



## AFFIDAVIT

We (1) Anil Kumar, son of Late Basudeo, resident of Block No.13/1/9, Road No.21, Adityapur-2, P.C.Adityapur, P.S.R.I.T., District Saraikela-Kharswan, Jharkhand, presently residing at M.S.284, Agrico Flat, P.O.Agrico, Town Jamshedpur, District East Singhbhum and (2) Bimal Das, son of Late Dulal Chandra Das, resident of Block No.314/2/2, Road No.25, Adityapur-2, P.S. R.I.T., District Saraikela-Kharswan, Jharkhand, do hereby solemnly affirm and declare as follows :

1. That we are the partners of "A.B.Construction", having its office at 2nd floor, Adharshila Tower, Road No.4, Adityapur-2 P.S. R.I.T., District Saraikela-Kharswan, Jharkhand.
2. That we have been carrying on our construction projects for which EPF account is required.
3. That we will create an EPF account within 3 months and we will submit the EPF details (account number, electronic challan cum Return (ECR), Temporary Return Reference Number (TRRN) to the Adityapur Municipal Corporation within 3 months.
4. That we swear this affidavit to confirm above mentioned facts as true and correct for submitting it before the concerned authority.

Identified by me and Signee for LTI. in my presence.

Advocate  
Jamshedpur

124  
Anil Kumar



124  
Anil Kumar

Anil Kumar

Verification

The statements made above are true to the best of our knowledge, belief and information and we put our signatures on this today at Jamshedpur.

Identified by :

Sri *Binod Kumar*  
Advocate, Jamshedpur

1. ✓ *A. Langal*

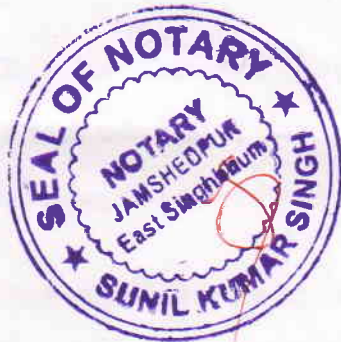
2. ✓

Deponents

Signed in my presence

*S*  
Sunil Kumar Singh  
NOTARY  
JAMSHEDPUR  
East Singhbhum

*12/5/18*



Notary, Jamshedpur

*Advocate*

*12/5/18*



DBA/AF/JSR/4/AS-6333



## AFFIDAVIT

We (1) Anil Kumar, son of Late Basudeo, resident of Block No.15/1/8, Road No.21, Adityapur-2, P.C.Adityapur, P.S. R.I.T., District Saraikela-Kharswan, Jharkhand, presently residing at M.S.284, Agrico Flat, P.O.Agrico, Town Jamshedpur, District East Singhbhum and (2) Bimal Das, son of Late Dulal Chandra Das, resident of Block No.314/2/2, Road No.25, Adityapur-2, P.S. R.I.T., District Saraikela-Kharswan, Jharkhand, do hereby solemnly affirm and declare as follows :

1. That we are the partners of "A.B.Construction" having its office at 2nd floor, Adharshila Tower, Road No.4, Adityapur-2, P.S.R.I.T., District Saraikela-Kharswan, Jharkhand.
2. That we have purchased a piece and parcel of land admeasuring 21 decimals, in mouza Bara Gambaria, recorded under Khata No.38 (Old) 27 (New), Plot No.3479(Old), 31 (New), P.S. Adityapur, Thana No.66, Ward No.12 A.N.A.C., District Saraikela-Kharswan, and after purchase of said land, we have got the same mutated in our joint names Vide Mutation Case No.11/2015-16.
3. That we got the market value and government value of said land assessed/estimated by Er. M.H.Khan, Chartered Engineer and Valuer and as per his assessment and valuation, the market price of the land is 63,00,000/- (Rupees sixty three lakhs) and the Distress value of the land is Rs.53,55,000/- (Rupees fifty three lakh fifty five thousand) only.

Identified to  
Put LTI in this  
Face.

Advocate  
Jamsheer

REG. NO. IA/NOT-LAW  
30/2002 2585/1



4. That we swear this affidavit to confirm above fact as true and correct.

Verification

The statements made above are true to the best of our knowledge, belief and information.

Identified by :  
Sri *[Signature]*  
Advocate, Jamshedpur

- ✓ 1. *[Signature]* Kanya.
- ✓ 2.

*[Signature]*  
Sunil Kumar Singh  
NOTARY  
JAMSHEDPUR  
East Singhbhum



Notary, Jamshedpur

*[Red Signature]*  
15/5/18

Deponents

Signed in my presence

*[Signature]*  
Advocate  
15/5/18 ✓



**Er.M.H.Khan**

B.E.,M.I.E.,F.I.V.  
CHARTERED ENGINEER&VALUER  
ENGG.CONULTANT & DESIGNER

-oOo-

Valuer: Govt. of India  
Deptt.of Direct Taxes, I.O.C.I.& Banks  
Registration No. CAT-1/74-93-94

ROAD NO- 7, AZADNAGAR MANGO,  
Jamshedpur- 832110,  
CONT. NO--9431373498, 0657-2364041

Ref No M.K/VAL/14/18

Date. 14.05.18

**VALUATION RERPORT  
TO WHOME IT MAY CONCERN**

**GENERAL**

01.	Purpose for which valuation is made.	To evaluate the cost of property for collateral Security.
02.	a) Date of inspection b) Date on which the valuation is made	12.05.18 14.05.18
03.	List Document produced for perusal i) Sale deed	i) Xerox Copy of vide Sale deed no:- 80 of dt. 07.01.2013 ii) Xerox Copy of vide Sale deed no:- 81 of dt. 07.01.2013 iii) Xerox Copy of vide Sale deed no:- 82 of dt. 07.01.2013 iv) Xerox Copy of vide Sale deed no:- 83 of dt. 07.01.2013
04.	Name of the owner(s) and his/their Address /(es) with phone No. (details of share of each owner in case of joint ownership)	1) Mr. Anil Kumar S/o Late Basudeo , resident of Block no. 13/1/8, road no. 21, Adityapur- 2, P.S.- R.I.T. Adityapur, 2)Mr. Bimal Kumar Das S/o Mr. D. C. Das, Resident of 314/2/2, Road no. 25, Adityapur- 2, P.S.- R.I.T. Adityapur, Distt. Seraikella -- Kharsawan.
05.	Brief description of property a)Location b)Is the property situated in residential /Commercial/Mixed area/Industrial area? c)Classification of locality:- High class /Middle class/Poor Class	a) It is situated near Gamharia Railway Station. b)Residential area, c) Mixed Class
06.	Location of the property a) Plot No./survey No./Khata no b)T.S. no./village/ Thana no. c)Mandal/District	a) Old Plot no- 3479, Old Khata no. 88, New Plot no. 31, New Khata no. 27. b) Mouza- Bara Gamharia/ Thana no- 66, Ward no. 12, c) Distt. Saraikela-Kharsawn.
07.	Postal address of the property	New Plot no. 31, New Khata no. 27,Bara Gamharia/ Thana no- 66, Near Gamharia Railway Station.
08.	City/town Residential area Commercial area Industrial area Agricultural Area	Jamshedpur. Residential area Irrelevant. Irrelevant. Irrelevant.
09.	Classification of the area i) High/middle/poor j) Urban /Semi urban/rural	Mixed Class Urban
10.	Coming under Corporation Limit/ Village Panchayat/Municipality	N.A.C., Adityapur.
11.	Whether covered under any State/Central Government enactment (e.g. urban land ceiling act) or notified under agency area/scheduled area/cantonment area.	N/A
12.	In case it is an agriculture land, any conversion to house site plot /Industrial plot contemplated.	N/A



13	Boundary of the property	<b>As per Deed no- 80</b>	<b>As per Deed no- 81</b>
	North.	Plot no- 35	Plot no- 32 & 35
	South.	Plot no- 57	Plot no- 57
	East.	Portion of Plot no- 31	Plot no- 36 & 47
	West.	Portion of Plot no- 31	Portion of Plot no- 31
	<b>Area</b>	5 Decimal	5 Decimal
	Boundary of the property	<b>As per Deed no- 82</b>	<b>As per Deed no- 83</b>
	North.	Plot no- 35	Plot no- 35
	South.	Plot no- 58	Plot no- 58
	East.	Portion of Plot no- 31	Portion of Plot no- 31
	West.	Portion of Plot no- 31	Portion of Plot no- 31
	<b>Area</b>	6 Decimal	5 Decimal
<b>Total Area of the Plot</b>		<b>5 Decimal + 5 Decimal + 6 Decimal + 5 Decimal = 21 Decimal</b>	
14	Dimension of Site North. South. East. West.	5 Decimal + 5 Decimal + 6 Decimal + 5 Decimal = 21 Decimal	
15	Extent of the site	21 Decimal	
16.	Extent of the site considered for the valuation (least of 14a&14b)	21 Decimal	
17.	Whether occupied by the owner /tenant? If occupied by the tenant since how long? Rent receipt per month.	Occupied by owner	

## 2. CHARACTERITRIC OF SITE

01	Classification of locality	Residential
02	Development of surrounding area	Developed
03	Possibility of frequent flooding	No
04	Availability of the civic amenities like school, Hospital, Bus-stop, Market etc.	Available within a distance of 3 kms.
05	Level of land with topographical conditions	Level
06	Shape of land.	Rectangular shape
07	Type of use to which it can be put.	Residential use only
08	Any usage restriction.	No
09	Is plot in town planning approved lay out?	No
10	Corner plot or intermittent plot.	Intermittent plot
11	Road facilities.	Available.
12	Type of road available at present.	Kucha road
13	Width of road is below 20ft. Or more than 20ft.	More than 20 ft.
14	Is it land locked land?	No
15	Water potentiality	Available.
16	Underground sewerage system	Available.
17.	Power supply is available in the site	Yes
18	Advantage of the site. 1. 2. 3.	1. This is a good Residential plot and all facilities are Available readily. 2. Good plot for Residential use.
19	General remarks, if any	





### 3.PART – A (Valuation of land)

1.	Size of plot North & south East & west	5 Decimal + 5 Decimal + 6 Decimal + 5 Decimal = 21 Decimal
2.	Size of the plot	21 Decimal
3.	Prevailing market rate	Rs 3,00,000.00 /Decimal
4.	Guideline rate obtained from the registrar's office/	Rs 2,83,990.00/Decimal / Rs 651/sft
5.	Assessed/Adopted rate of valuation Including the cost of site development.	Rs 3,00,000.00 /Decimal
6.	Estimated Present market value of land.	Rs 63,00,000.00
	Estimated Present value of land as per Guideline rate	Rs 59,63,790.00

### 4. PART- B (Valuation Of Building) TECHNICAL DETAILS

01.	Technical details of the Building: a) type of building (residential/ commercial/ industrial) b) type of construction (load bearing /R.C.C/steel framed) c) year of construction d) number of floors & height of each e) Plinth area floor wise f) condition of the building exterior-excellent, good, normal, poor. Interior- excellent, good, normal, poor	-----N/A-----	
02.	Compound Wall		
	Height	Nil	Nil
	Length	Nil	Nil
	Type of construction	Nil	Nil
03.	Electrical Installation		
	Type of wiring	Nil	
	Class of fittings (Superior/Ordinary/Poor )	Nil	

### 5. SPECIFICATIONS OF CONTRUCTION (FLOORWISE IN RESPECT OF)

Sl.	Description	Ground Floor	Other Floors
01.	Foundation	N/A	N/A
02.	Basement	N/A	N/A
03.	Superstructure	N/A	N/A
04.	Joinery/doors & windows (please furnish details about size of frames, shutters, glazing, Fitting etc., and specify the species of timber)	N/A	N/A
05.	R.C.C works	N/A	N/A
06.	Plastering	N/A	N/A
07.	Flooring , skirting, dado	N/A	N/A
08.	special finish as marble , granite, wooden , paneling, grills etc.	N/A	N/A
09.	Roofing including weather proof course.	N/A	N/A
10.	Drainage	N/A	N/A



## 6.DETAILED OF ESTIMATED VALUE OF CONSTRUCTION

Particulars of items	Plinth Area in Sft.	Roof Ht. in ft	Age of Buildg	Estimates Replacement rate of constn. Rs.	Replacement cost Rs.	Depreciation Rs.	Net value After depreciation Rs
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Total</b>							N/A

## 7.PART- C (Extra items)

01.	Portico	N/A
02.	Ornamental front door	N/A
03.	Sitout/Varandah with steel grills	N/A
04.	Overhead water tank	N/A
05.	Extra steel/collapsible gates/Rolling Shutter / Aluminium Work	N/A
	<b>Total</b>	N/A

## 8. PART- D (Amenities)

01.	Wardrobes	N/A
02.	Glazed tiles	N/A
03.	Extra sinks and bath tub	N/A
04.	Marble/Ceramic tiles flooring	N/A
05.	Interior decorations	N/A
06.	Architectural elevation works	N/A
07.	Paneling works	N/A
08.	Aluminum works	N/A
09.	Aluminum hand rails	N/A
10.	False ceiling	N/A
11.	Parapet wall	N/A
	<b>Total</b>	N/A

## 10. PART- E (Miscellaneous)

01.	Separate toilet room	N/A
02.	Separate lumber room	N/A
03.	Separate water tank/sump /Septic tank and soak pit / bore well with pump	N/A
04.	Trees, gardening	N/A
	<b>Total</b>	N/A

## 11.PART - F (SERVICES)

01.	Water supply arrangements.	N/A
02.	Drainage arrangements.	N/A
03.	Compound wall.(1300rftx15ft=19,500sft@Rs 110/sft)	N/A
04.	E.B. deposits, fittings etc.(L.S.)	N/A
05.	Pavement.(L.S.)	N/A
	<b>Total</b>	N/A





## 12. TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part-A Land	Rs 63,00,000.00
Part-B Building	N/A
Part-C Extra items	N/A
Part-D Amenities	N/A
Part-E Miscellaneous	N/A
Part-F Service	N/A
<b>Total Present market value of the property</b>	<b>Rs 63,00,000.00</b>
Realizable value of the property	Rs 56,70,000.00
Distress value of the property	Rs 53,55,000.00

**DECLARATION:-** I, hereby, declare that:

- the information furnished above is true and correct to the best of my knowledge and belief;
- I have no direct or indirect interest in the property being valued;
- I have personally inspected the property on 12.05.18
- I have not been convicted of any offence and sentenced to a term of imprisonment.

Or

I have been convicted of any offence and sentenced to a term of imprisonment for a period of --N/A--(particular of offence and sentence attached) : and


- I have not found guilty of misconduct in my professional capacity

Or

I have found guilty of misconduct in my professional capacity (Particulars attached)--N/A--

Date: - 14.05.18

Place:-Jamshedpur

  
(M.H.KHAN)  
(Approved Valuer)

*Er. M. H. Khan* B.E.(CIVIL) M.I.E.F.I.V.  
CHARTERED ENGINEER & VALUER  
DESIGNER & ENGINEERING CONSULTANT  
REGISTRATION NO.-CAT-1/74-93-94

