

15/4/19

5912

Chas - 14.3

5318

Sal
5817
Area
3.21
Khas

12



झारखण्ड JHARKHAND

Mahavir
Registry Office Chas (B)

A 132884

ब्रह्मणेज में अंकित प्लॉट
अंचल सूची में बहाल है

निर्वाह पंजीयक
4.9.13

Stamp
23/08/13

NIKAYA PROJECT (I) PVT LTD
Prakash Kumar
Director
4/9

मूल्यांकन जांचा

THIS DEED OF SALE is made on this the 04th day of September 2013 at Bokaro.

BETWEEN

Nikaya Projects (India) Pvt. Ltd., having its registered office at GB 12, Sector IV, City Centre, P.S. Bokaro Steel City, Dist. Bokaro through its Director 1.Sri Prakash Kumar, s/o Sri Jibachh Mahaseth, By Faith- Hindu, By Caste- Vaishya, By Occupation- Business, resident of GB 12, Sector IV, City Centre, P.S. Bokaro Steel City, Dist- Bokaro, 2. Sri Hare Ram Poddar, S/o Late Hare krishna Poddar, By Faith- Hindu, By Caste- Vaishya, By Occupation- Business, resident of Sector- 1C, Qr. No. 1209, B.S.City, Dist- Bokaro, hereinafter called the **VENDOR OF THE FIRST PART**

AND

Smt. Mrinal Soni, W/o Sri. Digvijay Narayan, By Caste- Bhumihar Brahmin, By Occupation- Housewife, Resident of Shivpuri Colony Jodhadih More Chas, P.O. & P.S- Chas, Dist - Bokaro., (Jharkhand) hereinafter called the **PURCHASER OF THE OTHER PART.**

Whereas the Vendor is the owner and in possession of the land - purchaed from Griwala Devya, W/o Late Jagmath Mahatha through Sale Deed No. 7177, Dated 03-07-2010 - in the proposed NIKAYA CITY situated in Mouza Dumarjor, P.S. No 28, P.S. Chas (Mufassil), Pargana Khas Paiyl, Dist. Bokaro under Khata No. 12, Plot No. 194, area 3.21 decimal, hereinafter referred to as the scheduled property and set out in **SCHEDULE A** appended to this agreement.

And Whereas the Vendor is a Company engaged in the sale of vacant plots and development of the property / plot and / or its surroundings.

And Whereas the Purchaser being in need of vacant free hold plot in the vicinity approached the Vendor and requested the Vendor to sell him free hold plot of land admeasuring 3.21 decimal in the proposed NIKAYA CITY.

And Whereas the Vendor has acquainted the Purchaser about his intentions of developing the entire area and has also shown the Lay out plan therein.

Signature

1710
1577
2710

2.50
Pnd-94
3.11

2713

Signature

NIKAYA PROJECT (I) PVT LTD
Director
4.9.13

3750 27/8/13

Name
Address
P. S.
Dist.
To
Through
Part of State

Smt. of Linal Soni

Chas
1000/- Bokaro
(1000x2 + 100x3)

PRAYIN KUMAR
G. S. No. - 15/00-230

कोषागार पदाधिकारी
बोकारो

STAMP ISSUED ON
6 AUG 2013
TREASURY OFFICE
BOKARO



BY
Prakash Kumar

NIKAYA PROJECT (I) PVT. LTD.
Prakash Kumar
4.9.13 Director
Mahato
Chas (Bokaro)

9/9/13 10/

Bokaro



प्रकाश कुमार
निषेध मेमबेरी
वी एस सी
व्यवस्था
व/रबीरी
वश्य
9/9/13



झारखण्ड JHARKHAND

Mahavir
Registry Office, Chas Bokar
A 132885

(2)

And Whereas the Purchaser being fully acquainted with the development / Lay out plans of the Vendor over the scheduled property, requested the Vendor to sell a free hold vacant plot of land in the said Schedule A plot.

And Whereas the Vendor seeing the interest of the purchaser has agreed to sell to the Purchaser the free hold vacant plot of land and has earmarked the said plot in his scheduled plot and morefully detailed in Red Wash in the Layout plan forming part of this agreement, the details whereof are mentioned in **SCHEDULE B** appended to this agreement.

And Whereas the parties have entered into an agreement to sell for sale – purchase of the Schedule B plot vide agreement dt. **03.08.2013**

And Whereas the parties pursuant to the said agreement have decided to execute this Sale Deed.

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. That in pursuance of the said agreement dt. **03.08.2013** and for a total consideration price of Rs. **56,175/-** (Rupees **Fiftysix Thousand One Hundred Seventyfive** only) paid to the Vendor, the Vendor do hereby Sell, convey, assign and transfer unto and to the Purchaser the vacant land fully and particularly described in the **Schedule B** annexed hereto below and shown in Red Wash.
2. That from the date of execution of this Deed, the Vendor puts the Purchaser in absolute ownership with full and effective possession of the scheduled property and the Purchaser shall have all the rights, title, interest, etc. over the scheduled property and as stated in this deed.
3. That the Vendor do hereby covenant that it is the absolute owner of the scheduled property and it has absolute right and authority to sell and transfer the scheduled property and there is no encumbrance therein.
4. That the Purchaser has agreed and understood that the said free hold plot / land described in Schedule B is part of the development plan / project of the Vendor in the scheduled A property.

NIKAYA PROJECT (I) PVT LTD
Prakash Kumar
Direct
41.9.13

NIKAYA PROJECT (I) PVT LTD
Prakash Kumar
Direct
41.9.13





3751 27/8/13
 Recd. Smt. Mrinal Soni
 Address: Chas
 1000P Bokaro
 Post of Stamp

कोषागार पदाधिकारी
 बोकारो

ISSUED ON
 6 AUG 2013
 TREASURY OFFICE

PRAVIN KUMAR
 S. A. No. - 15/03-017



4.9

DTJ Tm (1) T310000 AYAKIN

DTJ Tm (1) T310000 AYAKIN



झारखण्ड JHARKHAND

B 095794

(3)

5. That the Purchaser has further acquainted himself about the geography and structural topography of the Schedule A & Schedule B property.
6. That the Purchaser has further agreed and understood that the Vendor is entering into agreements with other purchasers, transferees, etc. w.r.t. the free hold plots.
7. That the Purchaser has also agreed that the Vendor is interested in carrying out development work over the Schedule A property and Schedule B property.
8. That the Purchaser has further agreed that in developing the vicinity of the Schedule B property, if the Vendor incurs any expenses for the construction of (Except Road, sewage, drain, electricity lines, water pipes) which are capable of being used in relation to the Schedule B property, the Purchaser would be liable to pay the amount thereto as determined by the Vendor and the same would be final and binding upon the parties.
9. That the Purchaser do hereby covenant that he shall always keep the Vendor indemnified from any loss or damages, which the Vendor would sustain due to any inaction / wrongful action of the Purchaser and in contravention to the terms as set forth herein.
10. That the Purchaser do further covenant that from the date of the sell, he would be liable to pay all rents (05 paisa annual), taxes, governmental and other dues payable under Law with respect to the schedule B property and shall keep the Vendor, its nominee indemnified w.r.t. the same.
11. That the Purchaser do further covenant that he would become of the member of the Society, if any formed, and all the rules, regulations, bye laws, guidelines, instructions given by the Society would be binding upon him and that he would pay all the outgoings in respect of his becoming a member in the Society and all sums that would be payable from time to time.
12. That all other agreements and / or arrangements or letters, assurances written, oral or implied hereto before made and which are in any way contradictory to or inconsistent with this agreement shall have no effect and the parties will act only in accordance with this agreement.

NIKAYA PROJECT (I) PVT LTD
Prakash Kumar
Directr
4.9.13

NIKAYA PROJECT (I) PVT LTD
Ranjit
Directr
4.9.13



झारखण्ड JHARKHAND

B 095795

(4)

13. That the Purchaser shall bear and meet all the expenses towards the Schedule B property including maintenance charges, municipal, governmental, semi-governmental, non-governmental outgoings in respect to the said plot from the date of the agreement to sell.
14. That the Purchaser has further agreed that he would incorporate all the terms of this agreement in such other agreements so executed in respect of conveyance of the Schedule B property.
15. That all letters, receipts, notices issued by the parties to the other, under or w.r.t. this agreement and dispatched under Registered Post with Acknowledgment Due to the above addresses or such other addresses as may be specially intimated to the other party(s) shall be sufficient proof of receipt of the same to the other party(s) on the 7th day from the date of dispatch.
16. That the parties shall amicably resolve the disputes between them, if any. However, in case of any dispute not amicably resolved, the same shall be resolved by Arbitration appointed in accordance with the Arbitration and Conciliation Act, 1996.
17. That the parties shall always include their respective heirs, administrators, legal representatives, executors, employees and assigns unless repugnant to the context or meaning.
18. That all disputes between the parties shall be the subject to jurisdiction of the Courts of Bokaro only.

SCHEDULE A

All that piece and parcel of property in the proposed NIKAYA CITY situated in Mouza Dumarjor, P.S. No 28, P.S. Chas (Mufassil), Pargana Khas Paiyl, Dist. Bokaro under Khata No. 12, Plot No. 194, area 3.21 decimal, and butted and bounded as under.

North : Rest Part of Plot No. 194, South : Rest Part of Plot No. 194,

East : Rest Part of Plot No. 194, West : Rest Part of Plot No. 194.

Halka No. 3, under C.O. Chas.

NIKAYA PROJECT (I) PVT LTD

Bokaro Khas Direct
4.9.13

NIKAYA PROJECT (I) PVT LTD

Bokaro Khas Direct
4.9.13



झारखण्ड JHARKHAND

(5)

SCHEDULE B

All that piece and parcel of Free Hold plot bearing no. D - 49 in the proposed NIKAYA CITY situated in Mouza Dumarjor, P.S. No 28, P.S. Chas (Mufassil), Pargana Khas Paiyl, Dist. Bokaro under Khata No. 12, Plot No. 194, area 3.21 decimal, and butted and bounded as under:

North : Plot No. D-50, South : Propesed Road of Company,

East : Plot No. D-64 West Propesed Road of Company,

As detailed in the Lay out plan / Drawing and shown in Red Wash.

Halka No. 3, under C.O. Chas.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals hereunder the day month and year written hereinabove.

Drafted by-

WITNESSES

a) Sukhdeo Pandey
Bhartiya Nagar Jodhadib
Kore chas P.O. & P.S. Chas
Dist. Bokaro.
4.9.13

b) राम ब्रत सिंह
फि-राम अ कवाल सिंह
निकाय सीटी
4.9.13

Purchaser.



NIKAYA PROJECT (I) PVT LTD 095596
Prakash Kumar Director
4.9.13

NIKAYA PROJECT (I) PVT LTD
Ranjana Jha Director
4.9.13

3754 27/8/13
 Name: Smt. Nirmal Soni
 Address: Chas
 100/ Bokaro

STAMP ISSUED ON
 21 JULY 2013
 TREASURY OFFICE
 BOKARO

कोषागार पदाधिकारी
 बोकारो

PRAYIN SOMAS
 G. C. I. No. 13/88-89



4.9.13

Handwritten notes on the left side of the page, including '3754', '27/8/13', and 'Smt. Nirmal Soni'. There are also some illegible scribbles and faint text.



Handwritten text at the bottom left, including 'Nirmal Soni' and other illegible characters.

Handwritten notes at the bottom right, including '4.9.13' and other illegible text.



निबंधन विभाग, झारखंड
बोकारो

Token No.15 Token Date: 04/09/2013 14:09:44

Serial/Deed No./Year :5912/5318/2013

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Prakash Kumar Father/Husband Name:Jibachh Mahaseth (VENDOR) Gb-12, Sec- 4, City Centre, B.S City, Bokaro		
2	Hare Ram Poddar Father/Husband Name:Late Hare Krishna Poddar (VENDOR) Sec- 1/C, Qr No- 1209 B.S City, Bokaro		
3	Mrinal Soni Father/Husband Name:Digvijay Naryana (VENDEE) Shivpuri Colony, Jodhadih More, Chas, Bokaro		
4	Sukhdeo Pandey Father/Husband Name:Baban Pandey (Identifier) Bharatiya Nagar Jodhadih More, Chas, Bokaro		
5	Sukhdeo Pandey Father/Husband Name:Baban Pandey (Witness1) Bharatiya Nagar Jodhadih More, Chas, Bokaro		
6	Ram Brat Singh Father/Husband Name:Ramakbal Singh (Witness2) Nikaya City, Bokaro		

Book No. I
Volume 171
Page 315 To 338
Deed No 5912/5318
Year 2013
Date 04/09/2013 17:37:44

Registering Officer

Signature of Operator

मौजा-डुमरनौड़ थाना नं० 28 पास, जिला-बोकारो, झारखण्ड के नक्से का एक टुकड़ा।

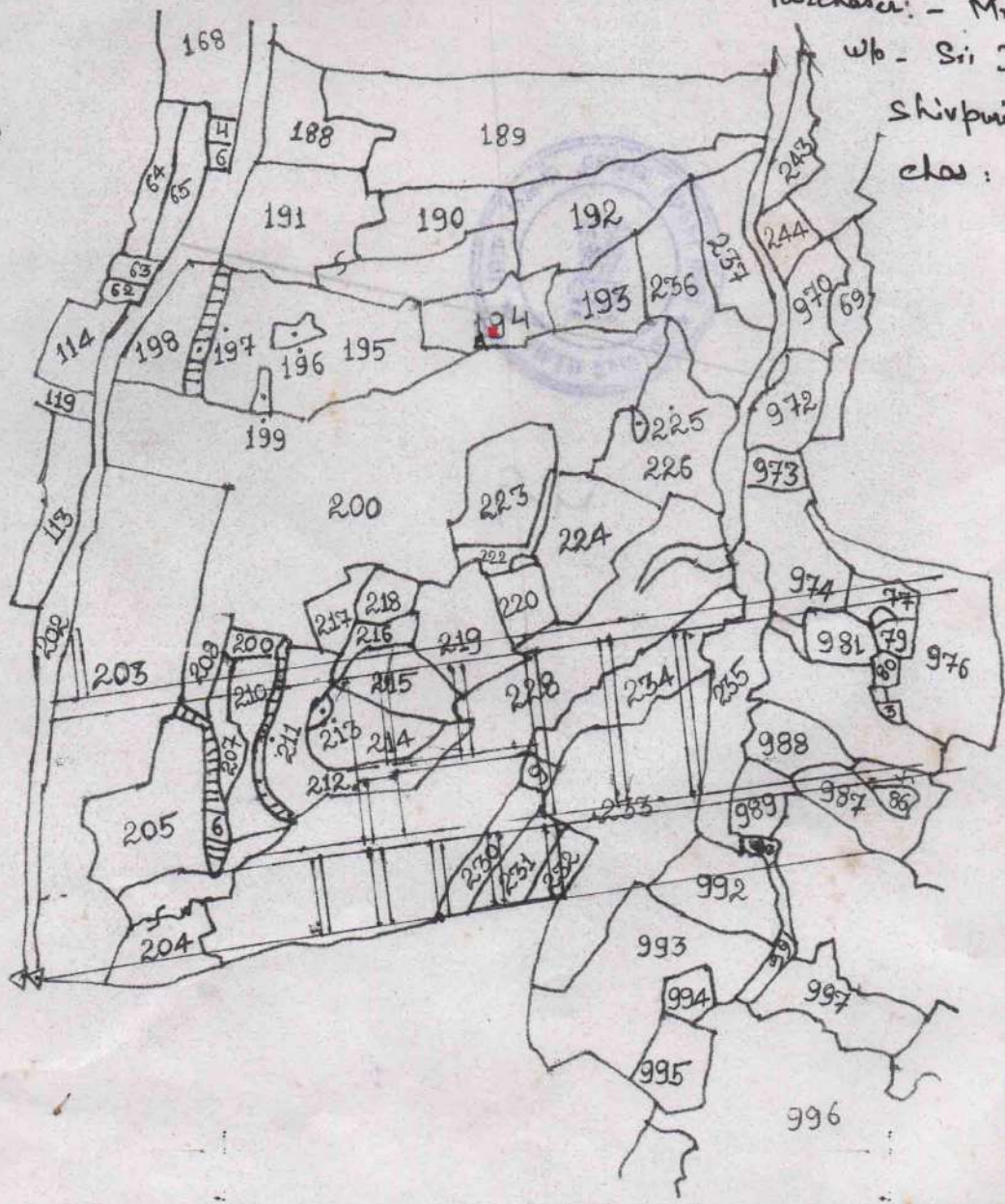
स्केल :- 16" = 1 मील

तफसील

मौजा-डुमरनौड़ थाना नं० 28 पास, जिला-बोकारो, झारखण्ड।				
खता नं०	प्लॉट नं०	रकबा	मार्क	रंग
12	194	3.21 dec	A	■

Vendor:- Nikaya Projects (I) Pvt Ltd
 Through it's Director ① Mr. Prakash Kumar s/o Sri Jibechh Mahapatra
 ② Mr. Haneram Poddar s/o Late Hare Krishna Poddar

Purchaser:- Mrs Minimal soni
 w/o - Sri Digvijay Narayan Shivpuri Colony, Jodhadih more
 chas: Bokaro..



NIKAYA PROJECT (I) PVT LTD
 Prakash Kumar
 Director
 A. 9. 13

NIKAYA PROJECT (I) PVT LTD
 Haneram Poddar
 Director
 A. 9. 13



निबंधन विभाग, झारखंड

बोकारो

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 15

Token Date/Time: 04/09/2013 14:09:44

Document Type	Sale Deed	Presenter	Prakash Kumar	Date of Entry	04/09/2013
Presenter Name & Address	Gb-12, Sec- 4, City Centre, B.S City, Bokaro	DOE		Total Pages	24
Stampable Doc. Value	56175	Stamp Value	2300	Book	1
Document Value	56175	Serial No.	0	CNO/PNO	
Special Type		Old Serial No.	1		
Remarks / Other Details					

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
CHAS	28	3	DUMARJORE	12	194			R_RES	3.21 Decimal	38430.12

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	UID	Address
1	VENDOR	Prakash Kumar	Jibachh Mahaseth	Business	General			Gb-12, Sec- 4, City Centre, B.S City, Bokaro
2	VENDOR	Hare Ram Poddar	Late Hare Krishna Poddar	Business	General			Sec- 1/C, Qr No- 1209 B.S City, Bokaro
3	VENDEE	Mrinal Soni	Digvijay Narayan	H.W	General			Shivpuri Colony, Jodhadih More, Chas, Bokaro
4	Identifier	Sukhdeo Pandey	Baban Pandey	Business	General			Bharatiya Nagar Jodhadih More, Chas, Bokaro
5	Witness1	Sukhdeo Pandey	Baban Pandey	Business	General			Bharatiya Nagar Jodhadih More, Chas, Bokaro
6	Witness2	Ram Brat Singh	Ramakbal Singh	Business	General			Nikaya City, Bokaro

Fee Details:

SN	Description	Amount
1	LL	2.50
2	PR	0.94
3	A1	1,710.00
4	SP	360.00
5	E	1,000.00
Total		3,073.44

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

Prakash Kumar
प्रस्तुतकर्ता का हस्ताक्षर

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

Soni
डाटा इंट्री ऑपरेटर का हस्ताक्षर

उपर्युक्त *श्री प्रकाश कुमार व* ने इस दस्तावेज के निष्पादन को मेरे समक्षस्वीकार किया *श्री हरेराम पौडर*जिसकी *हरेराम पौडर*पहचान *बकन पौडर* पिता *बकन पौडर*निवासी *नरसिंह* पेशा *कामगार* ने की।

M...
निबंधन पदाधिकारी का हस्ताक्षर

BOKARO DISTRICT BAR ASSOCIATION

Advocate's Identity Card



NAME - SUKHDEO PANDEY
S/O - SRI BABUN PANDEY
DATE OF BIRTH - 20th APRIL 1969
ADDRESS - AT BHARTIYA NAGAR,
JODHPUR MORE
P.O.+P.S.-CHAS
DISTT.-BOKARO (JHARKHAND)
ENROLLMENT NO. - 1288/00 DATED- 28.02.2000
JOIN AT BAR - 05.06.2000
BLOOD GROUP - B+V

SIGNATURE OF
GENERAL SECRETARY

Pandey
SIGNATURE OF MEMBER



Pandey

P.P.N



भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 1098/90103/00191

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाईन ऑथेंटिकेशन द्वारा प्राप्त करें।

INFORMATION

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

To
मृगाल सोनी
Miral Soni
W/O: Digvijay Narayan
60 shivpuri colony
Near bhagwati mandir Chas
Chas Chas Bokaro
Jharkhand 827013
9709232148

36332537



UG363325372IN



आपका आधार क्रमांक / Your Aadhaar No. :

2661 6227 0765

आधार — आम आदमी का अधिकार

- आधार देश भर में मान्य है।
- आधार मविष्य 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.

36332537



भारत सरकार
GOVERNMENT OF INDIA



मृगाल सोनी
Miral Soni
जन्म वर्ष / Year of Birth : 1978
महिला / Female

2661 6227 0765



आधार — आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
W/O: दिग्विज नारायण, 60,
शिवपुरी कॉलोनी, भगवती मंदिर के
पास, चास, बोकारो, चास,
झारखण्ड, 827013

Address:
W/O: Digvijay Narayan, 60,
shivpuri colony, Near
bhagwati mandir, Chas,
Bokaro, Chas, Jharkhand,
827013

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

Miral Soni

D. L. No. : 10766/98



Name of Licence Holder
Mr. Hare Ram Poddar

Son/Wife/Daughter of
Hare Krishna Poddar

Specimen Signature/Thumb
Impression of the holder of Licence

3



P.O.

Name of the Licence Holder Sm. Prakash Kumar

Son/Wife/Daughter Sm. Jivachya Mahaseth



Signature and Designation of Licensing Authority

Sm. A. Kumar
M.V.
6-10-2004



D. L. No. 1561/2004

Date of Issue 06-10-2004

Name Sm. Prakash Kumar

Son/Wife/Daughter of Sm. Jivachya Mahaseth

Permanent Address vill. Bhagwanpur - Post. Dalsingher Samastipur

Temporary address/Official address if any.....

Date of birth 05-01-1979

Educational Qualifications.....

Blood group with H. R. Factor.....

The holder of this licence is licensed to drive through India vehicles of the following description
 Motor cycle with out gear
 Motor cycle with gear
 Invalid carriage
 Light Motor vehicle
 Medium-good vehicle
 Medium-passenger vehicle
 Heavy-goods vehicle
 Heavy passenger vehicles

A Motor vehicle of the following description
 The Licence to drive Motor vehicles other than transport vehicles
 The Licence to drive transport vehicles is valid From 05-10-2004 to 05-10-2019

Name and designation of the authority who conducted the driving test Sm. A. Kumar
M.V.
6-10-2004
Signature and Designation of Licensing Authority