5205

4808

Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : e50b859b807fcd6ea7e6

Receipt Date : 16-Sep-2021 01:47:14 pm

Receipt Amount : 137800/-

Amount In Words : One Lakh Thirty Seven Thousands Eight Hundred Rupees Only

Token Number : 20210000099485

Office Name : SRO - Dhanbad

Document Type : Sale Deed

Payee Name : MALATI DEVI AND OTHERS (Vendee)

GRN Number : 2107544750

-: For Office Use :-

46

20/9/2021

16/09/21

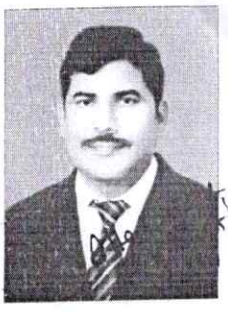
इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Confidential

₹ 137800/
Regd Sale V 344000/ Dhanbad

1074247
210725449714 dt
16.09.21

16/09/21



Fee Paid ₹ 20.09.

1375 Sqft

Ad, 105320/-
₹ 2000/-
Add 3-
Fee 1-
1053247
20.09.21

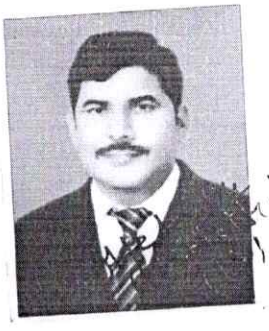
DEED OF SALE

THIS DEED OF ABSOLUTE SALE is made and executed on this the 16th day of September, Two Thousand Twenty One.

BY & BETWEEN

(1) GAHLOT DEVELOPERS PRIVATE LIMITED, represented by its Director namely **SRI PRAVIN KUMAR AGARWAL** (Aadhar No. - 7360 2754 6622), S/o. Sri Jagdish Prasad Agarwal, by faith - Hindu, by Category - O.B.C., by occupation - Business, resident of Amalapara, P.S. - Jharia, Dist. - Dhanbad, Office at 332, Shri Ram Plaza, P.S. - Bank More, Dist. - Dhanbad and **(2) SMT. PREETI AGARWAL** (Aadhar No. - 7275 6296 4318), W/o. Sri Pravin Kumar Agarwal, by faith - Hindu, by Category - General, by occupation - Business, resident of Balajee Enclave, Shastri Nagar, P.S. - Bank More, Dist. - Dhanbad, State - Jharkhand, both represented by their constituted Power of Attorney **SRI MUKESH PANDEY,** S/o. Sri Ramdeo Pandey, by faith - Hindu, by Category - General, by occupation - Business, resident of Divine House, Near Sujata Chowk, Club Road, P.S. - Chutia, Dist. - Ranchi, at present residing at House No. 424B, Ashok Nagar, P.O. - Ashok Nagar, P.S. - Argora, District - Ranchi, State - Jharkhand by virtue of Registered General Power of Attorney being No. IV-121, dated 16.03.2017 and IV-381, dated 09.11.2020, both registered at Dhanbad Sub Registry Office, District - Dhanbad, State - Jharkhand, hereinafter called and referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their executors, administrators, legal representatives and assigns) **(Vendors are alive till today and said power is not revoke till today)** of the **ONE PART.** (Indian Citizen)

Confidential







Confidential

16/09/21

AND

"SHREE TRIVENI REALTORS LLP", a Partnership Firm registered under the Limited Liability Partnership Act, 2008 having its Registered Office at Fortune Plaza, Opposite Ashok Nagar Road No. 4, Ashok Nagar, Ranchi, State - Jharkhand, Pin-834002 and Correspondence Official Address at Divine House, Club Road (Near Sujata Chowk), P.S. - Chutia, Dist. - Ranchi, State - Jharkhand, Pin-834001, represented through its one of the Partner namely **SRI MUKESH PANDEY,** S/o. Sri Ramdeo Pandey, Grand Son of Late Kaushal Kumar Pandey, resident of Divine House, Club Road (Near Sujata Chowk), P.S. - Chutia, Dist. - Ranchi, State - Jharkhand, Pin-834001, hereinafter for the sake of brevity called the **DEVELOPER/ CONFIRMING PARTY,** which expression shall include its heirs, executors, legal representatives, assignees, agents etc.) of the **SECOND PART.** (Indian Citizen)

AADHAR No. - **5377 4841 9319** PAN - **ADCFS1027N**

AND

IN FAVOUR OF

(1) SMT. MALATI DEVI, W/o. Sri Jitendra Kumar Singh and **(2) SRI JITENDRA KUMAR SINGH,** S/o. Late Bishwanath Singh, both by faith - Hindu, by Category - General, by occupation - Housewife & Business, resident of Golakdih, Jairampur More, G.O.C.P. Jharia, P.O. - Jharia, P.S. - Tisra, Dist. - Dhanbad, State - Jharkhand, hereinafter 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/his/their heirs, executors successors, administrators, legal representatives and assignees) of the **THIRD PART/OTHER PART.** (Indian Citizen)

(1) AADHAR No. - **8918 1477 3756** PAN - **FMJPD9285G**

(2) AADHAR No. - **9289 8041 9175** PAN - **GIBPS1541D**

AND WHEREAS the Mouza - KOLAKUSMA, Mouza No. 12, New Khata No. 388, Old Khata No. 122, New Plot No. 1162 & 1163, Old Plot No. 1312 & 1313, Area

Confidential



5 Kathas or 8.25 decimals purchased by the Vendor No. 1 (GAHLOT DEVELOPERS PRIVATE LIMITED, represented by its Director namely Sri Pravin Kumar Agarwal) of Registered Sale Deed No. 6451, dated 20.09.2012 from (1) Sri Santa Mandal, S/o. Late Kanhai Mandal, (2) Sri Tapan Mandal, S/o. Late Lilu Mandal, (3) Sri Mahadeo Mandal, S/o. Late Hari Pada Mandal, (4) Sri Manik Mandal, S/o. Late Motilal Mandal, (5) Sri Krishna Das Mandal, S/o. Late Kanhai Mandal, (6) Sri Gora Chand Mandal, (7) Prafullya Mandal, both S/o. Late Panchu Mandal through their Power Holder namely Sri Nirmal Poddar, S/o. Sri Murlidhar Poddar registered at Dhanbad Registry Office and entered into Book No. 1, Volume No. 211, Page No. 367 to 384 in the year 2012 and also executed Regd. Rectification Deed vide Deed No. 3896, dated 11.06.2014 registered at Dhanbad Registry Office entered into Book No. 1, Volume No. 183, Page No. 361 to 382 in the year 2014 and since the date of purchase the said Vendor No. 1 (GAHLOT DEVELOPERS PRIVATE LIMITED, represented by its Director namely Sri Pravin Kumar Agarwal) hereto is in peaceful possession over the said land by getting his name mutated vide Mutation Case No. 1520(ii) 2012-2013 and paying rent to the State of Jharkhand under Thoka No. 5385 and entered into Register-II vide Volume No. 1, Page No. 2439 in the name of M/s. Gahlot Developers Private Limited represented its Director namely Pravin Kumar Agarwal (Vendor No. 1).

AND WHEREAS the Mouza - KOLAKUSMA, Mouza No. 12, New Khata No. 388, Old Khata No. 122, New Plot No. 1162, 1163, 1164, Old Plot No. 1312, Area 8.47 Kathas, Old Plot No. 1313, Area 0.31 Kathas, Old Plot No. 1314, Area 1.22 Kathas, all three Plots total Area 10 Kathas or to say 16.50 decimals purchased by the Vendor No. 1 (GAHLOT DEVELOPERS PRIVATE LIMITED, represented by its Director namely Sri Pravin Kumar Agarwal) of Registered Sale Deed No. 5732, dated 14.08.2012 from (1) Narayan Mandal, (2) Sri Batul Mandal, S/o. Late Dhaju Mandal, (3) Sri Vijay Mandal, (4) Sri Ranjit Mandal, S/o. Late Sufal Mandal, (5) Sri Magaram Mandal, S/o. Late Panu Mandal, (6) Sri Amar Mandal, (7) Sri Rajendra Mandal, S/o

Confidential



Late Prabhu Mandal through their Power Holder namely Sri Jawaharlal Singh, S/o. Sri Srikant Singh registered at Dhanbad Registry Office and entered into Book No. 1, Volume No. 188, Page No. 519 to 544 in the year 2012 and since the date of purchase the said Vendor No. 1 (GAHLOT DEVELOPERS PRIVATE LIMITED, represented by its Director namely Sri Pravin Kumar Agarwal) hereto is in peaceful possession over the said land by getting his name mutated vide Mutation Case No. 1529(ii) 2012-2013 and paying rent to the State of Jharkhand under Thoka No. 5380 and entered into Register-II vide Volume No. 1, Page No. 2436 in the name of M/s. Gahlot Developers Private Limited represented its Director namely Pravin Kumar Agarwal (Vendor No. 1).

AND WHEREAS the Mouza - KOLAKUSMA, Mouza No. 12, New Khata No. 388, Old Khata No. 122, New Plot No. 1162, Old Plot No. 1312, Area 5 Kathas or say 8.25 decimals purchased by the Vendor No. 2 (Smt. Preeti Agarwal) of Registered Sale Deed No. 1326, dated 05.03.2019 from M/s. Gahlot Developers Private Limited though its Director namely Sri Sharda Nand Singh, S/o. Late Chandrama Singh registered at Dhanbad Registry Office and entered into Book No. 1, Volume No. 105, Page No. 43 to 82 in the year 2019 and since the date of purchase the said Vendor No. 2 (Smt. Preeti Agarwal) hereto is in peaceful possession over the said land by getting his name mutated vide Mutation Case No. 3470(ii)/2018-2019 and paying Online Rent vide Rent Receipt No. - 0249714406 to the State of Jharkhand and entered into Register-II vide Volume No. 12, Page No. 34 in the name of Preeti Agarwal, W/o. Pravin Kumar Agarwal (Vendor No. 2).

AND WHEREAS the land owners became absolute and exclusive owners of the land described in the schedule below of this presents by exercising diverse acts of ownership and possession within the knowledge to the authorities and the people of the locality and are recognized raiyati owners for the said land.

Confidential



AND WHEREAS the developers **"SHREE TRIVENI REALTORS LLP"** through its representatives approached the land owners for allowing them to develop and construct Multistoried Residential Flats alongwith **Car Parking space** in the name of **"TRIVENI HILLS"** over the said land described in the schedule attached to the Development Agreement dated 22.01.2015 and 09.11.2020.

AND WHEREAS on the basis of the said Development Agreement, the Partners of the Firm decided to develop a multistoried Residential Apartment on the said Plot of land in the name and style of **"TRIVENI HILLS"**.

AND WHEREAS the multistoried building has been constructed which is comprising of many Flats/Units of different Built-Up Area with parking space etc. over the Schedule - "A" land as per approved plan of M.A.D.A. Dhanbad vide Approval No.: BD - 102/2015-16, dated 11.05.2015 (Letter No. T.P. 989, dated 02.11.2015) which is commonly known as **"TRIVENI HILLS"**.

AND WHEREAS the purchaser has inspected and satisfied himself about the building plan of the said apartment and became desirous to purchase **one FLAT** in the **FIRST FLOOR with one car parking space** which was allocated by the builder within the said **"TRIVENI HILLS"** and accordingly the purchaser entered into an agreement with the Developer/ Builder on **17.08.2020** against the Flat which is more fully described in the Schedule - "B" hereto which is part and parcel of Schedule - "A" property as referred to above. That the said Vendors are the owners of the landed property and Sri Mukesh Pandey is executing this Sale Deed being the registered & valid Power of Attorney Holder of the above named land owners. Being one of the Partner of **"SHREE TRIVENI REALTORS LLP"** Sri Mukesh Pandey is also authorized to sign/execute this Sale Deed as a confirming party on behalf of the DEVELOPER COMPANY.

AND WHEREAS the above named purchaser approached the Vendors /Developer and expressed her desire to purchase a Flat in the **First Floor, Flat No.- 103, Block-B** having Super Built-Up Area of **1375 sq.ft.** in the said apartment morefully described in the Schedule - "B" hereto on the ownership basis;

Confidential



AND WHEREAS in course and as a result of negotiations between the parties hereto the Vendors/Developer hereto agreed to sell and the purchaser hereto agreed to purchase the said **Flat No.- 103, Block-B** in the **First Floor** morefully described in the Schedule - "B" hereto after proper inspection of the said unit and after being fully satisfied with the quality of construction thereof and the title of the vendors/developer hereto for the reasonable and highest offered consideration amount of **Rs. 28,46,500/- (Rupees Twenty Eight Lakhs Forty Six Thousand Five Hundred) only** on the terms and conditions mutually agreed between them and entered into an agreement for the said purpose.

AND WHEREAS the actual sale & purchase is done on the consideration amount of **Rs. 28,46,500/- (Rupees Twenty Eight Lakhs Forty Six Thousand Five Hundred only)** but as per the present prevailing Govt. Value of the Flat, the Stamp Duty is being paid on the worth of sum of **Rs. 34,44,000/- (Rupees Thirty Four Lakhs Forty Four Thousand only).**

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

1. That in pursuance of the aforesaid agreement and in consideration of the total sum of **Rs. 28,46,500/- (Rupees Twenty Eight Lakhs Forty Six Thousand Five Hundred only)** which has been paid by the purchaser to the Vendors/ Developer as per agreed payment schedule (the receipt of which sum is hereby acknowledge and admitted by the vendors/developer) and as per detail appearing in the memo of consideration appearing is Schedule - "C" hereto and in consideration of the terms and conditions herein contained the vendors absolutely and indefeasible grant sell convey transfer as assign their entire right, title, interest and possession in and over **Flat No.- 103, Block-B** in the **First Floor** of **"TRIVENI HILLS"** Residential Complex morefully described in the Schedule - "B" hereto together with utility right in common area details described in Schedule - "D" and also all claims, demands, easement and other incidental rights belonging appertaining thereto more fully described in the Schedule - "E" hereto. The purchaser TO HAVE AND TO HOLD the same

Confidential



for all times to come free form all encumbrances subject on the terms and conditions hereinafter appearing with joint ownership of its floor and walls and undivided proportionate share in built up area of the said flat as described in Schedule - "C".

2. That the actual sale & purchase is done on the consideration amount of **Rs. 28,46,500/- (Rupees Twenty Eight Lakhs Forty Six Thousand Five Hundred only)** but as per the present prevailing Govt. Value of the Flat and undivided share of the land, the Stamp Duty is being paid on the worth of sum of **Rs. 34,44,000/- (Rupees Thirty Four Lakhs Forty Four Thousand only)** as mentioned in Schedule - "F" of this deed.

3. That the area of flat means having an approximate with built up area, which includes the whole of floor area, plus area of walls and half the area of walls common with other flat adjoining the said flat.

4. That in future any Central/State Govt. sponsored act or legislation affecting the tax (GST etc.) and levy shall have to be borne by the buyer over and above the cost of the Flat and the existing burden thereon, no interest/penalty claimed by the purchaser at any stage shall be entertained by the Vendors.

5. That the vendors do hereby covenant with the purchaser that the vendors are the owner of the Schedule - "A" land and the floor area sold herein and the same is in no manner encumbrances by way of mortgage etc. and the purchaser has inspected all the documents regarding the title of the property and has fully satisfied herself about the title of the vendors and quality of Construction size and being fully satisfied with the same has therefore purchased the same.

6. That the purchaser shall be liable to pay her proportionate share of ground rent, municipal tax etc. in respect of the Schedule - "B" property hereby sold which become payable as from the day onwards. Further, if there is any GST or any other taxes (present & future) as assessed and attributable to the Vendors/Builder as a Consequence of order from the Government or any

Confidential



other local authority(s), the same shall be exclusively paid by the purchaser without any objection. The Vendors/Builder will be not liable to pay the same in any manner what so ever.

7. That finished flat shall be delivered for possession only after receiving full and final payment and thereafter getting allotment letter / no objection certificate from the builder.

8. That the purchaser shall has full and absolute proprietary rights in the Schedule - "B" premises and shall be entitled to sell, transfer, mortgage, lease or otherwise alienate the property hereby conveyed subject to the terms, herein contained to any person or persons.

9. That the purchaser in consideration of the use and enjoyment of the Common Part of the said Complex of Schedule - "A" land has undertaken:

   i) Not to throw any rubbish or store any article or common parts save to such extent and at such place if any as may be specifically permitted by vendors in writing.

   ii) Not to carry on any obnoxious, offensive illegal or immoral activity in the said unit or any other portion of the said complex common parts.

   iii) Not to cause any nuisance of annoyance to the Co-purchasers and or occupants of other portions of the Complex, Not to use bath tub.

   iv) Not to use or allow to other person to use the said unit for the purpose other than for quiet and decent purposes for which it is sold.

   v) Not to decorate or paint or otherwise alter the exterior of the said unit or common parts of the complex in any manner save in accordance with the general Schedule thereof as is or may be specified by the vendors.

   vi) Not to do anything whereby the other Co-purchasers are obstructed in or prevented from enjoying quietly and exclusively of their respective units and jointly of the common parts.

   vii) Not to claim any right in any part of the Complex save as may be necessary, for ingress and egress of main material utilities pipes cable

Confidential



and lines to be installed in the said unit and in particular not to claim any right to any parking space or store room or terrace save expressly granted .

viii) Not to obstruct in any manner the owners or the developer or other persons permitted by the owners and/or developer in raising further stories or making other constructions or transferring any right in or on the land or building or other units of the said complex or parking space.

ix) Not to store or bring dirty/evil articles or hand heavy articles which may injure or damage any structures and/or flooring or stairs or portions of the said Complex.

x) Not to display or affix any neon-sign or sign board on any other wall of the building of the unit or the common parts save to affixation of the name plate containing the name of purchaser at the place specified from time to time by the vendors.

xi) Not to claim any partition or sub division or the land of the said premises or the common parts of the said building and not to make any partition of the unit in smaller sizes by metes and bounds or making separate independent portion of the said unit.

xii) Not to claim any additional proportionate undivided right in the said land in case the owners and/or the developer does not co instruct the entire constructible area.

xiii) Not to claim any right of user / common use or otherwise ever or in respect of the terrace/roof of any nature whatsoever and the said terrace/roof shall always be at the exclusive disposal of the owners/developer as owned exclusively and absolute property with rights of making further constructions thereon according to the plan that may be sanctioned and the purchaser covenants not to raise any objection/claim/impediment/hindrance in the said further constructions being made at any time.

xiv) Not to obstruct or raise any objection in case the proportionate undivided share in the land is reduced by reasons of the owners and/or developer construction in excess of the area now intend and/or

Confidential



agreed to be constructed the said land and not to obstruct or raise any objection of any nature whatsoever to such construction or any portion thereof.

xv) To observe the rules framed by the Developers/owners and/or such body which may be entrusted in this behalf by the vendors regarding the manner of the use and enjoyment of the common parts and land to undertake maintenance of the unit in question on receipt of possession from the vendors all liabilities in respect of the said unit from the date of the sale/possession would be that of the purchaser in respect of its maintenance keep accidental etc.

xvi) Not to damage the all of the premises in question in any way whatsoever the Purchaser will only be entitled to use wooden plank for the purpose of interior decoration let it be made clear that no Civil work will be allowed to be done and not to alter change or in any way disturb the present setting of the unit.

xvii) Not to open any other window or ventilation in the premises in question.

10. That the purchaser has undertaken to pay and share the expenses of the said Complex proportionately with Co - purchasers with respect to items stated in Schedule - "E".

11. The Builder also reserves its right to allot the un-allotted parking spaces even after handing over maintenance of said Complex to Residents Welfare Association (RWA) of owners/occupiers of the Flats. The RWA or the owners / allottees / occupiers of the Flats shall not have any right over the un-allotted parking spaces. The purchaser shall be liable to pay the maintenance charge against the said Flat to the Promotor or Authorized Person of the Society.

Note: Open spaces, lobbies, staircase, lift, terraces, roofs spaces for Stilt parking space except what has been allotted by an agreement to Intending Purchaser or any other space will remain the property of the Builder.

Confidential

SCHEDULE - A

Particulars of the Land

All that piece and parcel of Rayati right of land in Mouza - **"KOLAKUSMA",** P.S. - Saraidhela, Sub-Division and District Sub-Registry Office and District - Dhanbad, Mouza No. - 12, New Khata No. 388, Old Khata No. 122, New Plot No. 1162, 1163 & 1164, Old Plot No. 1312, 1313 & 1314, Total measuring Area 39.237 decimals out of which 30.987 decimals of lands only together with multi storied residential complex standing thereon, commonly known as **"TRIVENI HILLS".** (Construction started in the year 2015-16 and land situated at subsidiary Road), Ward No. - 23, Holding No. - 0230003742000M0

Butted & Bounded as :-

North :- Part of Plot No. 1312

South :- Part of Plot No. 1312

East :- Part of Plot No. 1549

West :- 20 feet wide Road

SCHEDULE - B

Particulars of the Property Sold

The **Flat No.- 103, Block-B** having Super Built-Up measuring area of **1375 sq.ft.** situated in the **FIRST FLOOR with one car parking space in** multistoried residential Premises/Complex, Commonly and popularly known as **"TRIVENI HILLS"** along with undivided proportionate variable indivisible share in Schedule - "A" land being constructed as demarcated in Red on the Plan annexed hereto, Butted & Bounded as :-

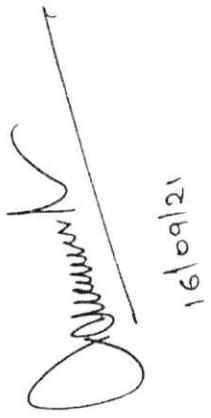
North **:- Flat No. 104**

South **:- Open to Sky**

East **:- Open to Sky**

West **:- Lobby & Stair**

Confidential



SCHEDULE - C

PAYMENT DETAIL

Sl.	Date	Cash/NEFT/Cheque No.	Amount	Bank
1.	28.07.2020	008235	50,000.00	B.O.I.
2.	11.08.2020	008242	51,000.00	B.O.I.
3.	14.08.2020	NEFT	50,000.00	B.O.I.
4.	22.12.2020	RTGS	5,00,000.00	CANARA BANK
5.	04.03.2021	RTGS	3,00,000.00	B.O.I.
6.	13.09.2021	NEFT	96,500.00	B.O.I.
7.	03.09.2021	282956 DD	17,99,000.00	CANARA BANK

NOTE :- That the purchaser undertake that in the case of non-payment of any dues amount related to their purchased flat and undivided share of land, the Vendor/Confirming Party her all right to get it canceled through the appropriate process of law without any objection of Purchaser(s) in any manner whatsoever and the entire at shall be exclusively by the purchaser(s).

COMMON AREAS

1) Stair Case on all the floors.
2) Lift well.
3) Common Passage and lobby, ramp on the ground floor exception car parking area.
4) Water pump, water tank, water pipes and other common plumbing installation.
5) Transformers, electrical wiring, meters, generators and fittings excluding those that are installed for any particular unit.
6) Drainage bad sewers.
7) Such other common parts areas equipments installation fixtures fitting and space in or about the said complex as are necessary for passage to the user and occupancy of the units in common and such other area specified by the

Confidential



vendors expressly to be the common parts but excluding the roof and/or Terrance and the open and covered car parking space area.

SCHEDULE - D
Utility Rights in Common Area

1. Right of easements among other Co-purchasers/occupiers and full right and liberty and authority in common with all other persons entitled to like rights at all times by day or by night and for all purposes in connection with the use or enjoyment of the unit to go pass and pass over and along the common passage and common portions.

2. The right of subjacent and lateral support or shelter and protection from the other parts of the building and from the site and roof thereon.

3. The free and uninterrupted passage and running of water and electricity from and to the units cover drains water pipes and wire to the said complex.

SCHEDULE - E
(Proportionate share of expenses agreed to be shared by the purchaser)

1. The expenses of maintaining and repairing redecoration renewing at the main structures and in particular water pipes, electric cables wires and other means of communication in under upon the said building to be constructed and serving more than one flat main entrance passage, landing and stair cases of the building leading to the respective units in the said building.

2. The cost of cleaning and lighting Passage landing stair case and other parts of the said building so enjoyed or used by said purchaser in common with other unit holders and with occupiers as aforesaid and of keeping open portion etc. and to other parts of the said building in good condition and repairs.

3. The cost of decoration the exterior of the building. The cost of D.G. set, lift and transformer will be equally shared by all flat owners.

4. All rates arrears and outgoing payable in respect of the said building and parts of the same and or any portions including the roof notwithstanding that such roof shall be the property of the owners with full right of the enjoyment use disposal thereof.

Confidential



5. All owners expenses if any incurred by the owners for the maintenance and popper convenient and running of the said building.

6. Liabilities arising out of any accident in course of maintenance of the Complex would be that of the flat owners and not of builder.

7. Cost of all the amounts becoming payable by way of premium unearned increase to the GOVERNMENT, M.A.D.A. Town Planning, Municipal Authority or any other Authorities or any charges payable as betterment or Development charges or any other tax or payment will being demanded from Flat Owners will ensure for their proportionate share of expenses comes under monthly maintenance to be paid directly or through their representative.

8. Any taxes as assessed and attributable to the Vendors/Builder as a Consequence of order from the Government or any other local authority(s) or any levy/penalty imposed be exclusively borne & paid by the individual purchaser without any objection.

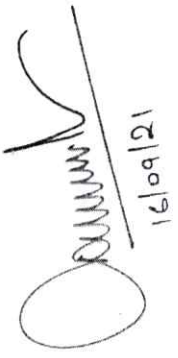
10. That, the Sellers does not come under the category of SC/ST and other 51 Castes mentioned in under section 46 of C.N.T. Act 1908.

11. The actual sale & purchase is done on the consideration amount of **Rs. 28,46,500/- (Rupees Twenty Eight Lakhs Forty Six Thousand Five Hundred only)** but as per the present prevailing Govt. Value of the Flat including the undivided share of land, the Stamp Duty is being paid on the worth of sum of **Rs. 34,44,000/- (Rupees Thirty Four Lakhs Forty Four Thousand only).**

SCHEDULE - F

Valuation of Flat (including Parking)	:-	**32,41,000.00**
Valuation of Land	:-	**2,03,000.00**
Total Valuation of Flat & Land	:-	**34,44,000.00**

Confidential



IN WITNESS WHEREOF THE VENDORS HERETO HAVE SET AND SUBSCRIBED THEIR HANDS AND SEALS ON THIS THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.

PARTICULARS OF THE FLAT

1.	Whether Kucha or Pucca	-	Pucca
2.	If Pucca whether tiled or reinforced concrete	-	Reinforced, Concrete & Bricks
3.	Number of stories	-	B+G+Fourth
4.	Total Number of Flats in the Apartment	-	20
5.	Year of construction	-	2015-16 (Under Construction)
6.	Brief description and nature sanitary electricity and other fittings in case of building and their equipment	-	Mentioned in Deed General Fittings
7.	Area of building (Flat) Super Built Up Area	-	**1375 sq.ft.**
8.	Whether the building construction is used a residential/commercial or industrial	-	Residential
9.	(i) If on rent, the amount of annual rent	-	N/A
	(ii) Built Up Area of Flat	-	**N.A.**
	(iii) Proportionate share of undivided area of land and percentage of undivided interest	-	20%
10.	Cost of Flat (Super Built Up Area) including parking	-	**32,41,000.00**
11.	Cost of proportionate undivided share of land **(275 sq.ft.** or to say **0.63 decimal)**	-	**2,03,000.00**
	TOTAL	-	34,44,000.00
12.	Annual Rent of proportionate undivided share of land.	-	50 Paisa
13.	The map attached with the schedule shall be part of this sale deed	-	Yes
14.	Certified that the land is not prohibited by Govt. i.e. does not comes under the Forest Land, Adivasi Land, Bhudan Land, Keshre Hind, Gairmazaruwa Land, Ceiling and Govt. Acquisition Land and the Vendor/ Vendors and their reserved class under the C.N.T. Act.	-	Free from all

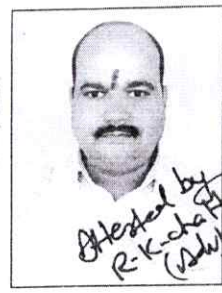
Confidential

16/09/21

PHOTOGRAPH AND FINGER PRINTS OF THE PURCHASERS :-



Attested by R.K. Chatterjee (Adv)



Attested by R.K. Chatterjee (Adv)

Malati Devi
16/09/21

Jitendra Kumar Singh
16/09/21

WITNESSES :

1. Nirmal Kr Sarkar.
S/o Late Krishna Gopal Sarkar
Sitaramdera No-5.
PO- Sitaramdera. Dhanbad.
16/09/21
2. Shyam Sundar Paswan
S/O Ramchandra Paswan
Mohalla Nagina Bazar
Bhowra, Dhanbad
16/09/21

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 :-

Raj Kumar Chatterjee
Advocate
Dhanbad
E.No- 804/2010
16/09/21

Confidential

Land Record,Jharkhand

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पुंजी II प्रति

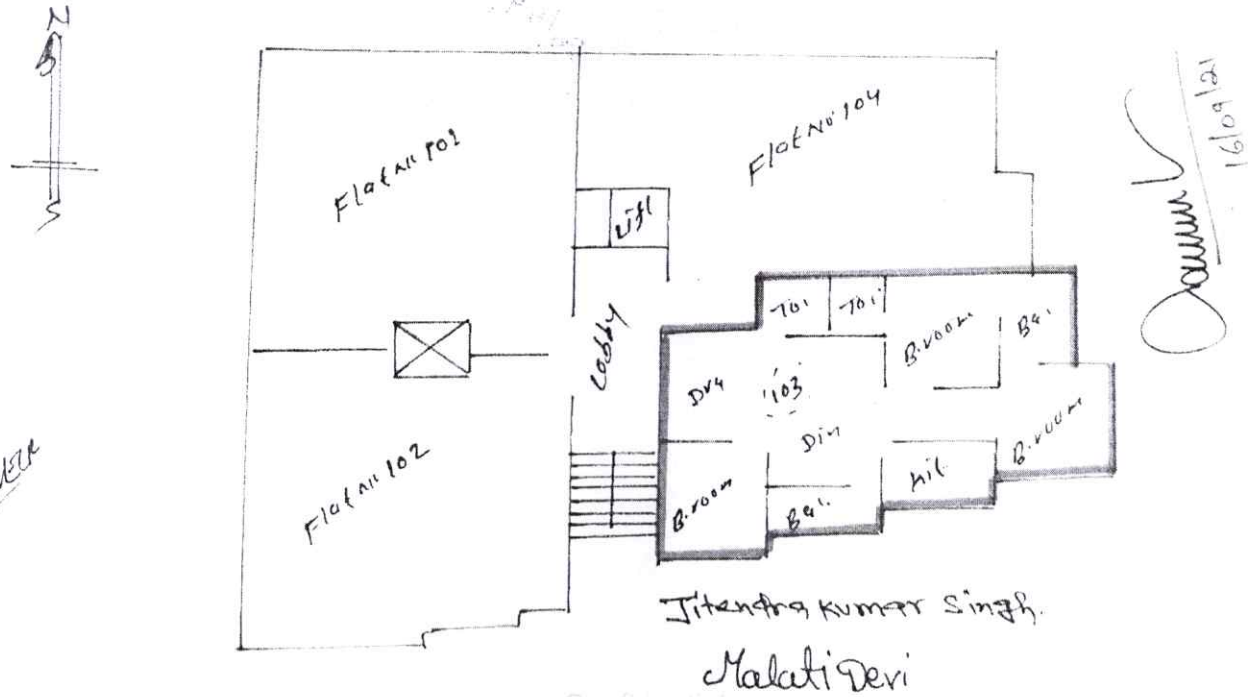
Seller:— "Shree Triveni Realtors LLP" Rep. by its Partner namely: Sri Mukesh Pandey s/o Sri Ramdeo Pandey of Divine House. Club Road. P.S: Chutia, dist. Ranchi

Purchaser:— (1) Smt. Malati Devi w/o Sri Jitendra Kumar Singh (2) Sri Jitendra Kumar Singh s/o Late Bishwanath Singh of Golakdih. Jaiswalpur more. P.O. C.P. Jharia P.S: Tisra. dist. Dhanbad

Schedule:— Mouza: Holakusma No: 12, New Khata No: 388, Old Khata No: 122. New Plot No: 1162, 1163, 1164, Old Plot No: 1312, 1313, 1314. Super Builtup Area: 1375 Sqft Flat No: 103-B, on First Floor commonly known as "Triveni Hills" with one car parking space

Boundary:— North: Flat No: 104 South: Open to Sky
East: Open to Sky West: Lobby & Stair

Shown in red



Confidential

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

पशु संख्या 2439

अनुमंडल नाम	धनबाद	अंचल का नाम	धनबाद	हलका का नाम	हलका-02	सर्किल का नाम	
होल्डिंग संख्या	2439	तौजी संख्या	0	थाना नम्बर	12	खाता का प्रकार	

एवं श्री प्रवीण
अग्रहीत द्वारा अग्रवाल, जाति -

प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार
1163	0 ए 5 कठ्ठा 0 धु	दा0 खा0 केस सं0 1520 (2) 2012-13
परिमान	0 ए 8.3 डि 0 धु	

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
2017-2018	0	0	0.25	1.25	12.5	2.5	12.5	2.5		
2019-2020	5	0	1.25	1.25	2.5	2.5	2.5	2.5		

Mutation Cases on the above transaction in Register-II

Case Status Details

पंजी II का मिलान किया

प्रतिलिपित भूमि से मिलान किया

Malati Devi
Jitendra kumar singh.

Confidential

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

पशु संख्या 2436

	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	धनबाद	इलाका का नाम	इलाका-12	हल्का का नाम	--
	गोलाकुरमा	होल्डिंग संख्या	2436	खाता संख्या	0	थाना नम्बर	12	खाता का प्रकार	--

श्री —, पिता - स्व श्री प्रवीण कुमार
प्रसाद अज्ञात, जाति. -

खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	हवाला	सेस
	1151	10 कट्ठा 0 धुर 0 अंशमिट	टी0 खा0 के0 से0 1529 : 2) 2012-13		
	परिमाण	10 कट्ठा 0 धुर 0 अंशमिट			

प्रतिवेदन वर्ष संख्या	साल से	साल तक	लागत बकाया	लगत 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
15	2014-2015	2015-2016	10	10	12.5	2.5	25	5	25	5		
	2015-2016	2016-2017	10	10	2.5	2.5	5	5	5	5		

Mutation Cases on the above transaction in Register-II — Mutation Cases Not Found

Case Status Details

Malati Devi
Jitendra kumar Singh

Confidential

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

	12	पृष्ठ संख्या	34				
	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	धनबाद	हलका का नाम	हलका-02
	कोलायरी	होल्डिंग संख्या	388	खेसरा संख्या		थाना नम्बर	12

FREE [illegible] पति-PRAVIN KUMAR
AG[illegible] [illegible] लिए

खाता	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार
	1462	0 ऐ 8.25 डि 0 से	नामांतरण मुकदमा संख्या 3470/2018 - 2019
	कुल परिमाण	0 ऐ 8.25 डि 0 से	

तारीख	साल से	साल तक	सागत बकाया	सागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस साल	कृषि बकाया	कृषि
[illegible]	2018-2019	2019-2020	0	5	1.25	1.25	2.5	2.5	2.5	2.5	1	1
[illegible]	2019-2020	2019-2020	0	5	0	1.25	0	2.5	0	2.5		

Of Mutation cases on the above transaction in Register-II [illegible] Mutation Case Not Found !!

Of Case status Details

[illegible]

[illegible]

[illegible]

[illegible]

Malati Devi
Jitendra kumar singh.

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

पत का नाम, अभिभावक का नाम, रिश्ता

रत [illegible] वो माथुर मंडल, पिता-अनंत मंडल 12 अंश समान, जाति-., निवासी- व प्रहलाद मंडल वो भोलानाथ मंडल, पिता-श्याम [illegible]
[illegible] सी- व मोती मंडल वो अमुलय मंडल वो सुफल मंडल, पिता-किशोरी मंडल 4 अंश समान, जाति-., निवासी- व [illegible]
[illegible] मन्दुल 8 अंश समन, जाति-., निवासी- व गोलोक मंडल, पिता- 13 अंश, जाति-., निवासी- व गोलोक मंडल, [illegible]
[illegible] संतोष मंडल, पिता-पंचु मंडल 3 अंश समान, जाति-., निवासी- व लगेन मंडल वो लंकीम मंडल, पिता-[illegible]
[illegible] 1 हरि मंडल, पिता-रोहन मंडल 9 अंश, जाति-., निवासी- व देवु मंडल, पिता-सहेव मंडल 9 अंश, जाति-., निवासी- व [illegible]
[illegible] ता-वहादुर मंडल 18 अंश समान, जाति-., निवासी- व कन्हाई मंडल वो सतीष मंडल, पिता-भादु मंडल 12 अंश समान, जाति-
[illegible] मंडल वो दिलीप मंडल वो तपन मंडल, पिता-लितु मंडल 6 अंश समान, जाति-., निवासी- व विजोता वो [illegible]
[illegible] देवी, पिता-हरि मंडल 9 अंश समान, जा

[illegible]ला का [illegible]	धनबाद	अंचल का नाम	धनबाद	हलका का नाम	हलका-02	मौजा का नाम	कोलाकुशमा	खाता का प्रकार	[illegible]
[illegible]पट [illegible]र		खाता नम्बर	388	थाना का नाम		थाना नम्बर	12		

[illegible]ता खेसरा [illegible]र नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान		कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान		[illegible]
(2)	(3)	कियारी संख्या (5)			(8)	(9)	रो (10)	आ (11)	(12)
[illegible]	[illegible] 2. निज 2. मोती मंडल	कनाति 0	0.000 एकड़	24.000 डिसमील		कविल लगान	0	8	[illegible]
[illegible]	[illegible] गोलक 2. धनु मंडल	गोडा 2 0	0.000 एकड़	48.000 डिसमील		कविल लगान			
1090	2. मोटा आर 2. कोतलाल	गोडा 2 0	0.000 एकड़	12.000 डिसमील		कविल लगान			
[illegible]	[illegible] 2. ------ 2. --	तालाब 0	1.000 एकड़	8.000 डिसमील		कविल लगान			
[illegible]	[illegible] 2. ------ 2. --	मोटा आर 0	0.000 एकड़	6.000 डिसमील		कविल लगान			
[illegible]	[illegible] मता 2. हादु	गोडा 2 0	2.000 एकड़	19.000 डिसमील		कविल लगान			
[illegible]	[illegible] मंडल	बाईद 0	0.000 एकड़	10.000 डिसमील	अबैध द: जयश्री महतो पिता जगदीश महतो जाति ब्राहमण निवासी निज ग्राम	कविल लगान			
[illegible]	[illegible] साद [illegible] मंडल	वाडी 0	0.000 एकड़	0.000 डिसमील	अबैध द: विमल कौर जैन पिता सीताराम जैन जाति जैन निवासी निज ग्राम	कविल लगान			
[illegible]	[illegible] धर 2.	कनाति 0	0.000	21.000					

Malati Devi
Jitendra Kumar Singh.

Confidential

आर ओ आर

21	हाबु धीवर			एकड़	डिसमील	
	?. ----- ?. -----	मोटा आर 0		0.000 एकड़	2.000 डिसमील	कविल लगान
	?. हाबु धीवर ?. गोखुल	गोडा 2 0		0.000 एकड़	14.000 डिसमील	कविल लगान
	?. [illegible] कुलचन्द्र	गोडा 2 0		0.000 एकड़	55.000 डिसमील	कविल लगान
	?. मोती मंडल ?. [illegible]	गोडा 2 0		0.000 एकड़	6.000 डिसमील	कविल लगान
	?. [illegible] ?. पुनु मंडल	नई परती गोड़ा 2 0		0.000 एकड़	69.000 डिसमील	कविल लगान
	?. ----- ?. -----	तालाब 0		1.000 एकड़	9.000 डिसमील	कविल लगान
	?. ----- ?. -----	तालाब 0		0.000 एकड़	53.000 डिसमील	कविल लगान
	?. धनजय ?. तालाब	बहाल 0		0.000 एकड़	78.000 डिसमील	कविल लगान
	?. पुनु मड़ल ?. प्रहलाद	नई परती गोड़ा 2 0		0.000 एकड़	54.000 डिसमील	कविल लगान
	?. हाबु ?. गोखुल	गोड़ा 0		0.000 एकड़	2.000 डिसमील	कविल लगान
खाता मे कुल प्लोट संख्या	19	खाता का कुल मिजान (खतियान के अनुसार)	9.000	37.000		खाता का कुल लगान

यह एक कंप्यूटर जनित प्रति है

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नही किया जा सकता है

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

Malati Devi

Jitendra Kumar Singh.

Confidential

Form 1

Maintenance of records Form of Continous Khatian to be maintained by the Anchal Adhikari under Section 3(1)

(See Rule 4)

Continous Khatian

Anchal- धनबाद Rev P.S- झरिया State of- झारखण्ड Police Station- झरिया R.T.No 12 Khata Type रैयती

पता	रयत का नाम,पिता का नाम एवम जाति	प्लाट संख्या	चौहद्दी	ए	डे	हे	सगान	कैफियत / अभ्युक्ति	भाग
	[illegible] मंडल वो [illegible] मंडल , पिता- [illegible] मंडल जाति- , एवं प्रहलाद मंडल	1090		0 ऐ	12 डि	0 ऐ	4	-	
	[illegible] मंडल , पिता-श्याम मंडल, [illegible] मोती मंडल वो अमुलय	1095		0 ऐ	6 डि	0.68 है			
	मंडल [illegible] कल मंडल , पिता-किशोरी [illegible] जाति- , एवं पुनु मंडल वो धनु [illegible] सिरु मन्दल, जाति- , एवं	1139		0 ऐ	0 डि	0 ऐ			
	[illegible] , पिता- , जाति- , एव [illegible] व [illegible] मंडल वो	1143		1 ऐ	3 डि	0 ऐ			
	[illegible] पिता-[illegible] मंडल, जाति- [illegible] मंडल वो [illegible] मंडल , पिता- [illegible] जाति- , एवं हरि मंडल	1144		0 ऐ	6 डि	0 ऐ			
	[illegible] मंडल, जाति- , एवं देवु मंडल , पिता-सहेव मंडल, जाति- , एव	1162		2 ऐ	5 डि	7.75 है			
	[illegible] मंडल वो जादु मंडल , पिता-बहादुर मंडल, जाति- , एवं कन्हाई मंडल वो [illegible] मंडल , पिता-भादु मंडल, जाति- ,	1163		0 ऐ	21 डि	0 ऐ			
	[illegible] महेन्द्रा मंडल वो दिलीप मंडल वो [illegible] मंडल पिता-लिलु मंडल, जाति- ,	1164		0 ऐ	2 डि	0 ऐ			
	[illegible] [illegible] वो यमुना वो उनु वो पुनकी [illegible] [illegible] वली देवी , पिता-हरि [illegible] मंडल, जाति- , एव धनु मंडल , पिता- [illegible] वली मंडल, जाति- , एवं उपासी	1165		0 ऐ	14 डि	0 ऐ			
	[illegible] [illegible] पंचो-पंचाऊ मंडल, जाति- , एवं [illegible] [illegible] मंडलानी , पति-गोलक मंडल, [illegible] [illegible] मंडलानी , पति-वंकोम [illegible] एव कमला मंडलानी , [illegible] जाति- एव साहु , —— [illegible]	1166		0 ऐ	2 डि	0 ऐ			
		1505		0 ऐ	44 डि	2.71 है			
		1576		0 ऐ	6 डि	0 ऐ			
		1728		0 ऐ	69 डि	0 ऐ			
		1729		1 ऐ	9 डि	0 ऐ			
		1730		0 ऐ	53 डि	0 ऐ			
		1732		0 ऐ	78 डि	0 हे			
		1776		0 ऐ	39	1.45			

Malati Devi
Jitendra kumar singh.

Confidential