.- Chirkunda, Dhanbad		
4	<b>Kumeshwar Singh</b> Father/Husband Name: T. Singh (Witness1) Chirkunda, Ps.- Chirkunda, Dhanbad		

Book No. I  
Volume 168  
Page 401 To 426  
Deed No 5767/5121  
Year 2012  
Date 28/07/2012 15:23:40

District Sub Registrar

Signature of Operator

KHARKIA DEVELOPERS PVT. LTD.  
Director

1823

123

INDIA NON JUDICIAL  
Government of Jharkhand



सत्यमेव जयते

e-Stamp

Certificate No. : IN-JH16810711231031R  
 Certificate Issued Date : 15-May-2019 10:10 AM  
 Account Reference : CSCACC (GV)/ jhcsceg07/ JH-DBSUM0157/ JH-DB  
 Unique Doc. Reference : SUBIN-JHJHCSCEG0721849055800823R  
 Purchased by : SHRADDHA AGRAWAL AND OTHERS  
 Description of Document : Article 48 Power-of-Attorney  
 Property Description : LAND  
 Consideration Price (Rs.) : 0  
 (Zero)  
 First Party : SHRADDHA AGRAWAL AND OTHERS  
 Second Party : KHARKIA DEVELOPERS PVT LTD  
 Stamp Duty Paid By : SHRADDHA AGRAWAL AND OTHERS  
 Stamp Duty Amount(Rs.) : 50  
 (Fifty only)



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

निम्नलिखित विधायक 21 के अधीन उक्त प्रमाण पत्र  
 नकारी एक्ट की धारा 17 के अन्तर्गत  
 जांचाव है और इंडियन स्टाम्प एक्ट 1899  
 की अनुसूची 1 या 1 क 17.8 के अधीन  
 यथावत स्टाम्प लगाना मथा है। अथवा टिकट  
 नथी से विमुक्त है या स्टाम्प - शुल्क अपेक्षित  
 नही है।

तारीख 15.5.19 निम्नलिखित प्रमाणिकारी  
 13/5/19

दस्तावेज जाँच किया.....

फॉर्म 4 जाँच किया.....

Shraddha Agrawal  
 Uma Devi Agrawal  
 16.5.19

SR 0002204136

## 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.



General Power of Attorney A. 507

सम्पत्त वार्शत जमीन का मूल्य मार्ग बरिफिका पंजी के अनुसार न्यूनतम मूल्य से कम नहीं है !

Payment is done of Rs. 2137/-  
dt. 15.5.19 by GRN No. 1991189768

*Handwritten notes and signatures in the left margin.*



Advocate Dhanbad

S ✓ Shraddha Agarwal  
✓ Uma Devi Agarwalla  
18-5-19



GENERAL POWER OF ATTORNEY

Know all men by these presents We 1. SMT SHRADDHA AGRAWAL wife of Sri Deepak Agarwal  
2. SMT UMA DEVI AGARWALLA wife of late Vasu Dev Agarwal both by faith Hindu, by caste Agarwal, by occupation Business & Housewife, resident of Mangalam, Chirkunda, P.O. & P.S. Chirkunda, Sub-Division and District Sub-Registry office and District Dhanbad do hereby constitute and appoint Kharkia Developers Pvt. Ltd Chirkunda, Represented by its Director Sri Deepak Agarwal son of late Basudeo Agarwal by faith Hindu, by caste Agarwal, by occupation Business, resident of Mangalam, Chirkunda, P.O. & P.S. Chirkunda, Sub-Division and District Sub-Registry office and District Dhanbad as our true and lawful attorney to do the following acts, deeds and things i.e. to say :-

To look after and manage the property more fully described in the schedule below.

To appear in all court or courts either civil or criminal Original, Appellate, High court, Supreme court, or in any other Court or Courts in connection with the landed property more fully described in the schedule below.

To appear in all office or offices either central, provincial, Local Bodies, MADA office or in any other Office or Offices and to file applications, written statements in connection with the landed property more fully described in the schedule below.

17/5/19

10/5/19

17/5/19  
 श्री श्री. ए.डी. अग्रवाल  
 श्री दीपक अग्रवाल  
 श्री लाल सिंह  
 श्री अग्रवाल



Advocate Dhanu

✓  
 S Shradha Agrawal  
 17. 5 - 2019





Shradha Aggarwal

Uma Devi Aggarwal  
16.5.19

To appoint Pleaders, Vokil, Advocates for and on behalf of us.

To swear affidavit or affidavits for and on behalf of us, before any Court or Courts .

To Sign Application, Written Statements, Vokatatnama for and on behalf of us.

To enter into agreement for sale of the lands more fully described in the schedule below with any person or persons, and issue receipts for the same

To sign and verify any plaints, Written statements, petitions, Claims, Objections, memorandum of appeal, file the same before any court or office on my behalf in connection with our lands described in the schedule below.

To sign present, and execute any deed of sale, lease, agreement etc to present before any Sub Registrar or in any registering office on our behalf and to admit execution thereof and to do all other things which is necessary to complete the registration on my behalf in connection with the property described in the schedule below

To sell of the lands more fully described in the schedule below to any purchaser or purchasers at such price which in the opinion of my said attorney thinks proper to agree upon.

In our names and as our act and deed to sign and execute proper deed or deeds of the lands more fully described in the schedule below to any person or persons.

Be it expressly stated that this deed does not constitute /create/assume at all or any kind of transfer and enjoyment in favour of the attorney holder and there is no monetary trans action between the principal and the attorney , Consideration money shall be deposit in the Principal Account, no development work shall be done by the Attorney.

And we hereby agree to ratify and conform all and what so ever our said attorney shall do or purport to do by virtue of this power of attorney.

The land more fully described in the schedule below is not prohibited by Govt. i.e. does not come under Govt. land , Govt. settled land, Bhudan land, forest land, Gorabad Land and Adivasi land and does not come Govt. Acquisition land and the Principle and the Attorney satisfied with the contents of this deed.

All acts, deeds and things done by my said attorney shall be treated as acts, deeds and things done by us if we were personally present.

रजिस्ट्रार  
धनबाद  
17/5/19

SCHEDULE

Shradha Agarwal  
Uma Devi Agarwalla  
16.5.19

Rayati right of land in Mouza MERAH P.S. Chirkunda Sub- Division and District Sub- Registry office and District Dhanbad Mouza No. 251  
New Khata No. 125 ( Old Khata No. 47 ) New Plot No. 514 ( Old Plot No. 563 ) Area 51.25 Decimals out of which 3426 sqft. i.e. 7.87 Decimals ( In Register II Volume No. 1 Page no. 842 )  
New Khata No. 68 ( Old Khata No. 116 ) New Plot No. 512 ( Old Plot No. 560 ) Area 38 Decimals out of which 4411.75 sqft. i.e. 10.14 Decimals ( In Register II Volume No. 1 Page No. 850 )

Grand Total Area 18.01 Decimals of land only as per plan attached herewith and shown in colour Red

- Bounded By:-  
North:- Rasta  
South:- Rasta  
East :- Rasta  
West :- Rasta

Smt Shradha Agarwal above principle no. 1 purchased the above lands by virtue of registered sale Deed No. 5107 Dated 28.07.2012 registered at Dhanbad Sub Registry office and has been possessing the same in peaceful and undisturbed possession thereof without any hindrance or interruption from any corner and has been paying the rents in the landlord Sheresta the State of Jharkhand in Thoka No. 1893 vide mutation case No. 551 ( X ) 2015-2016

The lands of New Khata No. 125 bearing New Plot No. 514 of Mouza Merah, Mouza No. 251, P.S. Chirkunda, District Dhanbad has been recorded in the name of Smt Shradha Agarwal above principle no. 1 in the revisional survey settlement record of rights.

Smt Uma Devi Agarwalla above principle no. 2 purchased the above lands by virtue of registered sale Deed No. 5121 Dated 28.07.2012 registered at Dhanbad Sub Registry office and has been possessing the same in peaceful and undisturbed possession thereof without any hindrance or interruption from any corner and has been paying the rents in the landlord Sheresta the State of Jharkhand in Thoka No. 1892 vide mutation case No. 550 ( X ) 2015-2016

The lands of New Khata No. 68 bearing New Plot No. 512 of Mouza Merah, Mouza No. 251, P.S. Chirkunda, District Dhanbad has been recorded in the name of Uma Devi Agarwalla above principle no. 2 in the revisional survey settlement record of rights.

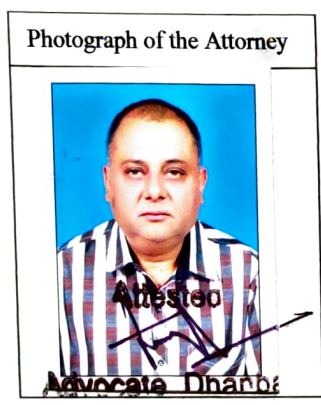
In witnesses whereof we do hereby set and subscribe our hands on this the 16<sup>th</sup> day of May 2019.

S/)  
Shradha Agarwal  
S/ Uma Devi Agarwal  
16.5.19

WITNESSES

1. Sukrit Agarwal  
S/o Deepak Agarwal  
Chirkunda  
16/5/19

2. T. K. Muehrye  
Adv. only  
16.5.19



Deepak Agarwal  
16.5.19

Little	Ring	Middle	Index	Thumb

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

16.5.19  
Advocate, Dhanbad.



শিলান শিলনম্বর



झारखण्ड सरकार

झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

पंजी II प्रति

May 12, 2019

भूमा वर्तमान	1	पृष्ठ संख्या	850	निरसा	हलका का नाम	हलका-10	इस्टेट का नाम	JHARKHAND
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	हलका का नाम	हलका-10	खाला का प्रकार	रैयती
मौजा का नाम	मेढा	होल्डिंग संख्या	1892	तौजी संख्या	1	251		

श्रीमति उमादेवी अग्रवाल , पति-श्री वासुदेव अग्रवाल , जति-

खाला नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	लगान	सेस								
512	—	0 ऐ 38 डि 0 हे	दा० खा० केश न० 550 (X) 2015-16	6	0								
कुल परिमाण		0 ऐ 38 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
12-05-2018	0797261782	2015-2016	2018-2019	18	6	4.5	1.5	9	3	9	3	3.6	1.2

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

Mutation Cases Not Found !!

List Of Case Status Details

No Data Found

यह एक कम्प्यूटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

इसका उपयोग किसी भी म्यागलय में साध्य के रूप में नहीं किया जा सकता है

यदि प्रपत्र के प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे

प्रपत्र देखने के लिए प्लॉट नंबर विलोक करे।

Vijendra Kumar  
Sharma

गणना टैबल



F No 180v

मालगुजारी

न सकेल । नाम गौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रेवती  
नाम रेवत मय वलिदयत जमाबन्दी  
वो सकुनत नम्बर

Page No  
Vol No  
Receipt No

निरसा | मोदा | 251 | श्रीमति उमादेवी अग्रवाल

खाता संख्या	खेसरा संख्या	रकबा (नकदी में)
68	512	0 एकड़ 38 डिममील 0 सेकड़ा

अराजी नकदी	अराजी भावली	राफसील हिसाब लगान भावली
------------	-------------	-------------------------

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

मांग बावत	सालाना	बकाया				हाल (2018-2019)
		तीन वर्ष से ज्यादा	३ रा वर्ष (2015-2016)	२ रा वर्ष (2016-2017)	१ ला वर्ष (2017-2018)	
माल गुजारी (नकदी)	6.00		6.00	6.00	6.00	6.00
सेस (भावली)	1.50		1.50	1.50	1.50	1.50
सूद	3.00		3.00	3.00	3.00	3.00
मुतफरकात	3.00		3.00	3.00	3.00	3.00
मीजान	1.20		1.20	1.20	1.20	1.20
	14.70		14.70	14.70	14.70	14.70

तफसील अदायकारी

अदायकारी बावत	तीन वर्ष से ज्यादा	बकाया			मोतालबा हाल (2018-2019)	फाजिल
		३ रा वर्ष (2015-2016)	२ रा वर्ष (2016-2017)	१ ला वर्ष (2017-2018)		
माल गुजारी (नकदी)		6.00	6.00	6.00	6.00	
सेस (भावली)		1.50	1.50	1.50	1.50	
सूद		3.00	3.00	3.00	3.00	
मुतफरकात		3.00	3.00	3.00	3.00	
मीजान अदायकारी		1.20	1.20	1.20	1.20	
		14.70	14.70	14.70	14.70	

(१) मीजान कुल (लफ्जों में) : Fifty Eight Rupees and Eighty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 58.80

खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।  
तारीख अमला तहसील कुनिन्दा : 05-12-2018



यह एक कम्प्युटर जनित प्रति है।  
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।  
इसका उपयोग किसी भी न्यायलय में साक्ष्य के रूप में नहीं किया जा सकता है।  
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।



17.5.19



# एवं भूमि सुधार विभाग

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## पंजी ॥ विवरण

### विवरण

भाग वर्तमान	: 1	पृष्ठ संख्या	: 842
जिला का नाम	: धनबाद	अनुमंडल नाम	: धनबाद
अंचल का नाम	: निरसा	हलका का नाम	: हलका-10
मौजा का नाम	: मेढा	होल्डिंग संख्या	: 1893
थाना नाम	: निरसा	थाना नंबर	: 251
तौजी संख्या	: 0	इस्टेट का नाम	: JHARKHAND
खाता का प्रकार	: रैयती		

रैयत का नाम	क्रम सं.	रैयत का नाम	जाति	निवासी
	1.	श्रद्धा अग्रवाल पति - दीपक अग्रवाल	---	चिरकुंडा

## प्लोट का विवरण

खाता नंबर

125

प्लोट संख्या

514

कुल परिमाण

रकबा

0 एकड़ 51.25 डिसमील 0 हेक्टर

0 एकड़ 51.2 डिसमील 0 हेक्टर

## लगान का विवरण

लगान	रोड सेस	शिक्षा सेस	स्वास्थ्य सेस	कृषि सेस	कुल
5.00	1.25	2.50	2.50	1.00	12.25

Verified by  
Shamsh

CH PLAN SHOWING THE AREA IN MOUZA:- MERA NO-251  
MATHON, DIST- DHANBAD, JHARKHAND.

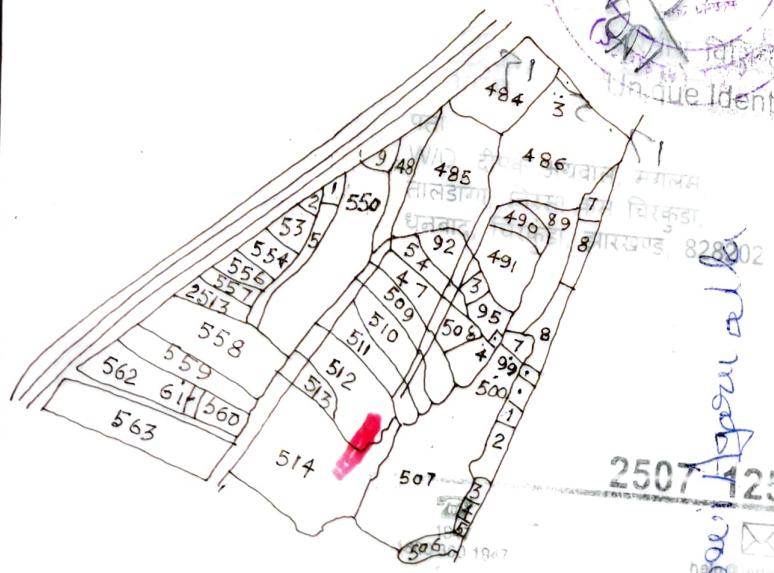
GIVEN BY:- 1. Smt. SHRADHA AGARWAL W/O. SRI DEEPAK AGAR-  
WAL & 2. UMA DEVI AGARWALLA W/O. L. BASUDEO AGARWALLA  
OWNER GIVENTO:- SRI DEEPAK AGARWALS/O. L. BASUDEO AGARWAL  
ON BEHALF OF KHARKIA DEVELOPERS PVT. LTD. ALL ARE OF  
P.O. & P.S. - CHIRKUNDA, DIST- DHANBAD. JHARKHAND.

LAND SCHEDULE:-

MOUZA MERAH NO-251, NEW KHATANO- 125, NEW PLOTNO-514 AREA-3426  
SQ.FT. OUT OF 51.25 DEC. BY:- (1) Smt SHRADHA AGARWAL SHOWN.....   
MOUZA MERAH NO-251, NEW KHATANO-68, NEW PLOTNO-512, AREA- 4411.75 SQ  
OUT OF 38 DEC. BY:- (2) UMA DEVI AGARWALLA SHOWN.....



- BOUNDRY:-
- N. PASSAGE,
- S. PASSAGE
- E. PASSAGE.
- W. PASSAGE.



Unique Identification Authority of India  
 Address  
 W/O: Deepak Agarwal  
 TALDANGAL,  
 Dhanbad  
 Chirkunda, Jharkhand 828202

ENLARGED  
PLAN - N.T.S.

2507-125-5708

S. Shradha A. Agarwal  
KEY PLAN:- 1"=330'-0" 16.5.19

Uma Devi Agarwalla

T.BY:- K...



भारत सरकार

Government of India



श्रद्धा अग्रवाल

Shraddha Agrawal

जन्म तिथि / DOB : 16/08/1973

महिला / Female



2507 1257 5708

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान अधिकरण

Unique Identification Authority of India

पता:

W/O: दीपक अग्रवाल, मंगलम,  
तालडांगा, निरसा कम चिरकुंडा,  
धनबाद, चिरकुंडा, झारखण्ड, 828202

Address:

W/O: Deepak Agarwal,  
MANGALAM, TALDANGAL,  
Nirsa-Cum-Chirkunda, Dhanbad,  
Chirkunda, Jharkhand, 828202

2507 1257 5708

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Shradha Agrawal



भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India

नामांकन क्रम/Enrolment No.: 2036/35122/03957

To  
उमा देवी अग्रवाला  
Uma Devi Agarwalla  
W/O: Lt.Vasu Dev Agrawal  
sarasa Pahari Chirkunda  
manglam,  
Sarsa  
Dhanbad Chirkunda  
Jharkhand - 828202  
9471755860

Download Date: 7/06/2017  
Generation Date: 29/09/2016

Signature Not Verified  
Aadhaar Card  
Generated on 07/06/2017



आपका आधार क्रमांक / Your Aadhaar No. :

3834 5992 4243

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



उमा देवी अग्रवाला  
Uma Devi Agarwalla  
जन्म तिथि/DOB: 01/01/1948  
महिला / FEMALE



3834 5992 4243

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पता:  
अर्धांगिनी स्व. वासु देव अग्रवाल,  
मंगलम,, सरसा पहाड़ी चिरकुंडा,  
सरसा, धनबाद,  
झारखण्ड - 828202

Address:  
W/O: Lt.Vasu Dev Agrawal,  
manglam,, sarasa Pahari  
Chirkunda, Sarsa, Dhanbad,  
Jharkhand - 828202

3834 5992 4243



help@uidai.gov.in

www.uidai.gov.in

*Dr. Durgeshwar Saibhawan*

*Uma Devi Agarwalla*

भारत सरकार  
Government of India

दीपक अग्रवाल  
Deepak Agarwal  
जन्म तिथि / DOB : 04/11/1988  
पुरुष / Male

7720 4625 0476

आधार - आम आदमी का अधिकार



भारतीय विश्वविद्यालय  
Unique Identification Authority of India

पता:  
S/O: बासुदेव अग्रवाल, मंगलम,  
तालडंगा, निरसा कुम चिरकुंडा,  
चिरकुंडा, धनबाद, झारखण्ड, 828202

Address:  
S/O: Basudeo Agarwal,  
MANGALAM, TALDANGA,  
Nirsa Cum-Chirkunda, Chirkunda,  
Dhanbad, Jharkhand, 828202

7720 4625 0476

1947  
1980 300 1947

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Deepak Agarwal  
Deepak Agarwal



विशिष्ट पहचान प्राधिकरण

भारत सरकार  
Unique Identification Authority of India  
Government of India

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

नगरपालिका क्रमांक / Enrollment No : 1218/11058/66797

To  
Sukrit Agarwal  
सुकृत अग्रवाल  
S/O: Deepak Agarwal  
MANGALAM  
TALDANGA  
Nirsa-Cum-Chirkunda  
Chirkunda, Dhanbad  
Jharkhand - 828202  
8145452394

17/10/2013

### INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.



KL461938429FT

46193842



- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

आपका आधार क्रमांक / Your Aadhaar No.

**3617 5483 9523**

- आम आदमी का अधिकार



भारत सरकार  
Government of India



भारत विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



सुकृत अग्रवाल  
Sukrit Agarwal

जन्म तिथि/DOB: 23/09/1996  
पुरुष / Male



पता: S/O. दीपक अग्रवाल, मंगलम  
तालडांगा, निरसा कुम चिरकुंडा  
चिरकुंडा, धनबाद, झारखण्ड, 828202

Address: S/O: Deepak  
Agarwal, MANGALAM,  
TALDANGA, Nirsa-Cum-  
Chirkunda, Chirkunda,  
Dhanbad, Jharkhand,  
828202

**3617 5483 9523**

**3617 5483 9523**

- आम आदमी का अधिकार

1847  
1800 300 1847

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Sukrit Agarwal



## Pre Registration Docket

Date :- 16-05-2019 11:34 pm

Office Name :- SRO - Govindpur  
Token No:- 20190000000662

Appoinment :- 17-May-2019 Time:- 13:55

Article	Power of Attorney
Pre Registration Date	16-May-2019
No. Of Pages	21
Stamp Duty	16
Paid Stamp Duty	0
Total Fees	₹ 2,630.

Property Address	ANCHAL-NIRSA, MOUZA-MERAH, THANA NO. 251
Property Description	KHATA NO. 125, PLOT NO. 514 (REGISTER II, VOL-1, PAGE-842) AREA- 7.87 DEC., KHATA NO. 68, PLOT NO. 512 (REGISTER II VOL-1, PAGE-850) AREA- 10.14 DEC. TOTAL AREA- 18.01 DECIMALS

PRINCIPAL	<b>-Mrs. UMA DEVI AGARWALLA, Address - MANGALAM CHIRKUNDA, P.S- CHIRKUNDA, DHANBAD- ,Father/Husband Name KHESHAR DEO MURARKA , PAN No.- ,Permission Case No.- , Aadhaar No. *****4243</b>
	<b>-Mrs. SHRADDHA AGRAWAL, Address - MANGALAM CHIRKUNDA, P.S- CHIRKUNDA, DHANBAD- ,Father/Husband Name MANOJ AGRAWAL , PAN No.- ,Permission Case No.- , Aadhaar No. *****5708.</b>
ATTORNEY	<b>-Mr. KHARKIA DEVELOPERS PVT LTD CHIRKUNDA REPRESENTED BY ITS DIRECTOR DEEPAK AGARWAL, Address - MANGALAM CHIRKUNDA, P.S- CHIRKUNDA, DHANBAD- ,Father/Husband Name BASUDEO AGARWAL , PAN No.- ,Permission Case No.- , Aadhaar No. *****0476</b>

Witness Information	<b>Mr. SUKRIT AGARWAL , Address - MANGALAM CHIRKUNDA, P.S- CHIRKUNDA, DHANBAD-, Father/Husband Name-DEEPAK AGARWAL</b>
---------------------	--

Identifier Details	<b>Mr. SUKRIT AGARWAL , Address - MANGALAM CHIRKUNDA, P.S- CHIRKUNDA, DHANBAD-, Father/Husband Name-DEEPAK AGARWAL</b>
--------------------	--


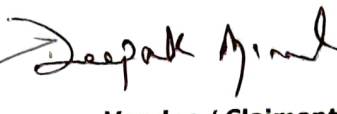
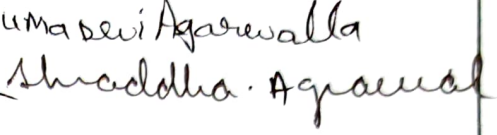
<b>Fee Rule:Power of Attorney</b>		
1	Stamp Duty	16

File: Power of Attorney

1	E(II)	2,000
2	SP	630
Total		2,630

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



# Document Registration Summary 1

May-2019

- Government/Market Value: ₹0/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹50 /-

*Shraddha Agrawal*

Receipt : 133215

Receipt Date : 17-05-2019

Presenter Name: -

On Date 17-05-2019 Presented at SRO - Govindpur

Signature of Presenter

E(II)	₹2000
SP	₹630
Stamp Duty	₹50

**Total** ₹2680

SRO - Govindpur  
*[Signature]*  
17/5/19

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	16	50	-34	E-STAMP	SHRADDHA AGRAWAL AND OTHERS	Certificate Number : IN-JH16810711231031R	50
E(II)	2000	2000	0	GRAS	SHRADDHAAGARWAL	GRN Number : 1901169168 DEPT Transaction Id : ae53edbbaaa5e5971051 Transaction Type :	2000
SP	630	630	0	GRAS	SHRADDHAAGARWAL	GRN Number : 1901169168 DEPT Transaction Id : ae53edbbaaa5e5971051 Transaction Type :	630
Sub Total	2646	2680	-34				

of Attorney **Number of Pages : 42**

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer





**OFFICE OF THE SUB REGISTRAR**

Office Name :- SRO - Govindpur

District Name :-

State Name :- Jharkhand

**Deed Endorsement**

Token No :- 20190000000662

Deed Type	Power of Attorney
Number of Pages	42
Fee Details	Stamp Duty :- Rs. 16, E(II) :- Rs. 2000, SP :- Rs. 630,

Sh./Smt. **SHRADDHA AGRAWAL** s/o/d/o/w/o **MANOJ AGRAWAL** has presented the document for registration in this office today dated :- **17-May-2019** Day :- **Friday** Time :- **14:56:23 PM**







SHRADDHA AGRAWAL(Individual)



Party Name	Document Type	Document Number
SHRADDHA AGRAWAL	PAN/UID	250712575708

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<b>SHRADDHA AGRAWAL</b> Address1 - MANGALAM CHIRKUNDA, P.S- CHIRKUNDA, DHANBAD, Jharkhand Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Shraddha Agrawal Address:- MANGALAM, , TALDANGAL, Nirsa-Cum-Chirkunda, , Dhanbad, 828202, , Jharkhand, India		PRINCIPAL Age:45			

*Shraddha Agrawal*

Party Name Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
<b>UMA DEVI AGARWALLA</b> Address1 - MANGALAM CHIRKUNDA, P.S- CHIRKUNDA, DHANBAD, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Uma Devi Agarwalla Address:- , manglam,, , sarasa Pahari Chirkunda, Sarsa, , Dhanbad, 828202, , Jharkhand, India		PRINCIPAL Age:71			<i>Uma Devi Agarwalla</i>
3 <b>KHARKIA DEVELOPERS PVT LTD CHIRKUNDA REPRESENTED BY ITS DIRECTOR DEEPAK AGARWAL</b> Address1 - MANGALAM CHIRKUNDA, P.S- CHIRKUNDA, DHANBAD, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Deepak Agarwal Address:- MANGALAM, , , TALDANGA, Nirsa-Cum- Chirkunda, , Dhanbad, 828202, , Jharkhand, India		ATTORNEY Age:50			<i>Deepak Agarwal</i>

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>SUKRIT AGARWAL</b> S/o-D/o DEEPAK AGARWAL Address1 - MANGALAM CHIRKUNDA, P.S- CHIRKUNDA, DHANBAD, Address2 - , , , Jharkhand PAN No.:			<i>Sukrit Agarwal</i>

Individually/Collectively recognize the Seller(s) and Buyer(s)

Party Name and Address	Photo	Thumb	Signature
<p style="text-align: center;"><b>SUKRIT AGARWAL</b></p> <p>Address1 - MANGALAM CHIRKUNDA, P.S- CHIRKUNDA, DHANBAD, Address2 - ,,, Jharkhand</p>			



Signature of Operator

Seal and Signature of Registering Officer



Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( **UMA DEVI AGARWALLA , SHRADDHA AGRAWAL**), has/have admitted the execution before me. He/ She/ They has / have been identified by ( **SUKRIT AGARWAL**) Son/Daughter/Wife of ( **DEEPAK AGARWAL**) resident of ( **MANGALAM CHIRKUNDA, P.S- CHIRKUNDA, DHANBAD**) and by occupation ( **Business**).

Signature of Registering Officer

Seal and Signature of Registering Officer



Date:- 17-May-2019

Token No.: 20190000000662

## CERTIFICATE

### Office of the SRO - Govindpur

This **Power of Attorney** was presented before the registering officer on date **17-May-2019** by **SHRADDHA AGRAWAL, S/O, D/O, W/O MANOJ AGRAWAL** resident of MANGALAM CHIRKUNDA, P.S- CHIRKUNDA, DHANBAD .,

This deed was registered as Document No:- **2019/GOV/1823/BK4/123** in Book No :- **BK4**, Volume No :- 11 from Page No :- 1 to 42 at, office of **SRO - Govindpur**

Date:- **17-May-2019**



1823

123

7-0662  
17 May 19



सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH16810711231031R  
 Certificate Issued Date : 15-May-2019 10:10 AM  
 Account Reference : CSCACC (GV)/ jhcsceg07/ JH-DBSUM0157/ JH-DB  
 Unique Doc. Reference : SUBIN-JHJHCSCEG0721849055800823R  
 Purchased by : SHRADDHA AGRAWAL AND OTHERS  
 Description of Document : Article 48 Power-of-Attorney  
 Property Description : LAND  
 Consideration Price (Rs.) : 0  
 (Zero)  
 First Party : SHRADDHA AGRAWAL AND OTHERS  
 Second Party : KHARKIA DEVELOPERS PVT LTD  
 Stamp Duty Paid By : SHRADDHA AGRAWAL AND OTHERS  
 Stamp Duty Amount(Rs.) : 50  
 (Fifty only)



Please write or type below this line.

दस्तावेज जाँच किया गया है।  
 फार्म 4 जाँच किया गया है।  
 नया 17/5/19

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

Shraddha Agrawal  
Uma Devi Agrawal  
16.5.19

0002204136

Statutory Alert:

- The authenticity of this Stamp Certificate should be verified at 'www.sholestamp.com'. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

KHARKIA DEVELOPERS PVT. LTD.

Director

Gen. Power of Attorney (A. 50)

सम्बन्धित पंजीयन कार्यालय में दर्ज किया गया है।  
के अनुसार न्यायपालिका के अधीन है !

Payment is done of Rs. 2439/-  
dt. 15/04/2019 GEN No. 197/19/18

Pradeep  
Uma Devi  
15/4/19



Attested  
Advocate Chirkunda

Shraddha Agrawal

Uma Devi Agarwalla  
16-4-19



**GENERAL POWER OF ATTORNEY**

Know: all men by these presents We 1. SMT SHRADDHA AGRAWAL wife of Sri Deepak Agarwal  
2. SMT UMA DEVI AGARWALLA wife of late Vasu Dev Agarwal both by faith Hindu, by caste  
Agarwal, by occupation Business & Housewife, resident of Mangalam, Chirkunda, P.O. & P.S. Chirkunda,  
Sub- Division and District Sub-Registry office and District Dhanbad do hereby constitute and appoint  
Kharkia Developers Pvt. Ltd Chirkunda, Represented by its Director Sri Deepak Agarwal son of late  
Basudeo Agarwal by faith Hindu, by caste Agarwal, by occupation Business, resident of Mangalam,  
Chirkunda, P.O. & P.S. Chirkunda, Sub- Division and District Sub-Registry office and District Dhanbad as  
our true and lawful attorney to do the following acts, deeds and things i.e. to say :-

To look after and manage the property more fully described in the schedule below.

To appear in all court or courts either civil or criminal Original, Appellate, High court, Supreme court, or in  
any other Court or Courts in connection with the landed property more fully described in the schedule  
below.

To appear in all office or offices either central, provincial, Local Bodies, MADA office or in any other  
Office or Offices and to file applications, written statements in connection with the landed property more  
fully described in the schedule below.

**KHARKIA DEVELOPERS PVT. LTD.**  
*[Signature]*  
Director





Shri Atul Agrawal

16.5.19

To appoint Pleaders, Vakil, Advocates for and on behalf of us.

To swear affidavit or affidavits for and on behalf of us, before any Court or Courts.

To Sign Application, Written Statements, Vokatnama for and on behalf of us.

To enter into agreement for sale of the lands more fully described in the schedule below with any person or persons, and issue receipts for the same

To sign and verify any plaints, Written statements, petitions, Claims, Objections, memorandum of appeal, file the same before any court or office on my behalf in connection with our lands described in the schedule below.

To sign present, and execute any deed of sale, lease, agreement etc to present before any Sub Registrar or in any registering office on our behalf and to admit execution thereof and to do all other things which is necessary to complete the registration on my behalf in connection with the property described in the schedule below

To sell of the lands more fully described in the schedule below to any purchaser or purchasers at such price which in the opinion of my said attorney thinks proper to agree upon.

In our names and as our act and deed to sign and execute proper deed or deeds of the lands more fully described in the schedule below to any person or persons.

Be it expressly stated that this deed does not constitute /create/assume at all or any kind of transfer and enjoyment in favour of the attorney holder and there is no monetary trans action between the principal and the attorney, Consideration money shall be deposit in the Principal Account, no development work shall be done by the Attorney.

And we hereby agree to ratify and conform all and what so ever our said attorney shall do or purport to do by virtue of this power of attorney.

The land more fully described in the schedule below is not prohibited by Govt. i.e. does not come under Govt. land, Govt. settled land, Bhudan land, forest land, Gorabad Land and Adivasi land and does not come Govt. Acquisition land and the Principle and the Attorney satisfied with the contents of this deed.

All acts, deeds and things done by my said attorney shall be treated as acts, deeds and things done by us if we were personally present.

KHARKIA DEVELOPERS PVT. LTD.

Director

17/05/19  
17/5/19

SCHEDULE

Smt. Shradha Agarwal  
Uma Devi Agarwal  
16.5.19

ayati right of land in Mouza MERAH P.S. Chirkunda Sub- Division and District Sub- Registry office and District Dhanbad Mouza No. 251  
New Khata No. 125 ( Old Khata No. 47 ) New Plot No. 514 ( Old Plot No. 563 ) Area 51.25 Decimals out of which 3426 sqft. i.e. 7.87 Decimals ( In Register II Volume No. 1 Page no. 842)  
New Khata No. 68 ( Old Khata No. 116 ) New Plot No. 512 ( Old Plot No. 560 ) Area 38 Decimals out of which 4411.75 sqft. i.e. 10.14 Decimals ( In Register II Volume No. 1, Page No. 850)

Grand Total Area 18.01 Decimals of land only as per plan attached herewith and shown in colour Red

Bounded By:-  
North:- Rasta  
South:- Rasta  
East :- Rasta  
West :- Rasta

Smt Shradha Agarwal above principle no. 1 purchased the above lands by virtue of registered sale Deed No. 5107 Dated 28.07.2012 registered at Dhanbad Sub Registry office and has been possessing the same in peaceful and undisturbed possession thereof without any hindrance or interruption from any corner and has been paying the rents in the landlord Sheresta the State of Jharkhand in Thoka No. 1893 vide mutation case No. 551 ( X ) 2015-2016

The lands of New Khata No. 125 bearing New Plot No. 514 of Mouza Merah, Mouza No. 251, P.S. Chirkunda, District Dhanbad has been recorded in the name of Smt Shradha Agarwal above principle no. 1 in the revisional survey settlement record of rights.

Smt Uma Devi Agarwalla above principle no. 2 purchased the above lands by virtue of registered sale Deed No. 5121 Dated 28.07.2012 registered at Dhanbad Sub Registry office and has been possessing the same in peaceful and undisturbed possession thereof without any hindrance or interruption from any corner and has been paying the rents in the landlord Sheresta the State of Jharkhand in Thoka No. 1892 vide mutation case No. 550 ( X ) 2015-2016

The lands of New Khata No. 68 bearing New Plot No. 512 of Mouza Merah, Mouza No. 251, P.S. Chirkunda, District Dhanbad has been recorded in the name of Uma Devi Agarwalla above principle no. 2 in the revisional survey settlement record of rights.

In witnesses whereof we do hereby set and subscribe our hands on this the 16<sup>th</sup> day of May 2019.

KHARKIA DEVELOPERS PVT. LTD.

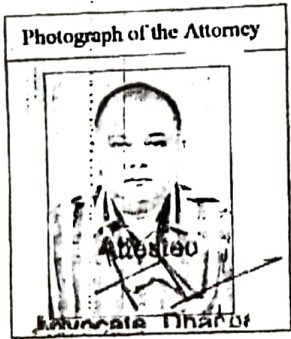
  
Director

Shraddha Agarwal  
16.5.19






WITNESSES

1. Sukrit Agarwal  
S/o Deepak Agarwal  
Chirkunda  
16/5/19

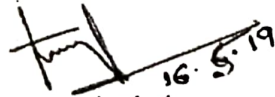
2. T. K. Jaiswal  
Adv. only  
16.5.19



Deepak Agarwal  
16.5.19

Little	Ring	Middle	Index	Thumb
				

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

  
16.5.19  
Advocate, Dhanbad.

KHARKIA DEVELOPERS PVT. LTD.  
  
Director



खिलान फ्लैट्स

Kharkia Developers Pvt. Ltd.

Director



**झारखंड सरकार**  
**राजस्व एवं भूमि सुधार विभाग**  
**पृजी II प्रति**

May 12, 2019

भूमा वर्तमान	1	पुब संख्या	850	अवतल का नाम	धनबाद	प्लॉट संख्या	1892	हलका का नाम	धनबाद	हलका नम्बर	251	हलका-10	हलका का प्रकार	ग्रामी
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अवतल का नाम	धनबाद	प्लॉट संख्या	1892	हलका का नाम	धनबाद	हलका नम्बर	251	हलका-10	हलका का प्रकार	ग्रामी
मौजा का नाम	मेला	सोलिग संख्या	1892	हलका का नाम	धनबाद	प्लॉट संख्या	1892	हलका का नाम	धनबाद	हलका नम्बर	251	हलका-10	हलका का प्रकार	ग्रामी

श्रीमति उमादेवी अग्रवाल, पति श्री वासुदेव अग्रवाल, जति:

शारता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	संग्रह	सेरा								
511	0 ९ 38	हि 0 हे	दि० शा० क्र० न० 550 (म) 2015-16	0	0								
कुल परिमाण	0 ९ 38	हि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	सागत वार्षिक	सागत वार्षिक	रोड सेरा	रोड सेरा	विद्या सेरा	विद्या सेरा	राजस्व सेरा	राजस्व सेरा	प्राप्ति सेरा	प्राप्ति सेरा
12-05-2018	0797261782	2015-2016	2018-2019	18	8	4.5	1.5	9	3	0	3	0.6	1.2

List Of Mutation Cases on the above transaction in Register-II No. 511

**List Of Case Status Details**  
No Data Found

यह एक कम्प्यूटर जनित प्रति है  
यह प्रथम केवल प्रारंभिक जानकारी के लिए है  
इसका उपयोग किसी भी न्यायिक प्रकरण के रूप में नहीं किया जा सकता है  
यदि भी प्रकरण को अदालत के लिए सबमिट आवश्यकताओं से संपर्क करें  
क्या दस्तावेज के लिए पत्र नंबर लिखें करें

*Vijay Kumar*  
*Sharma*

KHARKA DEVELOPERS PVT. LTD.  
Director

निरसा | गेडा | 251 | श्रीमति तमादेवी अप्पवाल

रगता संख्या 68	मसग मसग 512	मसग मसग 0 फरद 38 दिग्गुजारी 0 रेगती
-------------------	----------------	--

असली नकदी	असली भावली	असली दिग्गुजारी भावली
-----------	------------	-----------------------

जोत का सालाना मालगुजारी (बकाया को हान) गौजुदा मालगुजारी

भाग बाबत	सालाना	बकाया			हान (2014-2019)
		तीन वर्ष से ज्यादा	२ रा वर्ष (2015-2016)	१ रा वर्ष (2016-2017)	
मालगुजारी (नकदी)	6.00		6.00	6.00	6.00
सेस (भावली)	1.50		1.50	1.50	1.50
सुद	3.00		3.00	3.00	3.00
मूतफरकात	3.00		3.00	3.00	3.00
मीजान	1.20		1.20	1.20	1.20
	14.70		14.70	14.70	14.70

तफरील अदायकारी

अदायकारी बाबत	सालाना	बकाया			मोसालबा हाल (2018-2019)	फाजिल
		तीन वर्ष से ज्यादा	२ रा वर्ष (2015-2016)	१ रा वर्ष (2016-2017)		
मालगुजारी (नकदी)	6.00		6.00	6.00	6.00	
सेस (भावली)	1.50		1.50	1.50	1.50	
सुद	3.00		3.00	3.00	3.00	
मूतफरकात	3.00		3.00	3.00	3.00	
मीजान अदायकारी	1.20		1.20	1.20	1.20	
	14.70		14.70	14.70	14.70	

(१) मीजान कुल (तफजो मे) : Fifty Eight Rupees and Eighty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया - 58.80

तारीख अमला तहरील कुनिन्दा : 05-12-2018

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



यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र कवल प्रार्थी की जानकारी के लिए है।

इसका उपयोग किसी भी न्यायलय मे साथ के रूप मे नहीं किया जा सकता है।

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



17.5.19

KHARKIA DEVELOPERS PVT. LTD.

Director

पंजी ॥ विवरण

Go Back

विवरण

भाग वर्तमान : 1 पृष्ठ संख्या : 842  
 जिला का नाम : धनबाद अनुमंडल नाम : धनबाद  
 अर्धल का नाम : निरसा हलका का नाम : हलका-10  
 मौजा का नाम : मेढा होल्डिंग संख्या : 1893  
 थाना नाम : निरसा थाना नंबर : 251  
 ताली संख्या : 0 इस्टेट का नाम : JHARKHAND  
 खाता का प्रकार : रैयती  
 रैयत का नाम : क्रम सं. रैयत का नाम जाति निवासी  
 1. श्रद्धा अग्रवाल पति - दीपक अग्रवाल — चिरकुंडा

प्लॉट का विवरण

खाता नंबर : 125 प्लॉट संख्या : 514 रकबा : 0 एकड़ 51.25 डिसमील 0 हेक्टर  
 कुल परिमाण : 0 एकड़ 51.2 डिसमील 0 हेक्टर

Verified by  
Shamsh

समान का विवरण

समान	रोड सेस	शिक्षा सेस	स्वास्थ्य सेस	कृषि सेस	कुल
5.00	1.25	2.50	2.50	1.00	12.25

KHARKIA DEVELOPERS PVT. LTD.

Director

ETCH PLAN SHOWING THE AREA IN MOUZA:- MERAH NO-261  
5: MAITHON, DIST.-DHANBAD, JHARKHAND.

POWER GIVEN BY:- 1. Smt. SHRADHA AGARWAL W/O. SRI DEEPAK AGARWAL & 2. UMA DEVI AGARWALLA W/O. L. BASUDEO AGARWALLA

POWER GIVENTO:- SRI DEEPAK AGARWALS/O. L. BASUDEO AGARWAL  
ON BEHALF OF KHARKIA DEVELOPERS PVT. LTD. ALL ARE OF  
P.O. & P.S. - CHIRKUNDA, DIST.-DHANBAD. JHARKHAND.

LAND SCHEDULE:-

MOUZA MERAH NO-251, NEW KHATANO-125, NEW PLOT NO-514 AREA-3425

SQ.FT. OUT OF 51-25 DEC. BY:- (1) Smt SHRADHA AGARWAL SHOWN

MOUZA MERAH NO-251, NEW KHATANO-68, NEW PLOT NO-512, AREA-4411.75 SQ

OUT OF 38 DEC. BY:- (2) UMA DEVI AGARWALLA SHOWN

BOUNDRY:-

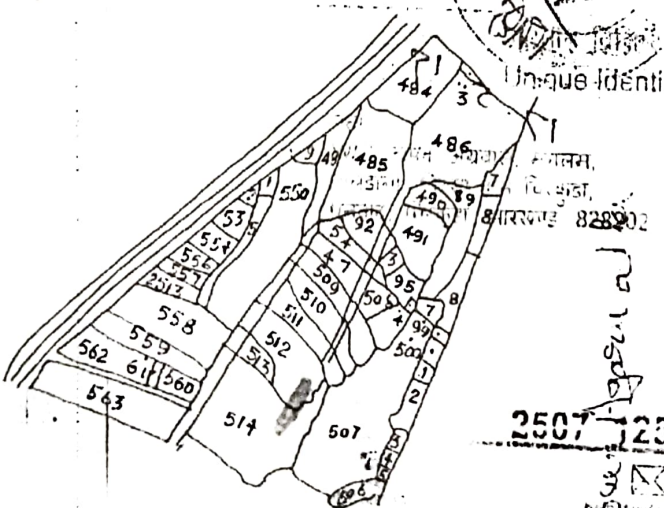
N. PASSAGE

S. PASSAGE

E. PASSAGE

W. PASSAGE

N.



Unique Identification Authority of India  
Address  
Smt. Deepak Agarwal  
W/O. Deepak Agarwal  
WINGALAM, TALDANGAL  
Musa-Cum-Chirkunda, District  
Chirkunda, Jharkhand 813001

2507 125 5708

ENLARGED  
PLAN N.T.S.

Shradha Agarwal  
16-5-19  
Uma Devi Agarwal

KEY PLAN: 1:330'0"

T.B.Y. [Signature]

KHARKIA DEVELOPERS PVT. LTD.  
[Signature]  
Director





भारत सरकार  
Government of India



श्रद्धा अग्रवाल  
Shraddha Agrawal  
जन्म तिथि / DOB : 16/09/1973  
महिला / Female



2507 1257 5708

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान अधिकरण  
Unique Identification Authority of India

पता:  
W/O: दीपक अग्रवाल, मंगलम,  
तालडांगा, निरसा कम चिरकुंडा,  
धनबाद, चिरकुंडा, झारखण्ड, 828202

Address:  
W/O: Deepak Agarwal,  
MANGALAM, TALDANGAL,  
Nirsa-Cum-Chirkunda, Dhanbad.  
Chirkunda, Jharkhand, 828202

2507 1257 5708

1847  
1800 320 1947

✉  
help@uidai.gov.in

www  
www.uidai.gov.in

Shraddha Agrawal

KHARKIA DEVELOPERS PVT. LTD.

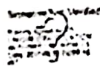
Director



भारत सरकार  
Unique Identification Authority of India  
Government of India

आधार क्रमांक / Enrolment No.: 2036/35122 03957

To  
उमा देवी अग्रवाल  
Uma Devi Agarwala  
W/O: Lt. Vasu Dev Agrawal  
Sarasa Pahari Ghikunda  
manglam,  
Sarsa  
Dhanbad Chikunda  
Jharkhand - 828202  
9471753860



आपका आधार क्रमांक / Your Aadhaar No. :

3834 5992 4243

मेरा आधार, मेरी पहचान

भारत सरकार  
Government of India

उमा देवी अग्रवाल  
Uma Devi Agarwala  
जनम तिथि / DOB: 01.01/1948  
लिंग / GENDER: FEMALE



3834 5992 4243

मेरा आधार, मेरी पहचान

- ध्यान दें
- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
  - पहचान का प्रमाण अनाइडन ऑथेंटिकेशन द्वारा प्राप्त करें।
  - यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- भारत देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारत सरकार  
Unique Identification Authority of India

पता:  
श्रीमती उमा देवी अग्रवाल,  
मंगलम, सरसा पहाड़ी चिकुंडा,  
सरसा, धनबाद,  
झारखण्ड - 828202

Address:  
W/O: Lt. Vasu Dev Agrawal,  
manglam, sarasa Pahari  
Chikunda, Sarsa, Dhanbad,  
Jharkhand - 828202

3834 5992 4243



Uma Devi Agarwala

KHARKIA DEVELOPERS PVT. LTD.

Director

भारत सरकार  
 Government of India



डीपक अग्रवाल  
 Deepak Agarwal  
 जन्म तिथि / DOB: 04/11/1963  
 पुरुष / Male



7720 4625 0476

आधार - आम आदमी का अधिकार

भारत सरकार  
 Unique Identification Authority of India

पता:  
 SO: बासुदेव अग्रवाल, मंगलम,  
 तालडंगा, मिरास कर्म चिरकुंडा,  
 चिरकुंडा, धनबाद, झारखण्ड, 828202

Address:  
 SO: Basudeo Agarwal,  
 MANGALAM, TALDANGA,  
 Nrsa-Cum-Chirkunda, Chirkunda,  
 Dhanbad, Jharkhand, 828202

7720 4625 0476

1967  
 1970 800 1917

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www.uidai.gov.in

Deepak Agarwal  
 Deepak Agarwal

KHARKIA DEVELOPERS PVT. LTD.

Director



भारत सरकार  
 Identification Authority of India  
 Government of India

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

Enrollment No 1218/11058/66797

To  
 Sukrit Agarwal  
 S/O: Deepak Agarwal  
 MANGALAM  
 TALDANGA  
 Nirsa-Cum-Chirkunda  
 Chirkunda, Dhanbad  
 Jharkhand - 828202  
 8145452394

**INFORMATION**

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

KL461938429FT  
 46193842



- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

आपका आधार क्रमांक / Your Aadhaar No.

**3617 5483 9523**

- आम आदमी का अधिकार



भारत सरकार  
 Government of India



भारत सरकार  
 Identification Authority of India



पिता: S/O: दीपक अग्रवाल, मंगलम  
 तालडंगा, निरसा कज चिरकुंडा  
 चिरकुंडा, धनबाद, झारखण्ड, 828202

Address: S/O: Deepak  
 Agarwal, MANGALAM,  
 TALDANGA, Nirsa-Cum-  
 Chirkunda, Chirkunda,  
 Dhanbad, Jharkhand,  
 828202

जन्म तिथि/DOB: 23/09/1996  
 लिंग / Male



**3617 5483 9523**

**3617 5483 9523**

- आम आदमी का अधिकार

1817  
 1800 350 1847

help@uidai.gov.in

www.uidai.gov.in

Sukrit Agarwal

KHARKIA DEVELOPERS PVT. LTD.  
 Director



## Pre Registration Docket

Date :- 16-05-2019 11:34 pm

Office Name :- SRO - Govindpur  
Token No:- 2019000000562

Appointment :- 17-May-2019 Time:- 13:55

Article	Power of Attorney
Pre Registration Date	16-May-2019
No. Of Pages	21
Stamp Duty	16
Paid Stamp Duty	0
Total Fees	₹ 2,630.

Property Address	ANCHAL-NIRSA, MOUZA-MERAH, THANA NO. 251
Property Description	KHATA NO. 125, PLOT NO. 514 (REGISTER II, VOL-1, PAGE-842) AREA- 7.87 DEC., KHATA NO. 68, PLOT NO. 512 (REGISTER II VOL-1, PAGE-850) AREA- 10.14 DEC. TOTAL AREA- 18.01 DECIMALS

PRINCIPAL	<b>-Mrs. UMA DEVI AGARWALLA, Address - MANGALAM CHIRKUNDA, P.S- CHIRKUNDA, DHANBAD-, Father/Husband Name KHESHAR DEO MURARKA , PAN No.- ,Permission Case No.- , Aadhaar No. *****4243</b>
	<b>-Mrs. SHRADDHA AGRAWAL, Address - MANGALAM CHIRKUNDA, P.S- CHIRKUNDA, DHANBAD-, Father/Husband Name MANOJ AGRAWAL , PAN No.- ,Permission Case No.- , Aadhaar No. *****5708.</b>
ATTORNEY	<b>-Mr. KHARKIA DEVELOPERS PVT LTD CHIRKUNDA REPRESENTED BY ITS DIRECTOR DEEPAK AGARWAL, Address - MANGALAM CHIRKUNDA, P.S- CHIRKUNDA, DHANBAD-, Father/Husband Name BASUDEO AGARWAL , PAN No.- ,Permission Case No.- , Aadhaar No. *****0476</b>

Witness Information	<b>Mr. SUKRIT AGARWAL , Address - MANGALAM CHIRKUNDA, P.S- CHIRKUNDA, DHANBAD-, Father/Husband Name-DEEPAK AGARWAL</b>
---------------------	--

Identifier Details	<b>Mr. SUKRIT AGARWAL , Address - MANGALAM CHIRKUNDA, P.S- CHIRKUNDA, DHANBAD-, Father/Husband Name-DEEPAK AGARWAL</b>
--------------------	--

<b>Fee Rule:Power of Attorney</b>	
1	Stamp Duty
	16

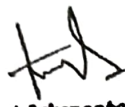
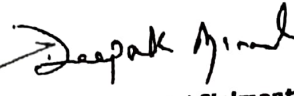
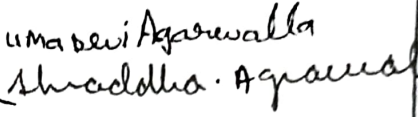
1/2

**KHARKIA DEVELOPERS PVT. LTD.**  
*[Signature]*  
Director

Fee Rule: Power of Attorney		
1	E(II)	2,000
2	SP	630
Total		2,630

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


  
 KHARKIA DEVELOPERS PVT. LTD.  
 Director

# Document Registration Summary 1

Date: 17-May-2019

- Government/Market Value: ₹0/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹50/-

*Shraddha Agrawal*

Receipt : 133215

Receipt Date : 17-05-2019

On Date 17-05-2019 Presented at SRO - Govindpur

Presenter Name: -

Signature of Presenter

E(II) ₹2000

SP ₹630

Stamp Duty ₹50

SRO - Govindpur

**Total** ₹2680

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	16	50	-34	E-STAMP	SHRADDHA AGRAWAL AND OTHERS	Certificate Number : IN-JH16810711231031R	50
E(II)	2000	2000	0	GRAS	SHRADDHAAGARWAL	GRN Number : 1901169168 DEPT Transaction Id : ae53edbbaaa5e5971051 Transaction Type :	2000
SP	630	630	0	GRAS	SHRADDHAAGARWAL	GRN Number : 1901169168 DEPT Transaction Id : ae53edbbaaa5e5971051 Transaction Type :	630
<b>Sub Total</b>	<b>2646</b>	<b>2680</b>	<b>-34</b>				

KHARKIA DEVELOPERS PVT. LTD.

Director

Scanned with CamScanner

Power of Attorney Number of Pages : 42

  
Signature of Operator

  
Signature of Head Clerk

  
Signature of Registering Officer

  
KHARKIA DEVELOPERS PVT. LTD.  
Director





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Govindpur

District Name :-

State Name :- Jharkhand

Deed Endorsement

Token No :- 20190000000662

Deed Type	Power of Attorney
Number of Pages	42
Fee Details	Stamp Duty :- Rs. 16, E(II) :- Rs. 2000, SP :- Rs. 630.

Sh./Smt. SHRADDHA AGRAWAL s/o/d/o/w/o MANOJ AGRAWAL has presented the document for registration in this office today dated :- 17-May-2019 Day :- Friday Time :- 14:56:23 PM







SHRADDHA AGRAWAL (Individual)

Party Name	Document Type	Document Number
SHRADDHA AGRAWAL	PAN/UID	250712575708



Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SHRADDHA AGRAWAL Address1 - MANGALAM CHIRKUNDA, P.S- CHIRKUNDA, DHANBAD, Jharkhand Address2 - PAN No.: Permission Case No.-	Yes	Shraddha Agrawal Address:- MANGALAM, TALDANGAL, Nirsa-Cum-Chirkunda, Dhanbad, 828202, Jharkhand, India		PRINCIPAL Age:45			

KHARKIA DEVELOPERS PVT. LTD:  
*[Signature]*  
Director

*Shraddha Agrawal*

Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
UMA DEVI AGARWALLA Address1 - MANGALAM CHIRKUNDA, P.S.- CHIRKUNDA, DHANBAD, Address2 - ... Jharkhand PAN No.: .Permission Case No.-	Yes	Uma Devi Agarwalla Address:-, manglam,, sarasa Pahari Chirkunda, Sarsa, , Dhanbad, 828202, , Jharkhand, India		PRINCIPAL Age:71			<i>Uma Devi Agarwalla</i>
3 KHARKIA DEVELOPERS PVT LTD CHIRKUNDA REPRESENTED BY ITS DIRECTOR DEEPAK AGARWAL Address1 - MANGALAM CHIRKUNDA, P.S.- CHIRKUNDA, DHANBAD, Address2 - ... Jharkhand PAN No.: .Permission Case No.-	Yes	Deepak Agarwal Address:- MANGALAM, .. TALDANGA, Nirsa-Cum- Chirkunda, , Dhanbad, 828202, . Jharkhand, India	ATTORNEY Age:50				<i>Deepak Agarwal</i>

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	SUKRIT AGARWAL S/o-D/o DEEPAK AGARWAL Address1 - MANGALAM CHIRKUNDA, P.S- CHIRKUNDA, DHANBAD, Address2 - ... Jharkhand PAN No.:			<i>Sukrit Agarwal</i>

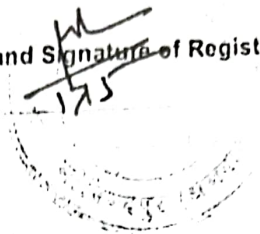
KHARKIA DEVELOPERS PVT. LTD.

Director

Collectively recognize the Seller(S) and Buyer(s)

Party Name and Address	Photo	Thumb	Signature
SUKRIT AGARWAL Address1 - MANGALAM CHIRKUNDA, P.S- CHIRKUNDA, DHANBAD, Address2 - ... Jharkhand			

  
Signature of Operator


  
Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( UMA DEVI AGARWALLA , SHRADDHA AGRAWAL), has/have admitted the execution before me. He/ She/ They has / have been identified by (SUKRIT AGARWAL) Son/Daughter/Wife of (DEEPAK AGARWAL) resident of (MANGALAM CHIRKUNDA, P.S- CHIRKUNDA, DHANBAD) and by occupation (Business).

  
Signature of Registering Officer

Date:- 17-May-2019

  
Seal and Signature of Registering Officer

  
KHARKIA DEVELOPERS PVT. LTD.  
Director

Token No.: 20190000000662

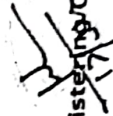
## CERTIFICATE

### Office of the SRO - Govindpur

This Power of Attorney was presented before the registering officer on date 17-May-2019 by **SHRADDHA AGRAWAL, S/O, D/O, W/O MANOJ AGRAWAL** resident of MANGALAM CHIRKUNDA, P.S- CHIRKUNDA, DHANBAD ..

This deed was registered as Document No:- 2019/GOV/1823/BK4/123 in Book No :- BK4, Volume No :- 11 from Page No :- 1 to 42 at, office of **SRO - Govindpur**

Date:- 17-May-2019

  
Registering Officer

  
KHARKIA DEVELOPERS PVT. LTD.

Director



NOTARY  
DHANBAD

## AFFIDAVIT

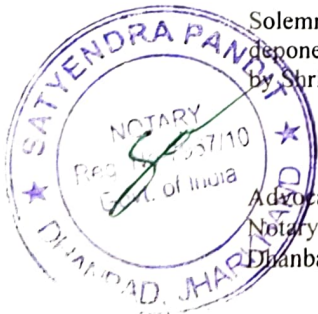
Affidavit of 1. Sri Deepak Agarwal S/o Late Basudeo Agarwal on behalf of Kharkia Developers Pvt. Ltd. aged about 51 Years, resident of Chirkunda, Dhanbad do hereby solemnly affirm on oath & declare as under:

1. That, We have made two Registered Development Agreement with 1. Smt. Shraddha Agarwal W/o Sri Deepak Agarwal vide.....15.7.2021 dated 17.03.2021 for a piece of land at Mouza Merah No. 251 New Khata No. 125 (Old no. 47), New Plot No. 514 (Old no. 563) for an Area of 3426 sft. and 2. Uma Devi Agarwalla W/o Late Basudeo Agarwalla vide.....15.7.2021 dated 17.03.2021 for a piece of land at Mouza Merah, No. 251, New Khata no. 68 (Old no. 116), new Plot No. 512 (Old no. 560) for an Area of 4411.75 sft under P.S. Maithon, District Dhanbad in the state of Jharkhand.
2. That, We have also got Power of Attorney from both the Owners namely 1. Smt. Shraddha Agarwal & 2. Uma Devi Agarwalla vide POA no. 123 Dated 17.05.2019 for the same land and area as mentioned in the Development Agreement.
3. That, the Land Purchased by Smt. Shraddha Agarwal vide Deed No. 5107 dated 28.07.2012, mutated vide Mutation No. 551(X) 2015-2016 having an area mentioned in the Deed is 1.6 Acres under Various nos. of Khata & Plot.
4. That, the Land Purchased by Uma Devi Agarwalla vide Deed No. 5121 dated 28.07.2012, mutated vide Mutation No. 550(X) 2015-2016 having an area mentioned in the Deed is 4.5 Acres under Various nos. of Khata & Plot.
5. That, We propose to develop the land having an area of total 728.018 sqm (7836.39 sft) only comprising an Area of 4411.75 sft under New Khata No. 68, new Plot No. 512 & an Area of 3424.64 sft under New Khata No. 125, New Plot No. 514.
6. That, We are submitting a Certified copy of Mutation (Mutation Case no. 551 (X) 2015-16) for the Land Purchased vide Deed No. 5107 purchased by Smt Shradha Agarwal having a total area of 1.6 Acre along with other Certified copy of Mutation (Mutation Case No. 550 (X) 2015-16) for the Land Purchased vide Deed No. 5121 Purchased by Uma Devi Agarwalla having a total area of 4.5 Acres.
7. That, The Rent Receipt no. 0772960237 dated 13.06.2019 for the year 2019-2020 for Khata No. 68, Plot no. 512 showing an area of 0 Acre 36 Decimal 8.52 Hectare only in the name of Uma Devi Agarwalla and Rent Receipt no. 0192699482 dated 13.06.2019 for the Year 2019-2020 for Khata no. 125, Plot no. 514 showing an area of 0 Acre 46 Decimal 2.42 Hectare is submitted along with the other papers to the Authority MADA for the sanction of map Vide file No. MADA/BP/0119/2020
8. That, the area of land for development is given by the Owners is 4411.75sft (10.127 Decimal) in Plot No. 512 (Old-560) and 3426 sft (7.865 Decimal) in Plot no. 514 Old-563) only as per the Development agreement/ Power of Attorney, which is less than the area mentioned in the Deed, Mutation & Rent Receipt and further we are developing only on the land area 4411.75sft+3424.64sft= 7836.39sft (728.018 sqm) which is even less than the area as given in the Development Agreement/ Power of Attorney.
9. That, We have not any interest in the rest of the land having with the Land Owners.
10. That, the rent receipt is submitted for the year 2019-2020, the latest rent paid online. We are trying to pay the Rent for the Current running year online but, the Govt. Portal for Online Rent Payment is showing "No rent due". So, we are unable to Pay the current rent.
11. As soon as the Govt. Rent Portal will show for the rent payment we will pay the rent and submit the Payment receipt to the Authority Concern.
12. That, We are swearing this affidavit for filling before the MADA Authority in order to get our building plan sanctioned and to state the actual fact regarding the matter.

We signed this affidavit at Dhanbad on .....

Solemnly affirm before Me by the deponent who is duly identified by Shri/ Smt .....

The statement made above are true to the best of my knowledge and belief, We sign this verification at Dhanbad on .....



Advocate, Dhanbad  
Notary public  
Dhanbad

NOTARY  
DHANBAD

Identified by  
Advocate

Authorised  
u/s 297 (i) (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)

18 MAR 2021  
S No.....  
Date .....



NOTARY  
DHANBAD


**BEFORE THE NOTARY PUBLIC DHANBAD**

**Affidavit**

18 MAR 2021

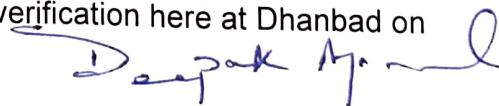
I, Deepak Agarwal, son of Late Basudeo Agarwalla, aged about 52 years, by faith Hindu, by occupation business, resident of Mangalam Chirkunda, P.S. Chirkunda, District Dhanbad, do hereby solemnly affirm and declare as follows:-

- 1) That, I am son of Basudeo Agarwalla and Uma Devi Agarwalla.
- 2) That, in Adhar Card No- 5739 0124 0481 and Death Certificate the name of my father is mentioned as "BASUDEO AGARWALLA" but in Aadhar Card of my mother Uma Devi Agarwalla viz Aadhar Card No-3834 5992 4243, the name of her husband (my father's name) is mentioned Late "VASU DEV AGARWAL".
- 3) That, "BASUDEO AGARWALLA" and "VASU DEV AGARWAL" is same and one person who is my father since deceased.
- 4) That, the statement made here-in-above are true and correct and I have concealed nothing.
- 5) That, I am swearing this affidavit to file before the authority of MADA or any competent authority.

The deponent deposed before me who is identified by Sri  Advocate, Dhanbad.

Verification

The statement made above are true to the best of my knowledge, belief and information and I sign this verification here at Dhanbad on

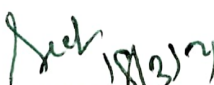


Identified by

  
Advocate



Notary Public Dhanbad

  
18/3/21  
NOTARY  
DHANBAD

Authorised  
u/s 297 (i) (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)



SPACE FOR STAMP

*Handwritten scribbles and numbers: 507/16, 52/21*

# APPLICATION FOR INFORMATION

Number & Date	Name & Residence of the applicant	Nature of information Required	Date by which the information is be ready	Signature of officer receiving the application	Remarks
1	2	3	4	5	6
	दिपक कुमार अत्रवाल -	कुछ सांख्यिक खाता सांख्यिक खाता खाता - नं 251 - अत्रवाल निरला जिला - धनबाद - हाल खाता - हाल खाता			
		373 <u>101</u>	498 <u>506</u>		
		373 <u>192</u>	494 <u>553</u>	542 <u>561</u>	489 <u>544</u>
		373 <u>198</u>	490 <u>543</u>		
		373 <u>14</u>	919 <u>680, 681</u>	919 <u>920</u>	681
		373 <u>200</u>	911 <u>684</u>		
		373 <u>18</u>	1762 <u>1257</u>		
		125 <u>47</u>	514 <u>563</u>		
		68 <u>116</u>	512 <u>560</u>		

*1865  
28/12/21*

Received from.....  
an application..... for information which will ready

*Handwritten signature and date: 28/12/21*



# अंचल अधिकारी का कार्यालय, निरसा (धनबाद)।


क्रमांक- ०८

दिनांक- ०५/१०/२०१८

## --: जमाबंदी प्रमाण-पत्र :-

राजस्व कर्मचारी, श्री सुनील कुमार सिन्हा के जांच प्रतिवेदन एवं अनुशंसा के आधार पर प्रमाणित किया जाता है कि आवेदित भूमि मौजा-मेढा, मौजा नं०-२५१, साबिक खाता सं०-१४, १९२, ४७, ३३, ८४, ४८, १८३, ११६, ६७, १०१, १९६, १३६, साबिक प्लॉट सं०-५६९, ५६५, ५७१, ५७२, ५६३, ५५८, ५५५, ५४० एवं अन्य, रकवा-१.६० एकड़ भूमि गत सर्वे खतियान के अनुसार रैयती खाते की भूमि है। आवेदित भूमि निबंधित केवाला दलील सं०-५१०७, दिनांक-२८/०७/२०१२ के द्वारा श्रद्धा अग्रवाल, पति-दीपक अग्रवाल, सकिम-चिरकुण्डा, पो० व थाना-चिरकुण्डा के नाम से क्रय की गई भूमि है। जिसका दा०खा० केश सं०-५५१(X)/१५-१६ के आदेशानुसार पंजी-II के जमाबंदी सं०-१८९३ में (आवेदिका)श्रद्धा अग्रवाल के नाम से लगान वसूल होता है। उक्त भूमि पर आवेदिका का दखल-कब्जा है। उक्त भूमि हाल सर्वे खतियान के अनुसार रैयती खाते की है। प्रश्नगत भूमि गैर आबाद खाता, आदिवासी खाता, भू-दान, वन भूमि तथा बी०सी०सी०एल० के क्षेत्र से बाहर है एवं यह हस्तान्तरण सी० एन० टी० एक्ट की धारा-४६(०१) से मुक्त है।

अतः आवेदिका, श्रद्धा अग्रवाल को जमाबंदी प्रमाण-पत्र निर्गत की जाती है।

  
०५/१०/१८  
अंचल अधिकारी  
निरसा।







## अंचल अधिकारी का कार्यालय, निरसा (धनबाद)।

क्रमांक-02

दिनांक-05/10/2018

### --:: जमाबंदी प्रमाण-पत्र ::--

राजस्व कर्मचारी, श्री सुनील कुमार सिन्हा के जांच प्रतिवेदन एवं अनुशंसा के आधार पर प्रमाणित किया जाता है कि आवेदित भूमि गौजा-मेढ़ा, गौजा नं०-251, साबिक खाता सं०-101, 116, 136, 48, 33, 47, 48, 183, 67, 14, 84, 196 एवं 192 साबिक प्लॉट सं०-573, 574, 575, 462, 559, 560, 490, 492 एवं अन्य, रकबा-4.50 एकड़ भूमि गत सर्वे खतियान के अनुसार रैयती खाते की भूमि है। आवेदित भूमि निबंधित केवाला दलील सं०-5121, दिनांक-28/07/2012 के द्वारा श्रीमती उमा देवी अग्रवाल, पति-श्री वासुदेव अग्रवाल, सकिम-चिरकुण्डा, पो० व थाना-चिरकुण्डा के नाम से क्रय की गई भूमि है। जिसका दा०खा० केश सं०-550(X)/15-16 के आदेशानुसार पंजी-III के जमाबंदी सं०-1892 में (आवेदिका) श्रीमती उमा देवी अग्रवाल के नाम से लगान वसूल होता है। उक्त भूमि पर आवेदिका का दखल-कब्जा है। उक्त भूमि हाल सर्वे खतियान के अनुसार रैयती खाते की है। प्रश्नगत भूमि गैर आबाद खाता, आदिवासी खाता, भू-दान, वन भूमि तथा बी०सी०सी०एल० के क्षेत्र से बाहर है एवं यह हस्तान्तरण सी० एन० टी० एक्ट की धारा-46(01) से मुक्त है।

अतः आवेदिका, श्रीमती उमा देवी अग्रवाल को जमाबंदी प्रमाण-पत्र निर्गत की जाती है।

25/10/18  
अंचल अधिकारी  
निरसा।

