



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : e99f638b1b64f34b479c

Receipt Date : 09-Sep-2021 01:38:35 pm

Receipt Amount : 500/-

Amount In Words : Five Hundred Rupees Only

Token Number : 20210000096527

Office Name : SRO - Dhanbad

Document Type : Development Agreement

Payee Name : MS SUKHDHAM PROPERTIES THROUGH
ITS PARTNERS MANOJ MODI (Vendee)

GRN Number : 2107435867



रजिस्ट्रार नियम 21 के अधीन और 1899 के अधीन :- For Office Use

राज्य सरकार के द्वारा जारी की गई है।
जो शाब्दिक रूप से पाँच सौ रुपये के अर्थ में
की अनुसूची 1 या 2 के 5 के अधीन
प्रथागत स्टाम्प लगाया गया है। अथवा
स्थिति में विमुक्त है या स्टाम्प शुल्क अपेक्षित
रही है।

निबन्धन पंजीकृत

09.09.21

Manoj Modi

Kanta Modi

Manoj Kumar Aggarwal

Anita Kumar Modi

Wiler Dhanbad
09/09/21

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।

9/9/2021 को 10th

इस कायालय धनबाद में लखवकारों के अवर निबंधक

द्वारा प्रमाणीकृत मुख्यालयमा संख्या 200-15 अद्योक्त

लखवकारियों या दावेदारों में से एक श्री जयदा देवी झा

विना/पति का नाम शंतिमकर झा जिला धनबाद

वाम शंतिमकर झा पेश किया 2021

अवधि 10th पेश किया 2021

9/9/2021

अवधि का अंतर



ATTESTED BY

ADVOCATE, DHANBAD

Meslode Devi Agnwal

9.9.2021





Narbada Devi Agarwal

Kanta Modi

Acting Power of Attorney

Amit Kumar Modi

9/9/21

Amit Kumar Modi

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M/s Sukhdham Properties, a firm registered under the provisions of Indian Partnership Act 1932, with its registered and administrative office at Sukhdham Heights, Bank More, Dhanbad, through its partners;

1. **SRI MANOJ MODI**, Son of Sri Sanwar Prasad Modi, by occupation Business, by faith Hindu, Resident of Flat No.502, Sukhdham Heights, behind Ray Talkies, P.O. Dhanbad Police Station Bank More, Dist. Dhanbad ; (UID 7356 8301 7814)
2. **SRI NILESH KUMAR DOKANIA** Son of Sri Naresh Kumar Dokania, by occupation Business, by faith Hindu, Resident of Dokania Bhawan, Katras Road, Matkuria, Dhanbad P.O. Dhanbad Police Station Bank More, Dist. Dhanbad, (UID 9379 6981 1225)

hereinafter jointly referred to as the party of the Second Part (**said Developer/Builder**) which expression shall unless be excluded by or be repugnant to the context, be deemed to mean and include its successors (including successors-in-interest), representatives, executors, administrators, assigns and liquidators) of the Second Party.

That the said Land Owner and the Builder/Developer are hereinafter collectively referred to as the 'Parties' and individually referred to as the 'Party'.

Whereas, **Smt. Narbada Devi Agarwal** W/o Sri Bajrang Kumar Agarwal, by faith Hindu, by occupation Housewife, by Caste Baniya, resident of Shanti Bhawan, Bank More, District Dhanbad and **Smt. Kanta Modi** w/o Sri Shyam Sunder Modi, by faith Hindu, By occupation Housewife, by Caste Baniya, resident of Binod Nagar, Hirapur, District Dhanbad, Jointly purchased **10.74 Decimals** of Land situated in Mouza Kolakusuma No. 12, PS. Saraidhela, Khata No. 661 (Old Khata 38), Plot No. 3560, 3556 (Old Plots 2761 & 2765) vide Regd. Sale Deed No. 2680/2505 dated 16.03.2009 (**Said Joint Land owner-1**) from Fida Hussain, Firoz Hussain, Sakur Hussain, Rasid Ansari, all sons of Late Gaffur Mian, by Caste Momin, by occupation Farming, acting through their registered Power of Attorney holder **Sri Amit Modi** S/o Sri Shyam Sunder Modi, by faith Hindu, By occupation Businessman, by Caste Baniya, resident of Binod Nagar, Hirapur, District Dhanbad vide registered **Power of Attorney No. 108 dated 25.02.2009** with concerned registrar office. The mutation of 10.74 Decimals Land entered in their name in the Serista of landlord of Jharkhand vide **Mutation Case No. 2337(II) 2012-2013 under Volume No. 1, Page No. 2534.**



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Bajrang Kumar Agarwal

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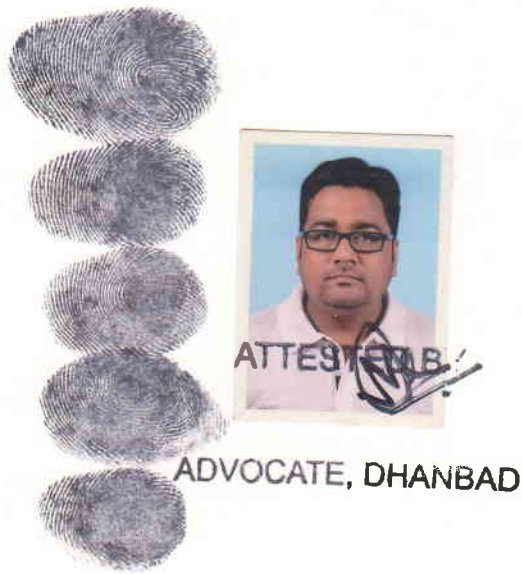
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And Whereas, **Smt. Kanta Modi** w/o Sri Shyam Sunder Modi, by faith Hindu, By occupation Housewife, by Caste Baniya, resident of Binod Nagar, Hirapur, District Dhanbad **Smt. Narbada Devi Agarwal**, w/o Sri Bajrang Kumar Agarwal, by faith Hindu, by occupation Housewife, by Caste Baniya, resident of Shanti Bhawan, Bank More, District Dhanbad, Jointly purchased **7.34 Decimals** of Land situated in Mouza Kolakusuma No. 12, PS. Saraidhela , Khata No. 256 (Old Khata 156), Plot No.3561 (Old Plots 2766) vide Regd. Sale Deed No. 6732/6279 dated 11.06.2009 (**Said Joint Land Owner-1**) from Smt. Kadam Mandalani, W/o Late Amulya Mondal by occupation Housewife, resident of Lohardih, Kolakusuma, PS Saraidhela, Dhanbad acting through their Registered power of attorney holder **Sri Shyam Sunder Sen**, S/o Late Bijan Bihari Sen by faith Hindu, By occupation Businessman, by Caste Sunar, resident of Poddar Para, Jharia, District Dhanbad vide Registered Power of Attorney **No 892 dated 01.08.2008**. The Mutation of 7.34 decimal land entered in their name in the serista of landlord of Jharkhand vide **Mutation Case No. 2322(ii) 2012-2013 under Volume 3, Page 561**.

And Whereas, **Smt. Kanta Modi** w/o Sri Shyam Sunder Modi, by faith Hindu, By occupation Housewife, by Caste Baniya, resident of Binod Nagar, Hirapur, District Dhanbad **Smt. Narbada Devi Agarwal**, w/o Sri Bajrang Kumar Agarwal, by faith Hindu, by occupation Housewife, by Caste Baniya, resident of Shanti Bhawan, Bank More, District Dhanbad, And, Jointly purchased **29.25 Decimals** of Land situated in Mouza Kolakusuma No. 12, PS. Saraidhela , Khata No. 256 (Old Khata 156), Plot No. 3561 (Old Plots 2766) vide Regd. sale deed No. 16857/15066 dated 04.11.2010 (**Said Joint Land Owner-1**) from Sri Madan Mondal s/o Late Aghor Mondal, Sri Kartik Mondal, S/o Sri Madan Mondal, Smt Chayya Mondal, w/o Sri Kartik Mondal, all residents of Lohar kulhi, Kolakusuma, Dhanbad, PS Saraidhela acting through their power of attorney holders Sri Abhishek Modi & Sri Amit Kumar Modi both s/o Sri Shyam Sunder Modi, by faith Hindu, By occupation Business, by Caste Baniya, resident of Binod Nagar, Hirapur, District Dhanbad vide Registered Power of Attorney No. IV 288 dated 30.04.2009. The mutation of **29.25 Decimals** land entered in their name in the Serista of landlord of Jharkhand vide **Mutation Case No. 2329 (ii) 2012-2013 under Volume No. 1, Page No. 2530**.

And Whereas, **Sri Bajrang Kumar Agarwal**, S/o Late Ramrich Pal Agarwal, by faith Hindu, by occupation Business, by Caste Baniya, resident of Shanti Bhawan, Bank More, District Dhanbad and **Sri Amit Modi** S/o Sri Shyam Sunder Modi, by faith Hindu, By occupation Business, by Caste Baniya, resident of Binod Nagar, Hirapur, District Dhanbad, Jointly purchased **3.90 Decimals** of Land situated in



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Mouza Kolakusuma No. 12, PS. Saraidhela , Khata No. 478 (Old Khata 49), Plot No. 3557 (Old Plots 2763 & 2764) vide Regd. Sale Deed No. 5732/5359 dated 21.05.2009 (Said Joint Land Owner-2) from Khatir Ansari, Shakeel Ansari, Kamaruddin, all sons of Late Fairat Mian, by Caste Momin, by occupation Farming, acting through their Registered power of attorney holder Sri Kartik Mondal S/o Sri Madan Mondal by faith Hindu, By caste Sundi, By occupation Cultivation, resident of Lohardih, Kolakusuma, PS Saridhela, District Dhanbad vide Registered Power of Attorney No 480 dated 18.07.2006). The mutation of 3.90 Decimal land entered in their name in the Serista of landlord of Jharkhand vide Mutation Case No. 2365(ii) 2012-2013 under Volume No. 1, Page 2545.

AND NOW ALTOGETHER parties of the first part i.e.said Joint Land owner -1 and Joint Land Owner-2 are recorded owner in possession of total **51.27 DECIMALS** land (Subject Land) which includes **47.38 decimals** land recorded in the ownership of said Joint Land Owner-1 and **3.90 decimals land recorded in the ownership of said Joint Land Owner-2**. That pursuant to the Sale Deed/Mutation referred to above, said Joint Land Owner-1 and Joint Land Owner-2 are already in possession of the subject Land free from all sort of encumbrances, attachments, charges, liens, lispendens, acquisitions, claims, demands, statutory dues, Injunction notices, requisitions, family dispute and trusts of whatsoever or howsoever nature and the First Party has full and unrestricted right and power to convey, assign, transfer, alienate, sell and develop the subject land.

AND whereas the Second Party is engaged in the business of land development and constructions and has sufficient technical expertise, work experience, knowledge, material resources and finances at its disposal for constructing/development of residential/Commercial Building and marketing and selling thereof under its Brand name.

AND whereas, the First Party desires that entire **51.27 decimal** (Subject Land) if developed/constructed as a multi-storied residential cum commercial Building (Said Building/Project/Complex) with independent units with the modern and up to date amenities/specification, it will be more useful, profitable and beneficial and when developed, generate funds so as to arrangement of their regular source of income;



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AND whereas, the First Party is understood that for development/construction of the subject Land into said Buildings /Project/Complex as per plans sanctioned/approved by competent Authority, would require huge finances resources, knowledge, Planning, alongwith the technical expertise and skill of the Real Estate field but they are not fully equipped to do so and has therefore approached the said Developer/Builder.

AND therefore, the First Party keeping in the view of the above-mentioned facts/circumstances and requirements, approached the Second Part for develop the subject Land in to said Buildings /Project/Complex comprising of independent Residential units/Flats/Apartments/Shop etc. and sell the built up/under construction property to prospective buyers in their respective share agreed in the said Agreement/Agreement of Division and the First Party has agreed to get the sale deed executed in favour of the prospective Buyer and/or their nominee of Second Party upon completion of Project.. The parties have decided to reduce into writing the terms and conditions of the Joint development of the Subject Land as set out hereinafter.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

THAT the Second Party has satisfied itself about the smooth feasibility and financial viability of construction and development of the subject land in to said Building/Complex/Project comprising of Residential units/Flats/Apartments/commercial shops etc. and accordingly the First Party hereto have agreed and entered into this agreement.

THAT, the parties to this agreement in order to avoid any misunderstanding and future complication and legal dispute, desirous to incorporate all the agreed terms and conditions in this agreement in relation to construction, development and sale of respective share of units in the said Building/Project/Complex on the subject land as mentioned in the Schedule A below which the parties hereto have agreed.

1. The following terms and expressions shall in these presents have the respective meanings assigned to them herein below, unless the same be contrary or repugnant to the subject or context:
 - 1.1. **First Party** shall mean the said Joint Land Owner-1 and Joint Land Owner-2 mentioned in this indenture hereinabove and/or their heirs, executors, legal representatives and/or assigns;



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- 1.2. **Second Party** shall mean Second Party and its successors-in-interest, partners, representatives, nominees, assigns, and/or liquidators, administrators, legal representative;
- 1.3. **First Party's allocation /Share** shall mean 35% Share in residential Property area and 40% share in commercial Property area respectively of the Saleable Area in complete standard form, distributed on each floor in each building in the said Complex/Project together with 35% parking space both covered and uncovered in the said Complex/Building as per approved plan by Dhanbad Municipal Corporation or any other competent authority empowered to do so. (The right of use of the common portions and/or common facilities in the proposed building/Complex/Project and proportionate right in the land over which the proposed building/Complex/Project is constructed/developed);
- 1.4. **Second Party's allocation/Share** shall mean 65% share in residential property area and 60% share in commercial property area respectively of the Saleable Area, in complete standard form, distributed on each floor in each building in the said Complex/Project together with 65% parking space both covered and uncovered in the said Complex/Project as per approved plan by Dhanbad Municipal Corporation or any other competent authority empowered to do so. (The right of use of the common portions and/or the common facilities in the proposed building/Complex/Project and proportionate right in the land over which the proposed building/Complex/Project is constructed/developed); in other meaning, the remaining constructed saleable area after providing the Land Owners' allocation in the proposed building/Complex/Project to be constructed on the subject land including proportionate share of the common facilities and amenities.
- 1.5. **Subject Land** shall mean the **51.29 decimal** land more particularly described in **Schedule A** of this agreement;
- 1.6. **DMC** shall mean Dhanbad Municipal Corporation, Dhanbad, Dist. Dhanbad;
- 1.7. **Architect** shall mean Architect or Architects as may be appointed from time to time for the said Complex/Project by the party of the Second Party;

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- 1.8. **Proposed Building/Complex/Project** shall mean and include the multi-storied commercial cum residential complex / buildings proposed to be constructed/developed by the Second Party on the subject land, in conformity with the Building Plan as approved and sanctioned / revised sanctioned by DMC or a competent authority constituted and empowered for the said purpose under the provisions of Jharkhand Building Bye laws 2016 amended up to date;
- 1.9. **Building Plan** shall mean such building plan of said Building/Complex/Project to be approved/ sanctioned/ revised by DMC or a competent authority empowered to do so;
- 1.10. **Saleable Space or Saleable Area** shall mean the units / flats / shops / offices / servant quarter / store room / exclusive terrace earmarked for flats on top floor, car/motorcycle parking space in proposed multi-storied buildings/Complex/Project;
- 1.11. **Common Areas / Portions and installation** shall mean and include the common parts and/or portions and/or facilities in the proposed building/Complex/Project which are meant for common use and enjoyment of the different owners/buyer and/or occupiers of the proposed building/Complex/Project including those mentioned in the **Schedule C**, common green belt, passage, corridors, staircase, lobbies, driveway, electric room, passenger & material lifts, watchman room/booth, light, electrical fixtures in common area, common lavatories, pump room, tube well, overhead water tank, water pump and motor and any other facilities which will be provided by the developer/Builder in the buildings/Complex/Project;
- 1.12. **Common Roof Area** shall mean the demarcated portion of the roof over the top of the buildings measuring along with the Lift Machine Room on such roof and the water tank on such roof, which only shall form part of the Common Portions. The exclusive private roof or any part or portion thereof shall not form part of the Common Portions under any circumstances;
- 1.13. **Covered Area / Areas** shall mean the built-up area including water tank and share of stair case, passage, lift and other common facilities;
- 1.14. **Service Organisation** shall mean a society, body or association framed by the Second Party in consultation with the buyers / flat owners to take over the charge for management / administration and/or provision of the common facilities in the building/Complex;
- 1.15. **Singular** shall include the plural and vice versa;
- 1.16. **Masculine** shall include the feminine and vice versa.

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2. The Party of First Part hereby agrees to appoint and do hereby appoint the party of Second Part as **Developer/Promoters** for construction/development of the proposed buildings/Complex/Project at the subject land on the terms and conditions hereinafter contained. The said appointment of the Developer/Builder shall be irrevocable by the said Land Owners save as elsewhere herein contained.
3. That the Second Party shall get the building plan prepared through a reputed Architects/Engineer or Planner along with supporting plans such as structural plan, electrical plan, sewerage plan etc. and shall get the said plans duly approved by the appropriate authorities at its own cost and expenses;
4. That the plan so prepared, if required during or after sanction may be modified, revised and/or altered according to Developer's choice (Second Party) or the need as may so occur in future for feasibility of the project and it is being agreed upon by the parties that if any such construction which is allowed under the provisions of existing building by-laws amended from time to time that is not shown in the approved plans and is being proposed to be incorporated at any further stage of the construction, then such a construction could be done by forwarding an application to the competent authority in terms of Regulation 69.2 of 'Bihar Coal Mining Area Building Regulation' or any other Applicable regulation/rules/Notification/Policy/Building Byelaws notified by the Government/concerned authority from time to time and same shall be informed to First Party.
5. That, it has been agreed by and between the parties that after the building plans for construction of the Building/ Project/Complex are approved by the parties and MADA or any competent authority, the actual Saleable Area along with the common rights shall be divided vertically into two parts from top to bottom, on floor-to-floor basis, including the exclusive terrace earmarked for flats/Units of the top floor comprising 35% & 65% share in residential floors and 40% & 60% share in commercial floors. For such a division and actual entitlement of parties of Saleable area in the agreed ratio, a separate **Agreement of Division** of Saleable Area in the said Building/Complex/Project will be executed within a period of 30 days or mutually extended time period after sanction of the Buildings plans between the parties, which shall be treated as part and parcel of the Present Agreement for Development.

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6. That after mutually identify/distribute the Saleable area, the First Party shall be entitled to retain the 35% residential & 40% commercial area out of the entire Saleable Area (**said First Party Allocation/Share**) towards realization of value of its land and the Second Party shall be entitled to retain the 65% residential & 60% commercial area out of the entire Saleable area (**said Second Party allocation/Share**) towards reimbursement of the cost of construction/development, expenses and all other charges incurred by it in construction/developments of the building/Project/Complex. The First Party irrevocably agrees with the Second Party to execute the agreements to sell, assign, transfer in any manner whatsoever with or without possession in respect of the share of the Second Party's area of the building/Project/Complex along with rights in the land underneath, in favour of any prospective buyer or any person nominated and/or informed by the Second Party at any time or from time to time;
7. That the responsibility for payment of all costs of installation of electricity connection, generator connection, Air-conditioning, municipal and property taxes, rates, fee, duties, levies shall be that of the said Land Owner and said Builder/Developer in proportion to their allocation of Saleable area (land owner- 35% in residential & 40% in commercial and developer 65% in residential & 60% in commercial) after completion of the Building/project/Complex. All cost related to common electricity, generator will be exclusively born by the developers/Builder and the said Land owner will be liable to pay charges related to their respective share only.
8. That it is agreed that both the parties shall mutually decide the name of the building /Project/ Complex and will give preferences to the suggestions of the said Land owner. The Parties shall ensure that the Project is promoted, advertised and publicized under the decided Project name. It is agreed that the Second Party and/or the First Party shall incorporate a clause in their respective documents/Agreements executed with prospective buyers so that successor-in-interest do not change the name of the project/ building/ Complex once the same is completed or anytime thereafter;
9. That the First Party hereby understand and agreed that the Second Party share i.e. 65% in residential & 60% in commercial Saleable Area shall be transferred/sold to various intending/Prospective buyers by way of Agreement to Sell/ conveyance or any other mode by the Second Party in part/full without any objection and concern of the First Party;

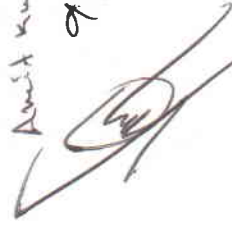
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10. That the parties during the course of construction of the building/Project/Complex shall be at liberty to receive advance or full payment of the saleable units, flats and services etc. falling in its/their respective share from the respective buyers at any time according to its/their own convenience and/or need;
11. That, in case during the construction of the Building/Project/Complex, any legal litigation raised by any third-party regarding ownership/title/encumbrances of subject land, the same shall be referred/forward to the First Party for clearance of the litigation and the First Party shall try to resolve the dispute at the earliest in consultation with Second Party;
12. That the First Party shall be liable and responsible for litigation, if any arose due to defects on their part or with regard to title in respect of the subject land or any boundary dispute and if any restraining order comes into force due to act of any third party or land owners, then the Second Party will be entitled to get cost of litigation from the First Party, which will be incurred by the Second Party during such litigation. Be it mentioned that if there any type of litigation is found or arose due to any order of the competent Court/ Authority concern or any other competent authority concern, then the delay in respect of delivery of possession of the First Party' share/allocation shall not be considered the delay on the part of the Second Party.
13. That, it is also agreed that all the common amenities and facilities like entrance gate, gardens, common parking spaces, open spaces, staircase, common roof, lift, sewer line, security etc., except reserved parking and reserved roofs shall remain common for all occupants/Purchaser of the units in the Building/complex/Project and the maintenance charges towards common facilities and amenities in the Building/Complex/Project shall be charged only after the Completion of Building /Project/Complex.
14. That it is also agreed that the First Party shall simultaneously execute a registered **General Power of Attorney** in favour of Second Party **M/s SUKHDHAM PROPERTIES** or in the name of its Partners/authorised representative in order to submitting the applications, requisitions to the various authorities for obtaining necessary permission, approvals, sanctions or other materials and concerning other matters required statutorily to be done and required in connection with the

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construction/development and completion of the said Building/Project/complex including getting the Registration and Compliance in the said Building/Project/Complex under the Provisions of RERA Act 2016 and relevant rules/regulations with the Jharkhand Real Estate Regulatory Authority by submitting all necessary legal documents, affidavit, declaration, undertaking required for the said purpose and getting of water, electricity and other required services connections in the said Building/Project/Complex. The Second Party shall have a right to book and sell its portions/share of the Saleable Area and get it registered and shall also have a right to enter into any agreement for sale of its portion by virtue of this Agreement and Power of attorney. The Second Party through holder of the said Power of Attorney shall also be entitled to sign and execute the requisite documents on behalf of the First Party for getting necessary approvals from DMC or all other concerned authority involved in relation to construction/development/ completion of the Building/project/Complex; However the Developer/Builder undertake not to cause to be done any act deed or thing which may in any way misuse, contravene any rule, law or regulation or to misuse the powers which may be conferred upon the Developer/Builder by the said Land Owner to construct said Building/Project/Complex as stated herein above on the subject land as per Agreement for Development.

15. That the First Party hereby nominates, constitute and appoints the Developer/Builder as their true and lawful attorney for the purpose of transferring, selling, conveying and/or assigning the Developer's portion/share of 65% in residential & 60% share in commercial of the proposed Project/Complex/building and for the said purpose for signing and executing all writings, agreements, conveyances and/or other transfer documents and perfecting such deeds, documents and writings by requisition thereof, if necessary and the Land Owners do hereby further agree to grant in favour of the Developer/Builder such other powers and/or authorities as may be required from time to time be required by the Developer/Builder for the purpose aforesaid.

16. It is hereby specifically mentioned that the parties hereto shall be free to sell transfer and/or mortgage, assign or part with the possession of their respective share at their own risk and account without any objection from the other party and to receive, accept any consideration amount and to issue receipt of full or partial payment. Each party shall have rights to negotiate his respective share with common facilities to any intending Buyer/purchaser. The Land Owners

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- agrees to execute, sign and deliver the document which might be required for conveying the Second Party's share in favour of the intending purchaser or nominee of Developer/Builder as a confirming party when the construction has been completed by the Developer/Builder. It is hereby specifically mentioned and agreed that the Land Owners shall not claim any remuneration for execution of the aforesaid documents and all the expenses whatsoever for the transfer of the Second Party's share shall be borne and paid by the Developer/his nominee(s)/intending purchaser(s).
17. That it is agreed by the First Party that the Second Party is free to purchase or execute development agreement from other party/parties for the land which is adjacent/connected to the subject land. The developer/Builder shall be free to develop comprising land taken from other vendor(s)/owner(s) and said Building /Complex/Project being taken from the Land Owner may be used for exit/entry passage or for common usage to other lands developed/acquired from other vendor(s)/owner(s).
 18. That the First Party and Second Party have entered into this agreement on principal-to-principal basis only and nothing contained herein shall be deemed or construed as constituting a service contract or a partnership between the Second Party and the First Party or as a joint venture or a joint adventure between First Party and Second Party nor shall the Second Party and First Party in any manner constitute an association of persons. Each Party shall be strictly responsible for its own income tax liability or other tax liabilities, if any, and shall keep the other party thereto indemnified from and against the same at all times;
 19. That it is expressly agreed that in the event of there being any delay in completion of construction work of the said Building/ Project/Complex and subsequent to delay in handing over possession of the First Party' share as per Agreement of division (including obtaining the Completion Certificate / Occupancy Certificates within 3 months from the end of the Stipulated Period) within the **Stipulated Period of 60 months** [36 months + 24 month grace period] from the date of obtaining all statutory clearance/approvals required before commencement of construction work of the said Building/Project/Complex except, due to the reasons beyond the control of Second Party and the reasons mentioned in 'Force Majeure Clause' of this Agreement and due to

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any unforeseen circumstances like drastic changes in law and hindrance caused by concerned authority, the Second Party shall pay a penalty of Rs 50,000/- (Rupees Fifty Thousand Only) to the First Party per month of delay, till handing over the possession of First Party's share as agreed hereto above. For the purpose of penalty, if Occupancy Certificate / Completion Certificate is not obtained due to reasons beyond the control of the Second Party or due to any default on the part of First party in execution of any document required for the said purpose, penalty will not be applicable. Notwithstanding the above said provision, both parties at liberty to mutually extend the time period of completion of said Building/Project/Complex beyond the stipulated time period.

20. That except as herein before provided, the Land Owner shall not interfere with or obstruct in any manner with the construction/development of said Building/Project/Complex, however the Land Owner or his nominee or nominees shall have free hand and unfettered access to the construction site at all reasonable time and they shall be free to point out to the Developer/Builder or their agents, subcontractors or administrators and the Developer/Builder shall rectify such defective construction, workmanship or use of inferior materials, if any.
21. That it has been expressly agreed upon between the parties that if some area in the proposed Building, complex/Project is altered / reduced / increased, at any time either before or after the completion of the said Building/ Project/Complex, it shall be considered as a mutual decision of the parties and all the charges if become payable shall be borne by the parties in their respective sharing ratio and the respective share of parties will be altered / reduced / increased accordingly.
22. That at the time of division of the built-up portions as per the agreed sharing ratio in the Agreement of Division, if any portion remains which cannot be divided beneficially, in such event, the parties shall have the option to take up such area and compensate the other party on mutually agreed terms;
23. It is also agreed between both the parties that after completion of Project if any opportunity arise for leasing out entire developed land owners' share and developer's Share jointly, then in that case if any expenses for the said purpose will be paid or payable by the parties in their respective ratio.

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24. On completion of construction of the proposed building/Project/Complex, the Land Owner shall become entitled to exclusive use and occupation of the Saleable Area comprised in the Land Owner's portion/share of the proposed building/Complex/Project subject to occupation Certificate/Completion Certificate issued by the competent Authority and the Developer/Builder shall put the land Owners in undisputed and exclusive possession thereof and obtain a certificate of possession from the Land Owners.

25. THE PARTY OF FIRST PART DO HEREBY DECLARE, REPRESENTS, WARRANTS AND COVENANT THAT:

- a. The First Party are the exclusive owners in possession of the subject land described in **Schedule A** below and there is no other co-owner(s) or co-sharer(s) of the subject land save and except them and they are sufficiently entitled to deal with the Subject land.
- b. Prior to execution of this Agreement, the First Party has not transferred the subject land to anybody else nor entered into any other Agreement with any other party with respect to subject matter.
- c. That excepting the Land Owner, no one else has any right, title, interest, claim or demand whatsoever or howsoever over in respect of the Subject Land or any portion thereof.
- d. The First Party has declared and assured to Second Party that the subject land is free from all sort of encumbrances i.e. mortgage, gifts, wills, exchanges, charges, liens, litigations, acquisitions, claims, demand, statutory dues, injunction notice, attachments, family dispute, prior agreement to sell/Collaboration agreement whatsoever or howsoever nature. Whatsoever if it will be ever proved otherwise, First Party shall be liable and responsible for making good all losses, which may be suffered incurred, undergone and sustained all by the Developer/Builder as a result thereof.
- e. That the First Party hereto without being influenced or provoked by anybody do hereby categorically declared that the Second Party shall continue to construct the said building/Project/Complex exclusively in the name of the Second Party at its own cost, arrangement and expenses as well as the First Party shall have no financial participation and or involvement in this regard.

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- f. The First Party has declared that under the said Agreement, the Second Party is not the transferee or buyer of the flats/units comes under the share of Second Party as per the Transfer of Property Act, 1882 The sole ownership lies with the First Party, but the First Party grants the Second Party along with development rights, a license to enter the subject land for the purpose of development but not as a transferee/buyer.
- g. The First Party hereby declare that the Land Owners have full and unrestricted right and power to convey, assign, transfer, alienate and sell the subject land. The First Party shall also keep the subject land free from all sorts of encumbrances till the completion of the said Project/Complex, sharing of the respective portions/share of parties.
- h. The First Party hereby assures the Second Party to extend all their co-operation for the development of the subject land and for disposal of the proposed units/flats falling to the allocation/share of the Second Party to intending parties or buyers.
- i. That the Land Owner shall hand over all the original documents of the subject land to the Developer/Builder at the time of execution of this Agreement. if the Original documents is not delivered in favour of the Developer/Builder, then produce all the Original documents, whenever called for production of the same by the Developer/Builder.

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k. The First Party or their legal representative(s) shall have no right/ authority/ power to terminate this agreement within the stipulated period for construction of the said building/Complex/Project as well as till the date of disposal of all the flats/shops/units of the Developer's allocation/share. If tried to do so then the First Party shall pay firstly total market price of the constructed area with damage together with interest on all investment.

26. THE PARTY OF SECOND PART DO HEREBY DECLARE, REPRESENTS AND COVENANT THAT:

- a. The Second Party shall develop the subject land by constructing a multi storied residential cum commercial Building/Project/complex with independent units with all essential facilities/specification for a comfortable existence at their own cost, expenses and resources after getting all the requisite permissions, sanctions, approvals from the competent authorities and as per the plans sanctioned by the competent authority as envisaged in terms of Clause 3, 4 & 5 above and which permissions, sanctions, approvals will be kept valid/renewed and in force until completion of the said Building/project/Complex;
- b. The Second Party shall use all standard quality of building materials and fittings;
- c. The Second Party will be responsible to deliver standard quality of construction, complete the project as per agreed timelines, subject to delays beyond their control and force major circumstance. All materials used would be of standard quality and the construction work shall be as per acceptable Indian standards. However, for more clarity the details of specifications are being given under **Schedule B**.
- d. The Second Party shall be entitled to enter into agreements with intending buyers and to receive Boking amount, instalments amount, issue money receipts, call monies by issuing demand Note/reminders/Notices and part consideration amounts and/or full payments, from such intending party/buyers against construction and disposal of such units, flats, shops, parking and services, falling to their exclusive allocation/shares, save and except the First Party's share;

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- e. That the Second Party shall not dispose off or transfer any units, flats, shops, parking and services falling to the 35% in residential & 40% in commercial share of the First Party;
- f. That the Second Party shall have exclusive marketing rights for their entitlement of allocation/share in its own name and for that purposes, the Second Party is hereby authorized to sell the Flats/unit/shop, receive application form, issue Allotment Letter, sign Flat Buyers Agreement, Maintenance Agreement, receive earnest money/ sale consideration from the Prospective buyers/ allottees , etc. in its own name. However, the final deed of conveyance shall be executed and registered by the First Party upon completion of Project in the format of Conveyance deed approved by Second Party.
- g. That the Developer/Builder will endeavour to complete the Project/Complex within the time specified in this Agreement or within the mutually agreed extended time period and also obtain Completion Certificate (C.C.)/Occupancy Certificate from the competent Authority at its own costs and expenses
- h. The Second Party shall market the Saleable area of Flats/Apartments/Shops etc. falling in their allocation/share in such manner that all Flats/ Apartments/shops are transferred to the prospective buyers after completion of the Project and First Party shall sign and execute all necessary documents as may be required for the said Purpose.
- i. That the Second Party undertakes the responsibility to supervise the construction activities and as and when necessary, appoint architect, Engineer, service consultant, contractors, sub-contractors, skilled or unskilled labours and other personnel experts in civil construction at their own cost and expense and shall pay them remunerations to discharge their services in relation to said Building/Project/Complex.
- j. That the Second Party shall prepare the building and other construction plans/drawings and get the same signed by the First Party, if required and obtain necessary approvals from all relevant authority/authorities for construction of the said Building /Project/Complex.

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3 Rajni Kumar Agrawal
4 Amit Kumar Mehta
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- k. That whatsoever expenses incurred towards construction of the proposed building/Complex/Project including payments to labours, purchase of construction materials, and other fittings, install services, etc. shall be borne by the Second Party;
- l. The Second Party shall take all responsibilities and keep the Land owner indemnified for construction of the proposed building/Complex/Project, for any untoward incident / accident at site, mis-happening or any other claim related to construction activity at site;
- m. That from the date of execution of this Agreement, the Developer/Builder be put in exclusive and vacant possession of the subject land in terms of these presents; all outgoings in respect of the subject land shall be the liability of the Developer/Builder and the Developer/Builder agrees to pay and bear the same absolutely and punctually and Developer/Builder agrees to keep the Land Owner saved, harmless and indemnified in respect thereof and all claims, demands, costs, expenses, actions and proceedings including payment of any fine or penalty imposed by any Authority on account of any construction made by the Developer/Builder in deviation of the Sanctioned Plan and the resultant loss arising there from as also any levy imposed by or any other Statutory Body or the Government for the development or betterment of the locality in which the proposed multi storied building is to be constructed will be borne and be on account of the Developer/Builder.

27. THAT THE PARTY OF THE FIRST PART AND THE PARTY OF THE SECOND PART DO HEREBY DECLARE, REPRESENTS AND ADMIT AS FOLLOWS

- a. The Parties agreed that all the unit shall have the undivided proportionate share or interest of underneath land along with proportionate rights on all common areas and facilities of the proposed building/Complex/Project, which is constructed and/or to be constructed as per Building Plan and/or its added and/or Revised Plan, which was be duly sanctioned by the concerned Authority.
- b. Neither of the party shall sell and/or transfer the allocation/share of the other party to any party or parties;

- c. No construction shall be done beyond approval of the sanctioned and approved building plan and clause 3, 4 & 5 above. In case the Second Party obtains the approval for any further floor/area, during or after the completion of the project, in that event the Second Party may construct on the vacant floors at their discretion and risk and shall be liable to handover to the First Party newly constructed area as per the agreed sharing ratio in such further construction;
- d. The Second Party shall deliver 35% in residential & 40% in commercial share out of the built-up area in the proposed building/Project/Complex to the First Party of the Schedule A land. In case the Land Owners' allocation/share is found to be more than 35% in residential & 40% in commercial in the proposed building/Complex/Project, the Land Owner shall pay the price of the excess area to the Second Party as per mutually agreed Rate. On the contrary if the area is found to be less than 35% in residential & 40% in commercial, then the Second Party shall pay the price of such lower area to the Owners as per mutually agreed Rate. **Agreed Rate** shall be finalised in Agreement of Division to be entered into separately after sanction of Building Plan of said Building/Complex/Project;
- e. That for the purpose of smooth and successful execution and completion of the said Building/Project/Complex, the parties shall be fair and honest to the terms and conditions of this Agreement for Development and Agreement of division and Parties may mutually decide, as and when need and circumstances warrants, to limit, or expand various inter se role and responsibilities in order to achieve several statutory requirement and compliances and the day to day working of different functions concerning the said Building/Complex/Project;. In other words, the party to this Agreement may be assigned additional duties, responsibilities and functions to ensure the execution of various function of said Building/Complex/Project are not stopped or delayed and the said Project will be completed at minimum possible time and cost.
- f. The First Party shall full co-operate with Second Party and Shall provide Second Party with all the necessary documents as may be required by the Second party from time to time and shall sign and execute all relevant documents, applications, declaration, affidavit, undertaking etc. as may be required for the smooth development and timely completion of the said Building/Project/Complex and authorised to Second Party to represent the First Party before the concerned government authority in connection with approvals of said Building/Project/Complex.

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- g. The parties shall put their sincere efforts for the success of said Building/ Project/Complex, which however shall never constitute or deem to be constituted any partnership between the parties. The Parties hereto have entered into this agreement purely as a contract and under no circumstance this agreement shall be treated as partnership by and between the parties and/or an Association of persons.
- h. The electricity power connection obtained in the proposed buildings/Complex/Project from the concerned Government authority as may be installed shall be borne by the unit/flat buyers and the First Party thereof in proportion to their respective share in the proposed buildings. However, electrification for the common area of the buildings shall be provided by the Second Party for operation of common lighting, water pumps, elevators, etc.;
- i. The Second Party shall construct the proposed buildings/Project/Complex as per specification given in **Schedule B** of the Agreement. The Parties have liberty to change the specification during the course of construction for the betterment of said Building/Complex/Project in compliance of statutory requirements or mutually agreed between the parties. For any other extra work or alteration or modification other than specification, or replacement of fittings, requested by the First Party or the unit/flat/shop buyers, such extra cost shall be borne by the unit/flat/shop buyers and/or the First Party as the case maybe;
- j. The Second Party shall make advertisement by way of publication in newspaper, display board or through media etc. to market and sell the Developer's allocation/share to the intending parties/buyers; it is also agreed by and between the parties that the Second Party shall be entitled to display their board at the project site and will be free to advertise the project in what so ever manner it deems fit and necessary and as and when required at their own cost and expenses;
- k. The Second Party shall be entitled to raise fund from the intending buyer(s) or through its own source at its own risk and terms;
- l. The Second Party shall have the power to execute and register the sale deed(s) in favour of the intending buyer(s)/parties with the necessary terms and conditions as required under the law.

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- m. The parties hereto shall save harmless and keep indemnified each other against any loss/damage/incident suit or proceedings;
- n. That the Land owner(s) and their legal heirs hereby declare and undertake that upon the demise of the said Land owner/one of the Land owners prior to completion of said Building/Project/Complex, the legal heir(s) of the said Land owner/ individual land owners shall be substituted and join the Development Agreement and also execute fresh Power of Attorney in favour of Second Party and also execute other required documents in favour of the Developer/Builder for the betterment of the said Building/Project/Complex on the same terms and conditions mentioned herein.
- o. The parties hereof including their respective heirs and successors in office shall be bound by the terms and conditions of this agreement and agreement of division and any other terms as may be amended by mutual consent;
- p. Maintenance of the common facilities shall be the joint responsibility of all the units/flat owners and occupiers and shall be charged from them only after the units/flat are handed over to purchaser/buyers upon completion of said Building/Project/Complex, but the maintenance of the internal flat and facilities shall be maintained and borne by the individual unit/flat owners; and
- q. All the maintenance charges, licence fee and any form of State & Central Government taxes, levies, charges, GST, etc. of the Land Owner's allocation/share shall be borne by the Land Owner and shall be paid progressively to the Second Party as and when payable due.
- r. The Parties shall defend compromise and settle all suits, proceeding and cases that may be initiated by any third party against any/all acts of the Land Owner and/or Builder/Developer with regard to title, development, construction and marketing of the said Building/Project/Complex.
- s. The Parties shall ensure that the Project does not encounter any problems at any time for any reason whatsoever due to their acts, omissions, defaults and/or non-performance of their responsibilities and obligations hereunder or otherwise whatsoever.

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- t. The Parties shall compliance the applicable Building Bye Laws and provision of Jharkhand Apartment (Flat) Ownership Act, 2011 & rules thereof amended up to date and the compliance under the Provision of RERA Act, 2016 and Jharkhand Real Estate (Regulation and Development Rules, 2017. The Parties hereby confirms and assures that they are fully aware of the provision of the above said applicable Byelaws, Act & rules and its implications thereof in relation to the said Building/Project/Complex and shall comply with the provision of the same or any statutory amendments or modifications thereof or the provisions of any other law(s) dealing with the subject matter. The parties shall execute all the documents / papers required for the said purpose as and when required for compliance the statutory provisions.

28. MISCELLANEOUS TERMS

- a. **INDEMNIFICATION:** The land Owner do hereby undertake to keep the Builder/Developer indemnified against any claim or claims by any third party in respect of the subject Land and or against the defects in the title of the land Owner. It will be the sole obligation of the Land Owner to make the title to the Subject Land good and marketable. Similarly, the Builder/Developer do hereby indemnify and keep the land owner indemnified against any claim or claims by any third party and/or prospective purchaser because of any defect in the construction /development and or non-compliance of any rules and regulation and or claim or claims by any worker or workers, vendors or on any other account which is required to be fulfilled by the Builder/Developer. Further, Each of the parties shall indemnify, defend and hold harmless the other party, its affiliates, and each of their partners, officers, employees, etc. against all claims, suits and proceedings and any all related liabilities, losses, expenses, damages and costs (in each case actual and direct in nature) incurred or suffered by the other parties, relating to or arising out of the breach by the indemnifying party of any of its duties, obligations, representation or warranties under this Agreement.
- b. **CONFIDENTIALITY:** During the subsistence of this Agreement, each party shall and shall cause all of its affiliates, employees, representative and advisors, to keep confidential and not publish or disclose to any third party, except in the normal course of business, any information relating to the other party or relating to the terms and condition described in this Agreement including its existence or relating to any discussed aspects of the proposed transactions between

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the parties in course of negotiations. Further upon termination or expiration of this Agreement, the party receiving any confidential information shall at the direction of the disclosing party return, destroy to the extent reasonably practicable, all disclosing party's confidential information from any computer, word processor or other device containing such information. Further none of the parties shall make any public announcements regarding the facts of having executed this Agreement without the prior consent of the other party.

- c. **Commencement and duration:** This Agreement shall be deemed to have commenced on and from the date of execution of this Agreement and thereafter sale out of all the flat/units//space to the intending purchasers and also after delivery of possession to the flat owners and land owners and after formation of the flat/unit owners' Association, if required, this Development Agreement will be coming to an end.
- d. **Force Majeure:** Neither Party shall be liable for any default or delay in the performance of its obligations, warranties, covenants when such default or delay is due to any contingency beyond its reasonable control including, Acts of God, epidemic, cyclone, flood, earthquake, drought, fire, injunction order, explosion, atmospheric disaster, war, riot, revolution, change of law or regulations, non-availability of Building materials due to Government Notifications or against notification or rules and regulations of the other appropriate authority and also includes mass stopping of work in the locality against notification or rules and regulations of the other appropriate authority or any similar causes and the time consumed in clearance of all mentioned hurdles shall not be counted in the Stipulated Period. It is clarified that denial or refusal of any Consent by any Governmental Authority shall not constitute a Force Majeure event. A Force Majeure event shall suspend the execution of the affected Party's obligations hereunder for the duration and to the extent of their effects. In the event of a Force Majeure event referred to in this Clause, the Party affected by such Force Majeure event shall at once inform the other Party of the nature and probable duration of the Force Majeure event and both the Parties shall take all reasonable measures to limit the consequences of the Force Majeure event to a minimum.
- e. **Notices:** All notices or order communications which are required or permitted hereunder shall be in writing and shall be sufficient delivered or mailed by registered or certified mail, postage prepaid, or faxed (but then immediately confirmed by mailing of the original) at the addresses set forth in the heading of this Agreement or such other address as the appropriate Party may advise the other Party.

Narbadada Devi Agrewal
Kanta Meeki
Rajesh Kumar Agrewal
Anil Kumar Meeki

X Oiler Power

- f. **Publicity:** The understandings recorded in this Agreement shall be kept confidential by the Parties and no announcement or statement to the press or circular relating to any matters in this Agreement shall be made or issued by or on behalf of any of the Parties, without prior written approval of the other Party, which approval shall not be unreasonably withheld or delayed, except if any such announcement or circular is required under any Legal Requirement or by any Governmental Authority.
- g. **Entire Agreement:** This Agreement, the Schedules hereto and the agreements specifically referred to herein constitute the entire agreement between the parties with respect to the subject matter of this Agreement and supersede all prior negotiations, commitment, agreements and understandings, oral and written, between the Parties in connection with the subject matter of this Agreement. In the event there is any conflict between such other agreements and any term or condition contained in this Agreement, this Agreement shall prevail.
- h. **Severability:** If any provision of this Agreement shall be waived or held invalid, illegal, or unenforceable, the validity, legality, or enforceability of the remaining provisions of this Agreement shall not be affected or impaired thereby. Instead, this Agreement shall be construed, if possible, in a manner to give effect by means of valid, legal or enforceable provisions to the intent of the parties to the particular provisions held to be invalid, illegal or unenforceable and, in any event, all other terms shall remain in full force and effect.
- i. **Binding nature:** This Agreement shall be binding upon, and shall inure to the benefit of the Parties hereto and their respective successors and permitted assigns.
- j. **Amendment, Modification and Waiver:** This Agreement may be modified, amended or supplemented only by mutual written agreement of the parties. Any party may waive or delay the performance of any condition intended for its benefit. Each amendment, modification, supplemental or waiver shall be in writing signed by the party or parties to be charged. Any modification or amendment to the terms of this Agreement shall be valid only if it is reduced to writing and signed by or on behalf of each Party. The failure to exercise or delay in exercising a right or remedy provided by this Agreement or by law shall not constitute a waiver of the right or remedy or a waiver of other rights or remedies. No single or partial exercise of a right or remedy provided by this Agreement prevents further exercise of another right or remedy.

1 Nandoda Devi Agarwal
2 Kantu Moeli
3 Rajendra Kumar Agarwal
Amit Kumar Das Ji
X Dhan Dhan!

- k. **Assignment:** No party may assign or transfer or purport to assign or transfer this Agreement, in whole or in part, or any rights or obligations hereunder, without prior written consent of the other party.
- l. **Cumulative Rights:** The rights and remedies of the parties contained in this Agreement are cumulative and not exclusive of rights or remedies provided by law.
- m. **Further Acts and Assurances:** Each Party agrees to execute and deliver all such further instruments, and to do and perform all such further acts and things, as shall be necessary or convenient to perform the provisions of this Agreement.
- n. **Reference to Arbitration:** All disputes and differences arising in connection with this Agreement shall, to the extent possible, be settled amicably by prompt good faith, negotiations between the parties. In default of such amicable settlement within thirty (30) days of the commencement of discussions/negotiations, the dispute shall be finally settled under the provisions of the Indian Arbitration and Conciliation Act, 1996 and rules thereof amended up to date by the sole arbitrator appointed by Second Party in accordance with said Act /Rules, whose decision, the parties shall recognise and respect as final and binding upon the parties without any right of appeal or review on any grounds whether in law or equity before any judicial or government body. Any such arbitration proceeding shall be held in Dhanbad, District Dhanbad, in the state of Jharkhand. Both the Parties will bear the fees of the Arbitrator/Arbitration Proceeding in equal proportion.
- o. **Injunctive Relief:** Notwithstanding the aforesaid, Second Party shall have the right to institute judicial proceedings against the First Party or any one acting through or under such Party in order to enforce its rights under the said Agreement through specific performance, injunction or similar equitable relief.
- p. **Jurisdiction:** The Civil Court of Dhanbad, District Dhanbad, in the state of Jharkhand alone shall have jurisdiction to try any case arising out of this agreement.

IN WITNESS WHEREOF BOTH THE PARTIES HAVING UNDERSTOOD THE CONTENTS AS WELL AS THE TERMS AND CONDITIONS OF THE AGREEMENT WHICH HAVE BEEN READ OVER AND EXPLAINED TO THEM IN SIMPLE HINDI PUT THEIR RESPECTIVE SIGNATURE ON THIS AGREEMENT ON THE DAY, MONTH AND YEAR MENTIONED HEREINABOVE IN PRESENCE OF THE WITNESSES ON THEIR SOUND HEALTH, STATE OF MIND AND WITHOUT ANY MISREPRESENTATION, FRAUD, UNDUE INFLUENCE OR COERCION.

सचिव अधिकारी बंगला
अनुसार दस्तावेज में वर्णित मौजा कोलाकुसुमा
नम्बर 12 के नया खाता नो. 256, 478, 661, 3557, 3556, 3558
विषय में नया खाता नो. 51.27

Norale Devi, Jarnel
Kanta Modi

Bejma Kumar Jarnel
Amir Kumar Modi

Bejma Kumar Jarnel

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12/

SCHEDULE A

All that piece and parcel of Rayati Land including construction thereon situated in **MOUZA: KOLAKUSMA** Police Station Dhanbad, at present Police Station Saraidhela, District Dhanbad

MOUZA : KOLAKUSUMA No. 12, New Khata No. 256, New Plot No. 3561, Area 36.63 dec. New Khata No. 478, New Plot No. 3557, Area 3.90 dec. New Khata No. 661, New Plot No. 3560 & 3556, Area 10.74 dec. Grand Total Area 51.27 dec. of land (Old Khata No. 38, 156, 49), (Old Plot No. 2761, 2763, 2764, 2765, 2766) abutted and bounded as follows:

- In the North : Land of Plot No. 3554
- In the South : Land of Plot No. 3558, 3559, 3560 (P)
- In the East : Land of Plot No. 3566, 3557, 3560 (P)
- In the West : Dhanbad- Baliapur Main Road

SCHEDULE B

(Specifications)

Building Structure

- ✓ RCC framed structure with seismic Zone III compliance
- ✓ concrete solid block masonry

Walls

- ✓ Internal: finished with Plaster, Putty & Paints in Common Area, in Shops & offices coating of putty
- ✓ Exterior: furnished with Weather coat paint

Flooring

- ✓ Granite finished/Marble/Ceramic tiles flooring in all Common Areas of the Building
- ✓ Chequered tiles/equivalent flooring for parking lot
- ✓ Anti skid tiles flooring for Bathrooms

Doors

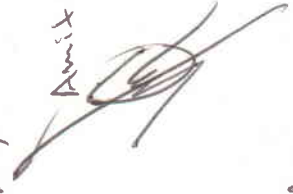
- ✓ 32 mm thick OST flush door shutters for Office Units.
- ✓ All door frames using quality Sal wood
- ✓ Main door GI shutter in all Shops

1 Nambode Devi Agrawal

2 Kanta Modi

3 Sanjay Kumar Agrawal

4 Amit Kumar Modi



Xiler Dhar

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Windows

- ✓ Two Track Anodized Powder Coated Aluminium sliding windows

Electrical

- ✓ All electrical wiring in concealed conduits with standard make wires
- ✓ Switches of Anchor/Havell's or equivalent
- ✓ ELCB and MCB in all units

Lift

- ✓ Most modern lift with permanent texture paint

CCTV & Fire Fighting System

- ✓ CCTV at check point and on each floor
- ✓ Fire Fighting systems as per Govt norms

Power Backup

- ✓ Silent Diesel Generator for standby power supply for common area lighting, lift, water pump
- ✓ In each individual commercial unit at extra cost

SCHEDULE C

(The Common Portions)

1. Staircase and the lift landings on all floors of the proposed buildings/Complex;
2. The common paths, passages and areas in the land comprised in the said Complex and in the proposed buildings (except expressly such area as therein as are not needed or held or intended for use by any particular person) including the beams foundation and supports of the proposed building/Complex;
3. Drive way and lobby on the ground floor of the proposed building (save and except the car parking spaces demarcated by the Developer therein and / or the open land at the said Complex
4. Boundary walls and the main gates of the said Building/Complex
5. Drainage and sewerage lines and connections;
6. All electrical connections, installations, wirings, meters and fittings (excluding only those that are installed within the exclusive area of units/flat in the proposed building/Complex and exclusively meant for its use);

7. Tube wells and their installations, if any;
8. Water pump and its installations, Pump Room Water Reservoir, Water tanks and all common installations for carriage of water (save and except those as are within any unit/flat and are for use by the occupier of such unit/flat or units/flats (exclusively) in and/or to and/or in respect of the proposed building;
9. Lift (if any) Lift well, installations, lift room and the lift machine room in the proposed building/Complex;
10. The common Security living area, if any, on the ground floor of the proposed building;
11. Such other common paths or area, equipments, installations, fittings and fixtures in or about the land comprised in the said premises and in the proposed building as are necessary for users in common.

The Developers or Builder is paying stamp duty and registration fees for Rs.3,29,85,000/- only.

Signature of the First Party

1. Smt. Narbada Devi Agarwal Narbada Devi Agarwal

2. Smt. Kanta Modi Kanta Modi

3. Sri Bajrang Kumar Agarwal Bajrang Kumar Agarwal

4. Sri Amit Kumar Modi Amit Kumar Modi

1 Narbada Devi Agarwal
2 Kanta Modi
2 Bajrang Kumar Agarwal
Amit Kumar Modi
V. S. Dohere!

1. Nandade Devi Agrawal
2. Kantle Moeli
3. Rajiv Kumar Agrawal
4. Amit Kumar Modi

Nilesh Dokane

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Signature of the Second Party
M/s Sukhdham Properties through its Partners

1. MANOJ MODI

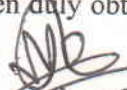
2. NILESH KUMAR DOKANIA

Nilesh Dokane

WITNESSES (Name & Address)

1. Rajesh Mallick.
40 hi mallick mallick
Kafra De
9/9/21
2. Rajesh Mohan Mandal
Dhanbad

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, and the deed has been printed in my office as per draft given by the parties:-


Advocate
E. No - 999/10



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

September 9, 2021

भाग वर्तमान	3	पृष्ठ संख्या	561										
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	धनबाद	हलका का नाम	हलका-02	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	कोलाकुशमा	होल्डिंग संख्या	561	तौजी संख्या	1	थाना नम्बर	12	खाता का प्रकार	—				
श्रीमती कान्ता मोदी, पति-श्री श्याम सुन्दर मोदी, जाति- --- - एव श्रीमती नर्वदा देवी अग्रवाल, पति-श्री बजरंग कुमार अग्रवाल, जाति- ----													
खाता नम्बर	प्लोट संख्या	रकबा			परिवर्तन के लिए प्राधिकार				लगान	सेस			
256	3561	0 ऐ 7.34 डि 0 हे			द० ख० मु० न० 2322(II)2012-13				4	0			
	कुल परिमाण	0 ऐ 7.34 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
06-10-2021	0666448533	2013-2014	2021-2022	32	4	8	1	16	2	16	2	6.4	0.8

List Of Mutation Cases on the above transaction in Register-II

Mutation Cases Not Found !!

List Of Case Status Details

सवशा देखो



BACK

यह एक कम्प्यूटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर ब्रिक्क करें।

Reg. no 256 +
Plot no 3561 +
3/9/21

Narabada Devi Agarwal



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

September 9, 2021

भाग वर्तमान	1	पृष्ठ संख्या	2530										
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	धनबाद	हलका का नाम	हलका-02	इस्टेट का नाम	झारखंड				
मौजा का नाम	कोलाकुशमा	होलिडिंग संख्या	2530	तौजी संख्या	0	थाना नम्बर	12	खाता का प्रकार	--				
श्रीमती कांता मोदी, पति-श्याम सुन्दर मोदी, जाति- एवं श्रीमती नर्वदा देवी अग्रवाल, पति-बजरंग कुमार अग्रवाल, जाति-													
खाता नम्बर	प्लॉट संख्या	रकबा				परिवर्तन के लिए प्राधिकार			लगान	सेस			
256	3561	17.75 कठार 0 डि 0 वर्गफीट				दा0 खा0 केश स0 2329 (2) 2012-13			18	26.1			
	कुल परिवर्तन	17.75 कठार 0 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
11-20-2020	0578089604	2012-2013	2020-2021	144	18	36	4.5	72	9	72	9	28.8	3.6
06-09-2021	0239291496	2021-2022	2021-2022	0	18	0	4.5	0	9	0	9	0	3.6

List Of Mutation Cases on the above transaction in Register-II

Mutation Cases Not Found !!

List Of Case Status Details

नक्शा देखें



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।

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

Plot no. 2530 +
Plot no. 3561 +
9/9/21

Nandadevi Agrawal

Nitesh Dhanaj



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

September 9, 2021

भाग वर्तमान	1	पृष्ठ संख्या	2545											
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	धनबाद	हल्का का नाम	हलका-02	इस्टेट का नाम	झारखंड					
मौजा का नाम	कोलाकुशमा	होल्डिंग संख्या	2545	तौजी संख्या	0	थाना नम्बर	12	खाता का प्रकार	---					
<p>बजरंग कुमार अग्रवाल, पिता-स्व राम वृक्षलाल अग्रवाल, जाति- एवं श्री अमित कुमार मोदी, पिता-श्री श्याम सुन्दर अग्नी, जाति-</p>														
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार					लगान	सेस			
478	3557	0 कठ3.9 डि 0 वर्गफीट			दा0 खा0 केश स0 2365 (2) 2012-13					2	2.9			
	कुल परिमाण	0 कठ3.9 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	
12-03-2020	0162349067	2012-2013	2020-2021	16	2	4	0.5	8	1	8	1	3.2	0.4	
06-09-2021	0489588943	2021-2022	2021-2022	0	2	0	0.5	0	1	0	1	0	0.4	

List Of Mutation Cases on the above transaction in Register-II

Mutation Cases Not Found !!

List Of Case Status Details

नक्शा देखें



BACK

यह एक कंप्यूटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

keh. no 4884
Plot no 3557
9/9/21

Narode Devi Agnani

Nilesh Kumar



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

September 9, 2021

भाग वर्तमान	1	पृष्ठ संख्या	2534											
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	धनबाद	हलका का नाम	हलका-02	इस्टेट का नाम	झारखंड					
मौजा का नाम	कोलाकुशमा	होल्डिंग संख्या	2534	तौजी संख्या	0	थाना नम्बर	12	खाता का प्रकार	---					
श्री मती नर्वदा देवी अग्रवाल, पति-बजरन कु. अग्रवाल, जाति- एवं श्रीमती कांता देवी, पति-श्याम सुन्दर अग्रवाल, जाति-														
खाता नम्बर	प्लोट संख्या		रकबा			परिवर्तन के लिए प्राधिकार						लगान	सेस	
661	3560, 3556		0 ऐ 6.5 कठो वर्गफीट			दा0 खा0 केश स0 2337 (2) 2012-13						6	8.7	
	कुल परिमाण		0 ऐ 10.744 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	
12-01-2020	0009176753	2012-2013	2020-2021	48	6	12	1.5	24	3	24	3	9.6	1.2	
06-09-2021	0306258047	2021-2022	2021-2022	0	6	0	1.5	0	3	0	3	0	1.2	

List Of Mutation Cases on the above transaction in Register-II

Mutation Cases Not Found !!

List Of Case Status Details

नक्शा देखें



BACK

यह एक कम्प्युटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

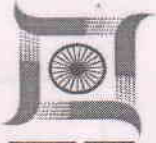
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर बिलक करें।

kh. no. 661 +
Plot no. 3560, 3556 +
5/9/21

रहित देखें!

Nervada Devi Agrawal



झारखण्ड सरकार

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

रैयत का नाम, अभिभावक का नाम, रिश्ता

नारायण मंडल, पिता-गोविन्द मंडल चार अंश, जाति-., निवासी- व पटल मंडल वो रतन मंडल वो मदन मंडल, पिता-अधौर मंडल 6 अंश समान, जाति-., निवासी- व कदम मंडलानी, पति-अमूलय मंडल 2 अंश, जाति-., निवासी- व वीवी देवी, पति-नारायण मंडल 2 अंश, जाति-., निवासी- व कालो मंडलानी, पति-फटिक मंडल 2 अंश, जाति-सुडी, निवासी-निज ग्राम

जिला का नाम धनबाद अंचल का नाम धनबाद हलका का नाम हलका-02 मौजा का नाम कोलाकुशमा खाता नम्बर 256 रैयती का प्रकार

खेवट नम्बर खाता नम्बर 256 थाना का नाम थाना नम्बर 12

खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान		कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
				कियारी संख्या (5)	एकड़			डिसमील	रौ (10)	आ (11)	
256	4075	? ----- ? -- -----	भिंडा 0	0.000	1.000	द: पटल मंडल वो रतन मंडल वो मदन मंडल अंश समान	तीस रुपया उनसत्तर पैसा अलावे सेस	30	0	69	क
	4077	? मोटा आर ? बिहार सरकार	बहाल 0	0.000	16.000	द: कदम मंडलानी वो वीवी मंडलानी वो कालु मंडलानी तीन अंश समान वो मुसमात फुला मंडलानी छः अंश वो मुसमात शुशिला दो अंश	तीस रुपया उनसत्तर पैसा अलावे सेस				क
	4453	? नारायण ? रतन मंडल	बाईद 0	0.000	31.000	द: सयुक्त	तीस रुपया उनसत्तर पैसा अलावे सेस				क
	4458	? कदम ? नारायण	गोडा 2 0	0.000	34.000	द: सयुक्त	तीस रुपया उनसत्तर पैसा अलावे सेस				क

4532	? जे कोडा ? मदन	पुरानी परती 0	0.000 एकड़	54.000 डिसमील	दः सयुक्त	तीस रुपया उनसत्तर पैसा अलावे सेस	क
4533	? मदन कोडा ? करम	पुरानी परती 0	0.000 एकड़	40.000 डिसमील	दः सयुक्त	तीस रुपया उनसत्तर पैसा अलावे सेस	क
3553	? निज ? रास्ता	कनालि 0	0.000 एकड़	11.000 डिसमील	दः कदमवाला देवी वो वीवी मंड्लानी वो काली मंड्लानी अश समान	तीस रुपया उनसत्तर पैसा अलावे सेस	क
3555	? पटल ? रास्ता	कनालि 0	0.000 एकड़	16.000 डिसमील	दः नरायण मंड्ल	तीस रुपया उनसत्तर पैसा अलावे सेस	क
4581	? ----- ? -- -----	मोटा आर 0	0.000 एकड़	9.000 डिसमील	दः सयुक्त	तीस रुपया उनसत्तर पैसा अलावे सेस	क
4585	? बिहार सरकार ? मोटा आर	बहाल 0	0.000 एकड़	82.000 डिसमील	दः नरायण मंड्ल	तीस रुपया उनसत्तर पैसा अलावे सेस	क
3559	? गफुर ? कदम वाला	कनालि 0	0.000 एकड़	5.000 डिसमील	दः पटल मंड्ल वो रतन मंड्ल वो मदन मंड्ल अंश समान	तीस रुपया उनसत्तर पैसा अलावे सेस	क
3561	? निज ? गफुर	कनालि 0	0.000 एकड़	11.000 डिसमील	दः कदमवाला देवी ई अनुसार खेसरा न. 2453	तीस रुपया उनसत्तर पैसा अलावे सेस	क
4710	? जोतिन्द्र ? कदम	बाईद 0	0.000 एकड़	4.000 डिसमील	दः नरायण मंड्ल	तीस रुपया उनसत्तर पैसा अलावे सेस	क
4713	? पटल मंड्ल ? बिहार सरकार	बाईद 0	0.000 एकड़	4.000 डिसमील	दः नरायण मंड्ल	तीस रुपया उनसत्तर पैसा अलावे सेस	क
3554	? निज ? रास्ता	बाईद 0	0.000 एकड़	18.000 डिसमील	अबैध दः छुटनी मोदीन ई अनुसार	तीस रुपया उनसत्तर	क



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

रैयत का नाम, अभिभावक का नाम, रिश्ता

सहदुल मियाँ वो सिद्दीक अंसारी, पिता-वाधन मियाँ एक अंश समान, जाति-., निवासी- व गफुर मियाँ वो मनरुद्दीन मियाँ वो मजीद मियाँ, पिता-जगन मियाँ एक अंश समान, जाति-., निवासी- व रहमली मियाँ, पिता-अखौरी मियाँ एक अंश, जाति-., निवासी- व आसीन मियाँ, पिता-हफीजुद्दीन मियाँ एक अंश, जाति-., निवासी- व वकीलन वीवी वो वतुलन वीवी वो सौरुण वीवी, पिता-खेदन मियाँ दो अंश समान, जाति-., निवासी- व खुलन अंसारी, पिता-वुधन मियाँ चार अंश समान, जाति-., निवासी- व वकरीद अंसारी, पिता-तेजाली मियाँ चार अंश, जाति-., निवासी- व जुम्मन अंसारी, पिता-किस्मत मियाँ छः अंश, जाति-मोमीन, निवासी-निज ग्राम

जिला का धनबाद अंचल का धनबाद हलका का हलका-02 मौजा का कोलाकुशमा खाता रैयती
नाम नाम नाम नाम नाम का
प्रकार

खेवट खाता नम्बर 661 थाना का थाना नम्बर 12
नम्बर नाम

खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
(1)	(2)	(3)	कियारी संख्या (5)		(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
661	2898	? अब्दुल ? शंकर मंडल	बाईद 0	0.000 एकड़	16.000 डिसमील	दखल वकरीद अंसारी	0	0	0	
	2949	? वकरीद ? मोती लाल	बहाल 0	0.000 एकड़	29.000 डिसमील	दखल रहमलीमियाँ वो आसीन मियाँ अंशसमान				
	2951	? मोतीलाल ? शंकर सिंह	बहाल 0	0.000 एकड़	34.000 डिसमील	दखल जुम्मन मियाँ				
	2995	? शकर सिंह ? असीरुद्दीन	बाईद 0	0.000 एकड़	4.000 डिसमील	दखल जुम्मन मियाँ				
	2996	? मुवारक ? निज	बाईद 0	0.000 एकड़	3.000 डिसमील	दखल खुलन अंसारी				
	2997	? खैरुण वीवी ? खुलन अंसारी	कनालि 0	0.000 एकड़	2.000 डिसमील	दखल वकरीद अंसारी				
	2998	? जुम्मन ? रहमान	बहाल 0	0.000 एकड़	14.000 डिसमील	दखल जुम्मन मियाँ				
	3014	? रहमली ? असीरुद्दीन	बाईद 0	0.000 एकड़	7.000 डिसमील	दखल रहमली मियाँ				
	3050	? गयामनी ?	बाईद 0	0.000 एकड़	14.000 डिसमील	दखल वकरीद मियाँ				

New Baba Rai Agrawal

3522	? सुस्ती वीवी ? रास्ता	गोडा 1 0	0.000 एकड़	6.000 डिसमील	दखल बकरीद अंसारी	
3556	? नारायण ? रास्ता	कनालि 0	0.000 एकड़	4.000 डिसमील	दखल गफुर मियाँ वो मनरुद्दीन मियाँ वो मजीद मियाँ अंशसमान	
3560	? कदम वाला ? पटल	कनालि 0	0.000 एकड़	5.000 डिसमील	दखल गफुर मियाँ ईत्यादी अनुसार खेसरा 3556	
3563	? निज ? पटल	बाईद 0	0.000 एकड़	18.000 डिसमील	दखल खुलन अंसारी	
3567	? असीरुद्दीन ? मुबारक	कनालि 0	0.000 एकड़	13.000 डिसमील	दखल जुम्मन मियाँ	
3615	? सरहद ? असीरुद्दीन	बाईद 0	0.000 एकड़	5.000 डिसमील	दखल गफुर मियाँ ईत्यादी अनुसार खेसरा 3556	
3655	? मार्जन ? असीरुद्दीन	कनालि 0	0.000 एकड़	17.000 डिसमील	दखल जुम्मन मियाँ	
3663	? दुर्योधन ? रामापति	कनालि 0	0.000 एकड़	7.000 डिसमील	दखल वकीलन वीवी वो वतुलन वीवी वो वतुलन वीवी वो खैरुन वीवीअंश समान	
3678	? हरि मंडल ? जुम्मन	बाईद 0	0.000 एकड़	5.000 डिसमील	दखल खुलन अंसारी	
3679	? खुलन ? असीरुद्दीन	बाईद 0	0.000 एकड़	2.000 डिसमील	दखल जुम्मन मियाँ	
3681	? शशी कुम्हार ? गफुर	बाईद 0	0.000 एकड़	3.000 डिसमील	दखल गफुर मियाँ ईत्यादी अनुसार खेसरा 3556	
3682	? गफुर ? शशी कुम्हार	बाईद 0	0.000 एकड़	3.000 डिसमील	दखल गफुर मियाँ ईत्यादी अनुसार खेसरा 3556	
3684	? शशी कुम्हार ? मंगल रजवार	बाईद 0	0.000 एकड़	6.000 डिसमील	दखल सहदुल मियाँ	
3685	? शशी कुम्हार ? मथुरानाथ	बाईद 0	0.000 एकड़	4.000 डिसमील	दखल गफुर मियाँ ईत्यादी अनुसार खेसरा 3556	
3711	? गफुर ? शशी कुम्हार	बाईद 0	0.000 एकड़	15.000 डिसमील	दखल खुलन अंसारी	
3712	? निज ? निज	बाईद 0	0.000	15.000	दखल बकरीद	



झारखण्ड सरकार

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

रैयत का नाम, अभिभावक का नाम, रिश्ता


मुस्लिम अंसारी वो हफिज अहमद सुलतान, पिता-खेदारन मियाँ चार अंश समान, जाति-., निवासी- व रहमली मियाँ, पिता-पहलान मियाँ चार अंश, जाति-., निवासी- व खातीर अंसारी वो सकील अंसारी वो कमरुद्दीन, पिता-फिराती अंसारी दो अंश समान, जाति-., निवासी- व सिद्दीक अंसारी वो वसीर अंसारी, पिता-अव्वास मियाँ दो अंश, जाति-., निवासी- व सुस्ती वीवी वो खैरून वीवी, पिता-फागुन मियाँ चार अंश, जाति-., निवासी- व मुबारक अंसारी, पिता-रेधु मियाँ सात अंश, जाति-., निवासी- व मुबारक अंसारी, मोस्मात दुलाली वीवी, पिता-रेधु मियाँ एक अंश, जाति-., निवासी- व दुलाली वीवी, पिता-झगरु मियाँ चार अंश, जाति-., निवासी- व महम्मद असरीउद्दीन अंसारी वो अब्दुल अजीज अंसारी, पिता-झरी मियाँ चार अंश समान, जाति-मोमीन, निवासी-निज ग्राम

जिला का नाम धनबाद अंचल का नाम धनबाद हलका का नाम हलका-02 मौजा का नाम कोलाकुशमा खाता का प्रकार रैयती

खेवट नम्बर खाना नम्बर 478 थाना का नाम थाना नम्बर 12

खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
(1)	(2)	(3)	कियारी संख्या (5)		(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
478	551	? अरुण ? उपेन्द्र सिंह	गोडा 2 0	0.000 एकड़	1.000 डिसमील	दखल संयुक्त	0	0	0	
	1481	? मकसुद ? सीमान	'बाईद 0	0.000 एकड़	15.000 डिसमील	दखल सुस्ती वीवी ईत्यादी अनुसार खेसरा 1415				
	1493	? लम्बोदर ? सीमान	'बाईद 0	0.000 एकड़	11.000 डिसमील					
	1503	? हेलाराम ? पेलु मंडल	'बाईद 0	0.000 एकड़	8.000 डिसमील	दखल मुवारक अंसारी				
	1504	? ईच्छुवाला ? उसीरउद्दीन	'बाईद 0	0.000 एकड़	8.000 डिसमील	दखल सुस्ती वीवी				
	1492	? शम्भु मंडल असीरुद्दीन	'बाईद 0	0.000 एकड़	17.000 डिसमील	दखल असीरुद्दीन वो मो- अजीज अंश समान				
	1536	? हारि मंडल ? धीरेन	गोडा 2 0	0.000 एकड़	21.000 डिसमील	अवैध दखल शंकर मंडल पिता जादु मंडल जाति सुडी				

New Look Devi Agrawal

					अनुसार खेसरा 3110	
3544	? मोदी ? मुस्लिम	बाईद 0	0.000 एकड़	5.000 डिसमील	दखल मुवारक अंसारी ईत्यादी अनुसार खेसरा 3010	
3545	? मोदी ? असीरुदीन	बाईद 0	0.000 एकड़	7.000 डिसमील	दखल सिदीक अंसारी ईत्यादी अनुसार खेसरा 2904	
3557	? नारायण ? कदमवाला	कनालि 0	0.000 एकड़	4.000 डिसमील	दखल खातीर अंसारी ईत्यादी अनुसार खेसरा 3519	
3565	? मुवारक ? जुम्मन	बहाल 0	0.000 एकड़	19.000 डिसमील	दखल असीरुदीन अंसारी ईत्यादी अनुसार खेसरा 3290	
3568	? जुम्मन ? दुलाल वीवी	कनालि 0	0.000 एकड़	19.000 डिसमील	दखल मुवारक अंसारी ईत्यादी अनुसार खेसरा 3010	
3569	? मुवारक ? नरेन मंडल	कनालि 0	0.000 एकड़	13.000 डिसमील	दखल मोस्मात असीरुदीन अंसारी ईत्यादी अनुसार खेसरा 3290	
3656	? निज ? निज	कनालि 0	0.000 एकड़	11.000 डिसमील	दखल मोस्मात दुलाली वीवी	
3757	? अ.वि.स. ? अ. वि.स.	कनालि 0	0.000 एकड़	8.000 डिसमील	दखल रहमली मियाँ ईत्यादी अनुसार खेसरा	
3658	? अ. वि.स ? अ.वि.स	कनालि 0	0.000 एकड़	7.000 डिसमील	दखल मुवारक अंसारी ईत्यादी अनुसार खेसरा 3010	
3659	? निज ? निज	कनालि 0	0.000 एकड़	7.000 डिसमील	दखल सुस्ती वीवी ईत्यादी अनुसार खेसरा 3011	
3676	? मुवारक ? निज	बाईद 0	0.000 एकड़	8.000 डिसमील	दखल मुवारक अंसारी ईत्यादी अनुसार खेसरा 3010	
3688	? गयामनी ? मनुसु मंडल	बाईद 0	0.000 एकड़	11.000 डिसमील	दखल रहमली मियाँ ईत्यादी	



Form 1

Maintenance of records Form of Continous Khatian to be maintained by the Anchal Adhikari under Section 3(1)

(See Rule 4)

Continous Khatian


Anchal- धनबाद Rev P.S- झरिया State of- झारखण्ड Police Station- झरिया R.T.No 12 Khata Type रैयती

खाता नम्बर	रैयत का नाम, पिता का नाम एवम जाति	प्लॉट संख्या	चौहद्दी	ए	डे	हे	लगान	कैफियत / अभ्युक्ति	भाग वर्तमान/ पृष्ठ संख्या
256	नारायण मंडल, पिता-गोविन्द मंडल, जाति- . एवं पटेल मंडल वो रतन मंडल वो मदन मंडल, पिता-अधौर मंडल, जाति- . एवं कदम मंडलानी, पति-अमुलय मंडल, जाति- . एवं वीवी देवी, पति-नारायण मंडल, जाति- . एवं कालो मंडलानी, पति-फटिक मंडल, जाति- सुडी	2873		0 ऐ	4 डि	0 ऐ	5		1 / 255
		2874		0 ऐ	3 डि	0 ऐ			
		2875		0 ऐ	2 डि	0 ऐ			
		2876		0 ऐ	2 डि	0 ऐ			
		2881		0 ऐ	2 डि	0 ऐ			
		2882		0 ऐ	2 डि	0 ऐ			
		2924		0 ऐ	10 डि	0 ऐ			
		3551		0 ऐ	3 डि	0 ऐ			
		3552		0 ऐ	7 डि	0 ऐ			
		3553		0 ऐ	11 डि	0 ऐ			
		3554		0 ऐ	18 डि	0 ऐ			
		3555		0 ऐ	16 डि	0 ऐ			
		3559		0 ऐ	5 डि	0 ऐ			
		3561		0 ऐ	11 डि	0 ऐ			
		3571		0 ऐ	12 डि	0 ऐ			
		3573		0 ऐ	10 डि	0 ऐ			
		3594		0 ऐ	6 डि	0 ऐ			

Narabada Devi Agrawal

		4445		0	रे	0.52	डि	0	हे			
		4472		0	रे	0.52	डि	0	हे			
		4474		0	रे	0.52	डि	0	हे			
		4480		0	रे	0.52	डि	0	हे			
		4585,4581,4187,		0	रे	0	डि	0	हे			
		4585,4581,4187,		0	रे	0.52	डि	0	हे			
256	श्रीमती ललिता मंडल , पति-श्री गोलक मंडल, जाति- .	3594,4585,4344		0	रे	1.44	रे	0	हे	4	दा0 खा0 केश संखा 75 (II) 2016-2017	1 / 2229
		4291		0	रे	1.44	रे	0	हे			
		4327		0	रे	1.44	रे	0	हे			
		4435		0	रे	1.44	रे	0	हे			
		4585		0	रे	77	डि	0.48	हे			
		4710		0	रे	1.44	रे	0	हे			
		4927		0	रे	1.44	रे	0	हे			
256	श्री मती पिंकी देवी , पति-श्री रोकी कुमार साव, जाति- .	4423,4533		1	कठा	13	छ	35	वर्गफीट	2	दा0 खा0 केश स0 989 (2) 2012-13	1 / 2344
256	श्री मती रीतु अग्रवाल , पति-श्री मनोज अग्रवाल, जाति- .	4533		148	कठा	13	छ	450.19	वर्गफीट	3	दा0 खा0 केश स0 990 (2) 2012-13	1 / 2345
256	श्रीमती कांता मोदी , पति-श्याम सुन्दर मोदी, जाति- . एवं श्रीमती नर्वदा देवी अग्रवाल , पति-बजरंग कुमार अग्रवाल, जाति- .	3561		17.75	कठा	0	डि	0	वर्गफीट	18	दा0 खा0 केश स0 2329 (2) 2012-13	1 / 2530
		3561		17.75	कठा	0	डि	0	वर्गफीट			
256	नीलम गुप्ता , पति-अन्नत कु0 गुप्ता, जाति- .	4718		2	कठा	0	डि	0	वर्गफीट	2	दा0खा0 केश न0 1224(2) 2013-14	1 / 2672

256	श्रीमती कान्ता मोदी , पति-श्री श्याम सुन्दर मोदी , जाति- ---- एवं श्रीमती नर्वदा देवी अग्रवाल , पति-श्री बजरंग कुमार अग्रवाल , जाति- ----	3561	0	रे	7.34 डि	0	हे	4	द० ख० मु० न० 2322(II)2012-13	3 / 561
256	गणेश चन्द्र मंडल , पिता-मोहन चन्द्र मंडल , जाति- .	4347	0	रे	18 डि	0	हे	18	दाखिल खारिज केस न 3457(II)2008-09	3 / 739
256	आनारकली मंडल , पति-गणेश चन्द्र मंडल , जाति- .	4532	0	रे	30 डि	0	हे	36	दा० खा०मु० स० 1259(II)2006-07	3 / 832
256	महाबीर प्रसाद मंडल , राकेश प्रकाश मंडल , पिता-गणेश चन्द्र मंडल , जाति-	4532	0	रे	5.77 डि	0	हे	4	दा० खा०मु० स० 1872(II)2010-11	3 / 834
256	महाबीर प्रसाद मंडल , राकेश प्रकाश मंडल , पिता-गणेश चन्द्र मंडल , जाति-	4528	0	रे	13.5 डि	0	हे	8	दा० खा०मु० स० 253(II)2014-15	3 / 835
256	गणेश चन्द्र मंडल , पिता-स्व मोहन चन्द्र मंडल , जाति- .	4528	0	रे	8.25 डि	0	हे	5	दा० खा०मु० स०	3 / 836
256	अनार कली मंडल , पति-गणेश चन्द्र मंडल , जाति- .	4532	0	रे	12 डि	0	हे	8	दा० खा०मु० स० 484(II)2010-11	3 / 837
256	श्रीमती कंचन मिश्रा , पति-श्री प्रदीप मिश्रा , जाति- .	4585	0	रे	4.31 डि	0	हे	3	नामान्तरण मुकदमा संख्या 303/2018 - 2019	10 / 48
256	सपना गुप्ता , पति-हेमन्त कुमार गुप्ता , जाति- --	4705 4705	0	रे	3.3 डि	0	हे	3	नामान्तरण मुकदमा संख्या 2671/2018 - 2019	11 / 93
256	श्रीमती किरण देवी , पति-श्री बृजमोहन प्रसाद , जाति- काएस्थ	4585	0	रे	4.26 डि	0	हे	3	नामान्तरण मुकदमा संख्या 593/2019 - 2020	12 / 72
256		2924			2.36			3		12 /

661	श्री मती नर्वदा देवी अग्रवाल , पति- बजरन कु. अग्रवाल, जाति- . एवं श्रीमती कांता देवी , पति-श्याम सुन्दर अग्रवाल, जाति- .	3560 ,3556	0 ऐ	6.5 कठा	0 वर्गफीट	6	दा0 खा0 केश स0 2337 (2) 2012-13	1 / 2534
		3560 ,3556	0 ऐ	6.5 कठा	0 वर्गफीट			
661	श्री कमल मोदक , पिता-स्व शंकर मोदक, जाति- .	2949	4 कठा	8 छ	0 वर्गफीट	5	दा0 खा0 केश स0 2397(2) 2012- 13	1 / 2549
		2949	4 कठा	8 छ	0 वर्गफीट			
		2949	4 कठा	8 छ	0 वर्गफीट			
661	अनील कुमार सिंह , पिता-राम प्रवेश सिंह , जाति- .	2997	0	0.82 डि	0 हे	4	दा0खा0 केश न0 1035(2) 2013-14	1 / 2656
		2995	0 कठा	3.3 डि	0 हे			
661	मेसर्स भोला प्रोमोटर्स प्र0 ली0 निर्देशक रजेश कु0 गुप्ता , पिता- स्व0 राम प्रसाद राम गुप्ता, जाति- .	3681.	0 कठा	16.73 डि	0 वर्गफीट	10	दा0 खा0 केश न01362(2) 2013- 14	1 / 2691
661	मेसर्स वावा भोला प्रो मोटर्स प्रा0 लि0 निदेशक राजेश कुमार गुप्ता , पिता- स्व0 राम प्रसाद राम गुप्ता, जाति- .	3679,3615	0 ऐ	10 डि	0 हे	6	दा0 खा0 केश न0 1629(2) 2013 -14	1 / 2731
661	मेसर्स बाबा भोला प्रो मोटर्स प्रा0 ली0 निदेशक राजेश कु0 गुप्ता , पिता-स्व0 राम प्रसाद राम गुप्ता, जाति- .	3567	0 ऐ	0 डि	0 हे	8	दा0 खा0 केश न0 1639(2) 2013 -14	1 / 2737
661	मेसर्स बाबा भोला प्रो मोटर्स प्रा0 लि0 निर्देशक राजेश कुमार गुप्ता , पिता- स्व0 राम प्रसाद गुप्ता, जाति- .	3655	0 ऐ	0 डि	0 हे	8	दा0 खा0 केश न0 188 (2) 2014-15	1 / 2770
661	मेसर्स बाबा भोला प्रो मोटर्स प्रा0 लि0 निर्देशक रेखा गुप्ता , पति-राजेश कु0 गुप्ता, जाति- .	3711	0 ऐ	16 डि	0 हे	15	दा0 खा0 केश न0 189 (2) 2014-15	1 / 2771
661	मो0 अबुल अंसारी , पिता-मो0	4014	0 ऐ	21.37	0 हे	13	दा0 खा0 केश न0 656 (2) 2014-	1 /



Form 1

Maintenance of records Form of Continous Khatian to be maintained by the Anchal Adhikari under Section 3(1)

(See Rule 4)

Continous Khatian

Anchal- धनबाद Rev P.S- झरिया State of- झारखण्ड Police Station- झरिया R.T.No 12 Khata Type रैयती

खाता नम्बर	रैयत का नाम, पिता का नाम एवम जाति	प्लॉट संख्या	चौहद्दी	ए	डे	हे	लगान	कैफियत / अभ्युक्ति	भाग वर्तमान/ पृष्ठ संख्या
661	सहदुल मियाँ वो सिद्दीक अंसारी , पिता-वाधन मियाँ, जाति- . एवं गफुर मियाँ वो मजरुद्दीन अंसारी वो मजीद मियाँ , पिता-जगन मियाँ, जाति- . एवं रहमली मियाँ , पिता-अखौरी मियाँ, जाति- . एवं आसीन मियाँ , पिता-हफीजुद्दीन मियाँ जाति- . एवं वकीलन वीवी वो वतुलन वीवी वो सौरुण वीवी , पिता-खेदन मियाँ, जाति- . एवं खुलन अंसारी , पिता-वुधन मियाँ, जाति- . एवं वकरीद अंसारी , पिता-तेजाली मियाँ, जाति- . एवं जुम्मन अंसारी , पिता-किस्मत मियाँ, जाति- मोमीन	2888		0 ऐ	3 डि	0 ऐ	5		1 / 659
		2898		0 ऐ	16 डि	0 ऐ			
		2903		0 ऐ	9 डि	0 ऐ			
		2907		0 ऐ	5 डि	0 ऐ			
		2909		0 ऐ	4 डि	0 ऐ			
		2949		0 ऐ	29 डि	0 ऐ			
		2951		0 ऐ	34 डि	0 ऐ			
		2995		0 ऐ	4 डि	0 ऐ			
		2996		0 ऐ	3 डि	0 ऐ			
		2997		0 ऐ	2 डि	0 ऐ			
		2998		0 ऐ	14 डि	0 ऐ			
		3000		0 ऐ	2 डि	0 ऐ			
		3002		0 ऐ	27 डि	0 ऐ			
		3014		0 ऐ	7 डि	0 ऐ			
		3050		0 ऐ	2 डि	4.26 हे			



Form 1

Maintenance of records Form of Continuous Khatian to be maintained by the Anchal Adhikari under Section 3(1)

(See Rule 4)

Continuous Khatian

Anchal- धनबाद Rev P.S- झरिया State of- झारखण्ड Police Station- झरिया R.T.No 12 Khata Type रैयती

खाता नम्बर	रैयत का नाम, पिता का नाम एवम जाति	प्लॉट संख्या	चौहद्दी	ए	डे	हे	लगान	कैफियत / अभ्युक्ति	भाग वर्तमान/ पृष्ठ संख्या
478	मुस्लिम अंसारी वो हफिज अहमद सुलतान , पिता-खेदारन मियाँ, जाति- . एवं रहमली मियाँ , पिता-पहलान मियाँ, जाति- . एवं खातीर अंसारी वो सकील अंसारी वो कमरुद्दीन , पिता-फिराती अंसारी, जाति- . एवं सिद्दीक अंसारी वो वसीर अंसारी , पिता-अव्वास मियाँ, जाति- . एवं सुस्ती वीवी वो खैरुन वीवी , पिता-फागुन मियाँ, जाति- . एवं मुबारक अंसारी , मोस्मात दुलाली वीवी , पिता-रेधु मियाँ, जाति- . एवं दुलाली वीवी , पिता-झगरु मियाँ, जाति- . एवं महम्मद असरीउद्दीन अंसारी वो अब्दुल अजीज अंसारी , पिता-झरी मियाँ, जाति- मोमीन	1410		0 ऐ	25 डि	0 ऐ	5		1 / 477
		1411		0 ऐ	13 डि	0 ऐ			
		1415		0 ऐ	19 डि	0 ऐ			
		1416		0 ऐ	3 डि	0 ऐ			
		1473		0 ऐ	6 डि	0 ऐ			
		1474		0 ऐ	5 डि	0 ऐ			
		1475		0 ऐ	4 डि	0 ऐ			
		1480		0 ऐ	6 डि	0 ऐ			
		1481		0 ऐ	15 डि	0 ऐ			
		1492		0 ऐ	17 डि	0 ऐ			
		1493		0 ऐ	11 डि	0 ऐ			
		1503		0 ऐ	0 डि	7.45 हे			
		1504		0 ऐ	5 डि	6.87 हे			
		1536		0 ऐ	21 डि	0 ऐ			
		1545		0 ऐ	2 डि	0 ऐ			

NonBada Rev. Agumel

478	श्री हराधन वनर्जी , पिता-स्व० के० एल० वनर्जी, जाति- . एवं श्री संदीप कुमार वनर्जी , पिता-श्री हराधन वनर्जी, जाति-	1852	0 रे	2.29 डि	0 छ	1	दा० खा० के० न० 2360 (2) 2015-16	1 / 2107
		1852	0 रे	2.29 डि	0 छ			
478	श्रीमति संजु रजक , पति-श्री रविन्द्र रजक, जाति- .	2904	0 रे	0 डि	0 हे	1	दा० खा० के० न० 2389 (2) 2015-16	1 / 2120
478	उत्तिम राज देवी , पति-विजय नाथ सिंह, जाति- .	452	0 रे	6.6 डि	0 हे	4	दा.खा. केश न. 1318 (2) 2015-16	1 / 2183
478	राजेश कुमार गुप्ता , पिता-राम प्रसाद राम गुप्ता, जाति- .	3606	0 रे	2.47 डि	0 हे	4	दा.खा. केश न. 1340 (2) 2015-16	1 / 2188
		3676	0 रे	4.13 डि	0 हे			
478	सुश्री कविता दत्ता उर्फ श्रीमा , पिता-श्री ज्योतीष चन्द्र दत्ता, जाति- .	1503	0 रे	4.95 डि	0 छ	3	दा० खा० केश स० 957 (2) 2012-13	1 / 2340
478	श्रीमती शीला पांडेय , पति-श्री चन्द्र केश पांडेय, जाति- --	3215	0 कठा	6.6 डि	0 वर्गफीट	4	दा० खा० केश स० 08 (2) 2012-13	1 / 2372
478	बजरंग कुमार अग्रवाल , पिता-स्व राम वृक्षलाल अग्रवाल, जाति- . एवं श्री अमित कुमार मोदी , पिता-श्री श्याम सुन्दर मोदी, जाति- .	3557	0 कठा	3.9 डि	0 वर्गफीट	2	दा० खा० केश स० 2365 (2) 2012-13	1 / 2545
		3557	0 कठा	3.9 डि	0 वर्गफीट			
478	श्रीमती रीता प्रसाद , पति-श्री भगवान प्रसाद, जाति- .	3011	5.04 कठा	0 डि	0 वर्गफीट	5	दा० खा०मु० स० 166 (2) 2013-14	1 / 2576
478	श्री जगनारायण सिन्ह , पिता-स्व० बालेशवर सिन्ह, जाति- .	4007	0 कठा	8.25 डि	0 हे	5	दा० खा०मु० स० 36(2) 2013-14	1 / 2647
478	श्री मनोज कु० सिन्ह , पिता-हृदय नन्द सिन्ह, जाति- .	3011	0 कठा	4.12 डि	0 हे	3	दा०खा० केश न० 1074(2) 2013-14	1 / 2660
		3011	0 कठा	4.12 डि	0 हे			



Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल | नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती
नाम रैयत मय वलिदयत जमाबन्दी
वो सकुनत नम्बर।

Page No. : 2534
Vol. No. : 1
Receipt No. : 0306258047

धनबाद कोलाकुशमा 12 श्री मती नर्वदा देवी अग्रवाल, श्रीमती कांता देवी		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
661	3560 ,3556	0 एकड़ 10.744 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2021-2022)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	6.00					6.00
गुजारी (भावली)	1.50					1.50
सेस	3.00					3.00
सूद	3.00					3.00
मुतफरकात	1.20					1.20
मीजान	14.70					14.70

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2021-2022)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					6.00	
गुजारी (भावली)					1.50	
सेस					3.00	
सूद					3.00	
मुतफरकात					1.20	
मीजान अदायकारी					14.70	

(१) मीजान कुल (लफजों में) : Fourteen Rupees and Seventy Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 14.70

तारीख अमला तहसील कुनिन्दा : 09-06-2021

खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



Naile Dooae'

Narloba Devi Gaud

यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान ।

Print

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल | नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती
नाम रैयत मय वल्लिदयत जमाबन्दी
वो सकुनत नम्बर।

Page No. : 561
Vol. No. : 3
Receipt No. : 0666448533

धनबाद कोलाकुशमा 12 श्रीमती कान्ता मोदी ,श्रीमती नर्वदा देवी अग्रवाल		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
256	3561	0 एकड़ 7.34 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2021-2022)
		तीन वर्ष से ज्यादा (2013-2014) - (2017-2018)	३ रा वर्ष (2018-2019)	२ रा वर्ष (2019-2020)	१ ला वर्ष (2020-2021)	
माल (नकदी)	4.00	20.00	4.00	4.00	4.00	4.00
गुजारी (भावली)	1.00	5.00	1.00	1.00	1.00	1.00
सेस	2.00	10.00	2.00	2.00	2.00	2.00
सूद	2.00	10.00	2.00	2.00	2.00	2.00
मुतफरकात	0.80	4.00	0.80	0.80	0.80	0.80
मीजान	9.80	49.00	9.80	9.80	9.80	9.80

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2021-2022)	फाजिल
	तीन वर्ष से ज्यादा (2013-2014) - (2017-2018)	३ रा वर्ष (2018-2019)	२ रा वर्ष (2019-2020)	१ ला वर्ष (2020-2021)		
माल (नकदी)	20.00	4.00	4.00	4.00	4.00	
गुजारी (भावली)	5.00	1.00	1.00	1.00	1.00	
सेस	10.00	2.00	2.00	2.00	2.00	
सूद	10.00	2.00	2.00	2.00	2.00	
मुतफरकात	4.00	0.80	0.80	0.80	0.80	
मीजान अदायकारी	49.00	9.80	9.80	9.80	9.80	

(१) मीजान कुल (लफजों में) : Eighty Eight Rupees and Twenty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 88.20

तारीख अमला तहसील कुनिन्दा : 10-06-2021

खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



Nilan Odia

Narabada Devi Agrawal

यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान ।

Print

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती
नाम रैयत मय वलिदयत जमाबन्दी
वो सकुनत नम्बर।

Page No. : 2530

Vol. No. : 1

Receipt No. : 0239291496

धनबाद । कोलाकुशमा । 12 । श्रीमती कांता मोदी, श्रीमती नर्वदा देवी अग्रवाल

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
256	3561	17.75 कठा 0 डिसमील 0 वर्गफीट

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2021-2022)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	18.00					18.00
गुजारी (भावली)	4.50					4.50
सेस	9.00					9.00
सूद	9.00					9.00
मुतफरकात	3.60					3.60
मीजान	44.10					44.10

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2021-2022)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					18.00	
गुजारी (भावली)					4.50	
सेस					9.00	
सूद					9.00	
मुतफरकात					3.60	
मीजान अदायकारी					44.10	

(१) मीजान कुल (लफजों में) : **Fourty Four Rupees and Ten Paise**

(२) नाम देहिन्दा -

(३) कुल बकाया- **44.10**तारीख अमला तहसील कुनिन्दा : **09-06-2021**

खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



Nilen Dewa

Naraboda Devi Agrawal

यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान ।

Print

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती
नाम रैयत मय वलिदयत जमाबन्दी
वो सकुनत नम्बर।

Page No. : 2545

Vol. No. : 1

Receipt No. : 0489588943

धनबाद | कोलाकुशमा | 12 | बजरंग कुमार अग्रवाल, श्री अमित कुमार मोदी

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
478	3557	0 कठा 3.9 डिसमील 0 वर्गफीट

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2021-2022)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	2.00					2.00
गुजारी (भावली)	0.50					0.50
सेस	1.00					1.00
सूद	1.00					1.00
मुतफरकात	0.40					0.40
मीजान	4.90					4.90

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2021-2022)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					2.00	
गुजारी (भावली)					0.50	
सेस					1.00	
सूद					1.00	
मुतफरकात					0.40	
मीजान अदायकारी					4.90	

(१) मीजान कुल (लफजों में) : Four Rupees and Ninety Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 4.90

तारीख अमला तहसील कुनिन्दा : 09-06-2021

खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



Naileu Walee

Naibabu Devi Agrawal

यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान ।

Print

3693, 3123, 0653

Scanned by CamScanner

भारत सरकार

Ministry of Health

GOVERNMENT OF INDIA

नर्बदा देवी अग्रवाल

Narbada Devi Agarwal

जन्म वर्ष / Year of Birth : 1964

लिंग / Female

3693 3123 0653



आरोग्य और परिवार कल्याण विभाग

22031530823

Scanned by CamScanner



भारत सरकार
GOVERNMENT OF INDIA
नरदा देवी शर्मा
Narhada Devi Agarwal

जन्म तिथि / Year of Birth : 1964
लिंग / Female
3693 3123 0653

आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकार
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता : W/O बरत कुमार शर्मा,
शान्ति पुरान, देव नगर, धनबाद, झारखण्ड,
826001

Address: W/O Barang Kumar
Agarwal, SHANTI
BHAWAN, BANK MORE,
Dhanbad, Jharkhand, 826001

1547
1500-180 1947

helpline@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1547
Bardhaman 742 004



भारत सरकार
Government of India



कांता मोदी

Kanta Modi ✓

जन्म तिथि/DOB: 12/02/1961

महिला/ FEMALE

Issue Date: 12/04/2018

9476 4801 6477

VID : 9182 7068 9379 1470

मेरा आधार, मेरी पहचान

भारत सरकार

GOVERNMENT OF INDIA

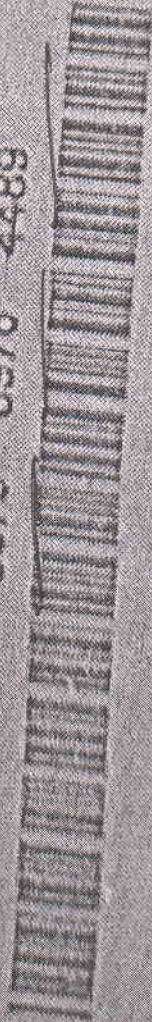
बजरंग कुमार अग्रवाल

Bajrang Kumar Agarwala ✓

जन्म वर्ष / Year of Birth : 1958

पुरुष / Male

6979 8976 4489



आधार — आम आदमी का अधिकार



ভাৰত চৰকাৰ
Government of India



অমিত মোদী
Amit Modi ✓
জন্মতাৰিখ/DOB: 04/06/1984
পুৰুষ/ MALE

9225 6222 9558

VID : 9151 4648 2867 5225

আমাৰ আধাৰ, আমাৰ পৰিচয়



भारत सरकार
 Unique Identification Authority of India
 Government of India

नामांकन क्रम / Enrollment No 1119/20042/15390

To,
 मनोज मोदी
 Manoj Modi
 S/O: Sanwar Prasad Modi
 flat no 502 sukhdam heights
 behind ray talkies bank more
 Dhanbad
 Dhanbad Nirsa-cum-chirkunda Dhanbad
 Jharkhand 826001
 9431711219

Ref: 1278 / 10C / 1481511 / 1482485 / P



SH283928785DF



आपका आधार क्रमांक / Your Aadhaar No. :

7356 8301 7814

आधार — आम आदमी का अधिकार



भारत सरकार
 GOVERNMENT OF INDIA



मनोज मोदी
 Manoj Modi
 जन्म वर्ष / Year of Birth : 1979
 पुरुष / Male



7356 8301 7814



भारत सरकार

GOVERNMENT OF INDIA



नीलेश कुमार डोकानिया

Nilesh Kumar Dokania

DOB: 18-08-1986

Gender: Male

Nilesh Dokania



9379 6981 1225

आधार - आम आदमी का अधिकार



भारत सरकार

GOVERNMENT OF INDIA

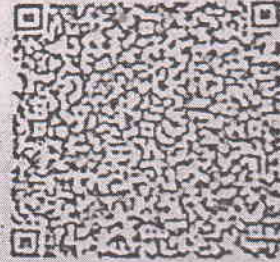


राजेश मल्लिक
Rajesh Mallick

जन्म वर्ष / Year of Birth : 1982

पुरुष / Male

2932 8795 1914



आधार — आय आदमी का अधिकार

Transaction Success! Please Note Your Transaction Id.

Name	MsSukhdhamPropertiesThroughItsPartnersManojModi
Token No / Depositor ID	20210000096527
Amount	826556
Transaction ID	09f71a8b23d2580e3263
GRN	2107436020
CIN	10002162021090908049
Time	2021-09-09 13:42:32

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी





Document Registration Summary 1

Date :-09-Sep-2021

- Government/Market Value: ₹32970900/-
- Transaction Amount: ₹32985000 /-
- Paid Stamp Duty: ₹500 /-

Receipt : 531293

Receipt Date : 09-09-2021

Presenter Name: -

On Date 09-09-2021 Presented at SRO - Dhanbad
Signature of Presenter

PR ₹3
SP ₹1920
LL ₹8
A1 ₹824625
Stamp Duty ₹500

SRO - Dhanbad

Neelak Devi Agunwal

Total ₹827056

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	500	-496	GRAS	MsSukhdhamPropertiesThroughItsPartnersManojModi	• GRN Number : 2107435867 • DEPT Transaction Id : e99f638b1b64f34b479c • Transaction Type :	500
PR	3	3	0	GRAS	MsSukhdhamPropertiesThroughItsPartnersManojModi	• GRN Number : 2107436020 • DEPT Transaction Id : 09f71a8b23d2580e3263 • Transaction Type :	3
SP	1920	1920	0	GRAS	MsSukhdhamPropertiesThroughItsPartnersManojModi	• GRN Number : 2107436020 • DEPT Transaction Id : 09f71a8b23d2580e3263 • Transaction Type :	1920
A1	824625	824625	0	GRAS	MsSukhdhamPropertiesThroughItsPartnersManojModi	• GRN Number : 2107436020 • DEPT Transaction Id : 09f71a8b23d2580e3263 • Transaction Type :	824625
LL	8	8	0	GRAS	MsSukhdhamPropertiesThroughItsPartnersManojModi	• GRN Number : 2107436020 • DEPT Transaction Id : 09f71a8b23d2580e3263 • Transaction Type :	8
Sub Total	826560	827056	-496				

Article : Development Agreement Number of Pages : 128

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer


OFFICE OF THE SUB REGISTRAR
Office Name :- SRO - Dhanbad
District Name :- Dhanbad
State Name :- Jharkhand
Deed Endorsement
Token No :- 20210000096527

Deed Type	Development Agreement
Number of Pages	128
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 3, SP :- Rs. 1920, A1 :- Rs. 824625, LL :- Rs. 8,
Property No.	1
Valuation Details	Value :- Rs.23556020/- ,Transaction Amount :- Rs.32985000/-
Property Details	District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Kolakushma Location :- Other Road, Kolakushma Word No 23 Property Boundaries :- East: LAND OF PLOT NO.3566, 3557,3560 (P), West: ROAD, South: LAND OF PLOT NO.3558,3559,3560(P), North: LAND OF PLOT NO.3554 Volume Number - 3 1Page Number - 561 2530Khata Number - 256Plot Number - 3561 Area Of Land :- 36.63 Decimal
Property No.	2
Valuation Details	Value :- Rs.2508012/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Kolakushma Location :- Other Road, Kolakushma Word No 23 Property Boundaries :- East: LAND OF PLOT NO.3566, 3557,3560 (P), West: ROAD, South: LAND OF PLOT NO.3558,3559,3560(P), North: LAND OF PLOT NO.3554 Volume Number - 1Page Number - 2545Khata Number - 478Plot Number - 3557 Area Of Land :- 3.90 Decimal
Property No.	3
Valuation Details	Value :- Rs.6906679/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Kolakushma Location :- Other Road, Kolakushma Word No 23 Property Boundaries :- East: LAND OF PLOT NO.3566, 3557,3560 (P), West: ROAD, South: LAND OF PLOT NO.3558,3559,3560(P), North: LAND OF PLOT NO.3554 Volume Number - 1Page Number - 2534Khata Number - 661Plot Number - 3560 3556 Area Of Land :- 10.74 Decimal

Sh./Smt. **NARBADA DEVI AGARWAL** s/o/d/o/w/o **WIFE OF BAJRANG KUMAR AGARWAL** has presented the document for registration in this office





today dated :- **09-Sep-2021** Day :- **Thursday** Time :- **16:26:12 PM**









NARBADA DEVI AGARWAL(Individual)



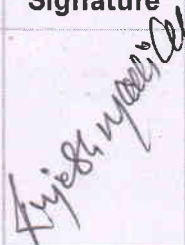
Party Name	Document Type	Document Number
NARBADA DEVI AGARWAL	PAN/UID	369331230653

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	KANTA MODI Address1 - CHIRAGORA, BINOD NAGAR, HIRAPUR, DHANBAD, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Kanta Modi Address:- , , CHIRAGORA, BINOD NAGAR, HIRAPUR, Dhanbad, , Dhanbad, 826001, , Jharkhand, India		EXECUTANTS Age:60			<i>Kanta Modi</i>
2.	AMIT MODI Address1 - CHIRAGORA, BINOD NAGAR, HIRAPUR, DHANBAD, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Amit Modi Address:- 7th Floor Block-5, , 76/1 Golaghata Road, Natural Residency, Sreebhumi, , North 24 Parganas, 700048, , West Bengal, India		EXECUTANTS Age:37			<i>Amit Kumar Modi</i>

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	NARBADA DEVI AGARWAL Address1 - SHANTI BHAWAN, BANKMORE, DHANBAD, Address2 - Jharkhand PAN No.: Permission Case No.-	Yes	Smt Narbada Agarwal Address:- , , , SHANTI BHAWAN,BANK MORE, Dhanbad, , Dhanbad, 826001, , Jharkhand, India		EXECUTANTS Age:57			<i>Narbada Devi Agarwal</i>
4	BAJRANG KUMAR AGARWALA Address1 - SHANTI BHAWAN, BANKMORE, DHANBAD, Address2 - Jharkhand PAN No.: Permission Case No.-	Yes	Bajrang Kumar Agarwala Address:- , 401, GANGA APPARTMENT ,SHANTI BHAWAN, , BANK MORE, Dhanbad, , Dhanbad, 826001, , Jharkhand, India		EXECUTANTS Age:63			<i>Bajrang Kumar Agarwala</i>

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
5	MS SUKHDHAM PROPERTIES THROUGH ITS PARTNERS MANOJ MODI Address1 - SUKHDHAM HEIGHTS, BEHIND RAY TALKIES, BANK MORE, DHANBAD, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Manoj Modi Address:- flat no 502 sukhdam heights, behind ray talkies, , bank more, Dhanbad, , Dhanbad, 826001, , Jharkhand, India		CLAIMANT Age:41			
6	MS SUKHDHAM PROPERTIES THROUGH ITS PARTNERS NILESH KUMAR DOKANIA Address1 - DOKANIA BHAWAN, KATRAS ROAD, MATKURIA, DHANBAD, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Nilesh Kumar Dokania Address:- Dokania Bhawan, , Katras Road, Matkuria, Dhanbad, , Dhanbad, 826001, , Jharkhand, India		CLAIMANT Age:35			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	RAJESH MALLICK S/o-D/o MADHU MALLICK Address1 - KATRAS DHANBAD, Address2 - , , , Jharkhand PAN No.:			

Witness:

I/We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	RAJESH MALLICK Address1 - KATRAS DHANBAD, Address2 - , , , Jharkhand			


 Signature of Operator


 Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**NARBADA DEVI AGARWAL , KANTA MODI , BAJRANG KUMAR AGARWALA , AMIT MODI**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**RAJESH MALLICK**) Son/Daughter/Wife of (**MADHU MALLICK**) resident of (**KATRAS DHANBAD**) and by occupation (**Business**).


 Signature of Registering Officer

Date:- 09-Sep-2021


 Seal and Signature of Registering Officer


Other Description of the Property	Pin Code - 828127
Government/Market Value	23556020.4
Transaction Amount	32985000

Property Id: **586977**

Valuation No. : 786409 / 2021	:- 2021-2022	User Id : 3324	Date : 09-September-2021 13:16:PM
State : Jharkhand	District : Dhanbad	Tahsil : Dhanbad	
Land Type : Urban	Corporation : Kolakushma	Village/City : Kolakushma	
Kolakushma Word No 23 - Other Road		-	
Volume Number - 1			
Page Number - 2545			
Khata Number - 478			
Plot Number - 3557			
Valuation Rule : Commercial land			
Property Details			
1	Land area	3.90 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 3.9 x 643080=2508012	₹25,08,012/-
A	Total		₹25,08,012/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹25,08,100/-
Total Amount in Words : Twenty Five Lakhs Eight Thousand One Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: LAND OF PLOT NO.3566, 3557,3560 (P), West: ROAD, South: LAND OF PLOT NO.3558,3559,3560(P), North: LAND OF PLOT NO.3554
Area	Land area : 3.90 Decimal
Other Description of the Property	Pin Code - 828127
Government/Market Value	2508012
Transaction Amount	-

Property Id: **586983**

Valuation No. : 786411 / 2021	:- 2021-2022	User Id : 3324	Date : 09-September-2021 13:16:PM
State : Jharkhand	District : Dhanbad	Tahsil : Dhanbad	
Land Type : Urban	Corporation : Kolakushma	Village/City : Kolakushma	
Kolakushma Word No 23 - Other Road		-	
Volume Number - 1			

Page Number - 2534			
Khata Number - 661			
Plot Number - 3560 3556			
Valuation Rule : Commercial land			
Property Details			
1	Land area 10.74 Decimal		
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 10.74 x 643080=6906679.2	₹69,06,679/-
A	Total		₹69,06,679/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹69,06,700/-
Total Amount in Words : Sixty Nine Lakhs Six Thousand Seven Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: LAND OF PLOT NO.3566, 3557,3560 (P), West: ROAD, South: LAND OF PLOT NO.3558,3559,3560(P), North: LAND OF PLOT NO.3554
Area	Land area : 10.74 Decimal
Other Description of the Property	Pin Code - 828127
Government/Market Value	6906679.2
Transaction Amount	-

CLAIMANT	-Mr. MS SUKHDHAM PROPERTIES THROUGH ITS PARTNERS MANOJ MODI, Address - SUKHDHAM HEIGHTS, BEHIND RAY TALKIES, BANK MORE, DHANBAD- ,Father/Husband Name SANWAR PRASAD MODI , PAN No.- ,Permission Case No.- , Aadhaar No. *****7814
	-Mr. MS SUKHDHAM PROPERTIES THROUGH ITS PARTNERS NILESH KUMAR DOKANIA, Address - DOKANIA BHAWAN, KATRAS ROAD, MATKURIA, DHANBAD- ,Father/Husband Name NARESH KUMAR DOKANIA , PAN No.- ,Permission Case No.- , Aadhaar No. *****1225
EXECUTANTS	-Mrs. NARBADA DEVI AGARWAL, Address - SHANTI BHAWAN, BANKMORE, DHANBAD- ,Father/Husband Name WIFE OF BAJRANG KUMAR AGARWAL , PAN No.- ,Permission Case No.- , Aadhaar No. *****0653
	-Mrs. KANTA MODI, Address - CHIRAGORA, BINOD NAGAR, HIRAPUR, DHANBAD- ,Father/Husband Name WIFE OF SHYAM SUNDAR MODI , PAN No.- ,Permission Case No.- , Aadhaar No. *****6477
	-Mr. BAJRANG KUMAR AGARWALA, Address - SHANTI BHAWAN, BANKMORE, DHANBAD- ,Father/Husband Name LATE RAM RICH PAL AGARWAL , PAN No.- ,Permission Case No.- , Aadhaar No. *****4489

	-Mr. AMIT MODI, Address - CHIRAGORA, BINOD NAGAR, HIRAPUR, DHANBAD- ,Father/Husband Name SHYAM SUNDAR MODI , PAN No.- ,Permission Case No.- , Aadhaar No. *****9558
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Witness Information	Mr. RAJESH MALLICK , Address - KATRAS DHANBAD-, Father/Husband Name-MADHU MALLICK
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Identifier Details	Mr. RAJESH MALLICK , Address - KATRAS DHANBAD-, Father/Husband Name-MADHU MALLICK
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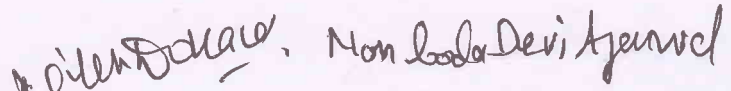
Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,920
Total		1,920

Fee Rule:Development Agreement		
1	A1	8,24,625
2	LL	8
3	PR	3
Total		8,24,636

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.

 Deed Writer / Advocate	 Vendee / Claimant	 Vendor / Executant
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कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी



Pre Registration Docket

Date :- 09-09-2021 01:36 pm

Office Name :- SRO - Dhanbad

Token No:- 20210000096527

Appoinment :- 09-Sep-2021 Time:- 15:30

Article	Development Agreement
Pre Registration Date	08-Sep-2021
No. Of Pages	64
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 8,26,556.

Property Id: **586973**

Valuation No. : 786787 / 2021	:- 2021-2022	User Id : 3324	Date : 09-September-2021 13:16:PM
State : Jharkhand	District : Dhanbad	Tahsil : Dhanbad	
Land Type : Urban	Corporation : Kolakushma	Village/City : Kolakushma	
Kolakushma Word No 23 - Other Road			
Volume Number - 3 1			
Page Number - 561 2530			
Khata Number - 256			
Plot Number - 3561			
Valuation Rule : Commercial land			
Property Details			
1	Land area	36.63 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 36.63 x 643080=23556020.4	₹2,35,56,020/-
A	Total		₹2,35,56,020/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹2,35,56,100/-
Total Amount in Words : Two Crore Thirty Five Lakhs Fifty Six Thousands One Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: LAND OF PLOT NO.3566, 3557,3560 (P), West: ROAD, South: LAND OF PLOT NO.3558,3559,3560(P), North: LAND OF PLOT NO.3554
Area	Land area : 36.63 Decimal

Token No.: 20210000096527

CERTIFICATE

Office of the SRO - Dhanbad

This **Development Agreement** was presented before the registering officer on date **09-Sep-2021** by **NARBADA DEVI AGARWAL, S/O, D/O, W/O WIFE OF BAJRANG KUMAR AGARWAL** resident of SHANTI BHAWAN, BANKMORE, DHANBAD „

This deed was registered as Document No:- **2021/DHAN/5006/BK1/4631** in Book No :- **BK1**, Volume No :- **557** from Page No :- **209** to **336** at, office of **SRO - Dhanbad**

Date:- **09-Sep-2021**

Registering Officer

