



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 6dfae9099bee80f7fd78

Receipt Date : 27-Sep-2021 01:20:48 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 20210000101234

Office Name : District SRO - Jamshedpur

Document Type : Development Agreement

Payee Name : PRAVUJAGDISH REALTORS PVT LTD
Represented By GAJENDRA PANDEY (Vendor)

GRN Number : 2107694689

Sunil Kumar
Pandey
27/9/21



- For Office Use -

Defence
27/9/21



2021/ISR/4601/BK1/4263

इस रसीद का उपयोग केवल एक ही वस्तावेज 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 वस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की भाग 62 अन्तर्गत दण्डनीय अपराध है।

किसी प्रकार की राशि - इसी की गई है

27/9/21

Gajendra Pandey
Director

Subodh
Prasad
27/9/2021

P.S. Birsanagar

27/9/2021



A TESTED
S. N. SARKAR

Subodh Kumar
27/9/2021



20/2/19



A TESTED
S. N. SARKAR

Dhirendra Himansu
27/9/2021



27/9/2021

27/9/2021

विषय 21 की अंतिम गणना: भारतीय विधि-अधिकारी
(विशेष कर-देय), 2021 की अनुसूची
1 का भाग, नं. 1 के अंतर्गत
बनाए गए कर-अवधि (या कर-मुक्त
के अंतर्गत का कर-मुक्त अवधि की)।

27/9/2021
27/9/2021

-2-

निदेश-कार्यालयी

DEVELOPMENT AGREEMENT

Fedya
At 311580
E-2000

THIS DEVELOPMENT AGREEMENT MADE ON THIS THE 27th DAY OF SEPTEMBER 2021 AT JAMSHEDPUR, BETWEEN :-

- 1) MR. SUBODH KUMAR (UID No.- 8160 2349 2514 & PAN:- ACKPK7250L), Son of Mr. Jagat Prasad Singh, by faith Hindu, by Caste Bhumihar, by Occupation Service, resident of Flat No. J/4 (1-2), Nagarkot Complex, Bhatiya Basti, Kadma, P.O. and P.S. Kadma, Town Jamshedpur, District East Singhbhum, Jharkhand and also resident of Pink House, Moharda, Near 7th Vijaya Garden, Baridih-831017,
- 2) MR. DHIRENDRA HIMANSU (UID No.- 5884 4945 5121 & PAN:- ABBPH4670D), Son of Late Singheshwar Prasad Singh, by faith Hindu, by Caste Bhumihar, by Occupation Service, resident of Duplex No-9999-545, I.Road, 12th Phase, Vijaya Gardens, Baridih, P.O-Baridih, P.S.-Birsanagar, Jamshedpur, District-East Singhbhum, Jharkhand, Pin-831017

27/9/2021
दस्तावेज जाँचा

Contd...3/

Director

Subodh Kumar
27/19/2021
27/19/2021



27/19/2021
27/19/2021
27/19/2021

3) **MR. BINOD PRASAD** (UID No:- 8710 2820 0669 & PAN:- AHEPP4447M), Son of Late Bajnath Prasad, by faith Hindu, by Caste Goldsmith, by Occupation Service, resident of Flat No. P22, Ganpati Tower, Ashiyana Gardens, Phase-4, Chira Chas, Chas, Bokaro, Jharkhand-827013, hereinafter called the **FIRST PARTY MEMBERS/ OWNERS**, (which expression shall unless repugnant to the context include their legal heirs, successors, administrators and representatives) of the **ONE PART**;

AND

M/S. PRAVUJAGDISH REALTORS PVT. LTD., [PAN:- AAKCP7623F], a Private Ltd. Company incorporated under Indian Companies Act 2013, having its Corporate Office at 1st Floor, B.N. Tower, Shradhanand Road, Ranchi-834001, Jharkhand represented by its present Director **MR. GAJENDRA PANDEY** (UID No:-5659 4114 2091), Son of Sri Dhanjee Pandey, by faith - Hindu, by Caste Brahmin, by Occupation Business, Nationality - Indian, resident of 382, Road No. 4C, Ashok Nagar, Ranchi, District Ranchi, Jharkhand, (hereinafter called the **DEVELOPER/ BUILDER/ SECOND PARTY MEMBER** (which expressions shall unless repugnant to the context include its/his/theirs legal heirs, successors-in-office, administrators, representatives and assigns) of the **OTHER PART**

WITNESS AS FOLLOWS:-

WHEREAS, the first party members are the absolute and lawful owners of all that piece and Parcel of land measuring 2.099 Kathas + 2.410 Kathas + 2.078 Kathas = 6.587 Kathas i.e. 10.88 Decimals, being in portion of New Plot No. 413, recorded under New Khata No. 6, corresponding to Old Plot No. 4472, under Old Khata No. 24, in Mouza - MOHARDA, Survey ward No. 17, J.N.A.C. Thana No. 1200, P.S.

Contd...4/

Sarbooth Registrar
21/9/2011
102/61/12
102/61/12



102/61/12
S. N. SARKAR

S. N. SARKAR

Birsanagar, Town and District Sub Registry Office Jamshedpur, within District East Singhbhum, referred as entire landed property;

AND WHEREAS, the first party Member No.1 has purchased the land measuring 2.099 Kathas, being in portion of New Plot No. 413, recorded under New Khata No. 6, corresponding to Old Plot No. 4472, under Old Khata No. 24, in Mouza - MOHARDA, Survey ward No. 17, J.N.A.C. Thana No. 1200, P.S. Birsanagar, District East Singhbhum, morefully described in the schedule below from its previous lawful owner namely Karo Gour, Son of Late Khetra Mohan Gour, resident of Village Moharda, P.S. Birsanagar, District East Singhbhum, by means of registered Sale Deed, bearing Sale Deed No. 2646, dated 20.05.2003 and since purchased he came in physical possession over the same as absolute owner thereof without any interruption from anybody and he hold and possesses the same without any interruption from anybody by exercising all acts of ownership with power to dispose the same in any manner whatsoever he likes as well as he got mutated his name in the Office of Anchal Adhikary (C.O.) Jamshedpur in respect of his aforesaid purchased land vide Mutation Case No. 1605 of 2003-04, dated 30.01.2004 and paying ground rent etc for the same in his name by obtaining rent receipt for the same as such in his name has been noted in Volume No.1, Page No. 79, in Register II, in the said office;

AND WHEREAS, similarly the first party Member No.2 has purchased the land measuring 2.410 Kathas, being in portion of New Plot No. 413, recorded under New Khata No. 6, corresponding to Old Plot No. 4472, under Old Khata No. 24, in Mouza - MOHARDA, Survey ward No. 17, J.N.A.C. Thana No. 1200, P.S. Birsanagar, District East Singhbhum, morefully described in the schedule below from its previous lawful owner namely Karo Gour, Son of Late Khetra Mohan Gour, resident of Village Moharda, P.S. Birsanagar, District East Singhbhum, by means of registered Sale Deed, bearing Sale Deed No. 2647, dated 20.05.2003 and since purchased he came in physical possession over the

Pravujagdish Realtors Private Limited

Contd...5/

[Signature]
Director

Scanned with CamScanner

Suresh Kumar
27/10/2021
27/10/2021

27/10/2021

27/10/2021

-5-

same as absolute owner thereof without any interruption from anybody and he hold and possesses the same without any interruption from anybody by exercising all acts of ownership with power to dispose the same in any manner whatsoever he likes as well as he got mutated his name in the Office of Anchal Adhikary (C.O.) Jamshedpur in respect of his aforesaid purchased land vide Mutation Case No. 1744 of 2003-04, dated 09.03.2004 and paying ground rent etc for the same in his name by obtaining rent receipt for the same as such in his name has been noted in Volume No.1, Page No. 78, in Register II, in the said office;

AND WHEREAS, similarly the first party Member No.3 has purchased the land measuring 2.078 Kathas, being in portion of New Plot No. 413, recorded under New Khata No. 6, corresponding to Old Plot No. 4472, under Old Khata No. 24, in Mouza - MOHARDA, Survey ward No. 17, J.N.A.C. Thana No. 1200, P.S. Birsanagar, District East Singhbhum, morefully described in the schedule below from its previous lawful owner namely Karo Gour, Son of Late Khetra Mohan Gour, resident of Village Moharda, P.S. Birsanagar, District East Singhbhum, by means of registered Sale-Deed, bearing Sale Deed No. 2648, dated 20.05.2003 and since purchased he came in physical possession over the same as absolute owner thereof without any interruption from anybody and he hold and possesses the same without any interruption from anybody by exercising all acts of ownership with power to dispose the same in any manner whatsoever he likes as well as he got mutated his name in the Office of Anchal Adhikary (C.O.) Jamshedpur in respect of his aforesaid purchased land vide Mutation Case No. 1606 of 2003-04, dated 30.01.2004 and paying ground rent etc for the same in his name by obtaining rent receipt for the same as such in his name has been noted in Volume No.1, Page No. 72, in Register II, in the said office;

AND WHEREAS, the Second party is the builder having its work to develop/construct multistoried building consisting of flats, Parking Space, etc. for its sale to its intending buyer/s.

Pravrajadh Realtors Private Limited

Director

Scanned with CamScanner

Subodh Kumar
27/05/2021
Dhirendra Himansu
27/05/2021

Gajendra Pan
27/05/2021

-6-

AND WHEREAS, now the first party members/ owners are jointly desirous to develop their respective individual land out of Total land measuring 10.88 Decimals, being in portion of New Plot No. 413, recorded under New Khata No. 6, corresponding to Old Plot No. 4472, under Old Khata No. 24, in Mouza - MCHARDA, Survey ward No. 17, J.N.A.C. Thana No. 1200, P.S. Birsanagar, Town and District Sub-Registry Office Jamshedpur morefully described in Schedule 'A' below and to construct multistoried building over the same, but the first party members are not in a position to developed the same at their own cost for which they approached to the Second party member/ Builder and second party member agreed with the offer comes from the first party members for its development of Schedule 'A' below land and to construct Multistoried Residential Building consisting of Flats, Parking space, etc, and the first party members and second party member have entered in to this agreement for avoiding future litigation, on following terms and conditions:-

In this Development Agreement, the following expressions unless repugnant to the context shall have the meaning assigned thereto;

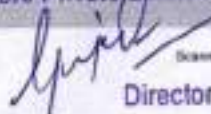
a) **FIRST PARTY MEMBERS/LAND OWNERS** :- means the above named, 1) **MR. SUBODH KUMAR**, 2) **MR. DHIRENDRA HIMANSU** and 3) **MR. BINOD PRASAD**, include his/theirs heirs, successors, legal representatives, executors, nominees, administrators and assigns.

b) **SECOND PARTY MEMBER /DEVELOPER /BUILDER** means the above named company **M/S. PRAVUJAGDISH REALTORS PVT. LTD.**, represented by its present Director **GAJENDRA PANDEY** include it/his/theirs heirs, successors, successors-in-office, legal representatives, executors, nominees, administrators and assigns.

c) **LAND-PROPERTY** :-The said land means all that piece and parcel of total land measuring 6.587 Kathas, i.e. 10.88 Decimals, being in portion of New Plot No. 413, recorded under New Khata No. 6,

Contd...7/

Pravujagdish Realtors Private Limited


Director

Scanned with CamScanner

Sushobh Kumar,
1202/51E2
1202/51E2
1202/51E2
1202/51E2

-7-

corresponding to Old Plot No. 4472, under Old Khata No. 24, in Mouza - MOHARDA, Survey ward No. 17, J.N.A.C. Thana No. 1200, P.S. Hirsanagar, Town Jamshedpur, District East Singhbhum, more specifically described in the Schedule 'A' hereunder written is the subject matter of this Development Agreement.

d) BUILDING :- shall mean the new Multistoried building consists of several units for residential use to be constructed on the land given in Schedule-A of this Deed by the Developer at its/their cost and expenses as per plan duly sanctioned it deemed sanctioned by the competent authority.

e) 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 its competent authority and shall include the plinth area of the unit, plinth area consisting of bedroom, living room, bathroom, kitchen, balcony/veranda;

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

g) COMMON PART :- shall mean common passage corridors, staircase, 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.

h) SUPER BUILT -UP AREA:- means and included the carpet area, verandah, balconies stair case, common part etc. of the proposed multistoried building.

i) LAND OWNER'S SHARE :- The first party members/ owner's allocation shall means 40% of constructed area i.e. flats, Parking Space in parking area in the proportionate ratio of the respective flats i.e. one parking space for one flat, along with its undivided proportionate share of land together with all common spaces of the said multistoried building

Contd....8/

Prayujagdish Realtors Private Limited


Director

Scanned with CamScanner

Sushant Kumar
1202/51TC
1202/51TC
1202/51TC
1202/51TC

1202/51TC
1202/51TC

-8-

at the said ratio i.e. first party No. 1, jointly Shall get 40 % of share of constructed area according to his measurement of land in the shape of Flat, Parking Space in parking area, roof right in the proportionate ratio of the respective flat (one parking for each flat), along with its undivided proportionate share of land, in the proposed building to be constructed over the Schedule 'A' and the first party No.2, Shall get 40 % of share of constructed area according to his measurement of land in the shape of Flat, Parking Space in parking area, roof right in the proportionate ratio of the respective flat (one parking for each flat), along with its undivided proportionate share of land in the proposed building to be constructed over the Schedule 'A' and the first party No.3, Shall get 40 % of share of constructed area according to his measurement of land in the shape of Flat, Parking Space in parking area, roof right in the proportionate ratio of the respective flat (one parking for each flat), along with its undivided proportionate share of land in the proposed building to be constructed over the Schedule 'A' out of total constructed area morefully described in schedule 'B' below, within the proposed building to be constructed over the Schedule 'A' below property hereunder written.

j) DEVELOPER/BUILDER SHARE :-The Second party/ builder/ Developer's allocation shall means remaining of 60 % constructed area, i.e. flats, parking space, roof, together with all common spaces at the said ratio of the said multistoried building morefully described in schedule 'C' below within the proposed building to be constructed over the Schedule 'A' below property hereunder written.

k) FORCE MAJEURE :- shall described flood, earthquake, riot, war storm, civil commotion Strike, lock out, labour problem, pandemic situation, lockdown, and/or any other act of commotion beyond the control of the developer.

Contd...9/

Pravujagdish Realtors Private Limited


Director

Scanned with CamScanner

Suresh Kumar
18/01/2021
27/01/2021
18/01/2021
27/01/2021

27/01/2021

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1) That the first party members hereby entrusted and handed over to the Second Party the work and right of Development of the Schedule 'A' below property.

2) That the first party member No. 1 handed over 2,099 Kathas of land, being in portion of New Plot No. 413, recorded under New Khata No. 6, corresponding to Old Plot No. 4472, under Old Khata No. 24, in Mouza - MOHARDA, Survey ward No. 17, J.N.A.C. Thana No. 1200, P.S. Birsanagar, District East Singhbhum, and first party member No. 2 handed over 2,410 Kathas of land, being in portion of New Plot No. 413, recorded under New Khata No. 6, corresponding to Old Plot No. 4472, under Old Khata No. 24, in Mouza - MOHARDA, Survey ward No. 17, J.N.A.C. Thana No. 1200, P.S. Birsanagar, District East Singhbhum and first party member No. 3, also handed over 2,078 Kathas of land, being in portion of New Plot No. 413, recorded under New Khata No. 6, corresponding to Old Plot No. 4472, under Old Khata No. 24, in Mouza - MOHARDA, Survey ward No. 17, J.N.A.C. Thana No. 1200, P.S. Birsanagar, District East Singhbhum, i.e. total land measuring 6,587 Kathas or 10.88 Decimals, for its development and to construction of Multistoried building over the same.

3) That the Second party/developer has offered to develop and to construct the multi-storied residential building on the said land morefully described in Schedule Below 'A' at its own cost and the Second Party Member and First Party Members have agreed with the Second Party and the second party member have amalgamated all the piece and parcel of lands of first party members and converted in to bigger plots i.e. 2,099 Kathas + 2,410 Kathas + 2,078 Kathas i.e. total land measuring 6,587 Kathas or 10.88 Decimals of Mouza Moharda, P.S. Birsanagar, Ward No. 17 J.N.A.C.;

Contd.....10/

Pravujagdish Realtors Private Limited

[Signature]
Director

Scanned with CamScanner

Sunil Kumar
27/9/2021
2021/5/16
2021/5/12

27/9/2021

-10-

4) That the Second Party / Developer shall prepare the Building Plan along-with supporting plans such as structural, Electrical, Sewerage etc. through competent civil, engineer, architect and proper planner and shall get the same sanctioned or approved from J.N.A.C., or its appropriate authority at its own cost. The plan so prepared, if required, during or after sanction by the authority, may be modified or revised as per agreement /or feasibility of the proposed project with mutual understanding between the parties mentioned above.

5) That the First Party Members shall have no objection if the aforesaid building plans are submitted to the local authorities in the name of the First Party Members or for other permissions, or if approvals are obtained in the name of First Party Members and the First Party Members have agreed to sign all such papers that may be deemed necessary for the development of the building, however all fees, costs, charges, and expenses relating to such approvals/ sanction shall be borne by the Second Party. Be it noted that if building plans are sanctioned in the name of Second party in that event first party members shall have no objection.

6) That after passing the building plan and getting approval of all permission from the Competent Authority, thereafter within two month from the date of approval of the building plan by the competent authority, the second party shall start the erection of the said Multistoried building over the said land and same shall complete within 36 months from the start of erection. Be it noted that if the construction is delayed due to act of God, natural calamities, riot, etc. which are beyond the control or reach of the human beings, for such delayed, the Developer/builder will not be liable for the such delayed.

7) That on completion of the said multistoried building on the said land mentioned in schedule 'A' below, the second party member shall hand over 40% constructed area i.e. i.e. first party No. 1, jointly Shall get

Contd.. 11/

Pravujagdish Realtors Private Limited

Director

Sudesh Kumar
16/02/2021
16/02/2021
16/02/2021

17/02/2021

-11-

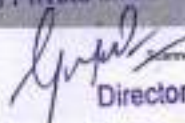
40% of share of constructed area according to his measurement of land in the shape of Flat, Parking Space in parking area, roof in the proportionate ratio of the respective flat (one parking for each flat), along with its undivided proportionate share of land in the proposed building to be constructed over the Schedule 'A' and the first party No.2 shall get 40 % of share of constructed area according to his measurement of land in the shape of Flat, Parking Space in parking area, roof in the proportionate ratio of the respective flat (one parking for each flat), along with its undivided proportionate share of land in the proposed building to be constructed over the Schedule 'A' and the first party No.3 Shall get 40 % of share of constructed area according to his measurement of land in the shape of Flat, Parking Space in parking area, roof, in the proportionate ratio of the respective flat (one parking for each flat), along with its undivided proportionate share of land in the proposed building to be constructed over the Schedule 'A' out of total constructed area morefully described in schedule 'B' below, within the proposed building to be constructed over the Schedule 'A' below property hereunder written and first party members have no right on the other construction or other flat developed by the second party member except of their respective individual allocation area remaining of 60% constructed area i.e. flats, parking space, roof, together with all common spaces of the said multistoried building will fall in the exclusive share of the Second Party

8) That the second party shall make all arrangements in the multistoried building for supply of water through Deep boring or its any concerning organization and also by affixing pumps with overhead tanks for supplying water to the residents of the said multistoried building/s and also supply of electricity with all fittings and fixtures as per common specification.

9) That after execution of this agreement, the second party will be entitled to commence the preliminary works in the manner stated herein

Contd...12/

Pravrajagdish Realtors Private Limited


Director

Scanned with CamScanner

Sunil Kumar
27/6/2001
27/6/2001
27/6/2001
27/6/2001

27/6/2001

above over the land described in the Schedule 'A' below and also to take or receive booking amount or entire consideration amount or inviting applications from the purchaser/s for sale of flat/s parking space being the share of the Second Party only after the division/ demarcation of Share between First Party Members and Second Party. This demarcation will be done just after sanction of Building Plan.

10) That the first party Members shall have no concerned with the deal in and transaction between the Second Party and its purchaser/s Similarly That the Second party shall have no concerned with the deal in and transaction between the First Party and its purchaser/s

11) That after completion of the proposed building the Second party/ Developer shall deliver the flats parking space in parking area etc. at the ratio of 40 % (i.e. ready flats, Parking space for each flat as per specification agreed by both the parties) be it noted that first party No. 1, jointly Shall get 40 % of share of constructed area according to his measurement of land in the shape of Flat Parking Space in parking area, roof, in the proportionate ratio of the respective flat (one parking for each flat), along with its undivided proportionate share of land in the proposed building to be constructed over the Schedule 'A' and the first party No.2 shall get 40 % of share of constructed area according to his measurement of land in the shape of Flat Parking Space in parking area, roof, in the proportionate ratio of the respective flat (one parking for each flat), along with its undivided proportionate share of land in the proposed building to be constructed over the Schedule 'A' and the first party No.3 Shall get 40 % of share of constructed area according to his measurement of land in the shape of Flat Parking Space in parking area, roof in the proportionate ratio of the respective flat (one parking for each flat), along with its undivided proportionate share of land in the proposed building to be constructed over the Schedule 'A' out of total constructed area morefully described in schedule 'B' below and the first party members have right of undivided proportionate share of land in respect of their flat/s and together with common utility services, advantages.

Director

Sudesh Kumar.
27/5/2021
27/5/2021
27/5/2021

27/5/2021

-13-

amenities, privileges etc. i.e. The owner's share/ allocation in favour of the first party members more specifically described in the Schedule 'B' hereunder written. Further the Second party/ Developer will have sole and complete right of 60% construction i.e. 60% flat/s and parking space, roof etc. and full right to transfer the said unit/s to any intending buyer/s. and give delivered possession of the same.

12) That the first party members i.e. first party No.1, first party No. 2 and first party No.3, individually have absolute right to sell, gift, mortgage, etc. in respect of his/her/theirs respective portion morefully described in Schedule 'B' below and have also right to receive the consideration amount from its intending purchaser/s in respect of their shares of units and to sign such documents and execute the deed i.e., sale, transfer, conveyance, contract, or any document or documents in favour of the intending purchaser/s and present the same in any register, Sub- Registrar or District Registrar or Officer empowered to register the document under the Indian Registration Act and admit execution for the same for their respective unit/s and similarly Second Party member has absolute right of rest of 60 % portion of units (more fully described Schedule 'C' below) and has fully entitled to sell, gift, to any intending person/s, buyer/s, and also mortgage or transfer the same in any manner according to the Apartment Act. and also have right to receive the consideration amount from its intending buyers.

13) That by this document Second Party have fully entitled to sell its respective share i.e. 60 % of constructed area consisting of flats, parking etc. to any intending purchaser/s and to sign such documents and execute the deed i.e., sale, transfer, conveyance, contract, or any document or documents in favour of the intending purchaser/s and present the same in any register, Sub- Registrar or District Registrar or Officer empowered to register the document under the Indian Registration Act and admit execution for the same and also right to receive the consideration amount from its intending purchaser/s.

Pravujagdish Realtors Private Limited

Contd....14/

Scanned with CamScanner
Director

Sunderbhan Kumar
17/5/2021
1002/61E2
1002/61E2

1002/61E2

14) THAT THE FIRST PARTY MEMBERS HEREBY DECLARE AND COVENANT:-

a) That they are the lawful owners of their respective lands morefully described in the Schedule 'A' below and there is no other co-owner, co-sharers owner of the said land.

b) That the prior to execution of this Development agreement the first party members jointly or severally have not sold or transferred or conveyed the Schedule 'A' below property or part thereof to any party, persons or concern not entered in any similar Agreement with anyone else and the same is free from all encumbrances, charges, mortgages litigation pending suit/case in any court or office.

c) That the first party members hereby assures the Second party to execute or sign any further paper, plan drawing document etc. in favour of the Second party and for the interest of the proposed building to be constructed thereon and for disposing of Second party's allocation to various parties.

d) That the first party members hereby assures the Second party to extend all their co-operation for the development of the said land and or disposal of the proposed flat/s parking falling to the share of the Second party to the intending buyers or parties.

e) That after getting delivery of possession of owner's allocation, the first party members shall be liable to pay the maintenance and electricity charges with respect to the unit/units under their allocation.

15) THAT THE DEVELOPER/SECOND PARTY HEREBY DECLARES AND COVENANTS:-

a) That the Second party will be entitled to enter agreements with various intending buyers in respect of its/their allocation/ share.

Contd.... 15/

Pravujagdish Realtors Private Limited

Director

Sumesh Kumar
1502/5142
1502/5142
1502/5142
1502/5142
1502/5142
1502/5142

-15-

b) That the expenses that may be incurred towards preparation of building plan, passing of such plan or plans, payment to owners, architect, civil engineer, labours, workmen, guard, purchase of the building materials, fixtures, fittings, installation and or other service connection to be installed therein documentation, any miscellaneous charges, levied, fines penalties imposed by Municipality/J.N.A.C. or any other authorities during the construction will be borne by Second party.

c) That the Second party shall take all responsibilities towards construction of proposed building and in case of any accident or incident or theft or damage that occurs during the period of construction the Second party will be totally responsible for the same. In case of any dispute that may arise between the Second Party and other buyers, or any concern etc. in such event the First party Members shall not be liable or questionable for such incident, occurrence, event or proceedings in any circumstances.

16) THAT BOTH THE PARTIES HEREBY DECLARE AS FOLLOWS:-

a) The parties shall be fair and honest and none of the parties shall cheat, deceive and deprive the other. The deprived party shall have right to take the shelter of law in proper court of law/or through recourse to law.

b) The parties shall put and render their sincere efforts for the grand success of the proposed project, which however shall never be constituted for any partnership between the parties.

c) The Second party shall or may publish in news paper or any media for disposing of its/their units area i.e. the Developer's Allocation to the intending buyers or parties and have also right to enter in to buyers agreement to its intending buyers.

Pravrajish Realtors Private Limited

Contd....16/


Director

Sumal Kumar
16/01/2021
12/01/2021
12/01/2021

- d) The parties hereto shall save harmless and keep indemnified each other against any loss, damage, incident suit or proceedings.
- e) The parties may on mutually agreeable conditions alter or amend any terms of the Development Agreement and /or include or modify, exclude any further terms therein, if found necessary.
- f) The parties hereof including their respective heirs, successors, successors-in-office, administrators, legal representatives and /or person claiming through or in trust of them shall comply, honor and abide by all terms of the agreement.
- g) All disputes and differences arising out of this agreement between the parties regarding interpretation of terms and conditions herein contained may be referred to arbitrator under the provision of Indian Arbitration and conciliation Act. 1996.
- h) That by execution of this development agreement, the owner/First Party members will empower the builder's to sell 60% of Builders allocation as demarcated in map or the units to any intending purchaser and receive the consideration amount for the same with respect to its allocation area morefully described in Schedule 'C' below.
- i) The parties herein including their heirs shall be fair and none of them shall cheat, deceive and deprive the other, the deprived party/parties shall have right to take shelter of law under specific of performance act, relief act and damages and or any other act that may suit to the parties.
- 17) That the Second party shall indemnify and keep indemnified the First party Members from and against all criminal or administrative proceedings, fines penalties and all other cost, charges expenses damages, incurred or suffered by the first party in course of development of schedule below property.

Contd....17/

Pravujagdish Realtors Private Limited

Director

Subodh Kumar
1201/61E2
27/5/2021
Pravajish
1201/61E2

1201/61E2
27/5/2021

18) That the second party shall be entitled to put up any hoarding or sign boards upon the schedule below property advertising development construction of Apartment and for its sale if necessary.

19) That the Second party shall be entitled to enter into agreements for sale of flats, parking spaces and other tenements falling its share / deliver the possession of flats, parking spaces and other tenements to its purchaser/s only after deliver the possession of share of Flats, parking space and other tenements to the first party Members;

20) That both the parties agree that if any levy is imposed by any other public body/ bodies for the Development/betterment of the area in which the said property is located or any other levy becomes applicable on the said property or the Building thereon, then the same shall be paid by the land owner and his purchaser and also by the developer and its purchaser.

21) That the First party members have handed over their respective individual landed property morefully described in Schedule 'A' below to the Second party peacefully and they also undertake that this land is free from all encumbrances, lien and charges and this holding is not mortgaged anywhere for availing financial facility.

22) That the second party shall supervise, manage, and look after the construction of the proposed building and other affairs of the proposed project and shall be entitled to appoint employees, workmen, civil experts, architect, civil engineer, skill labours agent staffs, guards, etc, and shall or may discharge such labours or staffs as and when necessary and similarly the first party has also right to inspect the same.

23) That the Second party shall pay all the taxes and other charges with respect to schedule below property for the period from executions of this Agreement. The First party member shall be liable to clear up all the dues prior to execution of this agreement.

Contd....18/

Pravajish
Director

Suresh Kumar
27/9/2021
27/9/2021
27/9/2021

27/9/2021

-18-

24) That the First party members hereby declare that if there is any defect of title, possession or for any action of the First party members and the Second party is deprived from the aforesaid property in question hereby sold, fully described in schedule below, in that event the First party members will be bound to compensate the second party for all its losses and damages.

25) That if any misunderstanding arise between the parties then the court of jurisdiction of Jamshedpur or its highest court.

26. That both the parties will obey the above mentioned terms and conditions faithfully.

27. That the first party members have delivered all the original documents together with original sale deed in connection of said land

27. That both parties shall be just fair and faithful to each other in connection with the aforesaid transfer and transaction and either party shall not deprive the other if so the deprived party shall have every right to take the shelter of law.

SPECIFICATION

1. **STURCTURE:** Structure Designed by second party's authorized architecture/consultant.
2. **INTERNAL FINISH:** internal wall and ceiling surfaces will be pop over cement plaster and to be finished with a coat of Distemper over wall pop.
3. **EXTERNAL FINISH:** External wall surfaces to be finished with Exterior paint over wall putty/putty wash.
4. **FLOORING/SKIRTING:** Drawing cum Dining room to be finished with Vitrified Tiles flooring. Kitchen and toilet to be finished with ceramic tiles. All bedrooms passage and balcony finished with Normal Tiles flooring. Staircase including common passage to be finished with Marble/Tiles/kota stone etc.

Contd....19/

Pravujagdish Realtors Private Limited

Director

Sunder Kumar
27/10/2021
12 oct 2021
12 oct 2021

27/10/2021

-19-

5. **ALL DOORS:** All doors and frames will have wooden/MS Sheet/Angel frame and flush door shutter with anodized C.P. fittings and hinges.
6. **WINDOWS AND VENTILATORS:** Aluminum windows and ventilators supported by bar grill.
7. **KITCHEN FINISHING:** RCC/kadapa raised cooking platform with marble top and tiles up to 2 feet height.
8. **TOILET FINISHING:** Toilet walls will be finished with glazed tiles with necessary bath fittings.
9. **ELECTRICAL FITTINGS:** Each flat to have one AC point, kitchen and dining to have power point refrigerator. All the toilets to have 15 amp power point for geyser.
10. **WATER SUPPLY:** Uninterrupted water supply by boring from underground tank to over head tank through pump.
11. **ELECTRICAL POWER SUPPLY:** Electrical supply by DVC electricity
12. **SEWAGE DISPOSAL:** Sewage disposal system by safety tank.
13. **TV / CABLE POINT :** Each unit to be provided with a TV /CABLE point (not connection).
14. **TELEPHONE :** One telephone point (not connection) will be provided in each flat.
15. **DRAINAGE :** Suitable underground drainage system will be provided around the apartment.
16. **ELEVATOR :** Apartment will be provided with branded elevator.

Note : All sizes, specifications, layout etc., are subject to variation/addition/ alteration as directed by Second party.

That the multistoried building consisting of several residential flats, parking/s etc., with all advantages, services, and other facilities being provided therein, constructed over the Schedule 'A' below holding, and the entire multistoried premises shall be Known as "TRIVENI FRIENDS REGENCY"

This Deed valued at

Value of land Rs.1,24,60,800/- only.

Contd....20/

Sundh Kumar
12/19/61 EC
12/01/61 EC
12/01/61 EC
12/01/61 EC

12/01/61 EC

SCHEDULE :- 'A'
(entire land)

ALL THAT piece and Parcel of land measuring 2.099 Kathas + 2.410 Kathas + 2.078 Kathas i.e. Total land measuring 6.587 Kathas or 10.88 Decimals, (all portion of land is adjacent to each other), being in portion of New Plot No. 413, recorded under New Khata No. 6, corresponding to Old Plot No. 4472, under Old Khata No. 24, in Mouza - MOHARDA, Survey ward No. 17, J.N.A.C. Thana No. 1200, P.S. Birsanagar, Town and District Sub Registry Office Jamshedpur, within District East Singhbhum, compact boundary as follows:

- North : Nij Rasta;
- South : Plot No. 410 & 411;
- East : Plot No. 412,
- West : Road

SCHEDULE 'B'

(Land owner's allocation)

i) ALLOCATION for Land Owner/ first party No. 1:

jointly Shall get 40 % of share of constructed area according to their measurement of land in the shape of Flat, Parking Space in parking area, roof, in the proportionate ratio of the respective flat (one parking for each flat), along with its undivided proportionate share of land in the proposed building to be constructed over the Schedule 'A' and the division/ demarcation of Share between First Party Members and Second Party will be done just after sanction of Building Plan.

ii) ALLOCATION for Land Owner/ first party No. 2:-

jointly Shall get 40 % of share of constructed area according to his measurement of land in the shape of Flat, Parking Space in parking area, roof, in the proportionate ratio of the respective flat (one parking for each flat), along with its undivided proportionate share of land in the proposed building to be constructed over the Schedule 'A' and the division/ demarcation of Share between First Party Members and Second Party will be done just after sanction of Building Plan.

Contd...21/


Director

Sunil Kumar
16/01/2021
16/01/2021
16/01/2021

16/01/2021

- 21 -

ii) ALLOCATION for Land Owner/ First party No. 3:-

jointly Shall get 40 % of share of constructed area according to his measurement of land in the shape of Flat, Parking Space in parking area, roof in the proportionate ratio of the respective flat (one parking for each flat), along with its undivided proportionate share of land in the proposed building to be constructed over the Schedule 'A' and the division/ demarcation of Share between First Party Members and Second Party will be done just after sanction of Building Plan.

SCHEDULE - 'C'

(Developer's allocation)

Save and except the first party's allocation, the Developer's allocation shall mean and include the remaining of constructed area of 60% i.e. flats, parking space, roof, together with all common spaces etc. along with its undivided proportionate share of land in the proposed building to be constructed over the Schedule 'A' below and the division/ demarcation of Share between First Party and Second Party will be done just after sanction of Building Plan.

IN WITNESS whereof all the parties have put their respective signature in presence of the witnesses after going through the content found it to be true and correct

Witnesses :-

1. PRANOD PRASAD Son of Lali Bej Nath Prasad,
Flat - No. 70, Baridwar Sup flats - Sakchi
Jamshedpur.
2. Suresh Mr. Pandey.
Dinkar Path Baridih Bashi
P.O. Baridih Jamshedpur-17.

Contd...22/

Subodh Kumar
16/01/61/E6
Pravujagdish
16/01/61/E6
16/01/61/E6

16/01/61/E6
Signature

- 22 -

Subodh Kumar.
Pravujagdish
Signature

Signature of the first party members

Signature

Signature of the Second party member

TYPED BY:

Signature

DRAFTED BY:

Signature
ADVOCATE

Certified that the finger prints of the left hand of each person, whose photographs is/are affixed in the document, have been obtained by me or before me.

Signature
Advocate

Pravujagdish Realtors Private Limited

Signature
Director

Scanned with CamScanner

नाम अधिदूचित क्षेत्र जमशेदपुर

वार्ड - खंडा 17

प्लॉट संख्या 2

राजस्व थाना धारशिला

जिला सिंदूरम

पैमाना 1 Cent. = 20 mt

सन - 1989-90 ई०

मजली नक्शा



Subrota Kumar
 22/9/2021
 18/10/2021
 18/10/2021

खाला - 10

6

खेसरी - 10

413

रकबा

6.587 Katha

or

(0.1088 Acre)

10.88 Katha

शेंदही

3. निजी कारवा

4. Plot No-410, 411

5. Plot No-412

Road



N/A

(Signature)
 AMIN

CHANDRA KUMAR SINGH

Reg No 13497

Pravujagdish Realtors Private Limited

(Signature)
 Director




सर्वोपकरण
Government of India

Download Card # 21062020



सुबोध कुमार
 Subodh Kumar
 जन्म तिथि/DOB: 14/01/1969
 SEX/ MALE

Issue Date: 04/09/2011

8160 2349 2514

VID : 9177 8879 1585 3903

मेरा आधार, मेरी पहचान

Subodh Kumar




सर्वोपकरण
Government of India

पता:
 S/O Jagan Prasad Singh, Flat - J/4 - 1/2, नगरकोट
 कॉम्प्लेक्स, भटिया बस्ती, कदमा, नगरकोट कॉम्प्लेक्स
 कदमा, पो - कदमा, जमशेदपुर, पूर्वी सिंहभूम
 झारखण्ड - 831005

Address:
 S/O Jagan Prasad Singh, FLAT - J/4 - 1/2,
 NAGARKOT COMPLEX, BHATIYA BASTI,
 KADMA, NAGARKOT COMPLEX KADMA,
 PO - KADMA, JAMSHEDPUR, Purbi
 Singhbhum,
 Jharkhand - 831005



8160 2349 2514

VID : 9177 8879 1585 3903

1947
help@uidai.gov.in
www.uidai.gov.in

Pravujagdish Realtors Private Limited

Pravujagdish

Scanned with CamScanner

Director

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUBODH KUMAR
JAGAT PRASAD SINGH
14/03/1969
Permanent Account Number
ACKPK7250L

Subodh Kumar
Signature



Subodh Kumar

भारत सरकार
Government of India

विशेष कार्य
Special Services
जनम तिथि / DOB : 01/01/1984
पुरुष / Male




5884 4945 5121

मेरा आधार, मेरी पहचान

Pravujagdish

भारत सरकार
Unique Identification Authority of India

पता: एच/डी - स्वर्ण सिटीयल एस्टेट लि,
फ्लोरिडा नं 8000-545, 120th वेस्ट, विलियम रोड
नं बनीबेल, डिजल नगर, पी जे- बनीबेल,
जमरिनगर, बनीबेल बनी, बनीबेल बनी, ईस्ट
विलियम, फ्लोरिडा, 331017

Address: H/ D - SWARN SITYAL ESTATE PRIVATE LIMITED,
FLORIDA NO 8000-545, 120th WEST, WILLIAM ROAD
N BANIBEL, DIGLAL NAGAR, P J BANIBEL,
JAMRINAGAR, BANIBEL BANIBEL, BANIBEL BANIBEL,
EAST WILLIAM, FLORIDA, 331017



5884 4945 5121

1517  

1517 1517@uidai.gov.in www.uidai.gov.in

Pravujagdish Realtors Private Limited

Pravujagdish

Director

PERMANENT ACCOUNT NUMBER
ABBPH4670D

धरेन्द्र हिमन्सु
DHIRENDRA HIMANSU

पिता के नाम (FATHER'S NAME)
SINGHSHWAR PRASAD SINGH

जन्म तिथि (DATE OF BIRTH)
01-01-1954

धरेन्द्र हिमन्सु
 (Signature)

आयुक्त, रांची
 COMMISSIONER OF INCOME TAX, RANCHI

इस कार्ड के साथ / मिल जाने पर कृपया जारी करने
 वाले अधिकारी को सूचित / धन्यवाद दें
 आयुक्त, रांची
 आयुक्त भवन,
 रंग रोड,
 रांची - 834001

In case this card is lost/lost, kindly inform/return to
 the issuing authority :
 Commissioner of Income-tax,
 Central Revenue Building,
 Main Road,
 Ranchi - 834001.

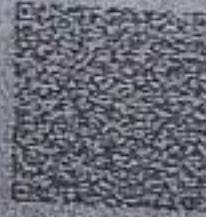
Handwritten signature



भारत सरकार
Government of India



बिनोद प्रसाद
Binod Prasad
जन्म तिथि/ DOB: 20/05/1960
पुरुष / MALE



8710 2820 0669

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O बंजनथ प्रसाद, फ्लैट नं. पी22,
गणपति टावर, आशियाना गार्डन फेज
- 4, चिरा चास, घास, बोकारो,
झारखण्ड - 827013

Address:
S/O Bajnath Prasad, Flat No.
P22, Ganpati Tower, Aashiyana
Garden Phase - 4, Chira Chas
Chas, Bokaro,
Jharkhand - 827013

8710 2820 0669



help@uidai.gov.in



www.uidai.gov.in

[Signature]
Director

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AHEPP4447M



नाम
RMO PRASAD

पता
BALRATH PRASAD

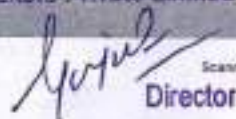
विवरण
20/05/1960


निर्देशक (सूचना)



Handwritten mark

Pravujagdish Realtors Private Limited


Director

Scanned with CamScanner



भारत सरकार
Government of India

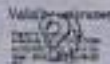


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

संश्लेषण क्रम/ Enrolment No.: 0649/49920/70261

To
श्री. चंद्र पंडे
Gajendra Pandey
CO Charge Pandey
Ashok Nagar
Plot No-382/B, Road No-4C
Doranda
Ranchi Jharkhand - 834002
8771490178

Issue Date: 18/11/2018



आपका आधार क्रमांक / Your Aadhaar No. :

5659 4114 2091
VID : 9180 6321 7143 4676

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Download Date: 04/04/2019



श्री. चंद्र पंडे
Gajendra Pandey
जन्म तिथि/DOB: 15/04/1983
पुरुष/MALE

Issue Date: 18/11/2018

5659 4114 2091

VID : 9180 6321 7143 4676

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता यह नहीं है।
- स्मार्ट QR कोड / ऑनलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रतिलिपि द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Online XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कार्ड सरकारी और गैर सरकारी सेवाओं को प्राप्त करवाने बनाया है।
- आधार में संवादित नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

Yojana



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



श्री. चंद्र पंडे
CO Charge Pandey, Plot No-382/B, Road No-4C,
Ashok Nagar, Doranda,
Ranchi - 834002

Address:
CO Charge Pandey, Plot No-382/B,
Road No-4C, Ashok Nagar, Doranda,
Ranchi,
Jharkhand - 834002



5659 4114 2091

VID : 9180 6321 7143 4676

मेरा आधार, मेरी पहचान

Pravrajodish Realtors Private Limited

Yojana
Director



ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAKCP7623F

नाम / Name: PRAVUJAGDISH REALTORS PRIVATE LIMITED

निगम/पंजीकरण तिथि / Date of Incorporation / Formation: 10/09/2019



Signature Not Verified
Digitally signed by Income Tax PAN Services Ltd., CA, Government of India
Date: 2020.07.15 10:08:47
Resident: MUMBAI
Location: Mumbai

- Permanent Account Number (PAN) facilitates Income Tax Department linking of various documents, including payment of taxes, issue receipts, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
- Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) and various amendments, 1961 के तहत विभिन्न कानून संशोधनों के तहत 1961 में आयकर विभाग को लागू करने वाले अधिनियम, 1962 के नियम 114B, का संदर्भ दें।
- Processing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
- एक से अधिक स्थायी लेखा संख्या (PAN) का प्रयोग या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this app on Google Play Store is "Enhanced QR Code Reader for PAN Card".
- संलग्न PAN कार्ड में एकदम नया प्रकार का कोड शामिल है जो एक विशिष्ट एंड्रॉयड मोबाइल ऐप द्वारा पढ़ा जा सकता है। Google Play Store पर इस कोड को खोजने के लिए शीर्षक "Enhanced QR Code Reader for PAN Card" है।



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAKCP7623F
नाम
PRAVUJAGDISH REALTORS PRIVATE LIMITED
निगम/पंजीकरण तिथि
Date of Incorporation / Formation
10/09/2019
आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
आयकर विभाग, नई दिल्ली
Income Tax Department, New Delhi
34 Floor, Market Street,
P.O. Box 341, Conroy St. 110011,
Mumbai, Maharashtra, India
Phone: 511011
Toll Free: 1800 120 1200
www.incometax.gov.in

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (ii) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, click [here](#)

(Signature)
Pravujagdish Realtors Private Limited
(Signature)
Director



भारत सरकार
Government of India


प्रमोद प्रसाद
Pramod Prasad
जन्म तिथि / DOB 05/01/1970
पुरुष / Male



8627 1921 8947


आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता S/O बेजनाथ प्रसाद, फ्लैट नं० 78/SF-3, न्यू बरदवरी सुपेर्विसर फ्लैट, पो-साकची, जमशेदपुर, पूर्वी सिंहभूम झारखण्ड, 831001

Address S/O Bainath Prasad, FLAT NO 78/SF-3, NEW BARADWARI SUPERVISOR FLAT, PO-SAKCHI, Jamshedpur, Purbi Singhbhum, Jharkhand 831001

8627 1921 8947


help@uidai.gov.in


www.uidai.gov.in

Pramod Prasad

[Signature]
Director



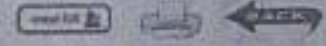
झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी 11 प्रति

July 21, 2021

| | | | | | | | | | | |
|---|-----------------|-----------------|---|-------------|----------|---------------|-----------|------------------|--------------|-----|
| भूजा संविधान | 1 | पृष्ठ संख्या | 72 | | | | | | | |
| प्लान का नाम | पूर्वी विहारी | अनुमोदन नाम | घाताभूत | अवधि का नाम | अनुमोदन | इसका क्र. नाम | हस्ताक्षर | प्लान का नाम | आरक्षित बरकत | |
| सौदा का नाम | मोहरदा | इंजिन संख्या | नफर- 5/24 | सौदा संख्या | 0 | प्लान नंबर | 1210 | प्लान का प्रस्ता | — | |
| विवाद प्रसाद, प्लान-केलाथ प्रसाद, जमि. अदाय | | | | | | | | | | |
| खता नम्बर | प्लान संख्या | एकड़ | परिचय के लिए प्राधिकार | | | | | | समान | सेस |
| 24 | 4472 | 0 ए 3.43 कि 0 ई | मुद्रांक संख्या 1505(2003-04) दिनांक 30-1-04 और अनुसूची फर्मी 2 में खत संख्या 148 डी एच 145 | | | | | | 6 | 8.7 |
| 8 | 44724 | 0 ए 0 कि 0 ई | | | | | | | | |
| | कुल परिमाण | 0 ए 3.43 कि 0 ई | | | | | | | | |
| करीब | प्रति एक संख्या | सात से | सात एकड़ | सात एकड़ | सात एकड़ | सात एकड़ | सात एकड़ | सात एकड़ | सात एकड़ | |

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

List Of Case Status Details



यह एक कंप्यूटर जनित प्रति है
यह प्रत्येक केस में और जानकारी के लिए है
किसी भी प्रकार की त्रुटियों के लिए सम्बन्धित अधिकारियों से संपर्क करें
प्लान का नम्बर देखने के लिए प्लान नंबर लिंक करें

Suresh Kumar,
[Signature]

[Signature]



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी ॥ प्रति

July 21, 2021

| भाग क्रमांक | पृष्ठ संख्या | 78 | | | | | | | | | | | |
|---|-------------------|--------------------|--|--------------|--------|--------------|--------|------------------|--------------|--------|--------|--------|--------|
| जिला का नाम | पूर्वी सिंहभूम | कमंडा का नाम | सातभूम | खसत का नाम | कमंडा | ब्लॉक का नाम | बलराम | इस्टेट का नाम | झारखंड सरकार | | | | |
| खसत का नाम | सोहरा | इंस्टीट्यूट संख्या | मसदा- ५५ | टैक्स संख्या | ० | खसत संख्या | ० | इस्टेट का प्रकार | — | | | | |
| विवाद विवाद, विवाद-विवाद प्रकृत वि. जति- अज्ञात | | | | | | | | | | | | | |
| कार्य क्रम | एडिट संख्या | रकबा | परिचय के लिए प्रकृत | | | | | | तयान | संत | | | |
| ६ | ४१२२ | ० ५ ० डि ० ६ | सर्वेक्षण संख्या १२४४/२००३-०४ दिनांक १-३-०४ अंश नुमा सं. ३ में सात भोला गा. वि. ए. १२१ | | | | | | ६ | ६.७ | | | |
| ६ | ४४१२२ | ० ५ ० डि ० ६ | | | | | | | | | | | |
| कुल परिचय | ३ ० ० डि ० ६ | | | | | | | | | | | | |
| सं. क्र. | प्रति पत्र संख्या | साल से | साल तक | साल तक | साल तक | साल तक | साल तक | साल तक | साल तक | साल तक | साल तक | साल तक | साल तक |
| ०६/०५/२०१७ | १२६५४७ | २००५-०६ | २००५-०६ | १२ | ६ | ३ | १.५ | ० | ३ | ६ | ३ | २.४ | १.२ |
| १२-३१-२०१६ | ११५२३४९३९७ | २००५-२००४ | २०१६-२०१९ | ९० | ६ | २२.५ | १.५ | ४५ | १ | ४५ | ३ | ५६ | १.२ |
| ०४-१६-२०१९ | ३४०४६५११७० | २०१९-२०२० | २०१९-२०२० | ० | ० | ० | १.५ | ० | ३ | ० | ३ | ० | १.२ |
| ०३-१४-२०२१ | ३६३१४६६२१ | २०२०-२०२१ | २०२०-२०२१ | ० | ० | ० | १.५ | ० | ३ | ० | ३ | ० | १.२ |

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

List Of Case Status Details

यह एक कम्प्यूटर जनित डॉक्यूमेंट है।
यस पर हस्ताक्षर करने की आवश्यकता नहीं है।
किसी भी प्रकार की अनधिकृत प्रतिलिपि के लिए प्रेषित आवेदन/प्रतिवेदन को स्वीकार नहीं किया जायेगा।
यदि कोई भी व्यक्ति इस डॉक्यूमेंट के लिए प्रेषित आवेदन/प्रतिवेदन को स्वीकार नहीं करता है तो वह अपने-आपके खसत/संख्या के लिए उत्तरदायी होगा।

Subodh Kumar,
[Signature]

[Signature]



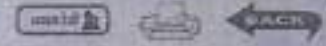
ਸ਼ਾਹਜ਼ਾਦ ਸਰਕਾਰ
ਰਾਜਸਵ ਏਵ ਖੂਮਿ ਸੁਖਾਰ ਵਿਭਾਗ
ਏੰਯੀ 11 ਪੁਰਿ

July 21, 2021

| ਭਾਗ ਵਰਤਮਾਨ | 1 | ਪੁਸ਼ ਸੰਖਯਾ | 79 | | | | | | | | | | |
|--|----------------|--------------|--------------------------|-------------|---|-------------|---------|--------------|----------------|---------|---------|---------|-----|
| ਮਿਲ ਕਾ ਨਾਮ | ਪੂਰੀ ਸਿੰਘਮੂਰ | ਅਨੁਮੋਦਿਤ ਨਾਮ | ਖ਼ਾਲਸ਼ਮੂਰ | ਅਰਜ਼ ਕਾ ਨਾਮ | ਕਮਲੋਦਗੁਰ | ਉਲਕਾ ਕਾ ਨਾਮ | 2004-0 | ਫ਼ਾਇਲ ਕਾ ਨਾਮ | ਸ਼ਾਹਜ਼ਾਦ ਸਰਕਾਰ | | | | |
| ਸੀਕਾ ਕਾ ਨਾਮ | ਮੋਹਨਪੁਰ | ਹੀਰਿੰਗ ਕਲਮ | ਨਯਮ+ ਪੁਮ | ਲੈਬੀ ਸੰਖਯਾ | 0 | ਸਾਖਾ ਨਾਮ | 1200 | ਕਾਨ ਕਾ ਪੁਰਕਾ | — | | | | |
| ਸੁਰੇਖ ਕੁਮਾਰ, ਮਿਲ-ਕਾਲ ਪੁਰਕਾ, ਕਾਨਿ. ਅਲਾਹ | | | | | | | | | | | | | |
| ਸ਼ਾਖਾ ਨੰਬਰ | ਫਾਇਲ ਸੰਖਯਾ | ਕਲਮ | ਫਰਿਵਰਟਿੰਗ ਕੇ ਲਿਖ ਫਾਇਲਿੰਗ | | | | | | ਕਲਮ | ਸੰਕ | | | |
| 1 | 41320 | 0 ਕੀਯੋ | ਕ-050 | ਪੁਰ | ਸਮਾਜਿਕ ਮੁਕਾਦਮਾ ਸੰਖਯਾ 1605/2003-04 ਵਿਭਿਕਾ ਅਰਿਥਮੁਕਾਰ ਫੋਰੀ 2 ਨੇ ਕਲਾ ਕੀਲ ਗਯਾ ਹੈ ਸਿ ਏਕ 122 | | | | | | 5 | 5.7 | |
| 2 | 44725 | 0 ਕੀਯੋ | ਕ-30 | ਪੁਰ | | | | | | | | | |
| | ਕੁਲ ਪਰਿਯਾਨ | 0 ਕੀਯੋ | ਕ-30 | ਪੁਰ | | | | | | | | | |
| ਤਾਰੀਖ਼ | ਫਾਇਲ ਪੁਰ ਸੰਖਯਾ | ਕਲਮ ਨੇ | ਕਲਮ ਕਲਮ | ਕਲਮ ਕਲਮ | ਕਲਮ ਕਲਮ | ਕਲਮ ਕਲਮ | ਕਲਮ ਕਲਮ | ਕਲਮ ਕਲਮ | ਕਲਮ ਕਲਮ | ਕਲਮ ਕਲਮ | ਕਲਮ ਕਲਮ | ਕਲਮ ਕਲਮ | |
| 26-07-2004 | 3005598 | 2003-04 | 2004-05 | 0 | 0 | 1.5 | 1.5 | 3 | 3 | 3 | 3 | 1.2 | 1.2 |
| 12-12-2017 | 1513093408 | 2000-2004 | 2017-2018 | 84 | 0 | 21 | 1.5 | 42 | 3 | 42 | 3 | 16.8 | 1.2 |
| 06-04-2018 | 094975027 | 2018-2019 | 2018-2019 | 0 | 0 | 0 | 1.5 | 0 | 3 | 0 | 3 | 0 | 1.2 |
| 2021-02-24 16:45 56 | 0912131608 | 2019-2020 | 2020-2021 | 8 | 0 | 1.5 | 1.5 | 3 | 3 | 3 | 3 | 1.2 | 1.2 |

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

List Of Case Status Details



ਯਕ ਯਕ ਕਲਮਕਾਰ ਕਲਮਿਕ ਕਲਮਿ
ਯਕ ਯਕ ਕਲਮਕਾਰ ਕਲਮਿ ਕਲਮਿ ਕਲਮਿ
ਕਲਮਿ ਕਲਮਿ ਕਲਮਿ ਕਲਮਿ ਕਲਮਿ ਕਲਮਿ ਕਲਮਿ ਕਲਮਿ
ਕਲਮਿ ਕਲਮਿ ਕਲਮਿ ਕਲਮਿ ਕਲਮਿ ਕਲਮਿ ਕਲਮਿ ਕਲਮਿ

Subash Kumar
Chin...

Handwritten signature

Handwritten signature
Director

| | | | | अ. सं. 521 | | | |
|-------|-----------------------|--------------------------|----------------------|--|--|---|------|
| 521 | बनारस रोड मान्यता रोड | डोम-03 0 | 0 (हेक्टर) 4 (अर) 0 | (1) - दस्ता नम्बर 401 रोड अ. सं. 419 | | 4 | 0 35 |
| 522 | बाहिरी रोड नव नगर रोड | डोम-03 0 | 0 (हेक्टर) 12 (अर) 0 | (1) - दस्ता नम्बर रोड नम्बर बैरणी रोड अ. सं. 419 | | 6 | 0 55 |
| 523 | मुका रोड परती | डोम-03 0 | 0 (हेक्टर) 07 (अर) 0 | (1) - दस्ता नम्बर रोड अ. सं. 419 | | 6 | 0 53 |
| 524 | मुका रोड नव नगर रोड | डोम-03 0 | 0 (हेक्टर) 03 (अर) 0 | (1) - दस्ता नम्बर रोड अ. सं. 417 | | 6 | 0 55 |
| 525 | गली नव नगर रोड | डोम-03 0 | 0 (हेक्टर) 21 (अर) 0 | (1) - दस्ता नम्बर रोड इलाहाबाद अ. सं. 418 | | 6 | 0 55 |
| 526 | नव नगर रोड - 3 | डोम-03 0 | 0 (हेक्टर) 2 (अर) 0 | (1) - दस्ता नम्बर रोड इलाहाबाद अ. सं. 417 | | 6 | 0 55 |
| 527 | नव नगर रोड | डोम-03 0 | 0 (हेक्टर) 21 (अर) 0 | (1) - दस्ता नम्बर रोड अ. सं. 419 | | 6 | 0 55 |
| 528.1 | अज्ञात अज्ञात | मकान नम्बर खण्डा पोस्ट 0 | 0 (हेक्टर) 0 (अर) 0 | (1) - दस्ता नम्बर रोड | | 6 | 0 55 |
| 528.2 | अज्ञात अज्ञात | अज्ञात 0 | 0 (हेक्टर) 0 (अर) 0 | | | 4 | 0 25 |
| 528.3 | अज्ञात अज्ञात | मकान नम्बर खण्डा पोस्ट 0 | 0 (हेक्टर) 0 (अर) 0 | | | 6 | 0 55 |
| 529 | अज्ञात अज्ञात | अज्ञात 0 | 0 (हेक्टर) 0 (अर) 0 | (1) - दस्ता नम्बर रोड नगर नम्बर - 419 | | 6 | 0 55 |
| 530.1 | अज्ञात अज्ञात | अज्ञात 0 | 0 (हेक्टर) 0 (अर) 0 | (1) - दस्ता बैरणी रोड नव नगर रोड अ. सं. 419 | | 6 | 0 55 |
| 530.2 | अज्ञात अज्ञात | मकान नम्बर खण्डा पोस्ट 0 | 0 (हेक्टर) 1 (अर) 0 | | | 6 | 0 55 |
| 531 | अज्ञात अज्ञात | मकान नम्बर खण्डा पोस्ट 0 | 0 (हेक्टर) 0 (अर) 0 | (1) - दस्ता नम्बर रोड अ. सं. 419 | | 6 | 0 55 |
| 532 | अज्ञात अज्ञात | मकान नम्बर खण्डा पोस्ट 0 | 0 (हेक्टर) 0 (अर) 0 | (1) - दस्ता बैरणी रोड नगर नम्बर - 419 | | 6 | 0 55 |
| 533 | अज्ञात अज्ञात | अज्ञात 0 | 0 (हेक्टर) 0 (अर) 0 | (1) - दस्ता नम्बर रोड इलाहाबाद अ. सं. 418 | | 6 | 0 55 |
| 534 | अज्ञात अज्ञात | डोम-03 0 | 0 (हेक्टर) 1 (अर) 0 | (1) - दस्ता नम्बर रोड इलाहाबाद नम्बर - 419 | | 6 | 0 55 |
| 535 | अज्ञात अज्ञात | डोम-03 0 | 0 (हेक्टर) 7 (अर) 0 | (1) - दस्ता बैरणी रोड इलाहाबाद नम्बर - 419 | | 6 | 0 25 |
| 536.1 | अज्ञात अज्ञात | मकान नम्बर खण्डा पोस्ट 0 | 0 (हेक्टर) 0 (अर) 0 | नव नगर रोड नगर नम्बर - 417 | | 6 | 0 55 |
| 536.2 | अज्ञात अज्ञात | मकान नम्बर खण्डा पोस्ट 0 | 0 (हेक्टर) 1 (अर) 0 | | | 6 | 0 55 |
| 536.3 | अज्ञात अज्ञात | अज्ञात 0 | 0 (हेक्टर) 1 (अर) 0 | | | 6 | 0 55 |
| 537.1 | अज्ञात अज्ञात | अज्ञात 0 | 0 (हेक्टर) 0 (अर) 0 | (1) - दस्ता नम्बर रोड नगर नम्बर - 417 | | 6 | 0 55 |
| 537.2 | अज्ञात अज्ञात | मकान नम्बर खण्डा पोस्ट 0 | 0 (हेक्टर) 1 (अर) 0 | | | 6 | 0 55 |

अज्ञात नम्बर खण्डा पोस्ट 4- अज्ञात का कुल मिवान 2 0 15 (दिसाईट) 0 अज्ञात का कुल 6 0 55

यह एक कंप्यूटर जनित प्रति है
यह प्रारंभ केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अनुचितियों के लिए सम्बन्धित अधिकारी से संपर्क करें
प्लॉट का नम्बर देखने के लिए प्लॉट नम्बर लिंक करें।

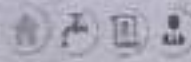
7/21/2021 4:15:46 PM

Subash Kumar
(Signature)

(Signature)

1911

1911



Your applied application no. is **SAF829621260921031528**. You can use this application no. for future reference.

Current Status : Document Uploaded But Payment Not Done

Entry Details

SAF No : SAF829621260921031528 Yord No : 1
 Address : Moharia P.S. Bisanagar Road Type : Other Road
 Applicant Type : New Assessment Old Holding No
 Ownership Type : Individual Property Type : Vacant Land
 Entry Date : 26-09-2021 Farm No.
 New Holding No : NA Tenure Type

*Subodh Kumar
Bhimanjali
Bif*

Applicant Details

| Image | Name | Creation Name | Relation | Mobile No. | Aadhar No. | PAN No. | Email ID |
|-------|--------------|--------------------|----------|------------|--------------|---------|----------|
| | SUBODH KUMAR | Jagat Prasad Singh | EO | 9876543210 | 810223456789 | | |

Tax Details

| Sl No. | ARV | Effect From | Holding Tax | Water Tax | Conservation/Land Tax | Education Cess | Health Cess | Wp Harves Tax |
|--------|------|----------------------|-------------|-----------|-----------------------|----------------|-------------|---------------|
| 1 | 0.00 | Qtr-1 FY : 2018-2017 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

Subodh Kumar

Subodh Kumar
Director

Application Details

Your applied application no. is **SAF579622260921003062**. You can use this application no. for future reference.

Current Status : Document Uploaded But Payment Not Done

Basic Details

| | | | |
|-----------------|----------------------------|----------------|---------------|
| SAF No | : SAF579622260921003062 | Ward No | : 1 |
| Address | : Moharia, P.O. Binaraagar | Road Type | : Other Road |
| Applicant Type | : New Assessment | Old Holding No | : |
| Ownership Type | : Individual | Property Type | : Vacant Land |
| Entry Date | : 25-09-2021 | Form No. | : |
| New Holding No. | : 166 | Transfer Type | : |

Surbodh Kumar,
Dharmendra
BT

Owner Details

| Image | Name | Guardian Name | Relation | Mobile No. | Aadhar No. | PAF No. | Email ID |
|-------|-----------------|-----------------------------|----------|------------|--------------|---------|----------|
| | DHRENDR HIMANSU | Late Singhewar Prasad Singh | S/O | 985360252 | 595449425121 | | |

Upad

Tax Details - As per New rate (Effective from 01-01-2019)

| Sl No. | ARV | Effect From | Holding Tax | Water Tax | Conservancy Latrine Tax | Education Cess | Health Cess | Water Harves Tax |
|--------|------|-----------------------|-------------|-----------|-------------------------|----------------|-------------|------------------|
| 1 | 5.00 | On : 1 FY : 2016-2017 | 57.00 | 2.20 | 2.00 | 6.20 | 9.00 | 3.50 |

Print Application

Logout

Refresh Page

Payment Due

Payment Status

Your applied application no. is **SAF479823260321034602**. You can use this application no. for future reference.

Current Status : Document Uploaded But Payment Not Done

Details of Application

| | | | |
|-------------------|-------------------------|-------------------|-------------|
| SAF No. : | SAF479823260321034602 | Ward No. : | 1 |
| Address : | Muhanda, P.S. Bisanagar | Road Type : | Other Road |
| Applicant Type : | New Assessment | Old Holding No. : | |
| Ownership Type : | Individual | Property Type : | Vacant Land |
| Entry Date : | 16-09-2021 | Farm No. : | |
| New Holding No. : | NA | Transfer Type : | |

Subash Kumar,
Dharmendra
SH

Details of Owner

| Image | Name | Guardian Name | Relation | Mobile No. | Aadhar No. | PAN No. | Email ID |
|-------|--------------|---------------------|----------|------------|-------------|---------|----------|
| | BHOOP PRASAD | Lata Sainath Prasad | S/O | 9826590262 | 87103800669 | | |

Upinder

Tax Details - Paper Form No. 02/2021 (14-06-2021)

| Sl No. | ARN | Effect From | Holding Tax | Water Tax | Conservancy/Land Tax | Education Cess | Health Cess | Water Harvest Tax |
|--------|------|-----------------------|-------------|-----------|----------------------|----------------|-------------|-------------------|
| 1 | 0.00 | On : 1 FY : 2019-2021 | 42.00 | 8.00 | 8.00 | 8.00 | 8.00 | 8.00 |

Print Application Cancelled Application Proceed to Fee Payment Status Cancelled Application

Transaction Successful Please Note Your Transaction Id.

OK

| | |
|-------------------------|---|
| Name | PravujagdishRealtorsPvtLtdRepresentedByGajendraPandey |
| Token No / Depositor ID | 20210000101234 |
| Amount | 314014 |
| Transaction ID | 8340a9b6f092a8b27f90 |
| GRN | 2107695348 |
| CIN | 10002162021092706998 |
| Time | 2021-09-27 13:35:33 |

कोटेला को ठयना है सफाई को अपनाणा है



दो मज की दूरी मास्क है जरी

Surbash Kumar.

Transaction Success! Please Note Your Transaction Id

OK

| | |
|-------------------------|---|
| Name | PravujagdishRealtorsPvtLtdRepresentedByGajendraPandey |
| Token No / Depositor ID | 20210000101234 |
| Amount | 2000 |
| Transaction ID | e8a503722ffe640683e6 |
| GRN | 2107698486 |
| CIN | 10002162021092709482 |
| Time | 2021-09-27 15:06:21 |

Surodh Kumar.

Pravujagdish Realtors Private Limited

[Signature]

Director

Scanned with CamScanner



Document Registration Summary 1

Date : 27-Sep-2021

- Government/Market Value: ₹12460850/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹100/-

Receipt : 538841

Receipt Date : 27-09-2021

Presenter Name: -

On Date 27-09-2021 Presented at District SRO - Jamshedpur
Signature of Presenter

Subodh Kumar
District SRO - Jamshedpur

| | |
|------------|---------|
| E | ₹2000 |
| PR | ₹1 |
| SP | ₹2490 |
| LL | ₹3 |
| A1 | ₹311520 |
| Stamp Duty | ₹100 |

Total ₹316114

| Payment Head | Amount To Be paid | Paid Amount | Balance Amount | Payment Mode | Payer Name | Reference No. | Payment Amount |
|--------------|-------------------|-------------|----------------|--------------|--|---|----------------|
| Stamp Duty | 4 | 100 | -96 | GRAS | PravujagdishRealtorsPvt.LtdRepresentedByGajendraPandey | GRN Number : 2107604689 DEPT Transaction Id : fd1ae5c959bee50f7d78 Transaction Type : | 100 |
| E | 2000 | 2000 | 0 | GRAS | PravujagdishRealtorsPvt.LtdRepresentedByGajendraPandey | GRN Number : 2107605348 DEPT Transaction Id : 8340a9b6f092a8b27f90 Transaction Type : | 2000 |
| PR | 1 | 1 | 0 | GRAS | PravujagdishRealtorsPvt.LtdRepresentedByGajendraPandey | GRN Number : 2107605348 DEPT Transaction Id : 8340a9b6f092a8b27f90 Transaction Type : | 1 |
| SP | 2490 | 2490 | 0 | GRAS | PravujagdishRealtorsPvt.LtdRepresentedByGajendraPandey | GRN Number : 2107606348 DEPT Transaction Id : 8340a9b6f092a8b27f90 Transaction Type : | 2490 |

Pravujagdish Realtors Private Limited

[Signature]
Director

Scanned with CamScanner

| | | | | | | | |
|--------------|--------|--------|-----|------|--|---|--------|
| A1 | 311520 | 311520 | 0 | GRAS | PravujagdshRealtorsPvtLtdRepresentedByGajendraPandey | GRN Number : 2107695348 DEPT Transaction Id 8340a9b6f092a8b27190 Transaction Type : | 309523 |
| | | | | GRAS | PravujagdshRealtorsPvtLtdRepresentedByGajendraPandey | GRN Number : 2107699486 DEPT Transaction Id e8a503722f6640683e8 Transaction Type : | 1997 |
| LL | 3 | 3 | 0 | GRAS | PravujagdshRealtorsPvtLtdRepresentedByGajendraPandey | GRN Number : 2107698488 DEPT Transaction Id e8a503722f6640683e8 Transaction Type : | 3 |
| Sub Total | 316018 | 316114 | -96 | | | | |

Article : Development Agreement Number of Pages : 166

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer

Pravujagdsh Realtors Private Limited

Scanned with CamScanner


Director



OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSingbhum

State Name :- Jharkhand

Deed Endorsement

Token No :- 20210000101234

| | |
|-------------------|--|
| Deed Type | Development Agreement |
| Number of Pages | 166 |
| Fee Details | Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 2490, A1 :- Rs. 311520, LL :- Rs. 3, |
| Property No. | 1 |
| Valuation Details | Value :- Rs.12460744/- ,Transaction Amount :- Rs.0/- |
| Property Details | District :- EastSingbhum , Tehsil :- Jamshedpur , Village Name :- Moharda Location :- Other Road, Moharra Property Boundaries :- East: Plot No. 412, West: Road, South: Plot No. 410 & 411, North: Nj Rasta Volume Number - 1 1 Khata Number - 6Plot Number - 413Ward Number - 17Page Number - 79 75 72SAF Number - SAF679621260921031528 SAF679622260921033002 SAF679623260921034032 Area Of Land :- 10.88 Decimal |

Sh./Smt. SUBODH KUMAR s/o/d/o/w/o Jagat Prasad Singh has presented the document for registration in this office

today dated :- 27-Sep-2021 Day :- Monday Time :- 15:30:01 PM



SUBODH KUMAR(Individual)

| Party Name | Document Type | Document Number |
|--------------|---------------|-----------------|
| SUBODH KUMAR | PAN/UID | 816023492514 |

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

Pravujagdish Realtors Private Limited

[Signature]
Director

Scanned with CamScanner

1 SUBODH KUMAR
Address1 - Flat No. J/4 1-2, Nagarkot Complex, Bhatiya Basti, Kadma, P.O. and P.S. Kadma, Town Jamshepur, District East Singhbhum, Jharkhand and also resident of Pink House, Mcharda, Near 7th Vijaya Garden, Baridih-831017, Address2 - , , Jharkhand PAN No.: , Permission Case No.-

Yes Subodh Kumar
Address:-
FLAT - J / 4 - 1 / 2,
NAGARKOT COMPLEX,
NAGARKOT COMPLEX
KADMA,
BHATIYA BASTI,
KADMA, PO - KADMA,
JAMSHEDPUR,
, Purbi Singhbhum,
831005, , Jharkhand, India

EXECUTANTS
Age:52



Subodh Kumar





2 BINOD PRASAD
Address1 - Flat No. P22, Ganpati Tower, Ashiyana Gardens, Phase-4, Chira Chas, Chas, Bokaro, Jharkhand-827013, Address2 - , , Jharkhand PAN No.: , Permission Case No.-

Yes Binod Prasad
Address:- Flat No - P22 , Ganpati Tower, , Ashiyana Garden Phase - 4 Chira Chas, Chas, , Bokaro, 827013, , Jharkhand, India



EXECUTANTS
Age:61



Binod Prasad

| | | | | |
|--|------------|---|---|---|
| <p>3 DHIRENDRA HIMANSU Address1 - Duplex No- 9999-545, I.Road, 12thPhase,Vijaya Gardens Baridih, P.O-Baridih, P.S.- Birsanagar, Jamshepur, District-East Singhbhum, Jharkhand, Pin- 831017, Address2 - , , , Jharkhand PAN No.: Permission Case No.-</p> | <p>Yes</p> | <p>Dhirendra Himansu Address:- DUPLEX No 9999-545, 12th PHASE, Vijaya Garden, VIJAYA GARDEN BARIDIH, PO - BARIDIH, JAMSHEDPUR, Baridih Colony, East Singhbhum, 831017, , Jharkhand, India</p> | <p>EXECUTANTS Age:57</p> |   <p><i>Dhirendra Himansu</i></p> |
| <p>4 PRAVUJAGDISH REALTORS PVT LTD Represented By GAJENDRA PANDEY Address1 - Office at 1st Floor, B.N. Tower, Shradhanand Road, Ranchi-834001, Address2 , , , Jharkhand PAN No.: Permission Case No.-</p> | <p>Yes</p> | <p>Gajendra Pandey Address:- Plot No-3B2/B, Road No-4C, , Ashok Nagar, Doranda, , Ranchi, 834002, , Jharkhand, India</p> | <p>CLAIMANT Age:38</p> |   <p><i>Gajendra Pandey</i></p> |

Identification:

| Sr.NO | Party Name and Address | Photo | FingerPrint | Signature |
|-------|--|---|---|-----------------------------|
| 1 | <p>PRAMOD PRASAD S/o-D/o Balnath Prasad Address1 - Flat No. 7B/SF-3, New Baradwari Supervisor Flat, Sakchi, Jamshedpur. Address2 - , , , Jharkhand PAN No.:</p> |  |  | <p><i>Pramod Prasad</i></p> |

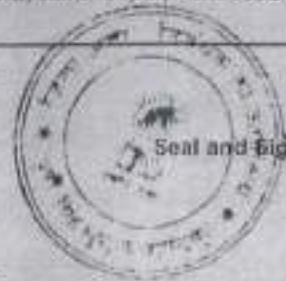
Gajendra Pandey
Director

Witness:

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

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|--|-------|-------|-----------|
| 1 | SURESH KUMAR PANDEY Address1 - 24/E, Dinkar Path, Baridih Basti, P.S. Sidhgora, Jamshedpur, Address2 - ... Jharkhand | | | |

Signature of Operator



Seal and Signature of Registering Officer

Above signature & thumb impression are affixed in my presence.

Above mentioned, (SUBODH KUMAR , DHIRENDRA HIMANSU , BINOD PRASAD), has/have admitted the execution before me. He/ She/ They has / have been identified by (PRAMOD PRASAD) Son/Daughter/Wife of (Bainath Prasad) resident of (Flat No. 78/SF-3, New Baradwari Supervisor Flat, Sakchi, Jamshedpur) and by occupation (Service).



Signature of Registering Officer

Date:- 27-Sep-2021

Seal and Signature of Registering Officer



Pre Registration Docket

Date :- 27-09-2021 03:45 pm

Office Name :- District SRO - Jamshedpur
Token No:- 20210000101234

Appointment :- 27-Sep-2021 Time:- 14:35

| | |
|-----------------------|-----------------------|
| Article | Development Agreement |
| Pre Registration Date | 21-Sep-2021 |
| No. Of Pages | 83 |
| Stamp Duty | 4 |
| Paid Stamp Duty | 0 |
| Total Fees | ₹ 3,16,014. |

Property Id: 593797

| Valuation No. : 801266 / 2021 :- 2021-2022 | User Id : 94 | Date : 27-September-2021 15:15:PM | |
|--|-------------------------------|-----------------------------------|----------------|
| State : Jharkhand | District : EastSingbhum | Tahsil : Jamshedpur | |
| Land Type : Urban | Corporation : Jamshedpur(NAC) | Village/City : Moharda | |
| Moharda - Other Road | | | |
| Volume Number - 1 1 1 | | | |
| Khata Number - 6 | | | |
| Plot Number - 413 | | | |
| Ward Number - 17 | | | |
| Page Number - 79 78 72 | | | |
| SAF Number - SAF679621260921031528 SAF679622260921033002 SAF679623260921034032 | | | |
| Valuation Rule : Commercial land | | | |
| Property Details | | | |
| 1 | Land area | 10.88 Decimal | |
| Calculation Details | | | |
| Sr.No. | Description | Calculation | Total |
| 1 | Open Land Valuation | 1. 10.88 x 1145289=12460744.32 | ₹1,24,60,744/- |
| A | Total | | ₹1,24,60,744/- |
| Note : Final Valuation is Rounded to Next 100/- | | | |
| Total Valuation (A) | | | ₹1,24,60,800/- |
| Total Amount in Words : One Crore Twenty Four Lakhs Sixty Thousands Eight Hundred Rupees Only. | | | |

1/1

| | |
|--|---|
| Land measurement, Sub Part and House No. | Property Boundaries East: Plot No. 412, West: Road, South: Plot No. 410 & 411, North: Nij Rasta |
| Area | Land area : 10.88 Decimal |
| Other Description of the Property | Pin Code - 831017, Building Name - TRIVENI FRIENDS REGENCY |
| Government/Market Value | 12460744.32 |
| Transaction Amount | |

| | |
|------------|--|
| CLAIMANT | -Ms. PRAVUJAGDISH REALTORS PVT LTD Represented By GAJENDRA PANDEY , Address - Office at 1st Floor, B.N. Tower, Shradhanand Road, Ranchi-834001- , Father/Husband Name Dharijee Pandey , PAN No.- , Permission Case No.- , Aadhaar No. *****2091 |
| EXECUTANTS | -Mr. BINOD PRASAD , Address - Flat No. P22, Ganpati Tower, Ashiyana Gardens, Phase-4, Chira Chas, Chas, Bokaro, Jharkhand-827013- , Father/Husband Name Late Baijnath Prasad , PAN No.- , Permission Case No.- , Aadhaar No. *****0669 |
| | -Mr. DHIRENDRA HIMANSU , Address - Duplex No-9999-545, I.Road, 12thPhase,Vijaya Gardens , Baridih, P.O-Baridih, P.S.- Birsanagar, Jamshedpur, District-East Singhbhum,Jharkhand,Pin-831017- , Father/Husband Name Late Singheshwar Prasad Singh , PAN No.- , Permission Case No.- , Aadhaar No. *****5121 |
| | -Mr. SUBODH KUMAR , Address - Flat No. J/4 1-2, Nagarkot Complex, Bhatiya Basti, Kadma, P.O. and P.S. Kadma, Town Jamshedpur, District East Singhbhum, Jharkhand and also resident of Pink House, Moharda, Near 7th Vijaya Garden, Baridih-831017- , Father/Husband Name Jagat Prasad Singh , PAN No.- , Permission Case No.- , Aadhaar No. *****2514 |

| | |
|---------------------|--|
| Witness Information | Mr. SURESH KUMAR PANDEY , Address - 24/E, Dinkar Path, Baridih Basti, P.S. Sidhgora, Jamshedpur-, Father/Husband Name -Tarkeshwar Pandey |
|---------------------|--|

| | |
|--------------------|--|
| Identifier Details | Mr. PRAMOD PRASAD , Address - Flat No. 78/SF-3, New Baradwan Supervisor Flat, Sakchi, Jamshedpur-, Father/Husband Name -Bainath Prasad |
|--------------------|--|


| | | |
|--------------------------------|------------|---|
| Fee Rule:Development Agreement | | |
| 1 | Stamp Duty | 4 |

| | | |
|-------|----|-------|
| 1 | SP | 2,490 |
| Total | | 2,490 |

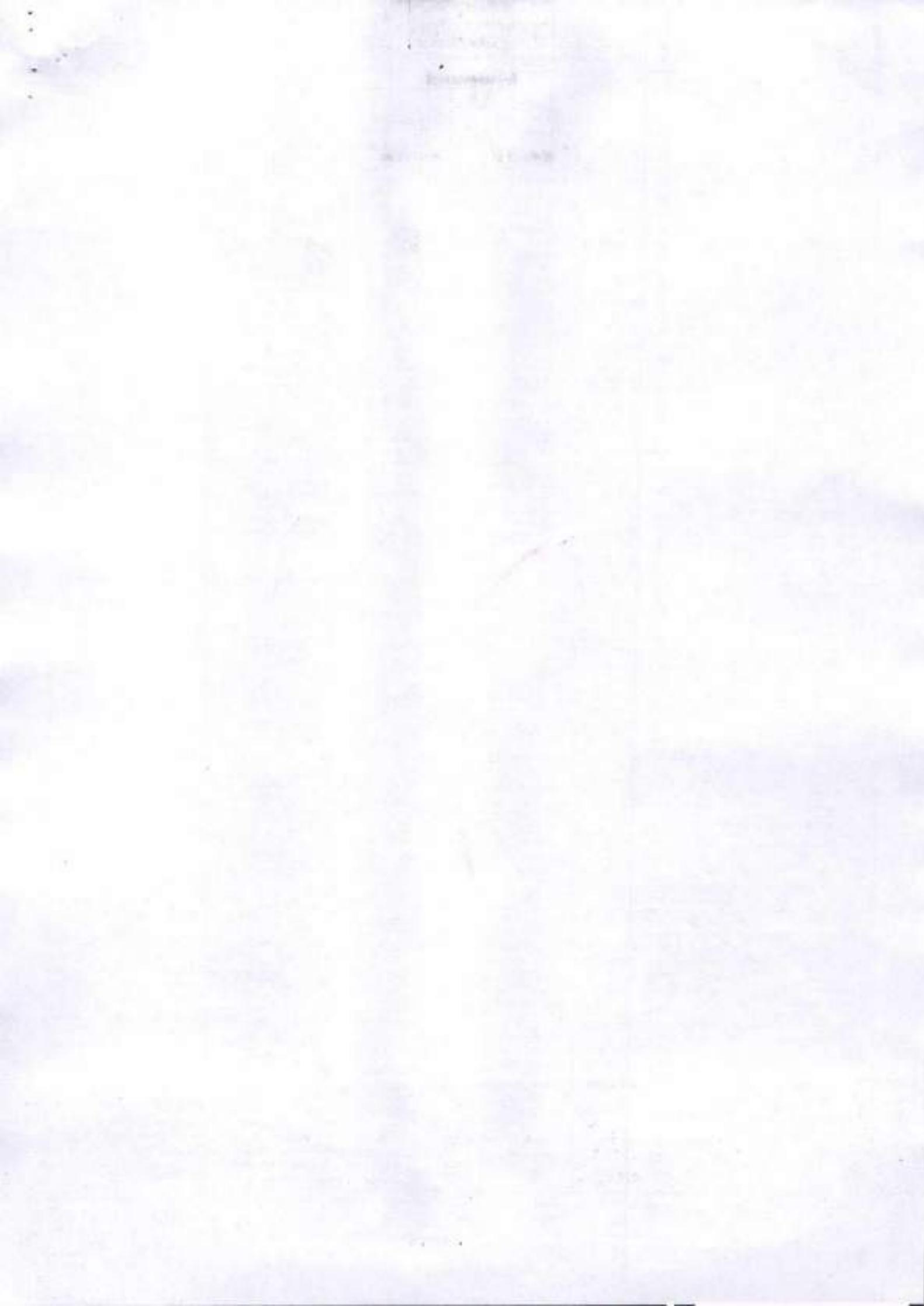
| | | |
|--------------------------------|----|----------|
| Fee Rule:Development Agreement | | |
| 1 | A1 | 3,11,520 |

2/3

Pravujagdish Realtors Private Limited


Director

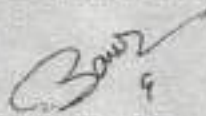
Scanned with CamScanner



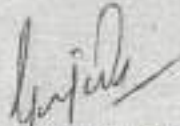
| | | |
|--------------|----|-----------------|
| 2 | E | 2,000 |
| 3 | LL | 3 |
| 4 | PR | 1 |
| Total | | 3,13,524 |

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

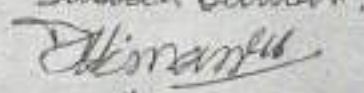
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I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



Deed Writer / Advocate



Vendee / Claimant

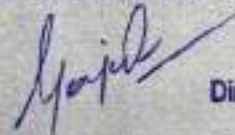
Sunil Kumar Buman,

 Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी

Pravajagdish Realtors Private Limited



Director

Token No.: 20210000101234


CERTIFICATE

Office of the District SRO - Jamshedpur

This **Development Agreement** was presented before the registering officer on date **27-Sep-2021** by **SUBODH KUMAR, S/O, D/O, W/O Jagat Prasad Singh** resident of Flat No. J/4 1-2, Nagarkot Complex, Bhatiya Basti, Kadma, P.O. and P.S. Kadma, Town Jamshedpur, District East Singhbhum, Jharkhand and also resident of Pink House, Moharda, Near 7th Vijaya Garden, Bandin-831017 .

This deed was registered as Document No:- **2021/JSR/4601/BK1/4263** in Book No :- **BK1**, Volume No :- **843** from Page No :- 1 to 166 at, office of **District SRO - Jamshedpur**

Date:- **27-Sep-2021**


Registering Officer

Pravrajagdish Realtors Private Limited

Director

Scanned with CamScanner