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झारखण्ड JHARKHAND
 2013
 4.9.13
 मूल्यंकन जांचा

Maha-vir
 Registry Office
 NIKAYA PROJECT (I) PVT LTD
 23/9/13
 4/9

A 132884
 अंकित
 अंचल सूची से बहाल है

1710
 1577
 2710
 2.50
 3.00

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 Harekrishna 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 Jagrnath 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 L ay-out plan therein

NIKAYA PROJECT (I) PVT LTD
 Direct
 4.9.13

Mrinal Soni



झारखण्ड JHARKHAND

Mahavir
Registry Office, Chas Bazar
A 132885
NIKAYA PROJECT (I) PVT LTD
Prakash Kumar Direct
4.9.13

(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**

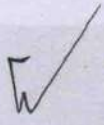
And Whereas the parties pursuant to the said agreement have decided to execute this Sale Deed.

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
4.9.13

Mrinal Sore



3751 27/11/13
 Recd. _____
 Address _____
 P. B. _____
 Dist. _____
 To _____
 Through _____
 Post of Stamp _____

कोषागार पदाधिकारी
 बोकारो



PRAYU LUMAB
 S. K. A. NO. - 13/88-2007
 Bhopal

DTI TN (II) TENDON AVANIM



4.9

Minel Sori

DTI TN (II) TENDON AVANIM



झारखण्ड JHARKHAND

B 095799

(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
Direct
4.9.13

NIKAYA PROJECT (I) PVT LTD
Prakash Kumar
Direct
4.9.13

Minimal Soni

3752 27/8/13

Subject: Smt. Ajinal Soni
Address: 100f Cras
Box 20

कोषागार प्रहरीकार
मकान

[Signature]
15/AVI/10/13
6/1/13

TREASURY OFFICE
MUMBAI



4-9

Ajinal Soni

[Handwritten signature]



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.

minimal soni

NIKAYA PROJECT (I) PVT LTD

Bokaro Khas Direct
4.9.13

NIKAYA PROJECT (I) PVT LTD

T. Kumari
4.9.13
Direct

3752 23/8/13

NOT RECORDED
21 PM
कोषागार प्रदाधिकारी
बोकारो

Name.....
Address..... Smt. Meenal Sone
P. O.....
Dist..... Chas
Co.....
Through..... 100/- Bokaro
Post of Stamp.....

PRAYIN KUMAR
G. P. L. No. 15/88-137
Bokaro



4-9

Meenal Sone

SCHEDULE
All that pieces and parcels of the proposed NIK VARETTY dam in
Muzas District, P.S. No. 28, P.S. Chas (District), Bihar, India, and
Bokaro District, P.S. No. 12, P.S. No. 191, area 3.11 hectare, and dotted and
bounded as under:
North: Res. Part of Plot No. 191, P.S. Chas, District, Bihar, India.
East: Res. Part of Plot No. 191, P.S. Chas, District, Bihar, India.
West: Res. Part of Plot No. 191, P.S. Chas, District, Bihar, India.
South: Res. Part of Plot No. 191, P.S. Chas, District, Bihar, India.



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 : Proposed Road of Company,

East : Plot No. D-64 West Proposed 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 Parodey
Behariya Nagar Jodradib
मोरे एचो P.O. & P.S. Chas
मोरे H Bokaro.

b) राम ब्रत सिंह
फि-रामअ कवाल सिंह
निकाय सीटी
4.9.17

Purchaser.



ATTESTED
 Deed Witness

Mahaavi
 Registry Office

Mahaavi Soni
4.9.17



Mahaavi Soni

NIKAYA PROJECT (I) PVT LTD 095496

Prakash Kumar
 Director
 4.9.17

NIKAYA PROJECT (I) PVT LTD
Prakash Kumar
 Director
 4.9.17

Rs. 100

ISSUED ON
21 11 1953
TREASURY OFFICE
BOKARO

3754 23/8/53
Name: Smt. Mrinal Soni
Address: Chas
100/ Bokaro
Port of Stamp

कोषागार पदाधिकारी
बोकारो

RAYIN...
E. T. No. - 18/22-53



4-9-13

Mrinal Soni



उद्योग मंत्रालय
भारत सरकार



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

Mrinal Soni

मौजा-डुमरगोड थाना नं० 28 चास, जिला-बोकारो, झारखण्ड के नक्से का एक टुकड़ा।

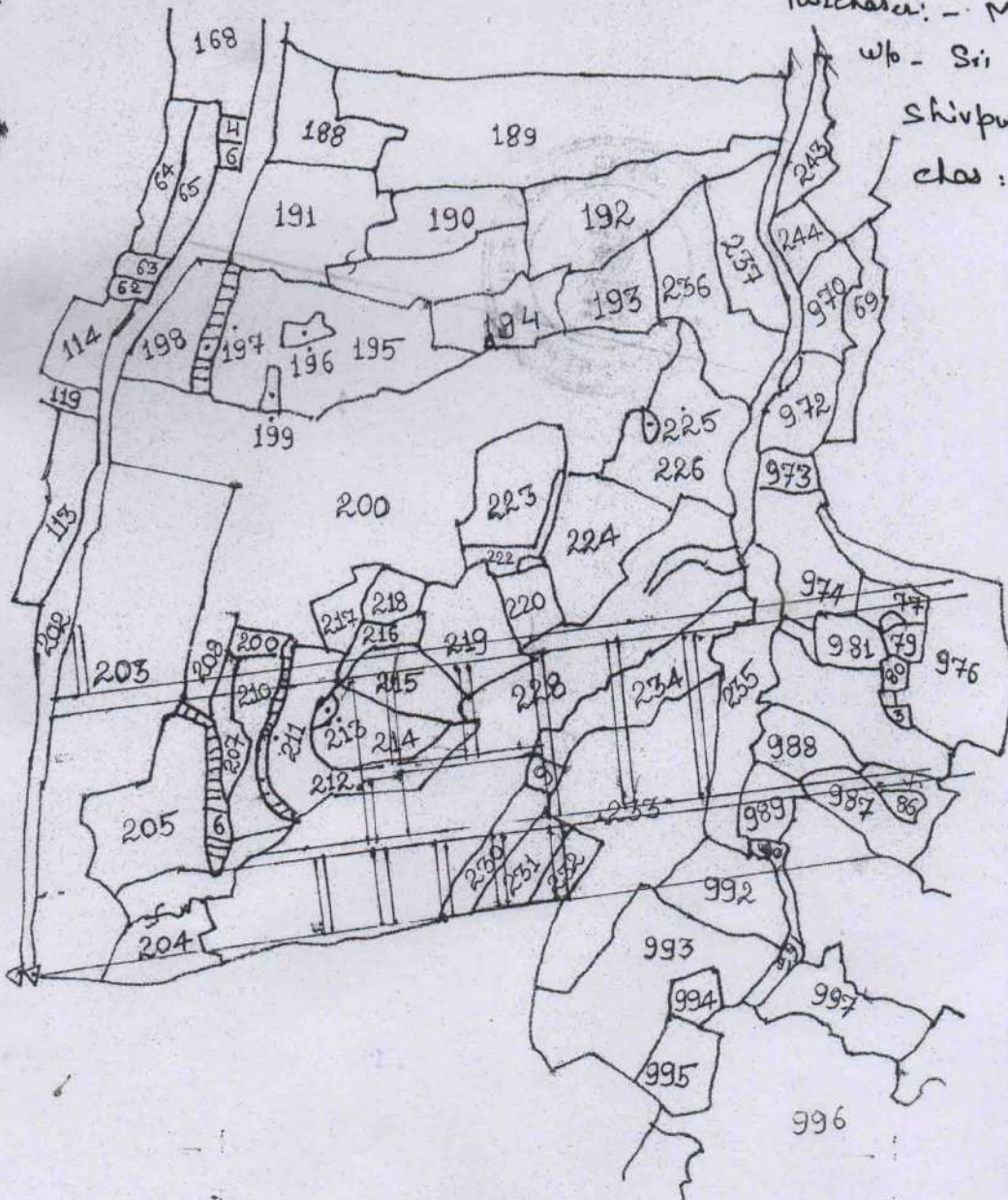
स्केल :- 16" = 1 मील

तफसील

मौजा-डुमरगोड थाना नं० 28 चास, जिला-बोकारो, झारखण्ड।				
खता नं०	प्लॉट नं०	रकबा	आक	रंग
12	194	3.21 dec	A	■

Vendor:- Nikaya Projects (I) PVTU
 Through it's Director ① Mr. Prakash Kumar s/o Sri Tibekh Malaseth
 ② Mr. Haneram Poddar s/o Late Hanu Krishna Poddar

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



NIKAYA PROJECT (I) PVT LTD

Prakash Kumar

Director

4.9.13

NIKAYA PROJECT (I) PVT LTD

Prakash Kumar

Director

4.9.13

Maimal soni



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			Total Pages	24
Stampable Doc. Value	56175	DOE		Book	1
Document Value	56175	Stamp Value	2300	CNO/PNO	
Special Type		Serial No.	0		
Remarks / Other Details		Old Serial No.	/		

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 इंद्रि की गई है।

Sen
डाटा इंद्रि ऑपरेटर का हस्ताक्षर

उपर्युक्त *श्री प्रकाश कुमार व*ने इस दस्तावेज के निष्पादन को मेरे समक्ष

स्वीकार किया *श्री हरिहर नारायण*

जिसकी *सुकुंदर पाण्डेय* पिता *बबन पाण्डेय*

पहचान.....ने की।

Mrinal Soni
निबंधन पदाधिकारी का हस्ताक्षर

Mrinal Soni

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,
JAGMOH MORE
P.O. + P.S. - CHAS
DISTT - BOKARO (JHARKHAND)
ENROLLMENT NO. - 1288/00 DATED - 29.02.2000
JOIN AT BAR - 05.08.2000
BLOOD GROUP - B+ve

SIGNATURE OF
GENERAL SECRETARY

Pandey
SIGNATURE OF MEMBER

Pandey

Arvind Soni



भारत सरकार
Unique Identification Authority of India
Government of India

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

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

01107/2012



UG363325372IN



आपका आधार क्रमांक / Your Aadhaar No. :

2661 6227 0765

आधार — आम आदमी का अधिकार



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

Miral Soni

Miral Soni

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.

- 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.

36332537



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
W/O: दिग्विजय 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

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

Hare Ram Poddar

Arvind Soni

Name of the License Holder: Sri Prakash Kumar

Son/Wife/Daughter of: Sri J. Vachha Mahaseth



Signature of the License Holder: [Signature]
Date: 06-10-2004

Prakash Kumar

D. L. No. 1561/2004

Date of Issue 06-10-2004

Name Sri Prakash Kumar

Son/Wife/Daughter of Sri J. Vachha Mahaseth

Permanent Address Vill. Bhagwanpur - Dist. Dalsinghdeo - Samastipur

Temporary address/Official address if any

Date of birth 05-01-1979

Educational Qualifications

Food 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 passage vehicle
- Heavy goods vehicle
- Heavy passenger vehicles

A Motor vehicle of the following description: Light Motor Vehicle
The Licence to drive Motor vehicles other than transport vehicles
From 06-10-2004 to 05-10-2019

Name and designation of the authority who conducted the driving test: Sri A. Kumar, M.V. Officer
Signature and Designation of Licensing Authority: [Signature]

Prakash Kumar