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सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH25036429093784S
 Certificate Issued Date : 07-Jan-2020 12:29:PM
 Account Reference : CSCACC (GV)/jhcsceg07/ JH-DBSUM0157/ JH-DB
 Unique Doc. Reference : SUBIN-JHJHCSGEG0735916174323722S
 Purchased by : SHIKHA JHA
 Description of Document : Article 23 Conveyance
 Property Description : IMMOVABLE PROPERTY
 Consideration Price (Rs.) : 30,85,000
 (Thirty Lakh Eighty Five Thousand only)
 First Party : MS REALTECH DEVELOPERS
 Second Party : SHIKHA JHA
 Stamp Duty Paid By : SHIKHA JHA
 Stamp Duty Amount(Rs.) : 5
 (Five only)



Please write or type below this line.

कानून निकाय 21 के अधीन और छत्तीसगढ़
 शासकालीन प्रशासनिक विभाग, 46 के अधीन
 का शासन के अधीन प्रशासनिक विभाग, 23 के अधीन
 शासकालीन प्रशासनिक विभाग का टिकट
 नकली या गलत है।
 नहीं है।

08/01/20

[Signature]
 निबंधन पदाधिकारी
 08/01/20

[Signature]
 At New Saha
[Signature]

08.01.2020

SR 0006093955

U Registry of Dhanbad volume N 30,85,001 of 57
 NOTIFICATION - 4338570 dt 13.6.17
 ASSTN 04 dt 08/01/20
 Online fee paid Rs 3284 + GST @ 2000090512 dt 8/01/20

13.
 2
 8/1/20

संपत्ति का मूल्य नाम
 अथवा अथवा अथवा

अंचल अधिकारी पुनः से प्राप्त सूची
 अनुसार दस्तावेज में दर्शित
 नम्बर 08 का नाम
 विधिद्वारा जारी है

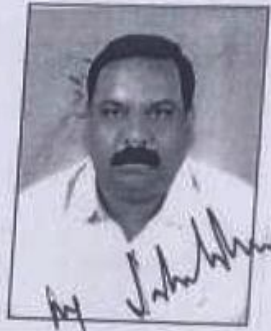
JKL
 8/1/20

JKL
 8/1/20

Receipt

Rs 00.00
 Rs 2000.00
 Seal. 3.00
 P-fee 1.00
 2004.00

After
 8/1/20



Sri Alok Kumar Jha

Sri Kumar Singh

Sri Singh
 08.01.2020



DEED OF SALE

THIS DEED OF SALE made this the 8th day of January Two Thousand Twenty, By

SRI MADAN MONDAL Son of Late Ankur Mondal, by faith Hindu, by caste Suri, by occupation Grihasti, Resident of Saraidhela, P.O. and P.S. Saraidhela, Dist. Dhanbad-826004, Jharkhand, hereinafter called and referred to as the **VENDOR** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include his respective heirs, successors, administrators, executors, legal representatives and assigns) of the **FIRST PART**. (The Vendor herein represented through his constituted attorney (1) **SRI ALOK KUMAR JHA** Son of Sri Subh Chandra Jha by faith Hindu, by caste Brahmin, by occupation business, resident of Sumitra Apartment, Polytechnic Road, P.O., P.S. and Dist. Dhanbad-826001, (Jharkhand)



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Sri Anil Kumar Singh

Anil Kumar Singh

Sri Anil Kumar Singh

08.01.2016



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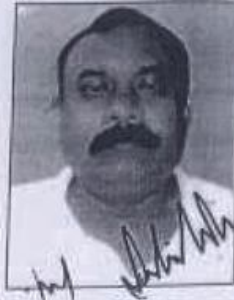
(2) **SRI ANIL KUMAR SINGH** Son of Sri J. n. Singh, by faith Hindu, by caste Awadhiya Kurmi, by occupation business, resident of Dhalya, P.O., P.S. and Dist. Dhanbad-826001, (Jharkhand) and (3) **SRI SANJAY SINGH** Son of Sri Nagendra Singh, by faith Hindu, by caste Rajput, by occupation business, resident of Sumitra Apartment, Polytechnic Road, P.O., P.S. and Dist. Dhanbad-826001, (Jharkhand) vide Power No. IV-702 dated 07.10.2016, executed by vendor hereto, registered at Dhanbad Sub Registry Office

AND

M/S REALTECH DEVELOPERS, a Partnership Firm having its office at Suraj Complex, Bartand, P.O., P.S. and Dist. Dhanbad-826001, in the state of Jharkhand, through its Partners, (1) **SRI ALOK KUMAR JHA** Son of Sri Subh Chandra Jha by faith Hindu, by caste Brahmin, by occupation business, resident of Sumitra Apartment, Polytechnic Road, P.O., P.S. and Dist. Dhanbad-826001, (Jharkhand) (2) **SRI ANIL KUMAR SINGH** Son of Sri J. n. Singh, by faith Hindu, by caste Awadhiya Kurmi, by occupation business, resident of Dhalya, P.O., P.S. and Dist. Dhanbad-826001, (Jharkhand) and (3) **SRI SANJAY SINGH** Son of Sri Nagendra Singh, by faith Hindu, by caste Rajput, by occupation business, resident of Sumitra Apartment, Polytechnic Road, P.O., P.S. and Dist. Dhanbad-826001, (Jharkhand), hereinafter called and referred to as the **DEVELOPER** (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include its executors, administrators, legal representatives and assigns) of the **SECOND PART**.

IN FAVOUR OF

SMT. SHIKHA JHA Wife of Sri Pawan Kumar Jha, by faith Hindu, by caste Brahmin, by occupation Housewife, resident of S/F/23 Housing Complex, Near Holcross School, Ghatotand, Ramgarh, Jharkhand, hereinafter jointly called and referred to as the **PURCHASER** (Which expression shall, unless excluded by or repugnant to the



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contest be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) if the **OTHER PART**.

WHEREAS, by virtue of a Registered deed of sale No. 1997 dated 02.04.1985, Registered at Dhanbad Sub-Registry office sold and executed by Sri Chand Prasad Mahato, in favour of Sri Ankur Mondal, the said Sri Ankur Mondal, purchased his entire right, title, interest and possession to in and over 57 decimals of land, within Survey settlement Plot No. 3097, appertaining to Khata No. 102, of Mouza Saraidheia, Mouza No. 8, under P.S. Saraidhela, Chowki Sadar Sub-Registry office and dist. Dhanbad, for valuable consideration therein mentioned ; And

WHEREAS, ever since the date of purchase the said Sri Ankur Mondal had been in peaceful possession over the said land and while in possession the said Sri Ankur Mondal, died leaving behind his only son Sri Madan Mondal as his legal heirs and successor and Sri Madan Mondal inherited the said land and has been in peaceful possession over the said land by exercising diverse acts of inheritance and possession and also got his name mutated vide order passed in Mutation Case No. 356(II)2015-16 and paying ground rent to the State under Thoka No. 6983 (and entered in Volume No. 1, Page No. 2040 at Register II); And

WHEREAS the Vendor hereto entered into a Development Agreement dated 30.11.2012 with a bulder firm, namely **M/S REALTECH DEVELOPERS**, the Developer hereto, to construct a multistoried premises on the aforesaid land ; And

WHEREAS there under the Developer **M/S REALTECH DEVELOPERS**, agreed to construct a multistoried premises on the aforesaid land on the terms and conditions mutually agreed between them and recorded in the aforesaid development agreement; And

WHEREAS Developer hereto has constructed a multistoried premises on the Schedule 'A' land of the vendors in terms of the sanctioned Plans of the Mineral Area

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Rajesh Kumar
08.01.2017

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Development Authority vide its Sanction Letter No. TP-274 dated 09.06.2016 of house plan case No. BD- 40/16-17 and the said multistoried premises has come to be known as "ANKUR VIHAR"; And

WHEREAS the Purchaser above named approached the Vendor and expressed his /her/ their desire to purchase a Flat in the First Floor, being Flat No. D-2 in the A-Block, measuring super built up area 1269 Sq. ft. in the said apartment and a parking space in the morefully described in the Schedule 'B' hereto on the ownership basis; And

WHEREAS in Course and as a result of negotiations between the parties hereto, the Vendors hereto agreed to sell and the Purchaser hereto agreed to purchase the said Flat No. D -2, in the A-Block, in the First Floor together with a parking space in the basement more fully described in the Schedule 'B' hereto after proper inspection of the said unit and after being fully satisfied with the quality of Construction thereof and the title of the Vendor hereto for the reasonable and highest offered consideration of Rs. 23,64,788/- (Rupees Twenty Three Lac Sixty Four thousand seven hundred and eighty eight) only on the terms and conditions mutually agreed between them.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

1. That in consideration of the total sum Rs. 23,64,788/- (Rupees Twenty Three Lac Sixty Four thousand seven hundred and eighty eight) only paid by the Purchaser to the Developer as per Memo of Consideration appearing in Schedule 'C' hereto (the receipt whereof is hereby acknowledged and admitted by the Developer) and in consideration of the terms and conditions herein contained, the Developer absolutely and indefeasible grant, sell, convey, transfer and assign their entire right, title, interest and possession to in and over in Flat No. D-2, in the A-Block, in the First floor & Car Parking Space of "ANKUR VIHAR" a residential Complex more fully described in the Schedule 'B' hereto together with utility right in Common area details described in Schedule 'D' also all

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AP New Sign

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claims, demands, easements and other incidental rights belonging or appertaining thereto more fully described in the Schedule 'E' hereto to the Purchaser TO HAVE AND TO HOLD the same for all times to come free from all encumbrances subject to the terms and conditions hereinafter appearing.

2. That the Vendor both hereby covenant with the Purchaser that the Vendors is the owner of the Schedule 'A' land and the floor area sold herein and the same is in no manner encumbrances by way of mortgage etc. and the Purchaser has inspected all the documents regarding the title of the property and has fully satisfied himself/ herself / themselves about the title of the Vendor and quality of Construction /size and being fully satisfied with the same has therefore Purchased the same.
3. That the Vendors hereby further covenant with the Purchaser that the Vendor shall pay the annual ground rent now or in future becoming payable up-to-date and shall keep the Purchaser fully indemnified harmless and free from and against any attachment or legal proceeding in respect thereof and that the Purchaser shall be liable to pay proportionate ground rent, Municipal Tax etc. in respect of the Schedule 'B' Property hereby sold which become payable as from the day onwards.
4. The purchasers have full right to sell, let out, transfer the scheduled property conveyed by this deed.
5. That the Purchaser in consideration of the use and enjoyment of the Common Part of the said Complex of Schedule 'A' land has undertaken :-
 - (1) Not to throw any rubbish or store any article or combustible goods in common parts save to such extent and at such place or places if any, as may be specifically permitted by the Vendors in writing.

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Ad. K. S.

P. P. P.

08.01.2020

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- (ii) Not to carry on any obnoxious, noisy, offensive illegal or immoral activity in the said unit or any other portion of the said complex, common parts,
- (iii) Not to cause any nuisance or annoyance to the Co-purchasers and/ or occupants of other portions of the Complex.
- (iv) Not to use or allow to be used the said unit for the purpose other than for quiet and decent purposes for which sold.
- (v) Not to decorate or paint or otherwise alter the exterior of the said unit or common parts of the Complex in any manner save in accordance with the general Schedule thereof as is or may be specified by the Vendors.
- (vi) Not to do anything whereby the other Co-Purchaser are obstructed in or prevented from enjoying quietly and exclusively of their respective units and jointly of the common parts.
- (vii) Not to claim any right in any part of the Complex save as may be necessary, for ingress and egress of men, material, utilities, pipes, cables and lines, to be installed in the said unit and in particular not to claim any right to any parking space or store room or terrace save expressly granted.
- (viii) Not to obstruct in any manner the owners or the developers or other persons permitted by the owner and / or developer in raising further stories or making other constructions or transferring any right in or on the land or building or other units of the said Complex or parking space. Not to store or bring heavy articles or hand heavy articles which

08.01.2019
 Anil Kumar Singh
 Anil Kumar Singh

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may injure or damage any structures and / or flooring or stairs or portions of the said Complex.

- (ix) Not to display or affix any neon - sign, or sign board on any other wall of the building of the unit or the common parts save to affixation of the name plate containing the name of purchaser at the place specified from time to time by the Vendor.
- (x) Not to claim any partition or sub-division or the land of the said premises or the common parts of the said building and not to make any partition of the unit in smaller sizes by metes and bounds or making separate independent portion of the said unit.
- (xi) Not to claim any additional, proportionate undivided right in the said land in Case the owners and / or the developer does not construct the entire constructable area.
- (xii) Not to claim any right of user / common use or otherwise ever or in respect of the terrace / roof of any nature whatsoever and the said terrace / roof shall always be at the exclusive disposal of the owners / developer as owned exclusively and absolute property with rights of making further constructions thereon according to the plan that may be sanctioned and the purchaser covenants not to raise any objection / claim/ impediment/ hindrance in the said further constructions being made at any time.
- (xiii) Not to obstruct or raise any objection in case the proportionate undivided share in the land is reduced by reasons of the owners and / or developer constructing in excess of the area now intended and / or agreed to be constructed on the said land and not to obstruct or raise

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Sajay Singh
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any objection of any nature whatsoever to such construction or any portion thereof.

(xiv) To observe the rules framed by the Developer/ owner and / or such body which may be entrusted in this behalf by the Vendor regarding the manner of the use and enjoyment of the common parts and land. To undertake maintenance of the unit in question on receipt of possession from the Vendor. All liabilities in respect of the said unit from the date of the Sale / Possession would be that of the Purchaser in respect the date of the sale possession would be that of the purchaser in respect of its maintenance keep accidental etc.

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

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

5. That the Purchaser has undertaken to pay and share the expenses of the said Complex proportionately with Co- Purchasers with respect to items stated in Schedule 'F'.

SCHEDULE - 'A'
(Particulars of the Land)

All that piece and parcel of Raiyat/ land situated in Mouza: Saraidhela, Police Station Saraidhela, chowki, sadar sub registry office Dhanbad. Dist- Dhanbad.

Atul Kumar Singh

Adi Kumar Singh

Sanjay Singh

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Mouza Saraidhela, Mouza No. 8, Khata No. 102 (R. S. Khata No. 116), Plot No. 3097 (R. S. Plot No. 2968), out of which measuring an area 57 Decimals of land, together with Multi Storied residential building standing there upon commonly known as "Ankur Vihar" being butted and bounded as under .

- North : Plot Nos. 3101 & 3039.
- South : Plot No. 3047 & Road.
- East : Plot No. 3095.
- West : Plot No. 3098.

SCHEDULE - 'B'
(Particulars of the Property Sold)

All that Flat No.D-2 in the A-Block, Containing a super built area 1269 Sq. Ft. more or less in the First Floor of the multistoried Residential Premises / Complex Commonly and popularly known as "Ankur Vihar" along with undivided proportionate variable indivisible share in schedule "A" Land being constructed, as demarcated in Red on the Plan annexed hereto, being butted and bounded by :-

- North : Flat No. C-2.
- South : Open to Sky.
- East : Open to Sky.
- West : 5 feet wide corridor/Flat No. E-2.

- (ii) Car Parking Space at the Parking floor of the multi storied premises / Complex commonly and popularly known as "Ankur Vihar" on the Schedule 'A' land .

Shri K. Srinivasulu

At New Site

Shri K. Srinivasulu

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Particulars of Flat.

1. Whether Kucha or Pucca :- Pucca.
2. If Pucca whether tiled or reinforced concrete :- Reinforced Concrete.
3. Number of Stories :- Basement + Ground + 4 stories.
4. Total Number of Flats in the Apartment :- 35 Nos.
5. Year of Construction :- 2019-17.
6. Brief description and nature sanitary electrical and other fittings in case of building and their equipment :- Standard Fittings.
7. Carpet Area of Flat :- N/A.
8. Super Built up area of Flat :- 1269 Sq. Ft.
9. Whether the building constructed is used as residential/commercial or industrial :- Residential.
10. (i) If on rent, the amount of rent :- N/A.
(ii) Built up area of Flat :- 1015 Sq. Ft.
(iii) Proportionate share of undivided area of land and percentage of undivided interest of common area :- 0.71 Dec. and 25 % Respectively.
11. Cost of Flat (Super Built up area) :- Rs.27,20,000/- only.
12. Cost of proportionate undivided variable share of land - 0.71 Dec (310 Sq. ft.) - Rs.2,09,000/- only.
13. Cost of reserve car parking space:- Rs.1,56,000/-
14. Total Cost Rs. 30,85,000/- only (And Stamp duty paid on that amount).
15. Annual Rent of proportionate undivided variable share of land :-
16. The Map attached with the schedule shall be part of this sale deed

That the above mentioned schedule land 'A' does not come under Govt. Land, and neither comes under Adivashi Land, Govt. Bhudan Land and forest land and also does not come under Govt. acquired land and the vendor and purchaser hereto are satisfied with the contents of this deed, and the vendor hereto does not comes under the reserve classes of C.N.T Act.

Whole amount
As per bill
Safety High
08.11.2019

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SCHEDULE - 'C'

Rs. 23,64,788/- only paid by the Purchaser to M/s Realtech Developers, by :-

Date	Amount in Rs.	Particular	Bank
	Rs.2,50,000/-	RTGS	BOI
09.12.19	Rs.7,20,000/-	204333(DD)	HDFC Bank

SCHEDULE - 'D'

COMMON AREAS.

1. Stair Case on all the floors.
2. Stair Case landing and lift landing on all floors.
3. Lift well.
4. Lift Plant installation.
5. Lift Room.
6. Common Passage and lobby, ramp on the ground floor, exception car parking area.
7. Tube Well.
8. Water pump, water tank, water pipes and other common plumbing installation.
9. Transformers, electrical sub - station electrical wiring, meters, generators and fittings excluding those that are installed for any particular unit.
10. Drainage and sewers.
11. Pump House.
12. Such other common parts areas equipment's installation fixtures, fitting and space in or about the said complex as are necessary for passage to the user and occupancy of the units in common and such other area specified by the Vendor

Shree Manoj Kumar

Apurva Sinha

Sanjay Singh

08-01-2020

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expressly to be the common parts but excluding the roof and / or terrace and the open and covered car parking Space Area.

SCHEDULE - 'E'

1. Rights of easements and quasi easements of other co-purchaser / occupiers and full right and liberty and authority in common with all other persons entitled to like rights at all times by day in by night and for all purposes in connection with the use or enjoyment of the unit to go pass and pass over and along the common passage and common portions and through and along the main entrance of the building passage banding and stair cases landing of the respective unit space full rights and liberty to other Co-purchaser / occupiers to use the common portions of the said building for the purpose of redecorating and repairing their respective unit.
2. The right of subjacent and lateral support or shelter and protection from the other parts of the building and from the site and roof thereon.
3. The free and uninterrupted passage and running of water and soil, gas and electricity from and to the units Cover drains, water, cables pipes and wire to the said complex either existing to or be installed in future.
4. The right with servant workman and others at all reasonable times at notice (except in the case of emergency) to enter or into and upon other parts of the building for purpose of repairing, cleaning and for renewing any such cover, drains, water, courses, cables, pipes and wire as aforesaid and laying down a new cover drain and water courses pipes.
5. The right with servants workman and others at all reasonable time no notice except in case of emergency to enter into and upon other portions of the building for the purpose of repairing, maintaining, renewing altering of the building the said unit or any part of the complex subjacent or lateral support shelter or protection of the unit.

✓
Shankar Kumar✓
AP New Side✓
Rajesh Singh

08.01.2020

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SCHEDULE - 'F'**(Proportionate share of expenses agreed to be shared by the purchaser)**

1. The expenses of maintaining and repairing, redecorating renewing at the main structures and in particular the gutters, rain water pipes of the building, the gas and water pipes, drains electric cables wires and other means of communication in underupon the said building to be constructed and serving more than one flat, main entrance, passage, landing and stair cases of the building leading to the respective units in the said building.
2. The cost of cleaning and lighting Passage, landing stair case, and other parts of the said building so enjoyed or used by the said purchaser in common with other unit holders and with occupiers as aforesaid and of keeping open portion etc. and to other parts of the said building in good condition and repairs.
3. The cost of decorating the exterior of the building .
4. All rates, taxes and outgoing payable in respect of the said building and parts of the same and / or any portions including the roof notwithstanding that such roof shall be the property of the owners with full right of the enjoyment use, disposal thereof.
5. Cost of Insurance , against THIRD PARTY risks in respect of the building if such insurance shall be at all taken out by owners, the higher charges and other expenses of renewed taxes if any incurred by the owners in respect of the said building or any portion thereof for shortage of refuse of the owners and occupiers of the said flat and to repair and renewing the dustbin or reused bin if provided at the said building.
6. All other expenses, if any incurred by the owners for the maintenance and proper convenient and running of the said building.
7. Cost of installation and maintenance of the fire, safety, devices would be responsibility of the Flat / unit owners on pro- rate sharing basis.
8. Liabilities arising out of any accident in Course of maintenance of the Complex would be that of all Flat / unit Owners and not of builder.

✓ *Shrikumar*

✓ *Adhwan Singh*

✓ *Rajesh Singh*

08.01.2020

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9. Cost of all the amounts becoming payable by way of premium unearned increase to the Government, MADA town planning, Municipal authority or any other authority of authorities or any charges payable as betterment or Development charges or any charges ,fees/ fines payable as betterment or Development charges or nay other tax or payment will being demanded from Owner / Developer.

IN WITNESS WHEREOF THE VENDOR (THROUGH THEIR CONSTITUTED ATTRONEY/DEVELOPER) OUT OF THEIR OWN FREE WILL WHILE IN THEIR SOUND HEALTH AND PERFECT MIND HAVING FULLY UNDERSTOOD THE CONTENTS HEREOF, HAVE SET AND SUBSCRIBED THEIR HANDS ON DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES :-

1. *विनय शर्मा*
शर्मा शर्मा
शर्मा शर्मा

2. *Ashut Roy.*
s/o, Late P. K. Roy,
Bilash Nagar, Bank More.
Dhambal
08.01.2020

Shikha Jain

Apk New Sdk

Pratik Singh

08.01.2020

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Signature, Photo and Fingerprint of the purchaser :-



Shikha Jain
08.01.2020



Certified that the finger prints of the left hand of the vendor and purchaser, whose photographs is affixed in the document have been duly obtained before me, and printed in my office as per draft deed supplied by the vendor.

Shikha Jain
08.01.2020

seller

: Sri Madan Mondal Son of Late Ankur Mondal, Resident of Saraidhela, P.O. and P.S. Saraidhela, Dist. Dhanbad, Rep. by attorney (1) Sri Alok Kumar Jha Son of Sri Subh Chandra Jha, resident of Sumitra Apartment, Polytechnic Road, P.O., P.S. and Dist. Dhanbad (2) Sri Anil Kumar Singh Son of Sri J. N. Singh, resident of Dhaiya, P.O., P.S. and Dist. Dhanbad and (3) Sri Sanjay Singh Son of Sri Nagendra Singh, resident of Sumitra Apartment, Polytechnic Road, P.O., P.S. and Dist. Dhanbad and M/S Realtech Developers, office at Suraj Complex, Bartand, P.O., P.S. and Dist. Dhanbad, through its Partners, (1) Sri Alok Kumar Jha Son of Sri Subh Chandra Jha, resident of Sumitra Apartment, Polytechnic Road, P.O., P.S. and Dist. Dhanbad, (2) Sri Anil Kumar Singh Son of Sri J. N. Singh, resident of Dhaiya, P.O., P.S. and Dist. Dhanbad and (3) Sri Sanjay Singh Son of Sri Nagendra Singh, resident of Sumitra Apartment, Polytechnic Road, P.O., P.S. and Dist. Dhanbad.

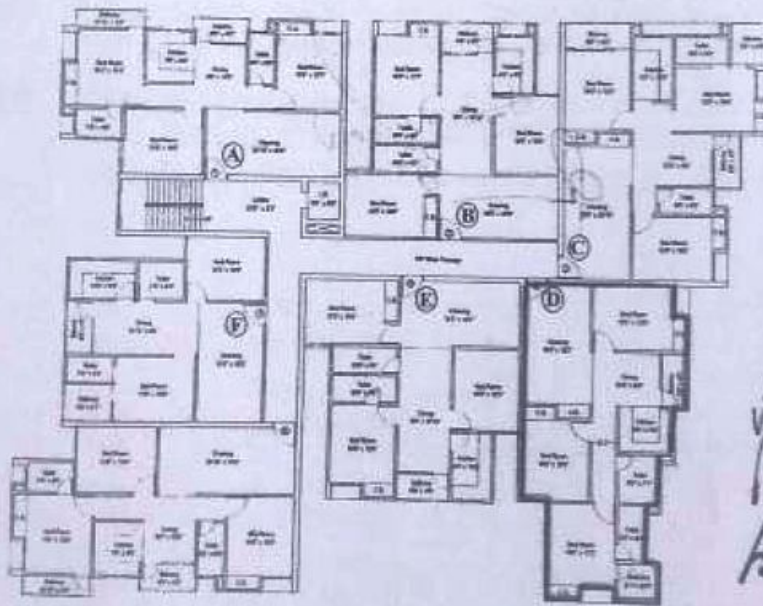
Purchaser

: Smt. Shikha Jha Wife of Sri Pawan Kumar Jha, resident of S/F/Z3 Housing Complex, Near Holicross School, Ghatotand, Ramgarh.

Schedule

: Mouza- Saraidhela, No. 8, Khata No. 102 (R. S. Khata No. 116), Plot No. 3097 (R. S. Plot No. 2968), Super Builtup Area - 1269 sq.ft., Flat No.-D-2 on First Floor commonly known as "Ankur Vihar".

Shown in red



For Buyer
Subh Chandra Jha
Rajay Singh
08.01.2020

TRACED BY:-

F.V.B.

FIRST FLOOR

झारखण्ड मू-संपदा नियामक प्राधिकार
(Jharkhand Real Estate Regulatory Authority)

कार्यालय-जुडको लि०, तृतीय तल, आर०आर०डी०ए० भवन (प्रगति सदन)
कचहरी चौक, राँची, झारखण्ड-834001

Date- 31/08/17

Serial No.- 333

1. Received an application for registration under RERA from -
M/s. Realtech Developers
2. Address- Dhanbad
3. Mobile No- 9234669717
4. Phone No-
5. E-mail-
6. Name of the Project- To Develop housing project
7. Demand Draft (DD) No- 001318
8. Demand Draft (DD) Date- 10/08/2017 of IDBI Bank
Dhanbad
9. UTR No.-
10. Online Payment Details-
11. Amount.-Rs. 23070000

For,
Jharkhand Real Estate Regulatory Authority



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

January 6, 2020

भाग वर्तमान	1	पृष्ठ संख्या	2040
प्लॉट का नाम	धनबाद	अनुमंडल नाम	धनबाद
ब्लॉक का नाम	सरायदेला	प्लॉटिंग संख्या	2040
अंचल का नाम		तोजी संख्या	0
हलका का नाम		धनबाद	0
हलका-02		धाना नम्बर	8
इस्टेट का नाम		खतब का प्रकार	झारखंड
खतब		रकबा	0 पे 57 डि 0 हे
परिवर्तन के लिए प्रधिकार		वापस का केसा	स0356 (2) 2015-16
सम्पन्न		रकबा	0 पे 57 डि 0 वर्गफीट
रोस		कुल परिमाण	0 पे 57 डि 0 वर्गफीट

List Of Mutation Cases on the above transaction in Register-II

5482	305 / 2019 - 2020	2	116	2968	श्री अजीत मंडल	10/05/2019	Status Rejected Cases
------	-------------------	---	-----	------	----------------	------------	-----------------------

List Of Case Status Details

जारी 2019

यह एक कंप्यूटर जनित प्रति है
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंदाधिकारी से संपर्क करें
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर मिलक करें।

A. A.
8.1.2020

KA-116
P-2968
8.1.2020

DHANBAD MUNICIPAL CORPORATION
New Licence

MUNICIPAL LICENSE FEE

Payment Receipt

Receipt No. : 1852040916120027

Application No. : 2066040916115936

Department / Section : Municipal License Section

Account Description : Municipal Licenses Fee Charges

Date : 04-09-2016

Time : 12:00

Business/Firm Name : REALTECH DEVELOPERS

Applicant Name : PART ALOK KR JHA SANJAY SINGH ANIL KUMAR

Mobile No : 9234669717

Ward No : 27

A Sum of Rs. 500.00 (in words) Five Hundred Only

towards Municipal Licenses Fee vide CASH.

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

MUNICIPAL LICENSE FEE DETAILS

Account Description	Period	Amount
Municipal License Fee (Current)	2016-2017	500.00
	Total	500.00



For Details Please Visit : www.dhhanbadmunicipal.com

1852040916120027
dhhanbadmunicipal.com

Note : This is a Computer generated Receipt.

खनिज क्षेत्र विकास प्राधिकार, धनबाद।

पत्रांक:-----/न०नि०

सेवा में,
 श्री मदन महान
 पिता/पति श्री अजय महान
 पता तरायदेवा, धनबाद।

धनबाद, दिनांक:-

विषय- आवासीय/व्यवसायिक/औद्योगिक/संस्थागत भवन निर्माण हेतु गृह प्लान के न० बी०डी०- 40/16-17
 संबंधी आपके आवेदन दिनांक- 4.4.16 के संबंध में।

महस्य आपके आवेदन, दलील संख्या- 1997 दाखिल खारिज अभिलेख संख्या- 3561 111 15-15
 जमाबंदी संख्या- 6983 से निर्गत लागान रसीद नं० 15-16 की अभिप्रायित प्रति, इफ्त
 पत्र एवं Indemnity Bond एवं तकनीकी सदस्य द्वारा किये गये अनुज्ञा के आलोक में आपके द्वारा प्रस्तुत आवासीय/व्यवसायिक/
 औद्योगिक/ संस्थागत भवन संबंधी बी०डी० के न०- 40/16-17 के नये की स्वीकृति प्रबन्ध निदेशक, खनिज
 क्षेत्र विकास प्राधिकार, धनबाद द्वारा प्रदान की गई है।

निदेशानुसार सूचित करना है कि तरायदेवा-08 मोजा अन्तर्गत खाता न०- 102
 प्लॉट न०- 3097 रकबा 24832.62 वर्गमीटर भूमि पर स्वीकृत नये के
 अनुसार लाईसेंसी अभियन्ता श्री अजय कुमार शर्मा की देख-रेख में कार्यारम्भ के पूर्व निर्धारित प्रपत्र में अचोहस्ताक्षरी
 को कार्यारम्भ की जानकारी उपलब्ध करायेंगे। स्वीकृत नये के अनुसार अधिकतम 2 (दो) जॉ में कार्य पूर्ण कर अधिनियम के
 प्रावधानों के तहत निर्माण पूरा होने की लिखित जानकारी अचोहस्ताक्षरी को उपलब्ध करायेंगे।
 प्रबन्ध निदेशक के लिखित पूर्वानुमति के वगैर किये गये किसी भी विचलित निर्माण को नियमित नहीं किया जा सकेगा,
 बल्कि उसे तोड़ना ही एकमात्र विकल्प होगा।
 खनिज क्षेत्र विकास प्राधिकार के संबंधित पदाधिकारी से निर्माण कार्य का निरीक्षण समय - समय पर कराना सुनिश्चित
 करेंगे।

आप स्वीकृत नये में धार्ये नाली से हटकर अन्य नाली का निर्माण नहीं करेंगे।
 माडा भवन विनियमन के दायरे में आवासीय/व्यवसायिक/औद्योगिक/संस्थागत भवन निर्माण हेतु स्वीकृत नये स्वत्व,
 अधिकार एवं दखल का प्रमाण नहीं है।

जिस प्रयोजन के लिये भवन निर्माण का नक्का किया गया है निर्मित भवन का व्यवहार उसी प्रयोजन के लिये किया जा
 सकेगा। भवन प्लान की स्वीकृति से आवेदक का प्रस्ताव भूमि पर मुस्वामित्व का प्रमाण स्थापित नहीं होगा।

जल संरक्षण एवं पर्यावरण सुरक्षा हेतु आक्यक प्रबन्ध के लिये आप स्वयं जिम्मेवार रहेंगे तथा स्वीकृति आदेश राज्य सरकार
 (नेशनल बिल्डिंग कोड के अद्यतन आदेश निदेश एवं प्रावधानों से स्वतः प्रभावित होगा।
 आवेदन द्वारा उपकर के मद में 1.25% कुल रू० 65,000/- जमा किया गया है।

सर्वे आवेदन द्वारा सहायक श्रमायुक्त धनबाद के कार्यालय में जमा करना स्वयं सुनिश्चित करेंगे।
 स्ट्रक्चर डिजायन, सोवायल टेस्ट रिपोर्ट काम शुरू करने के कपहले या 80 दिनों के अन्दर जमा नहीं करने पर निर्माण का
 स्थगित करना पड़ेगा।

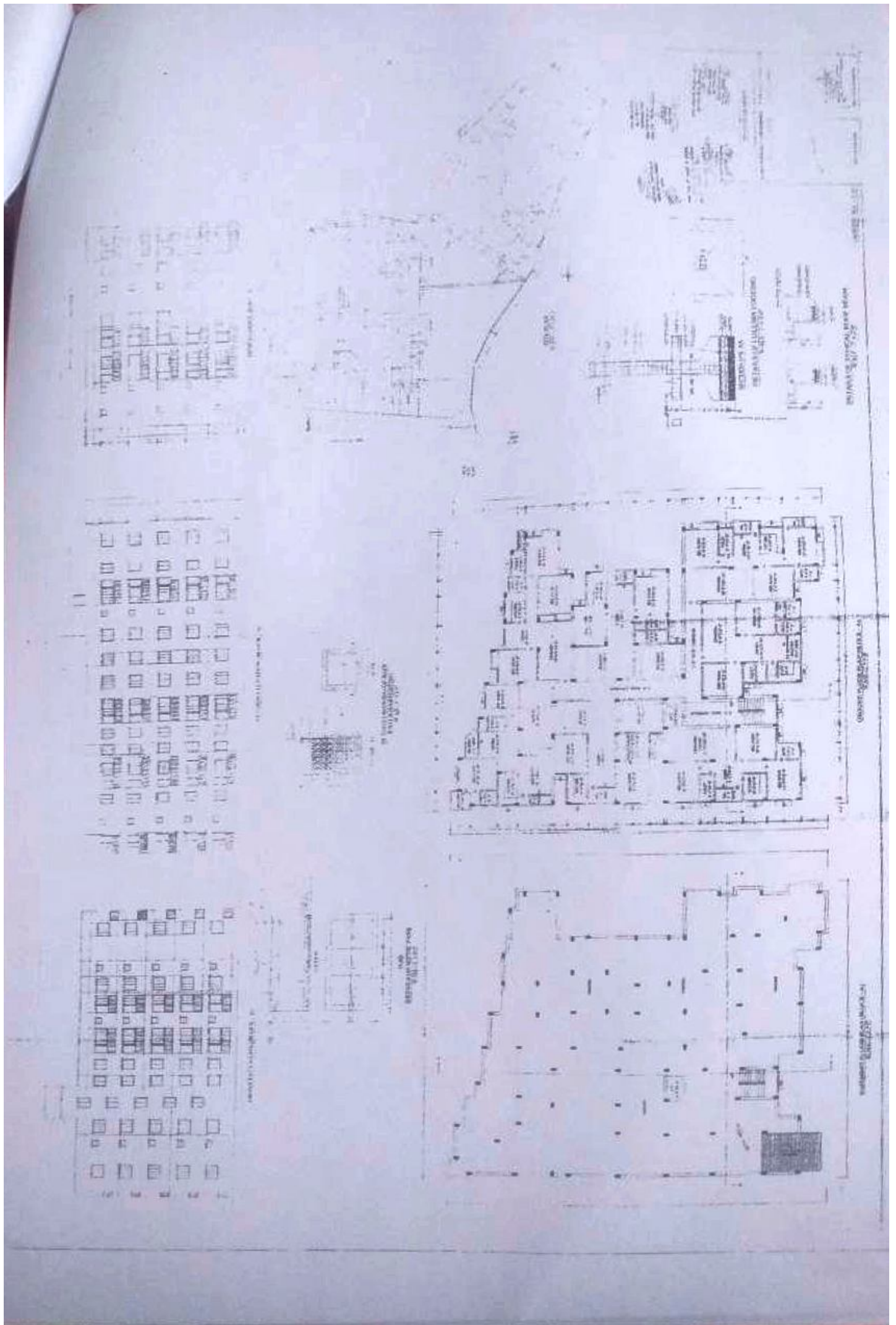
प्लीन्थ के निर्माण के बाद आवेदन सूचित करेंगे और अभियन्ता स्थल जांचकर प्रतिवेदन देंगे, तत्पश्चात ही आगे की निम
 कार्य जारी रहेगी। साथ ही प्लानिंग और इलेक्ट्रीकल सम्बन्धित नक्का भवन निर्माण के पूर्ण होते ही निश्चित रूप से जमा कर देंगे।

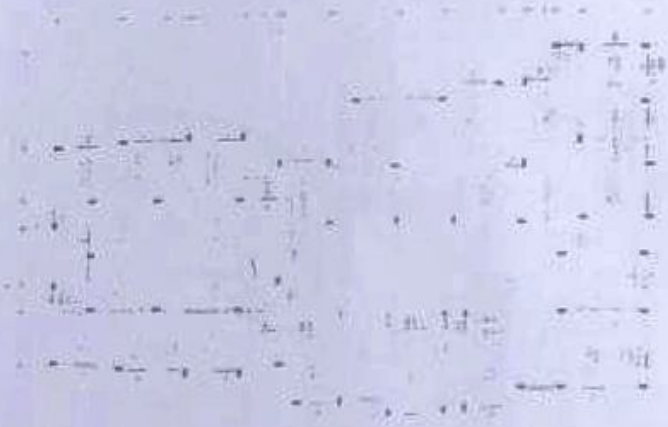
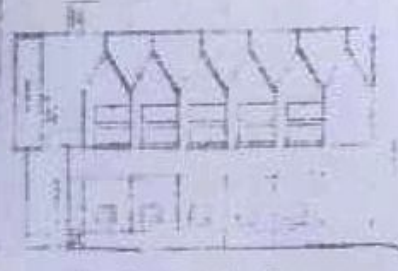
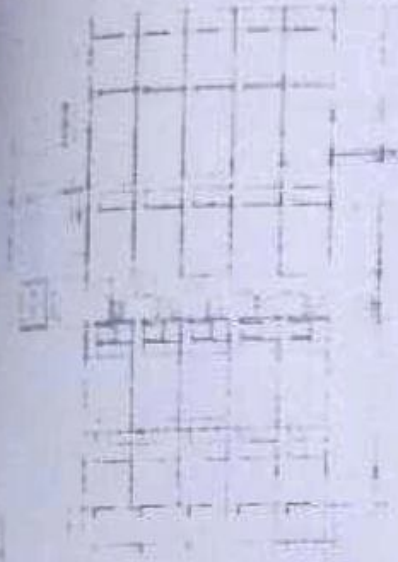
६१
 कार्यपालक अभियन्ता
 नगर निवेशन विभाग,
 खनिज क्षेत्र विकास प्राधिकार,
 धनबाद।

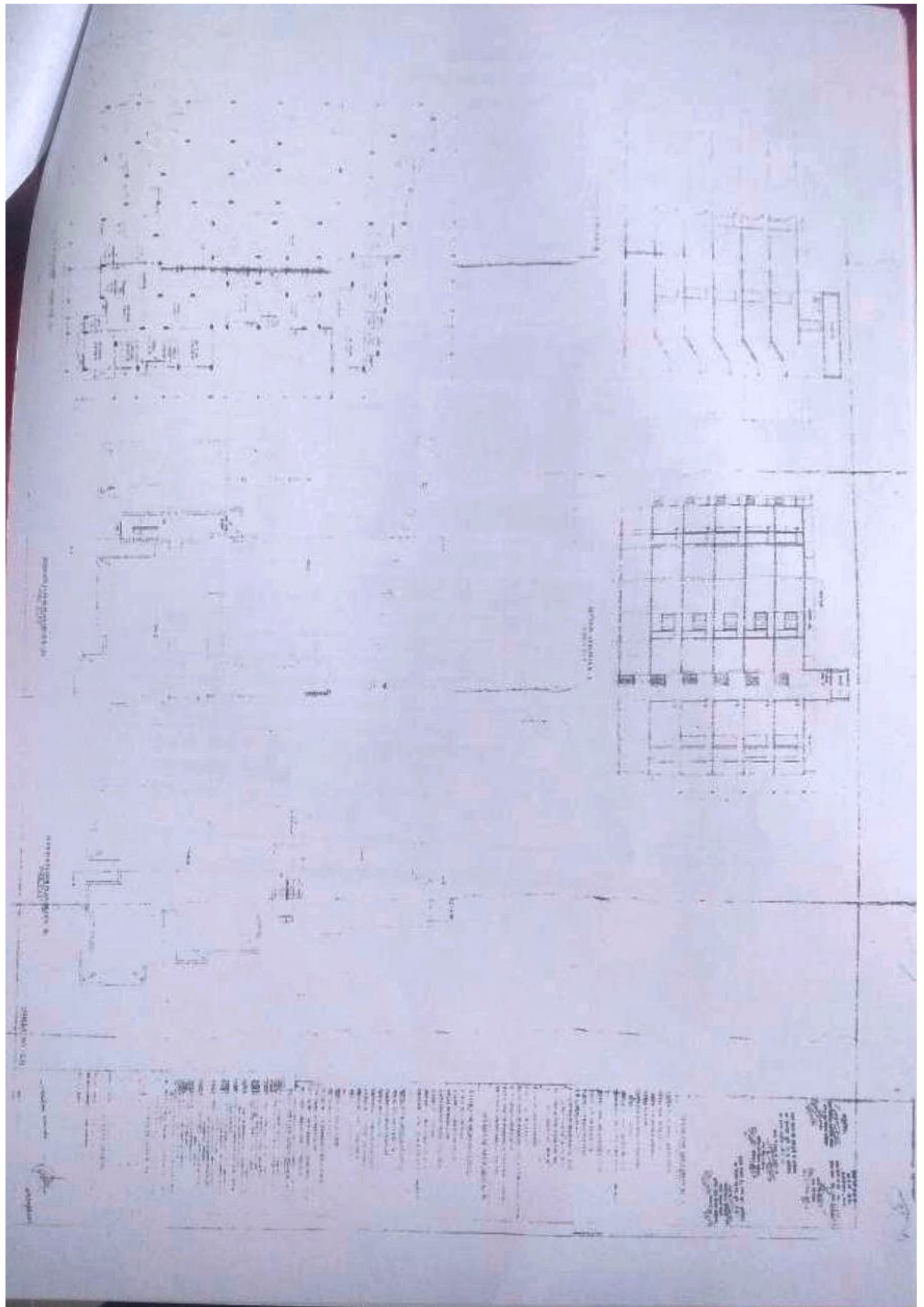
ज्ञापक- टी०पी० 274 /नगर निवेशन दिनांक- 9/6/16
 प्रतिनिधि- श्री अजय कुमार शर्मा, लाईसेंसी अभियन्ता, धनबाद।

2. सहायक श्रमायुक्त, धनबाद को सूचनाार्थ प्रेषित।

29/06/16
 कार्यपालक अभियन्ता
 नगर निवेशन विभाग







झारखण्ड सरकार
राजस्व एवं भूमि सुधार विभाग
लगान रसीद



Form XIV F. No. 180V

V

जिला का नाम
अनुमण्डल का नाम **दमना**
अंचल का नाम
सौदा **शरायदेवा**
धान का प्रांत संख्या **08**

रसीद क्रमांक/सं
रियात का नाम **21 A016030**
पिता का नाम **गोदान साहू**
जमावती संख्या **श्री कुर मंडल 6988**

खेत संख्या	खसरा संख्या	रकबा (एकड़ में)
102	3099	57.30

जोत की संख्या का विवरण (बकाया एवं नया) धान वर्ष का

मातृ	वर्षिक	3 वर्ष का	1 वर्ष	विगत वर्ष	2015-16
W.P					
लगात	35.4				35.4
सेस	8.70				8.70
* ब्याज	17.50				17.50
विविध	17.50				17.50
योग	73.00				73.00
	86.00				86.00

भुगतान का विवरण

अदायगी	झारखण्ड सरकार			कुल	अग्रिम
	3 वर्ष से ज्यादा	3 वर्ष	2 वर्ष		
			विगत वर्ष	2015-16	
लगात				35.4	
सेस				8.70	
* ब्याज				17.50	
विविध				17.50	
योग				73.00	

- कुल योग रकम में **86.00 (दिलाली रूप में मात्र)**
- नाम अदाकर्ता **नील**
- कुल बकाया **0**

(हस्ताक्षर/मुद्रा)
हस्ताक्षर/मुद्रा

* ग्राम में हाल का बकाया मातृगुजारी पर (दिलाली रूप में बकाया) रकम पर वि. सर्टिफिकेट जारी हो) मुद्रा नहीं लिखा जाता है।

SPL/2013

2015-16 प्र. क्र. 356/111 2015-16



आवेदन की तिथि-26-5-15
 अधिसूचना तिथि-27-5-15
 निर्गत तिथि-28-5-15

अंचल अधिकारी का कार्यालय, धनबाद

दाखिल खारिज मु० संख्या १५७ (//) / 2014-15

आदेश फलक

दिनांक	पदाधिकारी का आदेश तथा हस्ताक्षर	अभियुक्ति
13/5/15	<p>आवेदक/आवेदिका श्री/श्रीमती <u>सुपन मंडल</u> पिता/पति <u>श्री/श्रीमती सुधीर मंडल</u> साकिम <u>धनबाद</u> धारा <u>193/10-01-15</u> जिल्हा-धनबाद ने नामांतरण के लिये आवेदन किया है। आवेदन को अनुसार आवेदक/आवेदिका ने मौजा <u>सातभद्र</u> मौजा नं० <u>८४</u> खता नं० <u>102</u> फाट नं० <u>3097</u> रकबा <u>57.570</u> दर्ज नं० <u>2744 पत्र 270</u> दिनांक <u>193/10-01-15</u> के द्वारा श्री/श्रीमती <u>सुधीर मंडल</u> से प्राप्त किया है।</p> <p>मूल आवेदन पर हल्का कर्मचारी को नोच देनु में इस बीच आम इस्तेहार निर्गत करें। अभिलेख दिनांक <u>13/5/15</u> को उत्प्रेषित करें।</p> <p style="text-align: right;">अंचल अधिकारी धनबाद</p>	<p>नोच देनु आवेदन पर गया।</p>
13/5/15	<p>अभिलेख उत्प्रेषित किया गया। आम इस्तेहार का तामिला प्राप्त है। किसी व्यक्ति ने आपत्ति नहीं किया है। हल्का कर्मचारी, अंचल निरीक्षक का नोच प्रतिवेदन प्राप्त है जिसके अनुसार -</p> <ol style="list-style-type: none"> भूमि रैयती खाते की है। जमाबंदी नं० <u>930</u> में बिक्रत-को-विजली के <u>अचल इ-पिल</u> के नाम लगान से रसीद कट रहा है। आवेदक निबोधित दलील द्वारा भूमि प्राप्त कर प्रश्रनगत जमीन पर दखल कब्जा में है। निबोधन धनबाद इलाका निबंधन कार्यालय से किया गया है, तथा अन्तर मुद्रांक की राशि को कोषागार में जमा कर दलील को चेक करा लिया गया है। प्रश्रनगत भूमि गैर आबाद खाता, आदिवासी खाता, भूदान, जन भूमि तथा बी०सी० मौ० एल० के क्षेत्र में बाहर है एवं यह हस्तान्तरण C.N.T Act की धारा 46 (1) में मुक्त है। <p>अतः, हल्का कर्मचारी/अंचल निरीक्षक के नोच प्रतिवेदन एवं अनुरसा के आधार पर आवेदित भूमि का दाखिल-खारिज आवेदन को <u>अचल</u> किया जाता है। तदनुसार शुद्धित किया यह पत्र हल्का कर्मचारी से एक सप्ताह में अनुपलब्ध प्रतिवेदन मांगें। हल्का कर्मचारी एवं अंचल निरीक्षक का प्रतिवेदन इस आदेश का हिस्सा होगा।</p> <p>लेखित एवं संशोधित</p> <p style="text-align: right;">अंचल अधिकारी</p>	<p>गुद्दि पर प्राप्त किया</p>



जिला - धनबाद
 जालियुगाना तिथि - 27-5-15
 तिथि - 28-5-15

जिला - धनबाद, अनुमण्डल - धनबाद अंचल - धनबाद, हल्का सं० - (II) स्टेट का नाम - झारखण्ड

दिखावेवाला ११३

क्रम संख्या	पत्नी संख्या 27 है नामानकरण की संख्या	नाम	धाना और धाना संख्या	नामानकरण और सामवेद अनुयायिता की संख्या	अपराध कर संबंधित प्रमाण और कारण की तारीख	अपराध कर के धारा 4 विधि, धारा विनियम, उपविभाग का कारण क्रम है 2	नामानकरण से प्रभावित विनियम का पूरा व्योम	अपराध कर की संख्या
1								
2	परा सं० 356 (II) 14-15	सुरेश कुमार	8 म. की.	खता - 102 - एकट - 307 - रकबा - 57 लगान - 35.00	अवल अधिकारी धनबाद	विकी/उत्तराधिकारी दलीप सहा	पुराना जमाद - 930 पुराना रियाज - अंशुल नया रियाज - अंशुल अपराध कर - अंशुल सं० - 101-15	9

नामानकरण संख्या 299 सं० 19/07 2014

अधिकारी
धनबाद



भारत सरकार
GOVERNMENT OF INDIA



शरज सिंह
Saroj Singh

जन्म वर्ष / Year of Birth : 1970
पुरुष / Male

6892 0867 2901



आधार - आम आदमी का अधिकार



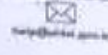
भारतीय विनिष्ठा पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

पता : S/O शरज सिंह, ए 104,
सुमित्रा अपार्टमेंट, पॉलिटैक-एनसी
रोड, बिक्रम बाजार, धरमबाद,
झारखण्ड, झारखण्ड, 826001

Address: S/O Saroj Singh,
A/ 104, SUMITRA
APARTMENT, POLYTECH-ENC
ROAD, BIKRAM BANERI, POST
DHANBAD, P.S. DHANBAD,
Dhanbad, Jharkhand, 826001



1947
1800 180 1847



support@aiid.gov.in



www.aadhaar.gov.in



P.O. Box No. 1947
Dhanbad, Jharkhand

Saroj Singh

9234669718

6892 0867 2901



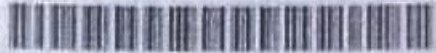
भारत सरकार
Unique Identification Authority of India
Government of India

भारत सरकार / Enrollment No 1007/30027/07097

To
शिक्षा झा
Shikha Jha
W/O Pawan Kumar Jha
OO/566
Housing Complex
Near Shistu Niketan School P.S Mandu
KEDLA
Ramgarh
Jharkhand 825325
9263432191

31/08/2011

Ref 263 / 17E / 523418 / 524685 / P



UE483952382IN



आपका आधार क्रमांक / Your Aadhaar No. :

3370 0300 0318

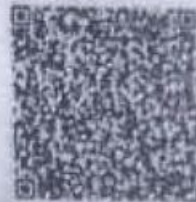
आधार – आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



शिक्षा झा
Shikha Jha
जन्म वर्ष / Year of Birth : 1980
महिला / Female



3370 0300 0318

आधार – आम आदमी का अधिकार

Shikha Jha
8210286524 Jalohar Jha

भारत सरकार
GOVERNMENT OF INDIA

अमित कुमार सिंह
Amit Kumar Singh

जन्म वर्ष / Year of Birth : 1958
पुरुष / Male

9456 4454 1958

आधार - आम आदमी का अधिकार

भारतीय रिजर्व बैंक - पश्चिम प्राधिकरण
INDIAN RESERVE BANK - WESTERN AUTHORITY

पता : S/O जगदीश नारायण सिंह,
गार्डन हाउस, डिया, पोस्ट- 15 M, P.S.
धिया, बारा जिला, बिहार, भारत,
भारत, 826004

Address: S/O Jagdish Narayan
Singh, GARDEN HOUSE,
DHAYA, POST- 15 M, P.S.
DHANSAD, DHAYA, District,
Bihar, 826004

1442
9456 4454 1958

1442
9456 4454 1958

1442
9456 4454 1958

1442
9456 4454 1958

Amit
9431120693

9456 4454 1958

भारत सरकार
GOVERNMENT OF INDIA

श्री अक्षय कुमार झा
Akshay Kumar Jha

जनम वर्ष / Year of Birth : 1971
पुरुष / Male



6703 3098 0161

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O शुभ चन्द्र झा, बी - 2, सुमित्रा
अपार्टमेंट, पॉलीटेक्निक रोड,
झारुडीह, पोस्ट झरुडीह, जिला झरुडीह,
झारखण्ड, झारखण्ड, 826001

Address: S/O Shub Chandra Jha,
G - 2 A BLOCK SUMITRA
APARTMENT, POLYTECHNIC
ROAD, JHARUDIH, POST
DHANBAD, P.S. DHANBAD,
Dhanbad, Dhanbad, Jharkhand,
826001

1800 121 1214
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No 1987
New Delhi-110001

Akshay Kumar Jha
9234 669 717

6703 3098 0161



GST

TRN (Temporary A/c No) - 201700017909TRN.

EE01 - Dhulead - 1 Div
EE0103
range - 311

AAUFR6159B



NOTARY
DHANBAD

समक्ष लेख्य प्रमाणक, धनबाद

शपथ-पत्र

मैं Shikha Jha पिता/पति- Raman Kumar Jha
 पता- S/F/23 Housing Complex Near Holy Cross School
Ghatstand, Raigarh, जिला- Raigarh राज्य- झारखण्ड
 नागरिक-भारतीय, शपथ पूर्वक घोषणा करती हूँ कि, महिला के नाम निबंधित होने वाली विक्रय विलेख पर प्रभार्य/देय स्टाम्प शुल्क एवं निबंधन शुल्क की छूट संबंधी राजस्व, निबंधन एवं भूमि सुधार विभाग, झारखण्ड की अधिसूचना संख्या- 13/ नि० वि० (महिला शुल्क विमुक्ति) 18/2017 के आलोक में, मैं इसके पूर्व इस छूट का उपभोग नहीं की हूँ।

सत्यापन

शपथकर्ता की पहचान एतद द्वारा घोषणा करती हूँ कि उपरोक्त अधिवक्ता [Signature] सासी बातें मेरी जानकारी में सत्य एवं सही अधिवक्ता, धनबाद के समक्ष है, जिसे आज दिनांक 08/01/2020 को सत्यापित किया।



08/01/2020
**NOTARY
 DHANBAD**
 Authorised,
 U/S 247 (1)(C) of the Cr.P.C. 1973
 (Act No. 11 of 1974) & u/s (8) (1)
 (Act No. 33 of 1952)

Shikha Jha
 शपथकर्ता
[Signature]
 अधिवक्ता 08/01/2020
200 15700



35128



DHANBAD BAR ASSOCIATION



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Dhanbad

District Name :- Dhanbad

State Name :- Jharkhand

Deed Endorsement

Token No :- 20200000001897

Deed Type	Sale Deed
Number of Pages	86
Fee Details	Stamp Duty :- Rs. 1, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1290, A1 :- Rs. 0, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.2927006/- ,Transaction Amount :- Rs.3085000/-
Property Details	District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Saraidheia Location :- Other Road, Saraidheia Word No 24 Property Boundaries :- East: PLOT NO. 3095 , West: PLOT NO. 3098 , South: PLOT NO. 3047 & ROAD , North: PLOT NO. 3101 & 3039 Volume Number - 1Page Number - 2040Khata Number - 116Plot Number - 2968SAF Number - 1852040916120027 Area Of Land :- 0.71 Decimal 1269.00 Square Feet

Sh./Smt. MS REALTECH DEVELOPERS REP THROUGH ITS PARTNER ALOK KUMAR JHA *s/o/d/o/w/o* SUBH CHANDRA JHA has presented the document for registration in this office today dated :- 08-Jan-2020 Day :- Wednesday Time :- 15:03:36 PM












MS

REALTECH DEVELOPERS REP THROUGH ITS PARTNER ALOK KUMAR JHA (Power Of Attorney)

Party Name	Document Type	Document Number
MS REALTECH DEVELOPERS REP THROUGH ITS PARTNER ALOK KUMAR JHA	PAN/UID	AAUFR6159B

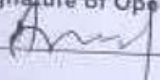
Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	MS REALTECH DEVELOPERS REP THROUGH ITS PARTNER ANIL KUMAR SINGH Address1 - DHAIYA , PS AND DIST - DHNABAD , Address2 - ... , Jharkhand PAN No.: AAUFR6159B, Permission Case No.-	Yes	Anil Kumar Singh Address:- GARDEN HOUSE, , , DHAIYA , POST- I S M , P.S. DHANBAD, DHAIYA , Dhanbad, 826004, , Jharkhand, India		SELLER Age:57			

Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
MADAN MONDAL THROUGH ... Jharkhand PAN No.:	No	Address:-	MS REALTECH DEVELOPERS REP THROUGH ITS PARTNER ALOK KUMAR JHA ... Jharkhand PAN No.: AAUFR6159B	SELLER Age:55			
3 MS REALTECH DEVELOPERS REP THROUGH ITS PARTNER SANJAY SINGH Address1 - SUMITRA APARTMENT POLYTECHNIC ROAD, DHANBAD, Address2 - ... Jharkhand PAN No.: AAUFR6159B, Permission Case No.-	Yes	Sanjay Singh Address:- A/ 104, SUMITRA APARTMENT, . POLYTECHNIC ROAD, BEKAR BANDH, POST DHANBAD, P.S. DHANBAD, Dhanbad, . Dhanbad, 826001, . Jharkhand, India		SELLER Age:50			<i>Sanjay Singh</i>
4 MS REALTECH DEVELOPERS REP THROUGH ITS PARTNER ALOK KUMAR JHA Address1 - SUMITRA APARTMENT POLYTECHNIC ROAD DHANBAD, Address2 - ... Jharkhand PAN No.: AAUFR6159B, Permission Case No.-	Yes	Alok Kumar Jha Address:- A- 1, gauri Apartment, Near Carmel School, Jharoodih, Jharoodih, Dhanbad, . Dhanbad, 826001, . Jharkhand, India		SELLER Age:49			<i>Alok Kumar Jha</i>
5 SHIKHA JHA Address1 - S/F/23 HOUSING COMPLEX, NEAR HOLICROSS SCHOOL GHATOTAND, RAMGARH, Address2 - ... Jharkhand PAN No.: AOSPJ7092M, Permission Case No.-	Yes	Shikha Jha Address:- OO/566, Near Shishu Niketan School, Housing Complex, P.S.Mandu, KEDLA, . Ramgarh, 825325, . Jharkhand, India		PURCHASER Age:39			<i>Shikha Jha</i>

Party Name and Address JITENDRA SHARMA S/o-D/o ARJUN SHARMA Address1 - BISHUNPUR, DHANBAD, Address2 - ... Jharkhand PAN No.:	Photo 	FingerPrint 	Signature 
---	--	---	---

Witness:
 I/We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	JITENDRA SHARMA Address1 - BISHUNPUR, DHANBAD, Address2 - ... Jharkhand			

Signature of Operator


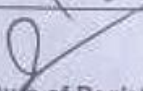

Seal and Signature of Registering Officer

Above signature & thumb impression are affixed in my presence.

Above mentioned, (MS REALTECH DEVELOPERS REP THROUGH ITS PARTNER ANIL KUMAR SINGH , MADAN MONDAL THROUGH , MS REALTECH DEVELOPERS REP THROUGH ITS PARTNER SANJAY SINGH , MS REALTECH DEVELOPERS REP THROUGH ITS PARTNER ALOK KUMAR JHA), has/have admitted the execution before me. He/ She/ They has / have been identified by (JITENDRA SHARMA) Son/Daughter/Wife of (ARJUN SHARMA) resident of (BISHUNPUR, DHANBAD) and by occupation (Business).


Signature of Registering Officer

Date:- 08-Jan-2020


Seal and Signature of Registering Officer





Date :-08-Jan-2020

Document Registration Summary 1

- Government/Market Value: ₹2927100/-
- Transaction Amount: ₹3085000 /-
- Paid Stamp Duty: ₹5 /-

Receipt : 261064

Receipt Date : 08-01-2020

Presenter Name: MS REALTECH DEVELOPERS
REP THROUGH ITS PARTNER ALOK KUMAR JHA

On Date 08-01-2020 Presented at SRO - Dhanbad
Signature of Presenter

SRO - Dhanbad

Handwritten signature: Alok Kumar Jha

E	₹2000
PR	₹1
SP	₹1290
LL	₹3
Stamp Duty	₹5

Total ₹3299

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	5	5	-4	E-STAMP	SHIKHA JHA	• Certificate Number IN/JH250364250937645	5
E	2000	2000	0	GRAS	MsRealtchDevelopersRepThroughItsPartnerAlokKumarJha	• GRN Number 2000090512 • DEPT Transaction Id cac76117791fa5ef78c1 • Transaction Type	2000
PR	1	1	0	GRAS	MsRealtchDevelopersRepThroughItsPartnerAlokKumarJha	• GRN Number 2000090512 • DEPT Transaction Id cac76117791fa5ef78c1 • Transaction Type	1
SP	1290	1290	0	GRAS	MsRealtchDevelopersRepThroughItsPartnerAlokKumarJha	• GRN Number 2000090512 • DEPT Transaction Id cac76117791fa5ef78c1 • Transaction Type	1290
AI	0	0	0				
LL	3	3	0	GRAS	MsRealtchDevelopersRepThroughItsPartnerAlokKumarJha	• GRN Number 2000090512 • DEPT Transaction Id cac76117791fa5ef78c1 • Transaction Type	3
Sub Total	3295	3299	-4				

Article : Sale Deed Number of Pages : 86

Exemption Fee Rule	Fee Exemption
Female Exemption	123399 /-
Female Exemption	92550 /-

[Handwritten Signature]
Signature of Operator

[Handwritten Signature]
Signature of Head Clerk

[Handwritten Signature]
Signature of Registering Officer

Transaction Success! Please Note Your Transaction Id.

Name	MsRealtechDevelopersRepThroughItsPartnerAlokKumar,Jha
Token No	20200000001897
Amount	3294
Transaction ID	cac76117791fa5ef78c1
GRN	2000090512
CIN	10002162020010802980
Time	2020-01-08

Note : Final Valuation is Rounded to Next 100/-	
Total Valuation (A)	₹29,27,006/-
Total Amount in Words : Twenty Nine Lakhs Twenty Seven Thousands One Hundred Rupees Only.	₹29,27,100/-

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO. 3095 , West: PLOT NO. 3098 , South: PLOT NO. 3047 & ROAD , North: PLOT NO. 3101 & 3039
Area	Land area : 0.71 Decimal, Area of Constructed Property : 1269.00 Square Feet, Have Depreciation certificate : Yes , Age : 0 to 10 Years , Certificate number :
Other Description of the Property	Pin Code - 826001, Flat Number/Commercial Space Number - FLAT NO. D- 2 IN THE A BLOCK ON 15 TH FLOOR , Building Name - ANKUR VIHAR
Government/Market Value	2927006.39
Transaction Amount	3085000

SELLER	- Mr. MADAN MONDAL THROUGH , Address - SARAIIDHELA , PS. SARAIIDHELA ,DHANBAD-, Father/Husband Name LATE ANKUR MONDAL , PAN No.- , Permission Case No.- , Aadhaar No.
	- Mr. MS REALTECH DEVELOPERS REP THROUGH ITS PARTNER ANIL KUMAR SINGH , Address - DHAIYA , PS AND DIST - DHNABAD - , Father/Husband Name J N SINGH , PAN No.- *****159B, Permission Case No.- , Aadhaar No. *****1958
	- Mr. MS REALTECH DEVELOPERS REP THROUGH ITS PARTNER SANJAY SINGH , Address - SUMITRA APARTMENT POLYTECHNIC ROAD , DHANBAD - , Father/Husband Name NAGENDRA SINGH , PAN No.- *****159B, Permission Case No.- , Aadhaar No. *****2901
	- Mr. MS REALTECH DEVELOPERS REP THROUGH ITS PARTNER ALOK KUMAR JHA , Address - SUMITRA APARTMENT POLYTECHNIC ROAD ,DHANBAD - , Father/Husband Name SUBH CHANDRA JHA , PAN No.- *****159B, Permission Case No.- , Aadhaar No. *****0161
PURCHASER	- Mrs. SHIKHA JHA , Address - 5/F/23 HOUSING COMPLEX , NEAR HOLICROSS SCHOOL GHATOTAND , RAMGARH- , Father/Husband Name BIBHUTI BHUSHAN JHA , PAN No.- *****092M, Permission Case No.- , Aadhaar No. *****0318

Witness Information	Mr. JITENDRA SHARMA , Address - BISHUNPUR, DHANBAD-, Father/Husband Name -ARJUN SHARMA
---------------------	--

Identifier Details	Mr. JITENDRA SHARMA , Address - BISHUNPUR, DHANBAD-, Father/Husband Name -ARJUN SHARMA
--------------------	--

Property Id: 276927

Fee Rule: Sale Deed

1	Stamp Duty	
		1,23,400

1	SP	
Total		1,290
		1,290

Property Id: 276927

Fee Rule: Sale Deed

1	E	2,000
2	PR	1
3	LL	3
4	A1	92,550
Total		94,554

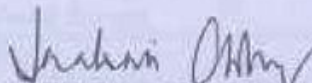
Sr.No. Exemption Detail Amount

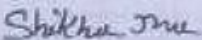
Female Exemption

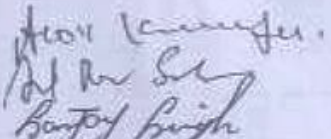
1	Stamp Duty	123399
2	A1	92550

All the entries made, have been verified by me and are found same as the entries of the document presented.

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.


Deed Writer / Advocate


Vendee / Claimant


Vendor / Executant



Pre Registration Docket

date :- 08-01-2020 11:08 am

Appointment :- 08-Jan-2020 Time:- 12:35

Office Name :- SRO - Dhanbad
Token No:- 20200000001897

Article	Sale Deed
Pre Registration Date	08-Jan-2020
No. Of Pages	43
Stamp Duty	1
Paid Stamp Duty	0
Total Fees	₹ 3,294.

Property Id: 276927

Valuation No. : 365148 / 2020	:- 2019-2020	User Id : 7525	Date : 08-january-2020 11:21:AM
State : Jharkhand	District : Dhanbad	Tahsil : Dhanbad	
Land Type : Urban	Corporation : Saraidhela	Village/City : Saraidhela	
Saraidhela Word No 24 - Other Road			
Volume Number - 1			
Page Number - 2040			
Khata Number - 116			
Plot Number - 2968			
SAF Number - 1852040916120027			
Construction Type :DELUXE			
Property Rates			
Residential construction			
₹2143/- Square Feet			
Valuation Rule : Residential Construction			
Usage : Non Agri ==> Residential construction ==> Residential Construction			
Property Details			
1	Land area	0.71 Decimal	
2	Area of Constructed Property	1269 Square Feet	
3	Have Depreciation certificate	Yes	
4	Age	0 to 10 Years	
5	Certificate number		
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 0.71 x 292309=207539.39	₹2,07,539/-
2	Constructed Property Valuation	1. 1269 x 2143=2719467	₹27,19,467/-