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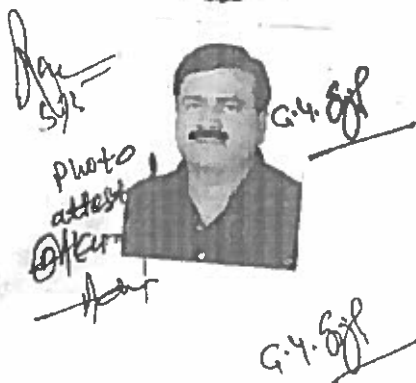
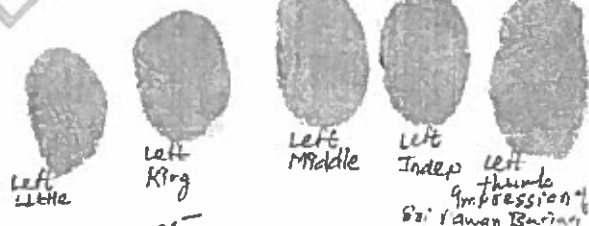
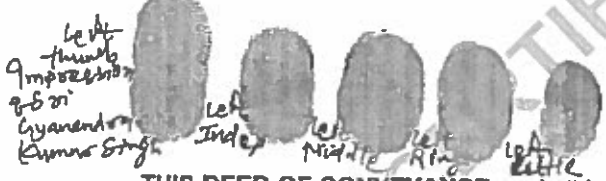


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05/7/2010



THIS DEED OF CONVEYANCE made this  
Thousand and Ten);

05 day of MAY, 2010 (Two

BETWEEN

(i) SRI RAJAN KUMAR SINGH, son of Sri Mahendra Kumar Singh, residing at Sukhdeo Nagar, Ratu Road, P.S. Sukhdeo Nagar, P.O. & Dist. Ranchi - 834001 (ii) SRI RAM KUMAR NARSARIA, son of Late Krishna Gopal Narsaria, residing at Opp. Lalpur Police Station, H. B. Road, P. S. Lalpur, P.O. & Dist. Ranchi- 834001 (iii) Smt. SANGITA BAJAJ, wife Sri Pawan Bajaj, residing at Sri Ram Gardens, Kanke Road, P.S. Gonda, P.O. & Dist. Ranchi - 834008 (iv) SRI NEERAJ NARSARIA, son of Sri Kamal Kumar Narsaria, residing

10/11/2010  
20/11/2010  
05/11/2010

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At Opp. Lalpur Police Station, H. B. Road, P. S. Lalpur, P.O. & Dist. Ranchi- 834001 (v) **SRI PRADEEP KUMAR NARSARIA**, son of Late Krishna Gopal Narsaria, residing at Opp.

Lalpur Police Station, H. B. Road, P. S. Lalpur, P.O. & Dist. Ranchi - 834001 (vi) **SMT.**

**SONU DHANUKA**, daughter of Sri Kamal Kumar Dhanuka residing at North Market Road, Upper Bazar, P. S. Kotwali, P.O. & Dist. Ranchi - 834001 (vii) **SRI BISHNU LAL**

**DHANUKA**, son of Late Girdhari Lal Dhanuka, residing at Bhuyan Toli, Cart Sarai Road (By Lane), Upper Bazar, P. S. Kotwali, P.O. & Dist. Ranchi - 834001 (viii) **SRI KAMAL KUMAR**

**DHANUKA**, son of Late Ram Gopal Dhanuka, residing at North Market Road, Upper Bazar, P. S. Kotwali, P.O. & Dist. Ranchi - 834001 (ix) **SRI AMIT KEJRIWAL**, Son of Sri Kailash

Chandra Kejriwal, residing at 1<sup>st</sup> J. c. Lane, P. S. Lalpur, P.O. & Dist. Ranchi - 834001 (x) **SMT. MAYA KEJRIWAL**, wife of Sri Naresh Kejriwal, residing at 1<sup>st</sup> J. C. Lane, P. S.

Lalpur, P.O. & Dist. Ranchi - 834001 (xi) **SRI ADITYA KUMAR DHANUKA**, son of Late Raj Kumar Dhanuka, residing at Saket Nagar, Kanke Road P. S. Gonda, P.O. & Dist.

Ranchi - 834008 (xii) **SRI AJAY KUMAR KEJRIWAL**, son of Sri Inder Lal Kejriwal, residing at 1<sup>st</sup> J. C. Lane, P. S. Lalpur, P.O. & Dist. Ranchi - 834001, all by occupation- Business,

all are represented by their constituted Attorney **SRI PAWAN BAJAJ** son of Late Rajendra Prasad Bajaj who has been appointed by **VENDOR NO. (i) & (ii)** by virtue of Power of

Attorney No. 971 of 2010 dated 22-03-2010, appointed by **VENDOR NO. (iii)** by Power of Attorney No. 1008 of 2010 dated 25-03-2010, appointed by **VENDOR NO. (iv) to (xi)** by

Power of Attorney No. 831 of 2010 dated 12-03-2010, appointed by **VENDOR No. (xii)** by Power of Attorney No. 1007 of 2010 dated 25-03-2010 all duly registered at the office of the

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District Sub Registrar, Ranchi (xiii) **SRI RAHUL KUMAR @ RAHUL KUMAR SINGH**, son of Sri Gyanendra Kumar Singh, by occupation- Business, residing at Neel Kunj, Sukhdeo Nagar, Ratu Road, P.S. Sukhdeo Nagar, P.O. & Dist. Ranchi -834001 represented by his constituted Attorney **SRI GYANENDRA KUMAR SINGH**, son of Sri Shyam Bihari Singh, appointed by virtue of Power of Attorney No. 22 of 2009 dated 13-08-2009 duly registered at the office of the District Sub Registrar, Lohardaga hereinafter collectively referred to as the "VENDORS" (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include each of their respective heirs, executors, administrators and legal representatives) of the **FIRST PART**;

(PAN NO. AHUPB 4333L)

AND

**M/S. SHAKAMBARI BUILDERS PVT. LTD.**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office 1st floor, 474, Rabindra Sarani, Kolkata - 700005 and a branch office at 2nd floor, Sri Ram Gardens, Kanke Road, Ranchi - 834008 represented by its Authorised Representative Mr. Anil Kumar Lal son of Sri Krit Narayan Lal hereinafter referred to as the "DEVELOPER" (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include its successors and/or successors-in-office and/or interest) of the **SECOND PART**;

(PAN NO. AAECs 6311H)

AND



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**DYNAMIC COMMODEAL PRIVATE LIMITED**, having its registered office at 9/12, Lal Bazar Street, Mercantile Building, Block- D, 2<sup>nd</sup> Floor, Kolkata- 700 001, through its Director MR. AVISHEK AGARWAL, son of Sri Narayan Prasad Agarwal, resident of 52/2B, Hazra Road, P.O.- Ballygunge, Kolkata- 700 019, West Bengal, P.S.- Garaihat, Indian Citizen, hereinafter referred to as the "PURCHASER" (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include its representative, successor in office, successor-in-interest, administrator and assign) of the **THIRD PART:**

(PAN NO. AACCD 8410E)

WHEREAS by virtue of 13 (thirteen) separate registered Deeds of Conveyance registered on diverse dates the particulars whereof are mentioned in Part-I, of the First Schedule stated hereunder, the **VENDORS** herein became absolutely seised and possessed of or otherwise well and sufficiently entitled to in fee simple possession of All Those several pieces and parcels of land containing by admeasurement a total area of 277 Cottahs, 10 Chattaks be the same a little more or less together with the messuages tenements hereditaments and structures built up thereon situate and lying at Booty Road, Village Morhabadi, Thana No.192, Thana Bariatu in the town and District of Ranchi morefully and particularly described in Part-II of the First Schedule hereunder written hereinafter referred to as the "entire premises" free from all encumbrances charges

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mortgage, lien, lispendens trusts acquisition requisition claims and demands whatsoever or howsoever ;

AND WHEREAS the VENDORS with intent to carry out construction of a Housing Complex have amalgamated their respective plots of land comprised of the said entire premises morefully described in the Part-II of the First Schedule as stated hereinabove;

AND WHEREAS the VENDORS have approached the DEVELOPER for erection and construction of a housing complex comprising of residential and commercial areas in terms of a common plan to be sanctioned by the appropriate authorities of the Ranchi Regional Development Authority and/or the Ranchi Municipal Corporation or any other competent authority or authorities as the case may be ;

AND WHEREAS by virtue of the aforesaid by a Development Agreement dated 12th day of July, 2004, Addendum/Supplementary Agreement dated 16th day of July, 2004, agreement dated 12th March, 2010 between Aditya Kumar Dhanuka and SHAKAMBARI BUILDERS PVT. Ltd. and agreement dated 26th March, 2010 between Sangita Bajaj and SHAKAMBARI BUILDERS PVT. LTD. VENDORS herein have entrusted the said entire premises to the DEVELOPER for carrying out construction of a housing complex comprising of residential and commercial area in terms of a plan to be sanctioned by the concerned authorities of the Ranchi Regional Development Authority and/or the Ranchi Municipal Corporation subject to the terms and conditions recorded therein hereinafter referred to as the said Development Agreement;

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AND WHEREAS the VENDORS and the DEVELOPER have mutually decided to frame a scheme to divide and demarcate the area of the said entire premises whereby an area of All That piece and parcel of land measuring about 62 Cottahs be the same a little more or less out of the said 277 Cottahs of the said entire premises together with club house to be built up thereon which shall be kept reserved and kept out side of the said housing complex and remaining area of the land measuring 215 Cottahs be the same a little more or less shall be utilised for the purpose of carrying out construction of the four multi-storied buildings;

AND WHEREAS the DEVELOPER herein caused preparation of a plan for construction of four multi-storied buildings and a club house and submitted the same before the appropriate authorities of the Ranchi Regional Development Authority which was duly sanctioned hereinafter referred to as the "said plan";

AND WHEREAS in view of what is stated hereinabove the VENDORS and the DEVELOPER have mutually decided to carry out construction of a housing complex in an area of All That piece and parcel of land measuring 215 Cottahs be the same a little more or less carved out of the said total area of 277 Cottahs of the said entire premises morefully described in the Second Schedule stated hereunder hereinafter referred to as the said Housing Complex;

AND WHEREAS the said Housing Complex consists of 4(four) independent multistoried building having independent flats and/or apartments for residential purposes and the said four independent multistoried buildings are known as SRI BLOCK, RADHE



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BLOCK, KRISHNA BLOCK AND GARDEN BLOCK and the entire housing complex has been named and known as "SRI RADHE KRISHNA GARDENS";

AND WHEREAS in view of what is stated hereinabove the DEVELOPER herein commenced construction of the said four multi-storied building consisting of several flats/apartments/open and covered parking spaces/constructed spaces capable of being sold and transferred independently of each other in an area of land morefully described in the Second Schedule stated hereunder and a club house in the remaining area of the land of the said entire premises ;

AND WHEREAS the VENDORS and DEVELOPER have allocated and demarcated their respective areas of the flats in the said four multistoried building of the said housing complex known as SRI RADHE KRISHNA GARDENS and in pursuance thereof the VENDORS and DEVELOPER are free to sell and transfer their respective flats and the club house area has been exclusively allotted to the DEVELOPER who is free to deal with the same in the manner as it may deem fit and proper ;

AND WHEREAS in view of the aforesaid by an Agreement for Sale dated 27-04-2010 the DEVELOPER with the consent and concurrence of the VENDORS has agreed to sell and the PURCHASER has agreed to purchase and acquire All That Duplex Flat i.e. Unit No. 1404 on Fourth & Fifth Floor of the building known as SRI BLOCK containing a built-up area measuring about 3284 Sq. ft. together with 2(Two) Room on Ground Floor and 2(Two) car parking space for medium size car on the Ground Floor of SRI Block of the said building together with right to use and enjoy the benefits of the common areas and

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Sri Radhe Krishna Gardens



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facilities appertaining to the said flat together with undivided proportionate variable impartible share in the land underneath the said building being **SRI BLOCK** of the said housing complex situate lying at M.S. Plot No.575 & 576 of village Morabadi Thana Bariatu, Thana No.192 situate at Booty Road, P.O. & District Ranchi morefully described in the Second Schedule hereunder written hereinafter referred to as the "said housing complex" known as **SRI RADHE KRISHNA GARDENS** appertaining and/or attributable thereto hereinafter collectively referred to as the said flat and morefully and particularly described in the Third Schedule hereunder written at or for a consideration of Rs. 55,00,000=00 (Rupees Fifty Five Lac) only but otherwise free from all encumbrances and subject to the agreement, covenants, restrictions, stated herein and the said **Agreement for Sale** dated 27-04-2010 shall form part of this Deed of Conveyance;

AND WHEREAS in view of what is stated hereinabove the **DEVELOPER** has nominated the **PURCHASER** herein under the said **Agreement for Sale** dated 27-04-2010 for the purpose of acquiring from the **VENDORS** the undivided proportionate impartible variable free hold share in the land underneath the said building being **SRI BLOCK** comprised in the said housing complex morefully described in the Second Schedule stated hereunder appertaining and or attributable to All That the said **Duplex Flat i.e. Unit No. 1404 on the Fourth & Fifth Floor** of the building known as **SRI BLOCK** containing by admeasurement a built up area of 3284 Sq.ft. be the same a little more or less together with 2(Two) Room on Ground Floor and 2(Two) car parking space for medium size car on the Ground Floor of **SRI Block** of the said building together with a right to use

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and enjoy the benefits of the common areas and facilities attached therewith morefully  
(described in the Third Schedule stated hereunder at and for a total consideration of Rs.  
55,00,000=00 (Rupees Fifty Five Lac) only;

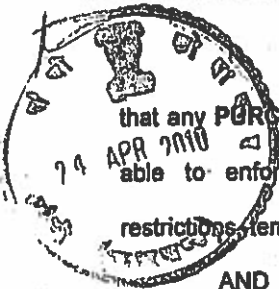
AND WHEREAS the VENDORS hereby confirm that they are fully satisfied in  
terms of the said Development Agreement on account of conveying the undivided  
proportionate impartible indivisible variable share in the land underneath the said building  
being SRI BLOCK comprised in the said housing complex known as SRI RADHE  
KRISHNA GARDENS appertaining and or attributable to the said Flat from the  
DEVELOPER as such the DEVELOPER is entitled to receive the entire consideration  
amount from the PURCHASER and the PURCHASER is fully discharged from the  
obligation of making payment of the same to the VENDORS and each of the VENDORS do  
hereby confirm that they are fully satisfied from the receipt of the consideration as stated  
herein and the PURCHASER is fully discharged from the obligation of making payment of  
the consideration money to the VENDORS herein ;

AND WHEREAS the covenants, stipulations and restrictions set out hereunder  
and in the schedule hereto shall be binding upon the PURCHASER herein and upon  
each Co-Purchasers of their respective flats and the VENDORS and the DEVELOPER  
shall impose the same covenants stipulations and restrictions upon the future Purchasers  
upon every future sale by them of their respective flats in the said buildings of the  
Housing Complex known as SRI RADHE KRISHNA GARDENS to the intent

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that any PURCHASER for the time being of any flat in the said housing complex may be able to enforce the observance and performance of the said covenants, stipulations, restrictions, terms and conditions for the time being of the other flats therein;

AND WHEREAS the PURCHASER has made independent enquiries and searches and taken inspection of all the papers and documents and became fully satisfied with regard to the title of the VENDORS and the DEVELOPER herein in respect of the said flat as well as area of the said housing complex ;

AND WHEREAS at or before taking delivery of possession of the said flat the PURCHASER has been fully satisfied with regard to the area, dimensions, quality of construction and workmanship with respect to the said flat as well as the said housing complex and has no grievances whatsoever with regard to the same;

AND WHEREAS in view of what is stated hereinabove the PURCHASER herein has approached and requested the VENDORS and DEVELOPER to execute and register the Deed of Conveyance in respect of the said flat morefully described in the Third Schedule stated hereunder subject to however covenants, stipulations restrictions and terms and conditions as stated hereunder;

NOW THIS INDENTURE WITNESSETH as follows :-

1. DEFINITIONS :

- 1.1 ARCHITECT means the person for the time being appointed to act as architect both in relation to the said Housing Complex and for the purposes of this agreement.

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- 1.2 **ASSOCIATION** shall mean the Organisation of the Owners of the Flats formed for the common purposes for management and maintenance of the said Housing Complex.
- 1.3 **COMMON AREAS** shall mean and include those areas of the said Housing Complex that are not allotted to a particular **PURCHASER** but are available for common use and enjoyment by all the Purchasers, Occupiers and Visitors as specified in the Sixth Schedule hereunder written.
- 1.4 **COMMON FACILITIES** shall mean and include those facilities provided by the **DEVELOPER** as specified in the Sixth Schedule hereunder written and are available for common use and enjoyment by all the Purchasers, Occupiers and Visitors.
- 1.5 **COMMON EXPENSES** shall include all expenses to be incurred by or on behalf of the flat holders for the maintenance and upkeep of the said Housing Complex and those specified under the Seventh Schedule hereto.
- 1.6 **COMMON PURPOSES** shall mean and include the purposes of managing and maintaining the said Housing Complex in particular dealing with the matters of common interest of the flat holders and relating to their mutual right and obligations for the most beneficial use and enjoyment of their respective flats exclusively and the common areas in common.
- 1.7 **DEVELOPER** shall mean the said Shakambari Builders Pvt. Ltd. and its successors, successors-in-office and/or successors-in-interest.
- 1.8 **HOUSING COMPLEX** shall mean constructed areas comprising of four Blocks or multistoried buildings known as **SRI BLOCK**, **RADHE BLOCK**, **KRISHNA BLOCK** and **GARDEN BLOCK** constructed in an area of All That piece and parcel of land measuring 215 Cottahs be the same a little more or less out of the total area of 277 Cottahs morefully described in the Second Schedule stated hereunder together with the common areas facilities and amenities to be provided by the **DEVELOPER** therein and the entire Housing Complex has been named and known as "SRI RADHE KRISHNA GARDEN".
- 1.9 **SAID FLAT** shall mean All That the Flat more fully described in the Third Schedule hereunder written.

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- 1.10 **FLAT HOLDER** shall mean the persons who have for the time being agreed to acquire or have acquired any flat or flats in the said Housing Complex but shall not include a tenant or licensee of such Flat Holder.
- 1.11 **FLAT OWNERS ASSOCIATION** shall mean the Association responsible for carrying out the management, administration and maintenance of the said Housing Complex and the **PURCHASER** shall pay the proportionate costs charges and expenses as maintenance charges in respect thereof ;
- 1.12 **PLAN** shall mean the plans, drawings, specifications sanctioned by the appropriate authorities of the Ranchi Regional Development Authority for construction of the said Housing Complex and shall include all modifications and alterations thereof.
- 1.13 **ENTIRETY OF THE SAID PREMISES** shall mean All That the piece and parcel of land admeasuring 277 Cottahs and 10 Chittacks be the same a little more or less situate and lying at Booty Road, Village Morhabadi, Thana No.192, Thana Bariatu in the town and district of Ranchi morefully described in Part-II of the First Schedule hereunder written.
- 1.14 **PROPORTIONATE OR PROPORTIONATELY** shall mean the proportion in which the builtup area of any flat bears to the entire built up areas of all the flats of the said Housing Complex.
- 1.15 **PURCHASER** shall mean
- i) in case of individual his/her heirs, executors, administrators and legal representatives;
  - ii) in case of partnership firm the partners for the time being of the said firm and each of their respective heirs, executors, administrators and legal representatives;
  - iii) in case of a company its successors and/or successors-in-interest;
  - iv) in case of Hindu Undivided Family its Karta and Co-parceners and/or members for the time being of the said Hindu Undivided Family and each of their respective, heirs, executors, administrators and legal representatives.
- 1.16 **BUILTUP AREA** shall mean the entire covered area of the units, including the plinth area of the Units, including the plinth area of the bathrooms, balconies and open terrace, if any appurtenant thereto and also the thickness of the walls (external or internal and pillars). However if any wall is common between two units then the thickness of that wall will be divided between both the units.

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- 1.17 **VENDORS** shall mean Rajan Kumar Singh & Ors. all represented by their constituted Attorney SRI PAWAN BAJAJ and SRI GYANENDRA KUMAR SINGH and their respective heirs executors administrators and/or legal representatives.
- 1.18 **UNDIVIDED SHARE** shall mean the proportionate impartible variable undivided share in the land underneath the building named as **SRI BLOCK** comprised in the said Housing Complex known as **SRI RADHE KRISHNA GARDENS** morefully described in the Second Schedule stated hereunder attributable to the said Flat.

#### INTERPRETATIONS

In this Indenture save and except as otherwise expressly provided –

- i) All words importing singular shall include plural and vice versa and words imparting the masculine shall include the feminine and neuter and vice versa.
- ii) Any reference to any period commencing from a specified day or date and till or until a specified day or date shall include both such days or dates.
- iii) All monetary amounts are expressed in Indian Rupees. All payments of sums, charges, fees, costs expenses and other amounts contemplated in this agreement shall be paid in Indian Rupees.
- iv) The words 'herein', 'hereof', 'hereunder', 'hereafter' and 'hereto' and words of similar import refer to this Indenture as a whole and not to any particular section hereof.
- v) Any reference to any act of Parliament or State legislature in India refers to that act as it applies at the date of this Indenture whether general or specific shall be deemed to include any amendment, replacement or reenactment thereof for the time being in force and to include any bye-laws, statutory instruments, rules, regulations, orders, notices consent, permission made thereunder.
- vi) Any reference to any agreement, contract, plan, deed or document shall be construed as a reference to it as it may have been or may be from time to time amended, varied, altered, modified, supplemented or innovated.

NOW THIS INDENTURE FURTHER WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 55,00,000=00 (Rupees Fifty Five Lac) only of lawful money paid by the **PURCHASER** to the **DEVELOPER** on or before the execution of these presents (the receipt whereof the **VENDORS** and the **DEVELOPER** do hereby admit and acknowledge and acquit release and discharge the said flat and every part thereof as also the **PURCHASER**) the **VENDORS** with the consent

Signature  
Date

and concurrence of the **DEVELOPER** do hereby sell grant convey transfer by way of sale assign and assure and **DEVELOPER** doth hereby transfer release, relinquish, disclaim assign and assure their respective right title interest unto and in favour of the **PURCHASER** in respect of All That Duplex Flat i.e. Unit No. 1404 on Fourth & Fifth Floor of the building known as **SRI BLOCK** containing built-up area measuring about 3284 Sq.ft. be the same little more or less together with 2(Two) Room on Ground Floor and 2(Two) car parking space for medium size car on the Ground Floor of **SRI Block** of the said building together with a right to use and enjoy the benefits of the common areas and facilities appertaining to the said flat together with undivided proportionate variable impartible share in the land underneath the said building being **SRI BLOCK** comprised in the said housing complex known as **SRI RADHE KRISHNA GARDENS** morefully described in the Second Schedule stated hereunder situate lying at M.S. Plot No.575 & 576 of village Morabadi Thana Bariatu, Thana No.192 situate at Booty Road, P.O. & District Ranchi appertaining and/or attributable thereto hereunder written hereinafter collectively referred to as the said flat and morefully and particularly described in the Third Schedule and delineated in the Map or Plan hereto annexed and thereon bordered in 'RED' colour TOGETHER WITH the right in common with the Owners and Occupiers herein for the time being of the other flats in the said building and all others having the like right to use for the purposes of access to and egress from the said flat entrance stair case landings and lifts in the said building and such of the passages therein subject to the right of support (laterally or vertically) in the said building together with all privileges, easements, profits, advantages, benefits appendages right title claims and demands whatsoever and all the appurtenances belonging to or in any wise appertaining to or with the same or any part thereof usually held used occupied enjoyed or known as part of or appertaining to the said flat hereby granted as aforesaid excepting and reserving such easements quasi easements rights and privileges as are set out in the Fourth Schedule stated hereunder together with benefit of such easements quasi easements rights and privileges and the benefits of such easements quasi easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the said Flat as mentioned in the Fifth Schedule stated hereunder AND ALL estate, right, title, interest, use, possession, benefit, claim and demand whatsoever of the **VENDORS** into upon or in respect of the said Flat and every part thereof hereby sold transferred granted or expressed so to be unto and to the use of the **PURCHASER** AND ALL deeds pattahs writings muniments and evidences of title relating thereto or any part

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thereof which now are or may hereafter be in the possession or custody of the **VENDORS** or any person or persons from whom they may procure the same without any action either at law or in equity TO HAVE AND TO HOLD the said flat absolutely and forever free from all encumbrances whatsoever subject to the obligation of contributing and paying proportionate expenses of maintenance and rates and taxes and subject to the covenants, stipulations and restriction set forth hereto and imposed and/or to be imposed on the **PURCHASER** as obligations intended to be binding in perpetuity on the said flat hereby conveyed and all future owners thereof **TOGETHER WITH** the easements or quasi-easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the said flat **AND ALSO TOGETHER WITH** right to enjoy in the common areas and facilities as mentioned in Sixth Schedule hereunder written in common with the other owners and occupiers of the flats of the said building **AND SUBJECT ALSO** to the payment of the proportionate or apportioned share of the common expenses for maintenance repairs, renewals, replacements of the common areas and liabilities as described in the Sixth Schedule hereto and subject further to the payment of the proportionate or apportioned share of the common expenses charges and statutory rates taxes and impositions in respect of the said flat morefully described in the Seventh Schedule hereunder written.

**THE VENDORS AND DEVELOPER DO HEREBY COVENANT WITH THE PURCHASER**  
as follows :-

A. That notwithstanding any act deed or thing by the **VENDORS** and **DEVELOPER** done executed or knowingly suffered to the contrary the **VENDORS** and **DEVELOPER** are lawfully entitled to and/or absolutely seised and possessed of the said flat and have good right full power and absolute authority to transfer by way of sale the same unto and to the use of the **PURCHASER** in the manner aforesaid.

B. That the **PURCHASER** shall and may at all material times hereafter peaceably and quietly possess and enjoy the said flat and receive the rents issues and profits thereof without any lawful eviction interruption claims or demands whatsoever from or by the **VENDORS** and **DEVELOPER** or any person or persons lawfully claiming from under or in trust from them.

C. That the said flat is free and clear and freely and clearly and absolutely and forever released and discharged or otherwise by the **VENDORS** and **DEVELOPER** and well and sufficiently saved kept harmless and indemnified of from and against all former and other

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estate title charge and encumbrances whatsoever made executed occasioned or suffered by the VENDORS and DEVELOPER or any other person or persons lawfully claiming or claimed by from under in trust from them.

D. The VENDORS and DEVELOPER shall from time to time and at all times hereafter at the request and costs of the PURCHASER do and execute all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law for the better further and more perfectly and absolutely granting the said flat hereby granted and sold unto and to the use of the PURCHASER in the manner aforesaid as the PURCHASER or his counsel in law shall reasonably require.

E. The VENDORS and DEVELOPER shall at all times hereafter at the requests and costs of the PURCHASER produce or cause to be produced all the original Title deeds and documents in respect of the said housing complex, for evidencing the title and also to furnish to the PURCHASER copies of or extracts from the said Deeds and documents and shall in the meanwhile keep the same safe and obliterated.

F. That if any Service Tax, Sales Tax, VAT or other Statutory taxes, fees etc. is imposed or assessed or levied in respect of the Unit sold to the PURCHASER then the same shall be paid and borne by the PURCHASER only. Neither the VENDORS nor the DEVELOPER shall be in any manner liable for payment of the same.

G. The VENDORS and DEVELOPER hereby confirm to have delivered peaceful and vacant possession of the said flat to the PURCHASER before the execution of these presents.

THE PURCHASER DOTH HEREBY COVENANT WITH THE VENDORS AND DEVELOPER as follows:-

- a. To pay proportionately both Owner's and Occupier's share of municipal rates and taxes assessments outgoings or any other rates/taxes/levies assessments, outgoings that may be levied in future on the said flat and/or the land and/or the building at the said housing complex.
- b. To pay electricity charges on due dates regularly and punctually without default failing which the PURCHASER shall not be entitled to avail electricity connection and the same shall be disconnected by the Flat Owners Association of the said buildings at the said housing complex.
- c. To pay the proportionate share for maintenance charges towards common services provided in the said building in the said housing complex for the use/benefit of the

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G. S. S.  
S. S. S.



**PURCHASER** and/or Co-Purchasers of the other flat/flats. The **PURCHASER** shall pay to the **DEVELOPER** the maintenance charges from the date of possession at a rate of Rs. 1.50 per sq. ft. of built-up area per month of such proportionate costs on account of overhead expenses and/or service charges till such time the Maintenance Organization is formed by the Developer and till such time the Developer shall manage and carry on maintenance of the building. The proportionate rate payable by the **PURCHASER** for the common expenses shall be decided by the **DEVELOPER** and/or Maintenance Agency from time to time and the **PURCHASER** shall be liable to pay the same and the statement of account of the apportionment of charges as prepared by the **DEVELOPER** and/or Maintenance Agency shall be conclusive final and binding and the **PURCHASER** shall not be entitled to dispute or question the same ;

d. The **PURCHASER** agreed that after completion of entire Housing Complex the **DEVELOPER** shall initially form an eleven members Maintenance Agency for two years and members thereof for the said period shall be selected or nominated by the **DEVELOPER** alone and the **PURCHASER** shall not raise any objection to this and has consented for such selection or nomination.

e. To pay interest at the rate of 24% per annum on all amounts becoming due and payable by the **PURCHASER** to the **DEVELOPER** and/or flat owners association for the period the **PURCHASER** delays and/or defaults in the payments thereof. However it is agreed that the unsold portion shall not be charged or levied maintenance cost till the time those are sold.

f. Not to do anything in connection with the use and enjoyment of the said flat whereby the Owners and/or occupiers for the time being of other areas in the said building are prejudicially affected.

g. Not to throw or deposit any rubbish garbage or refuse otherwise than in the containers provided therefore or dismantled building materials in any common parts save and except an area specified.

h. Not to put anything in the sinks or lavatories which can lead to stoppage in the pipes or drains serving the said building.

i. The **PURCHASER** shall not keep nor store in the said flat any inflammable or combustible articles or any other similar articles giving an offensive smell.

j. Not to do anything which will cause any nuisance or annoyance to the Co-Purchasers and/or occupants of other portions of the building and/or the flat.

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m. Not to do anything whereby the other Co-Purchasers are obstructed in or prevented from quiet enjoyment of their respective flats and jointly of the common parts.

o. Not to obstruct in any manner the **DEVELOPER** in raising further stories or making other constructions or transferring any rights in or on the land or building or other flats and the **PURCHASER** hereby undertake not to raise objection in respect thereof. However it is agreed that no construction will be made in the common area.

q. Not to display or affix any neon sign or signboard on any outer wall of the building or the flats or the common parts and not to affix any letter boxes in any place except the space provided by the DEVELOPER.

s. Not to claim any additional right other than undivided proportionate variable impartible share in the land underneath the building being **SRI BLOCK** at the said housing complex as stated hereunder.

Edward G. Giff

area in excess of an area now intended and/or permitted to be constructed on the land mentioned in the Second Schedule stated hereunder.

u. Not to put up brick wall within the flat or any where in the building.

v. Not to keep any goods in the common corridor or common area which shall always be kept free and no agent or servants, employees of the PURCHASER shall be entitled to stay and/or sleep in the common area.

w. The PURCHASER shall not do or cause or permit to be done any act deed or thing which may increase the insurance premium or render void or voidable any insurance of any flat or any part of the said building.

x. To keep the said flat in a good state of repairs and conditions.

y. The PURCHASER shall observe and comply with all the rules and regulations framed by the DEVELOPER or flat owners Association for the time being of the said building.

z. If any dues of the DEVELOPER and/or flat owners association remain due and payable by the PURCHASER, the DEVELOPER and/or flat owners association shall be entitled to withdraw and/or stop the PURCHASER from utilising the common services.

aa. To keep the said flat and all walls partition walls sewers drains pipes cables wires belonging thereto in good and tenable repair and condition at its own costs.

bb. The PURCHASER shall not obstruct the DEVELOPER and/or flat owners Association from carrying out any obligations and/or duties for the maintenance of the said building or any common parts or utilities.

cc. No animals, rabbits, livestock or poultry of any kind or Dogs, Birds, Cats and other household pets etc. shall be allowed to be kept by the PURCHASER in their respective flat and/or in the common Areas or Open Spaces of the said Housing Complex.

dd. No clothes, sheets, blankets, laundry of any kind or other articles shall be hung out or exposed on any part of the common areas and facilities.

ee. Not to install any generator in the flat and/or common areas of the said housing complex.

ff. The demarcated open green space or lawn shall be used as a lawn or garden for aesthetic purpose only and the same shall not be used for social functions such as marriage parties etc.

21.10.15

Amr

- gg. Not to allow the children to use the lawn as play ground of the said housing complex and there shall be no playing, lounging parking of baby carriages or players, bicycles, benches or chairs on any part of the common areas.
- hh. To permit surveyors or agents of the **DEVELOPER** and/or flat owners Association with or without workmen at all reasonable time to enter upon the said flat and every part thereof to view the state and conditions thereof.
- ii. Within 15 days after the date of every such notice as aforesaid to repair and make good all such defects decay and want of reparation to the said flat at the costs of the **PURCHASER**.
- jj. Nothing shall be done in any flat or in on or to the common areas and facilities which will impair the structural integrity of the single family building or which would structurally change the same.
- kk. Not to use parking space except for the periodic parking of non commercial road worthy vehicle and shall be used for the parking self use road worthy family car only. The visitor(s) shall not have any right to park his/their Vehicle(s) in the Housing Complex.
- ll. Not to keep any heavy article or thing, operate any machine as is likely to endanger the structure of the building or damage the floor or roof or outer walls of any Flat;
- mm. Not to hang from or attach to the beams or rafters any articles or machinery which are heavy or likely to effect or endanger or damage the stability of the building or any part thereof ;
- nn. Not to park or allow its car to be parked in the pathway or in the open spaces of the building or at any other place at the said Housing Complex except at the space, if any, allotted to him/her/them/it ;
- oo. To use only those common areas as are mentioned in the Fourth Schedule hereto, for ingress and egress to the said Flat, in common with the other occupiers of the Housing Complex and the **PURCHASER** shall have no right on any other portion and/or space in the building and/or the said Housing Complex.
- pp. Not to permit closing of the verandah or balconies or lobbies and common parts and also not to permit any alterations in the elevation and outside colour scheme of the exposed walls of the verandah, lounge or any external walls of the said Flat ;
- qq. Not to fix grills in the verandah and/or windows which are not as per the designs suggested or approved by the Architect ;

18.6.19  
T. S. S.



rr. Not to make in the said Flat any structural additions and/or alterations such as beams columns, partitions, walls etc. or improvements of a permanent nature except with the prior approval in writing of the **DEVELOPER** and/or any concerned authority ;

ss. So long as each Flat in the building being **SRI Block** is not separately assessed and mutated, the **PURCHASER** shall from the date of possession be liable to pay the proportionate share of all the rates and taxes assessed on the entirety of the said Housing Complex and such proportion to be determined by the **DEVELOPER** on the basis of the area of the said Flat ;

tt. After taking delivery of the said Flat, the **PURCHASER** shall take steps to have the said Flat separately assessed and mutated. The **PURCHASER** shall be liable and responsible for all the costs and consequences of non-observance of this clause ;

uu. The **PURCHASER** hereby accords consent to the Vendor and the **DEVELOPER** in respect of the modification of the sanctioned plan and or to change the user of any area of the buildings in the said housing complex with the permission of appropriate authorities as the Vendor and **DEVELOPER** may think fit and proper and the **PURCHASER** shall not raise any objection of whatsoever nature in respect thereof.

vv. In case of any natural calamity or destruction of the building in future, the building may be reconstructed jointly by the co-owner (Purchaser of the Flats in the Housing Complex) who may hereafter or hereto before have acquired by purchasing different flats of the said Housing Complex, having similar right, title and interest in the land of the Housing Complex. The co-owners shall pay and contribute the proportionate cost of their share in the building in his/their occupation for such reconstruction of the Housing Complex, if any, arises in future.

THE FIRST SCHEDULE ABOVE REFERRED TO

PART - I

Regd. Indenture					
Sl. No.	Dated	No.	Name of Owner	Municipal Holding No.	Area of Land
1.	11.12.02	13806	RAJAN KUMAR SINGH & Others	204/A	13 K. 2 Chh.
2.	22.03.10	6237	SANGITA BAJAJ	204/A-12 & 204/A	29 K
3.	11.01.02	414	NEERAJ NARSARIA	204/A5	23 K. 8 Chh
4.	28.08.01	9716	PRADEEP KUMAR NARSARIA	204/A7A	10 K. 8 Chh
5.	28.08.01	9715	RAM KUMAR NARSARIA	204/A7	17 Kathas
6.	13.12.01	13110	SONU DHANUKA	204/A10	27 K. 8 Chh.

7.	10.06.02	6977	BISHNU LAL DHANUKA	204/A-3B, 4B & 5B	20 Kathas
8.	28.08.01	9717	KAMAL KUMAR DHANUKA	204/A1	27 K. 8 Chh.
9.	28.08.01	9718	AJAY KUMAR KEJRIWAL	204/A11	28 Kathas
10	19.03.02	3430	AMIT KEJRIWAL	204/A6A1	10 Kathas
11	19.03.02	3431	MAYA KEJRIWAL	204/A6A	18 Kathas
12	22.08.07	14356	ADITYA KUMAR DHANUKA	204/A9	27 K. 8 Chh.
13	11.01.02	415	RAHUL KUMAR SINGH	204/A8	27 K. 8 Chh.
				TOTAL	277 K. 10 Ch

PART - II

ALL THOSE several pieces and parcels of land measuring total area 277 Cottahs and 10 Chittacks, be the same a little more or less together with messuages, tenements, hereditaments and structure built up thereon comprised of M.S. Plot No. 575 and 576 of village Morhabadi, Thana Bariatu, Thana No.192 situate at Booty Road in the town and district of Ranchi and now comprised within Municipal Holding Nos. 204/A, 204/A-12, 204/A-5, 204/A-7A, 204/A-7, 204/A-10, 204/A-3/B, 204/A-4/B, 204/A-5/B, 204/A-1, 204/A-11, 204/A-6A, 204/A-9, 204/A-8 in Ward No. 18 of Ranchi Municipal Corporation ;

THE SECOND SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of land measuring an area of 215 Cottahs be the same a little more or less of the said Housing Complex known as "SRI RADHE KRISHNA GARDENS" out of the said total area of 277 Cottahs morefully described in Part - II of the First Schedule stated hereinabove comprised of M.S. Plot No. 575 and 576 of village Morhabadi, Thana Bariatu, Thana No.192 situate in the town and district of Ranchi and now comprised within Municipal Holding Nos. 204/A, 204/A-12, 204/A-5, 204/A-7A, 204/A-7, 204/A-10, 204/A-3/B, 204/A-4/B, 204/A-5/B, 204/A-1, 204/A-11, 204/A-6A, 204/A-9, 204/A-8 in Ward No. 18 of Ranchi Municipal Corporation, Ranchi, butted and bounded as follows:-

NORTH : Side Road.

SOUTH : Nala.

EAST : Portion of M.S. Plot No. 575 and 576.

WEST : Village Road.

THE THIRD SCHEDULE ABOVE REFERRED TO

ALL THAT the Duplex Flat i.e. Unit No. 1404 on the Fourth & Fifth Floor of the said building known as SRI BLOCK containing by admeasurement built-up area of 3284 Sq.ft. be the same a little more or less together with 2(Two) Room on Ground Floor and 2(Two) car parking space for medium size car on the Ground Floor of SRI Block of the

said building, delineated in the Map or Plan attached herewith and bordered in "RED" thereon, together with undivided proportionate impartible variable share in the land underneath the said building being SRI BLOCK comprised in the said Housing Complex known as SRI RADHE KRISHNA GARDENS morefully described in the Second Schedule hereinabove appertaining and or attributable thereto with right to use and enjoyment of the common areas and facilities attached therewith.

**CONSTRUCTION EXISTS**

1. One Unit i.e. Duplex Flat i.e. Unit No. 1404 in Fourth & Fifth Floor and 2 room on Ground Floor of SRI BLOCK of the Multi storeyed Buildings complex named as "SRI RADHE KRISHNA GARDENS".
2. Total built up area 3284 sq.ft.
3. Constructed in the year 2009-10 vide B.C. Case No. 850/04 dated 12-04-05.
4. Constructed by brick-cement mortar, having R.C.C. roof (being sold without roof right).
5. Ceramic tiles floor.
6. Having wiring for electricity.
7. For Residential use.
8. Non on lease or rent.

**VALUATION**

Value of Construction	Rs. 52,54,400=00	✓
Value of land (1018 Sq. Ft.)	Rs. 2,45,600=00	✓
Total	Rs. 55,00,000=00	

(Rupees Fifty Five Lac) only

**THE FOURTH SCHEDULE ABOVE REFERRED TO**

**(RIGHTS AND EASEMENTS EXCEPTED AND RESERVED)**

- a) The right in common with the Owners and occupiers of for the time being of the other flats of the said building in the said Housing Complex and all others having the like right to use for the Purposes of access to and egress from the said flat the entrance, staircases, landings and lift in the said building and such of the passages therein.
- b) The right with or without workmen and necessary materials to enter from time to time upon the said Flat but without causing any undue inconvenience to occupants thereof for laying pipes drains wires and conduits as aforesaid and for the purpose of repairing including inspection if necessary thereof.

g.p.b.  
t.m.v.

- c) A right of protection for the said flat by other portion or portions of the said building by all parts of the said building.
- d) A right to attach to the joist immediately above the said flat ceilings for the various parts of the flat of the said building in the said Housing Complex and right to do such things affecting such joist as may be necessary in the repair and replacement of such ceilings.

**THE FIFTH SCHEDULE ABOVE REFERRED TO :**

**(RIGHTS AND EASEMENTS ATTACHED)**

- a) The **PURCHASER** shall be entitled to all privileges and rights including right of vertical and lateral supports easements quasi-easements appendages and appurtenances whatsoever belonging or in any way appertaining to the said Flat.
- b) The **PURCHASER** and his Servants, Agents, Employees and invitees shall have the right of access in common with the Owners and occupiers for the time being of the other flats at all times and for domestic purposes connected with the use and enjoyment of the said flat and common parts provided always and it is hereby declared that nothing herein contained shall permit the **PURCHASER** and/or his servants, agents and employees to obstruct in any way by vehicles, deposit of materials rubbish or otherwise free passage of other persons properly entitled to such rights of way as aforesaid.
- c) The **PURCHASER** shall have the right of protection of the said flat by or from all parts of the said building so far as may be necessary including right of support both vertical as well as lateral and right of passage in common as aforesaid of electricity, telephone, water and soil from and to the said flat through pipes, drains, wires and conduits being in under through or over the said building or any part thereof so far as may be reasonably necessary for the beneficial occupation and enjoyment of the said flat.

**THE SIXTH SCHEDULE ABOVE REFERRED TO :**

**(COMMON PARTS) – Common to the Co-Owners**

1. Common paths, passages, drive ways and main entrance to the said premises and the multistoried building complex.
2. Common Boundary walls and main gates.
3. Drainage and sewerage and all pipes and other installations for the same (except only those as are installed within the exclusive area of any flat/shop/office and/or exclusively for its use).



4. Electric installation and its room and/or meter room, Generator area and all electrical wiring and other fittings (excluding only those as are installed within the exclusive area of any flat/shop/office).
5. Attendant's room, if any, for the management of day today affair of the said Housing Complex.
6. Stair cases, stair case landings and/or mid-landing on all the floor without roof right of the building in the said Housing Complex.
7. Lobbies on all the floors of the Building in the said Housing Complex except the roof.
8. Water tanks without roof right, tube well and its installations, water reservoir tanks and all plumbing installations for carriage of water (save and except those as are exclusively within and for use any flat office).
9. Lift along with lift well, lift machine room without roof right and all other electrical wiring, machinery and fitting if any.
10. Such other common parts, areas equipments or installations fittings and fixtures in or about the said building in the said housing complex as are necessary for passage, drive ways to and/or user of the flats in common by Co-owners.
11. Fire Fighting System.
12. EPAX System, Electrical Installations.
13. Common Electric connection for common area.
14. Common lawn and other open area of the said Housing Complex.

THE SEVENTH SCHEDULE ABOVE REFERRED TO :

(Common Expenses)

1. All costs of maintenance, operating, replacing, repairing, white washing, painting, re-decorating, rebuilding, reconstructing and lighting the Common portions in the said Housing Complex including the outer walls of the said Housing Complex.
2. The salary of all persons employed of the common purposes including darwans, security persons, gardeners, sweepers, plumbers, liftmen, electricians, list operators, pump operators etc. if any.
3. All charges and deposits for supplies of common utilities to the Co-owners in common.
4. Municipal taxes, water taxes and other levies in respect of the said building in the said Housing Complex save those separately assessed.

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5. Cost of formation and operation of the Association of Co-owners.
6. Cost of running, maintenance, repair and replacement of generator, lift, transformers (if any) pumps and other common installations, including their license fees, taxes and other levies (if any).
7. Electricity charges for electric energy consumed for the operation of the common services.
8. All litigation expenses incurred for the common purposes and relating to common use and enjoyment of the Common portions.
9. The office expenses incurred for maintaining an office for common purposes.
10. All other expenses, taxes, rates and other levies etc. as are deemed by the DEVELOPER to be necessary or incidental or liable to be paid by the Co-owners in common including such amount as be fixed for creating a fund for replacement, renovation, painting and/or periodic repairing of the Common Portions.
11. Cost of Insurance of the buildings in the said Housing Complex.

This is to certify that the land, which is subject matter of these presents and mentioned in the Schedule, is not the Government land. The same was neither acquired by the Government for civil or military purposes nor it is Bhoodan Land. The land is outside from forest area limit and it does not belong to C.C.L., B.C.C.L OR E.C.L.

It is further certified that the land does not belong to Adivasi Khata nor connected with any member of Scheduled Tribe and this land is free from Ceiling.

It is also not the Khas Mahal, Khuntkatti, Sama, Masna, Hargarhi, Fodder scam, Land scam. That the said land has not been mortgaged with any institution.

IN WITNESS WHEREOF the Parties have hereunto set and subscribed their respective hands and seals the day, month and year first above written hereof.

SIGNED SEALED AND DELIVERED

by the VENDORS and DEVELOPER

at RANCHI in the Presence of :-

WITNESSES

1. Anand Kumar  
S/o Late Bitam Lal  
R/o 206, Shakti Tower  
Pandora, Ranchi

2. Rajiv Anand  
Ratu Road,  
Ranchi

  
VENDOR No. (I) to (xii)

through their constituted  
attorney Pawan Bajaj

  
G.Y.B.  
Ranchi

DRAFTED BY



(S. N. LAL)

Advocate, Ranchi

  
VENDOR NO. (xiii)

through his constituted attorney

Gyanendra Kumar Singh

For Shakambhari Builders Pvt. Ltd.

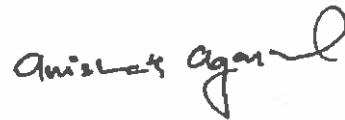
  
Authorised Signatory

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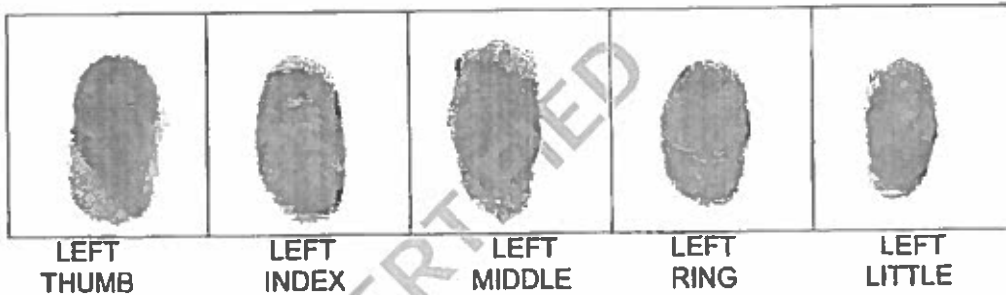
R.K.



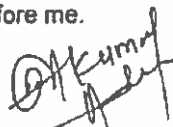
DEVELOPER



PURCHASER



Certified that the fingers print of  
left hand of each person whose  
photographs are affixed in this document  
has been obtained before me.

  
24/5/10





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

Token No: 82

Token Date/Time: 05/05/2010 12:45:09

Document Type Sale Deed  
Presenter Name & Address Kanke Road Ranchi  
Stampable Doc. Value 5500000  
Document Value 5500000  
Special Type  
Remarks / Other Details  
Presenter Pawan Bajaj  
DOE  
Stamp Value 220000  
Serial No.  
Date of Entry 05/05/2010  
Total Pages 68  
Book 1  
CNO/PNO

## Property Details:

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
Ranchi Shahar	192	4	Morabadi/ Morabadi		575	MSP	204/A & Oth.	OR_RES	1.16 Decimal	117405 92
Ranchi Shahar	192	4	Morabadi/ Morabadi		576	MSP	204/A & Oth.	OR_RES	1.16 Decimal	117405 92

## Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
OR_DLX	192		Morabadi/ Morabadi	Ranchi	3284	1600 Sq. Ft.	5254400

## Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Rajan Kumar Singh Thro	Mahendra Kumar Singh	Business	Other	Form 60	Sukhdeo Nagar Ratu Road Ranchi
2	VENDOR	Ram Kumar Narsaria Thro	Late Krishna Gopal Narsaria	Business	Other	Form 60	Opp.Lalpur Station H.B.Road Lalpur Ranchi
3	VENDOR	Sangita Bajaj Thro	Pawan Bajaj	Business	Other	Form 60	Kanke Road Ranchi
4	VENDOR	Neeraj Narsaria Thro	Kamal Kumar Narsaria	Business	Other	Form 60	Opp.Lalpur Station H.B.Road Lalpur Ranchi
5	VENDOR	Pradeep Kumar Narsaria Thro	Late Krishna Gopal Narsaria	Business	Other	Form 60	Opp.Lalpur Station H.B.Road Lalpur Ranchi
6	VENDOR	Sonu Dhanuka Thro	Kamal Kumar Dhanuka	Business	Other	Form 60	North Market Road Upper Bazar Kotwali Ranchi
7	VENDOR	Bishnu Lal Dhanuka Thro	Late Girdhari Lal Dhanuka	Business	Other	Form 60	Bhuyan Toli Cart Sarai Road Upper Bazar Kotwali Ranchi
8	VENDOR	Kamal Kumar Dhanuka Thro	Late Ram Gopal Dhanuka	Business	Other	Form 60	North Market Road Upper Bazar Kotwali Ranchi
9	VENDOR	Amit Kejriwal Thro	Kailash Chandra Kejriwal	Business	Other	Form 60	1st J.C.Lane Lalpur Ranchi
10	VENDOR	Maya Kejriwal Thro	Nareish Kejriwal	Business	Other	Form 60	1st J.C.Lane Lalpur Ranchi
11	VENDOR	Aditya Kumar Dhanuka Thro	Late Raj Kumar Dhanuka	Business	Other	Form 60	Saket Nagar Kanke Road Gonda Ranchi
12	VENDOR	Ajay Kumar Kejriwal Thro	Inder Lal Kejriwal	Business	Other	Form 60	1st J.C.Lane Lalpur Ranchi
13	Power Holder	Pawan Bajaj	Late Rajendra Prasad Bajaj	Business	Other	Ahupb43331	Kanke Road Ranchi
14	VENDOR	Rahul Kumar @ Rahul Kumar Singh Thro	Gyanendra Kumar Singh	Business	Other	Form 60	Neel Kunj Sukhdeo Nagar Ratu Road Ranchi
15	Power Holder	Gyanendra Kumar Singh	Shyam Bihari Singh	Business	Other	Form 60	Neel Kunj Sukhdeo Nagar Ratu Road Ranchi
16	VENDEE	Dynamic Commodoreal Pvt Ltd Thro Its Dir.	Avishek Agarwal S/O Narayan Prasad Agarwal	Business	Other	Aaccd8410e	52/2b Hazra Road Ballygunge Kolkata -700019
17	Identifier	Vikash Chandra Agarwal	Umesh Chandra	Advocate	Other	Not Req.	Aryapuri Ratu Road Ranchi

## Fee Details:

SN	Description	Amount
1	A1	55,000.00
2	SP	1,020.00
Total		56,020.00

उपर्युक्त प्रविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

<http://172.16.20.229/JARS/reg/prndetails.aspx?deedid=188400>

05/05/2010

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

प्रस्तुतकर्ता का हस्ताक्षर  
Amit W. Chaudhary  
डाटा एंट्री ऑपरेटर का हस्ताक्षर  
5/5/2010

उपर्युक्त ..... पवन बजाज के इतिहास के ..... ने इस दस्तावेज के निष्पादन को मेरे समक्ष  
स्वीकार किया  
जिसकी  
पहचान ..... पिता ..... ने की।  
निवासी ..... पेशा ..... निवासी

निबंधन पदाधिकारी का हस्ताक्षर



NOT CERTIFIED



निबंधन विभाग, झारखंड  
रांची

Token No.62 Token Date: 05/05/2010 12:45:09

Serial/Deed No./Year :12126/10471/2010

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
7	<b>Bishnu Lal Dhanuka Thro</b> Father/Husband Name:Late Girdhari Lal Dhanuka (VENDOR) Bhuyan Toli Cart Sarai Road Upper Bazar Kotwali Ranchi	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
8	<b>Kamal Kumar Dhanuka Thro</b> Father/Husband Name:Late Ram Gopal Dhanuka (VENDOR) North Market Road Upper Bazar Kotwali Ranchi	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
9	<b>Amit Kejriwal Thro</b> Father/Husband Name:Kailash Chankdra Kejriwal (VENDOR) 1st J.C.Lane Lalpur Ranchi	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
10	<b>Maya Kejriwal Thro</b> Father/Husband Name:Naresh Kejriwal (VENDOR) 1st J.C.Lane Lalpur Ranchi	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
11	<b>Aditya Kumar Dhanuka Thro</b> Father/Husband Name:Late Raj Kumar Dhanuka (VENDOR) Saket Nagar Kanke Road Gonda Ranchi	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
12	<b>Ajay Kumar Kejriwal Thro</b> Father/Husband Name:Inder Lal Kejriwal (VENDOR) 1st J.C.Lane Lalpur Ranchi	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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Year 2010  
Date 05/05/2010 13:53:29

*[Signature]*  
District Sub Registrar

Signature of Operator



निबंधन विभाग, झारखंड  
रांची

Token No.62 Token Date: 05/05/2010 12:45:09  
Serial/Deed No./Year :12126/10471/2010  
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	<b>Rajan Kumar Singh Thro</b> Father/Husband Name:Mahendra Kumar Singh (VENDOR) Sukhdeo Nagar Ratu Road Ranchi	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2	<b>Ram Kumar Narsaria Thro</b> Father/Husband Name:Late Krishna Gopal Narsaria (VENDOR) Opp.Lalpur Station H.B.Road Lalpur Ranchi	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3	<b>Sangita Bajaj Thro</b> Father/Husband Name:Pawan Bajaj (VENDOR) Kanke Road Ranchi	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4	<b>Neeraj Narsaria Thro</b> Father/Husband Name:Kamal Kumar Narsaria (VENDOR) Opp.Lalpur Station H.B.Road Lalpur Ranchi	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5	<b>Pradeep Kumar Narsaria Thro</b> Father/Husband Name:Late Krishna Gopal Narsaria (VENDOR) Opp.Lalpur Station H.B.Road Lalpur Ranchi	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
6	<b>Sonu Dhanuka Thro</b> Father/Husband Name:Kamal Kumar Dhanuka (VENDOR) North Market Road Upper Bazar Kotwali Ranchi	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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रांची

Token No.62 Token Date: 05/05/2010 12:45:09

Serial/Deed No./Year :12126/10471/2010

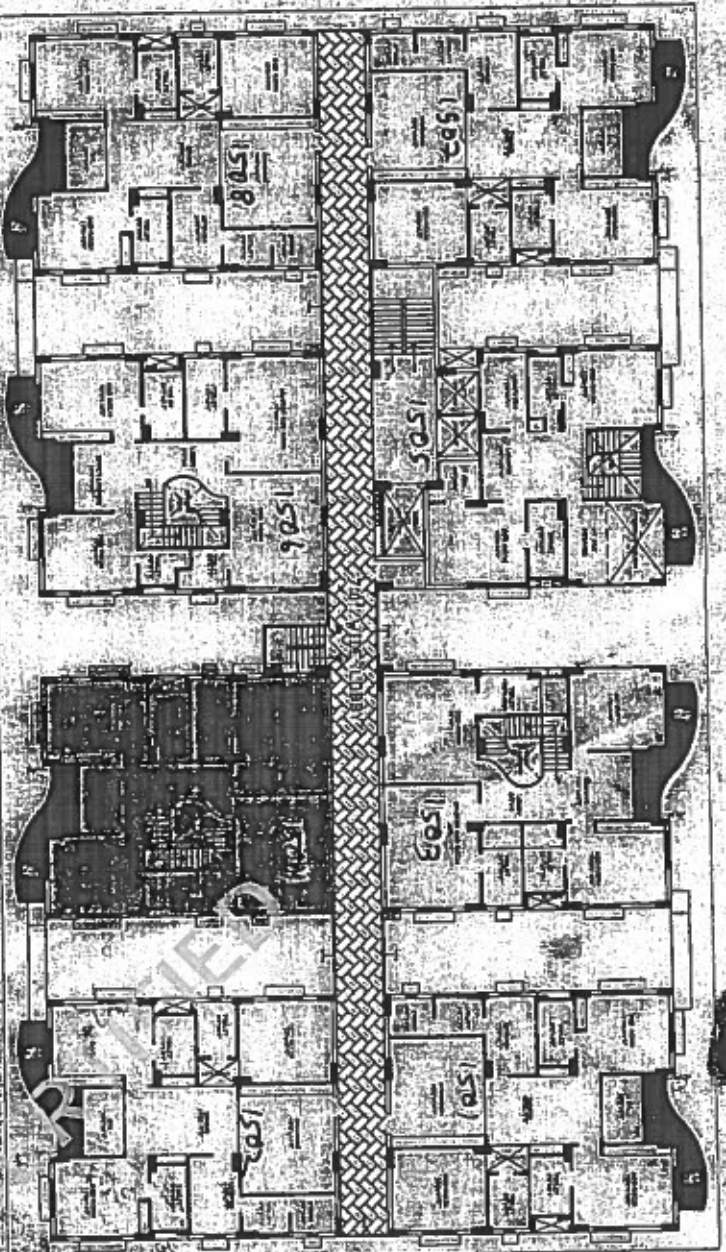
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
13	<b>Pawan Bajaj</b> Father/Husband Name:Late Rajendra Prasad Bajaj (Power Holder) Kanke Road Ranchi		
14	<b>Rahul Kumar @ Rubul Kumar Singh Thro</b> Father/Husband Name:Gyanendra Kumar Singh (VENDOR) Neel Kunj Sukhdeo Nagar Ratu Road Ranchi		
15	<b>Gyanendra Kumar Singh</b> Father/Husband Name:Shyam Bihari Singh (Power Holder) Neel Kunj Sukhdeo Nagar Ratu Road Ranchi		
16	<b>Dynamic Commoddeal .Pvt Ltd Thro Its Dir.</b> Father/Husband Name:Avishek Agarwal S/O Narayan Prasad Agarwal (VENDEE) 52/2b Hazra Road Ballygunge Kolkata -700019		
17	<b>Vikash Chandra Agarwal</b> Father/Husband Name:Umesh Chandra (Identifier) Aryapuri Ratu Road Ranchi		

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District Sub Registrar

Signature of Operator



SRI BLOCK  
5TH FLOOR PLAN

SRI RADHE KRISHNA GARDEN, AT MORABADI  
RANCHI



VILLAGE - MORABADI, P. S - BARIATU, M. S. Plot No - 5752, 5756

THANA NO. - 192, DIST - RANCHI

HOLDING No - 204/10 & others

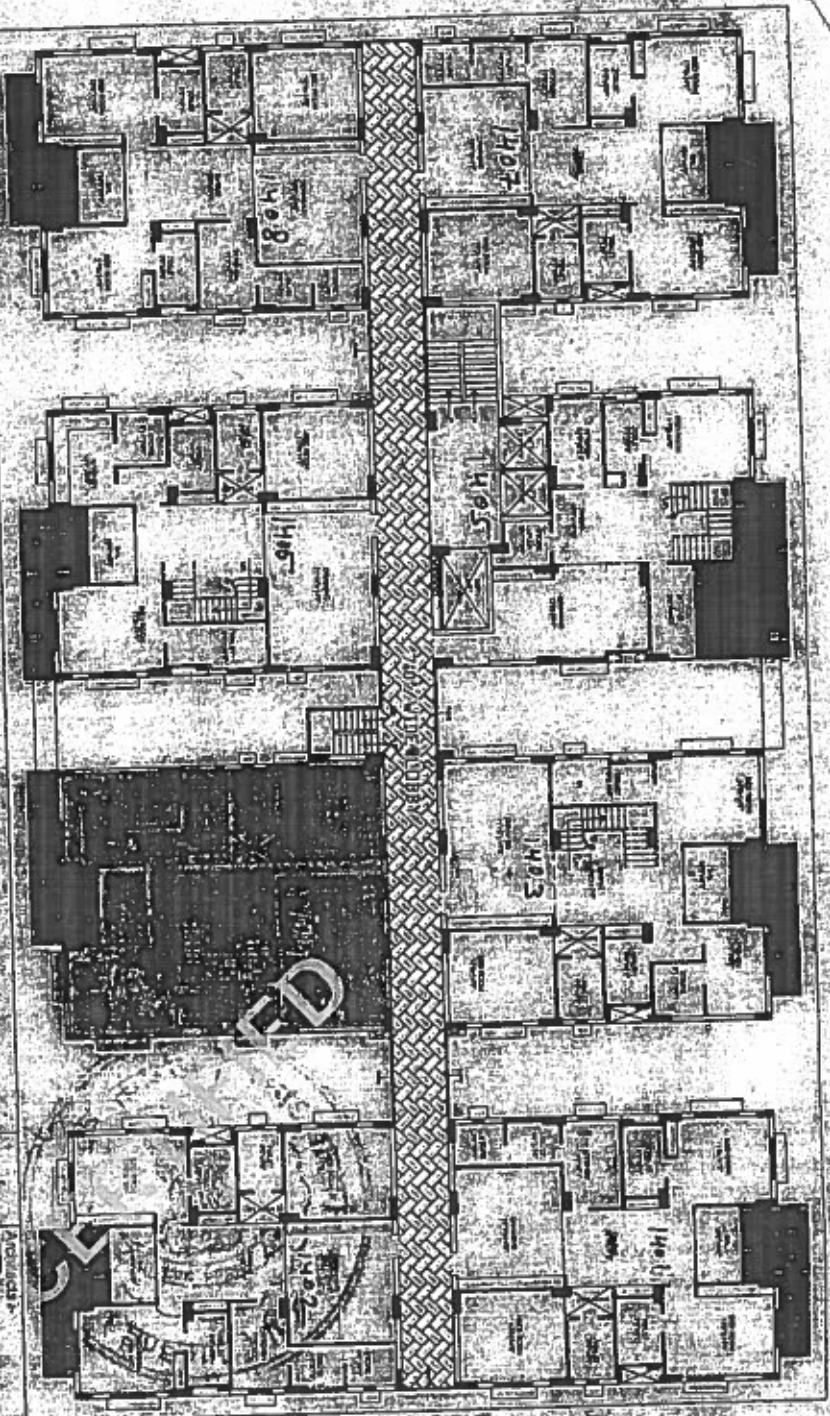
UNIT NO. - 1504 ON - 5TH FLOOR WARD NO. - 18

BUILT UP AREA :- 1642 — SOFT PROPORTIONATE LAND 50% SOFT  
AREA SHOWN IN RED WASH

City

Survey





SRI BLOCK  
4TH FLOOR PLAN

SRI RADHE KRISHNA GARDEN, AT - MORABADI  
RANCHI



THE GROUP

VILLAGE - MORABADI, P. S. - BARIATU, M. S. PLOT NO 575 & 576  
HOLDING NO - 204/14 & others

THANA NO. - 192, DIST - RANCHI  
UNIT NO. - 1404 ON 4th FLOOR WARD NO. - 18

BUILTUP AREA :- 1642.5  
SOFT PROPORTIONATE LAND 509 SQFT

AREA SHOWN IN RED WASH

*Handwritten signature*

*Handwritten signature*



**ranchi municipal corporation**  
keeps your city clean & green....

15/01/2020 15:00:00 Wednesday, January 15, 2020

Payment Receipt

## RANCHI MUNICIPAL CORPORATION, RANCHI

### HOLDING TAX RECEIPT

Receipt No. 2114062019114618

Date : 14-06-2019

Department / Section : Revenue Section

Ward No :21

Account Description : Holding Tax & Others

New Ward No. : 19

Holding No :

204/A,A1,5,7,8,9,10,11,12,A6A,A7A,A3B,A4B,A5B/U1404

New Holding No : 0210000572000E1

Received From Shri / Smt. **M/S DYNAMIC COMMODEAL PVT. LTD. THRU. ITS DIR. C/O MR. AVISHEK AGARWAL S/O MR. N.P. AGARWAL**

Address : **M S DYNAMIC COMMODEAL PVT LTD 1404 SRI RADHE KRISHNA GARDEN RAMESHWARM ROAD BARIATU**

A Sum of Rs. 15225.00 (in words) Fifteen Thousand Two Hundred Twenty Five Rupees Only

towards Holding Tax & Others vide Cash/Cheque/DD/Online/Bankers Cheque No. 462755, 344493

Dated 07-06-2019

Drawn on

HDFC, SBI

Place Of The Bank.

**\*\*This is a computer-generated receipt and it does not require a signature \*\***

N.B. Online Payment/Cheque/Draft/ Bankers Cheque are Subject to realisation

#### HOLDING TAX DETAILS

Code of Amount	Account Description	Period	Amount
1100100A	Holding Tax Arrear		
1100100C	Holding Tax Current	2019-2020 I - 2019-2020 IV	16026.40
1100200A	Water Tax Arrear		
1100200C	Water Tax Current	2019-2020 I - 2019-2020 IV	0.00
1100400A	Conservancy Tax / Latrine Tax Arrear		
1100400C	Conservancy Tax / Latrine Tax Current	2019-2020 I - 2019-2020 IV	0.00
1100500	Lighting Tax		
1105201	Education Cess	2019-2020 I - 2019-2020 IV	0.00
1105203	Health Cess	2019-2020 I - 2019-2020 IV	0.00
1718002	Interest on Holding Tax Receivable		0.00
Total			16026.00