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सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-JH21869875587099R

30-Sep-2019 03:20 PM

CSCACC (GV)/ jhcscg07/ JH-DBSUM0157/ JH-DB

SUBIN-JHJHCSCEG0730478622923104R

VEENA KUMARI

Article 23 Conveyance

FLAT

32,93,000

(Thirty Two Lakh Ninety Three Thousand only)

MS RAJ MEGA STRUCTURES PVT LTD

VEENA KUMARI

VEENA KUMARI

20

(Twenty only)



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

नमः नित्य 21 के अधीन और छोट्टा
काइतकारी एक ही गारा 46/1/19 के अधीन
आ बाबर से आ काइतकारी नित्य एकट-1899
की अनुसर्त 23 के अधीन
गुणवत्ता के काइतकारी नित्य एकट-1899
रखी आ काइतकारी से काइतकारी नित्य एकट-1899
की है।

1/10/19

नित्य एकट-1899

1/10/19

SR 0003644774

Titendra Kumar Sen
30/09/19

Statutory Alert:

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



Scanned with OKEN Scanner

R. Rungab Govindpur B. 32,93,000/- St. 20/-

Notification No. 499 & 500 dt. 19.6.17.

Nidhi Abt - No 09 dt. 1/10/19.

Online fees Paid B. 8477/- dt. 20.9.19.

GR H No. 190 2365737.

2

2/1/10

जोषी

अचल आवासीय...

अनुसार दस्तावेज में वर्णित भौज...

नम्बर 89 को नया खाता नं. 015247...

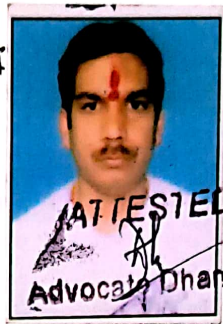
निदिष्ट खाते से बाहर है/सूची बंद नहीं है।

जोषी

0/10/19

तपसील वर्णित जमीन का मुक्त भाग दर्शिका
क अनुसार विवरित नक्काश काल में कम नहीं है।

जोषी
1/10/19



Jitendra Kumar Singh
30/09/19

DEED OF ABSOLUTE SALE OF OWNERSHIP

THIS DEED OF ABSOLUTE SALE OF OWNERSHIP is made on this the 30th day of September, Two Thousand Nineteen,

By & Between SMT. CHAMELI DEVI wife of Sri Kapil Deo Singh by faith Hindu, by caste Rajput, by occupation House-wife, resident of Near G.I.C. Colony, Dhaiya, Bhelatand P.S. Barwadda Sub Registry Office Govindpur, Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand), represented through her constituted Attorney SRI JITENDRA KUMAR SINGH [Aadhaar No.5557 3704 1767] son of Sri Kapil Deo Singh by faith Hindu, by caste Rajput, by occupation Business resident of Near G.I.C. Colony, Dhaiya, Bhelatand P.S. Barwadda Sub Registry Office Govindpur, Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) by virtue of registered General Power of Attorney No.IV-489 dated 30/05/2014 registered at Dhanbad Sub Registry Office,

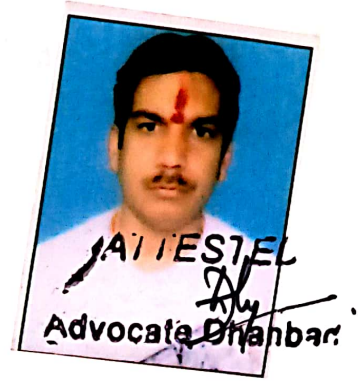
01-10-19

10.00 - 1.00

सूचना 200. १०. को गज प्रवाहना/परागना में जिला अउर अन्य
को कारागार अउर में अन्यकारी कारागार का अउर निवास
द्वारा प्रमाणित प्रमाणित
संरक्षक/निर्देश या दण्डना 200. १५ अउर
पिता/पति का नाम अजित कुमार सिंह
प्राप्त अशोक अनबा अनबा
प्राप्ति अनबा अनबा अनबा
परागना के लिए परा किया।

प्राप्त पदाधिकारी का हस्ताक्षर
01-10-19

अनबा का अनाम



Dhendra Kumar Singh
01/10/19



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AND M/s Raj Mega Structures Private Limited, (PAN- PAN-AAGCR 1842N) a private limited company incorporated under the Indian Companies Act, 1956 having its office at Hirak Road, Near Nalanda Cottage, P.O. Nagnagar, P.S. Barwadda District Dhanbad represented through one of its director *SRI JITENDRA KUMAR SINGH* son of Sri Kapil Deo Singh by faith Hindu, by caste Rajput, by occupation Business resident of Near G.I.C. Colony, Dhैया, Bhelatand P.S. Barwadda Sub Registry Office Govindpur, Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) hereinafter jointly called and referred to as the VENDORS (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, executors, administrators, legal representatives and assigns) of the FIRST PART. The vendor/landowner is alive and the power is not revoked till today.

AND: IN FAVOUR OF

SMT. VEENA KUMARI [Aadhaar No.8995 9792 7261] [PAN-BHCPK 6330B] wife of Santosh Kumar Singh by faith Hindu, by caste Rajput, by occupation House-wife, resident of Near Kamal Katesariya School, Raj Tower, Bhelatand, P.S. Barwadda Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) hereinafter called and referred to as the PURCHASER(S) (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her/their heirs, executors, successors, administrators, legal representatives and assignees) of the OTHER PART. [Indian Citizen]

WHEREAS the land morefully described in the schedule "A" hereunder within survey settlement Plot Nos.699 & 708 appertaining to Khatian Nos.87 & 16 of Mouza Bhelatand Mouza No.89 P.S. Barwadda Sub Division and District Sub Registry Office and District Dhanbad measuring an area 13.25 Kathas i.e. 21.86 Decimals purchased in the name of the Smt. Chameli Devi, the land owner/vendor, by a registered deed of sale being No.16365 dated 16/12/2010 from the right full

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owners Sri Sudhir Gope and others, for a valuable consideration mentioned therein registered at Dhanbad sub registry office.

AND WHEREAS since the date of purchase, Smt. Chameli Devi, while in peaceful possession over the said lands mutated her name in the Sheresta of landlord the State of Jharkhand in Thoka No.2763 vide mutation case No.1831 (iv) 2010-2011 and paying the rents thereto regularly.[Online Register-II Bhag/Volume No.1 Pages 581 & 582]

AND WHEREAS the vendor/landowner entered into a development agreement with M/s Raj Mega Structures Private Limited, on 1st day of April 2013 for development of the said land and to construct a multistoried residential building over the same.

AND WHEREAS said M/s Raj Mega Structures Private Limited/the developer/vendor on the basis of development agreement dated 01/04/2013 has started construction of a multistoried building comprising different flat/unit of different built up area, parking space etc. on the schedule "A" land as per approved plan of MADA vide Approval No. BD 524/2012-2013 (Letter No. T.P. 219 dated 23/05/2014) which is commonly known as '**RAJ TOWER**'.

AND WHEREAS the purchaser(s) above named approached the vendors and expressed her desire to purchase a Flat being Flat No. 3-B on the 3rd Floor along with one car parking spaces in the basement/parking floor in the said apartment morefully described in the Schedule "B" hereto on the ownership basis.

AND WHEREAS in course and as a result of negotiations between the parties hereto the vendors hereto agreed to sell (out of the developer allotted exclusive own share) and the purchaser(s) hereto agreed to purchase the said Flats morefully described in the Schedule "B" hereto being a part of '**RAJ TOWER**' after proper

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inspection of the said unit and after being fully satisfied with the quality of construction there of and the title of the vendors hereto for the reasonable and highest offered consideration of Rs.30,00,000/- only, on the terms and conditions mutually agreed between them and entered into an agreement for sale on 07/05/2019 for the said purpose.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. That in consideration of the total sum of Rs.30,00,000/- only, the purchaser(s) has/have by the purchaser(s) to the vendor/developer/second party as per detail appearing in the memo of consideration appearing in Schedule "C" herein under (the receipt of which sum is hereby acknowledge and admitted by the vendor) and in consideration of the terms and conditions herein contained the vendors absolutely and indefeasible grant sell convey transfer as assign his entire right title & interest to in and over in Flat No. 3-B on the 3rd Floor along with one car parking spaces in the basement/parking floor of '**RAJ TOWER**' residential complex morefully described in the Schedule "B" hereto together with utility right in common areas & also all claims, demands, easement and other incidental rights belonging to appertaining thereto to the purchaser(s) **TO HAVE AND TO HOLD** the same for all times to come free from all encumbrances subject to the terms and conditions hereinafter appearing.

2. That the vendors doth hereby covenant with the purchaser(s) that the vendors is the owners 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(s) has/have inspected all the documents regarding the title of the property and has/have fully satisfied himself/herself/themselves about the title of the vendors and quality of construction size and being fully satisfied with the same have therefore purchased the same.

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3. That the vendors hereby further covenant with the purchaser(s) that the vendors shall pay the annual ground rent now or in future becoming payable up-to date and shall keep the purchaser(s) fully indemnified harmless and free from and against any attachment or legal proceeding in respect thereof and that the purchaser(s) 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. That the purchaser(s) shall be liable to pay directly or to contribute through the developer in proportion of the property hereby conveyed towards payment of maintenance charges to the developer and also the municipal taxes, sale tax, service tax, levies, and other out goings payable to the state or central Govt. and any other tax or taxes which shall be implemented by the government in future in respect of the property and the first party/vendor/developer shall not be liable for such taxes or levies.

5. That the purchaser(s) shall has/have full and absolute proprietary rights in the schedule 'B' premises and shall be entitled to sell, transfer, mortgage, lease or otherwise alienate the property hereby conveyed subject to the terms, herein contained to any person or persons after realization of final payment.

6. That the purchaser(s) in consideration of the use and enjoyment of the common part of the said Complex of Schedule "A" land has undertaken.

- i) Not to throw any rubbish or store any article or common parts save to such extent and at such place if any as may be specifically permitted by vendors in writing.

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- ii) Not to carry on any obnoxious, 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 of annoyance to the co-purchaser(s) and or occupants of other portions of the complex.
- iv) Not to use or allow to use the said unit for the purpose other than for quiet and decent purposes for which sold i.e. for residential purposes only.
- 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 vendor.
- vi) Not to do anything whereby the other co-purchaser(s) 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 cable 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 owner or the developers or other persons permitted by the owners and/or developer in raising further stories or making other constructions or transferring any right in or on the land or building or other units of the said complex or parking space not to store or bring eave articles or hand heavy articles which may

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

- ix) Not to display or affix any neon-sign or sign board on any other wall of the building of the unit or the common parts save to affixation of the name plate containing the name of purchaser at the place specified from time to time by the vendors.
- 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 co instruct the entire constructible 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 construction in excess of the area now intend and /or agreed to be constructed on the said land and not to obstruct or raise any

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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 /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 would be that of the purchaser in respect the date of the sale would be that of the purchaser(s) in respect of its maintenance keep accidental etc.
- xv) 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/Flat.
- xvi) Not to open any other window or ventilation in the premises/Flat in question.

7. That the purchaser(s) has/have undertaken to pay and share the expenses of the said complex proportionately with co- purchaser(s).

8. That the vendor/developer shall deliver possession of the schedule "B" property to the purchaser(s) after completion of the Flat.

As per rules framed by the State of Jharkhand for the purpose of registration the Stamp duty and registration fees is paid for Rs.32,93,000/- only.

Titenohra Kumar Singh
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Titandakumar Singh
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xvi) Not to open any other window or ventilation in the premises/Flat in question.

7. That the purchaser(s) has/have undertaken to pay and share the expenses of the said complex proportionately with co- purchaser(s).

8. That the vendor/developer shall deliver possession of the schedule "I" property to the purchaser(s) after completion of the Flat.

As per rules framed by the State of Jharkhand for the purpose of registration the St duty and registration fees is paid for Rs.32,93,000/- only.

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SCHEDULE 'A'

(Particulars of the Land)

All that piece and parcel of Rayati Land including construction thereon situated in Mouza **BHELATAND** P.S. Barwadda Sub-Division and District Sub-Registry office and District Dhanbad Mouza No.89 Khatian No.87 (Eighty Seven) Plot No.699 Area 5.25 Kathas & Khatian No.16 (Sixteen) Plot No.708 Area 8 Kathas, Grand Total Area 13.25 Kathas i.e. 21.86 Decimals of lands together with a multistoried residential complex standing thereon, commonly known as "**RAJ TOWER**". (under construction and situated at Sub Road). New Survey Khata Nos.53 & 249, New Survey Plot Nos.843, 842 & 841. Dhanbad Municipal Corporation Ward No.22, Holding No.0220001594000M0.

Butted & Bounded by:-

North :- 15 feet wide Road.

South :- MADA Colony.

East :- Smt. Nilu Devi.

West :- Village Road.

SCHEDULE "B"

(Particulars of the Property/Flat hereby Sold)

All that Flat No. 3-B on the 3rd Floor measuring super built up area 1366.20 sft. along with one car parking space in the basement/parking floor measuring an area approx. 100 sft. of the multistoried Premises/Complex Commonly and popularly know as "**RAJ TOWER**" along with 0.65 Decimals of undivided proportionate variable indivisible share in Schedule "A" land sold herewith.[As per plan attached herewith and shown in colour Red]

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Butted & Bounded by:-

North :- Open to Sky.

South :- Common Passage/lobby and Staircase.

East :- Open to Sky.

West :- Open to Sky and Flat No.3-A.

SCHEDULE 'C'

(Payment Details)

Rs.2,01,000/- paid vide RTGS on 10/05/2019 at the time of agreement and
Rs.3,99,000/- paid vide different Cheques/D.D./Online on different dates &
Rs.24,00,000/- paid vide D.D. No.260244 dated 30/09/2019 of Punjab & Sind Bank,

Total Rs.30,00,000/- by the purchaser(s) to the vendor/developer/second party.
[Subject to the realisation of final payment].

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.

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- 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 bad sewers.
- 11) Pump House 1.
- 12) Such other common parts areas equipments 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 Terrance and the open and covered car parking space area.

SCHEDULE 'E'

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

1. The expenses of maintaining and repairing redecoration 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 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 decoration the exterior of the building.
4. All rates arrears 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.

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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 Flat 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 owner expenses if any incurred by the owners for the maintenance and popper 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 and not of builder.
8. Liabilities arising out of any accident in Course of maintenance of the Complex would be that of a flat and 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 of Development charges or nay other tax or payment will being demanded from owner/ Developer.

Particular of the Apartment & the Flat

[According to the rules of "The Jharkhand Apartment (Flat) ownership Act, 2011

(Jharkhand Act 01 of 2012)]

("RAJ TOWER")

1. Pucca residential Apartment/Flat.
2. Reinforced Concrete.
3. 6th storied i.e. (Basement floor + Ground Floor + 5th floor)
4. Total Number of Flats:- 30 Flats.
5. Year of construction:- Under Construction.
6. Total Area of Building :- Built up Area 37700.18 sft.

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7. Total Area of Building :- Super Built up Area 45240.21 sft.
8. Residential Building complex.
9. Proportionate undivided Share of land 0.65 Decimals.
10. Common undivided interest 20% share.
11. Cost of Flat Rs.29,28,000/- (Total super built up area 1366.20 sft.)
12. Cost of proportionate share of land 0.65 Decimals Rs.2,09,000/- only.
13. Cost of reserved 1 No. car parking spaces Area 100 sft.- 1,56,000/- only.

Total cost Rs.32,93,000/- only.

14. Annual rent of proportionate undivided share of land Rs.0.03/- only.
15. The schedule "A" mentioned land is not prohibited by govt. i.e. does not come under the Gair Abad land, Tribal land, Bhoodan land, Keshar Hind land, Forest land & B.C.C.L land.

IN WITNESS WHEREOF THE VENDORS/DEVELOPER HERETO HAVE SET AND SUBSCRIBE THEIR HANDS AND SEALS ON THIS THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES

1. Baban Kumar Singh
S/o. Sri - Madan Singh.
Ras Nager Bhelatan
Dhanbad. 30/9/19
2. Santosh. K. Singh.
S/o Late. Ram Bihari Singh.
Raj Tander Bhelatan
Dhanbad 30/9/19

Titendra Kumar Singh
30/9/19

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PHOTOGRAPH AND FINGER PRINTS OF THE PURCHASER:-

Photograph of the Purchaser	Veena Singh 30/9/19 Signature				
	Little finger	Ring finger	Middle finger	Index finger	Thumb finger
					

Certified that the finger prints of the left hand of each person, whose photographs is affixed in the document, have been obtained before me, prepared in my office as per draft, documents and map supplied by the parties :-


30/09/19.
Advocate, Dhanbad.
En. No. 4894/2006.

Devi w/o Kapil Deo Singh R/o Near G.I.C Colony Dhaiya Bhelatand P S Barwadda Dist Dhanbad.

Jitendra Kumar Singh s/o Kapil Deo Singh R/o Near G.I.C Colony Dhaiya Bhelatand P S Barwadda Dist Dhanbad.

Memo No. 13274410117084037

Date 10-11-2017

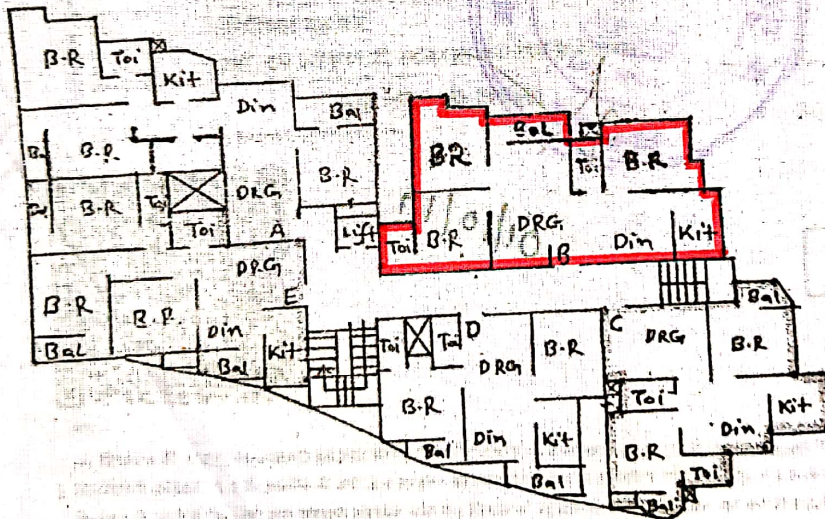
Year 2016-2017

Owner :- M/S Raj Mega Structures Pvt.Ltd.

Owner :- Smt Veena Kumari w/o Santosh Kumar Singh R/o Near Kamal Katesariya School, Raj Tower, Bhelatand P S Barwadda Dist Dhanbad.

Schedule :- Mouza Bhelatand no 89 P S Barwadda New Khata no 53 & 249 Old Khata no 87 & 16 New Plot no 843, 842 & 841 Old Plot no 699 & 708 Flat no 3-B on the 3rd Floor Super Built up Area 1366.20-Sq.ft. Known as Raj Tower.

Shown in Red colour.



Jitendra Kumar Singh

Veena Singh

30/9/19