

249 Development Agreement - 4.500/



झारखण्ड JHARKHAND

नवम विभाग 21 के अधीन और उत्तरांचल राज्य के अधीन...  
जो कि...  
की...  
राज्य...  
नशी...  
है।  
...  
...

स्थायी बाबा  
खण्ड IV बाबा

04.06.19 04/6/19

Anandendra Kumar  
Anamanda Kumar  
Ranghendra Pr Singh

B 698590

4/06/19  
जांच को जांच  
04.06.19

DEVELOPMENT AGREEMENT

Fee Paid  
₹ 231,190.-

Fee Paid ₹. 232,784 - note  
Date. 19.02.2019 24/6/2019 04.06.19

231,190

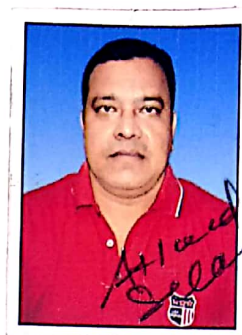
04.06.19

04.06.19

22  
2/4/6

अंचल अभिलेखी चतुर्थाप से प्राप्त सूची  
अनुसार दस्तावेज में वर्णित सुनील कुमार  
नम्बर 12 का नया खता नं. 51 आ दियासठ  
निविष्ट खती से बाहर है / सूची बंद नं.

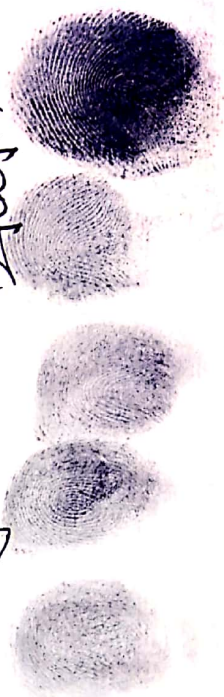
सुनील  
5/6/19



Amrendra Kumar  
2/6/19

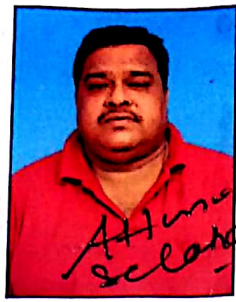
Dharmendra Kumar  
2/6/19

Raghvendra K. Singh  
2/6/19



### DEVELOPMENT AGREEMENT

This Development Agreement made on this 3<sup>rd</sup> day of May 2019 by and between (1) Sri Amrendra Kumar, S/o Late Baijnath Singh, by Caste-Rajput, by occupation –Service, Resident of Krishna Niwas Surya Bihar Colony, Bartand, P.O. & P.S.-Dhanbad, Dist-Dhanbad (2) Sri Dharmendra Kumar, S/o Late Baijnath Singh, by Caste-Rajput, by occupation–Business, Resident of Krishna Niwas Surya Bihar Colony, Bartand, P.O. & P.S.-Dhanbad, Dist-Dhanbad, (3) Raghvendra Kumar @ Raghvendra Kumar Singh, S/o Late Baijnath Singh, by Caste- Rajput, by occupation – Service, Resident of Krishna Niwas Surya Bihar Colony, Bartand, P.O. & P.S.-Dhanbad, Dist-Dhanbad at present No.-14 on 3<sup>rd</sup> floor Yelahanka Bangalore (Karnataka) hereinafter referred to as the land "Owners" (which expression shall, unless repugnant to the context and meaning thereto shall mean and include their heirs , administrators, executor, assign, legal representatives and/or successors interest) of the FIRST PART.



Anuramendra Kumar  
21/06/19  
Dharmendra Kumar  
21/06/19  
Bajjnath Singh  
21/06/19

AND

**M/s SHAKTI SAI BUILDERS & DEVELOPER** a partnership firm through its Partners Shri Naveen Kumar Jha, S/o Late Bishamver Jha, by faith Hindu, by occupation-Business, resident of Vindiyachall Appt. Flat No. 3-C Subhash Nagar, Saraidhela, P.S.-Saraidhela Dhanbad, Sub Division and District Sub Registry office and District - Dhanabd (Jharkhand) and Sri Kumar Abhishek son of Om Prakash Jha, by faith-Hindu, by Caste-Brahmin, by occupation-Business, resident of A Lower Burdhan Compound Dhobi Ghat Lane Near Devalaya Mandir Ranchi, P.O.-Lalpur, P.S.-Lalpur, District- Ranchi, Jharkhand hereinafter called and referred to as the Developer (which expression shall unless excluded by or repugnant to the context be deemed to include its successors, representatives administrators and assigns) of the Second Part.

- A. WHEREAS the survey settlement plot no.-75(P), 76(P) and 79, New Plot No.-82, 91 and 88 measuring an area 9.90 dec. of land appertaining to khata no.-123, New Khata no.-266 of Mouza-Kolakusma, Mouza No.-12, under P.S.- Dhanbad, Chowki Sadar Sub registry office, Dhanbad, District-Dhanbad purchased by Bajjnath Singh father of the land owners by virtue of Regd. Deed of sale being No.-900 dt. 26.02.2001 from Nand Kumar Taneja & Others Regd. at Mumbai Registry office, after death father of the land owners got his name mutated in the govt. record by succession mutation case no.-544(II) of the year 2016-17 and is paying rent for the same under thoka No.-6595.



Raghuwendra Kumar  
2-10-19  
Raghuwendra K. Singh  
2-10-19

AND WHEREAS, the land owners became the sole and exclusive owners of the land and are in peaceful possession thereof, be it expressly stated that above mentioned property is our joint property and possessing the same in equal share out of 37%.

- B. WHEREAS the survey settlement plot no.-75(P), 76(P) New Plot No.-82 and 91 measuring an area 7.50 dec. of land appertaining to khata no.-123 New Khata No.-266 of Mouza-Kolakusma, Mouza No.-12, under P.S.- Dhanbad, Chowki Sadar Sub registry office, Dhanbad, District-Dhanbad purchased by Raghvendra Kumar Land Owner No.-3 by virtue of Regd. Deed of sale being No.-3016 dt. 09.07.1999 from Nand Kumar Taneja & Others Regd. at Dhanbad Sub Registry office, the land owner no.-3 got his name mutated in the govt. record by mutation case no.-490(II) of the year 2001-2002 and is paying rent for the same under thoka No.-2116.

AND WHEREAS, the land owner became the sole and exclusive owner of the land and are in peaceful possession thereof, be it expressly stated that above mentioned property is the personnel property of the land owner no.-3 in the name of Raghvendra Kumar @ Raghvendra Kumar Singh who is possessing the same personally and as such his share 37%.

- C. It is hereby represented, declared and warranted by the Owners that:
- (i) The said property is under the exclusive possession of the Owners with absolute right, title and interest free from all encumbrances to

महाराष्ट्र सरकार  
असहकारी  
बिल्डिंग  
संस्थान  
बिल्डिंग  
संस्थान  
बिल्डिंग  
संस्थान

- transfer and convey the whole or part of the said Property, having fully marketable title therein;
- (ii) The Owners have not created any encumbrances on the said Property or any part thereof by way of sale, mortgage, exchange, lease, trust, easement rights, gifts, liens, leave and license, rent, possession, charges, inheritance or any other encumbrances whatsoever; :
  - (iii) No notice or notification for acquisition/requisition under any statute of the past or presently in force, been received, served or passed by the concerned authorities for acquisition or requisition of the said property or any part thereof.
  - (iv) There are no taxation proceedings whether for recovery or otherwise initiated by any Taxation Authorities or local Authorities pending whereby the rights of the owners to deal with the said property get affected in any manner whatsoever;
  - (v) There are no attachments, either before or after Judgment and there are no claims, demands, suits, decrees, injunctions, orders, impendence, notices, petitions or adjudication order affecting the said property or any part thereof.
  - (vi) That apart from the owners, no one else is entitled to or has any share, right, title or interest over and in respect of the said property or any part thereof as a partner or partnership in any joint family or in any other manner whatsoever;
  - (vii) The owners have not entered in the past in any agreement for sale or development of the said property or any part thereof nor have

Anandendra Kumar  
Shomendra Kumar  
2/06/19  
Rajghansendra Pr. Singh

6/15/19

made any arrangement with anyone whatsoever regarding the said property or any part thereof;

- (viii) The Owners shall comply with all requisition for the purpose of development of the said property.
- D. The owners have expressed a desire to get multi-storied Residential complex developed and constructed on the said property, as permissible by the competent authorities, by the Developer on term and conditions as set out in this Agreement.
- E. The Developer has after perusing all the documents of title of the Owners regarding their ownership and after having satisfied themselves about the same and relying on the aforesaid representations, declarations, assurances and statement, etc made hereinabove made hereinafter by the owners, the Developer has agreed to develop and construct a permissible multi-storied residential complex on the said Property of the owner (hereinafter referred to as the "BAIJNATH ENCLAVE ").
- F. The Developer shall have exclusive possession over the said property save and except the said complex. Any purchaser shall not claim any right over the vacant land other than purchased Built up area/super built up area in the said complex.
- G. As a result of negotiations between the parties hereto and on the representation and declarations made by them, as herein recorded, an agreement for development of the said property by the Developer has been arrived at between the parties upon the terms and conditions hereinafter appearing.

Anandendra Kumar  
2/06/19  
Shomendra Kumar  
2/06/19  
Ranghendra Pr. Singh  
2/06/19

**NOW THESE PRESENTS WITNESSTH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLOWS:**

1. The Owners hereby appoints the Developer as the Developer of the said property and grant permission to the said Developer, who hereby accepts from the owners exclusive right and license to develop the said property in the schedule hereunder written in the manner and on the term, conditions and stipulations hereinafter mentioned.
2. It is made expressly clear that the Developer shall construct a multistoried complex on the said property of the owners only on the basis of the sanctioned building plan from DMC or such authority, in terms of the prevailing materials specification planning standards and building bye-laws.
3. That Developer shall provide proportionate 37% (Thirty Seven Percent) of the total built Area / super built up area of all the flats to the land owner in the residential portion including parking area under stilt and residential area to be constructed by the Developer at its own cost on the said property to the owners, hereinafter referred to as the "Owner's area". The remaining 63% (Sixty three percent) of built up-,area/super built up area of all the flats in the proposed multi-storied complex constructed at the cost of the Developer shall become the exclusive property of the Developer, hereinafter referred to as the "Developer's Area". The land owners shall not have any physical or legal claim over the Developer's Area and right, title and

Anandendra Kumar  
21/08/19  
Anandendra Kumar  
Ranghendra Pr. Singh  
21/08/19

interest on the said share shall accrue upon the Developer and upon which the owners shall not have any sort of right, title or interest in any manner.

4. Immediately after the execution of this Developer Agreement, the Developer shall proceed expeditiously with the preparation of the building plans and drawings, for the said complex,
5. All types approvals and permissions from the competent authorities i.e. Mineral Area Development Authority/Municipal Corporation and such other authorities as may be deemed necessary for the satisfactory construction of the complex, or registration of developers etc. shall be obtained by the Developer with the necessary assistance and co-operation of the Owners The Owners agrees to sign all such papers that may be deemed necessary by the Developer for obtaining such approvals or for such other purposes as may be deemed essential. The fees, costs, charges and expenses relating to permissions/ sanctions shall be borne by the Developer. The construction should be start within 3 months from the date of Approval and handing over the clear land to developer.
6. If any correction alternations and revisions in the aforesaid plans are required by the MADA/Municipal Corporation or any other authority before getting approval of the plans of the complex, the developer shall make the same after intimating the owners.



Anurag Kumar  
2/08/19  
Anurag Kumar  
2/08/19  
Ranghendra Pr. Singh  
2/08/19

7. The undivided right, title interest and share of the owners and the Developer in the said property and the said complex thereon, after completion of construction in accordance with the sanctioned plans, in the residential portion and parking space shall be as follows :
8. Upon completion of construction of the said complex, the owners and the Developer shall have absolute right, title and interest over their respective share and they will be free to transfer their shares without the permission of each other.
9. The owners and/or their nominees shall solely and exclusively be entitled to and shall have absolute right, title and inters over the owner's Area. They shall be fully entitled to use and enjoy the same either themselves, individually or collectively, or shall be fully entitled to transfer, convey, grant, otherwise alienate their interest, in any manner whatsoever on such terms and conditions as may be decided by the owners or its nominee(s), individually or collectively.
10. Any extra area fall or allotted to the owners beyond the aforesaid, 37% of the Owner's Area, then in that case the owners shall have to pay to the Developer prevailing market rate in the surrounding area and vice-versa.
11. The Developer and/or its nominees shall exclusively be entitled to the developer's Area. They shall be fully entitled to transfer, convey, grant, otherwise alienate their interest, in any manner whatsoever as deemed fit by them to any person, association of persons, from

--9--  
Anuragendra Kumar  
2/06/19  
Anuragendra Kumar  
2/06/19  
Ranghendra Pr. Singh  
2/06/19

body corporate, cooperative societies, government agencies, etc on such terms and conditions as may be decided by the Developer or its nominee(s) individually or collectively.

12. The Developer agrees to completely develop and constructed the said complex and give possession of the owner's Area to the owners, within a period of Two years from date of handing over of the vacant possession of the said property to the Developer or sanction of the building plans by the concerned authorities, whichever is later, with a grace period of one year only which shall be allowed for the completion of the project without any extra charges. Here time is the essence of this project. However, upon the occurrence of any of the following events including but not limited to fire, accident, rigouts, flood, earthquake, strom, terrorist activities, war, Act of God, any governmental or municipal action, prohibition or restriction or legal action initiated by the legal heir or anybody against the Developer or anybody or any situation which is beyond the control of the Developer which in any way adversely affects they right of the Developer to construct the said complex, it shall be declared an event of force majeure and upon the occurrence of the said delay in construction because of force Majure, the Developer shall not be bound or liable to pay the compensation to the owners for said period of delay.
13. It is hereby expressly, irrevocably and irretrievably agreed and declared by the Owners that.

Anandendra Kumar  
2/06/19  
Shamendra Kumar  
2/06/19  
Ranghueshwar Pr. Singh  
2/08/19

14. Delivery of possession of 37% of the total built up area /super built up area in residential portion of the said complex in the manner provided herein shall form and always be deemed to form fair, reasonable and adequate consideration for the 63% of the undivided right, title interest and share in the aforesaid agreed to be conveyed a herein above by the owners to the Developer and/or its
15. That, owners shall at no time demand any premium in any form or any interest in any dealing regarding sale of Developer's Area and the Owner shall execute all such deeds and documents as may be required by the Developer in this regard.
16. The GST, service tax and others taxes for the owner share of 37% will be provided by the owner's itself as applicable.
17. The owners will provided the charges for the Generator and transformer for his proportionate share, before the installation the same.
18. The owners hereby grant exclusive right and license to the Developer to take up and proceed with the development, planning and construction of the said Complex in terms of this Development Agreement and will hand over vacant physical possession of the said, property, more fully described in the Schedule hereunder written. This right and license granted to the Developer by the owners shall be license as contemplated in Section 60B of the Indian Easement Act, 1982 without prejudice to the right of the

Anand Kumar  
21/08/19  
Sharmada Kumar  
21/08/19  
Sanghendra Kr. Singh  
21/08/19

Developer to enter into an agreement for sale in case the development is going as per the schedule.

- (i) The owners shall not cause any interference or hindrance in the construction and/or enjoyment of the said complex on the said property by the spirit to this Agreement
  - (ii) The owners shall not to do any act, deed or thing whereby the Developer may be prevented from, selling assigning and disposing of the units in the Developer's Area.
19. It is agreed that any agreement or arrangement made or entered into at any time by the owners in breach of or in violation of terms and conditions of this Development Agreement shall be null and void.
20. The owners hereby irrevocably undertake not to sell, dispose off, alienate, charge, encumber, lease or otherwise transfer the said property or any part thereof during the continuance of this Agreement and undertake not to do any act, deed, matter or things as shall be in breach of the terms of this Agreement, The owners shall at no point of time during the continuance of this Agreement try to dispossess the Developer from the said property, except in accordance with this Development Agreement.
21. After the Developer is given the possession of the said property they shall be free to do all act, deeds and things required for the

Amarendra Kumar  
6/18/16  
Shamendra Kumar  
6/18/16  
Ranghendra Pr. Singh  
6/18/16

development and construction of the said complex at the Developer's own cost and expenses.

22. The Developer shall be entitled to develop the said property by constructing thereon one or more structures, consisting of flats, parking spaces and other structures, in terms of the buildings plans sanctioned by municipal authorities and/or any other concerned authorities.
23. The Developer shall develop the said property at its own cost and shall alone be responsible for the development of the said property in accordance with the terms of this Agreement it shall be the absolute prerogative and authority of the Developer to plan out the scheme of development, appoint legal consultants, architects, various agencies involved in the construction activities, to plan out marketing strategy of the premises in the said proposed complex and to do all such other functions, duties activities, acts, things, etc. Which are involved or which may arise during the course of development or related to the construction, or development and completion of the said project and the owners shall not raise any objection to the, or manner, or scheme of development of the said property by the Development or create any obstruction, hindrance or difficulties of any nature whatsoever to the developer in the development of the said project or appointment of various agencies, consultants and setting their charges and fees. The Developer shall approach the various authorities for obtaining various service

Anurag Kumar  
21/06/19  
Anurag Kumar  
21/06/19  
Raghavendra Pr. Singh  
21/06/19

connections for the said Land and/or the buildings to the constructed thereon. However all activities as are set out in this clause shall be done by the Developer at their own cost and the owners shall not be liable to defray any costs or claim of any party arising there from.

24. The Developer shall be entitled to enter into agreement for sale or otherwise allot tenements as comprised in the Developer Area in the said complex which is 63% of the total built up area/super built up area and which does not form part of the owner's Area. The Developer shall exclusively be entitled to realize all amounts receivable under such agreements, sale deeds, deeds of allotment etc. For development and construction of the said complex and for its own use. The purchaser of the flat or whatsoever will have equitable right, interest, title over lift, guard room, generator, etc. And such other common area facilities after the units of the complex area sold to them respectively.
25. The Developer hereby agree and covenant with owners not to do - any act, deed or thing whereby the owners may be prevented from, selling, assigning and disposing of units in the owner's Area.
26. The Developer hereby agrees and covenants with the owners jointly to get the subject project cleared by all authorities that may be necessary for the purpose of construction and after constructing the building the Developer must obtain the clearance occupancy

Amarendra Kumar  
21/06/19  
Shamendra Kumar  
21/06/19  
Raghavendra Pr. Singh  
21/06/19

certificate from MADA Dhanbad/Municipal Corporation with the assistance and cooperation of the owners.

27. The Developer hereby agree and covenants with the owners not to violate or contravene any of the provisions or rules applicable for construction fo the complex as a result of which the obligations and liabilities would upon the owners.
28. The Developer hereby undertakes to keep the owners indemnified from and against all third parties claims and actions arising out of any part or act or commission of the Developer in or relating to the construction of the said complex.
29. After delivery of possession of the owner's Area to the owners by the Developer in terms of this Development Agreement, the owners shall be fully entitled to enter into Owner's Area in the said complex, which is 37% of the total built up area/super built up area and which does not form a part of the Developer's Area.
30. The upper surface of the last roof shall remain in exclusive possession of the Developer and Owners in the same ration of 63% (Developer) and 37% (Owner) if any further construction will be done, any purchaser shall not claim any right , title and interest over the same. No occupant of any part of the said complex shall have any exclusive right, title and interest over the common area and common facilities except the right of common use.

Anandendra Kumar  
2/06/19  
Anandendra Kumar  
2/06/19  
Anandendra Kumar  
2/06/19  
2/06/19

31. The Developer shall be entitled to borrow money from any bank or financial institution against mortgage of the Developer's Area of the residential flats without creating any financial liabilities on the owners or affecting their interest. It is clearly mentioned that in no event the owners nor any of his estate shall be responsible, and/or be made liable for payment of any dues of such bank or banks and the Developer shall keep the owners indemnified against all actions, suit, proceedings and costs charges and expenses in respect thereof. The owners shall deliver or show the original copy of title deeds, mutation, rent receipt and all building plan/completion plan/house-tax bill etc. To the Developer to satisfy the latter about their title and clear from any Bank Loan in respect of the said property.
32. In case there be any defect in the title of the owners or there be any liability or any encumbrance on the property, then in such event, the Developer shall be entitled to have such defects cured and/or liability cleared, for and on behalf of the owners at the cost and expense of the owners.
33. The owners shall indemnify the Developer, any loss suffered by the Developer, if the housing project which is the subject matter of the present Agreement, is stalled by any overt or covert act/deeds done by or on behalf of the owners which includes any legal hurdles i.e. court proceeding/court stay initiated by any co-owners/legal heirs of the property in question or any person claiming to be the owners/legal heirs of the said property in question.



Anuragendra Kumar  
2/08/19  
Anamendra Kumar  
2/08/19  
Anuragendra for. Singh  
2/08/19

34. The Developer shall be at liberty to generate funds by advertising, selling, booking/mortgaging of the flats of the proposed Residential Complex/multi-storied building of his own share. It is clear that by any reason the land will be not mortgage for project loan.
35. The Developer undertakes to obtain all sorts of government clearances and government sanction from the concerned competent authorities for the proposed construction of the multi-storied building schedule land of this Agreement at their own cost and owners shall not be liable for reimbursement of any costs, charges and expenses for any reasons.
36. The owners shall not be held liable and responsible, for payment to be made whatsoever to labours, material suppliers, and the staff employed by the Developer and the dispute/differences related thereto and accursed thereupon to any government agencies or any local bodies in respect to the proposed construction over the Schedule land of this Agreement and that will be the sole responsibility of the Developer including all the legal consequences related thereto and owners shall not be responsible for the same. However, in the event any such dispute/differences liability arises due to any act or omission on the part of the owners. Then the owners shall be held liable for the same and they shall have make good the loss incurred by the Developer due to the owner's act or omission.

Amarendra Kumar  
21/06/19  
Amarendra Kumar  
21/06/19  
Ranghendra Pr. Singh  
21/06/19

37. The Developer shall be solely entitled for booking and sale of units/flats of the complex and to receive the payments in lieu such sale and booking of the units of Developer's Area.
38. The owners shall not be held responsible for any dispute between the purchaser of the flats and the Developer. It will be the sole responsibility of the Developer to sort out the differences of any kind, if any with the purchasers.
39. All municipal taxes and other statutory charges in respect of the said Property till the date of handing of the possession shall be borne and paid by the owners and from the date of handing over of the possession till the delivery of possession of the constructed area, the same shall be borne and paid by the Developer to the authorities concerned.
40. After delivery of the owner's area to the owners, all taxes in respect of the said property and the said complex thereon shall be borne and paid by the owners and the Developer and/or its respective nominee(s) in the proportion of their respective shares in the total built up area/super built up area in the complex.
41. It is agreed that if any levy is imposed by any public body or bodies or government or such other concerned authorities for the development/betterment of the areas in which the said property is located and the complex is built or any other statutory levy become applicable to the said property and/or the complex thereon, then the

Anuragendra Kumar  
21/06/19  
Shamendra Kumar  
21/06/19  
Rajendra Pr. Singh  
21/06/19

same shall be paid by the owners and the Developer and/or their respective nominee(s) jointly, in the same proportion as their respective shares of the built up area/super built up area in the said complex.

42. The owners agrees that in case any fine or penalty by way of compounding, is imposed on the said complex for any alleged deviation from the sanctioned plan resulting in any excess construction of the built up area/super built up area, then the same shall be borne and paid by the Developer and the other provided the same is within permissible limits. Any penalty or fine etc. For construction beyond the permissible limits shall be exclusively borne by the Developer.
43. The word' proportionately with all its cognates and variations, whenever it is used in these presents, shall mean the proportion in which the parties hereto and/or nominees acquiring portion of the complex are entitled to in the covered areas in the complex.
44. The Parties shall execute a registered deed in respect of the present deed before the Registrar at the earliest at a mutually convenient date and the expenses for the same shall be borne by the Developer.
45. It is agreed between the parties that in case of registration of these present, the stamp duty, registration fees & other miscellaneous expenses including lawyer's fee for registration to this Agreement

Anand Kumar  
27/06/19  
Anand Kumar  
27/06/19  
Ranghendra Pr. Singh  
27/06/19

and/or for power of attorney as contemplated under this Agreement shall be paid by the Developer.

46. It is agreed that in all transfer/conveyances of built up area/super built up area, the purchaser transferee shall bear the cost of the stamp duty, court fees and other registration charges.
47. The maintenance and running cost of that apartment shall be maintained & run by the society formed by the purchaser of the flats of the building or Owners/Developers.
48. The name of the proposed multi-storied building shall be "BAIJNATH ENCLAVE"
49. Any notice required to be give by the Developer shall be deemed to have been served on the owners, if delivered by hand and duly acknowledgement or send by prepaid registered post with acknowledgement due and on the Developer, if delivered by hand or send prepaid registered post with acknowledgement due to the known address which appears in this Agreement, or such other changed address as may be intimated in writing to the other party herein.
50. In case of any dispute or difference arise out of these presents and/or any misrepresentation of the terms and conditions of these presents, then the same shall be referred to the decision of the Arbitrations one to the appointed by the OWNERS and another by the DEVELOPER. The Arbitrators so appointed may jointly

Arunachandra Kumar  
2/06/19  
Shamendra Kumar  
2/06/19  
Ranghwarthar. Singh  
2/06/19

nominate a third Arbitrator and they jointly act as Arbitral committee and their decision shall be final and binding on the parties. The Arbitral proceedings shall be conducted and shall be governed by the Arbitration and conciliation Act, 1956 as amended from time to time.

51. No modification or waive of any of the terms and conditions of this Agreement shall be effective unless such modification or waiver is expressed in writing and executed by each of the parties hereto.
52. It has been also mutually agreed that all the terms and conditions set-forth herein above shall be equally binding upon the legal successors and representative of both the parties and this Agreement shall be deemed to come in force and effect from the date of this Agreement.
53. That Developers will be entitled to execute the deed/deeds of agreement to sale, sale, gift, lease, mortgage and any other deed/deeds and present before registering authority to registered them under his allotted share i.e. 63% of land/ total built up area/ total super built up area and common passages and etc.

#### SCHEDULE

All that piece and parcel of Rayati Land situated in Mouza -Kolakusma, P.S.-Saraidhela, Sub -Registry office, Dhanbad, in District-Dhanabad Mouza -Kolakusma, Mouza No.-12, Old Khata no.-123, New Khata no.-266, Plot no.—75(p), 76(p) 79(p) New Plot No.-82, 91 and 88 measuring an area-17.40 decimals which is butted and bounded as follows :-

—————

--21--

Amrendra Kumar  
21/08/19

Dharmendra Kumar  
21/08/19

Raghvendra Kumar Singh  
21/08/19

North: 19' 6" feet wide road )  
South : Lot No.-1 Amrendra Kumar )  
East : House of Mr. Pal (Lot No. 15) )  
West : Lot No. 18 )

Above mentioned land has been recorded in Register II of Circle office Dhanbad Volume No.-3 Page No.-99, Area -6 Katha or to say 9.90 dec. under New Khata No.-266, New Plot No.-82, 91 and 88 in the name of Amrendra Kumar (Land Owner No.-1, Dharmendra Kumar Land Owner No.-2 and Raghvendra Kumar @ Raghvendra Kumar Singh Land Owner No.-3)

Above mentioned schedule property is situated is within Dhanbad Nagar Nigam Ward No.-23, Holding No.-0230003289000MO.

Above mentioned land has been recorded in Register II of Circle office Dhanbad Volume No.-3 Page No.-111, Area -7.50 dec. under New Khata No.-266, New Plot No.-82, 91 in the name of Raghvendra Kumar @ Raghvendra Kumar Singh Land Owner No.-3)

Above mentioned schedule property is situated is within Dhanbad Nagar Nigam Ward No.-23, Holding No.-0230003288000MO.

As per Govt. value the property has been estimated value of 92,47,600/-

Anand Kumar 2/06/19  
Anand Kumar 2/06/19  
Ranghendra Pr. Singh  
2/06/19  
2/06/19

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

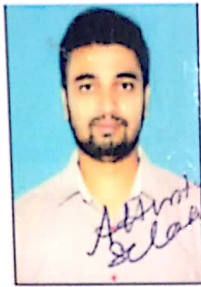
Photographs & Signature



Naveen Singh  
2/6/2019



Photographs & Signature



Kumar - Abhinav  
2/6/19



Certified that the finger print of the left hand of the land owners and Developers whose photograph affixed in the document have been duly obtained before me.

Selaha  
T.No. 2/93  
Dharwad

WITNESSES - 1

Kaushal Kant Singh Choudhary,  
S/O - Kabe Bhagwat Pd. Singh  
Choudhary  
At + PO - Ichand  
Brawadda Dharwad  
2/6/2019

WITNESSES - 2

Kuradum Laha  
S/O Patil Ch. Laha  
Kulbessa ps  
Bawadda  
Dharwad  
2/6/19

**OWNERS:** (1) SRI. AMRENDRA KUMAR S/O LATE BAIJNATH SINGH  
 (2) SRI. DHARMENDRA KUMAR S/O LATE BAIJNATH SINGH  
 OF KRISHNA NIWAS SURYA BIHAR COLONY, BARTAND P.O  
 AND P.S DHANBAD DIST DHANBAD (3) RAGHVENNDRA KUMAR  
 @ RAGHVENNDRA KUMAR SINGH S/O LATE BAIJNATH  
 SINGH OF KRISHNA NIWAS SURYA BIHAR COLONY BARTAND  
 P.O AND P.S DHANBAD DIST DHANBAD AT PRESENT NO 14  
 ON 3RD FLOOR YELAHANIKA BANGALORE (KARNATAKA)

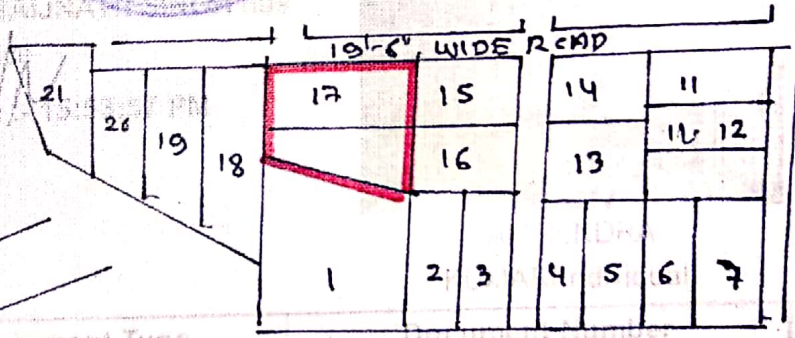
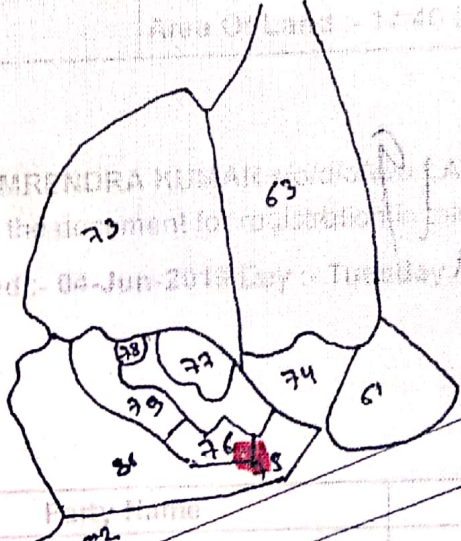
**DEVELOPERS:** M/S SHAKTI SAI BUILDERS AND DEVELOPER THROUGH  
 ITS PARTNER SRI. HAVEEN KUMAR JHA S/O LATE  
 BISHAMVER JHA OF VINDIYACHALL APPT, FLAT NO 3-C  
 SUBHASH NAGAR SARAIKHELA P.S SARAIKHELA DIST  
 DHANBAD AND SRI. KUMAR ABHISHEK S/O OM PRAKASH  
 JHA OF A LOWER BURDHWAN COMPOUND DHOBI GIAT  
 LANE NEAR DEVALAYA MANDIR RANCHI P.O LALPUR  
 P.S LALPUR DIST RANCHI

Deed Type  
 Number of Pages  
 Fee Details

Property No.  
 SCHEDULE: MOURA: KOLAKUSMA NO 12 OLD KHATA NO 123  
 NEW KHATA NO 266 PLOT NO 75, 76 NEW PLOT  
 NO 82, 91 AND 88 AREA 17.40 DEC.

**BOUNDARY:** NORTH: 19'-6" WIDE ROAD  
 SOUTH: LOT NO. 1  
 EAST: HOUSE OF MR. DAL (LOT NO. 15)  
 WEST: LOT NO. 18

SHOWN IN RED



TRACED BY  
 [Signature]

Amarendra Kumar  
 Dharmendra Kumar 2/6/19  
 Raghavendra K. Singh  
 2/6/19





सत्यमेव जयते

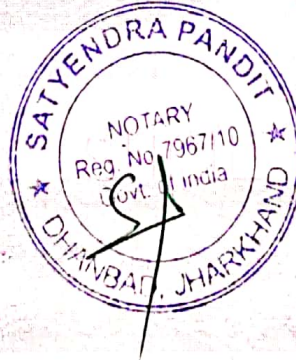
**INDIA NON JUDICIAL**  
**Government of Jharkhand**

**e-Stamp**



**Certificate No.** : IN-JH23399656388048R  
**Certificate Issued Date** : 18-Nov-2019 10:54 AM  
**Account Reference** : SHCIL (FI)/jhshcil01/ DHANBAD/ JH-DB  
**Unique Doc. Reference** : SUBIN-JHJHSHCIL0133055914946017R  
**Purchased by** : SHAKTISAI BUILDERSANDDEVELOPERS  
**Description of Document** : Article 46 Partnership  
**Property Description** : PARTNERSHIP DEED  
**Consideration Price (Rs.)** : 0  
 (Zero)  
**First Party** : NAVEEN KUMAR JHA  
**Second Party** : KUMAR ABHISHEK AND OTHERS  
**Stamp Duty Paid By** : NAVEEN KUMAR JHA  
**Stamp Duty Amount(Rs.)** : 100  
 (One Hundred only)

19 NOV 2019



NOTARY  
DHANBAD

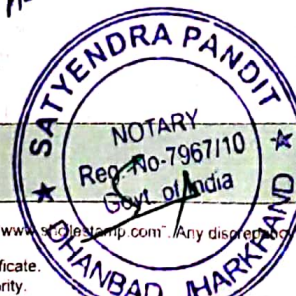
-----Please write or type below this line-----

**RECONSTITUTED DEED OF PARTNERSHIP**

THIS RECONSTITUTED DEED OF PARTNERSHIP MADE THIS the  
18<sup>th</sup> day of November Two Thousand & nineteen BY AND  
AMONGST

*Naven 141*

*Abhishek Rekha devi*



**SR 0006034402**

**Statutory Alert:**

1. The authenticity of this Stamp Certificate should be verified at 'www.e-stamp.com'. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

1. SRI NAVEEN KUMAR JHA son of Late Bishamver Jha by faith Hindu by caste Brahmin, resident of Flat no- 3C, block B, Vindhayachal Apartment, Subhash Nagar, Saraidhela, P.S. Saraidhela Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) hereinafter called and referred to as the FIRST PARTY (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the FIRST PART. [Indian Citizen]

2. SRI KUMAR ABHISHEK son of Om Prakash Jha by faith Hindu, by caste Brahmin, by occupation business, resident of Lower Burdwan Compound, Dhobi Ghat Lane, Sub division and District Sub Registry office and District Ranchi (Jharkhand) hereinafter called and referred to as the SECOND PARTY (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the SECOND PART. [Indian Citizen]

3. SMT REKHA DEVI W/o Late Sanjay Jha by faith Hindu, by caste Brahmin, by occupation business, resident of Kusum Vihar Ph. - II P.S. Saraidhela Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) hereinafter called and referred to as the RETIRING PARTY (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs,



Navleen K

Kumar Abhishek

Rekha Devi

executors, administrators, representatives and assigns) of the LAST PART. [Indian Citizen]

Initially the Partnership firm named M/S SHAKTI SAI BUILDERS AND DEVELOPERS was constituted vide deed dated 07<sup>th</sup> July 2014, which was engaged in the business of construction of residential and commercial complex, being carried by two partners namely Sri Naveen Kumar Jha as First Party and Sanjay Jha as Second Party. But due to unfortunate demise of Second Partner, in compliance with provisions in the deed, the legal heir of the deceased partner, later introduced in the partnership. So, the deed was reconstituted on 25.04.2019 and the legal heir of the then Second Partner became partner in the partnership business. Later after few days, a new partner was introduced, presently second party in this indenture and the deed was again reconstituted on 09.05.2019.

WHEREAS the Retiring Partner gave a notice of one month and expressed her unwillingness to continue as partner, hence the deed is being reconstituted citing terms and conditions applicable to the new partnership business.

AND WHEREAS under the circumstances it has been considered advisable to make out a formal instrument of partnership incorporating therein the terms and conditions of the partnership formed by and amongst partners.



Naveen K

Kumar - Abhishek Rekha Devi

NOW THIS DEED OF PARTNERSHIP WITNESSETH AND THE PARTIES HERE TO HEREBY MUTUALLY AGREE AND COVENANT WITH EACH OTHER AS FOLLOWS:-

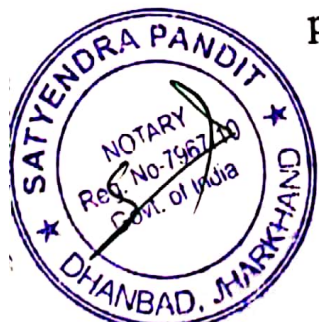
That this partnership shall continue from 18<sup>th</sup> day of Nov 2019.

That the business of the partnership shall continue to be that of real estate developers i.e. construction of Residential & Commercial Complexes and sale thereof and all types of civil works or shall be of such other nature the parties hereto may agree upon and decide mutually from time to time.

That the business of the partnership shall continue to be carried on under the name & style of 'M/S SHAKTI SAI BUILDERS AND DEVELOPERS' hereinafter called the 'FIRM'.

That the principal place of the business shall be located at Flat no 3c, Block B Vindhyachal Apartment, Subhash Nagar, Saraidhela Police Station Saraidhela in the District of Dhanbad, which shall be treated as its head office. The parties, however by mutual agreement shift the same to some other place or open branch/branches at some other place/places throughout the state of Jharkhand.

That the Bank Account or Accounts to be opened in the firm's name and shall be operated upon by both the partners singly or jointly. In case of earlier bank account/s, operations shall be performed by the existing partners singly or jointly.



Monments

*Suma-Abhinav Rekha Devi*

That the partners shall contribute such amount or amounts towards their capital in the firm and the same shall be brought in as when so required as per their resources.

That, both the partners shall be working partners and shall devote their time and attention in the conduct of affairs of the partnership business as the circumstances and business may require.

That, it is mutually agreed by and between the parties, that partners shall be entitled to interest on capital @ 12 p.a. of the amount outstanding in the credit balance of capital A/c of the partners.

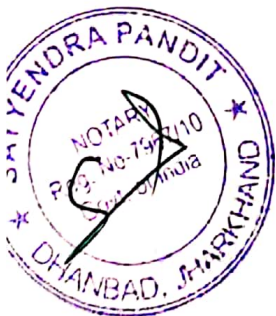
That the Capital of retiring partner standing credit as on the 18.11.2019 shall get transferred to the bank of that partner

The remuneration payable to the aforesaid working Partner shall be mutually agreed to by and between the partners, subject to maximum ceiling of the aggregate of the following or such other ceiling as specified in section 40 (b) of the Income Tax Act 1961.

On the First 3,00,000 of Book Profit	Rs. 1,50,000/- or 90% of Book
or in the case of Loss	Profit the whichever is More.

In case of Book Profit exceeding	60% of Book Profit.
Rs. 3,00,000/- for the year.	

Explanation :- For the purpose of this clause the expression " Book Profit" shall mean the "Book Profit as defined in Section 40 (b) of



Noneer K

*Dhyanendra Pandit* Rekha Devi

Income Tax Act, 1961, or any statutory or reenactment for the time being in force.

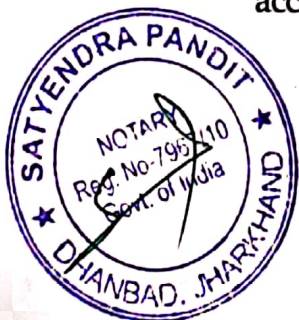
That both the partners, however, may by their mutual consent add to alter, modify and vary this clause in any manner as may be mutually decided between them from time to time.

That the net profit or god forbid the losses of the firm after deduction of all expenses as well as interest and salary/remuneration payable to the partners shall be shared or distributed by the partners in the following proportions:

FIRST PARTY	Naveen Kumar Jha	75% SHARE
SECOND PARTY	Kumar Abhishek	25% SHARE

That the accounting year of the partnership shall be the financial year ending 31<sup>st</sup> March every year. So soon as may be after the close of each accounting year all accounts of partnership business shall be adjusted and a profit & loss account and balance sheet shall be prepared.

That proper book of accounts shall be maintained according to the trade custom recording therein all the transactions of the firm truly and faithfully as and when they occur. Each of the partners shall have right to access, to inspect and to take extract from the book of accounts preferably during the business hours. In absence of book of



*Naveen K*

*Kumar - Abhishek*

*Rakha Devi*

accounts the net profit shall be estimated as mutually agreed upon between the parties.

That unless otherwise decided by the partners, the business of the firm shall be carried on and controlled by the partners generally with the aid and assistance of the employees of the firm.

That both the partners will, by the mutual consent withdraw such amount or amounts as may be deemed required for their personal expenses which will be debited in their respective drawing accounts to be opened for the purpose.

That both the partners shall carry on the business of the firm to the greatest common advantage, be just and faithful to each other and render true and accurate information of all things effecting the firm .

That if in the best interest of the firm, admission of a new partner or partners in deemed advisable, the partners reserve their right by mutual agreement to admit one or more partner or partners into the firm on such terms and conditions as may be agreed upon mutually by and amongst the continuing partners and the incoming partner or partners.

That none of the partners shall mortgage or hypothecate his interest or share in this firm to an outsider or otherwise alienate the same without the consent of the other partner obtained previously in writing.



Navendu

Kumar-Abhinav Rekha Devi

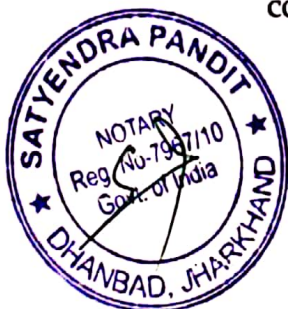
That the partnership business shall not be dissolved on the death of any of the parties, but shall continue to be carried on by the surviving partners and the next heir or legal representative of the deceased partner and the partnership deed shall be deemed to have been reconstituted ipsofacto.

That none of the partners in case of any dispute amongst themselves shall be entitled to lock up the business premises, godown or office of the partnership business nor shall be entitled to close the business or freeze the Bank account/ accounts of the firm. In case any partner does so he shall be held liable and responsible for all the losses that may be caused to partnership for his such activities.

That both the partners hereby authorize each other to do the following acts jointly or severally for and on behalf of the firm by mutual consent.

To carry on, manage and conduct all business arising out of the contracts awarded to the firm and in the name and on behalf of the firm including signing of tenders, quotations, accepting jobs, signing of all agreements, bills, applications and giving notices for and on behalf of the firm and signing all other forms and giving valid receipts and/or discharge for and on behalf of the firm.

To appoint Engineers, Agents, skilled workers for execution of contract works, and also to appoint architect for survey, preparation



*Manoj*

*Asmita Bhishuk Rekha Devi*



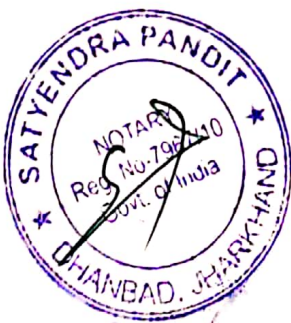
of plans and designing etc. and to appoint legal advisers and other competent person or persons in carrying out of business smoothly and efficiently and pay remuneration, bonus or other emoluments as would be necessary for and on behalf of the firm.

To receive payments from all the government departments, undertakings and organizations and other parties, encash and endorse bills, Cheques, drafts, deposit earnest money and security money in any form.

To refer and settle all claims, disputes, differences etc. relating to and arising out of the contract job, works, workmen or other as mentioned hereinbefore for and on behalf of the firm.

To refer to arbitration any dispute, claims, difference, contracts and to sign the arbitration clause, agreements, work order and/or to enter into compromise settlement etc. whether by giving up a portion of the claim or not and to grant receipts, discharge etc. in full and final settlement of all matters thereto in all the department for and on behalf of the firm. All such reference to the arbitration shall be according to the arbitration and conciliation act, 1996 (Act 26 of 1996)

To receive Cheques, drafts, hundies, pay orders and any other type of instrument and make payments of the monthly emoluments, fees of any other bills payable in connection with the contract, job, legal charges, Income tax/sales tax demands for and on behalf of the firm.



*Names*

*Kamal Abhinav Rekha Devi*

To appeal, to move and file petitions in any proceedings and to accept service of notice, to produce and to take back documents and to apply for and take delivery of copies, to authorize and appoint representatives to all acts and deeds in all courts, revenue offices and all other taxation and recovery acts, apply for refunds and refund vouchers and to receive refund vouchers, Cheques and pay orders, to arrange for and accept any compromise on behalf of the firm in any proceedings, to inspect files, records and papers and documents filed and ordered therein, to represent the firm in all matters and to do every other necessary and lawful act.

To receive payment against sale of flats/shops/any type of commercial spaces developed and constructed by the firm and entered into agreement for sale of flats/shops/Commercial spaces etc. and to grant valid receipt/discharge against payment received.

That the parties may by mutual consent add to alter, modify or vary the terms of this partnership or any of them.

That the partnership shall be governed by the provisions of the Indian Partnership Act, 1932 as amended from time to time save and except which is specifically provided otherwise in this deed.

That all disputes arising in the conduct of the business of the partnership firm as between them or originating either in the construction or interpretation of the term or terms of this partnership



Naveen

Sumit - Abhinav

Rekha Devi

deed or otherwise shall primarily and ordinarily be settled by reference to arbitration unless there be reason for decision to the contrary, no partner shall rush to the court of law for the adjudication of the disputes.

IN WITNESS WHEREOF THE PARTIES HERETO WHILE IN SOUND HEALTH AND PERFECT MIND AND OUT OF THEIR OWN FREE WILL AND CONSENT, SET AND SUBSCRIBE THEIR RESPECTIVE HANDS ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

Note:- This partnership deed is prepared and typed in duplicate in same process on two separate stamp papers and after its execution one copy will be kept by each partner and both deeds shall have same legal value.

**WITNESSES:**

1. Lakshmi Kant Singh Choudhary,  
S/o- Late: Bhagwant Pal Choudhary,  
A1-P.O- Kharri  
Dist- Dhanbad.

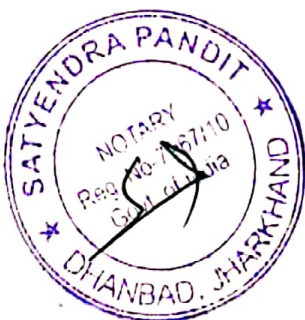
Naveen K  
(Signature of the First Party)

2. Late Sonni  
S/o- Binod Raj Chandra,  
Charan

(Signature of the second Party)

Amor- Abhishek  
Rekha Devi

Attested  
Satyendra Pandit  
Notary Dhanbad  
(Signature of the Retiring/Last Party)



Authorised  
u/s 297 (i) (c) of the Cr. P.C. 1973  
(Act No 11 of 1974) & u/s (8) (i)  
of the Notaries Act 1952  
(Act No 53 of 1952)



NOTARY  
DHANBAD

Before: The Notary Public, Dhanbad.  
- Affidavit -

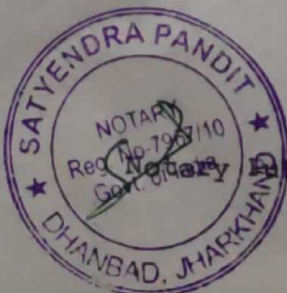
I, Naveen Kumar Jha, S/O. Late Bishamver Jha, aged about 49 years, by faith Hindu, by occupation-civil work, R/O. 3rd Floor, Block-B, Netaji Subhash Nagar, Saraidhela, Vindhyachal Apartment, Flat no. 3/C, Phuphuadi, Dist. Dhanbad (Jharkhand) Pin-828127, do hereby solemnly affirm on oath and declare as follows-

1. That, I am permanently resident of aforesaid address.
2. That, I am partner of M/s. Shakti Sai Builders & Developers, which is situated at Shivam Colony, Bhuipore, Dhanbad (Jharkhand).
3. That, this Affidavit is used for Builders Registration.
4. That, I intend to take a renew of Builders Registration.
5. That, my character is good and I have not any Criminal and civil cases against my aforesaid partner firm.
6. That, the above contents are true and correct nothing has been concealed in it.
7. That, I am swearing this affidavit to produce it before the authority concerned for needful.

Verification

Solemnly affirmed before me by the deponent, who is duly identified by Sri [Signature] Advocate, Dhanbad.

The statements made above are true to the best of my knowledge and belief. I sign this verification at Dhanbad on 7/1/2020



[Signature]  
NOTARY  
DHANBAD  
Public, Dhanbad.

Naveen  
Deponent,  
Identified by,

[Signature]  
Advocate,

Authorised  
u/s 297 (i) (c) of the Cr. P.C. 1973  
(Act No 11 of 1974) & u/s (8) (i)  
of the Notaries Act 1952  
(Act No 53 of 1952)

S No. 40  
Date. U 7 JAN 2020

4368

3793



2/

(4)

झारखण्ड JHARKHAND  
(धारखण्ड)

131580

21  
मिपाम  
03/4/2012



1314  
03/4/11

Flap-  
1786/242  
A22 56  
HW 1942-J  
6/22

THIS DEED OF ABSOLUTE CONVEYANCE is made on this the 3rd day of April, (Two Thousand and Twelve),

**BETWEEN**

1. Sri **RAM AUTAR KEJRIWAL** son of Late Pokharmal Kejriwal, and PAN-ABQPK 7277A
2. **SRI LALIT KEJRIWAL**, PAN-ADLPK 6462E
3. **SRI PRAKASH KEJRIWAL**, and PAN-ABQPK 7273E
4. **SRI SANJAY KEJRIWAL**  
Nos 2, 3 and 4 sons of Sri Ram Autar Kejriwal, by caste: Agrewal, by occupation business, resident of Lower Burdwan Compound, P. S. Lalpur, in the Town and District of Ranchi through their constituted Attorney **Sri Birendra Mohan Kalra** son of Late Mohan Lal Kalra, resident of "SITA KUNJ", Gyan Ranjan Path, Lower Burdwan Compound, P. S. Lalpur, District Ranchi, vide registered Power of Attorney no. IV 2791 dated 27.11.2009 hereinafter called the "VENDOR" (which expression shall, unless repugnant to the subject or context, be deemed to include their respective heirs, legal representatives, executors, administrators, successors and assigns) of the FIRST PART (PAN. AD.P.P.K.3.7.5.7.L....)

03.4.12  
मुद्रांक 78000/-  
ए.ए. मार्ग दर्शिका पंजी  
के मिलाया देखा जा  
में दिखाया गया पंजी  
का कार्य किया।  
03.4.12

जयमकुमार के नमो नमो नमो नमो नमो  
मोहन लाल के नमो नमो नमो नमो नमो  
मिता  
लिंग middle परे Thumb



No ... 12559... Date 9.12.2011

Non Judicial Stamp - worth Rs. 78,000/-

Sold Shri Naveen Kumar Jha

with the stamps of Rs 25,000 X 3 1000 X 3

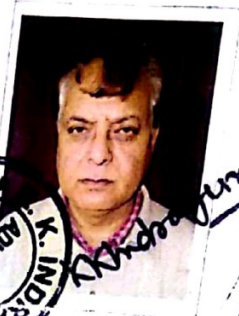
Ranchi Treasury, Ranchi



सिंह  
निम्न मध्यम पोर  
सुवर्ण



181280

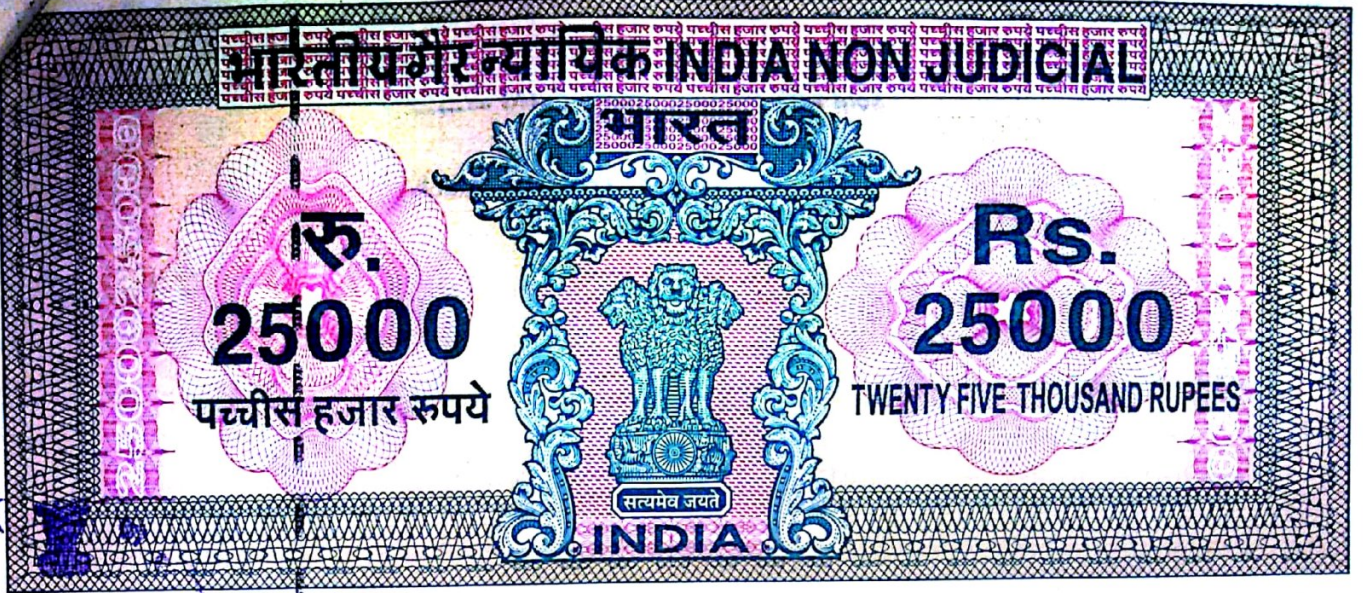


*[Handwritten signature]*  
3.4.2012



08/4/12  
Brendra Dehon Karan  
Mohan Lal Dehon  
Bardonia Camp  
Bardonia

*[Handwritten signature]*  
03/4/2012



झारखण्ड JHARKHAND

131581

:: 2 ::

AND

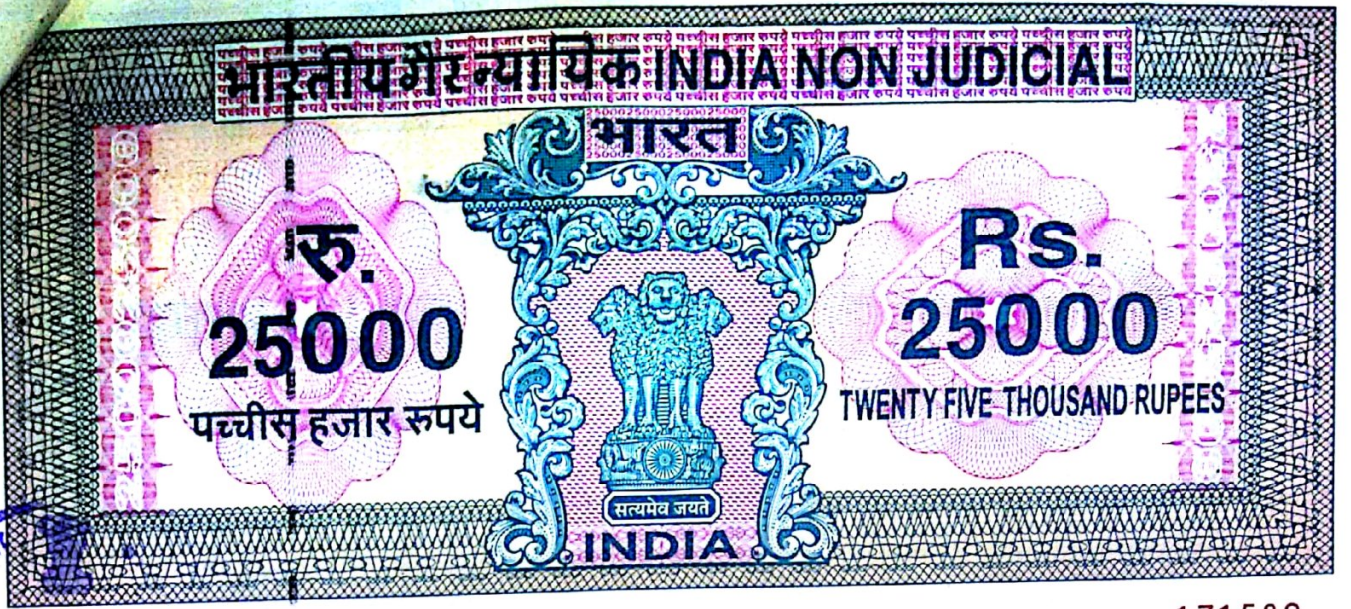
**Sri NAVEEN KUMAR JHA** son of Sri Bishambhar Jha, by occupation Service, resident of Lower Burdwan Compound, P.S.Lalpur, District Ranchi, (State of Jharkhand), hereinafter called the "**PURCHASER**" (which expression shall, unless repugnant to the context or excluded by these presents, mean and include his/her legal heirs, successors, representatives and assigns) of the SECOND PART;

(PAN- AKFPJ7211B )

AND

**M/s. S. B. CONSTRUCTION**, a proprietorship concern, through its Proprietor, Sri B. M. Kalra, Son of Late Mohan Lal Kalra resident of "Sita Kunj", Gyan Ranjan Path, Lower Burdwan Compound, P. S. Lalpur in the Town and District of Ranchi, (Jharkhand) hereinafter called the DEVELOPER/CONFIRMING PARTY (which expression shall, unless repugnant to the context or excluded by these presents, mean and include, its successors-in-interest and assigns) of the THIRD PART;

WHEREAS, the land in R.S. Plot no. 934, marked as sub-plot no. 934/E under khata no. 81, khewat no. 2 area 12 kathas at Village Hatma, than no. 200, P. S. and District Ranchi (now P. S. Lalpur, District Ranchi) with chhaparbandi rights originally belonged to Rungtoo Oraon son of Mahadeo Oraon and Parmeshwar Sahu son of Late Ganesh Sahu;



131582

झारखण्ड JHARKHAND

:: 3 ::

AND WHEREAS, by order dated 01.11.1960, passed by the then Deputy Collector-in-charge, Ranchi in Chhparbandi Mutation Case no. 5 of 1960-61, the names of Rungtoo Oraon son of Mahadeo Oraon and Parmeshwar Sahu son of Late Ganesh Sahu was mutated whereafter they paid Chhparbandi rent to the State Government as the VENDORS in possession;

AND WHEREAS, by virtue of a registered Deed of Agreement dated 03.01.1963, entered in Book No. I, Volume no. 51 at pages 584 to 588, it was agreed that Parmeshwar Sahu would negotiate for sale of the aforesaid property with any third Party, to execute agreement, to receive advance from prospective purchaser. It was further agreed that in the transaction for sale of the said land to third party, both Rungtoo Oraon and Parmeshwar Sahu, would execute and sign the sale deed in favour of the third party;

AND WHEREAS, in pursuance to the aforesaid registered agreement, Rungtoo Oraon and Parmeshwar Sahu sold to Dr. Krishna Kumar Ghatak son of Dr. Trilokya Nath Ghatak 12 kathas of land in R.S. Plot no. 934, sub-plot no. 934/E, under khata no. 81, khewat no. 2 at Village Hatma, thana no. 200, P. S., and District Ranchi, now P. S. Lalpur, District Ranchi, with chhparbandi rights, vide registered deed of sale no. 6547 dated 16.10.1963, entered in Book No. I, Volume no. 58 at pages 164 to 172 and put him in possession over the same;





झारखण्ड JHARKHAND

830822

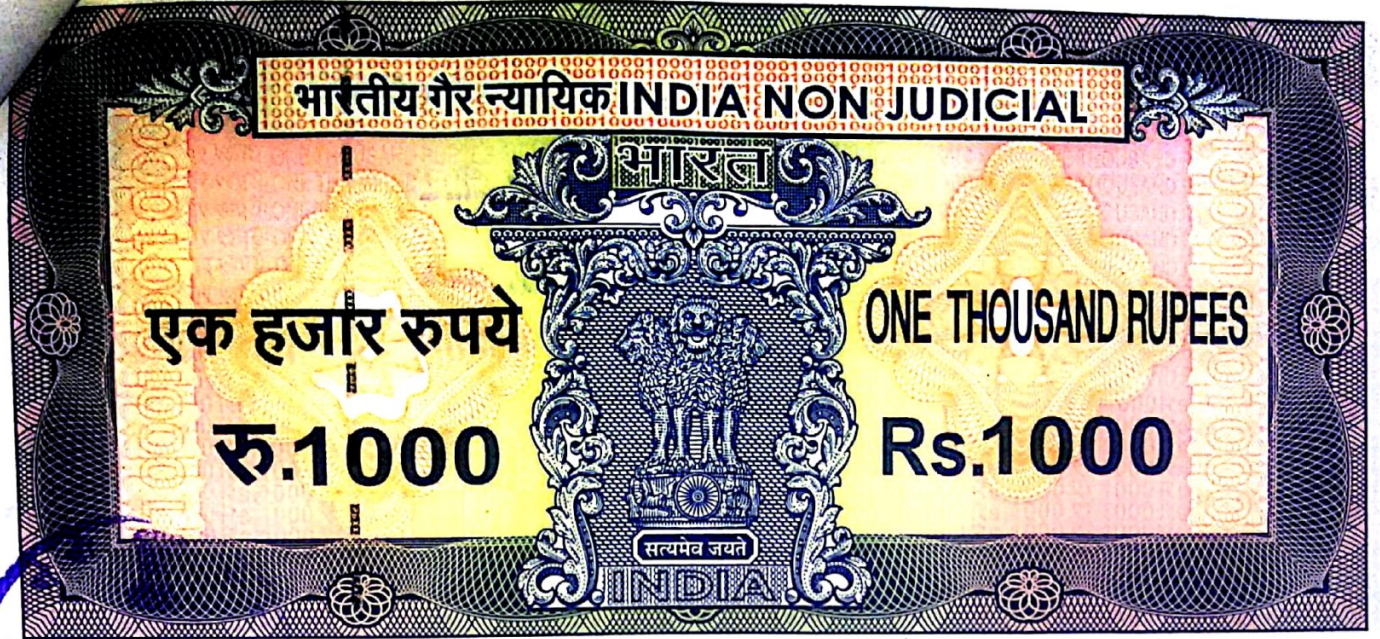
:: 4 ::

AND WHEREAS, Dr. Krishna Kumar Ghatak son of Dr. Trilokya Nath Ghatak, got his name mutated in revenue records and after raising construction on the land aforesaid got it assessed in Municipal Corporation wherein the house so constructed was denoted as holding no. 1942-J of Ward No. VII;

AND WHEREAS, Dr. Krishna Kumar Ghatak son of Dr. Trilokya Nath Ghatak, later on, sold to the Smt. Pushpa Devi Kejriwal, since the deceased wife of the VENDOR no. 1 and mother of the VENDOR nos. 2, 3 and 4, hereinabove and put her in possession over 5 kathas and 270 sq. ft. out of 12 kathas of land in sub-plot no. 934/E, under khata no./ 81, khewat no. 2 at Village Hatma, than no. 200, P. S. and District Ranchi, now P. S. Lalpur, District Ranchi, with chhaparbandi rights, more fully and particularly described in the First Schedule below vide registered deed of sale no. 7602 dated 16.07.1990;

AND WHEREAS, Late Pushpa Devi Kejriwal, during her life time got the property in the First Schedule mutated in her name in revenue records vide Mutation Case no. 1962 R 27 of 1990-91 and paid rents to the State of Bihar now State of Jharkhand in her own name as the absolute owner in possession;

AND WHEREAS, Late Pushpa Devi Kejriwal, during her life time, had also got her name mutated in Municipal records and paid taxes to the Ranchi Municipal Corporation;



झारखण्ड JHARKHAND

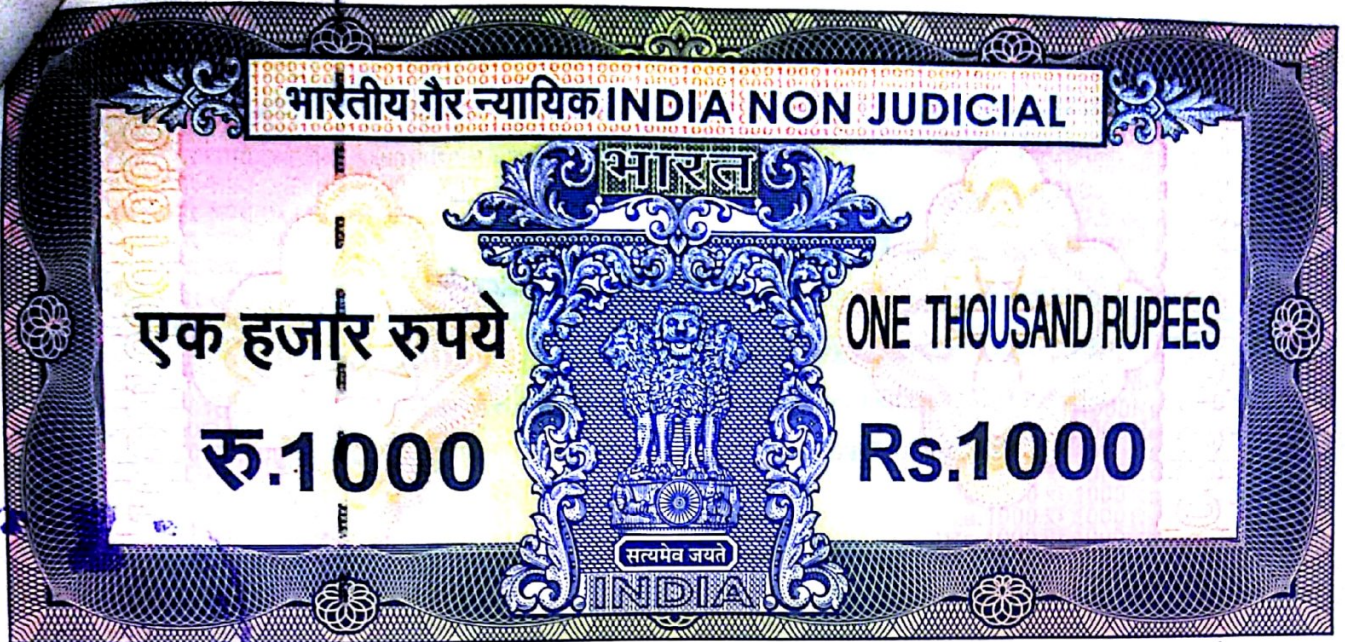
830823

:: 5 ::

AND WHEREAS, Pushpa Devi Kejriwal died on 12.09.1998 leaving behind her husband and three sons, the VENDORS no. 1 to 4 hereinabove as her legal heirs and successors;

AND WHEREAS, in terms of a Development Agreement dated 25.05.2008 executed by and between the VENDORS as the owners of the one part and the Confirming Party as the Developer of the other part, and according to the plan sanctioned by Ranchi Regional Development Authority (RRDA in short), Ranchi vide B.C. Case no. 1701/08, the Developer/Confirming Party has developed the land in the First Schedule below and has constructed thereon a multi-storied (LG + G + 2) residential building known as "PUSHPALAYA" at Lower Burdwan Compound, Ranchi;

AND WHEREAS, at the request of the PURCHASER the Developer/Confirming Party offered to sell, from out of the Developer's Allocation, one Flat bearing No. 'C' having a super built-up area of 993 sq. ft. in the Ground Floor and two car parking spaces in the Lower Ground Floor of "PUSHPALAYA", at Lower Burdwan Compound, Ranchi more fully described in the Second Schedule below, together with 408 sq. ft. undivided proportionate share in the land in First Schedule and the PURCHASER agreed to purchase the same for a total consideration of Rs.15,49,200/- (Rupees Fifteen Lakhs Forty Nine Thousand and Two Hundred) only;



झारखण्ड JHARKHAND

830824

:: 6 ::

AND WHEREAS, the PURCHASER, prior to entering into Agreement aforesaid, has examined the title of the VENDOR to land in the First Schedule and has also seen the documents of title, the copy of the sanctioned Building Plan and after having satisfied himself of the VENDOR title to 'The Said Land' being marketable and also that the new building, namely "PUSHPALAYA" at Lower Burdwan Compound, Ranchi has been constructed according to the plan sanctioned by R.R.D.A., Ranchi, has agreed to purchase the same;

AND WHEREAS, the VENDOR hereby declare that the said property is free from all encumbrances and liabilities and except the VENDOR no other person has or have any right, title, interest and claim in the land/premises containing the building thereon;

AND WHEREAS, the Developer/Confirming Party does hereby declare and confirm that it has received the entire consideration amount in full and final payment of the premises in the Second Schedule and on receipt of the same, the Developer/Confirming Party has put the PURCHASER in possession over the same;

NOW THIS INDENTURE WITNESSETH as follows :

1. In consideration of the sum of Rs. 15,49,200./- (Rupees Fifteen Lakhs Forty Nine Thousand and Two Hundred) only paid by the PURCHASER, receipt of which amount the Developer/Confirming Party does hereby acknowledge, the

VENDOR in accordance with the undertakings and covenants hereinafter contained do hereby convey, transfer and assign UNTO the PURCHASER, free from all encumbrances, the Flat No. 'C' having a super built-up area of 993 sq. ft. in the Ground Floor and two car parking spaces in the Lower Ground Floor of "PUSHPALAYA" at Lower Burdwan Compound, Ranchi, described in detail in the Second Schedule below together with 408 sq. ft. undivided proportionate share in the land in the First Schedule below and common area of the said premises TO HAVE AND TO HOLD the property hereby conveyed to the PURCHASER absolutely and forever.

2. The VENDOR by the Developer/Confirming Party have assured the PURCHASER that the property in the First Schedule and Second Schedule below are free from all encumbrances, surcharges, claims and demands and that the VENDOR have not done anything whereby the premises in the Second Schedule below may be subject to any attachment or lien of any court or person/s whomsoever.
3. The VENDOR do hereby declare that the PURCHASER shall and may at all times hereafter peaceably and quietly enter into and upon the premises in the Second Schedule below AND HOLD and possess and enjoy and realize the rents and profits and usufructs thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the VENDOR or any other person or persons lawfully or equitably claiming from, through or under the VENDOR or their predecessors-in-interest or title.
4. The PURCHASER shall be liable to pay and contribute in proportion to the covered area of the flat hereby conveyed towards payment of Municipal rates, taxes, service charges, and other outgoings payable in respect of the premises in the Second Schedule below.
5. The PURCHASER shall also be liable to pay and contribute towards the ground rent (malgujari) payable to the State of Jharkhand for 'The Said Land' in the First Schedule below in proportion to his/her undivided proportionate share in the same.
6. The PURCHASER shall have the full proprietary rights and will be at liberty to transfer, mortgage, lease, gift or otherwise deal with the said premises in the Second Schedule below PROVIDED the PURCHASER shall not be entitled to demolish or commit waste in respect of the land and flat or do or allow anything to be done in the said Flat to affect prejudicially the other occupants of the said building.



7. 'The Said Land' whereon the "PUSHPALAYA" has been constructed, the common passages, spaces, lobbies, corridors and all kinds of amenities shall remain joint and attached for the benefit of the occupiers of the said building.
8. This indenture and conveyance herein made are subject to the terms and conditions, covenants and restrictions and subject to the Rules & Regulations framed by the Flat Owners' Association and law applicable to the said building and/or the said flat.
9. The PURCHASER shall, from the date of possession of the flat more fully described in the Second Schedule below, maintain personally or through the Co-operative Society or Association of the Flat owners, the said premises, walls and partition walls, sewers, drains, pipes and appurtenances thereto at his own costs keep the same in good and tenantable repair and condition and in particular, so as to support, shelter and protect the building and shall not do or suffer or cause to be done and suffered anything in or to the said building, its columns, beams, slabs, walls, staircase and passage which may be against the rules or laws of R.R.D.A. and the Municipal Corporation, Electricity Authorities or any other authorities.

**Particulars being furnished in case of building :**

- ( I ) Whether kutcha or pucca ? - - - Pucca
- ( II ) If pucca, whether tiled/reinforced concrete? Reinforced Concrete
- (III) Number of Stories — — — — LG + G + 2
- (IV) Plinth area of each floor or storey in  
The building with super built-up area of  
Flat No. 'C' in the Ground Floor — — — 993 sq. ft.
- ( V ) Year of construction of the building — — — 2008-2010
- ( VI ) Brief description of nature of sanitary & electrical  
fittings in the building & other & their quality — Standard
- (VII) Area where the building is constructed and  
its use, residential/commercial or industrial. — Residential
- (VIII) If on rent, its annual rent — — — Nil



**Valuation for the purpose of Stamp & Registration fee**

Land @ Rs. 1,83,754/-/- per dec. or @ Rs. 421.84/- per sq. ft.

for 408 sq. ft. of undivided proportionate

share in the land in First Schedule ... .. Rs. 1,72,110.72 ✓

Value of 993 sq. ft. of super built-up area

@ Rs. 1786/- per sq. ft. ... .. Rs. ~~17,73,498.00~~ ✓

**Total**

**Rs. 19,45,608.72**

**FIRST SCHEDULE**

(The Land' on which "PUSHPALAYA" has been constructed)

ALL THAT PIECE AND PARCEL of more or less 5 Kathas and 270 sq. ft. of land in R. S. Plot No. 934, sub-plot no. 934/E under khata no. 81, khewat no. 2 with a house bearing Holding No. 1942-J of Ward No. VII (old), new Ward No. 18 at Village Hatma, thana no. 200, situated Lower Burdwan Compound, P.S. Lalpur, District Ranchi, State of Jharkhand, shown in RED WASH in the map/plan hereto annexed and butted and bounded as follows:

- NORTH : House of Sri Damodar Sahu measuring 40 ft. from West to East
- SOUTH : Plot no. 935 measuring 40 ft. from West to East
- EAST : Portion of sub-plot no. 934/E of Dr. K.K. Ghatak measuring 77 ft. from South to North
- WEST : Plot no. 933 & part of sub-plot no. 934/E of Dr. Ghatak measuring 39 ft. & 64 ft. respectively



**SECOND SCHEDULE**

(Details of the premises being sold)

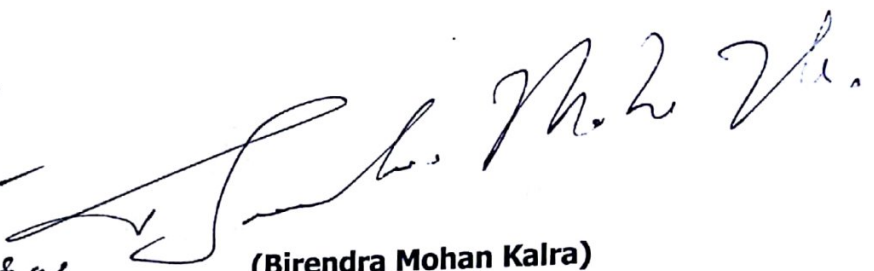
Flat No. 'C', measuring 993 sq. ft. of super built-up area comprising of two Bedrooms,, one dining cum drawing, one kitchen, two toilets, ~~two~~ balcony in the Ground Floor and two car parking spaces in the Lower Ground floor of "PUSHPALAYA", at Village Hatma, Muhalla Lower Burdwan Compound, Ranchi bearing holding no. 1942-J of Ward No. VII (old), new Ward No. 18 of Ranchi Municipal Corporation, together with 408 sq. ft. of undivided proportionate share in the land in First Schedule above.

**IN WITNESS WHEREOF**, Sri Birendra Mohan Kalra, in his capacity as the Agent and constituted Attorney of the VENDORS, and also as the Sole Proprietor of the Developer/Confirming Party has put signatures on this Conveyance at Ranchi on the day, month and year first above written.

**WITNESSES**

1. Raja Kalra,  
Sita Kunj,  
Lower Burdwan Co.  
Ranchi - 834001  
3/4/2012

2. Kameshwar Prasad  
Ranchi  
3/4/2012



**(Birendra Mohan Kalra)**

(Attorney & Agent of the VENDORS)



**(Birendra Mohan Kalra)**



(For the Developer/Confirming Party)

**(M/s. S. B. Construction)**

**CERTIFICATE**

CERTIFIED that the land in the First Schedule above, according to entries in records of right neither Govt. land nor has been acquired by the Govt. for Defence or Civil purposes. The land in schedule has not been given on Bhudan and is outside the Forest Area and does not belong to BCCL of ECL.

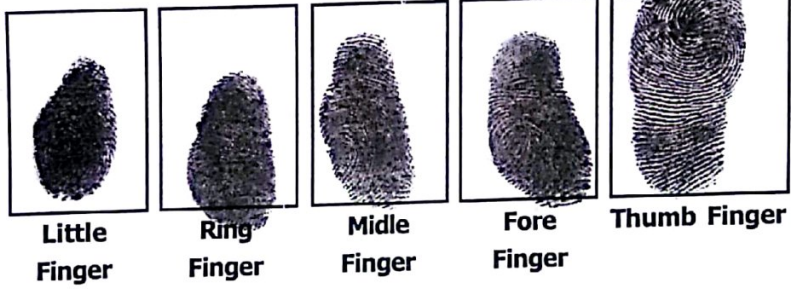
THIS IS FURTHER CERTIFIED that the land is not a tribal land according to Khatian nor connected with any tribal. It is not in ceiling and it does not belong to math, temple, church or mosque.

**SIGNATURE OF THE PURCHASER**

*Naveen Kumar*



*(Naveen Kumar Jha)*



Certify that the finger prints of the left hand of the Parties whose photographs are affixed in this document has been obtained by me/before me.

*KKIndragery  
Adv  
ENO-844/04*

*[Handwritten signature]*

Typed by : *Wasim Raja*

Drafted by : *KKIndragery Adv*





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

Token Date/Time: 03/04/2012 12:14:26

Token No: 22

Document Type

Presenter Name &amp; Address

Sale Deed

Presenter

Birendra Mohan Kalra

Sita Kunj Gyan Ranjan Path Lower Burdwan Compound  
Lalpur Ranchi

Date of Entry 03/04/2012

Stampable Doc. Value

1945608.72

DOE

Total Pages 30

Document Value

1945608.72

Stamp Value 78000

Book 1

Special Type

Serial No.

CNO/PNO

Remarks / Other Details

Sub Plot 934/E

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
Ranchi Shahr	200	21	Hatma /Burdwan compound ka bhag	81	934	RSP	1942-J	OR_RES	0.93 Decimal	170891.22

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
OR_DLX	200	21	Hatma /Burdwan compound ka bhag	Ranchi	993	1786 Sq. Ft.	1773498

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Ram Autar Kejriwal Thro	Late Pokharmal Kejriwal	Business	Other	Abqpk7277a	lower burdwan compound lalpur ranchi
2	VENDOR	Lalit Kejriwal Thro	Ram Autar Kejriwal	Business	Other	Adlpk6462e	Lower Burdwan Compound Lalpur Ranchi
3	VENDOR	Prakash Kejriwal Thro	Ram Autar Kejriwal	Business	Other	Abqpk7273e	Lower Burdwan Compound Lalpur Ranchi
4	VENDOR	Sanjay Kejriwal Thro	Ram Autar Kejriwal	Business	Other	Form 60	Lower Burdwan Compound Lalpur Ranchi
5	Power Holder	Birendra Mohan Kalra	Late Mohan Lal Kalra	Business	Other	Adppk3757L	sita kunj gyan ranjan path lower burdwan compound lalpur ranchi
6	VENDEE	Naveen Kumar Jha	Bishambhar Jha	Service	Other	Akfpj7211b	Lower Burdwan Compound Lalpur Ranchi
7	Identifier	Raja Kalra	Birendra Mohan Kalra	Business	Other	Not Req.	Lower Burdwan Compound Lalpur Ranchi

Fee Details:

SN	Description	Amount
1	A1	58,368.26
2	SP	450.00
Total		58,818.26

उपर्युक्त प्रविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

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

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंद्रि ऑपरेटर का हस्ताक्षर

3/4/12

उपर्युक्त

स्वीकार किया

जिसकी

पहचान

निवासी

विरेंद्र मोहन कालरा

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

राजा कालरा

पिता

विरेंद्र मोहन कालरा

पेशा

लोअर बर्द्वान कम्पाउंड

Raja Kalra







<http://172.16.20.229/jars/reg/prndetails.aspx?deedid=290321>

4/3/2012



निबंधन विभाग, झारखंड  
रांची

Token No.22 Token Date: 03/04/2012 12:14:26  
Serial/Deed No./Year :4368/3793/2012  
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	<b>Ram Autar Kejriwal Thro</b> Father/Husband Name:Late Pokharmal Kejriwal (VENDOR) lower burdwan compound lalpur ranchi	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2	<b>Lalit Kejriwal Thro</b> Father/Husband Name:Ram Autar Kejriwal (VENDOR) Lower Burdwan Compound Lalpur Ranchi	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3	<b>Prakash Kejriwal Thro</b> Father/Husband Name:Ram Autar Kejriwal (VENDOR) Lower Burdwan Compound Lalpur Ranchi	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4	<b>Sanjay Kejriwal Thro</b> Father/Husband Name:Ram Autar Kejriwal (VENDOR) Lower Burdwan Compound Lalpur Ranchi	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5	<b>Birendra Mohan Kalra</b> Father/Husband Name:Late Mohan Lal Kalra (Power Holder) sita kunj gyan ranjan path lower burdwan compound lalpur ranchi		
6	<b>Naveen Kumar Jha</b> Father/Husband Name:Bishambhar Jha (VENDEE) Lower Burdwan Compound Lalpur Ranchi		

Book No. ..... I  
Volume ..... 151  
Page ..... 377 To ..... 406  
Deed No ..... 4368/3793  
Year ..... 2012  
Date ..... 03/04/2012 13:18:38



*Mirpal Singh*  
District Sub Registrar  
3/4

*Nikhil Kumar*  
Signature of Operator  
3/04/12

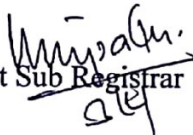


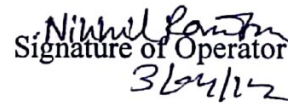
निबंधन विभाग, झारखंड  
रांची

Token No.22 Token Date: 03/04/2012 12:14:26  
Serial/Deed No./Year :4368/3793/2012  
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
7	<b>Raja Kalra</b> Father/Husband Name:Birendra Mohan Kalra (Identifier) Lower Burdwan Compound Lalpur Ranchi		

Book No. I  
Volume 151  
Page 377 To 406  
Deed No 4368/3793  
Year 2012  
Date 03/04/2012 13:18:38

  
District Sub Registrar

  
Signature of Operator  
3/6/12

"DUSHPALAYA"

FLAT NO - 'C' ON GROUND FLOOR

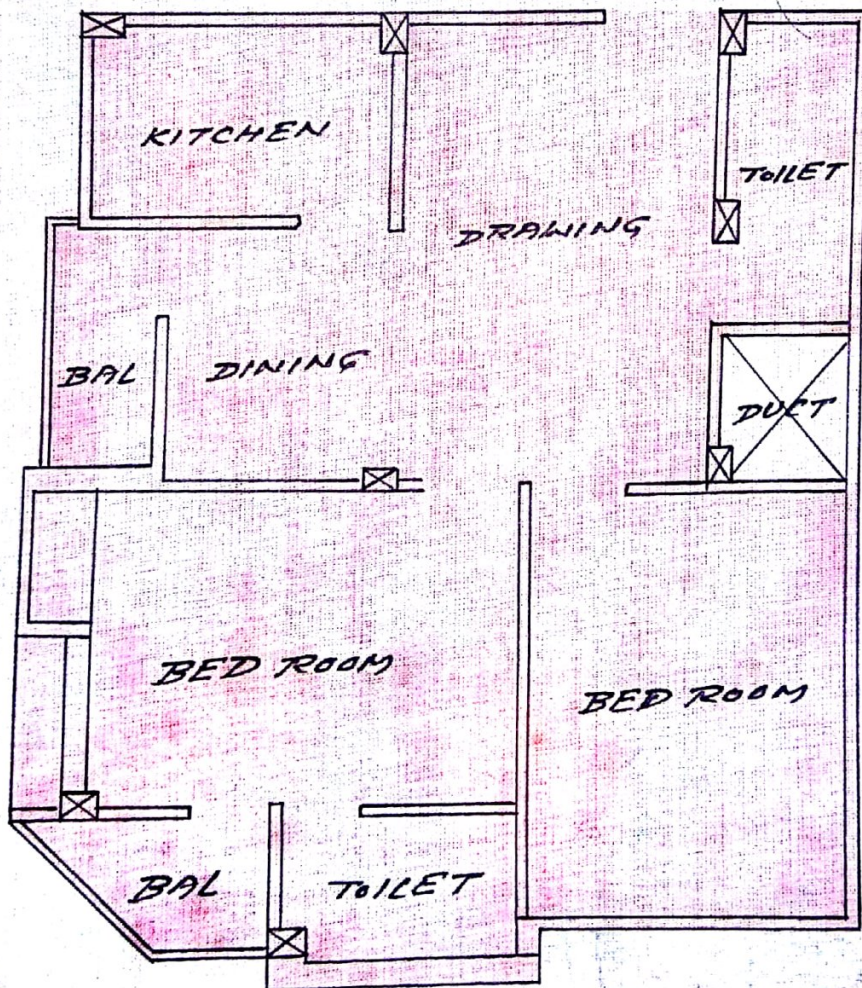
AREA - 993 SQFT

VILLAGE - HATMA, TEANA NO - 200

P.S. - LALPUR, DIST. - RANCHI

PLOT NO - 934

HOLDING NO - 1942-J



# INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-3, ITR-4, ITR-5, ITR-6, ITR-7 filed and verified electronically]

Assessment Year  
**2019-20**

PERSONAL INFORMATION AND THE ACKNOWLEDGEMENT NUMBER	Name			PAN		
	SHAKTI SAI BUILDERS AND DEVELOPERS			ACPF54069L		
	Flat/Door/Block No	Name Of Premises/Building/Village			Form Number.	
	OLD SBI COLONY					
	Road/Street/Post Office	Area/Locality				
		STEEL GATE, SARAIHELIA			Status Firm	
	Town/City/District	State	Pin/ZipCode	Filed u/s		
	DHANBAD	JHARKHAND	828127	139(1)-On or before due date		
	Assessing Officer Details (Ward/Circle)		ITO WARD 2(1), DHANBAD			
	e-filing Acknowledgement Number		217884491241019			
COMPUTATION OF INCOME AND TAX THEREON	1	Gross total income			1	452328
	2	Total Deductions under Chapter-VI-A			2	0
	3	Total Income			3	452330
	3a	Deemed Total Income under AMT/MAT			3a	452330
	3b	Current Year loss, if any			3b	0
	4	Net tax payable			4	141127
	5	Interest and Fee Payable			5	16752
	6	Total tax, interest and Fee payable			6	157879
	7	Taxes Paid	a	Advance Tax	7a	0
			b	TDS	7b	12695
c			TCS	7c	0	
d			Self Assessment Tax	7d	145180	
e			Total Taxes Paid (7a+7b+7c +7d)	7e	157875	
8	Tax Payable (6-7e)			8	0	
9	Refund (7e-6)			9	0	
10	Exempt Income	Agriculture		10		
		Others				

Income Tax Return submitted electronically on 24-10-2019 19:40:14 from IP address 47.9.206.64 and verified by NAVEEN KUMAR JHA having PAN AKFPJ7211B on 24-10-2019 19:40:14 from IP address 47.9.206.64 using Digital Signature Certificate (DSC)  
DSC details: 15838607CN=e-Mudhra Sub CA for Class 2 Individual 2014,OU=Certifying Authority,O=eMudhra Consumer Services Limited,C=IN

**DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU**

FORM NO. 3CB

[See rule 6G(1)(b)]

Audit report under section 44AB of the Income-tax Act, 1961 in the case of a person referred to in clause (b) of sub-rule (1) of rule 6G

1. I have examined the balance sheet as at 31st March 2019 and the Profit and loss account for the period beginning from 01/04/2018 to ending on 31/03/2019 attached herewith, of M/S SHAKTI SAI BUILDERS AND DEVELOPERS STEEL GATE, DHANBAD, JHARKHAND, 828127 ACPFS4069L.

2. I certify that the balance sheet and the Profit and loss account are in agreement with the books of account maintained at the head office at STEEL GATE DHANBAD, and 0 branches.

3. (a) I report the following observations/comments/discrepancies/inconsistencies; if any:

(b) Subject to above,-

(A) I have obtained all the information and explanations which, to the best of My knowledge and belief, were necessary for the purposes of the audit.

(B) In My opinion, proper books of account have been kept by the head office and branches of the assessee so far as appears from My knowledge and belief, were necessary for the examination of the books.

(C) In My opinion and to the best of My information and according to the explanations given to Me the said accounts, read with notes thereon, if any, give a true and fair view:-

(i) in the case of the balance sheet, of the state of the affairs of the assessee as at 31st March, 2019 ;and

(ii) in the case of the Profit and loss account of the Profit of the assessee for the year ended on that date.

4. The statement of particulars required to be furnished under section 44AB is annexed herewith in Form No. 3CD.

5. In My opinion and to the best of My information and according to explanations given to Me the particulars given in the said Form No. 3CD and the Annexure thereto are true and correct subject to following observations/qualifications, if any:-

Sl No.	Qualification Type	Observations/Qualifications
--------	--------------------	-----------------------------

Place **DHANBAD**

Date **10/10/2019**

UDIN-19411498AAAAABY3677

Name

Membership Number

FRN (Firm Registration Number)

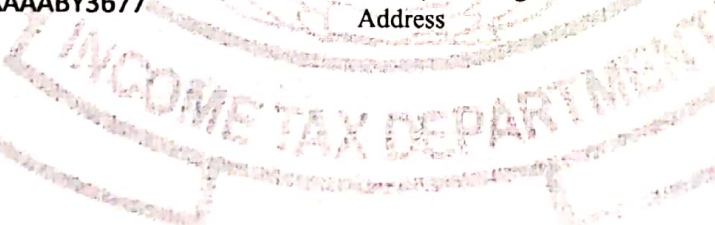
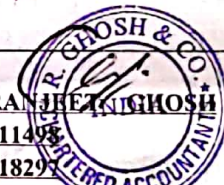
Address

**RANJIT K GHOSH**

**411498**

**018293**

**SABALPUR ROAD, K G ASHRAM, DHANBAD, JHARKHAND, 828109**



FORM NO. 3CD

[See rule 6G(2)]

Statement of particulars required to be furnished under section 44AB of the Income-tax Act, 1961

Particulars  
13 d W inc If an  
13 c ICDS

1	Name of the assessee		M/S SHAKTI SAI BUILDERS AND DEVELOPERS		
2	Address		STEEL GATE, , DHANBAD, JHARKHAND, 828127		
3	Permanent Account Number (PAN)		ACPFS4069L		
4	Whether the assessee is liable to pay indirect tax like excise duty, service tax, sales tax, goods and services tax, customs duty, etc. if yes, please furnish the registration number or, GST number or any other identification number allotted for the same		Yes		
	Sl No.	Type	Registration Number		
	1	Goods and Services Tax JHARKHAND	20ACPFS4069L1ZP		
5	Status		Firm		
6	Previous year from		01/04/2018 to 31/03/2019		
7	Assessment Year		2019-20		
8	Indicate the relevant clause of section 44AB under which the audit has been conducted				
	Sl No.	Relevant clause of section 44AB under which the audit has been conducted			
	1	Clause 44AB(a)-Total sales/turnover/gross receipts of business exceeding specified limits			
9 a	If firm or Association of Persons, indicate names of partners/members and their profit sharing ratios. In case of AOP, whether shares of members are indeterminate or unknown ?				
	Name			Profit Sharing Ratio (%)	
	NAVEEN KUMAR JHA			50	
	SANJAY JHA			50	
9 b	If there is any change in the partners or members or in their profit sharing ratio since the last date of the preceding year, the particulars of such change.				
	Date of change	Name of Partner/Member	Type of change	Old profit sharing ratio	New profit Sharing Ratio
10 a	Nature of business or profession (if more than one business or profession is carried on during the previous year, nature of every business or profession).				
	Sector	Sub Sector		Code	
	CONSTRUCTION	Other construction activity n.e.c.		06010	
10 b	If there is any change in the nature of business or profession, the particulars of such change				
	Business	Sector	SubSector	Code	
11 a	Whether books of accounts are prescribed under section 44AA, if yes, list of books so prescribed				
	Yes				
	Books prescribed				
	CASH BOOK JOURNAL LEDGER CASH MEMO VOUCHERS ETC				
11 b	List of books of account maintained and the address at which the books of accounts are kept. (In case books of account are maintained in a computer system, mention the books of account generated by such computer system. If the books of accounts are not kept at one location, please furnish the addresses of locations along with the details of books of accounts maintained at each location.) Same as 11(a) above				
	Books maintained	Address Line 1	Address Line 2	City or Town or District	State PinCode
	CASH BOOK JOURNAL L EDGER CASH MEMO VO UCHERS	STEEL GATE		DHANBAD	JHARKH AND 828127
11 c	List of books of account and nature of relevant documents examined. Same as 11(b) above				
	Books Examined				
	CASH BOOK JOURNAL LEDGER CASH MEMO VOUCHERS				
12	Whether the profit and loss account includes any profits and gains assessable on presumptive basis, if yes, indicate the amount and the relevant section (44AD, 44AE, 44AF, 44B, 44BB, 44BBA, 44BBB, Chapter XII-G, First Schedule or any other relevant section).				
	No				
	Section				Amount
	Nil				
13 a	Method of accounting employed in the previous year		Mercantile system		
13 b	Whether there has been any change in the method of accounting employed vis-a-vis the method employed in				
	No				



Particulars		Increase in profit(Rs.)	Decrease in profit(Rs.)							
13 d	Whether any adjustment is required to be made to the profits or loss for complying with the provisions of income computation and disclosure standards notified under section 145(2).		No							
13 e	If answer to (d) above is in the affirmative, give details of such adjustments.									
ICDS		Increase in profit(Rs.)	Decrease in profit(Rs.)							
Total			Net effect(Rs.)							
13 f	Disclosure as per ICDS.									
ICDS		Disclosure								
ICDS I - Accounting Policies		MERCANTILE SYSTEM OF ACCOUNTING EMPLOYED REVENUE AND EXPENSES ARE RECORDED ON ACCRUAL BASIS								
ICDS III - Construction Contracts		REVENUE RECOGNISED IS 2,24,05,900.00 ON PERCENTAGE COMPLETION METHOD								
ICDS V - Tangible Fixed Assets		AS SHOWN IN BALANCE SHEET i.e RS 9600.00								
14 a	Method of valuation of closing stock employed in the previous year.	AT COST								
14 b	In case of deviation from the method of valuation prescribed under section 145A, and the effect thereof on the profit or loss, please furnish:									
Particulars		Increase in profit(Rs.)	Decrease in profit(Rs.)							
15	Give the following particulars of the capital asset converted into stock-in-trade									
(a)	Description of capital asset	(b) Date of acquisition	(c) Cost of acquisition							
			(d) Amount at which the asset is converted into stock-in trade							
Nil										
16	Amounts not credited to the profit and loss account, being:-									
16 a	The items falling within the scope of section 28		Amount							
	Description									
	Nil									
16 b	The proforma credits, drawbacks, refund of duty of customs or excise or service tax, or refund of sales tax or value added tax, where such credits, drawbacks or refund are admitted as due by the authorities concerned		Amount							
	Description									
	Nil									
16 c	Escalation claims accepted during the previous year		Amount							
	Description									
	Nil									
16 d	Any other item of income		Amount							
	Description									
	Nil									
16 e	Capital receipt, if any		Amount							
	Description									
	Nil									
17	Where any land or building or both is transferred during the previous year for a consideration less than value adopted or assessed or assessable by any authority of a State Government referred to in section 43CA or 50C, please furnish:									
Details of property		Address Line 1	Address Line 2	City/Town	State	Pincode	Consideration received or accrued	Value adopted or assessed or assessable		
Nil										
18	Particulars of depreciation allowable as per the Income-tax Act, 1961 in respect of each asset or block of assets, as the case may be, in the:-									
Description of Block of Assets/Class of Assets	Rate of depreciation (In Percent- age)	Opening WDV (A)	Additions					Deductions (C)	Depreciation Allowable (D)	Written Down Value at the end of the year (A+B-C-D)
			Purchase Value (1)	MOD-VAT (2)	Change in Rate of Ex- change (3)	Subsidy/ Grant (4)	Total Value of Purchases (B) (1+2+3+4)			
Nil										
* For Addition and Deduction Details refer Addition and Deduction Detail Tables At the End of the Page										
19	Amounts admissible under sections :									
S.No	Section	Amount debited to profit and loss account	Amounts admissible as per the provisions of the Income-tax Act, 1961 and also fulfils the conditions, if any specified under the relevant 14 provisions of Income-tax Act, 1961 or Income-tax Rules, 1962 or any other guidelines, circular, etc., issued in this behalf.							
Nil										
20 a	Any sum paid to an employee as bonus or commission for services rendered, where such sum was otherwise									





20 b Details of contributions received from employees for various funds as referred to in section 36(1)(va):											
Nature of fund				Sum received from employees	Due date for payment	The actual amount paid	The actual of payment of the concerned authorities				
Nil											
21 a Please furnish the details of amounts debited to the profit and loss account, being in the nature of capital, personal, advertisement expenditure etc											
Capital expenditure											
Particulars							Amount in Rs.				
Personal expenditure											
Particulars							Amount in Rs.				
Advertisement expenditure in any souvenir, brochure, tract, pamphlet or the like published by a political party											
Particulars							Amount in Rs.				
Expenditure incurred at clubs being entrance fees and subscriptions											
Particulars							Amount in Rs.				
Expenditure incurred at clubs being cost for club services and facilities used.											
Particulars							Amount in Rs.				
Expenditure by way of penalty or fine for violation of any law for the time being force											
Particulars							Amount in Rs.				
Expenditure by way of any other penalty or fine not covered above											
Particulars							Amount in Rs.				
Expenditure incurred for any purpose which is an offence or which is prohibited by law											
Particulars							Amount in Rs.				
(b) Amounts inadmissible under section 40(a):-											
(i) as payment to non-resident referred to in sub-clause (i)											
(A) Details of payment on which tax is not deducted:											
Date of payment	Amount of payment	Nature of payment	Name of the payee	PAN of the payee, if available	Address Line 1	Address Line 2	City or Town or District	Pincode			
(B) Details of payment on which tax has been deducted but has not been paid during the previous year or in the subsequent year before the expiry of time prescribed under section 200(1)											
Date of payment	Amount of payment	Nature of payment	Name of the payee	PAN of the payee, if available	Address Line 1	Address Line 2	City or Town or District	Pincode	Amount of tax deducted		
(ii) as payment referred to in sub-clause (ia)											
(A) Details of payment on which tax is not deducted:											
Date of payment	Amount of payment	Nature of payment	Name of the payee	PAN of the payee, if available	Address Line 1	Address Line 2	City or Town or District	Pincode			
(B) Details of payment on which tax has been deducted but has not been paid on or before the due date specified in sub-section (1) of section 139.											
Date of payment	Amount of payment	Nature of payment	Name of the payer	PAN of the payee, if available	Address Line 1	Address Line 2	City or Town or District	Pincode	Amount of tax deducted	Amount out of (VI) deposited, if any	
(iii) as payment referred to in sub-clause (ib)											
(A) Details of payment on which levy is not deducted:											
Date of payment	Amount of payment	Nature of payment	Name of the payee	PAN of the payee, if available	Address Line 1	Address Line 2	City or Town or District	Pincode			
(B) Details of payment on which levy has been deducted but has not been paid on or before the due date specified in sub-section (1) of section 139.											
Date of payment	Amount of payment	Nature of payment	Name of the payer	PAN of the payee, if available	Address Line 1	Address Line 2	City or Town or District	Pincode	Amount of levy deducted	Amount out of (VI) deposited, if any	
(iv) fringe benefit tax under sub-clause (ic)											



(vii) salary payable outside India/to a non resident without TDS etc. under sub-clause (iii).						
Date of payment	Amount of payment	Name of the payee	PAN of the payee, if available	Address Line 1	Address Line 2	City Pincode
(viii) payment to PF /other fund etc. under sub-clause (iv)						
(ix) tax paid by employer for perquisites under sub-clause (v)						
(c) Amounts debited to profit and loss account being, interest, salary, bonus, commission or remuneration inadmissible under section 40(b)/40(ba) and computation thereof;						
Particulars	Section	Amount debited to P/L A/C	Amount Admissible	Amount Inadmissible	Remarks	
(d) Disallowance/deemed income under section 40A(3):						
(A) On the basis of the examination of books of account and other relevant documents/evidence, whether the expenditure covered under section 40A(3) read with rule 6DD were made by account payee cheque drawn on a bank or account payee bank draft. If not, please furnish the details:						Yes
Date Of Payment	Nature Of Payment	Amount in Rs	Name of the payee	Permanent Account Number of the payee, if available		
(B) On the basis of the examination of books of account and other relevant documents/evidence, whether the payment referred to in section 40A(3A) read with rule 6DD were made by account payee cheque drawn on a bank or account payee bank draft If not, please furnish the details of amount deemed to be the profits and gains of business or profession under section 40A(3A)						Yes
Date Of Payment	Nature Of Payment	Amount in Rs	Name of the payee	Permanent Account Number of the payee, if available		
(e) Provision for payment of gratuity not allowable under section 40A(7)						
(f) Any sum paid by the assessee as an employer not allowable under section 40A(9)						
(g) Particulars of any liability of a contingent nature						
Nature Of Liability				Amount in Rs.		
(h) Amount of deduction inadmissible in terms of section 14A in respect of the expenditure incurred in relation to income which does not form part of the total income						
Nature Of Liability				Amount in Rs.		
(i) Amount inadmissible under the proviso to section 36(1)(iii)						
22	Amount of interest inadmissible under section 23 of the Micro, Small and Medium Enterprises Development Act, 2006					
23	Particulars of any payment made to persons specified under section 40A(2)(b).					
Name of Related Person	PAN of Related Person	Relation	Nature of transaction	Payment Made(Amount)		
24	Amounts deemed to be profits and gains under section 32AC or 32AD or 33AB or 33AC or 33ABA.					
Section	Description	Amount				
Nil						
25	Any amount of profit chargeable to tax under section 41 and computation thereof.					
Name of Person	Amount of income	Section	Description of Transaction	Computation if any		
Nil						
26 (i)*	In respect of any sum referred to in clause (a),(c),(d),(e),(f) or (g) of section 43B the liability for which:-					
26 (i)A	pre-existed on the first day of the previous year but was not allowed in the assessment of any preceding previous year and was :-					
26 (i)(A)(a)	Paid during the previous year					Amount
Section	Nature of liability				Amount	
Nil						
26 (i)(A)(b)	Not paid during the previous year					Amount
Section	Nature of liability				Amount	
Nil						
26 (i)B	was incurred in the previous year and was					
26 (i)(B)(a)	Paid on or before the due date for furnishing the return of income of the previous year under section 139(1)					Amount
Section	Nature of liability				Amount	
Nil						
26 (i)(B)(b)	not paid on or before the aforesaid date					Amount
Section	Nature of liability				Amount	
Nil						
(State whether sales tax, goods & service Tax, customs duty, excise duty or any other indirect tax, levy, cess,						



Amount of Central Value Added Tax Credits/ Input Tax Credit(ITC) availed of or utilised during the previous year and its treatment in profit and loss account and treatment of outstanding Central Value Added Tax Credits/ Input Tax Credit(ITC) in accounts												
											Treatment in Profit and Loss/Accounts	
CENVAT/ITC		Amount										
Opening Balance												
Credit Availed												
Credit Utilized												
Closing/Outstanding Balance												
27 b Particulars of income or expenditure of prior period credited or debited to the profit and loss account :-												
Type		Particulars			Amount			Prior period to which it relates (Year in yyyy-yy format)				
Nil												
28 Whether during the previous year the assessee has received any property, being share of a company not being a company in which the public are substantially interested, without consideration or for inadequate consideration as referred to in section 56(2)(viiia)												
Name of the person from which shares received		PAN of the person, if available		Name of the company from which shares received		CIN of the company		No. of Shares Received		Amount of consideration paid		Fair Market value of the shares
Nil												
29 Whether during the previous year the assessee received any consideration for issue of shares which exceeds the fair market value of the shares as referred to in section 56(2)(viib). If yes, please furnish the details of the same												
Name of the person from whom consideration received for issue of shares			PAN of the person, if available			No. of Shares		Amount of consideration received		Fair Market value of the shares		
Nil												
A(a) Whether any amount is to be included as income chargeable under the head Income from other sources as referred to in clause (ix) of sub-section (2) of section 56? (b) If yes, please furnish the following details:												
Sl No.		Nature of Income						Amount				
Nil												
B(a) Whether any amount is to be included as income chargeable under the head Income from other sources as referred to in clause (x) of sub-section (2) of section 56? (Yes/No) (b) If yes, please furnish the following details:												
Sl No.		Nature of Income						Amount				
Nil												
30 Details of any amount borrowed on hundi or any amount due thereon (including interest on the amount borrowed) repaid, otherwise than through an account payee cheque, (Section 69D)												
Name of the person from whom amount borrowed or repaid on hundi	PAN of the person, if available	Address Line 1	Address Line 2	City or Town or District	State	Pincode	Amount borrowed	Date of Borrowing	Amount due including interest	Amount repaid	Date of Repayment	
Nil												
A(a) Whether primary adjustment to transfer price, as referred to in sub-section (1) of section 92CE, has been made during the previous year.												
(b) If yes, please furnish the following details												
Sl No.	Under which clause of sub-section (1) of section 92CE primary adjustment is made?		Amount (in Rs.) of primary adjustment		Whether the excess money available with the associated enterprise is required to be repatriated to India as per the provisions of sub-section (2) of section 92CE.		If yes, whether the excess money has been repatriated within the prescribed time.		If no, the amount (in Rs.) of imputed interest income on such excess money which has not been repatriated within the prescribed time		Expected date of repatriation of money	
Nil												



(b) If yes, please furnish the following details

Sl No.	Amount (in Rs.) of expenditure by way of interest or of similar nature incurred	Earnings before interest, tax, depreciation and amortization (EBITDA) during the previous year (in Rs.)	Amount (in Rs.) of interest or of similar nature as per (i) above which exceeds 30% of EBITDA as per (ii) above.	Details of interest expenditure brought forward as per sub-section (4) of section 94B.	Details of interest expenditure carried forward as per sub-section (4) of section 94B:		
				Assessment Year	Amount (in Rs.)	Assessment Year	Amount (in Rs.)

Nil

C(a) Whether the assessee has entered into an impermissible avoidance arrangement, as referred to in section 96, during the previous year. (This Clause is kept in abeyance till 31st March, 2020). **No**

(b) If yes, please furnish the following details

Sl No.	Nature of the impermissible avoidance arrangement	Amount (in Rs.) of tax benefit in the previous year arising, in aggregate, to all the parties to the arrangement
--------	---	--

Nil

31 a Particulars of each loan or deposit in an amount exceeding the limit specified in section 269SS taken or accepted during the previous year :-

S.No	Name of the lender or depositor	Address of the lender or depositor	Permanent Account Number (if available with the assessee) of the lender or the depositor	Amount of loan or deposit taken or accepted during the previous year	Whether the loan or deposit was squared up during the previous year	Maximum amount outstanding in the account at any time during the previous year	Whether the loan or deposit was taken or accepted by cheque or bank draft or use of electronic clearing system through a bank account.	In case the loan or deposit was taken or accepted by cheque or bank draft, whether the same was taken or accepted by an account payee cheque or an account payee bank draft.
------	---------------------------------	------------------------------------	--	--	---	--	--	--

Nil

31 b Particulars of each specified sum in an amount exceeding the limit specified in section 269SS taken or accepted during the previous year:-

S.No.	Name of the person from whom specified sum is received	Address of the person from whom specified sum is received	Permanent Account Number (if available with the assessee) of the person from whom specified sum is received	Amount of specified sum taken or accepted	Whether the specified sum was taken or accepted by cheque or bank draft or use of electronic clearing system through a bank account	In case the specified sum was taken or accepted by cheque or bank draft, whether the same was taken or accepted by an account payee cheque or an account payee bank draft.
-------	--	---	---	---	---	--

Nil

(Particulars at (a) and (b) need not be given in the case of a Government company, a banking company or a corporation established by a Central, State or Provincial Act.)

31 b(a) Particulars of each receipt in an amount exceeding the limit specified in section 269ST, in aggregate from a person in a day or in respect of a single transaction or in respect of transactions relating to one event or occasion from a person, during the previous year, where such receipt is otherwise than by a cheque or bank draft or use of electronic clearing system through a bank account

S.No.	Name of the Payer	Address of the Payer	Permanent Account Number (if available with the assessee) of the Payer	Nature of transaction	Amount of receipt	Date Of receipt
-------	-------------------	----------------------	--	-----------------------	-------------------	-----------------

Nil

31 b(b) Particulars of each receipt in an amount exceeding the limit specified in section 269ST, in aggregate from a person in a day or in respect of a single transaction or in respect of transactions relating to one event or occasion from a person, received by a cheque or bank draft, not being an account payee cheque or an account payee bank draft.



Note: (1) taken or a or Provincial 32 a

S.No.	Name of the Payer	Address of the Payer	Permanent Account Number (if available with the assessee) of the Payer	Amount of receipt			
Nil							
31	b(c)	Particulars of each payment made in an amount exceeding the limit specified in section 269ST, in aggregate to a person, in a day or in respect of a single transaction or in respect of transactions relating to one event or occasion to a person, otherwise than by a cheque or bank draft or use of electronic clearing system through a bank account during the previous year					
S.No.	Name of the Payer	Address of the Payer	Permanent Account Number (if available with the assessee) of the Payer	Nature of transaction	Amount of Payment	Date Of Payment	
Nil							
31	b(d)	Particulars of each payment in an amount exceeding the limit specified in section 269ST, in aggregate to a person in a day or in respect of a single transaction or in respect of transactions relating to one event or occasion to a person, made by a cheque or bank draft, not being an account payee cheque or an account payee bank draft, during the previous year					
S.No.	Name of the Payee	Address of the Payee	Permanent Account Number (if available with the assessee) of the Payee	Amount of Payment			
Nil							
<b>(Particulars at (ba), (bb), (bc) and (bd) need not be given in the case of receipt by or payment to a Government company, banking Company, a post office savings bank, a cooperative bank or in the case of transactions referred to in section 269SS or in the case of persons referred to in Notification No. S.O. 2065(E) dated 3rd July, 2017)</b>							
31	c	Particulars of each repayment of loan or deposit or any specified advance in an amount exceeding the limit specified in section 269T made during the previous year :-					
S.No.	Name of the payee	Address of the payee	Permanent Account Number (if available with the assessee) of the payee	Amount of the repayment	Maximum amount outstanding in the account at any time during the previous year	Whether the repayment was made by cheque or bank draft or use of electronic clearing system through a bank account.	In case the repayment was made by cheque or bank draft, whether the same was repaid by an account payee cheque or an account payee bank draft.
Nil							
31	d	Particulars of repayment of loan or deposit or any specified advance in an amount exceeding the limit specified in section 269T received otherwise than by a cheque or bank draft or use of electronic clearing system through a bank account during the previous year:—					
S.No.	Name of the lender, or depositor or person from whom specified advance is received	Address of the lender, or depositor or person from whom specified advance is received	Permanent Account Number (if available with the assessee) of the lender, or depositor or person from whom specified advance is received	Amount of repayment of loan or deposit or any specified advance received otherwise than by a cheque or bank draft or use of electronic clearing system through a bank account during the previous year			
Nil							
31	e	Particulars of repayment of loan or deposit or any specified advance in an amount exceeding the limit specified in section 269T received by a cheque or bank draft which is not an account payee cheque or account payee bank draft during the previous year:—					
S.No.	Name of the lender, or depositor or person from whom specified advance is received	Address of the lender, or depositor or person from whom specified advance is received	Permanent Account Number (if available with the assessee) of the lender, or depositor or person from whom specified advance is received	Amount of repayment of loan or deposit or any specified advance received otherwise than by a cheque or bank draft or use of electronic clearing system through a bank account during the previous year			



Nil

Note: (Particulars at (c), (d) and (e) need not be given in the case of a repayment of any loan or deposit or any specified advance taken or accepted from Government, Government company, banking company or a corporation established by a Central, State or Provincial Act)

32 a	Details of brought forward loss or depreciation allowance, in the following manner, to extent available						
	S.No	Assessment Year	Nature of loss/allowance	Amount as returned	Amount as assessed	Order U/S and Date	Remarks
	Nil						

32 b	Whether a change in shareholding of the company has taken place in the previous year due to which the losses incurred prior to the previous year cannot be allowed to be carried forward in terms of section 79.	Not Applicable
------	--	----------------

32 c	Whether the assessee has incurred any speculation loss referred to in section 73 during the previous year.	No
	If yes, please furnish the details below	

32 d	Whether the assessee has incurred any loss referred to in section 73A in respect of any specified business during the previous year	No
	If yes, please furnish details of the same	

32 e	In case of a company, please state that whether the company is deemed to be carrying on a speculation business as referred in explanation to section 73	
	If yes, please furnish the details of speculation loss if any incurred during the previous year	

33	Section-wise details of deductions, if any admissible under Chapter VIA or Chapter III (Section 10A, Section 10AA)	No	
	S.No	Section	Amount
	Nil		

34 a	Whether the assessee is required to deduct or collect tax as per the provisions of Chapter XVII-B or Chapter XVII-BB, if yes please furnish											Yes
	S.No	Tax deduction and collection Account Number (TAN)	Section	Nature of payment	Total amount of payment or receipt of the nature specified in column (3)	Total amount on which tax was required to be deducted or collected out of (4)	Total amount on which tax was deducted or collected at specified rate out of (5)	Amount of tax deducted or collected out of (6)	Total amount on which tax was deducted or collected at less than specified rate out of (7)	Amount of tax deducted or collected on (8)	Amount of tax deducted or collected not deposited to the credit of the Central Government out of (6) and (8)	
	1	RCHS05287C	194C	Payments to contractors	2235400	2235400	2235400	22355	0	0	0	

34 b	Whether the assessee is required to furnish the statement of tax deducted or tax collected. If yes, please furnish the details:											Yes
------	---	--	--	--	--	--	--	--	--	--	--	-----

	S.No	Tax deduction and collection Account Number (TAN)	Type of Form	Due date for furnishing	Date of furnishing, if furnished	Whether the statement of tax deducted or collected contains information about all details/transactions which are required to be reported.	If not, please furnish list of details/transactions which are not reported.
	1	RCHS05287C	26Q	31/07/2018	30/07/2018	Yes	
	2	RCHS05287C	26Q	31/10/2018	31/10/2018	Yes	
	3	RCHS05287C	26Q	31/01/2019	31/01/2019	Yes	
	4	RCHS05287C	26Q	31/05/2019	31/05/2019	Yes	

34 c	Whether the assessee is liable to pay interest under section 201(1A) or section 206C(7). If yes, please furnish											Not Applicable
------	---	--	--	--	--	--	--	--	--	--	--	----------------

	S.No	Tax deduction and collection Account Number (TAN)	Amount of interest under section 201(1A)/206C(7) is payable	Amount	Dates of payment
--	------	---	---	--------	------------------



S.No	Item Name	Unit	Opening stock	Purchases during the previous year	Sales during the previous year	Closing stock	Shortage excess, if any			
Nil										
35 b	In the case of a manufacturing concern, give quantitative details of the principal items of raw materials, finished products and by-products :-									
35 bA	Raw materials :									
S.No	Item Name	Unit	Opening stock	Purchases during the previous year	Consumption during the previous year	Sales during the previous year	Closing stock	*Yield of finished products	*Percentage of yield	Shortage excess, if any
Nil										
35 bB	Finished products :									
S.No	Item Name	Unit	Opening stock	Purchases during the previous year	Quantity manufactured during the previous year	Sales during the previous year	Closing stock	Shortage excess, if any		
Nil										
35 bC	By products :									
S.No	Item Name	Unit	Opening stock	Purchases during the previous year	Quantity manufactured during the previous year	Sales during the previous year	Closing stock	Shortage excess, if any		
Nil										
36	In the case of a domestic company, details of tax on distributed profits under section 115-O in the following forms :-									
S.No	(a) Total amount of distributed profits	(b) Amount of reduction referred to in section 115-O(1A) (i)	(c) Amount of reduction as referred to in section 115-O(1A) (ii)	(d) Total tax paid thereon	(e) Total tax paid thereon Amount	Dates of payment				
Nil										
A(a)	Whether the assessee has received any amount in the nature of dividend as referred to in sub-clause (e) of clause (22) of section 2. If yes, please furnish the following details:-									No
	Sl No.	Amount received (in Rs.)				Date of receipt				
Nil										
37	Whether any cost audit was carried out									Not Applicable
	If yes, give the details, if any, of disqualification or disagreement on any matter/item/value/quantity as may be reported/identified by the cost auditor									
38	Whether any audit was conducted under the Central Excise Act, 1944									Not Applicable
	If yes, give the details, if any, of disqualification or disagreement on any matter/item/value/quantity as may be reported/identified by the auditor									
39	Whether any audit was conducted under section 72A of the Finance Act, 1994 in relation to valuation of taxable services as may be reported/identified by the auditor									No
	If yes, give the details, if any, of disqualification or disagreement on any matter/item/value/quantity as may be reported/identified by the auditor									
40	Details regarding turnover, gross profit, etc., for the previous year and preceding previous year:									
Sl No.	Particulars	Previous Year			Preceding previous Year					
a	Total turnover of the assessee	22405900			10561500					
b	Gross profit / Turnover	0	0%	0	0%					
c	Net profit / Turnover	1651611	22405900	7.37%	1002743	10561500	9.49%			



Sho. excess if any

d	Stock-in-Trade Turnover	0	0%	0	0%
e	Material consumed/ Finished goods produced		%		%

(The details required to be furnished for principal items of goods traded or manufactured or services rendered)

41 Please furnish the details of demand raised or refund issued during the previous year under any tax laws other than Income-tax Act, 1961 and Wealth tax Act, 1957 alongwith details of relevant proceedings

	Financial year to which demand/ refund relates to	Name of other Tax law	Type (Demand raised/Refund received)	Date of demand raised/refund received	Amount	Remarks
	Nil					

42 Whether the assessee is required to furnish statement in Form No.61 or Form No. 61A or Form No. 61B? If yes, please furnish **No**

Sl No.	Income-tax Department Reporting Entity Identification Number	Type of Form	Due date for furnishing	Date of furnishing, if furnished	Whether the Form contains information about all details/ transactions which are required to be reported.	If not, please furnish list of the details/ transactions which are not reported.
	Nil					

43 (a) Whether the assessee or its parent entity or alternate reporting entity is liable to furnish the report as referred to in sub-section (2) of section 286 **No**

Sl No.	Whether report has been furnished by the assessee or its parent entity or an alternate reporting entity	Name of parent entity	Name of alternate reporting entity (if applicable)	Date of furnishing of report
	Nil			

A(c) If Not due, please enter expected date of furnishing the report

44 Break-up of total expenditure of entities registered or not registered under the GST:(This Clause is kept in abeyance till 31st March, 2020)

Sl No.	Total amount of Expenditure incurred during the year	Expenditure in respect of entities registered under GST			Total payment to registered entities	Expenditure relating to entities not registered under GST
		Relating to goods or services exempt from GST	Relating to entities falling under composition scheme	Relating to other registered entities		
	Nil					

Place **DHANBAD**  
Date **10/10/2019**

Name  
Membership Number  
FRN (Firm Registration Number)  
Address



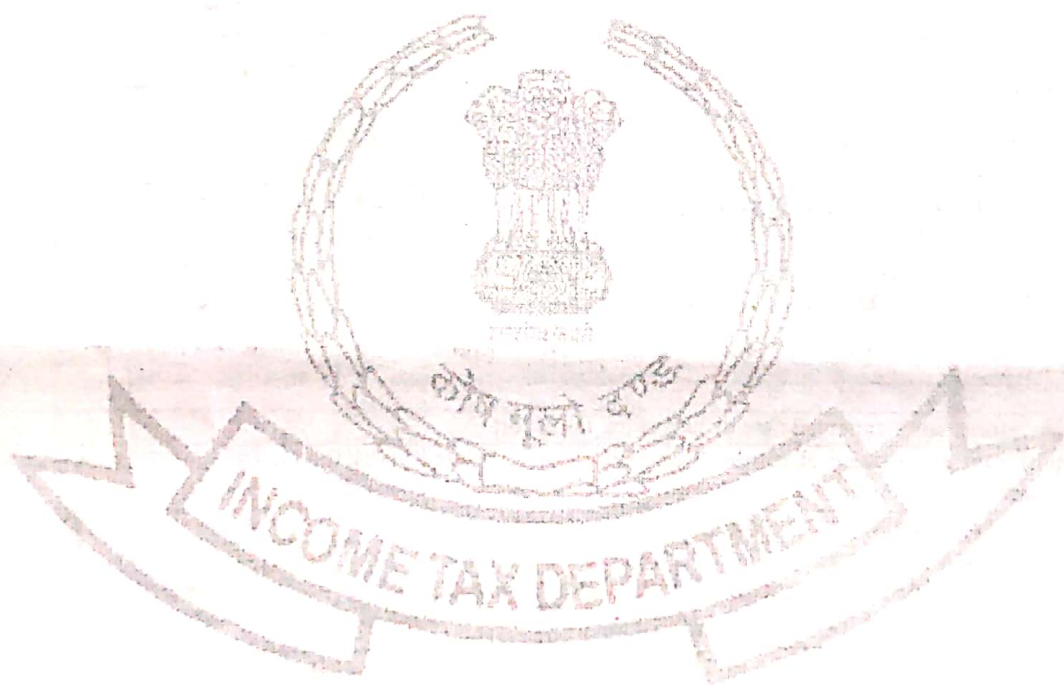
**018297**  
**SABALPUR ROAD, K G ASHRAM, DHANBAD, JHARKHAND, 828109,**

Form Filing Details	
Revision/Original	Original



					MODVAT	Exchange Rate Change	Subsidy Grant
--	--	--	--	--	--------	----------------------	---------------

Deduction Details(From Point No. 18)			
Description of Block of Assets	Sl.No.	Date of Sale etc.	Amount



M/S SHAKTI SAI BUILDERS AND DEVELOPERS, STEEL GATE, SARAIHELDA, DHANBAD  
WORKING ACCOUNT AND PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31ST MARCH 2019

ARTICULARS	AMOUNT	PARTICULARS	AMOUNT
To Purchases	1,36,01,228.81	By Sales recognised	2,24,05,900.00
To other overheads	12,58,355.00		
To Labour Charge	22,35,400.00		
To Site Expenses	23,88,432.00		
To Gross Profit	29,22,484.19		
	2,24,05,900.00		2,24,05,900.00
To Accounting Charges	48,000.00	By Gross Profit	29,22,484.19
To Advertisement	22,685.00	By Interest	1,26,955.12
To Audit fees	15,000.00		
To Bank Charges	3,551.00		
To Conveyance	35,265.00		
To DMC	1,37,000.00		
To General Expenses	75,776.00		
To Misc. Exp.	1,50,008.12		
To Fuel Charges	1,38,462.00		
To Printing & Stationery	15,564.00		
To Staff Salary	5,40,000.00		
To Office Rent	1,08,000.00		
To PF Contribution	39,661.00		
To Telephone Expenses	12,000.00		
To Vehicle Hire Charges	56,856.00		
To Profit transferred to Profit & Loss Appro A/c	16,51,611.19		
	30,49,439.31		30,49,439.31
To Interest on Capital		By Profit b/d	16,51,611.19
Naveen kumar Jha	1,48,840.00		
Sanjay Jha	1,46,952.00	2,95,792.00	
To Remuneration to Partners			
Naveen kumar Jha	4,80,000.00		
Sanjay Jha	4,80,000.00	9,60,000.00	
To Share of Profit			
Naveen kumar Jha	1,97,909.60		
Sanjay Jha	1,97,909.59	3,95,819.19	
	16,51,611.19		16,51,611.19

Notes on Accounts in Sch A

Place : Dhanbad

Date : 10.10.2019

For Shakti Sai Builders & Developers

Partner

Signed in terms of our report of even date

FOR R GHOSH & Co

Chartered Accountant



## BALANCE SHEET AS ON 31ST MARCH 2019

LIABILITIES	AMOUNT	AMOUNT	ASSETS	AMOUNT	AMOUNT
<b>PARTNERS CAPITAL ACCOUNT</b>			<b>FIXED ASSETS</b>		
NAVEEN KUMAR JHA			Steel Almira		3,500.00
As per last Account	12,40,399.97		V.Guard Pump With Set		6,100.00
Add: Intt on Capital	1,48,840.00				
Add: Remuneration from Firm	4,80,000.00		<b>CURRENT ASSETS</b>		
Add: Share of Profit	1,97,909.60		<b>CASH AND BANK BALANCES</b>		
	20,67,149.57		Amount receivable		2,33,427.85
Less : drawings	1,82,500.00	18,84,649.57	Cash-in-hand		1,40,865.00
<b>SANJAY JHA</b>			Cash-at-Bank		
As per last Account	12,24,602.97		Syndicate Bank (b)	40,44,853.00	
Add: Intt on Capital	1,46,952.00		State bank Of India	6,23,119.99	
Add: Remuneration from Firm	4,80,000.00		Syndicate Bank	18,13,517.78	64,81,490.77
Add: Share of Profit	1,97,909.59		Advance to Landlords		10,00,000.00
	20,49,464.56		GST ITC Receivable		2,69,228.04
Less : drawings	1,82,500.00	18,66,964.56			
<b>CURRENT LIABILITIES</b>					
Sundry Creditors		42,73,090.53			
Outstanding Expenses					
o/s Audit Fees	15,000.00				
o/s PF	10,076.00				
o/s Salary	34,404.00				
TDS Payable	2,427.00				
o/s Accounting Charges	48,000.00	1,09,907.00			
		81,34,611.66			81,34,611.66

Notes on Accounts in Sch A

Place : Dhanbad

Date : 10.10.2019

For Shakti Sai Builders &amp; Developers

Partner

Signed in terms of our report of even date

FOR R GHOSH &amp; Co

Chartered Accountant



  
भारत सरकार  
Government of India

  
नवीन कुमार झा  
Naveen Kumar Jha  
जन्म तिथि/DOB: 01/07/1971  
पुरुष/ MALE



7427 5634 9999  
VID : 9151 9273 2144 4120

मेरा आधार, मेरी पहचान

  
भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पता:  
S/O स्व. बिशम्वर झा, तीसरा फ्लोर, ब्लॉक- बी, नेताजी  
सुभाष नगर, सरायदेला, विन्ध्यवावल अपार्टमेंट, फ्लैट न.  
3/सी, फुफुवादी, धनबाद,  
झारखण्ड - 828127

  
QR Code with Photograph

Address:  
S/O Late. Bishamver Jha, 3rd Floor, Block-  
B, Netaji Subhash Nagar, Saraidhela,  
Vindhyachal Appartment, Flat No. 3/C,  
Phuphuadi, Dhanbad,  
Jharkhand - 828127

7427 5634 9999  
VID : 9151 9273 2144 4120

1947  help@uidai.gov.in  www.uidai.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

NAVEEN KUMAR JHA  
BISHAMVAR JHA  
01/07/1971

Permanent Account Number  
**AKFPJ7211B**

*Naveen K.J.*  
Signature





अनुमंडल पदाधिकारी का कार्यालय / Office of the Sub Divisional Officer  
DHANBAD, District - DHANBAD

झारखण्ड का स्थानीय निवासी प्रमाण पत्र / Local Resident Certificate of Jharkhand  
(सभी प्रयोजनों के लिए मान्य / valid for all purposes)

पंजीकरण क्रमांक / Registration No.	: JHRC/2018/803048	दिनांक / Date	: 20/07/2018
प्रमाण पत्र संख्या / Certificate No.	: JHRC/2018/803048	जारी करने की तिथि / Date of Issue	: 27/07/2018

प्रमाणित किया जाता है कि NAVEEN KUMAR JHA पुत्र LATE BISHAMVER JHA पता - VINDIYACHAL APPARTMENT BLOCK B FLAT NO 3/C FLOUR NETAJI SUBHASH NAGAR, मुहल्ला / गली - VINDIYACHAL APPARTMENT BLOCK B FLAT NO 3/C FLOUR NETAJI SUBHASH NAGAR, वार्ड - Dhanbad Municipal Corporation -Ward No.24, नगर निगम - Dhanbad , डाक घर - SARAIDHELA, थाना - SARAIDHELA, जिला - DHANBAD, राज्य झारखंड के स्थानीय निवासी हैं और यह प्रमाण पत्र कार्मिक, प्रशासनिक सुधार तथा राजभाषा विभाग झारखंड सरकार के संकल्प संख्या 3198 दिनांक 18.04.2016 की कंडिका - 2 (iii) में उल्लिखित प्रावधानों के आलोक में निर्गत किया गया है। प्रमाण पत्र धारक की ओर से झारखंड के अतिरिक्त किसी अन्य राज्य / केंद्र शासित प्रदेश के स्थानीय निवासी नही होने का प्रतिज्ञान की प्रतिबद्धता की गई है।

This is to certify that NAVEEN KUMAR JHA Son of LATE BISHAMVER JHA residing at VINDIYACHAL APPARTMENT BLOCK B FLAT NO 3/C FLOUR NETAJI SUBHASH NAGAR, Mohalla / Street - VINDIYACHAL APPARTMENT BLOCK B FLAT NO 3/C FLOUR NETAJI SUBHASH NAGAR, Ward - Dhanbad Municipal Corporation -Ward No.24, Municipal Corporation - Dhanbad , Post Office - SARAIDHELA, Police Station - SARAIDHELA District - DHANBAD, State Jharkhand is a local resident and this certificate is being issued in accordance with the provisions enumerated in para - 2 (iii) of memorandum No-3198, Dated 18.04.2016 issued by the Department of Personnel, Administrative Reforms and Rajbhasha, Government of Jharkhand. The holder of the certificate has declared to abide with the pledge that he has not been the local person of any State / Union Territories other than Jharkhand.

स्थान / Place : DHANBAD

दिनांक / Date : 27/07/2018

Digitally signed by Krishn  
Kumar  
Date: 2018.07.27 14:48:02 IST

This certificate has been obtained by using the "Tatkal Service"

क्रमांक—A A—10178

समेकित त्रिवर्षीय स्नातक कक्षा/विज्ञान/वाणिज्य प्रतिष्ठा  
दिनांक 10.3.97



# ललित नारायण मिथिला विश्वविद्यालय

कामेश्वरनगर, दरभंगा

( परीक्षा विभाग )

नवीन कुमार झा केन्द्र Begu क्रमांक 27283 (10)

पंजीयत 6888 वर्ष 91 ने माह अक्टूबर 1995 में आयोजित

समेकित त्रिवर्षीय स्नातक कक्षा/विज्ञान/वाणिज्य प्रतिष्ठा 1994 की परीक्षा में निम्नांकित अंक प्राप्त किया।

प्रतिष्ठा का विषय उत्पत्ति

पार्ट-I				पार्ट-II				पार्ट-III			
विषय	पूर्णांक	उत्तीर्णांक	प्राप्तांक	विषय	पूर्णांक	उत्तीर्णांक	प्राप्तांक	विषय	पूर्णांक	उत्तीर्णांक	प्राप्तांक
प्रतिष्ठा	200/	90/	134	प्रतिष्ठा	200/	90/	118	प्रतिष्ठा	400/	180/	261
सैद्धांतिक	150	67		सैद्धांतिक	150	67		सैद्धांतिक			
प्रायोगिक	50	23		प्रायोगिक	50	23		प्रायोगिक			
योग-	200	90	134	योग-	200	90	118	योग	400	180	261
राष्ट्रभाषा	100	33	45	राष्ट्रभाषा	100	33	45	सामान्य	100	33	55
हिन्दी				हिन्दी				अध्ययन			
अहिन्दी	50	15		अहिन्दी	50	15					
मातृभाषा	50	15		मातृभाषा	50	15					
योग-	100	33		योग-	100	33					
आनुसंगिक	100/	33/		आनुसंगिक	100/	33/					
सैद्धांतिक	75	23	32	सैद्धांतिक	75	23	29				
प्रायोगिक	25	10	19	प्रायोगिक	25	10	17				
आनुसंगिक	100/	33/		आनुसंगिक	100/	33/					
सैद्धांतिक	75	23	47	सैद्धांतिक	75	23	35				
प्रायोगिक	25	10	17	प्रायोगिक	25	10	17				
कुल योग-	500		299	कुल योग-	500		261				

प्रतिष्ठा विषय में प्राप्त कुल अंक  
( पार्ट I, II एवं III )

	पूर्णांक	उत्तीर्णांक	प्राप्तांक
सैद्धांतिक-			513
प्रायोगिक-			
योग-	800	360	513
कुल योग प्रतिष्ठा, आनुसंगिक, सामान्य अध्ययन एवं अन्य ( पार्ट I, II एवं III )	1500		876

कुल योग प्रतिष्ठा, आनुसंगिक, सामान्य अध्ययन एवं अन्य  
( पार्ट I, II एवं III )

प्राप्त वरं T.S.K. (Signature)

Rs. 20/-

आचार्यक 18.3.97

सांख्यिक

10/3/97

परीक्षा नियंत्रक (C. B.)



# SHAKTI SAI BUILDERS & DEVELOPERS

Shivam Colony, Behind Shivam Petrol Pump, Near Bhuiphore Mandir, P.S.: Saraidhela, Dhanbad, Jharkhand

Ref. No. \_\_\_\_\_

Date 08/01/2020

Following are the photographs of both the partners of Shakti Sai Builders & Developers.

Namely - 1) Naveen Kumar Jha.

2) Kumar Abhishek



(1)



(2)

M/s Shakti Sai Builders and Developers'

*Naveen Kumar* *Kumar Abhishek*  
Partner

Seal & Signature





# SMART BUILDING WORKS

Civil Consultancy

**Er. A.Kumar**  
Chartered Engineer (I)  
Reg-M-(137511-8)  
Mada Registered Engineer  
Lcn-No.(38/95)

Head-Office : Zila Parisad Market, Shop No-R11/IV, Bartand (Near-Labour Exchange Office) Dhanbad-1  
Email- smartbuildingworks@gmail.com, Cell:9234163551 (0), 9931134695 (0), 9431123341  
Co-ordinator office at: Delhi, Ranchi, Hazaribagh, Bokaro, Dehri-on-sona

Ref:.....*NIC*.....

Date: 06.08.18..

## TO WHOM IT MAY CONCERN

Herewith I am submitting the valuation report of the immovable property acquired by Photocopy of Sale deed no. 3793 dated 03.04.2012 of Ranchi Registry office Ranchi, in favor of Sri Naveen Kumar Jha S/o Late Bishambhar Jha, resident of "Vindhyachal Apartment", Flat No-3C,Block-B,3<sup>rd</sup> Floor,Saraidhela,District-Dhanbad and situated in Apartment namely "Pushpalaya" having Flat No-C under Mouza-Hatma, Mouza No-200,Khata No-81, R S plot no-934,sub-plot no-934/E in District-Ranchi.

All that Flat No-"C" containing a Super Built-up Area of 993.00 sq.ft in Ground Floor of Multistoried Residential Building, commonly known as 'Pushpalaya' along with undivided proportionate share of land and percentage of undivided interest of common area as well including the parking area as details given in Second Schedule in above said deed.

Based upon the eye observations and market survey, the report has been prepared and, after giving careful consideration to the various important factors like Present condition, Location & Potential for Marketability etc.

I am of the opinion that The Present Market Value of the Property in Total for super Built-up area of 993.00@Rs.3200.00 per sq.ft is Rs. 31, 77,600.00 (Rupees Thirty One Lakh Seventy Seven thousand and Six hundred only)

The above said information is for needful work only.

*(Signature)*  
06/08/18..

**ER. A. KUMAR**  
R.E. (CIVIL), A.M.I.E  
Chartered Engineer (I)  
AM/3/3438/9  
Valuer B.C.I. UCO  
D/o SMART BUILDING WORKS  
Zila Parisad Market, Shop No-R/2(IV)  
Bartand, Dhanbad

Engineer ! Architecture ! Valuers ! Township Design ! All Types of Building Works as per M.A.D.A. & NBC Bye laws