4701 Sale d 4284

Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 9c2ae84d87e6af4a840e

Receipt Date : 15-Jul-2022 11:53:20 am

Receipt Amount : 142290/-

Amount In Words : One Lakh Forty Two Thousands Two Hundred And Ninety Rupees Only

Token Number : 20220000084943

Office Name : SRO - Dhanbad

Document Type : Sale Deed

Payee Name : JITENDRA KUMAR SINGH AND OTHER (Vendee)

GRN Number : 2212167476

-: For Office Use :-

...46 ...25 ...

Nitu Peter Lakra
15/07/22

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Rayati sale ₹ 42250/ N 3557000/Dhanbad

FEE PAID ... 110574/- ... VIDE

G.R. 221216 0082

DATE 15.07.22

अफशील वर्णीत जमीन का मुल्य मार्गदर्शिका पंजी के अनुसार निर्धारित न्युनतम मुल्य से कम नहीं है।

15.07

Super Built Up Area 1350 Sqft

Nitu Peter Ray
15/07/22



Fee Paid
Rs 106710/-
& 3000/-
Spl 3/-
Rec 1/-
109714/-
15.07.22

Nitu Peter Ray

DEED OF SALE

THIS DEED OF ABSOLUTE SALE is made on this the 15th day of July, 2022 (Two thousand Twenty Two), BY & BETWEEN : **SMT. NITU PETER RAY** wife of Sri Paul R.K., by faith Christian, Indian Citizen, by Category OBC, by occupation Service, resident of Qtr.No.II/70, New Colony, Jagjiwan Nagar, Saraidhela, P.S. Saraidhela, District Dhanbad, Jharkhand, hereinafter called and referred to as the **VENDOR**: (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, successors, administrators, legal representatives and assigns) of the ONE PART: **Adhar No.xxxx xxxx 5463 & PAN : ALFPR4682R**.

Nitu Peter Ray 5/10/22

AND IN FAVOUR OF

1.**SMT. MALATI DEVI** wife of Sri Jitendra Kumar Singh, 2.**SRI JITENDRA KUMAR SINGH** son of Late Bishwanath Singh, both by faith Hindu, Indian Citizen, by Category General, by occupation Housewife & Service, resident of Golakidih, Jairampur More, G.O.C.P. Jharia, P.O. Jharia, P.S. Tisra, District Dhanbad, Jharkhand, hereinafter called and referred to as the **PURCHASERS**: (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, successors, administrators, legal representatives and assigns) of the ONE PART: **1.Adhar No.xxxx xxxx 3756 & PAN : FMJPD9285G & 2.Adhar No.xxxx xxxx 9175 & PAN : GIBPF1541D.**

Nitu Peter Ray

WHEREAS the Mouza Kolakusma, Mouza No.12, New Khata No.388, Old Khata No.122, New Plot No.1162 & 1163, Old Plot No.1312 & 1313, area 5 kathas or 8.25 dec. purchased by Gahlot Developers Private Limited through its Director Sri Pravin Kumar Agarwal, by virtue of registered sale deed No.6451 dated 20.09.2012 from Santa Mandal and others, registered at Dhanbad registry office and the said sale deed was rectified, vide rectification deed No.3896 dated 11.06.2014 and since the date of purchase the said owners hereto is in peaceful possession over the said land by getting its name mutated vide Mutation case No.1520 (II) 2012-13 and paying rent to the state of Jharkhand under Thoka No.5385 and entered in to register II, vide Volume No.1 and Pages 2439 in the name of M/s Gahlot Developers Private Limited through its Director Sri Pravin Kumar Agarwal.

AND WHEREAS the Mouza Kolakusma, Mouza No.12, New Khata No.388, Old Khata No.122, New Plot No.1162, 1163 & 1164 Old Plot No.1312, area 8.47 kathas, Old Plot No.1313, area 0.31 kathas, Old Plot No.1314, area 1.22 kathas, total area 10 kathas or 16.50 dec. purchased by Gahlot Developers Private Limited through its Director Sri Pravin Kumar Agarwal, by virtue of registered sale deed No.5732 dated 14.08.2012 from Narayan Mandal and others, registered at Dhanbad registry office and since the date of purchase the said owners hereto is in peaceful possession

Nitu Peter Ray
15/08/22

over the said land by getting its name mutated vide Mutation case No.1529 (II) 2012-13 and paying rent to the state of Jharkhand under Thoka No.5380 and entered in to register II, vide Volume No.1 and Pages 2436 in the name of M/s Gahlot Developers Private Limited through its Director Sri Pravin Kumar Agarwal.

AND WHEREAS the Mouza Kolakusma, Mouza No.12, New Khata No.388, Old Khata No.122, New Plot No.1162, Old Plot No.1312, area 5 kathas or 8.25 dec. purchased by Smt. Preeti Agarwal, by virtue of registered sale deed No.1326 dated 05.03.2019 from M/s Gahlot Developers Private Limited through its Director namely Sri Sharda Nand Singh, registered at Dhanbad registry office and since the date of purchase the said owners hereto is in peaceful possession over the said land by getting her name mutated vide Mutation case No.3470 (II) 2018-19 and entered in to register II, vide Volume No.12 and Pages 34 and Online rent paid vide receipt No.0249714406 in the name of Preeti Agarwal.

AND WHEREAS the land owners became absolute and exclusive owners of the land described in the schedule below of this presents by exercising diverse acts of ownership and possession within the knowledge to the authorities and the people of the locality and are recognized Raiyati owners for the said land.

AND WHEREAS the developers SHREE TRIVENI REALTORS LLP through its representatives approached the land owners for allowing them to develop and construct Multistoried residential flats along with Car parking space in the name of TRIVENI HILLS over the said land described in the schedule attached to the Development agreement dated 25.07.2014, 22.01.2015 and 09.11.2020.

AND WHEREAS on the basis of the said Development Agreement the partners of the firm decided to develop a multistoried residential Apartment on the said plot of land in the name and style of TRIVENI HILLS.

Nitu Peter Roy
15/08/22

AND WHEREAS the multistoried building has been constructed which is comprising of many flats/units of different built up area with parking space etc. over the Schedule A land as per approved plan of MADA Dhanbad vide Approval No.BD-102/2015-16 dated 11.05.2015 (Letter of TP-989 dated 02.11.2015) which is commonly known as **"TRIVENI HILLS"**.

AND WHEREAS the vendor above name approached the builder/Land owner and expressed her intention to buy a FLAT on the FIRST FLOOR, being Flat No.104, Block-B of the building super built up area 1350 Sqft. Morefully described in the schedule 'B' in ownership basis purchased vide Registered sale deed No. 256 dated 20.01.2021, registered at Dhanbad registry office.

AND WHEREAS the vendor hereto in order to meet her financial requirement, considered it advisable to sell the said Flat together with floor area covered thereby and morefully described in the schedule hereto to a willing purchaser.

AND WHEREAS in course and as a result of negotiations between the parties hereto, the vendor hereto have agreed to sell and the purchaser hereto has agreed to purchase the vendor's entire right, title, interest and possession to in and over the said Flat morefully described in the schedule 'B' hereto for the reasonable and highest offered consideration of Rs.32,00,000/-(Rupees Thirty two lacs) only, on the terms and conditions mutually agreed between them as hereinafter appearing.

Nitu Peter Roy
15/02/22

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :

1. That in consideration of the sum of Rs.32,00,000/-(Rupees Thirty two lacs) only have been paid by the purchaser to the vendor hereto (the receipt whereof the vendor doth hereby acknowledge and admit) and in consideration of the terms, conditions and covenants hereinafter appearing, the vendor doth hereby absolutely and indefeasible grant, sell, convey, transfer and assign all her right, title, interest and possession to in and over Flat No.104, having super built up area 1350 Sqft. Morefully described in the schedule 'B' hereto and shown in red in the plan annexed hereto free from all encumbrances together with all claims, demands, incidental rights and easements belonging or appertaining to or enjoyed therewith to the purchaser TO HAVE AND TO HOLD the same for all times to come subject only to the payment of the proportionate payable to the Govt. of Dhanbad Municipality as may be applicable on and from this day.

2. That the vendor hereby covenant with the purchaser that the said Flat hereby sold to her is in no manner encumbered and the title of the vendor is in no defective.
3. That the vendor hereby further covenant with the purchaser that the vendor shall pay the taxes payable in respect of the Flat hereby sold now or in future becoming payable upto 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 the taxes payable in respect of the said flat hereby sold which become payable as from this day onwards.

Token No.: 20220000084943

CERTIFICATE

Office of the SRO - Dhanbad

This **Sale Deed** was presented before the registering officer on date **15-Jul-2022** by **NITU PETER RAY**, S/O, D/O, W/O **WIFE OF PAUL R K** resident of QTR NO II/70 NEW COLONY JAGJIWAN NAGAR SARAIDHELA, PS-SARAIDHELA DHANBAD ,.

This deed was registered as Document No:- **2022/DHAN/4701/BK1/4284** in Book No :- **BK1**,Volume No :- 452 from Page No :- 97 to 220 at, office of **SRO - Dhanbad**

Date:- **15-Jul-2022**

Registering Officer

Nitu Peter Ray.
15/01/21

4. That the vendor further covenant with the purchaser to do and execute all such acts,deeds and things at the cost of the purchaser as she may reasonably required of the vendor to do or to execute for better and morefully assuring to the purchaser the said Flat hereby sold and also to render all assistance and co-operation to the purchaser at her request and cost to get purchaser name in Municipal sherista.
5. That the purchaser shall be bound to comply with all the terms and conditions as may be applicable as are contained and embodied in the registered deed of sale being No. 256 dated 20.01.2021, executed by the rightful owner, in favour of Smt. Nitu Peter Ray and in the event the purchaser hereto transfer the Flat hereunder sold to any one hereafter, he/she also would be bound by the said terms and conditions.
6. The property hereby conveyed by this deed is not prohibited by the Govt., i.e. do not come under Govt. land, Govt. settled land, Bhudan land, Adhivasi land and not come under Govt. acquisition land and the vendor and purchaser both satisfied with the contents of this deed.
7. That as per rate fixed by the Jharkhand Govt. the purchaser is paying stamp duty and registration fees for a sum of Rs.35,57,000/- only.
8. That the vendor does not come under SC/ST and other 51 castes mentioned in U/S 46 of the C.N.T. Act,1908.

IN WITNESS WHEREOF the vendor hereunto set and subscribed her hands out of her own free will while in sound health and perfect mind on this the day, month and year first above written.

अंचल अधिकारी -धनबाद.....से प्राप्त सूची
के अनुसार दस्तावेज सं. वर्तित मौजा कोला कुशमा
नम्बर 12..... खाता नं0- तीन सौ अठासी
फोलियो खाता से बाहर है भूमि बद्ध नहीं है।
15.04.22 -7-

Nitu Peter Ray
15/04/22

SCHEDULE"A"

(Particulars of the land)

All that piece and parcel of Raiyati land situated in Mouza KOLAKUSMA, P.S. SAraidhela, chowki, sadar registry office Dhanbad, District Dhanbad.

MOUZA :KOLAKUSMA, Mouza No.12,

New Khata No.388 (Old Khata No.122), New Plot No.1162, 1163 & 1164 (Old Plot No.1312, 1313 & 1314), Total measuring an area 39.237 dec. out of which 30.987 decimals of land, together with multistoried residential Complex standing thereon, which is known as "TRIVENI HILLS" situated at subsidiary Road, which is bounded by :-

North : Part of Old Plot No.1312.

South : Part of Old Plot No.1312.

East : Part of Old Plot No.1549.

West : 20 feet wide Road.

Municipal Ward No. 23 & Holding No.0230005527000A1, and entered in to register II, vide Volume No.1 and Pages 2439 & 2436 in the name of M/s Gahlot Developers Private Limited through its Director Sri Pravin Kumar Agarwal and Volume No.12 and Pages 34 in the name of Preeti Agarwal.

Nitin Peterkay
15/07/22

SCHEDULE 'B'

(Particulars of the Property sold)

Out of aforesaid Schedule 'A' one Flat being Flat No.104, Block-B, in the First Floor, measuring an super built up area 1350 Sqft. with one car parking space in the basement along with undivided proportionate share in Schedule 'A' land area 0.62 dec., being building property, which is commonly known as "TRIVENI HILLS", as per plan attached herewith and shown in colour Red, which is butted and bounded as follows:

North : Open to sky.

South : Flat No.103 & Lift.

East : Open to sky.

West : Flat No.101, Lift and Lobby.

PAYMENT SCHEDULE

Details	Date	Bank	Amount(Rs)
RTGS	21.04.2022	B.O.I.	2,01,000.00
RTGS	13.07.2022	Canara Bank	4,99,000.00
D.D.No.261564	13.07.2022	Canara Bank	25,00,000.00
		Total Rs.	32,00,000.00

Nithu Peter Roy
15/10/22

PARTICULARS OF THE FLAT

1. Whether Kucha or Pucca : Pucca.

2. If pucca whether tiled or reinforced concrete : Reinforced Concrete & Bricks.

3. Number of Stories : B + G + 4

4. Total Number of Flats in the Apartment : 40

5. Year of construction : 2015-16

6. Brief description and nature sanitary electrical and other fittings in case of building and their equipment : Mentioned in Deed General Fittings.

7. Carpet area of Flat : N/A.

8. Super built up area of Flat : 1350 Sqft.

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 : 0.62 decimals and 20% respectively.

11. Cost of Flat (S.B.A) including car parking space : Rs.33,85,000/- only.

Nitu Peter
15/07/22

12. Cost of proportionate undivided variable share of land 0.62 dec.(270 Sqft): Rs.1,72,000/- only.

13. Total Cost Rs.35,57,000/- only.

15. Annual rent of proportionate undivided variable share of land: 55 paise.

16. The Map attached with the schedule shall be part of this sale deed : yes.

That the above mentioned schedule 'A' land does not come under Govt. land, and neither comes under Adivashi land, Govt. Bhudan land and forest land, BCCL 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.

PHOTOGRAPH OF PURCHASER NO.1



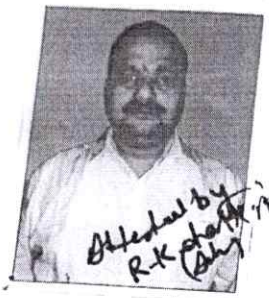


Malati Devi

15/07/22

Nitu Peter Ray
15/07/22

PHOTOGRAPH OF PURCHASER NO.2 :





Jitendra Kumar Singh.

15/07/22

Certified that the finger prints of the left hand of the vendor and the purchaser,whose photographs affixed in the document have been duly obtained before me. Prepared the document as per details supplied by the parties.

Signature. Raj Kumar Chatterjee
Advocate
Dhanbad
E.NO - 804/2010
15/07/22

WITNESSES :

1. Amit Kumar Mishra
S/o:- Krishna Kumar Mishra
Badlapur, Singramau,
Jaunpur-
2. Paul. R.K 15/07/22
S/o Late Tao Ring
Qtr. No II/70, New colony
Jagjiwan Nagar
Dhanbad. 826003.
15/07/22

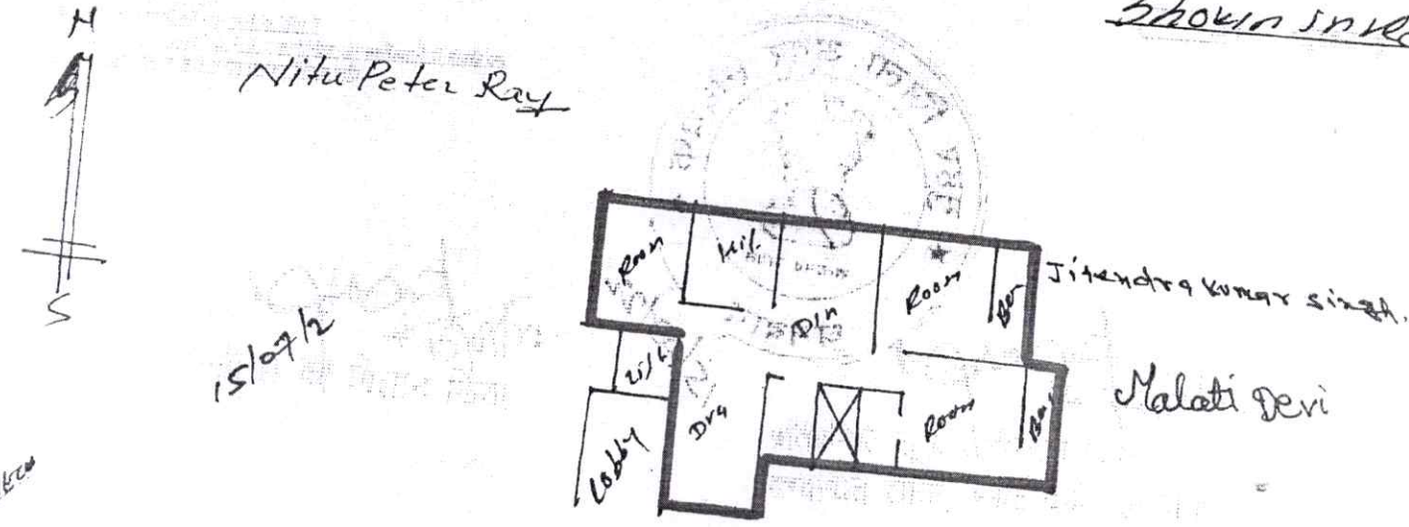
Seller – Smt. Nitu Peter Ray w/o Sri Paul R. K. of Qtr. No. 11170. New Colony. Jagjivan Nagar, P.S. Saraidhela. Dist Dhanbad

Purchaser – (i) Smt. Malati Devi w/o Sri Jitendra Kumar Singh (2) Sri Jitendra Kumar Singh s/o Late Bishwanath Singh of Golakdih, Jairampur more. Ch.O.C.P Jharia. P.S. Tisra, Dist Dhanbad

Schedule – mouza: Kolakusma No. 12 New Khata No. 388 Old Khata No. 122, New Plot No. 1162, 1163 & 1164 Old Plot No. 1312, 1313 & 1314, Super Built up Area: 1350 Sqft Flat No. 104 Block-B on First Floor, Commonly known as "Triveni Hills" with one car parking space

Boundary – North: Open to Sky South: Flat No. 103 & Lift
East: Open to Sky West: Flat No. 101, Ust & Lobby

Shown in red



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

July 15, 2022

पंजी II प्रति

भाग वर्तमान	1	पृष्ठ संख्या	2439						
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अचंल का नाम	धनबाद	हलका का नाम	हलका-02	इस्टेट का नाम	झारखंड
मौजा का नाम	कोतांकुशमा	होल्डिंग संख्या	2439	तौजी संख्या	0	थाना नम्बर	12	खाता का प्रकार	—

मेसर्स गहलोत डेवलपर्स प्रा. लि. , —, जाति- – एवं श्री प्रवीण कुमार अग्रवाल अ , पिता-श्री जगदीश प्रसाद अग्रवाल, जाति- –

खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	लगान	सेस
388	1162,1163	0 ऐ 5 कठा0 हे	दा0 खा0 केश स0 1520 (2) 2012-13	5	7.25
	कुल परिमान	0 ऐ 8.3 डि 0 हे			

तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
12-07-2017	1512664201	2012-2013	2017-2018	25	5	6.25	1.25	12.5	2.5	12.5	2.5	5	1
03-10-2020	0843938181	2018-2019	2019-2020	5	5	1.25	1.25	2.5	2.5	2.5	2.5	1	1

List Of Mutation Cases on the above transaction in Register-II Mutation Cases Not Found !!

List Of Case Status Details

अपना टेबो BACK

यह एक कम्प्युटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे
प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें

पंजी II का मिलान किया

प्रतिबन्धित सूची से मिलान किया
सम्बन्धित खाता/प्लॉट दर्ज नहीं पाया

Nitu Peter Ray

Malati Devi

Jitendra kumar Singh.

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

पंजी II प्रति

July 15, 2022

भाग वर्तमान	1	पृष्ठ संख्या	2436						
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अर्चल का नाम	धनबाद	हलका का नाम	हलका-02	इस्टेट का नाम	झारखंड
मौजा का नाम	कोलाकुशमा	होल्डिंग संख्या	2436	तौजी संख्या	0	थाना नम्बर	12	खाता का प्रकार	—

गहलोत डेवलपर्स प्रा. लि. , —, जाति- – एवं श्री प्रवीण कुमार अग्रवाल , पिता-श्री जगदीश प्रसाद अग्रवाल, जाति- –

खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	लगान	सेस
388	1162,1163,1164	10 कठा0 डि 0 वर्गफीट	दा0 खा0 केश स0 1529 (2) 2012-13	10	14.5
	कुल परिमान	10 कठा0 डि 0 वर्गफीट			

तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
09-16-2017	1505573830	2012-2013	2017-2018	50	10	12.5	2.5	25	5	25	5	10	2
04-27-2019	0595151160	2018-2019	2019-2020	10	10	2.5	2.5	5	5	5	5	2	2

List Of Mutation Cases on the above transaction in Register-II Mutation Cases Not Found !!

List Of Case Status Details

यह एक कम्पयुटर जनित प्रति
यह प्रपत्र केवल पार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे
प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें

BACK

पंजी II का मिलान किया

प्रतिबन्धित सूची से मिलान किया
सम्बन्धित खाता/प्लॉट दर्ज नहीं पाया

Nitu Peter Ray

Malati Devi

Jitendra kumar Singh,

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

July 15, 2022

पंजी II प्रति

भाग वर्तमान	12		पृष्ठ संख्या	34					
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	धनबाद	हलका का नाम	हलका-02	इस्टेट का नाम	JHARKHAND
मौजा का नाम	कोलाकुसमा	होल्डिंग संख्या	388	तौजी संख्या		थाना नम्बर	12	खाता का प्रकार	—

PREETI AGARWAL , पति-PRAVIN KUMAR AGARWAL,
जाति- वैश्य

खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	लगान	सेस
388	1162	0 ऐ 6 डि 9.68 हे	नामान्तरण मुकदमा संख्या 3470/2018 - 2019	2	0
	कुल परिमान	0 ऐ 6 डि 9.68 हे			

तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
05-25-2019	0434371074	2018-2019	2019-2020	5	5	1.25	1.25	2.5	2.5	2.5	2.5	1	1
10-16-2020	0249714406	2020-2021	2020-2021	0	5	0	1.25	0	2.5	0	2.5	0	1

List Of Mutation Cases on the above transaction in Register-II Mutation Cases Not Found !!

List Of Case Status Details

जनशा टेबो BACK

यह एक कम्प्युटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें
प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें

पंजी II का मिलान किया

प्रतिबंधित सूची से मिलान किया
सम्बन्धित खाता/प्लॉट दर्ज नहीं पाया

Nitu Peter Ray

Jitendra kumar singh.

OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Dhanbad

District Name :- Dhanbad

State Name :- Jharkhand

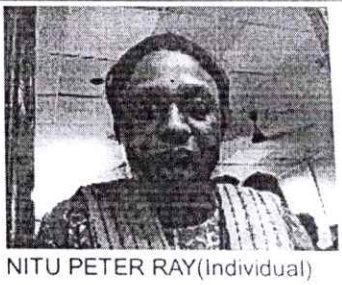
Deed Endorsement

Token No :- **20220000084943**

Deed Type	Sale Deed
Number of Pages	124
Fee Details	**Stamp Duty** :- Rs. 142280, **E** :- Rs. 2000, **PR** :- Rs. 1, **SP** :- Rs. 1860, **A1** :- Rs. 106710, LL :- Rs. 3,
Property No.	1
Valuation Details	**Value :-** Rs.3381305/- ,**Transaction Amount** :- Rs.3557000/-
Property Details	**District :-** Dhanbad , **Tehsil :-** Dhanbad , **Village Name :-** Kolakushma **Location :-** Other Road, Kolakushma Word No 23 **Property Boundaries** :- East: OPEN TO SKY, West: FLAT NO 101, LIFT AND LOBBY, South: FLAT NO 103 AND LIFT, North: OPEN TO SKY **Holding Number** - 0230005527000A1**Volume Number** - 1 12**Page Number** - 2439 2436 34**Khata Number** - 388**Plot Number** - 1162 1163 1164 **Area Of Land** :- 0.62 Decimal 1350.00 Square Feet

Sh./Smt.**NITU PETER RAY** s/o/d/o/w/o **WIFE OF PAUL R K** has presented the document for registration in this office

today dated :- **15-Jul-2022** Day :- **Friday** Time :- **14:13:29 PM**



NITU PETER RAY(Individual)

Party Name	Document Type	Document Number
NITU PETER RAY	PAN/UID	ALFPR4682R

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature

	NITU PETER RAY **Address1 -** QTR NO II/70 NEW COLONY JAGJIWAN NAGAR SARAIDHELA, PS- SARAIDHELA DHANBAD, **Address2 -** , , , Jharkhand **PAN No.:** ALFPR4682R,**Permission Case No.-**	Yes	Nitu Peter Ray **Address:-** QR NO II/70, Near Labour Court, NEW COLONY, JAGJIVAN NAGAR, Nutandi, , Dhanbad, 826003, , Jharkhand, India	SELLER **Age:**41		
2	**MALATI DEVI** **Address1 -** GOLAKDIH JAIRAMPUR MORE, G.O.C.P JHARIA PS- TISRA DHANBAD, **Address2 -** , , , Jharkhand **PAN No.:** FMJPD9285G,**Permission Case No.-**	Yes	Malati Devi **Address:-** , , , Golakdih Jayrampur More, Jharia, , Dhanbad, 828111, , Jharkhand, India	PURCHASER **Age:**37		
3	**JITENDRA KUMAR SINGH** **Address1 -** GOLAKDIH JAIRAMPUR MORE, G.O.C.P JHARIA PS- TISRA DHANBAD, **Address2 -** , , , Jharkhand **PAN No.:** GIBPS1541D,**Permission Case No.-**	Yes	Jitendra Kumar Singh **Address:-** , , , Jairampur More, G.O.C.P, Jharia, , Dhanbad, 828111, , Jharkhand, India	PURCHASER **Age:**43		

Nitu Peter Ray.

Malati Devi

Jitendra Kumar Singh.

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signatu
1	**AMIT KUMAR MISHRA** S/o-D/o **KRISHNA KUMAR MISHRA** **Address1 -** H. NO 37 TEHSIL BADLAPUR BACHHUAR JAUNPUR UTTAR PRADESH, **Address2 -** , , , Jharkhand **PAN No.:**			Amit Kumar Mishra

ress:
individually/Collectively recognize the Seller(S) and Buyer(s)

SNO	Party Name and Address	Photo	Thumb	Signature
1	AMIT KUMAR MISHRA Address1 - H. NO 37 TEHSIL BADLAPUR BACHHUAR JAUNPUR UTTAR PRADESH, Address2 - , , , Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**NITU PETER RAY**), has/have admitted the execution before me. He/ She/ They has / have been identified by **(AMIT KUMAR MISHRA)** Son/Daughter/Wife of **(KRISHNA KUMAR MISHRA)** resident of **(H. NO 37 TEHSIL BADLAPUR BACHHUAR JAUNPUR UTTAR PRADESH)** and by occupation **(Business)**.

Signature of Registering Officer

Seal and Signature of Registering Officer

Date:- **15-Jul-2022**

मुहर जिला अधिकारी धनबाद सत्यमेव जयते

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 0.62 x 321540=199354.8	₹1,99,355/-
2	Constructed Property Valuation	1. 1350 x 2357=3181950	₹31,81,950/-
A	Total		₹33,81,305/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹33,81,400/-
Total Amount in Words : Thirty Three Lakhs Eighty One Thousands Four Hundred Rupees Only.			

Land measurement, Sub Part and House No.	**Property Boundaries** East: OPEN TO SKY, West: FLAT NO 101, LIFT AND LOBBY, South: FLAT NO 103 AND LIFT, North: OPEN TO SKY
Area	Land area : 0.62 Decimal, Area of Constructed Property : 1350.00 Square Feet, Have Depreciation certificate : Yes , Age : 0 to 10 Years , Certificate number : , Residential Usage Type : Flat , GST NUMBER : , Builder Name : , Builder Address :
Other Description of the Property	Pin Code - 828127, Flat Number/Commercial Space Number - FLAT NO 104 BLOCK-B ON 1ST FLOOR WITH ONE CAR PARKING SPACE, Building Name - TRIVENI HILLS
Government/Market Value	3381304.8
Transaction Amount	3557000

SELLER	-**Mrs. NITU PETER RAY**, **Address -** QTR NO II/70 NEW COLONY JAGJIWAN NAGAR SARAIDHELA, PS- SARAIDHELA DHANBAD- ,**Father/Husband Name** WIFE OF PAUL R K , **PAN No.-** ******682R,**Permission Case No.-** , **Aadhaar No.** ********5463
PURCHASER	-**Mr. JITENDRA KUMAR SINGH**, **Address -** GOLAKDIH JAIRAMPUR MORE, G.O.C.P JHARIA PS- TISRA DHANBAD- ,**Father/Husband Name** LATE BISHWANATH SINGH , **PAN No.-** ******541D,**Permission Case No.-** , **Aadhaar No.** ********9175
	-**Mrs. MALATI DEVI**, **Address -** GOLAKDIH JAIRAMPUR MORE, G.O.C.P JHARIA PS- TISRA DHANBAD- ,**Father/Husband Name** WIFE OF JITENDRA KUMAR SINGH , **PAN No.-** ******285G,**Permission Case No.-** , **Aadhaar No.** ********3756

Witness Information	**Mr. AMIT KUMAR MISHRA** , **Address -** H. NO 37 TEHSIL BADLAPUR BACHHUAR JAUNPUR UTTAR PRADESH-, **Father/Husband Name-**KRISHNA KUMAR MISHRA

Identifier Details	**Mr. AMIT KUMAR MISHRA** , **Address -** H. NO 37 TEHSIL BADLAPUR BACHHUAR JAUNPUR UTTAR PRADESH-, **Father/Husband Name-**KRISHNA KUMAR MISHRA

Fee Rule:Sale Deed

1	Stamp Duty	1,42,28(

दूरभाष / Phone No. - 0326-2211245
ई-मेल / E-mail : nparodhn@canarabank.com

हिन्दी में काम करें, संविधान का सम्मान करें।
वृक्ष बचाएं। जब तक अत्यंत आवश्यक ना हो, इस ईमेल का मुद्रण न करें /
Save a tree... Please don't print this e-mail unless you really need to.

From: Adv VIVEK KUMAR <advocatevivekkasera@gmail.com>
Sent: Monday, June 8, 2026 4:15 PM
To: NPA RO DHANBAD <nparodhn@canarabank.com>
Cc: RAMESH PRASAD <ramesh_prasad@canarabank.com>; NPA Section RANCHI C.O. <nparanchico@canarabank.com>; R & L C O Ranchi <rlranchico@canarabank.com>
Subject: Re: VETTING FOR DEMAND NOTICE OF MALTI DEVI & JITENDRA KUMAR

CAUTION: This email is originated from outside Canara Bank. Do not click any links or open attachments unless you recognize the sender and know that the content is safe.

Sir/Mam,
The vetted draft of 13(2) in M/s Savya Sachin is enclosed herewith.

On Sat, Jun 6, 2026 at 3:22 PM NPA RO DHANBAD <nparodhn@canarabank.com> wrote:

महोदय / महोदया
Dear Sir / Madam,

With Reference Subject matter for issuing demand notice, ***we are issuing demand notice for that account which get already NPA as on 29.05.26 but same property mortgage with other MSME loan . As per CBS in SMA 2. Kindly guide we add that account liability for issuing demand notice or not (account no 125005121373)***

Details :

1) *Account no : 160002626470 &4908630000037*
2) *DATE OF NPA : 29.05.26*
3) *Name : Malti devi & Jitendra Kumar*
4) *scheme : Housing loan*

5) ***Account no : 125005121373***
6) ***Account status : SMA 2***
7) ***Name : M/S SAVYA SAACHIN MULTITRADE(DIRECTOR : MALTI DEVI & JITENDRA KUMAR)***
8) ***Collateral details: both HL Property mention above link as collateral security***
9) *SCHEME : HYBRID MODEL*

Kindly guide us for doing the needful at our end .

ENCLOUSRE:- list of account document wise details separately via mail

सधन्यवाद/ Thanks & Regards,
अनर्जक आस्ति प्रबंधन अनुभाग / NPA Management Section
केनरा बैंक / Canara Bank
क्षेत्रीय कार्यालय / Regional Office
धनबाद / Dhanbad
दूरभाष / Phone No. - 0326-2211245
ई-मेल / E-mail : nparodhn@canarabank.com

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वृक्ष बचाएं। जब तक अत्यंत आवश्यक ना हो, इस ईमेल का मुद्रण न करें /
Save a tree... Please don't print this e-mail unless you really need to.

Outlook

DEMAND NOTICE OF MALTI DEVI & JITENDRA KUMAR

From PUSHPA TIWARY, <pushpatiwary@canarabank.com>
on behalf of
NPA RO DHANBAD <nparodhn@canarabank.com>
Date Wed 6/10/2026 7:34 PM
To Adv VIVEK KUMAR <advocatevivekkasera@gmail.com>
Cc RAMESH PRASAD <ramesh_prasad@canarabank.com>; NPA Section RANCHI C.O. <nparanchico@canarabank.com>; R & L C O Ranchi <rlranchico@canarabank.com>

1 attachment (2 MB)
DEMAND NOTICE MALTI DEVI AND JITENDRA.pdf;

महोदय / महोदया
Dear Sir / Madam,

With reference trailing mail and telephonic communication we here by attaching demand notice of Malti devi & jitendra Kumar .

Please find the attachment and do the needful.

सधन्यवाद/ Thanks & Regards,
अनर्जक आस्ति प्रबंधन अनुभाग / NPA Management Section
केनरा बैंक / Canara Bank
क्षेत्रीय कार्यालय / Regional Office
धनबाद / Dhanbad
दूरभाष / Phone No. - 0326-2211245
ई-मेल / E-mail : nparodhn@canarabank.com

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वृक्ष बचाएं। जब तक अत्यंत आवश्यक ना हो, इस ईमेल का मुद्रण न करें /
Save a tree... Please don't print this e-mail unless you really need to.

From: PUSHPA TIWARY, on behalf of NPA RO DHANBAD <nparodhn@canarabank.com>
Sent: Tuesday, June 9, 2026 7:15 PM
To: Adv VIVEK KUMAR <advocatevivekkasera@gmail.com>
Cc: RAMESH PRASAD <ramesh_prasad@canarabank.com>; NPA Section RANCHI C.O. <nparanchico@canarabank.com>; R & L C O Ranchi <rlranchico@canarabank.com>
Subject: Re: VETTING FOR DEMAND NOTICE OF MALTI DEVI & JITENDRA KUMAR

महोदय / महोदया
Dear Sir / Madam,

As per our recent telephonic communication , certain points require further discussion & clarification before finalization . Kindly guide regards that for issuing demand notice at our end .

सधन्यवाद/ Thanks & Regards,
अनर्जक आस्ति प्रबंधन अनुभाग / NPA Management Section
केनरा बैंक / Canara Bank
क्षेत्रीय कार्यालय / Regional Office
धनबाद / Dhanbad

From: BISHWANATH KUMAR HEMBROM <bishwanathhembrom@canarabank.com> on behalf of NPA Section RANCHI C.O. <nparanchico@canarabank.com>
Sent: Friday, June 6, 2026 11:49 AM
To: NPA RO DHANBAD <nparodhn@canarabank.com>
Cc: advocatevivekkasera@gmail.com <advocatevivekkasera@gmail.com>; ASHOK KUMAR SINHA <ashokkumar.s@canarabank.com>
Subject: Re: VETTING FOR DEMAND NOTICE OF MALTI DEVI & JITENDRA KUMAR

प्रिय महोदय/ महोदया,
Dear Sir/ Madam,

Please contact the undermentioned advocate for doing the needful.
Name - Adv Vivek Kasera
Mob 9835164252

सादर/With Regards,

अनु. आ. प्र. अनुभाग / NPA Management Section
अंचल कार्यालय/ Circle Office
राँची/ Ranchi
दूरभाष/ Tel: 0651 - 2330329
मेल आई डी/ Mail id: nparanchico@canarabank.com

From: PUSHPA TIWARY, <pushpatiwary@canarabank.com> on behalf of NPA RO DHANBAD <nparodhn@canarabank.com>
Sent: 06 June 2026 10:52
To: NPA Section RANCHI C.O. <nparanchico@canarabank.com>
Cc: ASHOK KUMAR SINHA <ashokkumar.s@canarabank.com>; R & L C O Ranchi <rlranchico@canarabank.com>; MURARI MOHAN <murarimohan@canarabank.com>; RAMESH PRASAD <ramesh_prasad@canarabank.com>
Subject: Re: VETTING FOR DEMAND NOTICE OF MALTI DEVI & JITENDRA KUMAR

महोदय / महोदया
Dear Sir / Madam,

आपके स्तर पर आवश्यक कार्रवाई के लिए कृपया संलग्नक पायें ।
Please find the attachment for doing the needful at your end.

सधन्यवाद/ Thanks & Regards,
अनर्जक आस्ति प्रबंधन अनुभाग / NPA Management Section
केनरा बैंक / Canara Bank
क्षेत्रीय कार्यालय / Regional Office
धनबाद / Dhanbad
दूरभाष / Phone No. - 0326-2211245
ई-मेल / E-mail : nparodhn@canarabank.com

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वृक्ष बचाएं। जब तक अत्यंत आवश्यक ना हो, इस ईमेल का मुद्रण न करें /
Save a tree... Please don't print this e-mail unless you really need to.

From: PUSHPA TIWARY, on behalf of NPA RO DHANBAD <nparodhn@canarabank.com>
Sent: Friday, June 5, 2026 5:44 PM
To: NPA Section RANCHI C.O. <nparanchico@canarabank.com>
Cc: ASHOK KUMAR SINHA <ashokkumar.s@canarabank.com>; R & L C O Ranchi <rlranchico@canarabank.com>; MURARI MOHAN <murarimohan@canarabank.com>; RAMESH PRASAD <ramesh_prasad@canarabank.com>
Subject: VETTING FOR DEMAND NOTICE OF MALTI DEVI & JITENDRA KUMAR

महोदय / महोदया
Dear Sir / Madam,

आपके स्तर पर आवश्यक कार्रवाई के लिए कृपया संलग्नक पायें ।
Please find the attachment for doing the needful at your end.

धन्यवाद/ Thanks & Regards,
अनर्जक आस्ति प्रबंधन अनुभाग / NPA Management Section
केनरा बैंक / Canara Bank
क्षेत्रीय कार्यालय / Regional Office
धनबाद / Dhanbad
दूरभाष / Phone No. - 0326-2211245
ई-मेल / E-mail : nparodhn@canarabank.com

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वृक्ष बचाएं। जब तक अत्यंत आवश्यक ना हो, इस ईमेल का मुद्रण न करें /
Save a tree... Please don't print this e-mail unless you really need to.

From: PUSHPA TIWARY, on behalf of NPA RO DHANBAD <nparodhn@canarabank.com>
Sent: Thursday, June 4, 2026 8:07 PM
To: R & L C O Ranchi <rlranchico@canarabank.com>
Cc: NPA Section RANCHI C.O. <nparanchico@canarabank.com>; RAMESH PRASAD <ramesh_prasad@canarabank.com>; ASHOK KUMAR SINHA <ashokkumar.s@canarabank.com>; MURARI MOHAN <murarimohan@canarabank.com>
Subject: VETTING FOR DEMAND NOTICE OF MALTI DEVI & JITENDRA KUMAR

महोदय / महोदया
Dear Sir / Madam,

आपके स्तर पर आवश्यक कार्रवाई के लिए कृपया संलग्नक पायें ।
Please find the attachment for doing the needful at your end.

धन्यवाद/ Thanks & Regards,
अनर्जक आस्ति प्रबंधन अनुभाग / NPA Management Section
केनरा बैंक / Canara Bank
क्षेत्रीय कार्यालय / Regional Office
धनबाद / Dhanbad
दूरभाष / Phone No. - 0326-2211245
ई-मेल / E-mail : nparodhn@canarabank.com

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वृक्ष बचाएं। जब तक अत्यंत आवश्यक ना हो, इस ईमेल का मुद्रण न करें /
Save a tree... Please don't print this e-mail unless you really need to.

From: PUSHPA TIWARY, on behalf of NPA RO DHANBAD <nparodhn@canarabank.com>
Sent: Thursday, June 4, 2026 5:02 PM
To: R & L C O Ranchi <rlranchico@canarabank.com>
Cc: NPA Section RANCHI C.O. <nparanchico@canarabank.com>; RAMESH PRASAD <ramesh_prasad@canarabank.com>; ASHOK KUMAR SINHA <ashokkumar.s@canarabank.com>; MURARI MOHAN <murarimohan@canarabank.com>
Subject: REGARDING ISSUING DEMAND NOTICE OF MALTI DEVI & JITENDRA KUMAR

महोदय / महोदया
Dear Sir / Madam,

With Reference Subject matter for issuing demand notice, ***we are issuing demand notice for that account which get already NPA as on 29.05.26 but same property mortgage with other MSME loan . As per CBS in SMA 2. Kindly guide we add that account liability for issuing demand notice or not (account no 125005121373)***

Details :

1	SP	
Total		1,860
Fee Rule:Sale Deed		**1,860**
1	A1	
2	E	1,06,710
3	LL	2,000
4	PR	3
Total		1
		1,08,714

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

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

Malati Devi

Jitendra Kumar Singh

Nitu Peter Ray

Rajkumar Chatterjee

Deed Writer / Advocate **Vendee / Claimant** **Vendor / Executant**

Re sale

Pre Registration Docket

Date :- 14-07-2022 10:09 pm

Appoinment :- 15-Jul-2022 Time:- 15:21

Office Name :- SRO - Dhanbad
Token No:- 20220000084943

Article	Sale Deed
Pre Registration Date	14-Jul-2022
No. Of Pages	62
Stamp Duty	142280
Paid Stamp Duty	0
Total Fees	₹ 1,10,574.

Property Id: **775007**

Valuation No. : 1044040 / 2022	**:-** 2022-2023	**User Id** : 3489	**Date** : 14-July-2022 22:52:PM
State : Jharkhand	**District** : Dhanbad		**Tahsil** : Dhanbad
Land Type : Urban	**Corporation** : Kolakushma		**Village/City** : Kolakushma
Kolakushma Word No 23 - Other Road		-	
Holding Number - 0230005527000A1			
Volume Number - 1 12			
Page Number - 2439 2436 34			
Khata Number - 388			
Plot Number - 1162 1163 1164			
Construction Type :DELUXE			

Property Rates	
Residential construction (N)	
₹2357/- Square Feet	
Valuation Rule : Residential Construction	
Property Details	
1 Land area	0.62 Decimal
2 Area of Constructed Property	1350 Square Feet
3 Have Depreciation certificate	Yes
4 Age	0 to 10 Years
5 Certificate number	0
6 Residential Usage Type	Flat
7 GST NUMBER	
8 Builder Name	
9 Builder Address	
Calculation Details	