



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : a89ee0dde0054fc4a57f

Receipt Date : 17-Jan-2022 04:46:58 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 20220000005636

Office Name : SRO - Bokaro

Document Type : Development Agreement

Payee Name : SHREE TRIVENI REALTORS LLP REP BY
ITS PARTNER MUKESH PANDEY (Vendee)

GRN Number : 2209378559



नियम 21 के अधीन ग्राह्य: भारतीय स्टाम्प :- For Office Use :-

अधिनियम 1899 की अनुसूची

के अधीन यथावत् स्टाम्प-शुल्क

है। या स्टाम्प शुल्क से.....

50/-
मुद्रांकन जांच

निबधन पदाधिकारी
बोकारो
18/1/22

Filed
100/-
12500 = 00
3 = 00
1200
4 = 00
212504 = 00

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 दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

SHREE TRIVENI REALTORS LLP
Partner

Development
Agreement
850000
32/-
Mukesh



DEVELOPMENT AGREEMENT

This Development Agreement is made and entered on this 18th day of January, 2022 before office of the District Sub Registrar Bokaro at Chas.

BY AND BETWEEN

MALTI DEVI, UID NO XXXX XXXX 2918, M.No 7903028630, Wife of Sri Ram Badan Singh, Daughter of Late Jageshwar Singh & Late Dewbrati Devi, Grand Daughter of Late Jatan Singh, by Category-General, by Occupation-Housewife, Residing at Plot No 36, Lohanchal Colony, P.S.-Sector 12, B.S.City, District-Bokaro, Jharkhand hereinafter called the LAND OWNERS/ FIRST PART (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, administrators and assigns) of the FIRST PART.

AND

SHREE TRIVENI REALTORS LLP (PAN: ADCFS1027N) a Partnership Firm LLP having its registered office at 'FORTUNE PLAZA', Opposite Ashok Nagar Road No. - 4, Ashok Nagar, P.S. - Argora, District: Ranchi - 834001, Jharkhand and Correspondence Official Address at 'DIVINE HOUSE', Club Road, Near-Sujata Chowk, Ranchi-834001, Jharkhand, represented through its one of the designated Partner **Mr. MUKESH PANDEY, UID NO- XXXX XXXX 9319, M.No 9334463783, Son of Sri Ram Deo Pandey & Smt. Sushila Pandey, Grand Son of Late Kaushal Pandey, by Category-General, Occupation-Business, Residing at DIVINE HOUSE, Club Road, Near-Sujata Chowk, Ranchi, Jharkhand. hereinafter called the DEVELOPER/SECOND PARTY (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, administrators and assigns) of the OTHER PART/SECOND PARTY.**

IN THIS AGREEMENT - unless it is contrary to or repugnant to the context the terms or expression aforementioned shall mean and have the following meanings:-

LAND OWNERS - shall mean the Owners above named and besides their legal heirs, successors, in-interest, executors' administrators, legal representatives and other assigns.

SHREE TRIVENI REALTORS LLP

Partner

श्री..... Malti Devi
 पति या पिता का नाम श्री..... Ram Badam Singh
 द्वारा स्थान..... B. S. City
 जाते..... General पेशा..... Housewife
 नि ता०..... 18/1/22 द्वारा..... I. O. S. / उपस्थित
 में जिला अदालत निबंधन कार्यालय जेठपुरी में
 निबंधन के लिए पेश किया ।
 निबंधन प्रदाधिकारी का हस्ताक्षर [Signature] उपस्थापक का हस्ताक्षर



मालती देवी

18/1/22



18/1/22



SHREE TRIVENI REALTORS LLP
[Signature]
 Partner

20/11/22
18/11/22

LAND PROPERTY-means the land measuring more or less 10.75+10.50+10.75=32 Decimals vide rectify Deed no. 5269 dated. 26.10.2018, 5270 dated 26.10.2018, 5271 dated 26.10.2018 situated at Village-Solagidih Chas, Thana no-30, P.S.- Chas, District-Bokaro, State- Jharkhand more fully and particularly described in Schedule 'A' below.

BUILDING-shall mean the new Multi-storied building consisting several units for residential use to be constructed on the land given in schedule- 'A' of this deed by the Developer at its own cost and expenses as per plan duly sanctioned or deemed sanctioned by competent authority of CMC CHAS/Bokaro or any authority of Chas/Bokaro.

DEVELOPER-shall mean the above named Second Party and its legal representative, successors, executors, administrators and assigns.

UNIT / FLAT-shall mean a covered area available for independent use and occupation for residential purpose i.e. entire covered areas as per sanctioned building plan/map by CMC CHAS/Bokaro Municipal Corporation CHAS/Bokaro or any authority of Chas/Bokaro and shall include the plinth area of the unit, Plinth area consisting of Bedroom, Living room, bath room, kitchen, balcony / verandah open terrace.

PARKING SPACE - shall mean any place in covered area or open area out of portion of schedule land reserved for parking of motor car, scooters or any other vehicle.

COMMON PART- shall mean common passage corridors, stair case, lift, common lavatories pump room, tub well, over head tank, water pumps and common facilities and amenities for common use and enjoyments and all fixture and fittings.

SUPPER BUILT UP AREA-means and includes the carpet area, verandah, balconies stair case, common part, etc. of the proposed multi-storied building.

LAND OWNERS' SHARE-It shall be 34% constructed super built up area /carpet area excluding the common facilities for their respective land of the Land Owners along with other relevant portion and common passage and other undivided share, Parking space and undivided share of Land. Out of total constructed area in the proposed building mentioned in the Schedule "B" below and as agreed upon the Land Owner and Developer.

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DEVELOPER'S SHARE - It shall mean 66% constructed super built up area /carpet area in the proposed building together with the right, title, interest in common facilities and amenities including the right to the user or easement thereof parking space with undivided share of land after providing Land Owners' share more fully described in Schedule "C".

FORCE MAJEURE-shall described flood, earthquake, riot, war storm, tempest, civil commotion, strike, lock out and/or any other act or commission beyond the control of the developer.

WHEREAS, the land owners (the First Parties) are executing this Development Agreement against their land mentioned in the schedule - "A" below in favour of the Developer (the Second Party).

AND WHEREAS, the said Land Owners declared that the entire landed properties (schedule A) are free from all encumbrances, charges, liens etc. The Land Owners are desirous of getting the schedule 'A' land developed by constructing multi-storied residential building with apartments of flats system as per the prevailing law and relevant rules & regulation in force;

AND WHEREAS, the Land Owners approached the developer who carries the work of promotion and development of land by construction of Multistoried building consisting of residential flats etc. to develop their landed property as mentioned in schedule- "A" below at developer's cost, liability and responsibility and also as per terms and conditions as agreed upon by and between the parties;

AND WHEREAS the Land Owners have agreed and accepted the offers of Developer and both the parties have agreed to enter into an agreement for the aforesaid purpose:

AND WHEREAS, in view of the said development proposal in the schedule - "A", the developer process to built up multi-storied building complex as per the approved and sanctioned building map/plan by the town planner of competent authority of C.M.C. Chas or any competent authority of Bokaro, in lieu of which the developer shall hand over to the land owner's shares i.e. 34 % of the **built up area** including car parking space as the consideration for the development of the schedule - "A".

SHREE TRIVANI REALTORS LLP
[Signature]
Partner

19/11/22
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AND WHEREAS, the proposed building shall be constructed by the Developer within 3 (Three) years from the date of sanction of plan map by the Competent Authority with six months grace period and by such period lost by any Force Majeure etc. occurs then for the same the Land Owner hereby agreed that the period herein above may be extended so lost. However the period stipulated herein above may be extended mutually for such period as the parties deem fit and proper

AND WHEREAS, the consideration of the agreement the LANDOWNER on completion of the project shall be entitled to get 34% of the total super built-up area in each floor, parking space in ground floor and individual proportionate land beneath the building and undivided proportionate land beneath the building and undivided proportionate land and right in common in common portions/parts of the multistoried building with all amenities and facilities in common which shall be handed over to them by the developer.

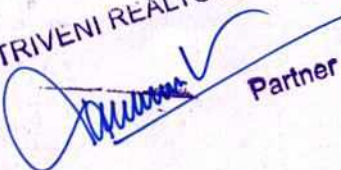
AND WHEREAS, the developer shall arrange all finance and bear all the expenses/Charge exclusively for the development of the schedule - "A" such as:

- a) Expenses towards approval of drawing / plans.
- b) The Cost of entire construction of the multi storied complex including all fitting etc.
- c) The Labour, Cess charge i.e. 1 % of total construction, as per the norm of Jharkhand Govt. Labour Cess Act.
- d) The GST/Service Tax & other government Liability only on the Developer's allotted share.
- e) Any other expenses which may be incurred for the development of the schedule - "A".

AND WHEREAS, the parties hereto have decided to reduce the terms and conditions in writing to avoid disputes and misunderstanding, if any, which may arise in future.

NOW THESE PRESENTS WITNESSETH & THE PARTIES HEREBY AGREE AS FOLLOWS :-

1. That the developer/promoter shall construct a multi-storied residential complex over the said schedule-"A" land at their cost as per the approved /sanctioned plans.

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Partner

2/11/22
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2. The DEVELOPER being interested and agreed to undertake construction of the proposed multi-storey buildings on the SAID PROPERTY on Conversion-cum-Ownership basis, relying on the aforesaid declaration of the LAND OWNER and believing the same to be true and acting on good faith, has agreed to develop the SAID PROPERTY by constructing multi-storey building/apartment complex thereon as per the plan duly sanctioned by the competent authority.
3. That the developer shall hand over the 34% (Thirty Four only) share of the total super built-up area (as specified before) to the land owners or equivalent amount to the land owners as a consideration money in lieu of super built-up area of residential flats and car parking space etc. For developing the said land and the balance 66% (Sixty Six percent) share of the constructed/super built-up area shall be retained by the developer for its sale/gift or otherwise, as the developer deems fit & proper.
4. That this agreement for development and construction is being made on the express understanding that the developer would comply with and/or cause compliance with all the statutory provisions in relation to such development & construction and for this purpose all the expenses that might be incurred would be solely borne by the developer.
5. That as far as the liability of different imposed Taxes are concern, the developer shall bear the GST/Service Tax & others Government Tax Liability on their allotted share only in the constructed/super built up area only and for the rest part of the total construction/super built up area/carpet area as per allotment will be borne by the Land Owners. The Developer shall not be liable to pay the any GST/Service Taxes & other Government Tax liabilities of Land Owner's allotted share in any manner whatsoever & vice versa is also applicable.
6. The owners agree that if in future any tax or levy is imposed by the C.M.C. Chas, Bokaro or any other public body or the Government for the development/betterment of the area in which the said property is located or any other tax or levy becomes applicable on the said property or the building there on then the same shall be paid by the owners and the developers jointly in the same proportion as their respective share of the super build-up area in the said building. However, charges/fee for the sanction of plan will be borne by the developer. It has further been agreed between the Owner and the Developer that they shall bear the

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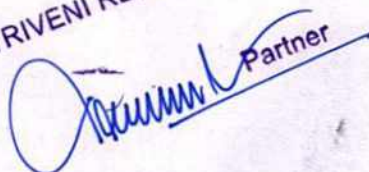
Partner

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expenses with effect to the registration of the instant agreement as per their respective ratio i.e. 34:66 respectively.

7. That the developer hereby agrees and undertakes to obtain necessary sanction and permission for construction of multi-storied building on the premises fully described in the schedule - "A" of this agreement at their own cost and expenditure.
8. That in construction of the Land, the land owners have agreed to entrust to the developer for the development of their land fully described in the schedule - "A" and before construction of the said multi-storied building at the said premises and in connection therewith, authorizing the developer to exercise the rights, power, privileges and benefits of the land owners.
9. No other person except the LAND OWNERS has any right, claim or demand in respect of the SAID PROPERTY or any part thereof.
10. The LANDOWNERS have not created any sale, gift, mortgage, charges, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on the SAID PROPERTY and the SAID PROPERTY is not subject to any claim or demand, encumbrance, attachment or any process issued by any court or authority and the LAND OWNERS hereby declares that he will hereafter not create any third party rights of whatsoever nature in respect of the SAID PROPERTY or any part thereof.
11. The LAND OWNERS have not entered into any agreement or arrangement, oral or written, with regard to transfer and/or sale of the SAID PROPERTY.
12. No notice from any Government Authority, Municipal Corporation or any other public authority or public body or any notice under any law including Land Acquisition Act, the Land Requisition Act, the CMC Act, or any other statute has been received or served upon him (the LAND OWNERS) in respect of the SAID PROPERTY or any part thereof. The SAID PROPERTY or any part thereof has neither been acquired nor has any publication been made under the Provisions of Urban Land (Ceiling & Regulation) Act, 1976 (since repealed) and/or any other enactment.
13. The SAID PROPERTY is fit to be developed by constructing multi-storey buildings thereon.

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 Partner

20/11/22
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14. That the Developer/Second Party during the construction of the proposed building is at liberty to receive advance, part payment for the proposed flat/s and other unit/s as per his allocation from various buyer/s at any time as and when required as per their needs and risk. The completion of project will be within 36 (Thirty Six) months from the date of plan passing / approval of plan, Six months of grace period however, time could be extended in "Force Majure" circumstances i.e. act of god like earthquake, flood, and famine, natural disaster, etc.
15. That the development of the said land and construction of the said multi-storied building would be at the sole risk and expenses of the developer and the developer would comply with all statutory provisions, rules and regulation in relation thereto.
16. That after completion of multi-storied building as per the sanctioned plan, all the flat owners will have equitable right title/interest over the common areas like Passage, Garden, Terrace (roof top) common passage, lift, guard room, Generator etc. after the said flat of the multi-storied building are sold to them respectively.
17. That after sale of flats the flat owners/residents shall form their own committee for the purpose of the maintenance of the amenities stated hereinabove.
18. That the land owners shall not object to any construction or lying of sewerage draining, water pipes, cable or other provision made in accordance with the law and scheme of construction of the said multi-storied building.
19. That the developer shall be at liberty to generate funds by advertisement /selling /booking /mortgaging of flats of the proposed apartment for the purpose of speedy construction and timely completion of the said apartment as per approved plans and specifications and such act and action of the developer the land owner shall not be in anyway responsible.
20. That the developer may take loan or financial assistances from Bank/Financial Institution by mortgaging the schedule property in equitable mortgage in which land owners shall fully cooperate. However,

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Partner

27
18/1/22

27. That the developer shall be solely entitled for booking and sale of flats in respect of developer's share except the land owner's share and to receive the payment in lieu of sale/booking of this proposed apartment built at the cost of the developer as this being the cost of the land proposed for construction.
28. The developer undertakes to keep the land owners fully free from any losses, costs charges, express of claims by any of developer's contractors, Architects, and workers or agent or for any breach of any statutory contractual obligations.
29. That land owners shall be solely responsible for any kind of litigation arising out of the land in question till the date of handing over the constructed flats to them (the land owners).
30. The land owners shall be responsible to compensate losses to the developer in case of litigation of land or sort of encumbrances keeping in mind that the developer should not be in pitiable conditions that would insist them to take legal actions.
31. Any dispute of difference between the parties arising out of the meaning construction or import of this agreement or the rights and liabilities hereunder shall be adjudicated by reference to the arbitration of two independent arbitrator one to be appointed by each parties who shall appoint an umpire at the commencement of the reference and the award of the arbitrator or umpire shall be final and conclusive on the subject as between the parties and this clause shall be deemed to be a submission within the meaning of Arbitration and Conciliation Act, 1996 and is statutory modification or re enactment therefore enforce from time to time. The jurisdiction shall only and exclusively be of Chas/Bokaro Court.
32. That from the date of taking possession of "Land Owner's Area" allocated to them in the new building, the Land Owner will be responsible to pay and bear the proportionate operation and maintenance/service charges for the common facilities in the new buildings and additional operation and maintenance/service charges may also be borne and paid by the LAND OWNER proportionately.
33. That this agreement is prepared in two copies and both are treated as original in all purposes. One copy shall be retained by the land owners jointly and another by the developer.

SHREE TRIVENI REALTORS LL.

Partner

दस्तावे
अंकन सं 111/122
18/1/21

मायका देवी
18/1/21

दस्तावेज सं 111/122
वर्ग भूमि से अंकित प्लॉट
बाहर है।

34. In case of registration of this Agreement, both the parties shall bear the cost and expenses of registration in equal proportion.

SCHEDULE - A

All that piece and parcel of land of **Khata no.-643, Plot no.-2934, Area- 32 Decimals** vide rectify Deed no.5269 dated.26.10.2018,5270 dated 26.10.2018 5271 dated 26.10.2018 situated at Village-Solagidih Chas, Thana no-30, P.S.-Chas, District-Bokaro,-827013 State-Jharkhand having permanent heritable and transferable Chapper bandi right, which butted and bounded as follows :-

North :- Road	South:-Plot 2951
East :- Road	West :- Land of Malti Devi 2932

SCHEDULE - B

LAND OWNER'S SHARE

That in lieu of the land provided by the Land Owners to the Developer, for constructing the multi-storied building the Developer shall give 34% super built-up area in proportionate to their share along with 34% roof right to the First Parties. Half (50%) of the share of the Land Owners shall be given by their own choice and rest 50% shall be given by the Developer's choice.

The residential units/Flats which have been allotted to the Landowners areas follow:

<u>Unit/Flat No.</u>	<u>Floor</u>	<u>Area</u>
Flat No. 1 B,	1 st	1430 sq. ft.
Flat No. 1 C,	1 st	1000 sq. ft.
Flat No. 1 D	1 st	1410 sq. ft.
Flat No. -2 A	2 nd	1425 sq. ft.
Flat No. 3 A	3 rd	1425 sq. ft.
Flat No. 4 B	4 th	1430 Sq. ft.

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Partner

20
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SCHEDULE - C
DEVELOPER SHARE

After setting aside the "Land Owner's Allocation", as detailed in Schedule-"B" above, the remaining construction to the tune of 66% (Sixty Five percent) of the Super Built-up/carpet or available F.A.R. including proportionate (66%) parking space in the new building together with impartial undivided joint proportionate share in land and common facilities and amenities shall be retained by the Developer for its own use and/or for sale.

<u>Unit/Flat No.</u>	<u>Floor</u>	<u>Area</u>
Flat No. 1A	1 st	1425 sq. ft.
Flat No. 1 E,	1 st	1445 sq. ft.
Flat No. 2 B,	2 nd	1430 sq. ft.
Flat No. 2 C,	2 nd	1000 sq. ft.
Flat No. 2 D,	2 nd	1410 sq. ft.
Flat No. 2 E	2 nd	1445 sq. ft.
Flat No. 3 B,	3 rd	1430 sq. ft.
Flat No. 3 C	3 rd	1000 sq. ft.
Flat No. -3 D	3 rd	1410 sq. ft.
Flat No. 3 E,	3 rd	1445 sq. ft.
Flat No. 4 A	4 th	1425 sq. ft.
Flat No. 4 C	4 th	1000 sq.ft.
Flat No. 4 D	4 th	1410 sq.ft.
Flat No. 4 E	4 th	1445 sq.ft.

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 Partner

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SCHEDULE - D

SPECIFICATION FOR THE BUILDING:

1. Foundation and Super Structure: As per drawing and design.
2. Walls: Brick work with necessary fabricated items plastered (Inside/outside) and finished with P.O.P (internally).
3. Floor: Vitrified /Ceramic floor tiles, flooring inside the flat and ceramic tiles in Common areas of the building.
4. Door: All door frame made of G.I. sheet / RCC/ door, shutters 30 mm thick (flush door) Enamel painted, Main door (only front) wood polish/ Mica pasted with S.S. fittings.
5. Window: 2 track aluminum sliding with clear glass.
6. Water arrangement: 24 hours water supply from deep bore well connected with overhead water tank.
7. Toilet: Flooring ceramic tiles/Anti-skid tiles, dado in ceramic tiles up to 6 ft. height in all bathrooms, sanitary ware are white glaze, CPVC (Chlorinated poly vinyl Chloride) pipes for concealed wiring fitting in bathrooms, C.P. fitting ISI Marks.
8. Kitchen: Black / Green marble on cooking platform with steel sink and colored ceramic designer tiles up to 2" height and flooring Ceramic tiles.
9. Electrical: Wiring: Concealed wiring with copper wire and switches of ISI Mark.
10. Elevator: Standard Quality with ISI Mark.

18/1/22
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11. Generator:

Silent diesel generator for standby power supply for flats and Common area lighting, lift, water pump.

That, the Land Owners does not come under the category of SC/ST and other 51 Castes mentioned in under section 46 of C.N.T. Act 1908.

That, to sign, present and execute any deed or document of sale, agreement, lease, mortgage before any Registrar or Sub Registrar in any Registry Office on our behalf and to admit its execution thereof and to do all other things, which is necessary to complete the registration on our behalf in connection with our property described in the schedule below.

That, as per rate fixed by the Jharkhand Government, the Stamp Duty and Registration Fees pay for **Rs. 85,00,000/- (Rupees Eighty Five Lac) only.**

WITNESS WHEREOF the Parties hereto have executed this Agreement and have set and subscribed their respective hands to these present on the day, month and year first above written in presence of witnesses.

DEVELOPER/ PROMOTER

MUKESH PANDEY (PARTNER)
SHREE TRIVENI REALTORS LLP



[Handwritten signature]
18/1/22



WITNESSES

[Handwritten signature]
S/O Late Ram Bilas
Plot NO-36, Lohanch
Colony, Sector XII
B.S. City

18/1/22
[Handwritten signature]
S/O Jai Ram Singh
Triveni Realtors, Durg
18/1/22

Drafted by: (As oral statement and supplied Xerox documents by Parties)-
Sanjeev Kumar, (Advocate), Mob-7992343581

SHREE TRIVENI REALTORS LLP

[Handwritten signature]
Partner

[Handwritten signature]

History of Land

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(1) That one Guhi Ram Mandal acquired the land of Khata no- 643, Plot no., 2934, area- 1 Acres 77 Decimals situated at Village- Chas, Thana no-30, P.S.- Chas, District-Bokaro, State- Jharkhand by virtue of registered deed no- 762 dated 01.06.1926 and after his death (1) Sri Haripad Mandal (2) Sri Badri Narayan Mandal both sons of Late Guhi Ram Mandal (3) Sri Pradeep Kumar Mandal, (4) Sri Utam Kumar Mandal son of Late Narayan Chandra Mandal (5) Sri Maga Ram Mandal, (6) Sri Sagar Chandra Mandal (7) Sri Shishir Kumar Mandal all sons of Late Laxmikant Mandal (8) Sri Ambuj Kumar Chandra Mandal son of Late Nand Lal Mandal (9) Sri Anil Kumar Mandal (10) Sri Sunil Chandra Mandal (11) Sri Subash Chandra Mandal all sons of Late Golak Bihari Mandal (12) Sri Samir Kumar Mandal (13) Sri Chitranjan Mandal son of Vijay Krishna Mandal (14) Sri Niwaran Chandra Mandal son of Late Golak Bihari Mandal being the legal heirs and successor inherited the said land and jointly came in peaceful possession thereof.

(2) That onethe grandfather of Sri Jhulu Mahto son of Late Ladu Mahto acquired the land of Khata no- 643, Plot no-2934, area- 7 Decimals out of 68 Decimals situated at Village- Chas, Thana no-30, P.S.- Chas, District-Bokaro, State- Jharkhand by virtue of **settlement parcha** and after his death, Sri Jhulu Mahto being the legal heirs and successor inherited the said land and came in peaceful possession thereof.

(3) That Sri Haripad Mahto and Sri Chinivas Mahto both sons of Late Lakhikant Mahto acquired the land of Khata no- 652, Plot no-2931, area- 14 Decimals out of 25 ¼ Decimals situated at Village- Chas, Thana no-30, P.S.- Chas, District- Bokaro, State- Jharkhand by virtue of registered deed no- 4922 dated 25.04.1957 and came in peaceful possession thereof.

(4) That the grandfather and father of Sri Jainandan Mahto son of Late Niranjan Mahto acquired the land of Khata no- .641,652,643, Plot no-2931,2932,2934 area- 1.37 Decimals situated at Village- Chas, Thana no-30, P.S.- Chas, District-Bokaro, State- Jharkhand by virtue of registered deed no- 4922 dated 25.04.1957 and after his death, Sri Jainandan Mahto being the legal heirs and successor inherited the said land and came in peaceful possession thereof.

(5) That Smt Arpana Patra wife of Sri Ashok Kumar Patra acquired the land of Khata no- 643, Plot no-2928 &2929 , area- 14 Decimals out of 21 ½ Decimals situated at Village- Chas, Thana no-30, P.S.- Chas, District-Bokaro, State- Jharkhand by virtue of registered deed no- 7289 dated 30.07.1991 and came in peaceful possession thereof.

(6) That above named owners /sellers (1) Sri Haripad Mandal (2) Sri Badri Narayan Mandal both sons of Late Guhi Ram Mandal (3) Sri Pradeep Kumar Mandal, (4) Sri Utam Kumar Mandal son of Late Narayan Chandra Mandal (5) Sri Maga Ram Mandal, (6) Sri Sagar Chandra Mandal (7) Sri Shishir Kumar Mandal all sons of Late Laxmikant Mandal (8) Sri Ambuj Kumar Chandra Mandal son of Late Nand Lal Mandal (9) Sri Anil Kumar Mandal

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(10) Sri Sunil Chandra Mandal (11) Sri Subash Chandra Mandal all sons of Lare Golak Bihari Mandal (12) Sri Samir Kumar Mandal (13) Sri Chitranjan Mandal son of Vijay Krishna Mandal (14) Sri Niwaran Chandra Mandal son of Late Golak Bihari Mandal (15) Sri Jhulu Mahto son of Late Ladu Mahto (16) Sri Haripad Mahto (17) Sri Chinivas Mahto both sons of Late Lakhikant Mahto (18) Sri Jainandan Mahto son of Late Niranjan Mahto and Smt Arpana Patra wife of Sri Ashok Kumar Patra through their power of attorney holder Sri Dipak Kumar Modi son of Nandkishore Modi (seller no- 1 to 14 being power no- 164 dated 12.06.06 registered office at Chas) (seller no- 15 being power no- 11 dated 19.01.07 registered office at Chas) (seller no- 16 & 17 being power no- 91 dated 10.05.07 registered office at Chas) (seller no- 18 being power no- 126 dated 08.05.06 registered office at Chas) (seller no- 19 being power no- 93 dated 10.05.07 registered office at Chas) sold the land of Khata no.-641,643 &652 Plot no.-2931,2934, 2937 & 2911 Area- 42.5 Decimals situated at Village- Chas, Thana no-30, P.S.- Chas, District-Bokaro, State-Jharkhand to **Smt Malti Devi** by virtue of four registered sale deed no- 5989 ,sl no—6468, deed no-5990, sl no- 6469, deed no-5991, sl no- 6470, dated 22.08.2008 And Vide Rectification Deed No. 5269, 5270, 5271, Dated 26.10.2018 all are registered at District Sub Registrar office Chas, Bokaro and put her in peaceful possession thereof.

(7) That and after purchase the said land the said Land Owner Smt Malti Devi got her name mutated in respect of the land so purchased in the office of State of Jharkhand under mutation case no- 4321/09-10 and accordingly paid revenue rent to the state.

(8) That above named Land Owner/Sellers (1) Sri Haripad Mandal (2) Sri Badri Narayan Mandal both sons of Late Guhi Ram Mandal (3) Sri Pradeep Kumar Mandal, (4) Sri Utam Kumar Mandal son of Late Narayan Chandra Mandal (5) Sri Maga Ram Mandal, (6) Sri Sagar Chandra Mandal (7) Sri Shishir Kumar Mandal all sons of Late Laxmikant Mandal (8) Sri Ambuj Kumar Chandra Mandal son of Late Nand Lal Mandal (9) Sri Anil Kumar Mandal (10) Sri Sunil Chandra Mandal (11) Sri Subash Chandra Mandal all sons of Lare Golak Bihari Mandal (12) Sri Samir Kumar Mandal (13) Sri Chitranjan Mandal son of Vijay Krishna Mandal (14) Sri Niwaran Chandra Mandal son of Late Golak Bihari Mandal (15) Sri Jhulu Mahto son of Late Ladu Mahto (16) Sri Haripad Mahto (17) Sri Chinivas Mahto both sons of Late Lakhikant Mahto (18) Sri Jainandan Mahto son of Late Niranjan Mahto and Smt Arpana Patra wife of Sri Ashok Kumar Patra through their power of attorney holder Sri Dipak Kumar Modi son of Nandkishore Modi (seller no- 1 to 14 being power no- 164 dated 12.06.06 registered office at Chas) (seller no- 15 being power no- 11 dated 19.01.07 registered office at Chas) (seller no- 16 & 17 being power no- 91 dated 10.05.07 registered office at situated at Village- Chas, Thana no-30, P.S.- Chas, District-Bokaro, State-Jharkhand.

SHREE TRIVENI REALTORS LLP

Partner

Memo No. : 400610031018120728

Date : 03-10-2018

प्रभावी : 1 2016-2017

श्रीमती/श्री MALTI DEVI D/O LT.

हस्ता SOLAGIDIH CHAS 827013

OKARO, 827013



एतद् द्वारा आपको सूचित जाता है कि आपका मया गृह सं. 91000MO वाई सं. 7 हुआ है, आपके

निर्धारण घोषणा पत्र के अनुसार प्रति तिमाही कर निर्धारित किया है।
उसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

क्रम सं.	Particulars	Amount (In Rs.)
1.	गृह कर	644.00
2.	जल कर	0.00
3.	शीघालय कर	0.00
4.	बिजली कर	0.00
5.	अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रति तिमाही)		644.00



[Signature box]

To be signed by the Applicant

कर निर्धारण की सूची, CHAS MUNICIPAL CORPORATION Website, www.lharkhandnada.net पर प्रदर्शित है।
नियमावली कडिख 11.4 के अन्तर्गत में वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पत्ति कर का 50% होगा।
विद्यमान टी जल है कि, वर्षा जल संरक्षण संरचना लगा कर नियम को सुधित करे तथा अतिरिक्त गृह कर से राहत पाये।
प्रत्येक वित्तीय वर्ष में सम्पत्ति कर का अनुमान वैसासिक देय होगा।
यदि किसी वर्ष के लिए सम्पूर्ण वृत्ति कर का अनुमान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियायत दी जाएगी।
किसी देय वृत्ति को निश्चित समयवधि (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं चुकाया जाता है, तो 1% प्रतिमाह की दर से साधारण ब्याज देय होगा।
गृह कर निर्धारण आपके स्व-निर्धारण एवं की गई घोषणा के आधार पर की जाती है, इस स्व-निर्धारण-सह-घोषणा पत्र की स्थानीय जांच तथा समय नियम करा सकते है इस तथ्य मजत पाए जाने पर नियमावली कडिख 13.2 के अनुसार निर्धारित शास्ति (Fina) एवं अंतर राशि देय होगा।
CHAS MUNICIPAL CORPORATION द्वारा संघटित इन सम्पत्ति कर इन हमरती/वांची को कोई कानूनी हिसियत प्रदान नहीं करता है और/या न ही अपने मालिकों / रचयकों को कोई कानूनी अधिकार प्रदान करता है।

.../nandasuda/nalnarhandmunicipal/ndm/1/sat_memo.np?uid=400fa805807bc8ed08bf139164ebalbe

मालती देवी

SHREE HANANI REALTORS LLP
[Signature]



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

नामांतरण दस्तावेज़

जिल्ला का नाम		अनुमोदित नाम		अवकाश का नाम		हाता		हाता-03			
ब्लॉक का नाम		भाग		पृष्ठ संख्या वर्तमान		धाना न.		0030			
कोट्टा न.		वर्तमान (VOL)		167		85					
क्रमिक संख्या	केस न.	मौज का नाम/राजस्व खान न.	धाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिपूत जिसमें नामांतरण संबंधित है खाता भाग न. वर्तमान	पृष्ठ संख्या वर्तमान	कारोबार विस्तृत सूचना खाता न. प्लॉट न. क्षेत्रफल	लगान	रजिस्टर 2 अद्यतन तिथि मधुसूक्ति	
9914	3358 R27 2019-2020	कास 0030	कास	10/11/2019	By Sale Registration Deed 5271 Dated 15/10/2018	643 56 416		643 2934 10.75 डिसमील	5		
<p>केस का नाम : (मातृ देवी प्रति-स्व० जगेश्वर सिंह, जाति-राजपूत, पता-सेक्टर 1, सी हाटर नं० 571 के० - धन बी एस सिटी)</p>				<p>जमाबंदी रैयत का नाम : श्रीमती मातृ देवी-प्रति-स्व० जगेश्वर सिंह</p>				<p>विक्रेता का नाम : हरिपद मंडल, बट्टी नारायण मंडल, पिता-स्व० गृहिराम मंडल, जाति-अज्ञात, पता-मैन रोड कास पो० + धाना कास वो प्रदीप कुमार मंडल, उत्तम कुमार मंडल, पिता-स्व० नारायण चन्द्र मंडल, जाति-अज्ञात, पता-मैन रोड कास पो० + धाना कास वो मागाराम मंडल, सागर चन्द्र मंडल शिशिर कुमार मंडल, पिता-स्व० लक्ष्मीकान्त मंडल, जाति-अज्ञात, पता-मैन रोड कास पो० + धाना कास वो अम्बुज कुमार चन्द्र मंडल, पिता-स्व० नन्दलाल मंडल, जाति-अज्ञात, पता-मैन रोड कास पो० + धाना कास वो अनिल कुमार मंडल, सुनील चन्द्र मंडल, निवारण मंडल, सुभाष चन्द्र मंडली, पिता-स्व० गोलक बिहारी मंडल, जाति-अज्ञात, पता-मैन रोड कास पो० + धाना कास वो समीर कुमार मंडल, चितरंजन मंडल, पिता-स्व० विजय कृष्ण मंडल, जाति-अज्ञात, पता-मैन रोड कास पो० + धाना कास वो सुदू महतो, पिता-स्व० ताडू महतो, जाति-अज्ञात, पता-कास पो० + धाना कास वो हरिपद महतो, विनिवास महतो, पिता-स्व० लक्ष्मीकान्त महतो, जाति-अज्ञात, पता-कास पो० + धाना कास वो जयनन्दन महतो, पिता-स्व० निरंजन महतो, जाति-अज्ञात, पता-कास पो० + धाना कास वो अर्पणा पात्रा, पिता-अशोक कुमार पात्रा, जाति-अज्ञात, पता-सेक्टर 5 बी एस सिटी</p>			

राजस्व कर्मचारी इन्फो-03 को आवश्यक कार्यवाही एवं सूचनाएँ इस्तानाहित।
यह एक कंप्यूटर जनित प्रति है
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

Signature valid

Digitally signed by

DIWAKARPRASAD C DWIVEDI

अवकाशधिकारी कास

श्रीमती
श्रीमती
श्रीमती
SHREE TRIVENI REALTORS LLP
Partner

uplicate Copy
13-Nov-2019

आदेश

तिथि
Nov 10 2019

आदेश पर की
गई कारवाई

अमितेख आज प्रस्तुत किया गया। क्षेत्रिय कर्मचारी ने अंधल निरीक्षक के माध्यम से प्रतिवेदन समर्पित किया। प्राप्त प्रतिवेदनानुसार आवेदित जमीन मौजा घास धाना घास

खाता	प्लॉट	रकबा
643	2934	0 एकड़, 10.75 डिसमील, 0 हेक्टर

का विक्रेता

विक्रेता का नाम	रिश्ता	अभिभावक का नाम
हरिपद मंडल, बट्टी नारायण मंडल	पिता	स्व० गृहिराम मंडल
प्रदीप कुमार मंडल, उत्तम कुमार मंडल	पिता	स्व० नारायण चन्द्र मंडल
मागाराम मंडल, सागर चन्द्र मंडल शिशिर कुमार मंडल	पिता	स्व० लक्ष्मीकान्त मंडल
अम्बुज कुमार चन्द्र मंडल	पिता	स्व० नन्दलाल मंडल
अनिल कुमार मंडल, सुनील चन्द्र मंडल,	पिता	स्व० गोलक बिहारी मंडल
निवारण मंडल, सुभाष चन्द्र मंडली	पिता	स्व० गोलक बिहारी मंडल
समीर कुमार मंडल, धितरंजन मंडल	पिता	स्व० विजय कृष्ण मंडल
झुनु महतो	पिता	स्व० लाडू महतो
हरिपद महतो, चिनिवास महतो	पिता	स्व० लक्ष्मीकान्त महतो
जयनन्दन महतो	पिता	स्व० निरंजन महतो
अर्पणा पात्रा	पिता	अशोक कुमार पात्रा

हे जिन्होंने निबंधित बिक्री, बिक्री-केवाला संख्या 5271 दिनांक MMM d yyyy के द्वारा आवेदक को बिक्री किए हैं। उक्त जमीन का खतियानी / जमाबंदी रियत

रियत का नाम	रिश्ता	अभिभावक का नाम
श्रीमती मालती देवी	पति	स्व० जागेश्वर सिंह

वर्तमान जमीन पर आवेदक का दखल है। सर्वसाधारण सूचना का तामिला प्रतिवेदन प्राप्त हुआ। किसी ने कोई आपत्ती नहीं की है। क्षेत्रिय कर्मचारी / अं/नि. ने आवेदित भूमि का नामान्तरण आवेदक के नाम से करने हेतु अनुशंसा किया है।

कर्मचारी एवं अंधल निरीक्षक के अनुशंसा के आधार पर नामान्तरण स्वीकृत किया जाता है। यह आदेश पूर्णता आपीनीय है। आपत्ति होने पर आदेश के विरुद्ध सक्षम न्यायालय में आपील किया जा सकता है।

अतः वार्षिक लगान **₹ 333**
स्वीकृत

अनावे सेस के साथ नामान्तरण

किया जाता है।

शुद्धि पत्र हस्ताक्षरित कर निर्गत किया जाता है।

मालती देवी

V

करद मलकी / करद रैयती
नाम रैयत मय धमिदयत जमाबन्दी
को सकुनत नम्बर।Page No. : 88
Vol. No. : 167
Receipt No. : 0649487643

रास पास 0030 मातृती देवी		
खाता संख्या	खसरा संख्या	रकबा (एकड़ में)
843	2934	0 एकड़ 10.75 डिगमील 0 इंचटर

अराजी नकदी	अराजी भावती	तफसील हिसाब लगान भावती
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औत का साताना मांग मय तफसील (बकाया बी हाल) मौजूदा साल का।

मांग बाबत	साताना	बकाया				हाल (2019-2020)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ना वर्ष	
मात (नकदी)	5.00					5.00
गुजारी (भावती)	1.25					1.25
सेस	2.50					2.50
सूद	2.50					2.50
मुतफरकत	1.00					1.00
मीजान	12.25					12.25

तफसील अदायकारी

अदायकारी बाबत	बकाया				मौतानबा हाल (2019-2020)	फजिल
	तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ना वर्ष		
मात (नकदी)					5.00	
गुजारी (भावती)					1.25	
सेस					2.50	
सूद					2.50	
मुतफरकत					1.00	
मीजान अदायकारी					12.25	

(1) मीजान कुल (तफसील में) : Twelve Rupees and Twenty Five Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 12.25

तारीख अमला तहसील कुनिन्दा : 13-11-2019

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



मातृती देवी

यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

Print



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

सामंसारक सुटि-पत्र

Duplicate copy CRSLP10089931

11/13/2019



जिला का नाम		बोकारो		अनुमंडल नाम		चास		अर्बत का नाम		चास		हल्का		हल्का-03	
इस्टेट का नाम		झारखण्ड		भूख		167		पृष्ठ संख्या वर्तमान		88		पाना न.		0030	
क्रमिक संख्या	केस न.	मौज का नाम/राजस्व खान न	धाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिपूत जिसमें नामांतरण संबंधित है खाता भाग न.	पृष्ठ संख्या वर्तमान	पृष्ठ संख्या वर्तमान	कारोबार विस्तृत सूचना खाता न. प्लॉट न. क्षेत्रफल	तगान	रजिस्टर 2 अंकन तिथि अथवा तिथि				
9951	3395 927 2019-2020	चास 0030	चास	10/11/2019	By Sale Registration Deed 5269 Dated 26/10/2018	643	56	416	643 2914 10.5 डिसमील	5					

केस का नाम :

(मालती देवी पति-जगेश्वर सिंह, जाति-राजपूत, पता-सेक्टर 1/बी
कांस्ट्र नं-571 पो-धाना बी एस सिटी)

जम्माबंदी रैपट का नाम :

श्रीमती मालती देवी-पति-स्व० जगेश्वर सिंह

विक्रेता का नाम :

हरिपद मंडल, बंदी नारायण मंडल, पिता-स्व० गृहिराम मंडल,
जाति-अज्ञात, पता-मैन रोड चास पो० + धाना चास पो प्रदीप
कुमार मंडल, उत्तम कुमार मंडल, पिता-स्व० नारायण चन्द्र मंडल,
जाति-अज्ञात, पता-मैन रोड चास पो० + धाना चास पो मागाराम
मंडल, सागर चन्द्र मंडल शिथिर कुमार मंडल, पिता-स्व०
लक्ष्मीकान्त मंडल, जाति-अज्ञात, पता-मैन रोड चास पो० + धाना
चास पो अम्बुज कुमार चन्द्र मंडल, पिता-स्व० नन्दताल मंडल,
जाति-अज्ञात, पता-मैन रोड चास पो० + धाना चास पो अनिल
कुमार मंडल, सुनील चन्द्र मंडल, सुभाष चन्द्र मंडल, निवारण
मंडल, पिता-स्व० गोलक बिहारी मंडल, जाति-अज्ञात, पता-मैन
रोड चास पो० + धाना चास पो समीर कुमार मंडल, चितरंजन
मंडल, पिता-स्व० विजय कृष्ण मंडल, जाति-अज्ञात, पता-मैन रोड
चास पो० + धाना चास पो झुपु महतो, पिता-स्व० सादू महतो,
जाति-कुम्हार, पता-चास पो + धाना चास पो हरिपद महतो,
शिविवास महतो, पिता-स्व० लक्ष्मीकान्त महतो, जाति-कुम्हार,
पता-चास पो + धाना चास पो जयनन्दन महतो, पिता-स्व० निरंजन
महतो, जाति-कुम्हार, पता-चास पो + धाना चास पो अर्पणा पात्रा,
पिता-अशोक कुमार पात्रा, जाति-अज्ञात, पता-सेक्टर 5 बी एस
सिटी

राजस्व कर्मचारी हल्का-03 को आवश्यक कार्यवाही एवं सुब-नर्थ इस्तान्तरित।

यह एक कंप्यूटर जनित प्रति है

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

इसका उपयोग किसी भी न्यायालय में कायम के रूप में नहीं किया जा सकता है।

Signature valid

Digitally signed by

DIWAKARPRASAD C DWIVEDI

अधिकाधिकारी चास

मायली रूली

Partner
SHREE TRIVANI REALTORS LLP

Signature

Public Copy
13-Nov-2019

आदेश

तिथि
Nov 10 2019

आदेश पर की
गई कारवाई

अभिलेख आज प्रस्तुत किया गया। क्षेत्रिय कर्मचारी ने अंचल निरीक्षक के माध्यम से प्रतिवेदन समर्पित किया। प्राप्त प्रतिवेदनानुसार आवेदित जमीन मौजा घास थाना घास

खाता	प्लॉट	रकबा
643	2934	0 एकड़, 10.5 डिसमील, 0 हेक्टर

का विक्रेता

विक्रेता का नाम	रिश्ता	अभिभावक का नाम
हरिपद मंडल, बट्टी नारायण मंडल	पिता	स्व० गुहिराम मंडल
प्रदीप कुमार मंडल, उत्तम कुमार मंडल	पिता	स्व० नारायण चन्द्र मंडल
मागाराम मंडल, सागर चन्द्र मंडल शिशिर कुमार मंडल	पिता	स्व० लक्ष्मीकान्त मंडल
अम्बुज कुमार चन्द्र मंडल	पिता	स्व० नन्दलाल मंडल
अनिल कुमार मंडल, सुनील चन्द्र मंडल	पिता	स्व० गोलक बिहारी मंडल
सुभाष चन्द्र मंडली, निवारण मंडल	पिता	स्व० गोलक बिहारी मंडल
समीर कुमार मंडल, चितरंजन मंडल	पिता	स्व० विजय कृष्ण मंडल
झुलू महतो	पिता	स्व० लाडू महतो
हरिपद महतो, धिनिवास महतो	पिता	स्व० लक्ष्मीकान्त महतो
जयनन्दन महतो	पिता	स्व० निरंजन महतो
अर्पणा पात्रा	पिता	अशोक कुमार पात्रा

हे जिन्होंने निबंधित बिक्री, बिक्री-केवाला संख्या 5269 दिनांक MMM d yyyy के द्वारा आवेदक को बिक्री किए हैं। उक्त जमीन का खतियानी / जमाबंदी रियत

रियत का नाम	रिश्ता	अभिभावक का नाम
श्रीमती मालती देवी	पति	स्व० जागेश्वर सिंह

वर्तमान जमीन पर आवेदक का दखल है। सर्वसाधारण सूचना का तामिला प्रतिवेदन प्राप्त हुआ। किसी ने कोई आपत्ती नहीं की है। क्षेत्रिय कर्मचारी / अं/नि. ने आवेदित भूमि का नामान्तरण आवेदक के नाम से करने हेतु अनुशंसा किया है। कर्मचारी एवं अंचल निरीक्षक के अनुशंसा के आधार पर नामान्तरण स्वीकृत किया जाता है। यह आदेश पूर्णता आपीनीय है। आपत्तित होने पर आदेश के विरुद्ध सक्षम न्यायालय में आपील किया जा सकता है।

अतः वार्षिक लगान **5535** स्वीकृत

अलावे सेस के साथ नामान्तरण

किया जाता है।

शुद्धि पत्र हस्ताक्षरित कर निर्गत किया जाता है।

मालती देवी



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पृष्ठ 11 प्रति

November 13, 2019

आव बर्तमान	167	पृष्ठ संख्या	04
मिशन का नाम	कोयंबी	अनुसूचित नाम	काय
मंडल का नाम	काय	हस्तिलेख संख्या	043
अर्पण का नाम	मौजि संख्या	काय	मामा संख्या
हस्ताक्षर का नाम	हस्ता-03	कस्टोडियन का नाम	JHARKHAND
मामा संख्या	0090	काय का प्रकार	-

मामा की डीपी, एच-कॉन्वेन्स सिंग, कायि- राजपुरा

काल का नाम	काल संख्या	एकता	परिचालन के लिए कल्पित	अवकाश	डेड
043	2024	0 ₹ 10.5 डि 0 ₹	मामा/मामा अनुसूचित संख्या 3206/2019 - 2020	5	0
	मामा परिचालन	0 ₹ 10.5 डि 0 ₹			

मामा संख्या	काल संख्या	काल सं	काल संख्या	मामा संख्या	अवकाश संख्या	डेड संख्या	डेड संख्या	मामा संख्या	मामा संख्या	अवकाश संख्या	अवकाश संख्या	काल संख्या	काल संख्या
11-13-2019	2000000438	2019-2020	2019-2020	0	5	0	1.25	0	2.5	0	2.5	0	1

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

List Of Case Status Details



आव एवं मामा/मामा संख्या की सूची
आव एवं मामा/मामा संख्या की अवकाशों के लिए है
मामा की अवकाश की अवकाशों के लिए मामा/मामा संख्या/मामा संख्या के संदर्भ में
आव का नाम/मामा संख्या के लिए आवक संख्या/मामा संख्या

2019/20

मालती देवी

SHREE TRIVENI REALTORS LLP
[Signature]
Partner



Government of Jharkhand
Revenue and Land Reforms Department

Duplicate-copy CRSLP10089913

11/13/2019



Conversion certificate

District Name		Bokaro		Subdivision Name		Chas		Name of retainer		Chas		Light		Light-03	
Estate Name		Jharkhand		Part Current (VOL)		167		Page number current		87		Police station		0030	
Serial number	Case no.	Name of Mouza / Revenue Station No.	Station name	Accepted by and date	Change type	Designated in which conversion is related			Business detailed information			Tax	Register 2 Update Date Ahyat		
						Account no	Part current	Page number current	Account no	Plot	Area				
9913	3357 R27 2019 - 2020	Chas / 0030	Chas	10/11/2019	By Sale Registration Deed 5270 Dated 26/10/2018	643	56	416	643	2914	10.75 decimal		5		

name of purchaser :
(Malti Devi-late Jagadwar Singh, Jati-Rajput,
Address-Sector 1 / C Quarter No. 571 P + B.S. City)

Jamabandi Rayat Name:
Mrs. Malti Devi-husband-late Jagadwar Singh

Vendor Name :
Haripad Mandal, Badri Narayan Mandal, Father-Late Guhiram Mandal, Caste-Unknown, Patta-Man Road Chas Po + Thana Chas Wo Pradeep Kumar Mandal, Uttam Kumar Mandal, Father-Late Narayan Chandra Mandal, Caste-Unknown, Patta-Man Road Chas Po + Police Chas Wo Magaram Mandal, Sagar Chandra Mandal Shishir Kumar Mandal, Father-Late Lakshmikant Mandal, Caste-Unknown, Patta-Man Road Chas Po + Police Chas Wo Ambuj Kumar Chandra Mandal, Father-Self Nandal Dal, Caste-Unknown, Patta-Man Road Chas P + + Police Chas Wo Anil Kumar Mandal, Sunil Chandra Mandal ,, Nivaren Mandal, Subhash Chandra Mandali, Father-Self Golak Bihari Mandal, Caste-Unknown, Patta-Man Road Chas. Thana Chas Wo Sameer Kumar Mandal, Chittaranjan Mandal, Father-Late Vijay Krishna Mandal, Caste-Unknown, Patta-Man Road Chas Po + Thana Chas Wob Julu Mahato, Father-Late Ladu Mahato, Caste-Unknown, Patta Chas Po + Police Station Chas Wo Haripad Mahato, Chinivas Mahato, father-late Lakshikant Mahato, caste-unknown,

Revenue staff transferred to Lata- 03 for necessary action and information.
This is a computer generated copy,
this form is only for the information of the applicant,
it cannot be used as evidence in any court.

Signature valid

Digitally signed by

DIWAKARPRASAD C DWIVEDI

Circle

Chas

Handwritten notes: 3357, R27, 2019-2020

SHREE TRIVENI REALTORS LLP
Partner
[Signature]

V

घास घास 0030 मालती देवी		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
643	2934	0 एकड़ 10.75 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावती	तफसील हिसाब लगान भावती
------------	-------------	------------------------

जोत वष सालाना मांग मय तफसील (बकाया वी हाल) मौजूदा साल का।

मंग भावत	सालाना	बकाया				हाल (2019-2020)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	5.00				5.00	
गुजारी (भावती)	1.25				1.25	
सेस	2.50				2.50	
सूद	2.50				2.50	
मुतफरकत	1.00				1.00	
मीजान	12.25				12.25	

तफसील अदायकारी

अदायकारी भावत	बकाया				मौतालबा हाल (2019-2020)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					5.00	
गुजारी (भावती)					1.25	
सेस					2.50	
सूद					2.50	
मुतफरकत					1.00	
मीजान अदायकारी					12.25	

(१) मीजान कुल (तफसील में) : Twelve Rupees and Twenty Five Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 12.25

तारीख अमला तहसील कुनिन्दा : 13-11-2019

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



मालती देवी

यह एक कंप्यूटर जनित प्रति है।
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
किसी भी प्रकार की असुविधियों के लिए सम्बन्धित अंशलाधिकारी से संपर्क करें।

Print

SHREE TRIVENI REALTORS
Partner

12/11/20
12/11/20



अवल अधिकारी
वास
12/11/20

श्री. श्री. शशि द्वारा कर्तवारी एवं अवल
निरीक्षण, वास के जर्च प्रतिवेदन के आधार पर प्रमाणित किया जाता है कि
अधिक/आवदिका श्री/श्रीमति श्री. शशि
पिता/पति श्री श्री. शशि सा. शशि
शाना शशि जिला बांका में मौजा शशि के अन्तर्गत
खाना नं० 641, 642, 652 खेत नं० 2931, 2932, 2933 का
जमीन केबाला सा. 592, 593, 594 दिनांक 22/11/20 के द्वारा
खरीद किया है, जिसका सरकारी रसीद दा. खाना केस नं० 122 दि. 12/11/20
द्वारा स्वीकृत होकर जमाबन्दी सा. 12/11/20 में निहित है।
रही है। जो वर्ष 2015-16 तक निहित है। जमीन रैयती खाने की है।

श्री-सत्यापन प्रमाण पत्र

कमाक:- 129 / दिनांक:- 12/11/20
अवल अधिकारी का कार्यालय, वास (बांका)



Pre Registration Docket

Date :- 17-01-2022 04:55 pm

Office Name :- SRO - Bokaro
Token No:- 20220000005636

Appoinment :- 18-Jan-2022 Time:- 15:20

Article	Development Agreement
Pre Registration Date	17-Jan-2022
No. Of Pages	45
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 2,13,854.

Property Id: **659762**

Valuation No. : 886523 / 2022	:- 2021-2022	User Id : 3221	Date : 17-January-2022 16:06:PM
State : Jharkhand	District : Bokaro	Tahsil : Chas	
Land Type : Urban	Corporation : Chas - 7 Chas Municipal Corporation	Village/City : Chas - 7	
Chas - 7 Word No 7 - Other Road			
Volume Number - 167			
Page Number - 85, 88, 87			
Holding Number - 0070000991000M0			
Khata Number - 643			
Plot Number - 2934			
Ward Number - 7			
Valuation Rule : Commercial land			
Property Details			
1	Land area	32 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 32 x 257414=8237248	₹82,37,248/-
A	Total		₹82,37,248/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹82,37,300/-
Total Amount In Words : Eighty Two Lakhs Thirty Seven Thousands Three Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: ROAD, West: LAND OF MALT DEVI 2932, South: PLOT NO. 2951, North: ROAD
--	---

SHREE TRIVENI REALTORS LLP

Partner



Pre Registration Docket

Date :- 17-01-2022 04:55 pm

Office Name :- SRO - Bokaro
Token No:- 20220000005636

Appoinment :- 18-Jan-2022 Time:- 15:20

Article	Development Agreement
Pre Registration Date	17-Jan-2022
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Land Type : Urban	Corporation : Chas - 7 Chas Muncipal Corporation	Village/City : Chas - 7	
Chas - 7 Word No 7 - Other Road			
Volume Number - 167			
Page Number - 85, 88, 87			
Holding Number - 0070000991000M0			
Khata Number - 643			
Plot Number - 2934			
Ward Number - 7			

Valuation Rule : Commercial land

Property Details

1	Land area	32 Decimal
---	-----------	------------

Calculation Details

Sr.No.	Description	Calculation	Total
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Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹82,37,300/-

Total Amount In Words : Eighty Two Lakhs Thirty Seven Thousands Three Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: ROAD, West: LAND OF MALT DEVI 2932, South: PLOT NO. 2951, North: ROAD
--	---

SHREE TRIVENI REALTORS LLP


Partner

Area	Land area : 32.00 Decimal
Other Description of the Property	Pin Code - 827013, Building Name - 827013
Government/Market Value	8237248
Transaction Amount	8500000

CLAIMANT	-Mr. SHREE TRIVENI REALTORS LLP REP BY ITS PARTNER MUKESH PANDEY, Address - DIVINE HOUSE, CLUB ROAD NEAR SUJATA CHOWK, RANCHI- ,Father/Husband Name RAM DEO PANDEY , PAN No.- ,Permission Case No.- , Aadhaar No. *****9319
EXECUTANTS	-Mrs. MALTI DEVI, Address - PLOT NO. 36, LOHANICAL COLONY, PS- SECTOR-12, B.S.CITY BOKARO- ,Father/Husband Name LATE JAGESHWAR SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****2918

Witness Information	Mr. ANIL KUMAR SINGH , Address - TRIVENI GRAND, SOLAGIDIH, DHANBAD ROAD NEAR PANI TANKI, PS- CHAS, BOKARO-, Father/Husband Name-JAI RAM SINGH
---------------------	--

Identifier Details	Mr. RAM BADAN SINGH , Address - PLOT NO. 36, LOHANICAL COLONY, PS- SECTOR-12, B.S.CITY BOKARO-, Father/Husband Name-LATE RAM BILAS SINGH
--------------------	---

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,350
Total		1,350

Fee Rule:Development Agreement		
1	A1	2,12,500
2	LL	3
3	PR	1
Total		2,12,504

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.

SHREE TRIVENI REALTORS LLP


Partner

Deed Writer / Advocate

Vendee / Claimant

मालती देवी

Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

SHREE TRIVENI REALTORS LLP

Partner

Transaction Success! Please Note Your Transaction Id.

Name	ShreeTriveniRealtorsLlpRepByItsPartnerMukeshPandey
Token No / Depositor ID	20220000005636
Amount	213854
Transaction ID	cd7e380ef3c376c36d44
GRN	2209379144
CIN	10002162022011711672
Time	2022-01-17 17:18:22

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

Mukesh

SHREE TRIVENI REALTORS LLP

Mukesh

Partner



Document Registration Summary 1

Date :-18-Jan-2022

- Government/Market Value: ₹8237300/-
- Transaction Amount: ₹8500000 /-
- Paid Stamp Duty: ₹100 /-

On Date 18-01-2022 Presented at SRO - Bokaro
Signature of Presenter

मालती देवी

SRO - Bokaro

Receipt : 588809

Receipt Date : 18-01-2022

Presenter Name: -

PR ₹1
SP ₹1350
LL ₹3
A1 ₹212500
Stamp Duty ₹100

Total ₹213954

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	ShreeTriveniRealtorsLlpRepByItsPartnerMukeshPandey	• GRN Number : 2209378559 • DEPT Transaction Id : a89ee0dde0054fc4a57f • Transaction Type :	100
PR	1	1	0	GRAS	ShreeTriveniRealtorsLlpRepByItsPartnerMukeshPandey	• GRN Number : 2209379144 • DEPT Transaction Id : cd7e380ef3c376c36d44 • Transaction Type :	1
SP	1350	1350	0	GRAS	ShreeTriveniRealtorsLlpRepByItsPartnerMukeshPandey	• GRN Number : 2209379144 • DEPT Transaction Id : cd7e380ef3c376c36d44 • Transaction Type :	1350
A1	212500	212500	0	GRAS	ShreeTriveniRealtorsLlpRepByItsPartnerMukeshPandey	• GRN Number : 2209379144 • DEPT Transaction Id : cd7e380ef3c376c36d44 • Transaction Type :	212500
LL	3	3	0	GRAS	ShreeTriveniRealtorsLlpRepByItsPartnerMukeshPandey	• GRN Number : 2209379144 • DEPT Transaction Id : cd7e380ef3c376c36d44 • Transaction Type :	3
Sub Total	213858	213954	-96				

Article : Development Agreement Number of Pages : 90

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer

SHREE TRIVENI REALTORS LLP

Partner



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Bokaro

District Name :- Bokaro

State Name :- Jharkhand

Deed Endorsement

Token No :- 20220000005636

Deed Type	Development Agreement
Number of Pages	90
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1350, A1 :- Rs. 212500, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.8237248/- ,Transaction Amount :- Rs.8500000/-
Property Details	District :- Bokaro , Tehsil :- Chas , Village Name :- Chas - 7 Location :- Other Road, Chas - 7 Word No 7 Property Boundaries :- East: ROAD, West: LAND OF MALT DEVI 2932, South: PLOT NO. 2951, North: ROAD Volume Number - 167Page Number - 85, 88, 87Holding Number - 0070000991000M0Khata Number - 643Plot Number - 2934Ward Number - 7 Area Of Land :- 32.00 Decimal

Sh./Smt.MALTI DEVI s/o/d/o/w/o LATE JAGESHWAR SINGH has presented the document for registration in this office

today dated :- 18-Jan-2022 Day :- Tuesday Time :- 14:06:12 PM







MALTI DEVI(Individual)

Party Name	Document Type	Document Number
MALTI DEVI	PAN/UID	922544082918

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


Partner

<p>MULTI DEVI Address1 - PLOT NO. 36, LOHANCHAL COLONY, PS- SECTOR-12, B.S.CITY BOKARO, Address2 - ... Jharkhand PAN No.: Permission Case No.-</p>	<p>Yes</p>	<p>Multi Devi Address:- Plot No 36 ,, , Lohanchal Colony, Thana - Sector 12, Sector XII, , Bokaro, 827012, , Jharkhand, India</p>		<p>EXECUTANTS Age:60</p>			<p><i>Malti Devi</i> 12/12/14</p>
<p>2 SHREE TRIVENI REALTORS LLP REP BY ITS PARTNER MUKESH PANDEY Address1 - DIVINE HOUSE, CLUB ROAD NEAR SUJATA CHOWK, RANCHI, Address2 - ... Jharkhand PAN No.: Permission Case No.-</p>	<p>Yes</p>	<p>Mukesh Pandey Address:- H.NO 362 - A, , ROAD NO - 4, ASHOK NAGAR, Doranda, , Ranchi, 834002, , Jharkhand, India</p>		<p>CLAIMANT Age:42</p>			<p><i>Mukesh Pandey</i></p>

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
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SHREE TRIVENI REALTORS LLP

 Partner

RAM BADAN SINGH
 S/o-D/o **LATE RAM BILAS SINGH**
 Address1 - PLOT NO. 36, LOHANCHAL COLONY, PS- SECTOR-12,
 B.S.CITY BOKARO, Address2 -
 . . . Jharkhand
 PAN No.:



Ram Badan Singh

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ANIL KUMAR SINGH Address1 - TRIVENI GRAND, SOLAGIDIH, DHANBAD ROAD NEAR PANI TANKI, PS- CHAS, BOKARO, Address2 - . . . Jharkhand			<i>Anil Kumar Singh</i>

[Signature]
 Signature of Operator

Seal and Signature of Registering Officer

 18.01.22

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**MALTI DEVI**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**RAM BADAN SINGH**) Son/Daughter/Wife of (**LATE RAM BILAS SINGH**) resident of (**PLOT NO. 36, LOHANCHAL COLONY, PS- SECTOR-12, B.S.CITY BOKARO**) and by occupation (**Business**).

[Signature]
 Signature of Registering Officer

Date:- 18-Jan-2022

Seal and Signature of Registering Officer

 18.01.22

SHREE TRIVENI REALTORS LLP

 Partner

Token No.: 2022000005636

CERTIFICATE

Office of the SRO - Bokaro

This **Development Agreement** was presented before the registering officer on date **18-Jan-2022** by **MALTI DEVI, S/O, D/O, W/O LATE JAGESHWAR SINGH** resident of PLOT NO. 36, LOHANCHAL COLONY, PS-SECTOR-12, B.S.CITY BOKARO ..

This deed was registered as Document No:- **2022/BOK/225/BK1/205** in Book No :- **BK1**, Volume No :- 19 from Page No :- 1 to 90 at, office of **SRO - Bokaro**

Date:- **18-Jan-2022**


Registering Officer

18/1/22

SHRISHREE TRIVENI REALTORS LLP
18/1/22