

4678

4316



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 8e9dc3dc798f9f16856e

Receipt Date : 16-Oct-2020 09:50:14 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 20200000088119

Office Name : SRO - Dhanbad

Document Type : Development Agreement

Payee Name : MS MAHA LAKSHMI BUILDCON
Represented By Its Proprietor DEEPAK
SHARMA (Vendee)

GRN Number : 2002364402



:- For Office Use :-

अधिनियम 27 के अधीन और अधिनियम
अनुसूची 1 के अधीन
की अनुसूची 1 वा 1 के अधीन
शुल्क अर्पित
की है।

[Signature]
16/10/20

Ram. n. ladda
Babita ladda
Ranjit
Mukesh Singh
Sugam Sunder Singh
Deepak Sharma

16.10.20

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।

Mahalakshmi Buildcon

Proprietor

Development Agreement for 10000 sq ft plot at Dhanbad
ST 100/-

27
2
16/10/20

अचल वस्तु अधिनियम की मुल्य भांटा अधिनियम
के अनुसार निर्धारित न्यूनतम मूल्य का फंड 10

16.10

FEE PAID: 56324 + 198000 = 194324 -
GRN 2000237154022002518354
16.10.20

16.10.20
A. C. P. Sharma

अचल अधिकारी द्वारा प्राप्त सूची
अनुसार दस्तावेज में वर्णित मीटर नम्बर
के नया खाता नम्बर
निश्चित खाते से बाहर है

16.10.20



Kamal Poddar
Babita Poddar
Saroj
Mukesh Singh
Shyam Sunder Singh
A. C. P. Sharma

193000/-
193000/-

DEVELOPMENT AGREEMENT

This DEED of Development Agreement is made on this the 16th day of October 2020 at Dhanbad

16.10.20

BETWEEN

(A) (i) Sri Kamal Nayan Poddar S/o Sri Murlidhar poddar & (ii) Smt. Babita Poddar W/o Sri Kamal Nayan Poddar, by faith: Hindu, by Caste: Vaishya, by occupation: Business, resident of: Shashtri Nagar, P.S. Bank More, Dhanbad (JH), (B) (i) Sri Saroj Kumar Singh, (ii) Sri Mukesh Kumar Singh & (iii) Sri Shyam Sunder Singh, all being sons of Sri Sarda Nand Singh, by faith: Hindu, by caste: Rajput, by occupation: Business, resident of: Jora Phatak, P.S. Dhansar, Dhanbad- 826001, (hereinafter called and referred to as the FIRST PARTY/ OWNERS (which expression shall unless be excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, successors, administrator, legal representatives in interest and/or assigns) of the FIRST PARTY members of the ONE PART.

Mahalakshmi Buildcon
Proprietor



Rand m. Poddar
Babilar Poddar
Saraj
Mukesh Singh
Shyam sunwar Simish
Deepak Sharma
16.10.20

= 2 =

AND

2. **M/s MAHA LAKSHMI BUILDCON**, a proprietorship firm duly represented by its Proprietor **SRI DEEPAK SHARMA** Son of Sri Niranjan Sharma, by faith Hindu, by caste Brahmin, by occupation Business, Resident of Shankar Colony, Kali Mandir Road, Bekarbandh, P.S. and Dist. Dhanbad, hereinafter called and referred to as the **Second Party/ Promoters/Builder** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include it's successor's-in- office, representatives, administrators, nominees and assignees) of the **SECOND PARTY of the OTHER PART.**

WHEREAS the **FIRST PARTY** is the absolute and rightful owner of the respective land under:

- (A) **Khata No: 122** corresponding to **Plot No: 1312** of **Mouza: Kolakusma, Mouza No. 12** measuring an area of: **06 Decimal (03 Decimals in each deed)** obtained by virtue of registered :-
- (i) **sale deed No: 3292 Dated: 15/07/2017** and by getting the same mutated and has been paying rent to the State of Jharkhand under Volume No. 2, Page No. 17, at Register II of Circle Officer, Dhanbad.
- (ii) **sale deed No.: 3293 Dated: 15/07/2017** and by getting the same mutated and has been paying rent to the State of Jharkhand under Volume No. 2, Page No. 16, at Register II of Circle Officer, Dhanbad.

AND

- (B) **Khata No: 122** corresponding to **Plot No: 1312** of **Mouza: Kolakusma, Mouza No: 12** measuring an area of: **7.20 Decimal** obtained by virtue of registered.

Page 2 of 10

Mahalakshmi Buildcon
Proprietor



Kamal K. Poddar
Babilar Poddar

Naraj

Mukesh Singh

Shyam Sunder Singh

Deepak Sharma
16.10.18

= 3 =

- (i) **sale deed No: 3298 Dated: 15/07/2017** and by getting the same mutated and has been paying rent to the State of Jharkhand under Volume No. 2, Page No. 15, at Register II of Circle Officer, Dhanbad.
- (ii) **sale deed No: 3295 Dated: 15/07/2017** and by getting the same mutated and has been paying rent to the State of Jharkhand under Volume No. 10 Page No. 16, at Register II of Circle Officer, Dhanbad.
- (iii) **sale deed No: 3296 Dated: 15/07/2017** and by getting the same mutated and has been paying rent to the State of Jharkhand under Volume No. 2, Page No. 14, at Register II of Circle Officer, Dhanbad.

AND WHEREAS the **FIRST PARTY** are desirous to develop their respective land more fully described in "SCHEDULE A" below through reputed builder and hereby agreed to build up Residential/Commercial Complex over the "SCHEDULE A" and thus the Parties hereof have jointly agreed to execute a proper deed of **Development Agreement** in respect of the said land on mutually acceptable terms and conditions hereinafter appearing.

1. **PROPERTY/LAND:** shall mean all that **13.20 Decimals** of land together with existing boundary wall more fully described in "Schedule A" hereunder written.
2. **OWNERS/FIRST PARTY ALLOCATION:** Shall mean and include **34%** share out of the total constructed area by the **Second Party** to be distributed in the same proportionate percentage in each floor of the Build-up Complex over the "SCHEDULE A".
3. **SECOND PARTY'S ALLOCATION:** Shall mean and include the remaining **66%** of the actual constructed area by the **Second Party** shall retain.
4. **COMMON FACILITIES AND AMENITIES:** Shall mean and include stairways, passageways, pump rooms, elevators, overhead water tanks, vacant roof unless otherwise mentioned.

Page 3 of 10

Mahalakshmi Buildcon
Proprietor



Kamla K. Poddar

Babita Poddar

Karaj

Mukesh Singh

Shyam Suman Singh

Deepak Suman

16/10/20

= 4 =

5. **COMMENCEMENT:** This agreement shall commence on and shall come into effect from the DATE OF GROUND BREAKING (Bhumi Pujan) after getting the Sanction Letter of the plan to develop the said complex from the MADA or the concerned authority.

Now This Deed Of Agreement Including All The Terms And Conditions Witnesseth:

1. That the **First Party** shall vacate and handover physical possession of the said property more fully described in "**Schedule A**" subsequent to shifting the family of the **FIRST PARTY** at the cost arranged by the **SECOND PARTY/BUILDER**.
2. That the **First Party** shall deliver all original documents of title and other relevant papers supported with affidavit regarding the genuineness of the documents only for the examination purpose by the **Second Party/ concerned MADA authority/ Housing Finance companies** with respect to the **marketable title of the First Party** over the schedule land.
3. That the **FIRST PARTY** shall execute and register a General Power of Attorney (GPOA) in favor of the **SECOND PARTY** in respect of the land more fully described in "**Schedule-A**" herein below for the construction of the Complex by the **SECOND PARTY** and by virtue of this **GPOA**, the **SECOND PARTY** can only sell their share of **66%** constructed area along with the same proportion of land to be indicated in the proposed plan.
4. That in case there is any defect in the title of the ownership or any existing liability or any encumbrances or any dispute or legal objection/ litigation is raised by any third party with regard to the right, title and interest of the schedule of the property in such event the **First Party of the Confirming Party** shall be entitled to have such defects cured by following due process of law at his own cost and risk without involvement of the **Second Party**.

Page 4 of 10

Mahalakshmi Buildcon
Proprietor



Kamla K. Poda
Babli Lodhar

Satyam
Mukesh Singh

Satyam Sarda Singh

Deepak Sharma
16/10/20

= 5 =

5. That the **Second Party** shall get the building plan prepared through any reputed Engineer/ architects/ or Planner of his choice along with the supporting plans such as structural plan, electrical plan, sewerage plan, etc and shall get the said building plan duly approved by the appropriate authority at its own cost and expenses. That the said building plan so prepared and if required during and after the sanction may be modified/alterd and or altered according to the **Second Party** requirement within the permissible, parameters of the sanctioning authority MADA rules and regulations or Dhanbad Nagar Nigam or the need as may so occur in future for feasibility of the project but in no case the **FIRST PARTY** shall be held responsible for any untoward acts done by the **SECOND PARTY** in relation to the addition or alteration of the complex.
6. That it is further agreed that after approval of the building plan by the concerned authority the **Second Party** shall start construction of the proposed building and complete the same strictly in accordance with the approved plan within a period of **36 calendar months** from the date of **Ground breaking (Bhumi Pujan)** with a permissible grace period of **6 months** on a mutual understanding of the parties.
7. That after completion of the building complex the **Second Party** shall hand over vacant and peaceful possession of the proportionate share of **34% of the constructed area including flats/ shops and parking area complete in all respects to the First Party** more fully described in "SCHEDULE A" here in mentioned below to the **FIRST PARTY**. AND, the remaining proportionate share of **66% of the constructed area** excluding the **OWNER'S ALLOCATION/First Party** shall be transferred / sold to various intending buyers by recognized mode of conveyance by the **SECOND PARTY** to which the **FIRST PARTY** shall have no objection whatsoever.
8. That in case any legal litigation due to either **PARTIES** or any third party prolongs for more than two calendar months causing break in developmental work, a **real**

Page 5 of 10

Mahalakshmi Buildcon
Proprietor



Kamini Khatkar
Babita Poddar

Saroj

Mukesh Singh

Neelam Suman Singh

Deepak Singh
16.10.17

= 6 =

estate arbitrator shall be jointly appointed by the **First Party** and the **Second Party** to determine and resolve the issues of the project.

9. That the **FIRST PARTY** will neither indulge nor interfere with the matters of the construction activities of the building which shall be exclusively the liability of the **Second Party** to perform the project work peacefully.
10. That, the **Second Party** agrees to pay **Rs 1,00,000/- (Rupees One Lakh Only)** to the **FIRST PARTY** as a **refundable security** i.e. **Rs 20, 000/- (Rupees Twenty Thousand Only)** in favour of each of the Five members of the **FIRST PARTY** vide Cheque Nos . (A) (i) 947376 (A) (ii) 947377 (B) (i) 947378 (B) (ii) 947379 & (B) (iii) 947380 of SBI, Bartand Branch all dated: 22.08.2017 This amount will be refunded to the **SECOND PARTY** by the **FIRST PARTY** as per mutual understanding within the term of completion of the project.
11. That, Sri Saroj Kumar Singh will represent all the members of the **FIRST PARTY** for any further discussions with the **Second Party**.

That the first party/owner does hereby declare and covenant with the second party:

- a. The **First Party** is the exclusive owner of all that land more fully described in "Schedule A" below and there is no other co-owners or co-sharers over the said land except them and is free from any encumbrances.
- b. That the **First Party shall** grant exclusive license to the **Second Party** to enter upon the said property more fully described in "Schedule A" to take up the development, planning and construction in true spirit of the Development Agreement.
- c. That the **First Party** here by irrevocably undertakes not to **sell, dispose off, alienate, charge, encumber, lease or otherwise transfer the said landed property or any part thereof** during the continuation of this agreement and undertakes not to do any acts/deeds/matters/ or things as shall be in breach or contravention to the spirit of this Development agreement dated

Page 6 of 10

Mahalakshmi Buildcon

Proprietor

Kamal K. Lodhar
Babita Lodhar

Naraj
Mukesh Singh -
Mogam Sunder Singh

Rafique Suman
16.10.20

= 7 =

- d. That there is no notice or orders passed by the Regional Development Authority or Dhanbad Municipal Corporation or any other body or authority for either acquisition of the said property or any part thereof. Latter to say "SCHEDULE A" prays is free from all encumbrances and the SECOND PARTY/ BUILDER have no right to mortgage the share of the FIRST PARTY before the Bank for any loan whatsoever.
- e. That, in term of allotment of the sharer of the FIRST PARTY @ 34%, the Flat Number and its sides must be properly shown in separately via executing a separate Division Agreement.
- f. That there are no statutory claims, demands, attachments or prohibitory orders made or issued by the taxation authorities, revenue authorities, municipal authorities or any other government or other local bodies or authorities concerning or affecting the said property or part thereof. That there are no attachments either before or after judgment and there are no claims demands, suits, decrees, injunctions orders, lis pendeace, notices, petitions or adjudication orders made or issued by or at the instance of any party thereof.
- g. **The First Party** shall sign the building plan and execute other documents as required by the **Second Party** for the speedy execution and implementation of the terms of the development agreement dated:
- h. **The FIRST PARTY** is liable to pay the SERVICE TAX, SALES TAX, GST or any other taxes only of the properties they personally hold. It they sell any portion of their share of constructed property to any other party/ Customers then they will pay the taxes and is not the liability of the SECOND PARTY.
- i. That the **Second Party** shall act as independent party and not as agent of the First Party for the construction of proposed building over "Schedule A" land.

Page 7 of 10

Mahalakshmi Buildcon
Proprietor

Kandubala
Babita Lodhar
Kanj
Mukesh Singh
Shyam Sunder Singh
Deepale Sharma
16/10/10

= 8 =

SCHEDULE A

All that piece and parcel of Raiyati land situated in Mouza: Kalakushma, Mouza no. 12, within Chowki, Saddar Sub Registry office, Dhanbad, P.S. Saraidhela, District Dhanbad.

Mouza: Kalakushma, Mouza no. 12,

Appertaining to Khata No. 122, (New Khata No. 388)

Plot No. 1312 (New Plot No.1162) out of which measuring an area 13.2 Decimals (Thirteen Point Two Decimals) of land, which is butted and bounded as follows:

By NORTH : 15 feet wide road.
By SOUTH : Plot No. 3696
By EAST : 22 feet wide road
By WEST : Part of Plot No. 1312

SCHEDULE B

Owner's Share/First Party Share

34% of Super Built up area along with proportionate percentage share in car parking space and all common facility and amenities of the said proposed building with 34% proportionate share over land and roof right of "Schedule :A"

Flat Nos. 101, 102, 103, 203 and 401

Page 8 of 10

Mahalakshmi Buildcon
Proprietor

Kand. u. Patta
Babilu Poddar
Barof
Mukesh Singh
Shyam Sunder Singh
Deepak Sharma,
16.10.18

= 9 =

SCHEDULE C

Builder Share/ Second Party Share

66% of Super Built up area along with proportionate percentage share in car parking space and all common facility and amenities of the said proposed building with 66% proportionate share over land and roof right "Schedule :A"

Flat Nos. 201, 202, 301, 302, 303, 402, 403, 501, 502 and 503.

E: THE COMMON PORTION

- I. Staircase and the lift landing on all floors of the proposed building in case of apartment. Lifts are not applicable in bungalows.
- II. All charges and deposit for supplies of common utilities to the co owner in common. Electricity charges for the electrical energy consumed for the operation of the common services.
- III. Boundary walls and the main gates of the said premises. Drainage and sewerage lines and connections. Water pumps and pump rooms and reservoir. All electrical connection, installation/wiring, meters and fitting (excluding only those that are installed within the exclusive area of any flat in the proposed building exclusively meant for it's use)
- IV. All costs of maintenance including replacing, repairing, white washing, painting, decorating, rebuilding, reconstructing the common portions and common area in the proposed building including it's outer wall. This includes Lifts, Generator and transformers etc.

Page 9 of 10

Mahalakshmi Buildcon

Proprietor

Rand N. Poddar
Babita Poddar
Ravi
Mukesh Singh
Bhagam Sunder Singh
Deepika Sharma

16.10.20

= 10 =

- V. The salaries of all persons employed for the common purpose including darwan security personnel, liftmen, sweeper, lumbers, electricians etc. Insurance premium for the proposed building if any.
- VI. Municipal Tax, Water tax, Service Tax and other levies in respect of the premises and the proposed building save those separately assessed on the purchaser.

Government value of Scheduled property is Rs. 77,20,000/- (Rupees Seventy Seven Lac Twenty thousand) only & Registration Fee paid on that amount.

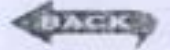
WITNESSES:-

- 1. Vishal Sharma,
S/o Mr. Prakash Sharma,
Apt- Kall Mandir Road, Bazar
Ranch, Dhanbad.
- 2. Ajay Mallick
Sh. Y. Mallick
Hiranagar Dhanbad

Certified that the finger prints of the left hand of the parties, whose photographs is affixed in the document have been duly obtained before me, and printed in my office as per detail given by the parties.

Jankari Ohly
21/10/20

Mahalakshmi Buildcon
Proprietor



Form 1

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

(See Rule 4)

Continuous Khatian

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

खाता नम्बर	रैयत का नाम, पिता का नाम एवम जाति	प्लॉट संख्या	चौहद्दी	ए	डे	हे	लगान	कैफियत / अभ्युक्ति	भाग वर्तमान/ पृष्ठ संख्या
388	भरत चन्द्र मंडल वी माधुर मंडल, पिता- अनंत मंडल, जाति- एवं प्रहलाद मंडल वी भीलानाथ मंडल, पिता-श्याम मंडल, जाति- एवं मोती मंडल वी अभुलय मंडल वी सुफल मंडल, पिता-किशोरी मंडल, जाति- एवं पुनु मंडल वी धनु मंडल, पिता-विरु मंडल, जाति- एवं गोलोक मंडल, पिता- जाति- एवं गोराम्बु मंडल व प्रफुल्ल मंडल वी संतोष मंडल, पिता-पंचु मंडल, जाति- एवं लगन मंडल वी वंकीम मंडल, पिता- हांडी मंडल, जाति- एवं हरि मंडल, पिता-रोहन मंडल, जाति- एवं देवु मंडल, पिता-सहेब मंडल, जाति- एवं हावु मंडल वी जादु मंडल, पिता-वहादुर मंडल, जाति- एवं कन्हाई मंडल वी सतीष मंडल, पिता-भादु मंडल, जाति- एवं महिन्दी मंडल वी दिलीप मंडल वी तपन मंडल, पिता-तिलु मंडल, जाति- एवं विजोला वी यमुना वी उनु वी पुनकी वी तिलु वी बदली देवी, पिता-हरि मंडल, जाति- एवं धनु मंडल, पिता- वेनी मंडल, जाति- एवं उपासी मंडलानी, पति-पंचान्न मंडल, जाति- एवं सखी मंडलानी, पति-गोलक मंडल, जाति- एवं नैदी मंडलानी, पति-वंकीम मंडल, जाति- एवं कमला मंडलानी, पति-धुजु मंडल, जाति- एवं सहु, -----, जाति-	1090		0 ऐ	12 डि	0 ऐ	4	-	1 / 388
		1095		0 ऐ	6 डि	0.68 हे			
		1139		0 ऐ	0 डि	0 ऐ			
		1143		1 ऐ	8 डि	0 ऐ			
		1144		0 ऐ	6 डि	0 ऐ			
		1162		2 ऐ	5 डि	7.75 हे			
		1163		0 ऐ	21 डि	0 ऐ			
		1164		0 ऐ	2 डि	0 ऐ			
		1165		0 ऐ	14 डि	0 ऐ			
		1166		0 ऐ	2 डि	0 ऐ			
		1505		0 ऐ	44 डि	2.71 हे			
		1576		0 ऐ	6 डि	0 ऐ			
		1728		0 ऐ	69 डि	0 ऐ			
		1729		1 ऐ	9 डि	0 ऐ			
		1730		0 ऐ	53 डि	0 ऐ			
		1732		0 ऐ	78 डि	0 ऐ			
		1776		0 ऐ	39 डि	1.45 हे			

Mahalakshmi Buildcon
Proprietor

388	शीला मंडल, रीता मंडल, पति-निमाई चन्द्र मंडल बी अधीर चन्द्र मंडल, जाति-	987	0 ऐ 2.5 कठा 0 हे 3	Vide M/c No 1(II)12-13	2 / 380
388	धम्पा देवी, पति-अर्जुन प्रसाद साह, जाति-	1162	0 ऐ 3 कठा 0 हे 2.5	दाखिल खारिज केस न 3082(II)2010-11	2 / 470
388	अर्वना भूषण प्रसाद, पति-चन्द्र भूषण प्रसाद, जाति-	1162, 1165	0 ऐ 3 कठा 0 हे 3	दाखिल खारिज केस न 56(II)2013-14	2 / 472
388	प्रेम लता प्रसाद, पति-राज किशोर प्रसाद, जाति-	994 994	0 ऐ 4 कठा 0 हे 4 0 ऐ 4 कठा 0 हे	दा खा केस न 2135(II)12-13	2 / 610
388	अभिलाषा रानी, पति-आभिषेक झा, जाति-	1143	0 ऐ 2 कठा 0 हे 2	दाखिल खारिज केस न 3143(II)10-11	3 / 145
388	पूनम झा, पति-बबलू झा, जाति-	1143	0 ऐ 4 कठा 0 हे 4	दाखिल खारिज केस न 3104(II)10-11	3 / 146
388	राजेश कुमार केशरी, पिता-स्व श्याम प्रसाद केशरी, जाति-	1731	0 ऐ 3 डि 0 हे 2	दाखिल खारिज केस न 1002(II)2016-17	3 / 886
388	डॉ रोहित कुमार राउत, पिता-पी के राउत, जाति-	1143	0 ऐ 15 डि 0 हे 18	दाखिल खारिज केस न 43(2)2010-11	4 / 112
388	MUKESH KUMAR SINGH, पिता-SHARDA NAND SINGH, जाति-	1162	0 ऐ 2.4 डि 0 हे 3	नामान्तरण मुकदमा संख्या 10/2018 - 2019	10 / 16
388	SMT NITU MANDAL, पति-MADAN MOHAN MANDAL, जाति-	1165	0 ऐ 0.58 डि 0 हे 2	नामान्तरण मुकदमा संख्या 22/2018 - 2019	10 / 17
388	मधुलिका, पति-राकेश कुमार, जाति-	1776 1776	0 ऐ 6.6 डि 0 हे 4 0 ऐ 6.6 डि 0 हे	नामान्तरण मुकदमा संख्या 934/2017 - 2018	10 / 27
388	ADARI MAHATO, पति-KRISHNA PRASAD MAHATO, जाति- ----	1165	0 ऐ 0.58 डि 0 हे 3	नामान्तरण मुकदमा संख्या 725/2018 - 2019	10 / 72

Mahalakshmi Buildcon
Proprietor

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 16, 2020

पंजी 11 प्रति

भाग वर्तमान	2	पृष्ठ संख्या	14										
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	धनबाद	इलका का नाम	इलका-02	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	कोलकुचमा	होस्टिंग संख्या	388	तौजी संख्या		प्लान नम्बर	12	खाता का प्रकार	रेपती				
SRI SHYAM SUNDER SINGH, प्लॉट-SHARDA NAND SINGH, जॉडि- राजपुर													
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार				समान	सेस			
388	1162	0 ए 2.4 डि 0 हे			नगानगरण गुरुदमा संख्या 241/2017 - 2018				2	0			
कुल परिमाण		0 ए 2.4 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	सागत बकाया	सागत घातू	रोड सेस बकाया	रोड सेस घातू	शिक्षा सेस बकाया	शिक्षा सेस घातू	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस घातू	कृषि सेस बकाया	कृषि सेस घातू
11-21-2017	1511268923	2017-2018	2017-2018	0	2	0	0.5	0	1	0	1	0	0.4
11-20-2019	0509081315	2018-2019	2019-2020	2	2	0.5	0.5	1	1	1	1	0.4	0.4

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

Mutation Case No. 1162/19

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति
यह प्रत्येक केवल प्रती की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करे।

Online पंजी 11 प्रतिलेखन
(पंजी - 388)
(पंजी - 1162)
4/10/2020
16/10/2020

Mahalakshmi Buildcon

Proprietor

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

October 16, 2020



भाग वर्तमान	2	पृष्ठ संख्या	16
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद
खेती का नाम	कोलाकुचामा	होस्टिंग संख्या	388
अर्बन का नाम	धनबाद	होस्टिंग संख्या	388
हलका का नाम	धनबाद	हलका-02	12
इस्टेट का नाम	खेती का प्रकार	JHARKHAND	रेयती
SMT. BABITA PODDAR , पति-SRI KAMAL NAYAN PODDAR, जति- वैश्य निरंजन कुमार पाठक , पिता-राम किशोर पाठक , जति- ब्रह्मण्य			
खेती नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार
388	1162	0 ए 3 डि 0 हे	नामान्तरण मुकदमा संख्या 243/2017 - 2018
7.224	2253.2554	0 ए 20 कठर हे	
कुल परिवान			
वारीख	प्राप्ति पत्र संख्या	सात से सात तक	सागत बकाया
11-21-2017	1511267664	2017-2018	0
11-20-2019	0184581764	2018-2019	2

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

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्रार्थी को जानकारी के लिए है
किसी भी प्रकार की असुविधा के लिए सम्बंधित अधिकारी से संपर्क करें
प्लॉट का नक्का देखने के लिए प्लॉट नंबर क्लिक करें

Handwritten note:
आपने पंजी II का काला-7 किया
(काला-388)
P - 1162
A.P.O.J.A.L.
16/10/2020

Mahalakshmi Buildcon
Proprietor

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 16, 2020

पंजी 11 प्रति

भाग वर्तमान	2	पृष्ठ संख्या	17										
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	धनबाद	हलका का नाम	हलका-02	इस्टेट का नाम	JHARKHAND				
सौदा का नाम	कोलकुचमा	होस्टिंग संख्या	388	लौजी संख्या		धाना नम्बर	12	साल का प्रकार	रेपटी				
SRM KAMAL NARYAN PODDAR, पितल-BSR। MURLIDHAR PODDAR, जति. वैद्य मेहरर्स रजिस्ट्री प्रो एंड वि प्र ति निदेशक राजेश लडिया, पितल-केरि.													
खता नम्बर	फोटो संख्या	रकबा	परिवर्तन के लिए प्राधिकार				समान	सेस					
388	1162	0 ए 3 डि 0 हे	नामान्तरण मुकदमा संख्या 244/2017 - 2018				2	0					
553 245	553 731	0 ए 10 कठर हे											
338 388	1728 904	0 ए 9 कठर हे											
	कुल परिमाण	0 ए 3 डि 0 हे											
तारीख	प्रति पत्र संख्या	साल से	साल तक	सागत बकाया	सागत धातु	रोड सेस बकाया	रोड सेस धातु	शिक्षा सेस बकाया	शिक्षा सेस धातु	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस धातु	कृषि सेस बकाया	कृषि सेस धातु
11-21-2017	1511267316	2017-2018	2017-2018	0	2	0	0.5	0	1	0	1	0	0.4
11-20-2019	0747665119	2018-2019	2019-2020	2	2	0.5	0.5	1	1	1	1	0.4	0.4

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

Mutation Cases Total

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति
यह प्राप्त किये गए प्रती की जानकारी के लिए है
किसी भी प्रकार की अपुष्टियों के लिए सम्बंधित अधिकारी से संपर्क करें
पत्र संख्या के लिए पत्र नंबर सितक करें।

कम्प्यूटर जनित प्रति
Ksh - 388
P - 1162
16/10/2020

Mahalakshmi Buildcon
Proprietor



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी 11 प्रति

October 16, 2020

भाग वर्तमान	10	पुस्त संख्या	16												
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अर्चल का नाम	धनबाद	हलका का नाम	हलका-02	इस्टेट का नाम	JHARKHAND						
प्लॉट का नाम	कोलकुचमा	होस्टिंग संख्या	388	तोपी संख्या		घाना नम्बर	12	खाल का प्रकार	रेपटी						
MUKESH KUMAR SINGH, पति-SHARDA NAND SINGH, पति-															
खाला नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार				तगान	सेस					
388	1162	0 ए 2.4 डि 0 ई			नमानाज मुकदमा संख्या 10/2018 - 2019				3	0					
कुल परिमाण		0 ए 2.4 डि 0 ई													
तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	लागत बकाया	लागत प्राप्त	रोड सेस बकाया	रोड सेस प्राप्त	विद्या सेस बकाया	विद्या सेस प्राप्त	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस प्राप्त	कृषि सेस बकाया	कृषि सेस प्राप्त		
05-07-2018	0154947600	2018-2019	2018-2019	0	3	0	0.75	0	1.5	0	1.5	0	0.6		
11-20-2019	0978935825	2019-2020	2019-2020	0	3	0	0.75	0	1.5	0	1.5	0	0.6		

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

Mutation Cases Not Found !!

List Of Case Status Details

जारी

← BACK

यह एक ऑनलाइन प्रति है
यह प्रत्येक केस की जानकारी के लिए है
किसी भी प्रकार की असुविधा के लिए संबंधित अधिकारियों से संपर्क करें
प्राप्त का नक्का देखने के लिए प्लॉट नंबर लिंक करें।

Online पंजी 11 का मालाक्ष्मी
(क्र. 388)
(प. 1162)
16/10/2020

Mahalakshmi Buildcon

Proprietor

वर्क अकाउंट नंबर

PERMANENT ACCOUNT NUMBER



AEHPP0567Q

वर्क नाम

KAMAL NAYAN PODDAR

पिता का नाम / FATHER'S NAME

MURLIDHAR PODDAR

जन्म तिथि / DATE OF BIRTH

17-04-1974

SMTA

वर्क हस्ताक्षर

Kamal Nayan Poddar

अधीक्षक, आयकर, मद्रास

COMMISSIONER OF INCOME-TAX, MADRAS

Kamal Nayan Poddar

Mahalakshmi Buildcon

[Signature]
Proprietor



भारत सरकार

Government of India



कमल नयन पौदार
Kamal Nayan Poddar
जन्म तिथि / DOB : 17/04/1974
पुरुष / Male



5852 4050 7948

आधार - आम आदमी का अधिकार



भारतीय विधिकृत सङ्घान संस्था

Unique Identification Authority of India

पता
S/O: मुरलीधर पौदार, 238, शास्त्री
नगर ईस्ट, धनबाद, धनबाद,
झारखण्ड, 826001

Address
S/O: Muralidhar Poddar, 238,
SHASTRI NAGAR EAST,
Dhanbad, Dhanbad, Jharkhand
826001

5852 4050 7948



1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

Kamal Nayan Poddar

Mahalakshmi Buildcon

[Signature]
Proprietor

वर्तमान अकाउंट नंबर	PERMANENT ACCOUNT NUMBER	
	AJHPP0984A	
	व्यक्ति का नाम	
	BABITA PODDAR	
	पिता का नाम, FATHER'S NAME	
	BISHWANATH AGARWAL	
	जन्म तिथि, DATE OF BIRTH	
	18-05-1978	
व्यक्ति का हस्ताक्षर		
	जयदेव अग्रवाल, एडि	
	COMMISSIONER OF INCOME TAX, RAJCH	

Babita Poddar

Mahalakshmi Buildcon

Proprietor



भारत सरकार
Government of India



बबिला पोदार
Babila Poddar
जन्म तिथि / DOB : 18/05/1978
महिला / Female



2600 7592 9187

[Handwritten signature]



भारतीय पहचान प्रणाली
Unique Identification Authority of India

पता: W/O. कमल नारायण पोदार, 238, शस्तरी
नगर ईस्ट, धनबाद, धनबाद ज़ारखण्ड
826001



Address: W/O. Kamal Narayan Poddar, 238
Shastri Nagar East Dhanbad, Dhanbad
Jharkhand, 826001

2600 7592 9187

Babila Poddar

Mahalakshmi Buildcon

[Handwritten signature]
Proprietor

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAROJ KUMAR SINGH

SHARDA NAND SINGH

15/04/1977
Permanent Account Number
ALFPS8671R

[Handwritten Signature]
Signature



[Handwritten Signature]

Mahalakshmi Buildcon
[Handwritten Signature]
Proprietor



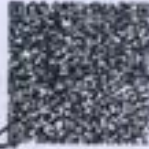
भारत सरकार

Government of India

सरोज कुमार सिंह
Saroj Kumar Singh



आम आदर्श: 15/04/1977
पुरुष / Male



2751 3136 1815

आधार - आम आदमी का अधिकार

Saroj



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पते: S/O: शर्दा नन्द सिंह
जोरफाटाक, धरबाद, झारखण्ड, भारत
झारखण्ड, 826001

Address: S/O: Sharda Nand
Singh, JORAPHATAK,
Dhanbad, Dhanbad,
Jharkhand, 826001

2751 3136 1815

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Mahalakshmi Buildcon

Proprietor

Mahalakshmi Buildcon
Proprietor

Mukul Singh

भारत सरकार
GOVT OF INDIA

भारतीय आयकर विभाग
INCOME TAX DEPARTMENT

व्यक्तिगत आयकर विभाग
Individual Income Tax Department

AMQPMS094A

Permanent Account Number Card

शर्मा नन्द सिंह
SHARMA NAND SINGH

पति का नाम / Father's Name
मुकेश कुमार सिंह
MUKESH KUMAR SINGH

04/05/1987

00002017





भारतीय विशिष्ट पहचान प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India



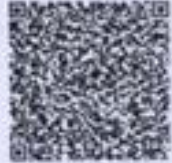
संकेत संख्या/Enrollment No.: 21894633602014

Mukesh Kumar Singh (पुंज कुमार सिंह)
 DO: Ghanda Nand Singh, Near Om Bhawan,
 Sachdeva Campus Jorhapatak, Dhanbad, Jharkhand,
 Jharkhand - 826001

- सूचना
- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
 - पहचान का प्रमाण स्थायी रूप से ऑनलाइन प्राप्त करें।
 - यह एक पौरुषलिक प्रमाण है।

आपका आधार संख्या/Your Aadhaar No.:

3066 2447 5874



मेरा आधार, मेरी पहचान

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार हर जगह है।
- आधार के लिए आपको एक ही बार प्रमाण देना पड़ेगा।
- कृपया अपना सही मोबाइल नंबर और ई-मेल पता, यह आपको भविष्य में अनेक सेवाओं में मदद करेगा।
- Aadhaar is valid throughout the country.
- You need to enroll only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.

पुंज कुमार सिंह
 Mukesh Kumar Singh
 जन्म तिथि/DOB: 04/05/1987
 लिंग / GENDER: MALE



Address:
 DO: Ghanda Nand Singh, Near
 Om Bhawan, Sachdeva Campus
 Jorhapatak, Dhanbad, Jharkhand - 826001

3066 2447 5874

3066 2447 5874

मेरा आधार, मेरी पहचान

MERA AADHAAR, MERI PEHACHAN

*Mukesh Singh
 14/08/20*

Mahalakshmi Buildcon

 Proprietor



भारत सरकार
Government of India

श्याम सुन्दर सिंह
Shyam Sunder Singh
जन्म तिथि / DOB : 02/07/1986
पुरुष / Male



6195 8759 3306

आधार - माँम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O: शारदा नन्द सिंह, जोड़ाखटाक,
झरखण्ड, झरखण्ड, झरखण्ड, 826001

Address:
S/O: Sharda Nand Singh,
JORAPHATAK, Dhanbad,
Dhanbad, Jharkhand, 826001

6195 8759 3306

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Shyam Sunder Singh

Mahalakshmi Buildcon

Proprietor

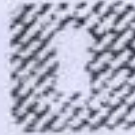
आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

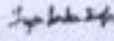
BKKPS6275C



नाम/ Name
SHYAM SUNDAR SINGH

पिता का नाम/ Father's Name
SHARDA MAND SINGH

जन्म तिथि/ Date of Birth
02/07/1986

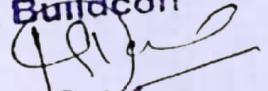

हस्ताक्षर/ Signature



21000018

Shyam Sundar Singh

Mahalakshmi Buildcon


Proprietor



11/2
10/2
10/1
9/1
8/1
7/1
6/1
5/1
4/1
3/1
2/1
1/1

भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No 1187/00145/01237

To,
 श्री/श्रीमती
 Deepak Sharma
 S/O Niranjan Sharma
 SHANKAR COLONY, KALI MANDIR ROAD
 BEKAR BANDH
 Dhanbad
 Dhanbad
 Jharkhand 826001
 9835593145

26/12/2011

Ref: 221 / 10C / 157687 / 158313 / P



UE161925197IN



आपका आधार क्रमांक / Your Aadhaar No. :

4966 4382 8037

आधार - आम आदमी का अधिकार



भारत सरकार
 GOVERNMENT OF INDIA



दीपक शर्मा
 Deepak Sharma ✓
 जन्म वर्ष / Year of Birth 1981
 पुरुष / Male



4966 4382 8037

आधार - आम आदमी का अधिकार

Mahalakshmi Buildcon

(Signature)
 Proprietor

आयकर विभाग
INCOME TAX DEPARTMENT
DEEPAK SHARMA
NIRANJAN SHARMA
01/07/1981
File/Agent/Account Number
CPVPS8703L
Signature

भारत सरकार
GOVT. OF INDIA



Mahalakshmi Buildcon

Proprietor

भारत सरकार
 Government of Jharkhand



विशाल शर्मा
 Vishal Sharma
 जन्म तिथि/ DOB: 21/09/1995
 पुरुष / MALE



6946 2861 5528

मेरा आधार, मेरी पहचान

भारतीय विधिक प्रमाण प्रतिकरण
 Digital Signature Authority of India



पता:
 आलय: ओम प्रकाश शर्मा, 1सी,
 शंकर कोलोनी, काली मंदिर, शंकर
 कोलोनी, धनबाद, धनबाद,
 झारखण्ड - 826001

Address:
 S/O: Om Prakash Sharma, 1C,
 Shankar Colony, Kali Mandir,
 Shankar Colony, Dhanbad,
 Dhanbad,
 Jharkhand - 826001

6946 2861 5528

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

Vishal Sharma


6200677086.

Mahalakshmi Buildcon

 Proprietor


Transaction Success! Please Note Your Transaction Id.

Name	MsMahaLakshmiBuildconRepresentedByItsProprietorDeepakSharma
Token No / Depositor ID	20200000088119
Amount	98000
Transaction ID	01d83f431ed079fdf9d2
GRN	2002371895
CIN	IGAJQJGUX3
Time	2020-10-16 13:37:11

Mahalakshmi Buildcon

Proprietor

Transaction Success! Please Note Your Transaction Id.

Name	MsMahaLakshmiBuildconRepresentedByItsProprietorDeepakSharma
Token No / Depositor ID	20200000088119
Amount	96324
Transaction ID	11d8d30fe66851768c7b
GRN	2002371540
CIN	IGAJQJFSK4
Time	2020-10-16 13:26:31

Mahalakshmi Buildcon

Proprietor



Document Registration Summary 1

Date :-16-Oct-2020

- Government/Market Value: ₹7717000/-
- Transaction Amount: ₹7720000 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 378546

Receipt Date : 16-10-2020

Presenter Name: -

On Date 16-10-2020 Presented at SRO - Dhanbad
Signature of Presenter

PR ₹1
SP ₹1320
LL ₹3
A1 ₹193000
Stamp Duty ₹100

SRO - Dhanbad

Kamal K. Poddar.

Total ₹194424

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	MsMahaLakshmiBuildconRepresentedByItsProprietorDeepakSharma	• GRN Number : 2002364402 • DEPT Transaction Id : Be9dc3dc798f9f16856e • Transaction Type :	100
PR	1	1	0	GRAS	MsMahaLakshmiBuildconRepresentedByItsProprietorDeepakSharma	• GRN Number : 2002371895 • DEPT Transaction Id : 01d83f431ed079fd9d2 • Transaction Type :	1
SP	1320	1320	0	GRAS	MsMahaLakshmiBuildconRepresentedByItsProprietorDeepakSharma	• GRN Number : 2002371895 • DEPT Transaction Id : 01d83f431ed079fd9d2 • Transaction Type :	1320
A1	193000	193000	0	GRAS	MsMahaLakshmiBuildconRepresentedByItsProprietorDeepakSharma	• GRN Number : 2002371540 • DEPT Transaction Id : 11d8d30fe66851768c7b • Transaction Type :	96321
				GRAS	MsMahaLakshmiBuildconRepresentedByItsProprietorDeepakSharma	• GRN Number : 2002371895 • DEPT Transaction Id : 01d83f431ed079fd9d2 • Transaction Type :	96679
LL	3	3	0	GRAS	MsMahaLakshmiBuildconRepresentedByItsProprietorDeepakSharma	• GRN Number : 2002371540 • DEPT Transaction Id : 11d8d30fe66851768c7b • Transaction Type :	3
Sub Total	194328	194424	-96				

Article : Development Agreement Number of Pages : 88

Signature of Operator

Signature of Head Clerk

Mahalakshmi Buildcon
Signature of Registering Officer

Proprietor



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Dhanbad

District Name :- Dhanbad

State Name :- Jharkhand

Deed Endorsement

Token No :- 20200000088119

Deed Type	Development Agreement
Number of Pages	88
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1320, A1 :- Rs. 193000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.7716944/- , Transaction Amount :- Rs.7720000/-
Property Details	District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Kolakushma Location :- Other Road, Kolakushma Word No 23 Property Boundaries :- East: 22 feet wide road., West: Part of Plot No. 1312., South: Plot No. 3696., North: 15 feet wide road. Khata Number - 388Plot Number - 1162Volume Number - 2 10Page Number - 14 15 16 17 Area Of Land :- 13.20 Decimal

Sh./Smt.KAMAL NAYAN PODDAR s/o/d/o/w/o Murlidhar Poddar has presented the document for registration in this office

today dated :- 16-Oct-2020 Day :- Friday Time :- 14:19:20 PM



KAMAL NAYAN
PODDAR(Individual)







Party Name	Document Type	Document Number
KAMAL NAYAN PODDAR	PAN/UID	585240507948

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

Mahalakshmi Buildcon





Proprietor

10/16/2020, 2:19

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	KAMAL NAYAN PODDAR Address1 - Shashtri Nagar, P.s.- Bank More, Dhanbad., Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Kamal Nayan Poddar Address:- 238,, , SHASTRI NAGAR EAST,, Dhanbad, , Dhanbad, 826001, , Jharkhand, India		EXECUTANTS Age:46			<i>Kamal Nayan Poddar</i>
2	SHYAM SUNDER SINGH Address1 - Jora Phatak, P.s.- Dhansar, Dhanbad., Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Shyam Sundar Singh Address:- , , JORAPHATAK, Dhanbad, , Dhanbad, 826001, , Jharkhand, India		EXECUTANTS Age:34			<i>Shyam Sunder Singh</i>
3	SAROJ KUMAR SINGH Address1 - Jora Phatak, P.s.- Dhansar, Dhanbad., Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Saroj Kumar Singh Address:- , , , JORAPHATAK,, Dhanbad, , Dhanbad, 826001, , Jharkhand, India		EXECUTANTS Age:43			<i>Saroj Kumar Singh</i>


Mahalakshmi Buildcon

[Signature]
Proprietor



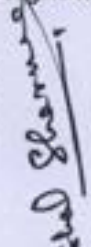
Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
4	MUKESH KUMAR SINGH Address1 - Jora Phatak, P.s.- Dhansar, Dhanbad., Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Mukesh Kumar Singh Address:- , Near Om Bhawan, , Sachdeva Campus Joraphatak, Dhanbad, , Dhanbad, , 826001, , Jharkhand, India		EXECUTANTS Age:33			<i>Mukesh Singh -</i>
5	BABITA PODDAR Address1 - Shashtri Nagar, P.s.- Bank More, Dhanbad., Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Babita Poddar Address:- 238, Shastri Nagar East, , Dhanbad, , Dhanbad, 826001, , Jharkhand, India		EXECUTANTS Age:42			<i>Babita Poddar</i>

Mahalakshmi Buildcon

[Signature]
 Proprietor

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
6	MS MAHA LAKSHMI BUILDCON Represented By its Proprietor DEEPAK SHARMA Address1 - Shankar Colony, Kali Mandir Road, Bekarbandh, P.s.- and Dist.- Dhanbad., Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Deepak Sharma Address:- , , SHANKAR COLONY, KALI MANDIR ROAD, BEKAR BANDH, Dhanbad, , Dhanbad, 826001, , Jharkhand, India		CLAIMANT Age:39			


Identification:

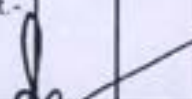
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	VISHAL SHARMA S/o-D/o Om Prakash Sharma Address1 - Shankar Colony, Kali Mandir Road, Bekarbandh, P.s.- and Dist.- Dhanbad., Address2 - ... , Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
-------	------------------------	-------	-------	-----------

Mahalakshmi Buildcon

Proprietor

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	VISHAL SHARMA Address1 - Shankar Colony, Kali Mandir Road, Bekarbandh, P.s.- and Dist.- Dhanbad., Address2 - . . . Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (KAMAL NAYAN PODDAR , SHYAM SUNDER SINGH , SAROJ KUMAR SINGH , MUKESH KUMAR SINGH , BABITA PODDAR), has/have admitted the execution before me. He/ She/ They has / have been identified by (VISHAL SHARMA) Son/Daughter/Wife of (Om Prakash Sharma) resident of (Shankar Colony, Kali Mandir Road, Bekarbandh, P.s.- and Dist.- Dhanbad.) and by occupation (Business).




Signature of Registering Officer

Date:- 16-Oct-2020

Seal and Signature of Registering Officer



Mahalakshmi Buildcon


Proprietor

Transaction Amount	7720000
--------------------	---------

CLAIMANT	-Mr. MS MAHA LAKSHMI BUILDCON Represented By Its Proprietor DEEPAK SHARMA, Address - Shankar Colony, Kali Mandir Road, Bekarbandh, P.s.- and Dist.- Dhanbad.- Father/Husband Name Niranjana Sharma , PAN No.- ,Permission Case No.- , Aadhaar No. *****8037
EXECUTANTS	-Mr. KAMAL NAYAN PODDAR, Address - Shashtri Nagar, P.s.- Bank More, Dhanbad.- ,Father/Husband Name Murlidhar Poddar , PAN No.- ,Permission Case No.- , Aadhaar No. *****7948
	-Mrs. BABITA PODDAR, Address - Shashtri Nagar, P.s.- Bank More, Dhanbad.- ,Father/Husband Name Kamal Nayan Poddar , PAN No.- ,Permission Case No.- , Aadhaar No. *****9187
	-Mr. SHYAM SUNDER SINGH, Address - Jora Phatak, P.s.- Dhansar, Dhanbad.- ,Father/Husband Name Sarda Nand Singh , PAN No.- ,Permission Case No.- , Aadhaar No. *****3306
	-Mr. MUKESH KUMAR SINGH, Address - Jora Phatak, P.s.- Dhansar, Dhanbad.- ,Father/Husband Name Sarda Nand Singh , PAN No.- ,Permission Case No.- , Aadhaar No. *****5874
	-Mr. SAROJ KUMAR SINGH, Address - Jora Phatak, P.s.- Dhansar, Dhanbad.- ,Father/Husband Name Sarda Nand Singh , PAN No.- ,Permission Case No.- , Aadhaar No. *****1815

Witness Information	Mr. VISHAL SHARMA , Address - Shankar Colony, Kali Mandir Road, Bekarbandh, P.s.- and Dist.- Dhanbad.-, Father/Husband Name-Om Prakash Sharma
---------------------	---

Identifier Details	Mr. VISHAL SHARMA , Address - Shankar Colony, Kali Mandir Road, Bekarbandh, P.s.- and Dist.- Dhanbad.-, Father/Husband Name-Om Prakash Sharma
--------------------	---

Property Id:406618		
Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,320
Total		1,320

Property Id:406618		
Fee Rule:Development Agreement		
1	PR	1
2	LL	3
3	A1	1,93,000
Total		1,93,004

Mahalakshmi Buildcon

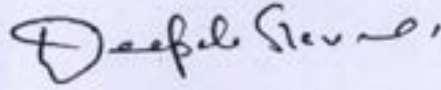

Proprietor

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.



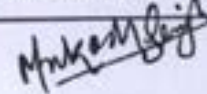
Deed Writer / Advocate



Vende / Claimant

Kandu. Poddar
Rabiripoddar
Saruji

Vendor / Executant



Shyam Sunder Singh

Mahalakshmi Buildcon



Proprietor



Pre Registration Docket

Date :- 15-10-2020 04:29 pm

Office Name :- SRO - Dhanbad
Token No:- 20200000088119

Appoinment :- 16-Oct-2020 Time:- 11:42

Article	Development Agreement
Pre Registration Date	15-Oct-2020
No. Of Pages	44
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 1,94,324.

Property Id: **406618**

Valuation No. : 539062 / 2020	:- 2020-2021	User Id : 3743	Date : 15-October-2020 16:44:PM
State : Jharkhand	District : Dhanbad	Tahsil : Dhanbad	
Land Type : Urban	Corporation : Kolakushma	Village/City : Kolakushma	
Kolakushma Word No 23 - Other Road			
Khata Number - 388			
Plot Number - 1162			
Volume Number - 2 10			
Page Number - 14 15 16 17			
Valuation Rule : Commercial land			
Property Details			
1	Land area	13.20 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 13.2 x 584617=7716944.4	₹77,16,944/-
A	Total		₹77,16,944/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹77,17,000/-
Total Amount in Words : Seventy Seven Lakhs Seventeen Thousandś Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: 22 feet wide road., West: Part of Plot No. 1312., South: Plot No. 3696., North: 15 feet wide road.
Area	Land area : 13.20 Decimal
Other Description of the Property	Pin Code - 826001
Government/Market Value	7716944.4

Mahalakshmi Buildcon

Proprietor 1/3

Token No.: 20200000088119

CERTIFICATE

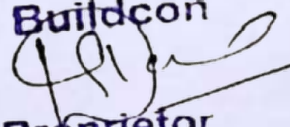
Office of the SRO - Dhanbad

This **Development Agreement** was presented before the registering officer on date **16-Oct-2020** by **KAMAL NAYAN PODDAR, S/O, D/O, W/O Murlidhar Poddar** resident of Shashtri Nagar, P.s.- Bank More, Dhanbad. ,.

This deed was registered as Document No:- **2020/DHAN/4673/BK1/4316** in Book No :- **BK1**, Volume No :- 476 from Page No :- 131 to 218 at, office of **SRO - Dhanbad**

Date:- **16-Oct-2020**


Registering Officer

Mahalakshmi Buildcon

Proprietor

DHANBAD MUNICIPAL CORPORATION

QUARTERLY TAX

**NOTICE
PATNA MUNICIPAL CORPORATION ACT 1951
SECTION 139 (2)**

H.TAX - 5,274/-
L.TAX - 1840/-
W.TAX -
C.CELS - 730/-
H.CESS
Total - 7,844/-

To,

Kamal Royan Poddar, Syam Sunder Holding No. *0230004422/100.70*
Singh, Mukesh Kumar Singh, Sanjay Singh, Ward No. *83*
and Babita Poddar & Kolaturna

You are hereby informed that the sum of Rs. *7,844/-* Being the quarterly installments has been proposed under section 139 (2) Patna Municipal corporation Act to be assessed upon you with affect from *2014* that you are hereby required to pay the said quarterly to pay the said quarterly installments with regularity at the office appointed by the commissioners for the receipt of the same or to the tax collector or other officer authorized by them to receipt payment the first payment to be made on the first day of April 20*14*. and every subsequent payment of the first day July 20*14*. on the first day of October 20*14*. And on the first day of January 20*14*. and on the said dates in every subsequent years and in default there of any area that may be due will be realized buy deserters and sale of movable properly belonging to you on which may be found on the holding in respect of which the Valuation is made and by such order proceedings as are allowed by law.

If you have any objection to make against this proposed assessment you may present a petition to the Commissioners praying for a review of the said assessment or related withing one month from the date of service of the notice, other wise it will not entertained.

Date this

day of *June* 2014 - *20*

15/4
REGISTRAR
REGISTRAR
Dhanbad Nagar Nigam
Anchal Sarda
8441



Dy. Chief Executive officer
Dhanbad Municipal Corporation

Mahalakshmi Buildcon

[Signature]
Proprietor