

खनिज क्षेत्र विकास प्राधिकार, धनबाद।

पत्रांक:- T.P. 1099 / न0नि0

सेवा में,

श्री मती कुतीरा मूल  
शिक्षा/पति श्री अशोक कुमार मूल,  
पता सरायदेला, धनबाद।

धनबाद, दिनांक:- 10/11/15

विषय:- आवासीय/व्यवसायिक/औद्योगिक/संस्थागत भवन निर्माण हेतु गृह प्लान केश नं0 बी0डी0- 438/14-15  
संबंधी आपके आवेदन दिनांक- 20.9.14 के संबंध में।

महाशय,

आपके आवेदन, दलील संख्या- 14873 दाखिल खारिज अभिलेख संख्या- 321211111-12  
जमाबंदी संख्या- 5083 से निर्गत लागान रसीद वर्ष 14-15 की अभिप्रमाणित प्रति, शपथ पत्र एवं  
Indemnity Bond एवं तकनीकी सदस्य द्वारा किये गये अनुशंसा के आलोक में आपके द्वारा प्रस्तुत आवासीय/  
व्यवसायिक/ औद्योगिक/ संस्थागत भवन संबंधी बी0डी0 केश नं0- 438/14-15 के नक्शे की स्वीकृत प्रबन्ध निदेशक,  
खनिज क्षेत्र विकास प्राधिकार, धनबाद द्वारा प्रदान की गई है।  
निदेशानुसार सूचित करना है कि प्लॉट नं0- 12.14, 12.15 एवं 12.17 मौजा अन्तर्गत खाली नं0- 45, 21  
रकबा 7200 वर्ग मीटर भूमि पर स्वीकृत नक्शे के  
अनुसार लाईसेंस अभियन्ता श्री डी. ए. कुमार की देख-रेख में कार्यात्म के पूर्व निर्धारित प्रपत्र में  
अधोहस्ताक्षरी को कार्यात्म की जानकारी उपलब्ध कराएंगे। स्वीकृत नक्शे के अनुसार अधिकतम 2 (दो) वर्षों में कार्य पूर्ण कर  
अभियन्ता के प्रावधानों के तहत निर्माण पूरा होने की लिखित जानकारी अधोहस्ताक्षरी को उपलब्ध कराएंगे।  
प्रबन्ध निदेशक के लिखित पूर्वानुमति के वेदर किये गये किसी भी विचलित निर्माण को नियमित नहीं किया जा सकेगा,  
बल्कि उसे तोड़ना ही एकमात्र विकल्प होगा।  
खनिज क्षेत्र विकास प्राधिकार के संबंधित पदाधिकारी से निर्माण कार्य का निरीक्षण समय-समय पर कराना सुनिश्चित  
करने।

आप स्वीकृत नक्शे में दर्शाये नाली से हटकर अन्य नाली का निर्माण नहीं करेंगे।  
नाला भवन विनियमन के दायरे में आवासीय/व्यवसायिक/औद्योगिक/संस्थागत भवन निर्माण हेतु स्वीकृत नक्शा, स्वत्व,  
अधिकार एवं दखल का प्रमाण नहीं है।  
जिस प्रयोजन के लिये भवन निर्माण का नक्शा किया गया है निर्मित भवन का व्यवहार उसी प्रयोजन के लिये किया जा  
सकेगा। भवन प्लान की स्वीकृति से आवेदक का प्रश्नगत भूमि पर भुस्वानित्व का प्रमाण स्थापित नहीं होगा।  
जल, संरक्षण एवं पर्यावरण सुरक्षा हेतु आवश्यक प्रबंध के लिये आप स्वयं जिम्मेवार रहेंगे तथा स्वीकृति आदेश राज्य  
सरकार/नगरीय वििल्डिंग कोड के अद्यतन आदेशों, निर्देशों एवं प्रावधानों से स्वतः प्रभावित होगा।  
आवेदक द्वारा उपकर के मद में 25% कुल रू0 49,270/- जमा किया गया है। शेष राशि आवेदक द्वारा  
सहायक-श्रमायुक्त धनबाद के कार्यालय में जमा करना स्वयं सुनिश्चित करेंगे।

"We Shakti Sai Builders and Developers"

Naveen Singh  
Partner

10/11/15  
साहचर्य, नगर निवेशक

खनिज क्षेत्र विकास प्राधिकार,

10/11/15  
धनबाद



# SAVINGS BANK PASSBOOK

DEPARTMENT OF POSTS, INDIA

OFFICE	PORTBLAIR
	PPF
UNIT NO.	200315

visit us - [www.indiapost.gov.in](http://www.indiapost.gov.in)

Maven 14

Photograph

जमाकर्ता का नाम

Depositor(s) Name

Mandatory  
For SCSS 2004

1.....  
2.....  
3.....

पता/Address.....  
C/O M. PADMALATA NEAR QTR

.....  
NO. 1-23A SHADIPUR

.....  
PORTBLAIR

Date of Birth ..... 744106

Name of Parent/Guardian .....

(in case of minor)

जारी करने की तिथि  
fresh passbook issued in  
Date of Issue ..... 13/05/2016 10:39  
up to 29/11/15

खाते का प्रकार ..... चेक खाता (हा/नही)

Account Type ..... self ..... Cheque A/c (Y/N)

खाता/Account No..... 200315

Pan No..... (for SCSS-2004 only)

पोस्टमास्टर ..... नामांकन ..... रजिस्ट्री की तारीख

के हस्ताक्षर ..... की संख्या

ASST. POSTMASTER (S. की संख्या

PORT BLAIR - H. O.

744 101.

Signature ..... Nomination ..... Date of

of Postmaster ..... Number ..... Registration

Navendu

तारीख Date	लेनदेन का विवरण Particulars of Transaction	जमा Deposit	निकास Withdrawal	बकाया Balance	स. ह. Initial
29/09/15	BY Cash ,	40000.00		346133.00	
31/03/16	INTEREST ,	27939.00		374072.00	
13/05/16	BY Cash ,	25000.00		399072.00	
16/05/16	BY Cash ,	75000.00		474072.00	
30/09/16	BY Cash ,	25000.00		499072.00	
31/03/17	INTEREST ,	37813.00		536885.00	
28/04/17	BY Cash ,	10000.00		546885.00	

*Manish*



# SHAKTI SAI BUILDERS & DEVELOPERS

Kusum Vihar, Phase-II, Koyla, Nagar, P.S. Saraidhela, Dist: Dhanbad, State: Jharkhand-826005

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

Date 17/08/2018

To whom it may concern

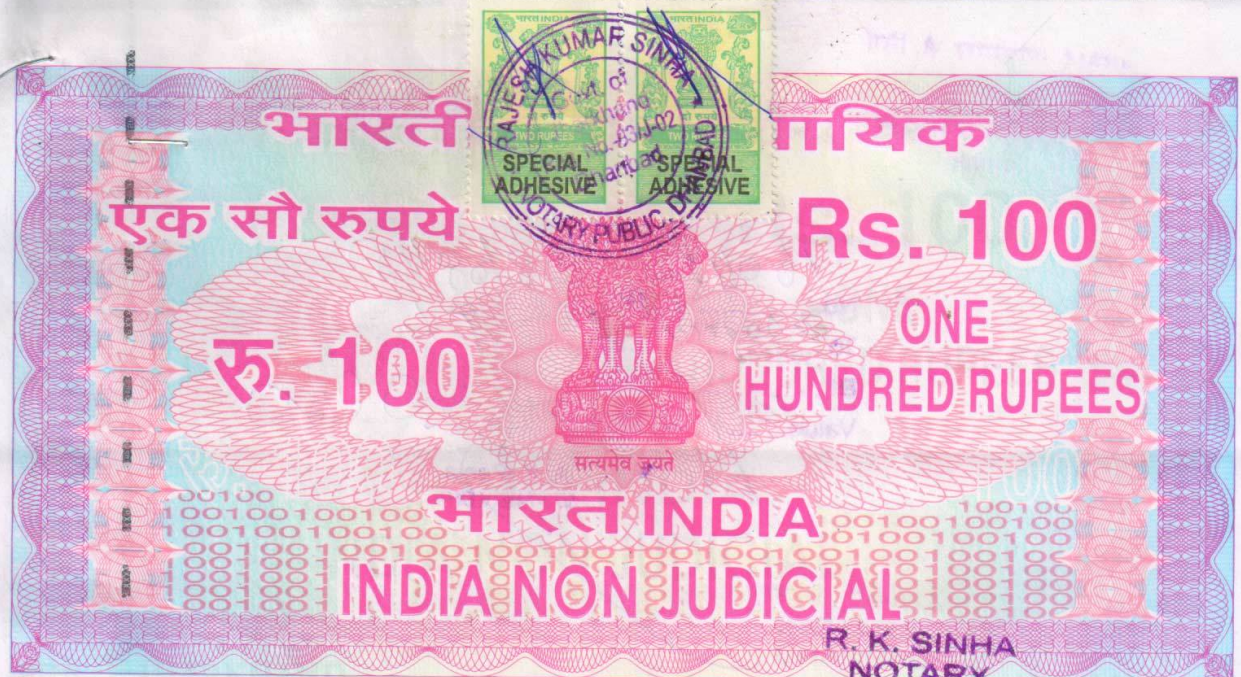
This is to certify that our firm "SHAKTI-SAI  
builders & developers" is a partnership company.

We hereby declare that, we did not having work  
agreement with any of the Govt. sector organization, PSU's, ULB's  
or any other Pvt. Ltd. Company.

This is for kind information!

M/S Shakti Sai Builders & Developers

Maven Sajay Jha  
Partner



08 AUG 2018  
 SI No. .... Date. ....

झारखण्ड JHARKHAND

R. K. SINHA  
 NOTARY  
 DHANBAD

D 489424

Before The Notary Public, Dhanbad  
Affidavit

I, Naveen Kumar Jha S/O Late Bisharwar Jha, D.O.B. 01.07.1971, by faith Hindu, by Occupation Business, Resident at 3rd floor, Block-B, Netaji Subhash Nagar, Saraidhela, Vindhyachal Apartment Flat no. 3/C Phuphuadi, Dhanbad, Jharkhand, do hereby solemnly affirm on oath and declare as under:-

1. That, I declare that my Moveable & Immovable properties is as follows:-

Moveable Assets	Rs. 38,66,339.00
Immovable Assets	Rs. 57,28,450.00
Total Assets	Rs. 95,94,789.00
Less Loan amount	Rs. 3,00,000.00
Balance	Rs. 92,94,789.00

- That, the above statements made above are true to the best of my knowledge & belief.
- That, I am swearing this affidavit to submit it before the authority concerned for needful.

: Verification :

Solemnly affirmed before me by the deponent, who is duly identified by Sri *S. K. Jha* Advocate, Dhanbad.

The statements made above are true to the best of my knowledge & belief. I sign this verification at Dhanbad on 08.08.2018.



*R. K. Sinha*  
 R. K. SINHA  
 NOTARY  
 DHANBAD

*Naveen*  
 Deponent,  
 Deponent's by:

Authorised  
 u/s 297 (i) (c) of the Cr. P.C. 1973  
 Notary Public in the States u/s 18/U  
 of the Notaries Act 1952  
 Act No. 63 of 1952

*S. K. Jha*  
 Advocate.  
 8/8/18

7116

6355

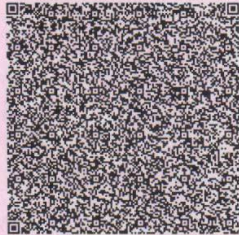


सत्यमेव जयते

# INDIA NON JUDICIAL Government of Jharkhand

## e-Stamp

Certificate No.	: IN-JH037687981529370
Certificate Issued Date	: 26-Oct-2016 07:44 PM
Account Reference	: SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
Unique Doc. Reference	: SUBIN-JHJHSHCIL01051594821769560
Purchased by	: NAVEEN KUMAR JHA AND OTHERS
Description of Document	: Article 23 Conveyance
Property Description	: FLAT WITH CAR PARKING
Consideration Price (Rs.)	: 19,37,000 (Ninteen Lakh Thirty Seven Thousand only)
First Party	: ABHISHEK SINGH
Second Party	: NAVEEN KUMAR JHA AND OTHERS
Stamp Duty Paid By	: NAVEEN KUMAR JHA AND OTHERS
Stamp Duty Amount(Rs.)	: 77,600 (Seventy Seven Thousand Six Hundred only)



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

दस्तावेज जाँचा गया.....  
 प्रश्न IV. जाँचा.....  
 46  
 28-10-16  
 28-10-16

*Asw...*

28-10-16

VO 0004249966

### Statutory Alert:

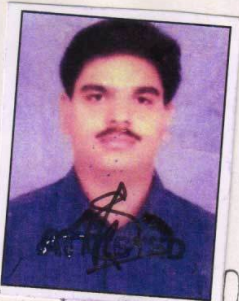
1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please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

Rajyat. sale Dhanbad 19,37,000/1st - 77600/1

तपस्वील वर्गीत जमीन का मूल्य मांग दरिका  
के अनुसार निर्धारित अनुमत मूल्य से कम की है।

पक्षकारों का पहचान पत्र की मूल प्रति का मिलान किया।

विक्रय मूलि सभी कागजातों को जाँच



ENR No 588/2007  
**DEED OF SALE**

28/10/16

अचल अधिकारी... से प्राप्त हुआ  
अनुसार हस्ताक्षरों में उचित किया  
... 08... से ... 10,23,16,71  
... से बाहर है ...

9  
Free paid  
AA > 58110 = 00  
E 20000 = 00  
Sal 10 = 00  
P. fee 3 = 76  
Q. fee 601 = 10  
60,724 = 86  
28/10

THIS DEED OF SALE made this the \_\_\_\_\_ day of \_\_\_\_\_ Two Thousand Sixteen, by

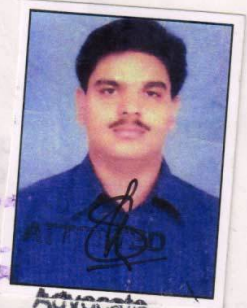
1. M/S RAGHUKUL INFRASTRUCTURE PVT. LTD., a Private Limited Company duly incorporated under the Indian Companies Act. Having its Regd. office at Kolkata, and having its local office at Raghukul, Saraidhela, P.S. Saraidhela, Dist. Dhanbad, represented here in through its Director SRI ABHISHEK SINGH Son of Late Raj Narain Singh, by faith Hindu, by caste Rajput, by occupation Business, Resident of Raghukul, Saraidhela, 2. SMT. SASHI SINGH, Wife of Sri Abhay Kumar, by faith Hindu, by caste Rajput, by occupation Housewife, Resident of Bhistipara, Near H. E. School, Hirapur, P.S. and Dist. Dhanbad, hereinafter jointly called and referred to as the VENDOR (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, successors, administrators, executors, legal representatives and assigns) of the FIRST PART. (The vendor no. 2, herein represented through her constituted attorney SRI ABHISHEK SINGH Son of Late Raj Narain Singh, by faith Hindu, by caste Rajput, by occupation Business, Resident of Raghukul, Saraidhela, Dist.- Dhanbad, Vide Registered Power of Attorney No IV-294 dated 11.05.2012 Registered at Dhanbad Sub Registry Office).



Handwritten text at the top of the page, possibly a title or reference number, written in reverse.

Handwritten text in the upper middle section, including the word "आदेश" (Order).

Handwritten notes on the right side of the page, including "Free Paid" and various numbers like "28/10/16" and "588/2007".



Advocate  
ENR No 588/2007

28.10.16 - 10:00 AM

आशुतोष सिंह  
राजगणेश सिंह  
सिमरन सिंह

राजगणेश  
सिमरन

Ashutosh Singh  
28/10/16

28.10.16



Atmabhishek Singh  
28/10/16

: 2 :

AND

**M/S RAGHUKUL INFRASTRUCTURE PVT. LTD.**, a Private Limited Company duly incorporated under the Indian Companies Act. Having its Regd. office at Kolkata, and having its local office at Raghukul, Saraidhela, P.S. Saraidhela, Dist. Dhanbad, represented here in through its Director **SRI ABHISHEK SINGH** Son of Late Raj Narain Singh, by faith Hindu, by caste Rajput, by occupation Business, Resident of Raghukul, Saraidhela, hereinafter called and referred to as the DEVELOPER (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include its administrators, executors, legal representatives and assigns) of the SECOND PART.

**IN FAVOUR OF**

**(1) SRI NAVEEN KUMAR JHA**, S/o. Late Bishamver Jha and **(2) SMT. SUSHILA JHA**, W/o. Sri Navin Kumar Jha, both by faith Hindu, by caste Brahmin, by occupation Business and Housewife, resident of SBI Colony, Steel Gate, Saraidhela, Dist.: Dhanbad (Jharkhand), hereinafter called and referred to as the PURCHASERS ( Which expression shall, unless excluded by or repugnant to the contest be deemed to mean and include his/her heirs, executors, administrators, representatives and assigns) of the OTHER PART.

WHEREAS, by virtue of a Registered deeds of Sale, being No. 4179 dated 29.03.2010, registered at Dhanbad Sub-Registry office, and sold by Sri Ramjee Singh and others, and in favour of the vendor No.1, M/s Raghukul Infrastructure Pvt. Ltd., the vendor no.1 hereto, purchased 9.5 Kathas or to say 15.67 Decimals, of land at Mouza Saraidhela, Mouza No.8, under Khata No.60 (Sixty), Part of Plot No. 1545, Khata No. 09 (Nine), Part of Plot No. 1544, Khata No.49 (Forty Nine), Part of Plot No. 1548, and Khata No.14 (Fourteen), Part of Plot Nos.1559 and 1565, under P.S. Saraidhela, Chowki Sadar Sub-Registry office and dist. Dhanbad, for valuable consideration therein mentioned, and the said deed was rectified by virtue of a Registered deeds of Sale, being No. 4430 dated 07.06.2013, registered at Dhanbad Sub-Registry office; And

.....3

Asm. Saraidhela  
28/10/16

: 3 :

WHEREAS, ever since the date of purchase as aforesaid, the of the vendor No.1, M/s Raghukul Infrastructure Pvt. Ltd., has been in peaceful possession over the said land by exercising diverse acts of ownership and possession, and also by getting its name Mutated in the Serista of the Land Lord the State of Jharkhand and paying rent for the same under Thoka No. 6323; And

WHEREAS, by virtue of another Registered deeds of Sale, being No. 4178 dated 29.03.2010, registered at Dhanbad Sub-Registry office, and sold by Sri Ramjee Singh and others, and in favour of the vendor No.2, hereto Smt. Shashi Singh., the vendor no.2 hereto, purchased 8 Kathas or to say 13.2 Decimals, of land at Mouza Saraidhela,

Mouza No.8, under Khata No.60 (Sixty), Part of Plot No. 1545, Khata No.09 (Nine), Part of Plot No. 1544, Khata No.49 (Forty Nine), Part of Plot No. 1548, and Khata No.14 (Fourteen), Part of Plot Nos.1559 and 1565, under P.S. Saraidhela, Chowki Sadar Sub-Registry office and dist. Dhanbad, for valuable consideration therein mentioned, and the said deed was rectified by virtue of a Registered deeds of Sale, being No. 4430 dated 07.06.2013, registered at Dhanbad Sub-Registry office; And

WHEREAS, ever since the date of purchase as aforesaid, the of the vendor No.2, hereto Smt. Shashi Singh., has been in peaceful possession over the said land by exercising diverse acts of ownership and possession, and also by getting its name Mutated in the Serista of the Land Lord the State of Jharkhand and paying rent for the same under Thoka No. 6324; And

WHEREAS the the vendor No.2, hereto Smt. Shashi Singh entered into a Development Agreement dt. 27.09.2011 with the vendor No. 1 hereto M/s Raghukul Infrastructure Pvt. Ltd., also the Developer hereto, to construct a multistoried premises on her aforesaid land; And

.....4

Amisab Singh  
28/10/16

: 4 :

WHEREAS there under the Developer M/s Raghukul Infrastructure Pvt. Ltd., agreed to construct a multistoried premises on their land as well as on the land of vendor nos., on the terms and conditions mutually agreed between them and recorded in the aforesaid development agreement; and

WHEREAS the developer hereto M/s Raghukul Infrastructure Pvt. Ltd., constructed a multi storied residential complex, on their Schedule 'A' land, in terms of the sanctioned Plan of the Mineral Area Development Authority, Dhanbad, vide its Sanction Letter No. TP-1565, dated 22.12.2010 of house plan case No. BD-633/ 2010-11 and the said multistoried premises has come to be known as "Vindhyachal Apartment" and

WHEREAS the Purchaser above named approached the Vendor and expressed his/her/ their desire to purchase a Flat in the Third Floor, being 3C in B-Block, measuring Super built up area 1020.34 Sq.ft. in the said apartment and a parking space in the said building morefully described in the Schedule 'B' hereto on the ownership basis; And

WHEREAS in Course and as a result of negotiations between the parties hereto, the Vendor hereto agreed to sell and the Purchaser hereto agreed to purchase the said Flat No. 3C (Block-B) in the Third Floor together with a parking space in the basement more fully described in the Schedule 'B' hereto after proper inspection of the said unit and after being fully satisfied with the quality of Construction thereof and the title of the Vendor hereto for the reasonable and highest offered consideration of Rs. 19,37,000/- (Rupees Nineteen Lac Thirty Seven Thousand) only on the terms and conditions mutually agreed between them.

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

1. That in consideration of the total sum of Rs. 19,37,000/- (Rupees Nineteen Lac Thirty Seven Thousand) only paid by the Purchaser to the vendor as per Memo of Consideration appearing in Schedule 'C' hereto ( the receipt whereof is hereby acknowledged and admitted by the vendor) and in consideration of the terms and conditions herein contained, the vendor absolutely and indefeasible grant, sell, convey, transfer and assign their

Asw...  
28/10/16

: 5 :

entire right, title, interest and possession to in and over in Flat No- 3C (Block-B), in the Third Floor & Car Parking Space of "Vindhyachal Apartment" a residential Complex more fully described in the Schedule 'B' hereto together with utility right in Common area details described in Schedule 'D' also all claims, demands, easements and other incidental rights belonging or appertaining thereto more fully described in the Schedule 'E' hereto to the Purchaser TO HAVE AND TO HOLD the same for all times to come free from all encumbrances subject to the terms and conditions hereinafter appearing.

2. That the Vendor both hereby covenant with the Purchaser that the Vendor is the owner of the Schedule 'A' land and the floor area sold herein and the same is in no manner encumbrances by way of mortgage etc. and the Purchaser has inspected all the documents regarding the title of the property and has fully satisfied himself/ herself / themselves about the title of the Vendor and quality of Construction /size and being fully satisfied with the same has therefore Purchased the same .
3. That the Vendor hereby further covenant with the Purchaser that the Vendor shall pay the annual ground rent now or in future becoming payable up-to-date and shall keep the Purchaser fully indemnified harmless and free from and against any attachment or legal proceeding in respect thereof and that the Purchaser shall be liable to pay proportionate ground rent, Municipal Tax etc. in respect of the Schedule 'B' Property hereby sold which become payable as from the day onwards.
4. The purchaser have full right to sell, let out, transfer the scheduled property conveyed by this deed.
5. That the purchaser shall be liable to pay Sales Tax, ground rent, municipal tax, service tax, VAT etc. or any other tax or Govt. levies implanted in future in respect of the schedule "B" property hereby sold which become payable as from this day onwards.

.....6

Asw. S. S. S. S. S.  
28/10/16

: 6 :

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

.....7

Attested  
28/10/16

: 7 :

- (ix) Not to display or affix any neon - sign, or sign board on any other wall of the building of the unit or the common parts save to affixation of the name plate containing the name of purchaser at the place specified from time to time by the Vendor.
- (x) Not to claim any partition or sub division or the land of the said premises or the common parts of the said building and not to make any partition of the unit in smaller sizes by metes and bounds or making separate independent portion of the said unit.
- (xi) Not to claim any additional, proportionate undivided right in the said land in Case the owners and / or the developer does not construct the entire constructable area,
- (xii) Not to claim any right of user / common use or otherwise ever or in respect of the terrace / roof of any nature whatsoever and the said terrace / roof shall always be at the exclusive disposal of the owners / developer as owned exclusively and absolute property with rights of making further constructions thereon according to the plan that may be sanctioned and the purchaser covenants not to raise any objection / claim / impediment / hindrance in the said further constructions being made at any time.
- (xiii) Not to obstruct or raise any objection in case the proportionate undivided share in the land is reduced by reasons of the owners and / or developer constructing in excess of the area now intended and / or agreed to be constructed on the said land and not to obstruct or raise any objection of any nature whatsoever to such construction or any portion thereof.
- (xiv) To observe the rules framed by the Developer / owner and / or such body which may be entrusted in this behalf by the Vendor regarding the manner of the use and enjoyment of the common parts and land. To undertake maintenance of the unit in question on receipt of possession from the Vendor. All liabilities in respect of the said unit from the date of the Sale / Possession would be that of the Purchaser in respect the date of the sale possession would be that of the purchaser in respect of its maintenance keep accidental etc.

Asst. Secy  
28/10/16

: 8 :

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

That the developer shall take completion/No Objection Certificate from MADA, Dhanbad, before handing over the possession of the schedule 'B' flat to the purchaser, after completion of the building.

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

**SCHEDULE - 'A'**

**(Particulars of the Land)**

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

Mouza Saraidhela, Mouza No.8, under Khata No.60 (Sixty), Part of Plot No. 1545, Khata No.09 (Nine), Part of Plot No. 1544, Khata No.49 (Forty Nine), Part of Plot No. 1548, and Khata No.14 (Fourteen), Part of Plot Nos.1559 and 1565, out of which measuring an area 17.5 Kathas or to say 28.87 Decimals of land together with Multi Storied residential building standing there upon commonly known as "Vindhyachal Apartment" being butted and bounded as under .

North : Umesh Vishwakarma's Land.  
South : 16 feet wide Road.  
East : Vidyapati Das and others.  
West : House of Sri B. K. Sinha.

.....9



As per schedule  
28/10/16

: 9 :

**SCHEDULE - 'B'**

**(Particulars of the Property Sold)**

All that Flat No. 3C in Block-B, containing a super built area or Gross Area of 1020.34 Sq. Ft. in the Third Floor of the multistoried Residential Premises / Complex Commonly and popularly known as "Vindhyachal Apartment" along with undivided proportionate variable indivisible share in schedule "A" Land , as demarcated in Red on the Plan annexed hereto.

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

**Particulars of Flat**

1. Whether Kucha or Pucca :- Pucca.
2. If Pucca whether titled or reinforced concrete :- Reinforced Concrete.
3. Number of Stories :- B + G + another 5 storied.
4. Total Number of Flats in the Apartment :- 48 Nos.
5. Year of Construction :- 2013 (under construction).
6. Brief description and nature sanitary electrical and other fittings in case of building and their equipment :- Standard.
7. Carpet Area of Flat :- N/A
8. Super Built up area of Flat :- 1020.34 Sq. ft.
9. Whether the building constructed is used as residential/commercial or industrial :- Residential.
10. (i) If on rent, the amount of rent :- N/A  
(ii) Built up area of Flat :- N/A  
(iii) Proportionate share of undivided area of land and percentage of undivided interest of common area :- 0.47 Dec. and 20% respectively.
11. Cost of Flat (Super Built up area) :- 16,84,000/-
12. Cost of proportionate undivided variable share of land - 0.47 Dec :- 1,03,000/-
13. Cost of reserve car parking space (100 Sq.ft.) :- 1,50,000/-
14. Total Cost Rs. 19,37,000/- only (And Stamp duty paid on that amount).
15. Annual Rent of proportionate undivided variable share of land :- 10 Paise
16. The Map attached with the schedule shall be part of this sale deed :- Yes

Aswalekhini  
28/10/16

: 10 :

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

**SCHEDULE -'C'**

Rs. 19,37,000/- (Rupees Nineteen Lac Thirty Seven Thousand) only shall be paid by the Purchaser to the developer M/s Raghukul Infrastructure Pvt. Ltd., by :-

**MODE OF PAYMENT**

(1) At the time of Booking / Agreement	-	25%
(2) On completion of Foundation	-	25%
(3) At the time of commencement of Super Structure	-	25%
(4) At the time of booked roof casting	-	20%
(5) Before the delivery of possession	-	5%
(6) Possession after 30 days of settlement of Accounts	-	NIL

**PAYMENT SCHEDULE**

Sl. No.	Cash / Cheque	Name of Bank	Dated	Amount
01.	999829	SBI	16.08.2016	1,51,000.00
02.	999830	SBI	05.09.2016	1,50,000.00
03.	999831	SBI	18.10.2016	2,00,000.00
04.	000031	B01	27.10.2016	4,00,000
05.	000878	Central Bank	27.10.2016	1,00,000
06.	451815	Sindicate Bank	30.11.2016	4,00,000
07.	000879	Central Bank	30.11.2016	1,00,000

Aswalekhini

Aswini S. Labad  
28/10/16

: 11 :

This deed is valid subject to aforesaid balance payment received by the VENDOR / DEVELOPER until the entire amount has paid. That this deed will be deemed valid after the full payment is recovered.

**SCHEDULE - 'D'**  
**COMMON AREAS.**

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

**SCHEDULE - 'E'**

1. Rights of easements and quasi easements of other co-purchaser / occupiers and full right and liberty and authority in common with all other persons entitled to like rights at all times by day in by night and for all purposes in connection with the use or enjoyment of the unit to go pass and pass over and along the common passage and common portions and through and along the main entrance of the building passage banding and stair cases landing of the respective unit space full rights and liberty to other Co-purchaser / occupiers to use the common portions of the said building for the purpose of redecorating and repairing their respective unit.

.....12

Aswini S. Laxmi  
28/10/10

: 12 :

2. The right of subjacent and lateral support or shelter and protection from the other parts of the building and from the site and roof thereon.
3. The free and uninterrupted passage and running of water and soil and electricity from and to the units Cover drains, water, cables pipes and wire to the said complex either existing to or be installed in future.
4. The right with servant workman and others at all reasonable times at notice (except in the case of emergency) to enter or into and upon other parts of the building for purpose of repairing, cleaning and for renewing any such cover, drains, water, courses, cables, pipes and wire as aforesaid and laying down a new cover drain and water courses pipes.
5. The right with servants workman and others at all reasonable time no notice except in case of emergency to enter into and upon other portions of the building for the purpose of repairing, maintaining, renewing altering of the building the said unit or any part of the complex subjacent or lateral support shelter or protection of the unit.

**SCHEDULE - 'F'**

**( Proportionate share of expenses agreed to be shared by the purchaser)**

1. The expenses of maintaining and repairing, redecorating renewing at the main structures and in particular the gutters, rain water pipes of the building, the gas and water pipes, drains electric cables wires and other means of communication in under upon the said building to be constructed and serving more than one flat, main entrance, passage, landing and stair cases of the building leading to the respective units in the said building.
2. The cost of cleaning and lighting Passage, landing stair case, and other parts of the said building so enjoyed or used by the said purchaser in common with other unit holders and with occupiers as aforesaid and of keeping open portion etc. and to other parts of the said building in good condition and repairs.
3. The cost of decorating the exterior of the building .
4. All rates, taxes and outgoing payable in respect of the said building and parts of the same and / or any portions including the roof notwithstanding that such roof shall be the property of the owners with full right of the enjoyment use. disposal thereof.

.....13

Abdulrahman  
28/10/10

: 13 :

5. Cost of Insurance, against THIRD PARTY risks in respect of the building if such insurance shall be at all taken out by owners, the higher charges and other expenses of renewed taxes if any incurred by the owners in respect of the said building or any portion thereof for shortage or refuse of the owners and occupiers of the said flat and to repair and renewing the dustbin or reused bin if provided at the said building.
6. All other expenses, if any incurred by the owners for the maintenance and proper convenient and running of the said building.
7. Cost of installation and maintenance of the fire, safety, devices would be responsibility of the Flat / unit owners on pro- rate sharing basis.
8. Liabilities arising out of any accident in Course of maintenance of the Complex would be that of all Flat / unit Owners and not of builder.
9. Cost of all the amounts becoming payable by way of premium unearned increase to the Government, MADA town planning, Municipal authority or any other authority of authorities or any charges payable as betterment or Development charges or any charges ,fees/ fines payable as betterment or Development charges or nay other tax or payment will being demanded from Owner / Developer.

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

*Asw. Singh*  
28/10/16

: 14 :

Photograph & Finger Print  
of Purchaser No. - 1



Adv.  
ENR No 58/2007

*Navendra*  
28/10/16



Photograph & Finger Print  
of Purchaser No. - 2



Advocate  
ENR No 58/2007

*Asw. Singh*  
28/10/16  
WITNESSES :-

1. Anil Kumar Singh  
S/O Vijay Singh  
Babothi Dhanbad
2. Niraj Singhal  
S/O Sri Bijay Kumar Singhal  
J.C. Mallick Road  
Hirapur Dhanbad.

PAN of M/S. RAGHUKUL INFRASTRUCTURE PVT. LTD. :- AAECR 4518B  
PAN OF PURCHASER No.-1 :- AKFP J7211B  
PAN OF PURCHASER No.-2 :- AAFP J6524R

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

Signature

Shailesh Kr  
ENR - No - 588/2007  
Adv. Dhanbad

License No.

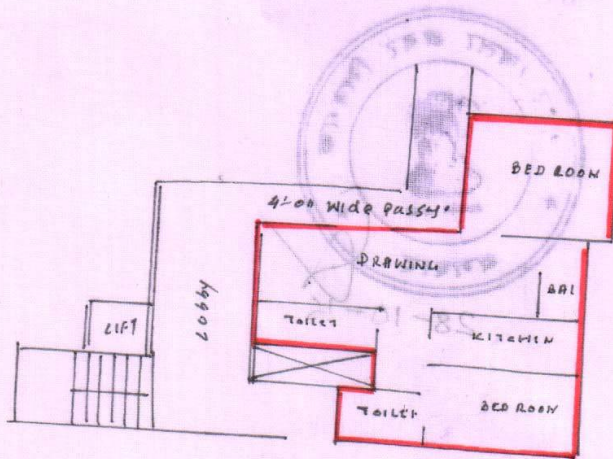


Seller: Sashi Singh w/o Sri Abhay Kumar of Bhisti para Near H.E school  
Hirapur Dhanbad Represented by Attorney Sri Abhishek Singh  
S/o late Raj Narayan Singh of Raghukul P.S. Saraidhela Dhanbad  
Director of M/s Raghukul Infrastructure Pvt Ltd.

Purchaser: Sri Naveen Kumar Jha S/o late Bishamver Jha & Smt Sushila  
Jha w/o Sri Naveen Kumar Jha of SBI Colony Steel Gage P.S.  
Saraidhela dist: Dhanbad

Schedule Mouza: Saraidhela No: 8 Khata No: 60, Plot No: 1545  
Khata No: 09, Plot No: 1544, Khata No: 149 Plot No: 1548  
Khata No: 14, Plot No: 1559, 1565 Super Built up Area:  
1020.34 sq.ft Flat No: 3/c on the 3rd Floor Block 'B'.

Boundary North: 4'0" Wide Passage  
South: Flat No: 3/B  
East: Open to Sky  
West: Lobby Stair & Lift



Abhishek

Naveen K

Drawn by Anand Kumar  
Dhanbad

## Issue Token

Presenter/Executant's Name   
Token For   
Counter No.   
Online Application ID (If Any)  Verify On-line Payment  
e-Stamp Certificate No. (If Any)  Verify

IN-JH037687981529370:

**Stamp Details For Verification. Please click issue after verification**

CertificateNo: IN-JH037687981529370  
CertificateIssuedDate: 26-Oct-2016 07:44 PM  
AccountReference: SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB  
UniqueDocReference: SUBIN-JHJHSHCIL01051594821769560  
Purchasedby: NAVEEN KUMAR JHA AND OTHERS  
DescriptionofDocument: Article 23 Conveyance  
PropertyDescription: FLAT WITH CAR PARKING  
ConsiderationPriceRs: 19,37,000  
FirstParty: ABHISHEK SINGH  
SecondParty: NAVEEN KUMAR JHA AND OTHERS  
StampDutyPaidBy: NAVEEN KUMAR JHA AND OTHERS  
StampDutyAmountRs: 77,600

*Maximum Token Issue Time : 2 PM*

*Abhishek Singh*





निबंधन विभाग, झारखंड  
धनबाद

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 30

Token Date/Time: 28/10/2016 09:03:33

Document Type	Sale Deed	Presenter	Abhishek Singh	Date of Entry	28/10/2016
Presenter Name & Address	Raghukul, Saraidhela, Dhanbad	DOE		Total Pages	66
Stampable Doc. Value	1937000	Stamp Value	77600	Book	I
Document/Transaction Value	1937000	Serial /Deed No. /		CNO/PNO	
Special Type		Old Serial No. /		e-Stamp Cert. No. IN-	
Remarks / Other Details		App. ID		JH037687981529370	

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No	Category	Area	Min. Value
DHANBAD	8	22	SARAIHELHA	60	1545		Umesh Vishwakarma Land	16 Feet Wide Road	Vidyapati Das & Others	House Of Sri B.K. Sinha		U_RES	Decimal	
DHANBAD	8	22	SARAIHELHA	09	1544		Umesh Vishwakarma Land	16 Feet Wide Road	Vidyapati Das & Others	House Of Sri B.K. Sinha		U_RES	Decimal	
DHANBAD	8	22	SARAIHELHA	49	1548		Umesh Vishwakarma Land	16 Feet Wide Road	Vidyapati Das & Others	House Of Sri B.K. Sinha		U_RES	Decimal	
DHANBAD	8	22	SARAIHELHA	14	1559, 1565		Umesh Vishwakarma Land	16 Feet Wide Road	Vidyapati Das & Others	House Of Sri B.K. Sinha		U_RES	0.47 Decimal	103219.05

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
U_RES_DLX_APT	8	22	SARAIHELHA	Flat No 3c In Block -B In 3rd Floor In "Vindhychal Apartment" With Car Parking	1020	1610 Sq. Ft.	1642200

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	UID	Mobile	Pres. Address	Perm. Address
1	VENDOR	Sashi Singh Through	Abhay Kumar	House Wife	पति	राजपुत	Female			9308911777	Bhistipara, Near H.E. School, Hirapur, Dhanbad	Do
2	Vendor/Power Holder	M/S Raghukul Infrastructure Pvt. Ltd. Rep. By Its Director Abhishek Singh	Late Raj Narayan Singh	Business	पिता	राजपुत	Male	AAECR4518B		9308911777	Raghukul, Saraidhela, Dhanbad	Do
3	VENDEE	Naveen Kumar Jha	Late Bishamver Jha	Business	पिता	ब्रह्मण	Male	AKFPJ7211B		9631712130	Sbi Colony, Steel Gate, Saraidhela, Dhanbad	Do
4	VENDEE	Sushila Jha	Naveen Kumar Jha	House Wife	पति	ब्रह्मण	Female	AWFPJ6524R		9631712130	Sbi Colony, Steel Gate, Saraidhela, Dhanbad	Do
5	Identifier	Anil Kumar Singh	Vijay Singh	Business	पिता	राजपुत	Male			9334269703	Babudih, Dhanbad	Do

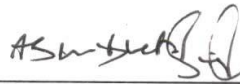
Fee Details:

SN	Description	Amount	CHC	Net Amount
1	PR	3.76	0.00	3.76
2	LL	10.00	0.00	10.00
3	A1	58,110.00	581.10	58,691.10
4	SP	990.00	0.00	990.00
5	E	2,000.00	20.00	2,020.00
Total		61,113.76	601.10	61,714.86

उपर्युक्तियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

उपर्युक्त 



दस्तावेज लेखक का हस्ताक्षर प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंट्री ऑपरेटर का हस्ताक्षर

ने इस दस्तावेज के निष्पादन को मेरे समक्ष



निबंधन विभाग, झारखंड  
धनबाद

जांच पर्या-सह घोषणा प्रपत्र (नियम 114)

Token No: 30

Token Date/Time: 28/10/2016 09:03:33

Document Type	Sale Deed	Presenter	Abhishek Singh	Date of Entry	28/10/2016
Presenter Name & Address	Raghukul, Saraidhela, Dhanbad	DOE		Total Pages	66
Stampable Doc. Value	1937000	Stamp Value	77600	Book	1
Document/Transaction Value	1937000	Serial /Deed No. /		CNO/PNO	
Special Type		Old Serial No. /		e-Stamp Cert. No. IN-	
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5	E	2,000.00	20.00	2,020.00
Total		61,113.76	601.10	61,714.86

AS...  
*(Signature)*

उपर्युक्तदियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सरांश में हफ्ट फार्म के अनुरूप डाटा इंट्री की गई है।

उपर्युक्त *(Signature)*

दस्तावेज लेखक का हस्ताक्षर प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंट्री ऑपरेटर का हस्ताक्षर

ने इस दस्तावेज के निष्पादन को भेरे समक्ष

स्वीकार किया

जिसकी

पहचान

निवासी

शक्ति कुमार सिंह

पिता

विजय सिंह

पेशा


माप

ने की।

काबुली चतवाफ

निबंधन पदाधिकारी का हस्ताक्षर


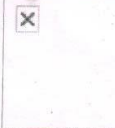








Anil Kumar Singh

  
निबंधन विभाग, झारखंड  
धनबाद

Token No 30 Token Date: 28/10/2016 09:03:33

Serial/Deed No./Year :7116/6355/2016

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	<b>Sashi Singh Through</b> Father/Husband Name: Abhay Kumar (VENDOR) Bhisipara, Near H.E. School, Hirapur, Dhanbad		
2	<b>M/S. Raghukul Infrastructure Pvt. Ltd. Rep. By Its Director Abhishek Singh</b> Father/Husband Name: Late Raj Narayan Singh (Vendor/Power Holder) Raghukul, Saraidhela, Dhanbad		
3	<b>Naveen Kumar Jha</b> Father/Husband Name: Late Bishamver Jha (VENDEE) Sbi Colony, Steel Gate, Saraidhela, Dhanbad		
4	<b>Sushila Jha</b> Father/Husband Name: Naveen Kumar Jha (VENDEE) Sbi Colony, Steel Gate, Saraidhela, Dhanbad		
5	<b>Anil Kumar Singh</b> Father/Husband Name: Vijay Singh (Identifier) Babudih, Dhanbad		

Book No. 1  
Volume 453  
Page 389 To 454  
Deed No. 7116/6355  
Year 2016  
Date 28/10/2016 17:23:25

Registering Officer

*28/10/16*

Signature of Operator



# 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

Date: 06.08.18

Ref: NIL

## TO WHOM IT MAY CONCERN

Herewith I am submitting the valuation report of the immovable property acquired by Photocopy of Sale deed no-6355 dated 28.10.2016 of Registry office Dhanbad in favor of **Sri Naveen Kumar Jha & others** S/o Late Bishamver Jha, at present resident of "Vindhyachal Apartment", Flat No-3C, Block-B, 3<sup>rd</sup> Floor, Saraidhela, District-Dhanbad and Flat situated in Apartment "Vindhayachal Apartment" having Flat No-3C(Block-B) under Mouza-Saraidhela, Mouza No-08, Khata No-60,09,49 & 14 plot no-1545,1544,1548 & 1559 in District-Dhanbad.

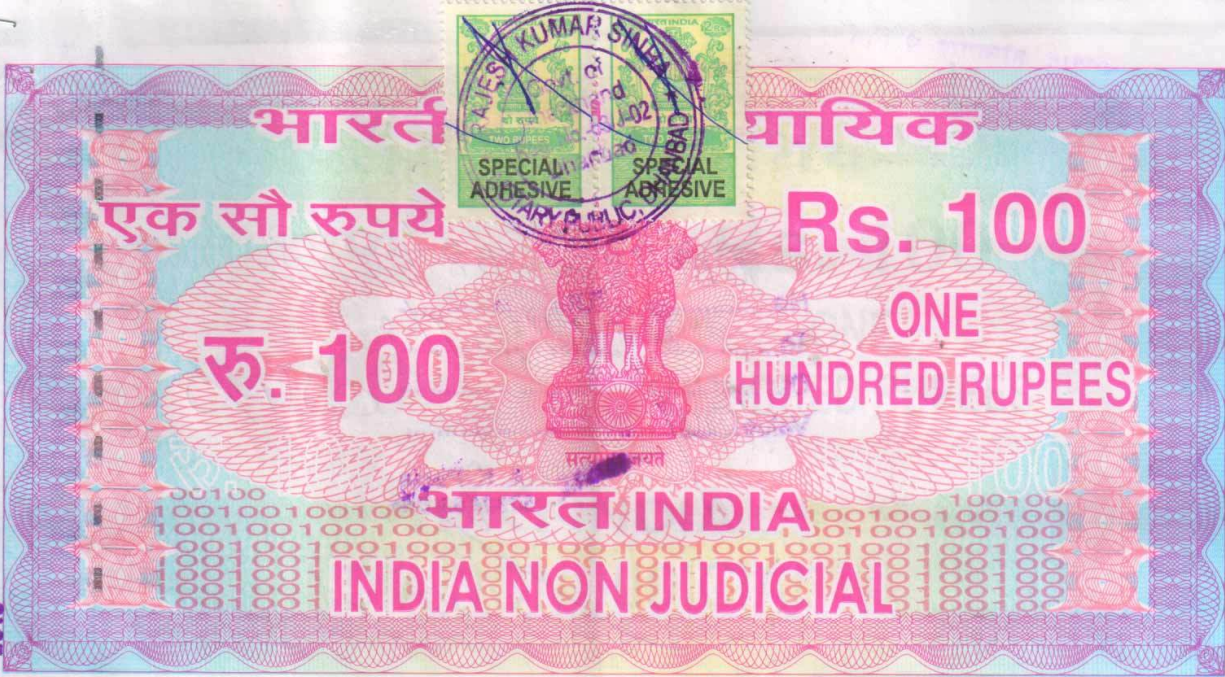
All that Flat No-3C in Block -B, containing a **Super Built-up Area of 1020.34 sq.ft** in 3<sup>RD</sup> floor of Multistoried Residential Building, commonly known as "Vindhyachal Apartment" along with undivided proportionate share of land and percentage of undivided interest of common area as well including the parking area as details given in Schedule-B 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 1020.34@Rs.2500.00 per sq.ft is Rs.25,50,850.00 (Rupees Twenty Five Lakh Fifty thousand and Eight hundred Fifty only)**

The above said information is for needful work only.

  
06.08.18  
**ER. A. KUMAR**  
B.E. (CIVIL) A.M.I.E  
Chartered Engineer (I)  
AM-8/3438/9  
Valuer B.O.I. UCO  
C/o SMART BUILDING WORK'S  
Zila Parisad Market, Shop No-R/2(IV)  
Bartand. Dhanbad



S.No. 207 Date 08 AUG 2018

झारखण्ड JHARKHAND

R. K. SINHA  
 NOTARY  
 DHANBAD D 489396

Before The Notary Public, Dhanbad

A f f i d a v i t

I, Sanjay Jha S/O Baidya Nath Jha, D.O.B. - 16.06.1967, by faith Hindu, by Occupation Business, R/O Kailash Puri Apartment, Shubham Heritage, Flat No. B/3, Kusum Vihar, Phase - 2, Kalakusuma, Dhanbad, P.S. - Saraidhela, Distt. - Dhanbad, Jharkhand, do hereby solemnly affirm on oath and declare as under :-

1. That, I declare that my Movable & Immovable properties is as follows :-

Movable Assets: -Rs. 63,81,483.72  
 Immovable Assets: -Rs. 22,19,500.00

Total Assets	Rs. 86,00,983.72
Less: Loan	Rs. 7,49,000.00
Balance	Rs. 78,51,983.72
Rounded of	Rs. 78,51,900.00

- That, the above statements made above are true to the best of my true to the best of my knowledge & belief.
- That, I am swearing this affidavit to submit it before the authority concerned for needful.

Solemnly affirmed before me by the deponent, who is duly identified by Sri S. K. Lal, Dhanbad

Verification:  
 The statements made above are true to the best of my knowledge & belief. I sign this verification at Dhanbad on 8.8.2018



R. K. SINHA  
 NOTARY  
 DHANBAD

Sanjay Jha  
 Deponent,  
 Identified by:

Authorised  
 u/s 297 (i) (c) of the Cr P.C 1973  
 Act No. 11 of the 1974 & u/s 18/U  
 of the Notaries Act 1952  
 Act No. 63 of 1952

Adv. Costs.  
 08/8/18

3641

3117



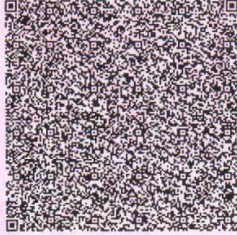
सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH01349022567286N  
Certificate Issued Date : 20-Apr-2015 11:31 AM  
Account Reference : NONACC (BK)/ jhcanbk02/ HIRAPUR/ JH-DB  
Unique Doc. Reference : SUBIN-JHJHCANBK0201674302114152N  
Purchased by : SRI SANJAY JHA AND OTHERS  
Description of Document : Article 23 Conveyance  
Property Description : FLAT  
Consideration Price (Rs.) : 16,63,500  
(Sixteen Lakh Sixty Three Thousand Five Hundred only)  
First Party : SRI JITENDRA KUMAR SINGH Attorneys  
Second Party : SRI SANJAY JHA AND OTHERS  
Stamp Duty Paid By : SRI SANJAY JHA AND OTHERS  
Stamp Duty Amount(Rs.) : 66,570  
(Sixty Six Thousand Five Hundred And Seventy only)

61  
22/4



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

46  
23  
22-4-15  
22-4-15  
Shree Kumar Saha  
22/4/15

XM 0002803027

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shoilestamp.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.

Rajst. sale Dhanbad 16,63,500/-  
ST - 66570/-

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ho

अवकाश अधिकारी... से प्राप्त सूच. नं.  
अनुसार बस्ताकेज में बंकिंग मीजा...  
नंबर 12... के आला मं. 22/4/15  
निर्देश आते से बाहर है/सूची बंद नहीं है

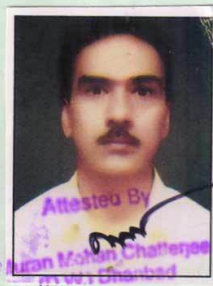
22/4

Fee paid

AND 49905 = 0  
E 1000 = 0  
Sal 2 = 0  
P. fee 0 = 94  
Q. fee 59205

51417 = 49

22/4



Attested By  
Jitendra Kumar Singh  
22/4/15

Jitendra Kumar Singh  
22/4/15



व्यक्तिगत व्यक्ति जमीन का कुल मांग दरिद्रता एवं  
के अनुसार निर्धारित करों का भुगतान करने से बंध नहीं है

**SALE DEED**

THIS DEED OF SALE made this the ... 22 .th day of April ..... 2015, By and Between SMT. RENU SRIVASTAVA, Wife of Sri Sushil Kumar Srivastava, by faith Hindu, by caste Kayastha, by occupation - Housewife, resident of Bakshi Compound, Bariatu, Ranchi, P.S. and District Ranchi, hereinafter called and referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, representatives, assigns and successor in interest), of the ONE PART. (The Vendor herein represented through her constituted attorney SRI JITENDRA KUMAR SINGH, Son of Late Pashupati Singh, by faith Hindu, by occupation Business, Resident of Gauri Apartment, Jharudih, P.S. and Dist Dhanbad, vide Power of Attorney no. IV-1246, dated 12.04.2010 registered at Ranchi Registry office.

**A N D**

**M/S JANAK BUILDERS & DEVELOPERS**, A Proprietorship firm, Represented herein through its Proprietor Sri Jitendra Kumar Singh, S/o Late Pashupati Singh, by faith Hindu, by occupation- Business, Resident of Gouri Apartment, Jharudih, P.s. & Dist. Dhanbad, hereinafter called and referred to as the **DEVELOPER** (which expression shall unless executed by or repugnant to the context be deemed to mean and include its heirs, executors, successors, administrators, legal representatives and assigns) of the **SECOND PART**.





IN FAVOUR OF

(1) SHRI SANJAY JHA, son of Shri Baidya Nath Jha, (2) SMT. REKHA DEVI, Wife of Shri Sanjay Jha, both by faith Hindu, by caste - Brahmin, by occupation - Social service & House wife, residing at H/o - R. P. Mondal, Old SBI Colony, Saraidhela, P.S. - Saraidhela, District - Dhanbad, hereinafter jointly called and referred to as the **PURCHASERS** (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 **OTHER PART**

*Shri Akhauri Amrendra Kumar Sinha*  
*22/4/15*

**WHEREAS**, by virtue of a Registered sale deed No. **1144** dated **20.02.2003**, Registered at Dhanbad Sub - Registry office, executed by Sri Akhauri Amrendra Kumar Sinha in favour of the vendor hereto **Smt. Renu Srivastava**, the vendor hereto purchased his entire right, title, interest and possession to in and over 08 Kathas or to say **13.20** Decimals, of land, appertaining to Survey Settlement Plot No. 1907(P) and 1908 (P), appertaining to Khata No. 111 and ~~XXXX~~ at Mouza Kalakushma (Mouza No. 12) under P.S. Saraidhela, District Dhanbad for valuable consideration therein mentioned. And,

**WHEREAS**, ever since the date of purchase as aforesaid the vendor hereto Smt. Renu Srivastava, has been in peaceful and uninterrupted possession to in and over the said land by Mutating her name in the Serista of the Landlord the States of Jharkhand and paying rent for the same under Thoka No. 1145,

**WHEREAS**, the above named vendor hereto Smt Renu Srivastava decided to develop her aforesaid said land and entered into an agreement with a builder firm namely, Ms Janak Builders & Developers, to construct a Multi Storied residential building over the said land on conversion basis, by Development agreement dated 12<sup>th</sup> day of April '2010. And,

**WHEREAS**, the Developer have planned and developed a multi - storied residential complex over the said land, which is commonly and popularly known as "**SUBHAM HERITAGE**" (referred to as the "said complex") on the said plot more fully describe in the schedule "A" as per the building plans approved by the Competent Authority i.e. Mineral Area Development Authority (MADA), Dhanbad, vide its letter no. TP - **1234** dated 28.10.2010; And

**WHEREAS**, the purchaser hereto approached the developer hereto for the purchase of the flat no. "**B - 3**", at **Third floor** of "**SUBHAM HERITAGE**",

*Shri Akhauri*  
*22/4/15*

Tikendra Singh  
22/4/15

Complex would be that of all unit owners and not of builders.

- 9. Cost of Electric connection. Transformers charges will be borne by the purchaser exclusively and generator cost will be borne by the purchaser on proportionate basis.

IN WITNESS WHEREOF THE VENDOR HERETO OUT OF HER OWN FREE WILL WHILE IN HER SOUND HEALTH AND PERFECT MIND HAVING FULLY UNDERSTOOD THE CONTENTS HEREOF SET AND SUBSCRIBED HER HANDS ON THE DAY MONTH AND YEAR ABOVE FIRST WRITTEN.

Valuation of Flat ( S.B.A. 965 sq.ft.) : Rs. 14,13,000.00  
 Valuation of Car Parking : Rs. 1,06,500.00  
 Valuation of land ( 0.72 Dec. ) : Rs. 1,44,000.00  
 Total : Rs. 16,63,500.00

PAN OF VENDOR : AFWPS 9309 D  
 PAN OF PURCHASER : (i) AHJPJ 1072 B (ii) BONPD 5890K

PHOTOGRAPH OF THE PURCHASER

(NO. 1)



Saurya Jha  
22/4/15

(NO. 2)



Rakha Devi  
22/4/15

Certified that the finger prints of the left hand of the parties, whose photograph is affixed in the document have been duly obtained before me

Signature

*[Handwritten Signature]*  
22/4/15

WITNESSES

(1) M. M. Chaturvedi  
S/O of R. K.

(2) Chaturvedi  
of Registry office  
Dhanbad

(2) R. Mukherjee  
22/4/15  
of Registry office Dhanbad



# 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

Date: 06.08.18

Ref: N.L.....

## TO WHOM IT MAY CONCERN


Herewith I am submitting the valuation report of the immovable property acquired by Photocopy of Sale deed no. 3117 dated 22.04.2015 of registry office Dhanbad in favor of **Sri Sanjay jha** s/o Sri Baidya Nath Jha, at present resident of "Subham Heritage", Kusum-Vihar phase-II, Flat No-B-3, 3<sup>rd</sup> Floor, Koyala Nagar, District-Dhanbad and the said Flat is situated in Apartment namely "Subham Heritage" Flat No-B-3 under Mouza-Kolakusma, Mouza No-12, Khata No-111, plot no-1907&1908 in District-Dhanbad.

All that Flat No-B-3, containing a **Super Built-up Area of 965.00sq.ft** in 3<sup>rd</sup> floor of Multistoried Residential Building, commonly known as "Subham Heritage" along with undivided proportionate share of land and percentage of undivided interest of common area as well including the parking area as per details given in Schedule in above said deed at page no-10 & serial no-09.

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 965.00@Rs.2300.00per sq.ft is Rs. 22.19, 500.00 (Rupees Twenty Two lakh Nineteen Thousand and Five hundred only)**

The above said information is for needful work only.

  
06/08/18  
**ER. A. KUMAR**  
B.E. (CIVIL) A.M.I.E  
Chartered Engineer (I)  
AM-8/3438/9  
Valuer B.O.I. UCO  
C/o SMART BUILDING WORKS  
Zila Parisad Market, Shop No-R/2(IV)  
Bartand, Dhanbad