

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

5107



12377  
9/28/12

महान विषय का की अर्थात् और कृतान्त  
 कृतकार्य एका की बका 46 के अर्थात्  
 1 इतर के ओ कण्ट्रिब्युटन स्टा... 190  
 की कृतकार्य 1 व 1 प 23 अर्थात्  
 काय कृतकार्य कृतकार्य परा के अर्थात्  
 काय के विषयक है वा स्टा... शब्द अर्थात्  
 28.7.12  
 28.7.12

महान विषय का की अर्थात् और कृतान्त  
 कृतकार्य एका की बका 46 के अर्थात्

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... के खाता नं... विविध खाते से बाहर है/सूची बद्ध नहीं है  
 28.7.12



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  
 48000 = 00  
 30 = 00  
 30 = 00  
 48000 = 00  
 500 = 00  
 150 = 00  
 48000 = 00

28/7/12

पंचसाल न्यायाधीश  
दिल्ली

Case No. 3905/2012-13  
Valley Abrasives Limited  
8 ps Chirkunda  
Through  
Non Judicial/Court Fee Stamp  
₹ 25,000/- (25,000 X 1)

28/7/12  
Mountant/Stamp Clerk  
District Treasury, Chirkunda



28-07-12 10-00-1-00  
पंचसाल न्यायाधीश के कार्यालय में जिला पंच न्यायाधीश  
के कार्यालय में पंचसाल के न्यायाधीश, दिल्ली जिला पंच न्यायाधीश  
का प्रमाणपत्र प्रस्तुत करने के लिए।  
न्यायाधीश का नाम दीपक अग्रवाल  
पिता/पति का नाम राजेश अग्रवाल  
पता चिरकुंडा, चिरकुंडा जिला चण्डीगढ़  
जन्म तिथि 02/01/1982  
22EK  
पंचसाल न्यायाधीश का कार्यालय  
28-07-12



E. No. 1627/2012  
Deepak Agrawal  
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 245321

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M/1/87  
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- 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 Singh  
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.





झारखण्ड JHARKHAND

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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

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*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. Shradha Agrawal  
ID: श्रीमती निरंजना  
28/7/12
  2. Kanhuwar Singh  
Teerth Singh  
Chickundol  
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 :-  
28/7/12  
Advocate, Dhanbad.  
MA-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      Date of Entry      28/07/2012  
1600000      DOE      Total Pages      28  
1600000      Stamp Value      64000      Book      1  
Serial No      0      CNO/PNO

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







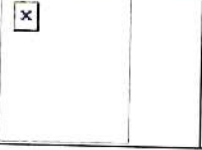
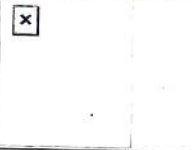
निबंधन पदाधिकारी का हस्ताक्षर





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

*28/7/2012*  
District Sub Registrar

  
Signature of Operator

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



47  
28/7/12  
12376

पंजीन निम्न 21 के अन्तर्गत  
पंजीन निम्न 46 के अन्तर्गत  
पंजीन निम्न 23 के अन्तर्गत  
पंजीन निम्न 21 के अन्तर्गत  
पंजीन निम्न 21 के अन्तर्गत

पंजीन निम्न 13  
पंजीन निम्न 12

03DD 586437



तपस्वील वर्णित जन्म का मुख्य मांग बहिष्कार पत्र के अनुसार किंचित मूल्य से कम 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 नम्बर 251... के खाता नं 14101, 3384, 196 निविद खाते से बाहर है सूची बन्द 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 O N E P A R T. [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 प्रमाणिका  
नम्बर

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

Accountant/Stamp Clerk  
District Treasury, Dhanbar



28/7/12  
गुरुदेव काठवाण  
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

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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





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.



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- 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

*M. M. Singh*  
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. Komkumar 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 इंट्रि की गई है।

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंट्रि 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।







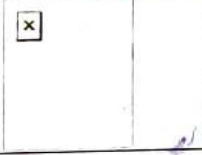
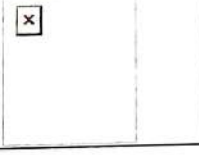
निबंधन पदाधिकारी का हस्ताक्षर





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 Nivara Value. 1600000/- 91 64000/-

5107

12/2/12  
9/7/12



क्याम विषय में ही प्रतीति कीर का...  
 कनाका एन सी बका 46 के अणु.  
 1. हुनर के अणु कलियुक्त हो...  
 2. कनाका एन सी 23 प्रतीति  
 क्या कनाका एन सी 23 प्रतीति  
 का 1. कनाका एन सी 23 प्रतीति  
 28.7.12  
 28.7.12

कनाका एन सी 46  
 कनाका एन सी 23

0300 586115



अजल अधिकारी... से प्राप्त सूची के  
 अनुसार दस्तावेज में वर्णित मौजा...  
 48, 183, 116, 67, 14  
 251... के खाला नं... 33, 84, 196, 192  
 नविद खाने से बाहर है, सूची बन्द नहीं है 1/36 only.  
 28-07-12



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**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]

Free Paid  
 48000 = 00  
 30 = 00  
 48000 = 00  
 500 = 00  
 150 = 00  
 48090 = 00

Handwritten signature and date 28/7/12

KHARKIA DEVELOPERS PVT. LTD.  
 Director



बिना कार्यालय से निष्पन्न

संस्थागत प्रमाणिका  
पत्रिका



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

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

20/7/12  
Stamp Clerk

28-07-12 10-00-1-00  
विकास संस्था के अध्यक्ष/उपसचिव व जिला प्रमुख  
के कार्यालय नामवाक के, राज्यकारी, को.प्र.पं. में पत्र भेजना  
जिसका संख्या/दिनांक/पता/स्थान/पिन कोड/संस्था का नाम  
स्थान/पता/संस्था का नाम  
नाम/पता/संस्था का नाम  
नाम/पता/संस्था का नाम  
नाम/पता/संस्था का नाम



PH. NO. 9627/1292

Deepak Kumar

20/7/12

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





05/04/2021

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M/1/87

- 3 -

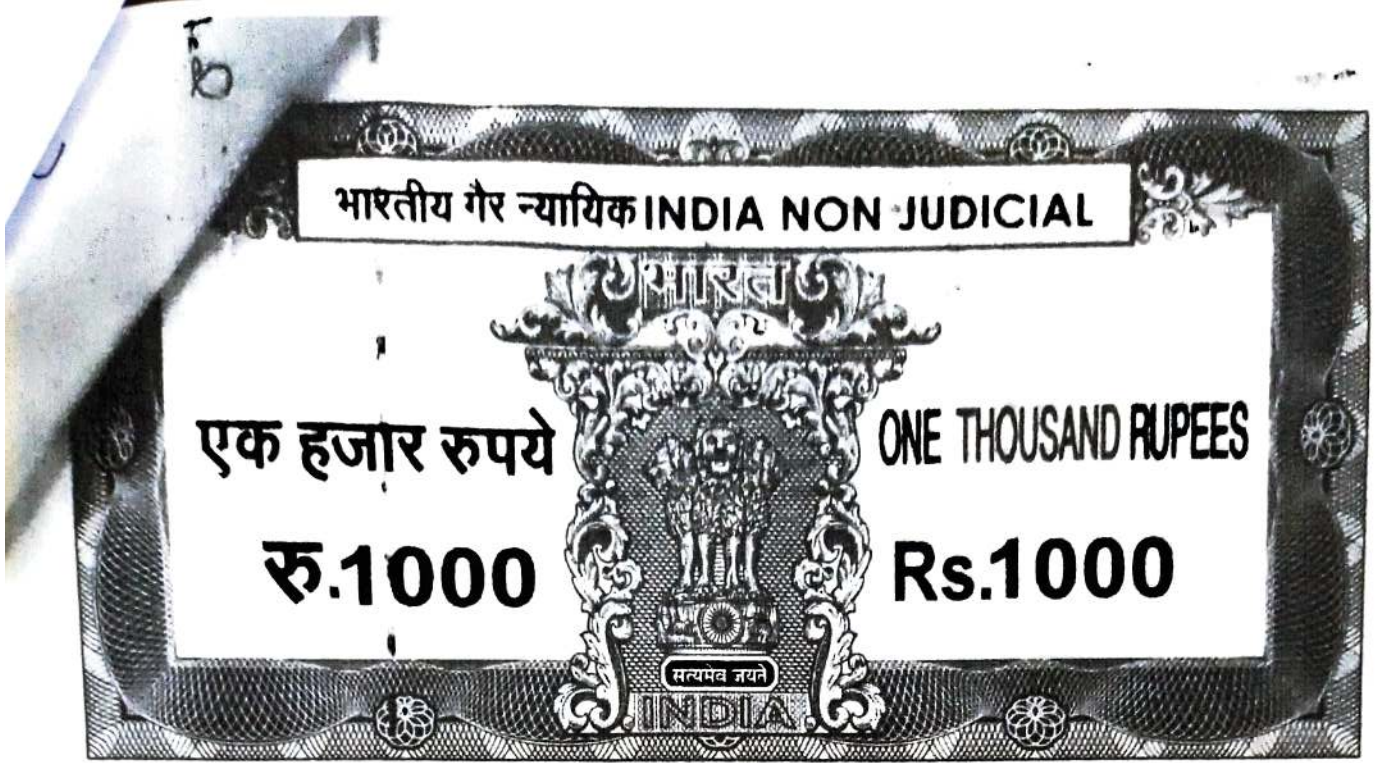
WHEREAS, Kharkia Refractories (P) Ltd. purchased the lands of Plot Nos.492, 494, 554, 563, 564, 565, 566, 567, 568, 569, 570, 559 & 560 bearing Khatian Nos.48, 183, 47, 67, 14 & 116 of Mouza Merah Mouza No.251 P.S. Chirkunda District Dhanbad along with other lands from Smt. Nirmla Devi Agarwal by virtue 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

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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.

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Director



झारखण्ड JHARKHAND

776260

28/7/11

D. Singh

-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.

Director





झारखण्ड JHARKHAND

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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 -

Handwritten signature and date: 28/12/11

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



Handwritten notes at the top right of the page, including a signature and the number '28'.

- 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, TO: 28/7/12
2. Komdhwar 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, Dhanbad  
28/7/12  
Advocate, Dhanbad  
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      **Date of Entry**      28/07/2012  
1600000      Stamp Value      64000      **Total Pages**      28  
Serial No      0      **Book**      1  
CNO/PNO

Name & Address  
Doc Value  
Sale Value  
Type  
Remarks  
Other Details  
Property Details:

Anchal	Th.No.	Wrd/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.	Wrd	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 इंपट फार्म के अनुरूप डाटा इंट्री की गई है।

प्रस्तुतकर्ता का हस्ताक्षर  
डाटा इंट्री ऑफिसर का हस्ताक्षर

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

उपर्युक्त ..... दीपक अग्रवाल  
स्वीकार किया  
जिसकी  
पहचान .....  
निवासी .....  
कामेश्वर सिंह  
समन्वयनीय

पिता .....  
पेशा .....  
ने की  
KHARKIA DEVELOPERS PVT. LTD.  
Director







2284  
29/11/2011  
निबंधन पदाधिकारी का हस्ताक्षर

KHARKIA DEVELOPERS PVT. LTD.  
  
Director

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

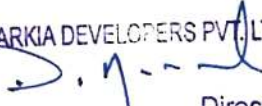
Taken Date: 28/07/2012 12:48:28  
 Deed No: 5753/5107/2012  
 Sale Deed

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

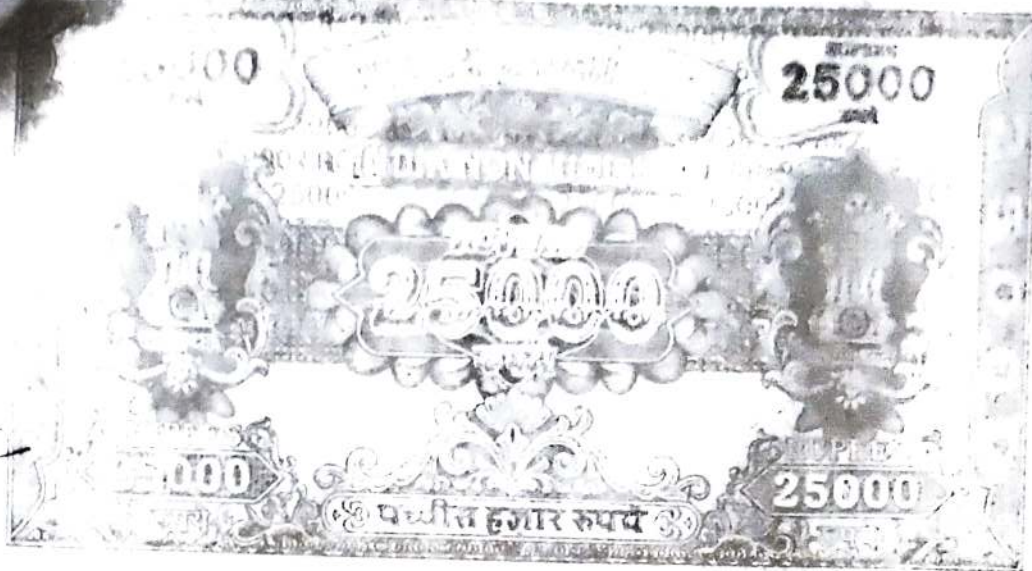
KHARKIA DEVELOPERS PVT. LTD.  
  
 Director



Party Sale Nisha Value 4375000  
BY 175000

5121

47  
28/7/12  
12376



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0300 586187



अचल अधिकारी... से प्राप्त सूची के  
अनुसार दस्तावेज में वर्णित पीजा  
नम्बर 251... के खाता नं. 183116, 67  
1928136 only  
28-57-12



E. No. 1827/1893

Handwritten signature 'Sri Deepak Agarwal' and date '28/7/12' on the right side.

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

131250 = 20  
9 500 = 00  
150 = 00  
30 = 00  
11 = 28  
131941 = 28

Handwritten signature and date 28/7/12 at the bottom left.

KHARKIA DEVELOPERS PVT. LTD.  
Director

बनारस कोषगार से निगल

कोषगार प्रमाणिका  
नमबर

वर्तमान नं. 3719/2012-13  
निगल से Valley Abrasives Limited  
से श्री. पी. चिकुन्दा  
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.

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

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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



03DD 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





0100 58111

*Handwritten signature*  
2012

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

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



Advocate  
16/2/13

Certified that the fingerprints 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 :-

Advocate, Dhanbad.  
16/2/13

**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
---------------	---------	-----	-------	----------	------	------	--------

**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

नियमासी

कमेश्वर सिंह  
समजाना

पिता

पेशा

दीपक अग्रवाल  
0 पकरना

ने की।

*Deepak Agarwal*  
निबंधन पदाधिकारी का हस्ताक्षर

**KHARKIA DEVELOPERS PVT. LTD.**

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-JHJHCSGEG0721849055800823R  
 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  
 जहाँ प्राहय 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

तमिल वर्णित 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. ए. अग्रवाल  
 श्री दीपक अग्रवाल  
 श्री लाल सिंह  
 श्री अग्रवाल



Advocate Dhanu

Shradha Agrawal

17.5.2019

17/5/19







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.

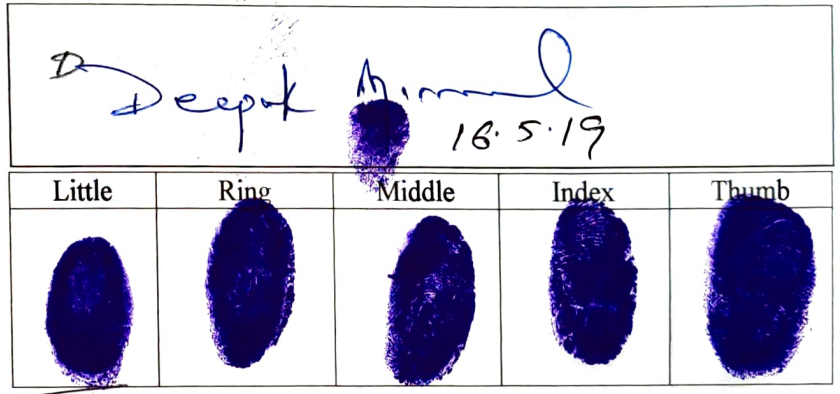
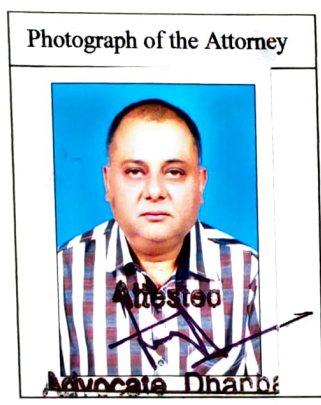


S/)  
Shradha Agarwal  
S/ Uma Devi Agarwal  
16.5.19

WITNESSES

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

2. T. K. Muehrye  
Adv. only  
16.5.19



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 শিলনেশ্বর





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 म्यागलैय 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



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 68	खेसरा संख्या 512	रकबा (अ-क-म) 0 एकड़ 38 डिममील 0 सेकड़
-------------------	---------------------	------------------------------------------

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 बाबत	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.

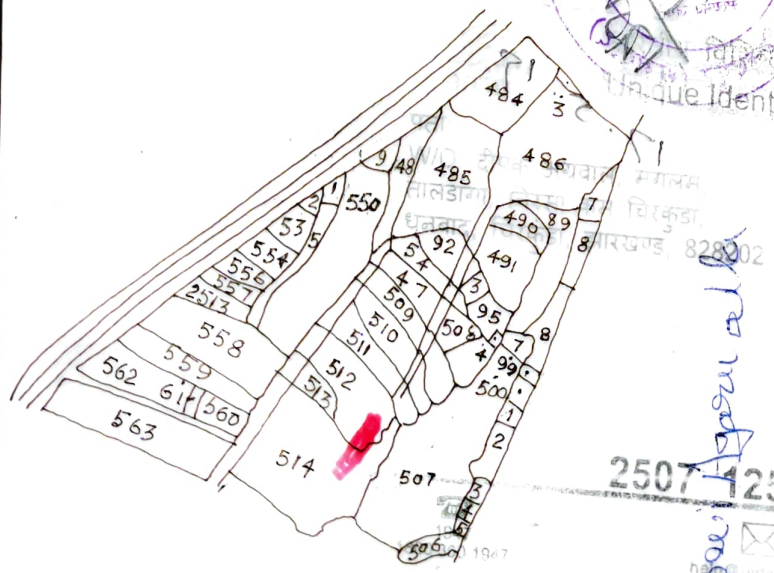
GIVEN BY:- 1. Smt. SHRADHA AGARWAL W/O. SRI DEEPAK AGAR-  
WAL & 2. UMA DEVI AGARWALLA W/O. L. BASUDEO AGARWALLA  
OWNER GIVENTO:- SRI DEEPAK AGARWALS/O. L. BASUDEO AGARWAL  
ON BEHALF OF KHARKIA DEVELOPERS PVT. LTD. ALL ARE OF  
P.O. & P.S. - CHIRKUNDA, DIST- DHANBAD. JHARKHAND.

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,  
 Chirakunda, Dhanbad  
 Chirakunda, 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

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www.uidai.gov.in

Shraddha 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



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*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 एकिकरण प्राधिकरण  
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।

नागरिकता क्रम / 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

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Sukrit Agarwal





## Pre Registration Docket

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

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

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>
--------------------	------------------------------------------------------------------------------------------------------------------------


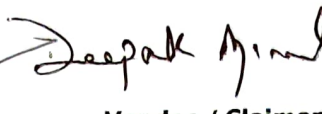
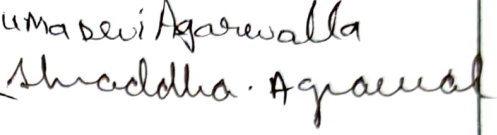
Fee Rule:Power of Attorney		
1	Stamp Duty	16

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      Vendeo / 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

SRO - Govindpur

*[Signature]*  
17/5/19

**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
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			

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 न्यूनतम शुल्क से काम नहीं है !

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

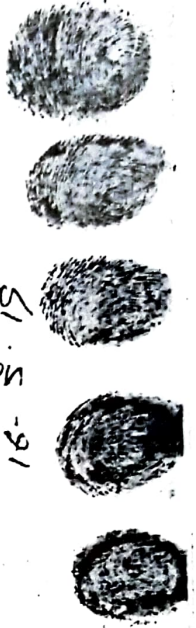
Pradesh  
Gen. Power of Attorney  
15/4/19



Attested  
Advocate Chirkunda

Shraddha Agrawal

Uma Devi Agarwalla  
16-5-19



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.

KHARKIA DEVELOPERS PVT. LTD.  
Director





Atul Aggarwal

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

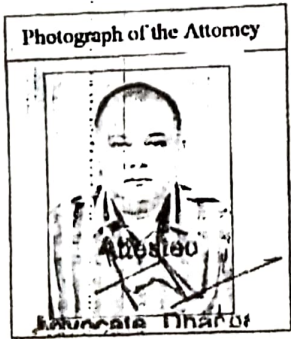







Shraddha Agarwal  
16.5.19

WITNESSES

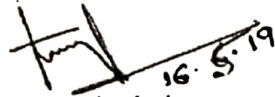
1. Sukrit Agarwal  
S/o Deepak Agarwal  
Chirkunda  
16/5/19

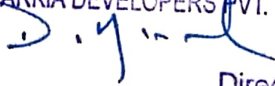
2. T. K. Jaiswal  
Adv. only  
16.5.19



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

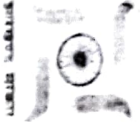


खिलान फ्लैट्स

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	हलका का नाम	धनबाद	हलका का नाम	धनबाद	हलका का नाम	धनबाद	हलका का नाम	धनबाद	हलका का नाम	हलका का नाम	हलका का नाम
मौजा का नाम	मेला	सोलिग संख्या	1892	हलका का नाम	धनबाद	हलका का नाम	धनबाद	हलका का नाम	धनबाद	हलका का नाम	धनबाद	हलका का नाम	हलका का नाम	हलका का नाम

क्षीमति उमादेवी अग्रवाल, पति श्री वासुदेव अग्रवाल, जति:

खारा नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	संग्रह	सेरा
511	—	0 ए 38 डि 0 हे	दि० खा० क्र० न० 550 (ख) 2015-16	0	0
कुल परिमाण					
0 ए 38 डि 0 हे	0 ए 38 डि 0 हे	0 ए 38 डि 0 हे		0	0

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 प्रारूप की जानकारी के लिए है  
इसका उपयोग किसी भी न्यायलय में साक्ष्य के रूप में नहीं किया जा सकता है  
यदि भी प्रकार की अप्रतिष्ठित अचूकता/त्रुटि से संतुष्ट कर  
आपका ध्यान के लिए धन्यवाद नंबर प्रिन्ट करे

*Vijay Kumar*  
*Sharma*

KHARKA DEVELOPERS PVT. LTD.

Director

निरसा | गेडा | 251 | श्रीमति तमादेवी अप्पवाल

रगता संख्या 68	संख्या मगुजारी 512	संख्या मगुजारी 0 फरद 38 डिग्री 0 हेक्टर
-------------------	-----------------------	--------------------------------------------

असली नकदी	असली भावली	सफरील दिगम तगम भावली
-----------	------------	----------------------

जोत का सालाना मग मग तफरील (बकाया को हान) गोजुदा माल का

भाग बावत	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
सेंस (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			मोडालबा 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	
सेंस (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 (सिदाय ऐसे बकाया 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 अंशलाधिकारी से संपर्क करें।



17.5.19

KHARKIA DEVELOPERS PVT. LTD.

Director



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पंजी ॥ विवरण

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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:-

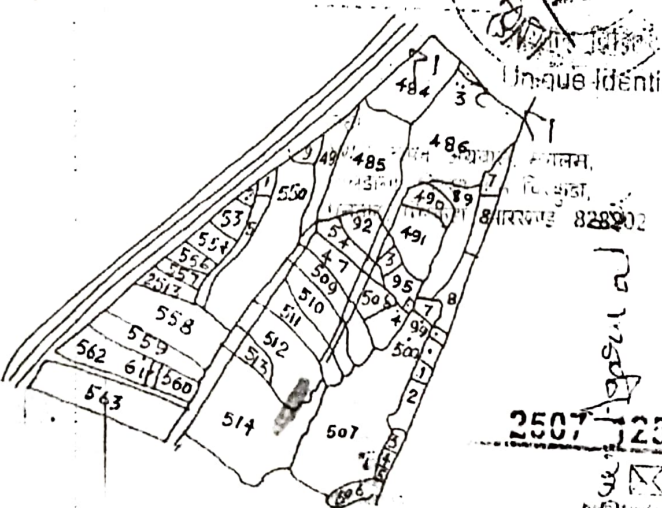
N. PASSAGE

S. PASSAGE

E. PASSAGE

W. PASSAGE

N.



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

ENLARGED  
PLAN N.T.S.

2507 125 5708

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.

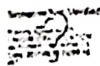
*D. Y. ...*  
Director



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 कूम 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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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: सुक्रित अग्रवाल  
 Sukrit Agarwal

पता: 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>
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Identifier Details	<b>Mr. SUKRIT AGARWAL , Address - MANGALAM CHIRKUNDA, P.S- CHIRKUNDA, DHANBAD-, Father/Husband Name-DEEPAK AGARWAL</b>
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<b>Fee Rule:Power of Attorney</b>	
1	Stamp Duty
16	

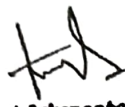

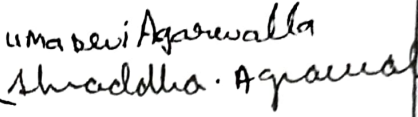
1/2

**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 - Jharkhand 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)

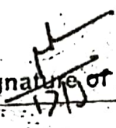
Party Name and Address	Photo	Thumb	Signature
SUKRIT AGARWAL Address1 - MANGALAM CHIRKUNDA, P.S- CHIRKUNDA, DHANBAD, Address2 - ... Jharkhand			

  
Signature of Operator

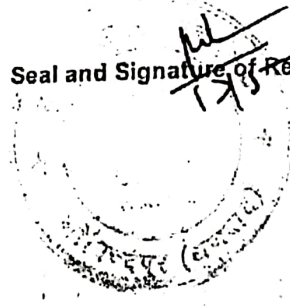
  
Seal and Signature of Registering Officer

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.: 201900000000662

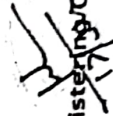
## CERTIFICATE

### 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