



16/9

Admissible under ~~rule 11~~ ~~and~~
 also under ~~S. 10~~ ~~except the~~
 Chota Nagpur Penancy Act VI
 of 1908; duly stamped ~~for does not~~
~~require or exempted from stamp~~
 duty) under the Indian stamp
 Act, 1899 Schedule I A, No. 11

Dec 13-5
 Dec 2-1
 Dec - 2

 15-13

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Nasir-ud-Din Khan

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 Dec 17-6

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16.9.49

Nasanta Kumar Mishra

Dhanbad

12/12/1949 Twelve and some hundred

J. Prasad

Presented for Registration

between 10 AM to 3 PM on the 16th day of Sept 1949 at the Dhanbad Sub-Registry Office.

By Nasanta Kumar Mishra Son of Jasjit Kumar Mishra Of Dhanbad Thana District Manbhum By Caste Kayastha By Profession Advocate Executant or Claimant

Nasanta Kumar Mishra 16.9.49

(U) Nasanta Kumar Mishra 16/9/49 In document known to me personally known to me

Nasanta Kumar Mishra 16.9.49

(U) Nasanta Kumar Mishra 16/9/49



Handwritten text in Hindi, possibly a signature or date.

Transferable under Chit.

T. Amendment Act 1938

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Handwritten signature: Rasanta Kumar Mishra

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Handwritten text in Devanagari script, appearing to be a list or account of items and their prices. The text is written in a cursive style and includes various words and numbers.

Handwritten signature or name in Devanagari script, oriented vertically on the right side of the page.

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तीन रुपया बारह आना

Dassan Lakshman Shri

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16.9.48

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21/4 Rappurthai sangy luby

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16/9/48

Book No.
Volume No. 4/8
Page No. 57/100
Being No. 8052
For the year 1948

1/4
16/9/48

29/9/48



धारह श्राना

Harimata Kumarshikha
12/8/49

Srimotee Sunadyna Devi wife of
Sri Bhubaneswar Shurma son of Sri Jagadish Sharma
of Jadabpore. P.S. Gobindapore. at present at
Hirapore Dhanbad pergane Jharia. District Manbhum

To day I have received from you the sum of Rs 1000/-
one thousand only. --- in part payment of the
value of four cottas of lands in Hirapore fully
described in schedule which I have agreed to transfer
to you and execute necessary documents on receipt
of the balance of the consideration money Rs 1200/
one thousand two hundred I shall execute the documents
as soon as you will pay the balance and get the
documents ready.

Be it mention

5161

12.8.49

Sharon

Basant Kumar

Parvati

Pranab Kumar

Om

Vertical text on the left side, possibly a date or reference number.

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शु: श्राना

Masanta Kumar
Mihā.
 12/8/49.

=x mention that this land or any portion of my land in Hirapore which ~~sxxx~~ surrounded by compound wall and situate to the South of S.D.O.'S Bunglow and to the north of Munnicipal Road known as Gyan Mukgerje's Road has not been mortgaged or otherwise encumbered in any way.

Schedule Boundaries and Des cription of the property.

All that piece or parcel of land situate in Hirapore Dhanbad pergana jharria District Manbhum measuring four cottas bounded on the East.by three cottas of land with Kutchha structures proposed to be settled with Hari Tewari. on the west. ~~xxx~~ lane and Dewan Bahadur D.D.'hacker's House. on the north khas lands south Gyan Mukherjee's Road.

Typed by
[Signature]
 Dhanbad.

Dineswar Banerjee
[Signature]
 Dhanbad.

5762.

12-8-49

Shangou

Basanto kuma kullin

Here

16/10/49

Just in cloud sun

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O. Thun

very

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती

नाम रैयत मय वलिदयत जमाबन्दी

वो सकुनत नम्बर।

Page No. : 74

Vol. No. : 101

Receipt No. : 0586619451

धनबाद । हीरापुर । 7 । श्री आनन्द कुमार		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
0	3076	0 एकड़ 6.6 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
------------	-------------	------------------------

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	4.00					4.00
गुजारी (भावली)	1.00					1.00
सेस	2.00					2.00
सूद	2.00					2.00
मुतफरकात	0.80					0.80
मीजान	9.80					9.80

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					4.00	
गुजारी (भावली)					1.00	
सेस					2.00	
सूद					2.00	
मुतफरकात					0.80	
मीजान अदायकारी					9.80	

(१) मीजान कुल (लफजों में) : **Nine Rupees and Eighty Paise**

(२) नाम देहिन्दा -

(३) कुल बकाया- **9.80**तारीख अमला तहसील कुनिन्दा : **07-07-2022**

खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान ।

Print

SINGHAL CHETANI & Co
CHARTERED ACCOUNTANTS

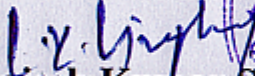
Ambika Chambers
Bank More, Katras Road,
Dhanbad- 826001
Jharkhand. M)9431187788
Mail – rkadmiya@yahoo.co.in

To Whom It May Concern

This is to certify that on the basis of valuation report of the immovable property land & building only of Sri Anand Kumar S/o Sri Dilip Kumar Sharma at Gyan Mukharjee Road, Hirapur, Dhanbad vide Valuation Report Ref No. MSV / Dhanbad / 2 / 2022 dated 10.02.2022 issued by Anil Kumar Choudhary, B.Sc.Engg (Civil) M.I.E (M-120890-4) Chartered Engineer (I), Reg. No. cat-1-03/2001-02 M.A.D.A. Licence No. 04/03 (Govt Approved Valuar of Immovable Property) Prop. of M/s NIKETAN CONSILTANCY office at 304 & 305 Vaikuntham, Police Line, Hirapur, Dhanbad. With regard to the above that the valuation of property derived by the Chartered Engineer is Rs. 52,00,000 (Fifty Two Lakh only).

We herby certify that (As per Valuation report) the present value of the property (situated at Plot No/Survey No- 3076(P), Khata No-Municipal, Mouza-Hirapur, T.S Village- Gyan Mukharjee Road, Hirapur, Ward/Taluka 27, Mandal/ Dist.- Dhanbad Mesuring 6.60 Decimals land along with one double storied residential building) is Rs. 52,00,000 (Fifty Two Lakh only) copy of the valuation report attached herewith.

For, **SINGHAL CHETANI & CO**
(Chartered Accountants)


Rajesh Kumar Singhal
(Partner)



FRN:- 0323521E
M No. 058556

Place :- Dhanbad
Dated :- 06.07.2022
UDIN:- 22058556AMILWC2117

NIKETAN CONSULTANCY

Anil Kumar Chaudhary

B.Sc. Engg. (Civil) M.I.E. (M-120890-4)

Chartered Engineer (I)

Govt. Approved Valuer of Immovable Properties

Reg. No. cat-1-03/2001-02

M.A.D.A. Licence No. : 04/03

GSTIN - 20ADGPC1639Q2ZM

Office :

304 & 305, Vaikuntham, Police Line

Hirapur, Dhanbad - 826001

Ph.: (0326) 2210552

Mobile : 9431124008, 9234669012

E-mail : nikanconsultancydnb@gmail.com

Fax : (0326) 2210552

Ref No.: MSV/Dhanbad/2/2022

Date:10.2.2022

Valuation report of the Immovable Property land & building only of Sri Anand Kumar, S/o Sri Dilip Kumar Sharma at Gyan Mukherjee road, Hirapur Dhanbad.

Pursuant to the request from Sri Anand Kumar, S/o Sri Dilip Kr Sharma the property at Gyan Mukherjee road Hirapur Dhanbad. Which is owned by Sri Anand Kumar, S/o Sri Dilip Kumar Sharma was inspected on 8.2.2022 along with Mr Dilip Kumar for the purpose of assessing the Present Market value of the property.

The following documents produced before me for Scrutiny.

Photocopy of Gift deed No.17 dt7.5.2011 in favour of Sri Anand kumar, S/o Sri Dilip Kumar Sharma

Photocopy of Correction Slip of Certified copy of Mutation Case No.3194/R-27/2019-2020 in favour of Sri Anand Kumar, S/o Sri Dilip Kumar Sharma

Photocopy of Panji II

Based upon the actual observations and detailed valuation report has been prepared and furnished in separate pages. After giving careful consideration to the various important factors like present condition. Location & Potential for Marketability etc.

In my view

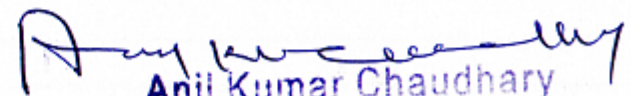
**The Present Market value of the property is : Rs52,00,000.00
(Rupees fifty two lakh only)**

It is declared that:

- The information furnished above is true and correct to the best of my knowledge and belief.
- As on date i am approved valuer in the panel of the bank.
- I have no direct or indirect interest in the property being valued.
- My registration with State Chief commissioner of Income Tax is valid as on date.
- I have not been convicted of any offence and sentences to a term of imprisonment
- I have not been guilty of misconduct in any professional capacity.
- The particulars are based on information supplied by owner(s)/ market survey
- This report contains 6 nos. pages.

Place: Dhanbad.

Date : 10.2.2022


Anil Kumar Chaudhary
B.Sc. Engg. (Civil) M.I.E. (M-120890-4)
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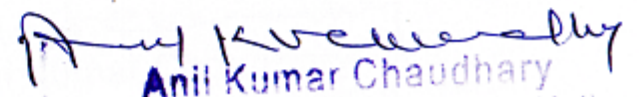
Ph.: (0326) 2210552

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E-mail : nikanconsultancydnb@gmail.com

Fax : (0326) 2210552

I. General		
01	Purpose for which the valuation is made	Ascertainment of Present market value
02	a) Date of inspection	8.2.2022
	b) Date on which the valuation is made	10.2.2022
03	List of documents produced for perusal	
	Photocopy of Gift deed No.17 dt7.5.2011 in favour of Sri Anand Kumar, S/o Sri Dilip Kumar Sharma	
	Photocopy of Correction Slip of Certified copy of Mutation Case No.3194/R-27/2019-2020 in favour of Sri Anand Kumar, S/o Sri Dilip Kumar Sharma	
	Photocopy of Panji II	
04	Name of the owner(s) and his/their address(es)	Sri Anand Kumar S/o Sri Dilip Kumar Sharma Gyan Mukherjee road Hirapur Dhanbad. P O & P S- Dhanbad Dist - Dhanbad (Jharkhand).
05	Details of share of each owner in case of joint ownership)	Sole Ownership
06	Brief description of the property	The property under valuation is 6.60 decimals land along with one double storied residential building only.
07	Location of the property	Near Central Bank of India
	Plot No./Survey No.	3076 (P), Khata No-Municipal, Mouza- Hirapur
	T.S. No./Village	Gyan Mukherjee road, Hirapur Dhanbad.
	Ward/Taluka	27
	Mandal/District	Dhanbad
08	Postal address of the property with Phone No.	Sri Anand Kumar S/o Sri Dilip Kumar Sharma Gyan Mukherjee road Hirapur Dhanbad. P O & P S- Dhanbad Dist - Dhanbad (Jharkhand)
09	City/Town	Town
	Residential area	Yes
	Commercial area	Yes
	Industrial area	No
10	Classification of the area	
	High/Middle/Poor	Middle Class
	Urban/Semi Urban/rural	Urban
11	Coming under Corporation limit/Village	Under Dhanbad Municipal Corporation


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	panchayat	
12	Whether covered under any State/Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area /Scheduled area/ cantonment area.	No
13	In case it is an agricultural land, any conversion to house site plots is contemplated.	Not Applicable
14	Boundaries of the property	As per Sale deed
	North	Shakti Pad Rakshit, Manoj Kr Gupta & Chandi Charan House
	South	Gyan Mukherjee road
	East	Building of Hari Pd Tiwary
	West	After Nala House of Jagdish Keshri
		As Per Inspection
	North	Gali & Land building of Chandi Charan
	South	Gyan Mukherjee road
	East	Shree Hari Tower
	West	Gali
14.1	Dimension of Site	As Per Sale deed (A) As per Inspection (B)
	North	Not mention 51 ft
	South	Not mention 51 ft
	East	Not mention 58 ft
	West	Not mention 49 ft 6 Inch
14.2	Latitude, Longitude and Coordinates of the site	23 degree 47 Minute 51 Second 86 degree 26 Minute 22 Second
15	Extent of the site	6.60 decimals
16	Extent of the site considered for valuation (least of 14 A & 14 B)	6.60 decimals
17	Whether occupied by the owner/tenant if occupied by tenant.	Owner Occupied
II.	Characteristics of the site	
01	Classification of locality	Mixed
02	Development of surrounding areas	Fully developed
03	Possibility of frequent flooding	No
04	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	Near by
05	Level of land with topographical conditions	Natural level
06	Shape of land	Irregular
07	Type of use to which it can be put	Residential

Anil Kumar Chaudhary
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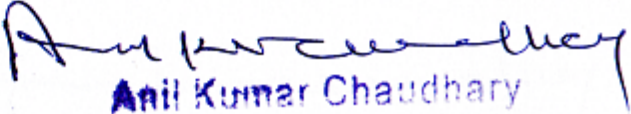
08	An usage restriction	No
09	Is plot in Town Planning approved layout?	Yes
10	Corner plot or intermittent plot?	Intermittent
11	Road facilities	Yes
12	Type of road available at present	Pucca road
13	Width of road – Is it below 20 ft. or more than 20 ft.	More than 20 ft
14	Is it a Land-locked plot?	No
15	Water Potentiality	Yes
16	Underground sewerage system	Yes
17	Power supply is available in the site	Yes
18	Advantages of the site	The Plot is in developed area
19	Disadvantages of the site	Plot is not exclusively demarcated with another building.
20	General remarks, if any	Marketability is medium

Part-A (Valuation of Land)

01	Size of plot	
	North & South	51 ft
	East & West	58 ft & 49 ft 6 Inch
02	Total extent of the plot	6.60 decimals
03	Prevailing market rate	Rs7,00,000 to Rs10,00,000/decimal
04	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	Rs487180/decimal
05	Assessed/adopted rate of valuation	Rs7,00,000/decimal
06	Estimated value of land	6.60 decimals @ Rs7,00,000/decimal =Rs46,20,000.00 (Rupees forty six lakh twenty thousand only)

Part – B (Valuation of Building)

1. Technical details of the building		
a)	Type of Building (Residential/Commercial/ Industrial)	Residential
b)	Type of construction (Load bearing/RCC/ Steel Framed)	Load bearing wall
c)	Year of construction	Approx 60 Yrs old
d)	Number of floors and height of each floor including basement, if any	Number of floor : Double Storied Height : 10 ft each floor
e)	Plinth area floor-wise	Ground floor : 2740 Sq ft First floor : 2114 Sq ft 4854 Sq ft
f)	Condition of the building	


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	i)	Exterior- Excellent, Good, Normal, Poor	Normal
	ii)	Inferior - Excellent, Good, Normal, Poor	Normal
	g)	Date of issue and validity of layout of approved map/ plan	Details drawing not available
	h)	Approved map/plan issuing authority	
	i)	Whether genuineness or authenticity of approved map/ plan is verified.	Details drawing not available
	j)	Any other comments by our empaneled valuers on authentic of approved plan	Details drawing not available

Specifications of construction (floor-wise) in respect of

S. No.	Description	Ground floor	Other floors
1.	Foundation	RCC Column footing	RCC Column footing
2.	Basement	No	No
3.	Superstructure	B/W in Cement mortar	B/W in Cement mortar
4.	Joinery/Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Indian Hard wood	Indian Hard wood
5.	RCC works	Roof, Lintel & Column	Roof, Lintel & Column
6.	Plastering	Yes	Yes
7.	Flooring, Skirting, dadoing	IPS	Mosaic
8.	Special finish as marble, granite, wooden paneling, grills, etc	None	None
9.	Roofing including weather proof course	R C C	R C C
10.	Drainage	Yes	Yes

Details of valuation

Sr. no.	Particulars of item	Plinth area	Roof height	Age of building	Estimated replacement rate of Construction (Rs.)	Replacement cost (Rs.)	Depreciation (Rs.)	Net value after Depreciation (Rs.)
	Building	4854 Sq ft	10 ft	60 Yrs	Rs1250/Sq ft	Rs60,67,500.00	Rs54,60,750.00	Rs6,06,750.00
	Total							

Rs6,06,750.00

(Rupees six lakh six thousand seven hundred fifty only)

Anil Kumar Chaudhary

Anil Kumar Chaudhary
B.Sc. Engg. (Civil) M.I.E. (M-120890-4)
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Part C- (Extra Items)

(Amount in Rs.)

1.	Portico	Nil
2.	Ornamental front door	Nil
3.	Sit out/Verandah with steel grills	Nil
4.	Overhead water tank	Nil
5.	Extra steel/ collapsible gates	Nil
	Total	Nil

Part D-(Amenities)

(Amount in Rs.)

1.	Wardrobes	Nil
2.	Glazed tiles	Nil
3.	Extra sinks and bath tub	Nil
4.	Marble /Ceramic tiles flooring	Nil
5.	Interior decorations	Nil
6.	Architectural elevation works	Nil
7.	Paneling works	Nil
8.	Aluminum works	Nil
9.	Aluminum hand rails	Nil
10.	False ceiling	Nil
	Total	Nil

Part E-(Miscellaneous)

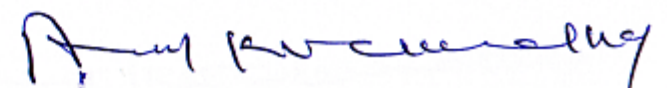
(Amount in Rs.)

1.	Separate toilet room	Nil
2.	Separate lumber room	Nil
3.	Separate water tank/ sump	Nil
4.	Trees, gardening	Nil
	Total	Nil

Part F-(Services)

(Amount in Rs.)

1.	Water supply arrangements	Nil
2.	Drainage arrangements	Nil
3.	Compound wall	Nil
4.	C. B. deposits, fittings etc.	Nil
5.	Pavement	Nil



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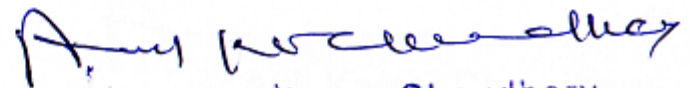
Total	Nil
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Total abstract of the entire property

Part- A	Land	Rs46,20,000.00
Part- B	Building	Rs6,06,750.00
Part- C	Extra Items	Nil
Part- D	Amenities	Nil
Part- E	Miscellaneous	Nil
Part- F	Services	Nil
	Total	Rs52,26,750.00 Say Rs52,00,000.00 (Rupees fifty two lakh only)

Remarks:

1. I here by certify that taking into consideration all the detailed data & documents presented before me and on the basis of my physical verification of the above property on 8.2.2022 in my view that the present market value may be taken as Rs52,00,000.00, However further change of circumstances Govt Policies & Market may affect the said estimated value.
2. Conversion Factor: 1m = 3.2808feet
1Sq.m = 10.765 Sq. ft.
1 Acre = 100decimals
1 decimal = 435.6Sq.ft.
1 Katha = 720Sq.ft.
1 Katha = 1.653 decimals
3. Photographs of the property Enclosed.
4. Ownership papers/sale deeds may please be verified at your end to ascertain to right title & area of land
5. Fair market value indicated in the report is an opinion of the value prevailing is based on market feedback on values of similar properties.
6. Fair market value of such properties / localities may increase or decrease of market conditions & scenarios.
7. This report does not certify or confirm any ownership or title of the property that has been valued.
8. Land area considered for valuation as per sale deed
9. Client is free to obtain other independent opinion on the same.



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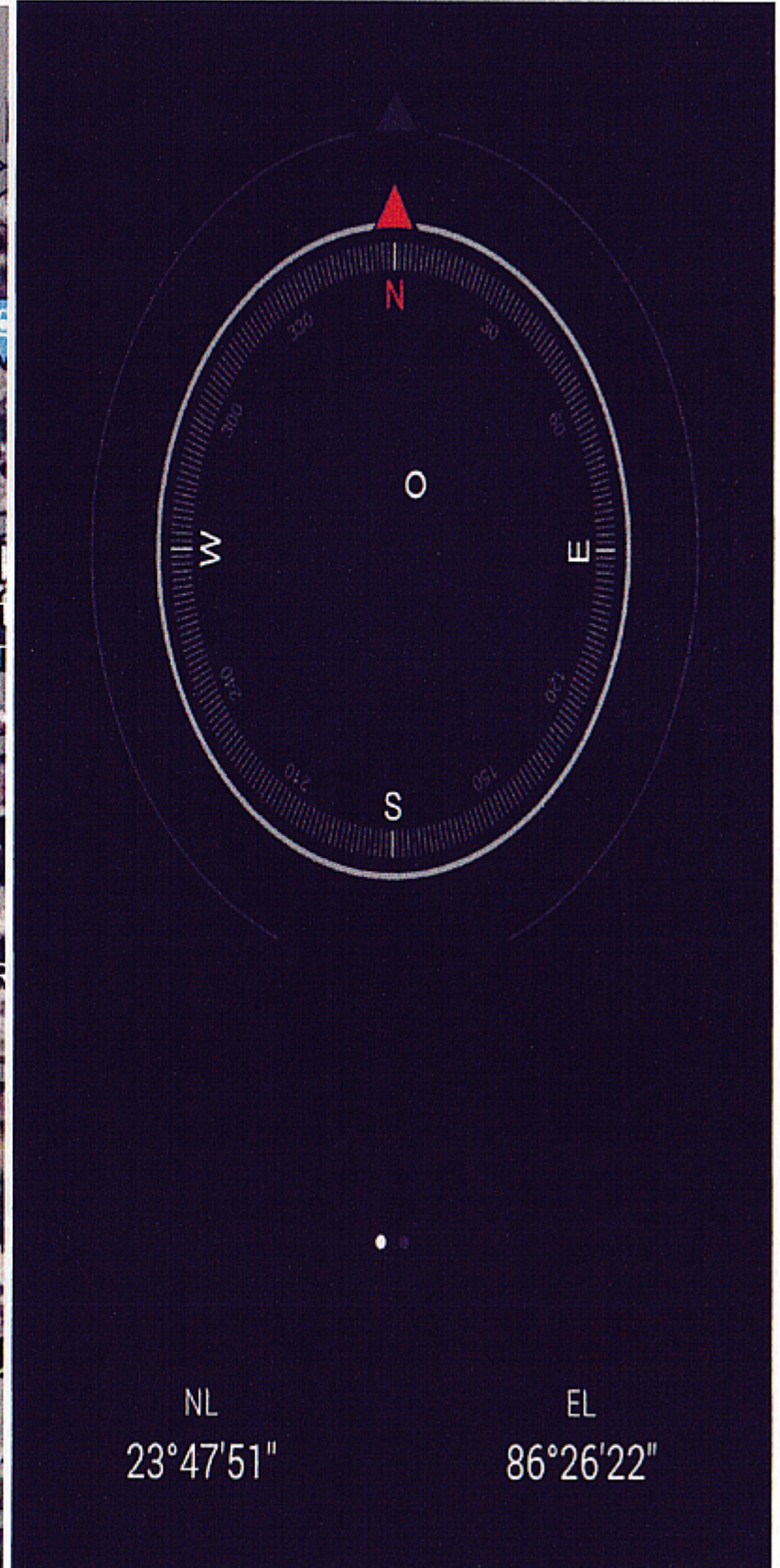
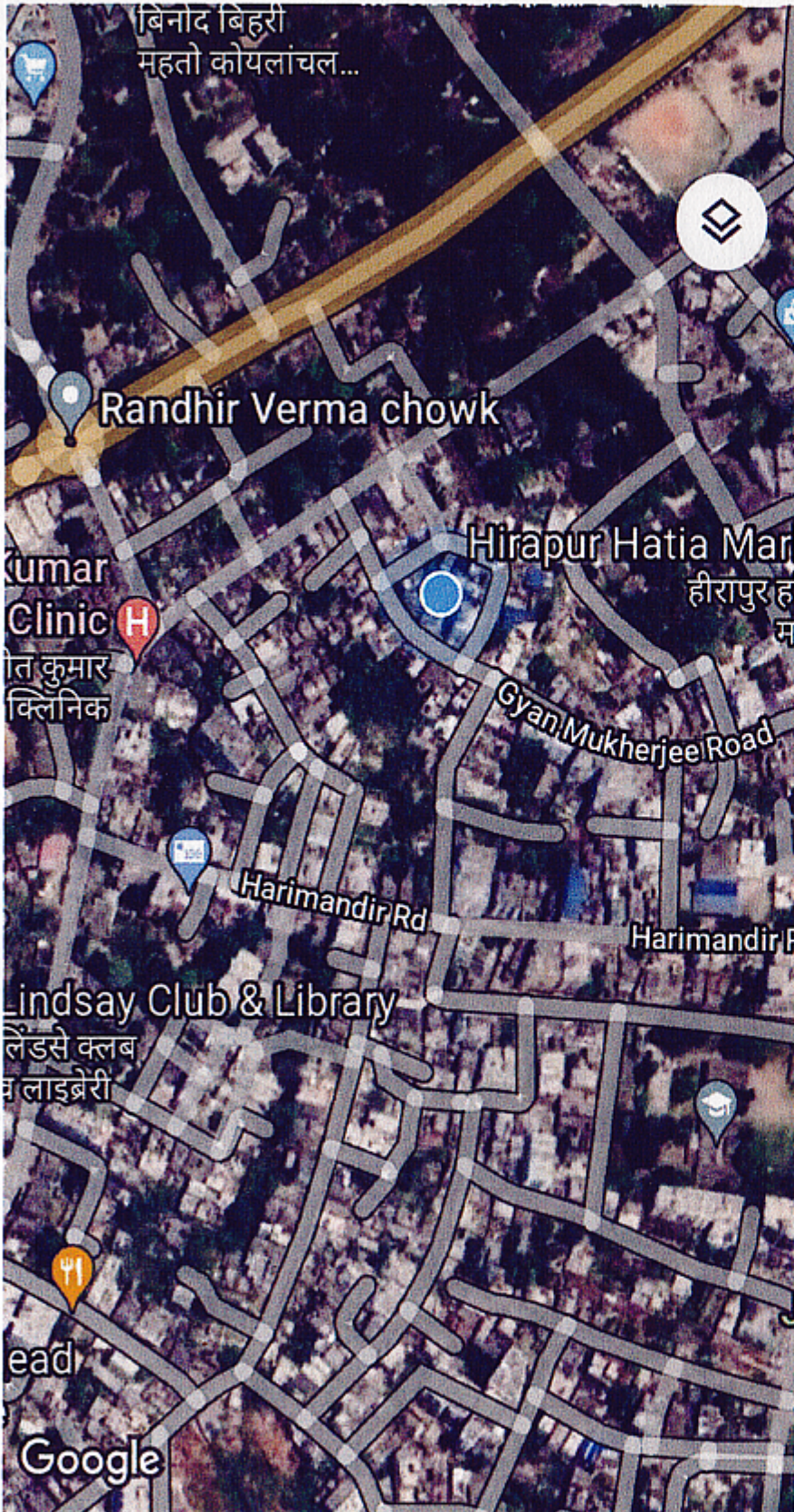
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