भारतीय गैर न्यायिक

पचास रुपये रु.50

FIFTY RUPEES Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

झारखण्ड JHARKHAND

C 863911

S.No. 273 Date 27 JUL 2018

NOTARY DHANBAD

SATYENDRA PANDIT NOTARY Reg. No-79-55/10 Govt. of India DHANBAD JHARKHAND

SPECIAL ADHESIVE

SPECIAL ADHESIVE

## DEVELOPMENT AGREEMENT

**This Development Agreement made on this 27th day of JULY 2018**

**BETWEEN**

**1.Sri Amarendra Kumar 2. Sri Dharmendra Kumar 3. Raghvendra Kumar @ Raghvendra Kumar Singh all** S/O Late Baijnath Singh, by faith- Hindu, by Caste- Rajput, by occupation –1. Service 2. Business, 3. Service, all resident of Krishna Niwas, Surya Vihar Colony, Barthand, P.O. & P.S.-Dhanbad, Dist-Dhanbad Jharkhand, 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,

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Amarendra Kumar

Dharmendra Kumar

Raghvendra Kr. Singh

Naveen Kr. Sanjay Jha

धनबाद कोषागार से नि.

कोषागार पदाधिकारी
धनबाद

No. 1031 Date 25-7-18
Name Shakti Sai Builders.
At Kalaxuswa
P.S. Sarsidhela
Value of Stamp 50/-
Through
Part of Stamp

Chandan Kumar Lala
S.V. Dhanbad L.No. 1992-93

executor, assign, legal representatives and/or successors interest) of the FIRST PART.

**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 Sanjay Jha son of Shri Baidynath Jha, by faith-Hindu, by occupation-Business, resident of Subham Heritage, Flat No. 3-B Kusum Vihar Phase-II, Koyla nagar, P.S.-Saraidhela, sub-Division, and District Sub registry office, and District- Dhanbad, 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.

WHEREAS:

A. The Owners are seized and possessed of and are owners of or otherwise sufficiently entitled to the free hold title to 9.90 Decimal of appertaining to old khata no.-123, Plot no.-75(p), 76(p) & 79(p), and new khata No. 266, Plot No. 82,91,88 situated at Mouza - Kolakusma, Mouza No. -12, P.S.-Saraidhela, Sub registry office, Dhanbad, in District - Dhanbad, more particularly described in the schedule hereunder written (hereinafter referred to the "Property").

B. The Property hereby was purchased by the Owners vide a sale deed no.-900 dated 26.02.2001 for a valid consideration from 1. Sri Nand Kumar Taneja, son of Late Dewan Bahadur Waliram Taneja, 2. Smt. Neeta Taneja, W/O Nand Kumar Taneja, registered at Mumbai registry office at Sub-registrar Mumbai, and entered in Book no..... Volume No..... Page .....to ..... for the year ..... subsequently. The Owners got his name mutated in the government records by mutation case No-544(II) of year 2016 -17 and is paying the requisite ground rent, under Thoka No.-6595, in respect thereof through Circle office Dhanbad and accordingly the rent receipt is being issued in their name.

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 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.

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(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, decress, 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 n 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 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.

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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

Anurandha Kumar
Dhananjay Kumar
Raghwendra Pr. Singh
Naveen Kr
Sanjay Jha

hereinabove made hereinafter by the owners, the Developer has agreed to develope and construct a permissible multi-storied residential complex on the said Property of the owner (hereinafter referred to as the "BAIJ NATH 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.

H. The land owner has given the General Power Attorney to the Developer through POA No._____ dated _____.

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

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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 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.

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.

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

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Anurendra Kumar
Dhanendra Kumar
Raghvendra Singh
Naveen
Sanjay Jha.

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 prevelling 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 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 essesance 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

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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.

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 developers has agreed to pay the owner a signing amount of Rs 15 lakhs (Rupees Fifteen lakhs only) in two steps as follow.

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i) The developer will pay Rs. 10 lakhs (Rupees Ten Lakhs only) in first step after the commencement of general power of attorney and development agreement with the owners are as follows.

a) First cheque of Rs. 5 Lakhs (Rupees Five Lakhs only) in the name of Amarendra Kumar vide A/c payee SBI Cheque No.- 308544 on dated 27.07.2018.

b) Second cheque of Rs.5 Lakhs (Rupees Five Lakhs only) in the name of Dharmendra Kumar vide A/c payee SBI Cheque No.- 308545 on dated 27.07.2018.

ii) Again the developers will pay Rs. 5 lakhs (Rupees Five Lakhs only) in second step after the approval of building plan from Dhanbad Municipal Corporation (DMC) at Dhanbad and then demolition of existing building there on said land will be start and handover the clear land to developer with the owners are as follows.

a) First cheque of Rs. 2.5 Lakhs (Rupees Two Lakhs fifty Thousand only) in the name of Amarendra Kumar vide A/c payee SBI Cheque No.- on dated .

b) Second cheque of Rs. 2.5 Lakhs (Rupees Two Lakhs fifty Thousand only) in the name of Dharmendra Kumar vide A/c payee SBI Cheque No.- on dated .

iii) In any case if the approval of Building plan is not possible or not approved by DMC, Dhanbad then in that case the given signing amount to land owners will be return-back to Developer with in 30 days from the date of rejection of approval of building plan by DMC, Dhanbad.

iv) The "Signing/token amount" which have given by the developer to the land-owner will be returned by the land-owner to the developer (complete money) before the handing-over of owner's

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proportionate-share or owner's flats. and after the completion of complete finished flats of owner's proportionate share.

19. 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 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.

20. 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.

21. 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

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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.

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

23. 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.

24. 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 actives, 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

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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 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.

25 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 from 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.

26. 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.

27. 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

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building the Developer must obtain the clearance occupancy certificate from MADA Dhanbad/Municipal Corporation with the assistance and cooperation of the owners.

28. 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.

29. 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.

30. 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.

31. 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.

32. 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

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owners or affecting their interest. It is Cleary 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 shower 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 t he said property.

33 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 t he owners at the cost and expense of the owners.

34. 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 invert 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 to owners/ legal heirs of the said property in question.

35. 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.

36. 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.

37. 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.

38. 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.

39. 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.

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40. 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.

41. 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.

42. 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 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.

43. 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

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construction beyond the permissible limits shall be exclusively borne by the Developer.

44. 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.

45. 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.

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

47. It is agreed that in all transfer/conveyances of built up area/super built up area, the purchaser transferee shall bear the cost of t he stamp duty, court fees and other registration charges.

48. 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.

49. The name of the proposed multi-storied building shall be "BAIJ NATH ENCLAVE"

50. 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

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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.

51. 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 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.

52. 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.

53. 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.

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54. It is expressly stated that possession has not been given to the Developer and stamp duly shall be paid at the time of registration of Sale Deed.

**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, Lot No. 17, Plot no.—75(p), 76(p) 79(p) and new Khata No. 266, Plot No. 82, 91, 88, Area-9.90 decimals which is butted and bounded as follows :-

| | |
|---|---|
| North: | 19' 6'' feet wide road |
| South : | Land of Sri Raghvendra Kumar Singh. |
| East : | House of Mr. Pal (Lot No. 15) |
| West : | Lot No. 18 |

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

SATYENDRA PANDIT
NOTARY
Reg. No.-7987/10
Govt. of India
DHANBAD, JHARKHAND

Owner's Photographs & Signature

Attested
Satyendra Pandit
Notary Dhanbad

Attested
Satyendra Pandit
Notary Dhanbad

Attested
Satyendra Pandit
Notary Dhanbad

Amarendra Kumar  Dhananjay Kumar  Raghwendra Singh

Developers Photographs & Signature

Attested
Satyendra Pandit
Notary Dhanbad

Attested
Satyendra Pandit
Notary Dhanbad

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)

Certified that the finger print of the left hand of the vendor/vendors and Developer/Developers whose photograph affixed in the document have been duly obtained before me.

SATYENDRA PANDIT
NOTARY
Reg. No. 79571/12
Govt. of India
DHANBAD, JHARKHAND

27/8/18
NOTARY
DHANBAD

WITNESSES

1.

2.

डाक घर बचत बैंक
Post Office Savings Bank

भारतीय डाक
India Post

# AVINGS BANK PASSBOOK

DEPARTMENT OF POSTS, INDIA

| | |
|---|---|
| FFICE | PORTBLAIR |
| : | PPF |
| IT NO. | 200315 |

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Photograph

Mandatory For SCSS 2004

जमाकर्ता का नाम

Depositor(s) Name

1. NAVEEN KUMAR JHA
2.
3.

पता/Address C/O M. PADMALAYA NEAR QTR NO. 1-234 SHADIPUR PORTBLAIR

Date of Birth 744106

Name of Parent/Guardian

(in case of minor)

जारी करने की तारिख

Date of Issue 12/05/2015 10:39

Fresh Passbook issued in lieu of old one used up to 29/9/15

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 के हस्ताक्षर

नामांकन की संख्या

रजिस्ट्री की तारीख

ASST. POSTMASTER (S.B.)
PORT BLAIR – H. O.
744 101.

Signature of Postmaster

4036 Nomination Number

07/09/2006 Date of Registration

1

Naveen

| तारीख Date | लेनदेन का विवरण Particulars of Transaction | जमा Deposit | निकास Withdrawal | बकाया Balance | स. ह. Initial |
|---|---|---|---|---|---|
| 29/09/15 | By Cash , | 40000.00 | 0 | 346133.00 | |
| 31/03/16 | Interest, INTEREST : 2015-201 | 27939.00 | 0 | 374072.00 | |
| 13/05/16 | By Cash , | 25000.00 | 0 | 399072.00 | |
| 16/05/16 | By Cash , | 75000.00 | 0 | 474072.00 | |
| 30/09/16 | By Cash , | 25000.00 | 0 | 499072.00 | |
| 31/03/17 | Interest, INTEREST : 2016-20 | 37813.00 | 0 | 536885.00 | |
| 28/04/17 | By Cash , | 10000.00 | 0 | 546885.00 | |

*Your Satisfaction is our moto!*

Mob. 9471307752
7870591534

SSB

# 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
Naveen Kr Sanjay Jha
Partner

भारती यिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

R. K. SINHA
NOTARY
DHANBAD

झारखण्ड JHARKHAND

D 489424

SPECIAL ADHESIVE SPECIAL ADHESIVE

RAJESH KUMAR SINHA Govt. of Jharkhand Dhanbad NOTARY PUBLIC

Sl No. 22 Date 08 AUG 2018

Before The Notary Public, Dhanbad

Affidavit

I, Naveen Kumar Jha S/o Late Bishanver 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:-

| | |
|---|---|
| Movable 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 |

2. That, the above statements made above are true to the best of my knowledge & belief.

3. 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 Advocate Dhanbad.

: Verification :

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
NOTARY
DHANBAD
08/08/18

Naveen

Deponent,
Ideponentified by:

RAJESH KUMAR SINHA Govt. of Jharkhand Reg. No. 2013-02 Dhanbad NOTARY PUBLIC, DHANBAD

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

Notary Public, Dhanbad

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<br>(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<br>(Seventy Seven Thousand Six Hundred only) |

Please write or type below this line

दस्तावेज जाँचा गया

प्रपत्र IV जाँचा

28-10-16

28.10.16

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.

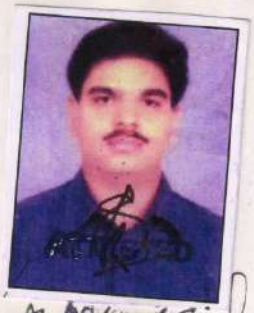
Rajyati sale Dhanbad 19,37,000/1st - 77600/-

तपसील वर्णित जमीन का मुल्य मांग दर्शिता
के अनुसार निर्धारित न्यूनतम मुल्य ठ
28/10

पक्षकारो का पहचान पत्र की मूल प्रति
का मिलान किया।
28/10

विक्रय भूमि संबंधी कागजातों की जाँच
28/10

Fee paid
A1 > 58110=00
E 2000=00
Sal 10=00
P.fee 3=76
G.fee 601=10
60,724=86
28/10



ENR No 588/2007

अचल अधिकारी ..... से प्राप्त हुआ
अनुसार दस्तावेज में वर्णित कीमत
08..... को
जिला खाते से बाहर है।
28/10/16

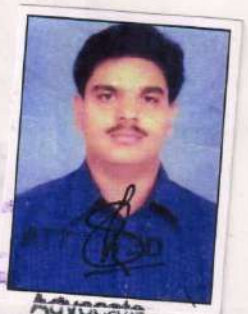
# DEED OF SALE

28/10/16

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).

.....2



Advocate
ENR No 588/2007

28.10.16

28.10.16

28/10/16

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

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WHERAS, 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

WHERAS, 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

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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

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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 form 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.

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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 :-

(1) Not to throw any rubbish or store any article or combustible goods in common parts save to such extent and at such place or places if any, as may be specifically permitted by the Vendors in writing.

(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.

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(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.

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(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. |

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28/10/16



**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

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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 | BOI | 27.10.2016 | 4,00,000 |
| 05. | 000878 | Central Bank | 27.10.2016 | 1,00,000 |
| 06. | 451815 | Sinticate Bank | 30.11.2016 | 4,00,000 |
| 07. | 000879 | Central Bank | 30.11.2016 | 1,00,000 |

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.

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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

28/10/10



5. Cost of Insurance, against THIRD PARTY risks in respect of the building if such insurance shall be at all taken out by owners, the higher charges and other expenses of renewed taxes if any incurred by the owners in respect of the said building or any portion thereof for shortage of refuse of the owners and occupiers of the said flat and to repair and renewing the dustbin or reused bin if provided at the said building.

6. All other expenses, if any incurred by the owners for the maintenance and proper convenient and running of the said building.

7. Cost of installation and maintenance of the fire, safety, devices would be responsibility of the Flat / unit owners on pro- rate sharing basis.

8. Liabilities arising out of any accident in Course of maintenance of the Complex would be that of all Flat / unit Owners and not of builder.

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.

.....14

**Photograph & Finger Print of Purchaser No. – 1**

Adv
ENR No 5...

**Photograph & Finger Print of Purchaser No. - 2**

Advocate
ENR No 588/2007

**WITNESSES :-**

1. Anil Kumar Singh
S/o Vijay Singh
Bakoshi Dhanbad

2. Niraj Singhal
S/o Sri Bijay Kumar Singhal
F.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 :- AWFP 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.

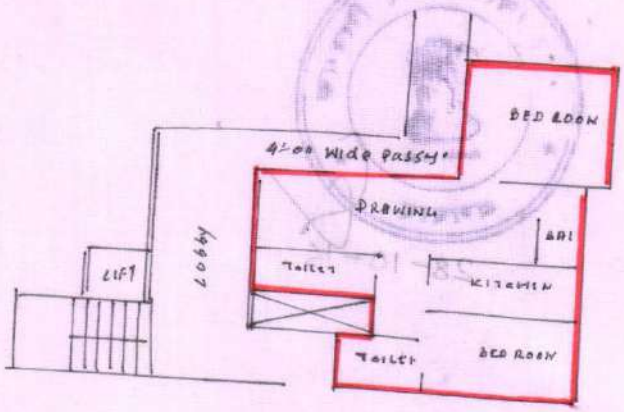
Seller: Sashi Singh W/o Sri Abhay Kumar of Bhisti para Near H.E school Hirapur Dhanbad Represented by Attorney Sri Abhishek Singh S/o late Raj Narayan Singh of Raghukul P.S: Saraidhela Dhanbad Director of M/s Raghukul Infrastructure Pvt Ltd.

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: 49 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

N




Abhishek

Naveen Jha

Prepared by

# Issue Token

| | | |
|---|---|---|
| Presenter/Executant's Name | Abhishek Singh | |
| Token For | Registry | |
| Counter No | 1 | |
| Online Application ID (If Any) | | Verify On-line Payment |
| e-Stamp Certificate No. (If Any) | IN-JH037687981529370 | Verify |

Issue Token

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** | | |
| Presenter' Name & Address | **Raghukul, Saraidhela, Dhanbad** | | | Date of Entry | **28/10/2016** |
| Stampable Doc. Value | 1937000 | DOE | | Total Pages | **66** |
| Document/Transaction Value | **1937000** | Stamp Value | **77600** | Book | **I** |
| Special Type | | Serial /Deed No. | / | CNO/PNO | |
| Remarks / Other Details | | Old Serial No. | / | | |
| **Property Details:** | | App. ID | | e-Stamp Cert. No. | **IN-JH03768798152937O** |

| Anchal | Th.No. | Wrd/Hlk | Mauza | Kh. No. | Plot No | Plot Type | Boundary North | Boundary South | Boundary East | Boundary West | H No | Category | Area | Min. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| DHANBAD | 8 | 22 | SARAIDHELA | 60 | 1545 | | Umesh Vishwakarma Land | 16 Feet Wide Road | Vidyapati Das & Others | House Of Sri B.K. Sinha | | U_RES | Decimal | |
| DHANBAD | 8 | 22 | SARAIDHELA | 09 | 1544 | | Umesh Vishwakarma Land | 16 Feet Wide Road | Vidyapati Das & Others | House Of Sri B.K. Sinha | | U_RES | Decimal | |
| DHANBAD | 8 | 22 | SARAIDHELA | 49 | 1548 | | Umesh Vishwakarma Land | 16 Feet Wide Road | Vidyapati Das & Others | House Of Sri B.K. Sinha | | U_RES | Decimal | |
| DHANBAD | 8 | 22 | SARAIDHELA | 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 | SARAIDHELA | Flat No 3c In Block -B In 3rd Floor In "Vindhyachal 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 | ब्रहमण | Male | AKFPJ7211B | | 9631712130 | Sbi Colony, Steel Gate, Saraidhela, Dhanbad | Do |
| 4 | VENDEE | Sushila Jha | Naveen Kumar Jha | House Wife | पति | ब्रहमण | 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** |

उपरयुक्तटियाँ दस्तावेज में अंकित तथ्यो के अनुरूप है |

दस्तावेज लेखक का हस्ताक्षर

प्रस्तुतकर्ता का हस्ताक्षर

निबंधन पूर्व सारांश में इंपुट फार्म के अनुरूप डाटा इंट्रि की गई है |

डाटा इंट्रि ऑपरेटर का हस्ताक्षर

उपरयुक्त अभिषेक सिंह .....ने इस दस्तावेज के निष्पादन को मेरे समक्ष

# निबंधन विभाग, झारखंड
## धनबाद

जांच पर्ची-सह घोषणा प्रपत्र (नियम 114)

Token No: 30

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

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

| Anchal | Th.No. | Wrd/Hlk | Mauza | Kh. No. | Plot No | Plot Type | Boundary North | Boundary South | Boundary East | Boundary West | H No | Category | Area | Min. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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| DHANBAD | 8 | 22 | SARAIDHELA | 09 | 1544 | | Umesh Vishwakarma Land | 16 Feet Wide Road | Vidyapati Das & Others | House Of Sri B.K. Sinha | | U_RES | Decimal | |
| DHANBAD | 8 | 22 | SARAIDHELA | 49 | 1548 | | Umesh Vishwakarma Land | 16 Feet Wide Road | Vidyapati Das & Others | House Of Sri B.K. Sinha | | U_RES | Decimal | |
| DHANBAD | 8 | 22 | SARAIDHELA | 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 |
|---|---|---|---|---|---|---|---|
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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 | ब्राह्मण | Male | AKFPJ7211B | | 9631712130 | Sbi Colony, Steel Gate, Saraidhela, Dhanbad | Do |
| 4 | VENDEE | Sushila Jha | Naveen Kumar Jha | House Wife | पति | ब्राह्मण | 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 |

उपरयुक्तटियों दस्तावेज मे अंकित तथ्यो के अनुरुप है।

दस्तावेज लेखक का हस्ताक्षर

प्रस्तुतकर्ता का हस्ताक्षर

निबंधन पूर्व सारांश मे इंपुट फार्म के अनुरुप डाटा इंट्रि की गई है।

डाटा इंट्रि ऑपरेटर का हस्ताक्षर

उपरयुक्त अभिषेक सिंह ने इस दस्तावेज के निष्पादन को मेरे समक्ष

स्वीकार किया
जिसकी
पहचान अनिल कुमार सिंह पिता विजय सिंह
निवासी बाबुडीह धनबाद पेशा व्यापार ने की।

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

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

Sustainable Construction

# SMART Building Works

Civil Consultancy

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

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

Ref: NIL

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-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,3rd 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 3RD 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

भारत न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

SPECIAL ADHESIVE

SPECIAL ADHESIVE

RAJESH KUMAR SINHA Govt. of Jharkhand Reg. No. 33/J-02 Dhanbad NOTARY PUBLIC, DHANBAD

Sl No. ..... Date 08 AUG 2018

झारखण्ड JHARKHAND

R. K. SINHA
NOTARY
DHANBAD

D 489396

Before The Notary Public, Dhanbad

Affidavit

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 Moveable & 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 |

2. That, the above statements made above are true to the best of my true to the best of my knowlegde & belief.

3. That, I am swearing this affidavit to submit it before the authority concerned for needful.

: Verification :

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

Solemnly affirmed before me by the deponent, who is duly Identified by Sri ... Advocate, Dhanbad

Sanjay Jha
Deponent,
Identified by:

Advocate.
08/8/18

RAJESH KUMAR SINHA Govt. of Jharkhand Reg. No. 33/J-02 Dhanbad NOTARY PUBLIC, DHANBAD

R. K. SINHA
NOTARY
DHANBAD

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 195?

Notary Public, Dhanbad.

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<br>(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<br>(Sixty Six Thousand Five Hundred And Seventy only) |

61
20/4

Please write or type below this line

46

23

22-4-15

22-4-15

22/4/15

XM 0002803027

**Statutory Alert:**

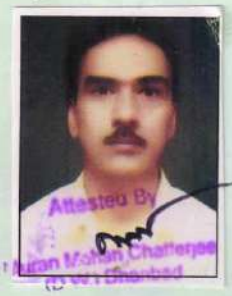
1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please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

Raiyati. Sale Dhanbad 16,63,500/-
St - 66570/-

44

अचल अधिकारी.....से प्राप्त सूचना के अनुसार अस्थायी केस में दर्शित मौजा.....
मौजा 12.....के खाता नं०.....
निबंधन खाते से बाहर है/सूची बद्ध नहीं है

Fee paid
Ann 49905=00
E 1000=00
Sal 2=50
P.fee 0=94
Q.fee 509=05
51417=49




Jitendra Kumar Singh
22/4/15

वसीलें वजीह जमीन का कुल माल दर्शित है के अनुसार निर्धारित स्टाम्प शुल्क से कम नहीं।

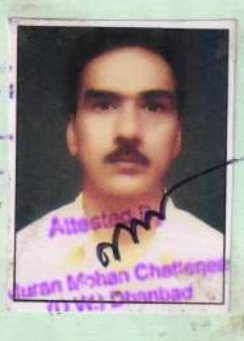
## SALE DEED

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, executers, successors, administrators, legal representatives and assigns) of the **SECOND PART**.

22-4-15 10-00 - 1-00




22-4-15

22/4/15

**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, exduded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **OTHER PART**

**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 [redacted] 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 12th 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 "**,

Jitendra Ch
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)**

Sanjay Jha
22/4/15

**(NO. 2)**


Rekha 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** M. M. Chatterjee 22/4/15

**Signature**

Z. Mo 2/84
22/4/15

**WITNESSES**

(1) M. M. Chatterjee S/o of R. K. Chatterjee of Registry office Dhanbad

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

Sustainable Construction

# SMART Building Works

Civil Consultancy

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

Head-Offfice : Zila Parisad Market, Shop No-RII/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-sone

Date: 06.08.18

Ref: N.I.L

## TO WHOM IT MAY CONCERN

Herewith I am submitting the valuation report of the immovable property acquired by Photocopy of Sale deed no. 3117dated 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-3,3rd 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 3rd 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 WORK'S
Zila Parisad Market, Shop No-R/2(IV)
Bartand, Dhanbad