



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 98da85767215db913f80
Receipt Date : 02-Aug-2022 11:54:38 am
Receipt Amount : 100/-
Amount In Words : One Hundred Rupees Only
Token Number : 20220000094799
Office Name : District SRO - Jamshedpur
Document Type : Development Agreement
Payee Name : DIVYANSH DWELLINGS PVT LTD REP BY
 BABULAL TIWARY (Vendeer)
GRN Number : 2212511006

DIVYANSH DWELLINGS PVT. LTD

Babulal Tiwary

Director



-: For Office Use :-



Delivered
Babu

2022/JSR/3895/BK1/3629

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।

इस रसीद का प्रयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है।

Babulal Tiwary, Deepa Baski, Director, District SRO, Jamshedpur

Deepa Baski

Development Agreement Smt. Smt. Smt. Stamp 100/-



Babulal Tiwary
2-8-2022



DIVYANSH DWELLINGS PVT. LTD
Babulal Tiwary
Director

Babulal Tiwary
Director



Deepa Bagty
2-8-2022

ज्वाता नं- 214, प्लॉट - 1277, प्रति-
बंघित मन्ची में दर्ज नहीं है।



Deepa Bagty
Advocate

Deepa Bagty
2-8-2022

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02/08

विषय 24 के अर्धीन लक्ष्य: भारतीय स्टाम्प-अधिनियम
(द्वितीय स्टाम्प ऐक्ट), 1920 की अनुसूची
1 में कि, 20-5..... के अर्धीन
एलावत स्टाम्प-दस्तावेज (या स्टाम्प-मुलक
में विनियम या स्टाम्प-मुलक अधिनियम नहीं)।

[Signature]
निर्देशन-पदाधिकारी

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DEVELOPMENT AGREEMENT

[Signature]

THIS DEVELOPMENT AGREEMENT is made on this the 2nd day of JULY 2022 at JAMSHEDPUR; Between:

AI- 161808=00
LE - 2000=00
LL - 03=00
PR - 01=00

1) MR. BABULAL TIWARY, (PAN - ACPPT4301A and UID No. XXXX XXXX 1215), son of Late Ram Kumar Tiwary, by faith Hindu, by Caste General, by occupation Business, Nationality Indian, resident of 99, Khawas Ji Ka Bagh, Pooja Apartment, G-1, Tonk Road, Jaipur, Durgapura, Rajasthan - 302018 and presently residing at Sanjay Path, Dimna Road, Mango, P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin - 831012 and

[Signature]
02/08/22
दस्तावेज जांचा



Deepak Kumar Bagty
2.8.2022



Deepak Kumar Bagty
Educator



Balant Singh
2.8.2022



Deepak Kumar Bagty
Educator



Deepa Bagty
2.8.2022



Deepak Kumar Bagty
Educator

DIVYANSH DWELLINGS PVT. LTD
Balant Singh
Director

2) SMT. DEEPA BAGTY, (PAN - AJXPB1812H and UID No.XXXX XXXX 0715), wife of Sri Deepak Kumar Bagty, by faith Hindu, by Caste General, by occupation self employee, Nationality Indian, resident of Holding No.402, Sheo Mandir Line, Ulidih, Dimna Road, Mango, P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin - 831012,

Babulal Tiwary,
Deepa Bagty

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Prem Kumar Ram
Babulal Tiwary,
Deepa Bagty
2.8.2022
DIVYANSH DWELLINGS PVT. LTD
Babu Lal Tiwary
Director

hereinafter called the "OWNERS/ FIRST PARTY MEMBERS" (which expression shall, unless excluded by or repugnant to the subject or context, mean and meaning thereof deemed to be the above named First party / owners and also include their respective heirs, successors, legal representatives, nominees, executors and assigns) of the ONE PART.

A N D

"DIVYANSH DWELLINGS PRIVATE LIMITED", (PAN – AAICD3522D, TAN – RCHD02600D and GST No.20AAICD3522DIZE), a Company incorporated Under the Indian Companies Act. 1956, having its Office at Unit No.303, 3rd floor, Executive Block, Swarn Bhoomi, Sanjay Path, Dimna Road, Mango, P.O. & P.S. Mango, town Jamshedpur, District East Singhbhum, Jharkhand, represented through its **Directors** namely:-

- 1) **MR. PREM KUMAR RAM**, (PAN – AFTPR6869J and UID No.XXXX XXXX 9141), son of Shiv Narayan Ram, by faith Hindu, by Caste General, by occupation Business, Nationality Indian, resident of House No.449, Shiv Mandir Line, Behind Srijani Residency, Dimna Road, Mango, P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin – 831012;
- 2) **MR. BABULAL TIWARY**, (PAN – ACPPT4301A and UID No.XXXX XXXX 1215), son of Late Ram Kumar Tiwary, by faith Hindu, by Caste General, by occupation Business, Nationality Indian, resident of 99, Khawas Ji Ka Bagh, Pooja Apartment, G-1, Tonk Road, Jaipur, Durgapura, Rajasthan – 302018 and presently residing at Sanjay Path, Dimna Road, Mango, P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin – 831012 and
- 3) **SMT. DEEPA BAGTY**, (PAN – AJXPB1812H and UID No.XXXX XXXX 0715), wife of Sri Deepak Kumar Bagty, by faith Hindu, by Caste General, by occupation self employee, Nationality Indian, resident of Holding

Balaram Lal Prasad,
Deepa Bagley

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Pawan Kumar Datta
Balaram Lal Prasad,
Deepa Bagley
2.8.2022

DIVYANSH DWELLINGS PVT. LTD
Balaram Lal Prasad
Director

No.402, Sheo Mandir Line, Ulidih, Dimna Road, Mango, P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin -831012 hereinafter called the **"BUILDER, PROMOTER & DEVELOPER/ SECOND PARTY** (which expression shall, unless repugnant to the context mean and meaning thereof deemed to be the said Company and also include its Directors, assignees, administrators, legal heirs, representatives and successors-in-office) of the **OTHER PART**.

- a) The "Immovable property" means ALL THAT piece and parcel of raiyati homestead land, measuring an area **11.38 Kathas or 18.8 Decimals, more or less**, together with house and structures whatsoever standing thereon, measuring **built up area 2700 Sq.ft.**, more or less, being in Portion of **New Plot No.1277**, recorded under **New Khata No.214** of **Mouza PURIHANSA**, P.S. Sundemagar, Thana No.1183, Halka No.2, District Sub-Registry Office and Town Jamshedpur, District East Singhbhum, Pargana Dhalbhum, State of Jharkhand, more fully described in the Schedule 'A' hereunder written, is the subject matter of this Development Agreement;
- b) The "Owner's Allocation" shall mean and include **40%** of the constructed area, consisting of **flats, parking spaces** etc. to be constructed over the SCHEDULE – A below property, which has been specifically described in the SCHEDULE – B of this Agreement.
- c) The "Developer's Allocation" shall mean and include the remaining **60%** constructed area, consisting of **flats, parking spaces** etc. to be constructed over the SCHEDULE – A below property, more specifically described in the SCHEDULE – C hereunder written of this Agreement.

Balant Singh
Deepa Bagly

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Prem Kumar
Balant Singh
Deepa Bagly
2-8-2022

DIVYANSH DWELLINGS PVT. LTD

Balant Singh
Director

COMMON FACILITIES AND AMENITIES : shall include staircase, landing, passage ways, vacant areas, pump/ Meter Box room, overhead water tank, other services and amenities.

MAINTENANCE : Maintenance of the common facilities shall be the joint responsibilities for all the flat, parking space owners and occupiers, but the maintenance of internal flats, parking space and facilities shall be maintained and borne by the individual flat/ parking space owners.

TITLE INDENTURE :

WHEREAS, the first party Nos.1 and 2 above named, vide a registered Sale Deed, bearing Document No.2020/JSR/1873/BK1/1700, in Book No.BK1, Volume No.341, from Page No.105 to 210, dated 07.07.2020, registered at District Sub-Registry Office, Jamshedpur, jointly purchased for valuable consideration amount, all that piece and parcel of raiyati homestead land, measuring an area 11.38 Kathas or 18.8 Decimals, more or less, together with house and structures whatsoever standing thereon, measuring built up area 2700 Sq.ft., more or less, being in Portion of New Plot No.1277, recorded under New Khata No.214 of Mouza PURIHANSA, P.S. Sundernagar, Thana No.1183, Halka No.2, District Sub-Registry Office and Town Jamshedpur, District East Singhbhum, Pargana Dhalbhum, State of Jharkhand, more fully described in the Schedule 'A' below, from its previous lawful owners i) Sri Tapan Kumar Sen, ii) Sri Tarun Kumar Sen, both sons of Late Bikash Chandra Sen, iii) Mrs. Sarmistha Sarkar, wife of Mr. Bivas Chandra Sarkar and daughter of Late Bikash Chandra Sen and iv) Mrs. Sanjukta Banerjee, wife of Mr. Kuntal Banerjee and daughter of Late Bikash Chandra Sen and since its purchase, the first party Nos.1 and 2 have been in joint peaceful physical possession and occupation over the same, without any

Babulal Dwivedy,
Deepa Bagty

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Prakash Chandra
Babulal Dwivedy
Deepa Bagty
28/09/22

DIVYANSH DWELLINGS PVT. LTD

Babulal Dwivedy
Director

let, hindrance or disturbances from any person or persons and are the absolute, lawful and bonafide owners thereof, by exercising all acts of ownership thereto;

AND WHEREAS, later on, the first party Nos.1 and 2 above named, in order to further ensure their right, title and interest over the aforesaid purchased property, has mutated the same, in their joint names, vide **Mutation Case No.313/ R27/ 2020-2021, Order dated 12.09.2020**, from the office of the Superior landlord, the State, through the Circle Officer, Jamshedpur and rent for the said land paid to the landlord and obtained rent receipt in their joint names, entered in **Register-II, Volume No.51, Page No.75**;

AND WHEREAS, the first party members are desirous to develop and/ or construct multistoried building and/ or building project over the said plot of land through reputed builder/ developer;

AND WHEREAS, having come to know the intention of the first party members, the second party approached the first party members and offered to develop and/ or construct a **residential multistoried** building over the said plot of land and having discussed in all matter relating to construct and distribute of the proposed **residential multistoried** building together with Parking space and other affairs of the proposed building project, the first party members have been pleased to grant and offload the total development work to the second party;

AND WHEREAS, the parties hereto have voluntarily agreed to execute a proper deed of Development Agreement to avoid any dispute or misunderstandings and/or legal complications between the parties, their heirs, successors, administrators, legal representatives etc. at any point of time and on such terms hereinafter appearing as follows :-

Baldev Singh,
Deepa Bagley

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Pravin Ramdas
Baldev Singh,
Deepa Bagley
2-8-2022

DIYANSH DWELLINGS PVT. LTD

Baldev Singh
Director

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AND IT
HEREBY AGREED BY THE PARTIES AS FOLLOWS :-

- 1) That the developer/ builder/ second party shall construct a **residential multistoried** building as per plan to be sanctioned and approved by the authority concerned, after dismantling the existing structure.
- 2) That the second party shall prepare the building plan through an Architect, Civil Engineer or Planner, along with supporting plans such as Structural, Electrical, Sewerage etc. and shall arrange to get such plan or plans sanctioned through the appropriate authority.
- 3) That the plan/s so prepared, if requires during or after sanctioned of building plan by the authority, may be modified, revised and/ or altered as per requirement and/ or for feasibility of the proposed project being brought in knowledge of the first party members and having an agreement made for the same.
- 4) That after passing the building plan and getting approved electric requirement from the competent authority, the second party shall forthwith start construction of the proposed building over the said land and will complete the proposed construction within **24 (twenty four) months**, in normal situation from the date of ground breaking ceremony. The period of construction may be delayed on the ground of natural calamities, Earth Quack, Civil War, Riot, Acute shortage of building materials, labour unrest, Act of God and/ or situation beyond control of the human being.
- 5) That after completion of the proposed building the builder/ developer/ second party shall deliver **40%** of the constructed area, consisting of

Balraj Singh,
Deepa Baggi

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Prakash Singh
Balraj Singh
Deepa Baggi
2-8-2022

DIVYANSH DWELLINGS PVT. LTD

Balraj Singh
Director

flats, parking space etc., to be constructed over the Schedule 'A' below land, along with and other common utility services, advantages, amenities, privileges etc. against the full and final value of the schedule 'A' land and the same shall be treated as the owner's share/ allocation, more specifically described in the **schedule 'B' hereunder** written and the remaining constructed area i.e. save and except the owner's allocation, the second party will be entitled to sell and dispose off its/ their share i.e. **60%** of the proposed building i.e. developers' allocation, described in the **schedule 'C' hereunder** written and other common advantages, privileges, utility services, amenities etc. shall be deemed to be Developer's Allocation to the various buyers at its/ their choice and discretion for which the first party members shall have no objection to it.

- 6) That the first party members do hereby declare and covenant :-
- a/ They are the lawful owners of the schedule 'A' below property and there are no other co-owners, co-sharers in this property.
- b/ Prior to execution of this Development agreement the first party members have not sold or transferred or conveyed the schedule 'A' below property or part thereof to any party person or concern, nor entered in any similar Agreement with anyone else and the same is free from all encumbrances, charges, mortgages, litigations or pending suit/ case in any court or office.
- c/ The first party members hereby assure the second party to extend all their co-operation for the development of the said building and for disposal of the proposed flat/s, parking space etc. falling to the share of the second party to the intending buyers or parties. If required the first party will join in all the Sale Agreement/s as

Balwinder Singh
Deepa Bagby

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Prem Kumar Singh
Balwinder Singh
Deepa Bagby
28.2.2022
DIVYANSH DWELLINGS PVT. LTD
-Balwinder Singh

Director*

a confirming party to be executed by the Developer in favour of the prospective purchaser/s of the Flat/ unit in proposed building.

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

- i/ that the second party, together with its partners will be entitled to enter agreement/s with various intending buyers and to receive booking amount, installations, part or full payments from such buyer/s or transferees, lessees, in case of lease, against construction and disposal of the proposed flats, parking spaces etc. falling to its/ their share i.e. Developer's Allocation, save and except the owner's allocation and shall take all responsibilities for construction of the proposed multistoried building.
- ii/ the expenses that may be incurred towards preparation of building plan, passing of such plan or plans, payment to architect, civil engineer, labours, workmen, guard, purchase of building materials, fixtures, fittings, installation and/or other service connection to be installed therein, documentation, any miscellaneous charges, levied, fines, penalties imposed by Municipality or any other authorities during the construction of the said building to be fully borne by the second party only.
- iii/ the second party shall arrange for proper water line, fixtures, fittings, installations of electricity as per specification enclosed.
- iv/ the second party shall take all responsibilities towards construction of proposed building and in case of any accident or incident or damage occurs during the period of construction and/ or any dispute or proceedings arises or arise in between the second party and other buyers,

Pran Kumar Rayan
Deepta Rayan

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Pran Kumar Rayan
Deepta Rayan

DIVYANSH DWELLINGS PVT. LTD
Babu Lal Mishra
Director

or any concern etc., in such event the first party members shall no way be liable or questionable for such incident, occurrence, event or proceedings. However, if any disputes arise with regards to title of schedule 'A' land, the first party members will protect the interest of the second party.

v/ the second party/ builder shall arrange to install fire extinguisher and/ or extinguish system in the proposed multistoried building.

8) **THAT BOTH THE PARTIES HEREBY DECLARE AS FOLLOWS :**

- a/ neither first party members and/ or the second party members shall sale and transfer the proposed allocation to any or more party or parties, as per their respective discretion.
- b/ 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.
- c/ the parties put and render their sincere efforts for the grand success of the proposed project, which however shall never be constituted any partnership between the parties.
- d/ the second party shall or may publish in news paper or any media for disposing of its/ their area, i.e. the Developer's Allocation to the intending buyers or parties, The second party shall or may raise funds from the intending buyers or any party and/ or financial institution at their discretion and risk.
- e/ in case it transpires that the premises mentioned in the schedule 'A' hereunder written is not free from all encumbrances, charges or liens and there by any suit or case and/ or defect title of the first party members, in

Pran Kumar Dhan
Dakshin Lal Dwelling
Deepa Baggi

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Pran Kumar Dhan
Dakshin Lal Dwelling
Deepa Baggi

2.8.2022

DHANYANSH DWELLINGS PVT. LTD

— Dakshin Lal Dwelling

Director

that event the first party members shall be fully liable to the second party and shall be bound to make good of all compensation or damages, that may be incurred to get the said premises perfect and clear in the eye of law and/ or proper court of law and such amount shall be deducted or adjusted against owners' allocation.

- f/ the parties hereto shall save harmless and keep indemnified each other against any loss, damage, incident suit or proceedings.
- g/ the parties may alter or amend any terms of this Development Agreement and/ or to include any further terms therein, if found necessary with the written consent of the other party only.
- h/ the parties hereof including their respective heirs, successors-in-office, administrators, legal representatives and/ or persons claiming through or in trust of them shall comply, honour and abide by all terms of this agreement.
- i/ 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 Reconciliation Act, 1996.
- j/ the Court of **Jamshedpur** alone shall have jurisdiction to try and reaction in all actions, its proceedings, arising out of this Agreement.

SCHEDULE : 'A'

(above referred to)

ALL THAT piece and parcel of raiyati homestead land, measuring an area **11.38 Kathas or 18.8 Decimals, more or less, being in Portion of**

Balant Singh
Deepa Bagly

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Pramod Kumar Jais
Balant Singh
Deepa Bagly
DIPYASH DWELLINGS PVT. LTD. 2012
Balant Singh
Director

New Plot No.1277, recorded under New Khata No.214 of Moha
PURIHANSA, P.S. Sundernagar, Thana No.1183, Halka No.2, District
Registry Office and Town Jamshedpur, District East Singhbhum, Pargana
Dhalbhum, State of Jharkhand;

which is bounded by:

- North : Portion of Tapan Kumar Sen;
South : Alley then Surjan Singh;
East : Surjan Singh;
West : Road;

SCHEDULE : 'B'

(Description of the property of Owner's allocation)

Share of constructed area to be delivered and/or paid by the Second party/
Developer to the owners/first party members:-

All that proposed constructed area viz.40%, consisting of flats, parking spaces etc. and other right in the common stairways, landings, ingress, egress, services, amenities and lift etc. and undivided proportionate share of land, out of the entire proposed construction to be done or executed over the schedule 'A' above land

SCHEDULE : 'C'

(Description of the Builder's allocation)

Area of constructed building to be kept and/or hold and/or, shall be deemed to the property of the second party:-

All that remaining 60% constructed area, consisting of flats, parking spaces etc. and other right in the common stairways, landings, ingress, egress,

Balwant Prasad
Deepa Bagty

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Prem Kumar Deka
Balwant Prasad
Deepa Bagty

28.8.2022
DIVYANSH DWELLINGS PVT. LTD
Bala Lal Prasad
Director

services, amenities and lift etc. and undivided proportionate share of land, out of the entire proposed construction to be done or executed over the schedule 'A' above land

IN WITNESS WHEREOF all the parties have hereunto set their respective hands, finger prints and/ or signatures hereto, on this day, month, year and place first above written.

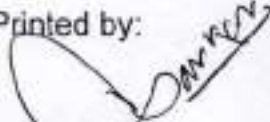
Drafted, read over and explained the contents of this Deed to the executants and they have admitted the same to be true and correct.

28.8.2022
Advocate

WITNESSES:

1. Anant Kr Jitwary
Suryay Rath
Mango Dimna Road - 831012
2. Pintu Bagti s/o S.K. Bagti
Dimna Road, mango
town Jamshedpur,

Printed by:


Jsr. Court.

Certified that the fingerprints of the left hand of each person, whose photograph is affixed in the document, have been obtained by me or before me.

28.8.2022
Advocate

सं. 214	2022	2021-2022
दस्तावेज संख्या	वर्ष	वर्ष

जैसा कि सलाह मांग गम तफसील (बकाया वी. एच.) नीचे सूची में है।

मांग बाबत	सालका	वर्ष				कुल (2021-2022)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष (2021-2022)	
माल (नकदी)	80.00				80.00	80.00
गुजारी (भावती)	20.00				20.00	20.00
सस	40.00				40.00	40.00
सूद	40.00				40.00	40.00
मुलफरकात	16.00				16.00	16.00
मीजान	196.00				196.00	196.00

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतलवा हाल (2021-2022)	फाजिल
	तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष (2021-2022)		
माल (नकदी)				80.00	80.00	
गुजारी (भावती)				20.00	20.00	
सस				40.00	40.00	
सूद				40.00	40.00	
मुलफरकात				16.00	16.00	
मीजान अदायकारी				196.00	196.00	

- (1) मीजान कुल (तफसील में) : Three Hundred Ninety Two Rupees
- (2) नाम देहिदा -
- (3) कुल बकाया- 392.00

तारीख अमला तहसील कुनिन्दा : 30-07-202

आपस महाराज का बकाया माहगुजारी घर (विवाय ऐसे बकामों पर बिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



DIVYANSH DWELLINGS PVT. LTD

Director

Pranab Kumar Singh
Babulal Mishra
Deepa Bagley

यह एक कम्प्यूटर जनित प्रति है।
यह प्रपत्र केवल शर्षी की जानकारी के लिए है।
किरी भी प्रकार की अपुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

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

अंचल अधिकारी का कार्यालय, जमशेदपुर, पूर्वी सिंहभूम

पत्रांक- 336
दिनांक- 12/02/2022

DIVYANSH DWELLINGS PVT. LTD
- Badul Mishra
Director

प्रेषक,
अंचल अधिकारी,
जमशेदपुर।

सेवा में,
उप विकास आयुक्त,
-सह-मुख्य कार्यपालक पदाधिकारी,
जिला परिषद, पूर्वी सिंहभूम, जमशेदपुर।

विषय : प्लॉट नं०- 1277, खाता नं०- 214, रकबा 10.8 डी०, थाना नं०- 1183, मौजा-
पुडीहासा के भूखण्ड के जॉच के संबंध में।

प्रसंग : भवदीय पत्रांक 209 दिनांक 09.02.2022।

महाशय,

उपरोक्त विषय एवं प्रसंगाधीन पत्र के संबंध में राजस्व उप निरीक्षक एवं अंचल निरीक्षक से राजस्व कागजातों के आधार पर जॉच कराया गया। जॉचोपरान्त उनके द्वारा प्रतिवेदित किया गया है कि मौजा- पुडीहासा, थाना नं० 1183, खाता सं० 214, प्लॉट नं० 1277 का पंजी II के अनुसार कायम जमाबंदी का विवरण निम्न प्रकार से है:-

क्रम	खाता सं०	प्लॉट सं०	रकबा	जमाबंदी रैयत का नाम	भाग-पृष्ठ
1	214	1277	10.8 डी०	श्री सानुलाल तिवारी, पिता- स्व० राम कुमार तिवारी श्रीमती दीपा बागती, पति- दीपक कुमार बागती नामांतरण मुकदमा सं० 313/2020-21	51-75

आवेदित भूमि हाल सर्वे खतियान के अनुसार मायारानी कर, पिता- धीरेन्द्र कर के नाम पर दर्ज है, जो सी.एन.टी एक्ट से मुक्त है एवं जमाबंदी रैयत श्री सी.एन.टी एक्ट से मुक्त है। भूमि पर आवेदक का दखल कब्जा है एवं लगान वर्ष 2020-21 तक अद्यतन भुगतान किया गया है।

सूचनार्थ एवं आवश्यक कार्रवाई हेतु प्रेषित।

विश्वासभाजन

अंचल अधिकारी
जमशेदपुर

Pram Kumar Das
Badul Mishra
Deep Bagley



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

DIVYANSH DWELLINGS PVT. LTD

Babulal Tiwary
Director

Certificate No.	: IN-JH29653247597299S
Certificate issued Date	: 06-Jul-2020 03:34 PM
Account Reference	: SHCIL (FI) Jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference	: SUBIN-JHJHSHCIL0144440014715571S
Purchased by	: BABULAL TIWARY
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 1,20,00,000 (One Crore Twenty Lakh only)
First Party	: NA
Second Party	: BABULAL TIWARY AND DEEPA BAGTY
Stamp Duty Paid By	: BABULAL TIWARY AND DEEPA BAGTY
Stamp Duty Amount (Rs.)	: 4,80,000 (Four Lakh Eighty Thousand only)

*Pran Kumar Das
Babulal Tiwary
Deepa Bagty*



Please write or type below this line

2020/JJR/1873/BK1/1700

20/33039
F-072020



*Tapen kr Sen
TARUN KRSEN
Sarmistha Sarkar
Sanjukta Banerjee
06.07.2020*

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1/2020/2020

DIVYANSH DWELLINGS PVT. LTD
Babu Lal Dwivedy
Director



PRADEEP KUMAR BAGTI
(Advocate)
Civil Court, Jamshedpur

TAPAN KUMAR SEN 06.07.2020
TARUN KUMAR SEN 06.07.2020



महोदय श्री प्रदीप कुमार बाग्टी
जयपुरा 1277 प्रतिबन्धक 12
मे वरुण जेठे श्री प्रदीप
H/H

प्रमाणित
कमिश्नरी
जयपुरा 40.10.2020



PRADEEP KUMAR BAGTI
(Advocate)
Civil Court, Jamshedpur



न्यूनतम मूल्यंकित मूली मे
जीवा एव एकी गण।

Tapan Kumar Sen
Habanias Dwivedy
Deepa Bagti

2

SALE DEED

Tapan kumar
TARUNKRSEN
Sarmistha Sarker.
Sanjukta Banerjee
06.07.2020

THIS DEED OF SALE IS MADE ON THIS THE 6th DAY OF 'JULY' 2020 AT JAMSHEDPUR; BY:

- 1) SRI TAPAN KUMAR SEN, (PAN - BFVPS9576L and UID No.5215 9853 7129),
- 2) SRI TARUN KUMAR SEN, (PAN - INCPS9929F and UID No.5821 1555 7806),

Both sons of Late Bikash Chandra Sen

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LHP 200
P 70 1000

1/2020/2020



Sarmistha Sarkar
06.07.2020



DIVYANSH DWELLINGS PVT. LTD
Bela Lal Mishra
Director

PRADEEP KUMAR BAGTI
(Advocate)
CMA Court, Jamshedpur



Sanjukta Banerjee
06.07.2020



PRADEEP KUMAR BAGTI
(Advocate)
CMA Court, Jamshedpur

Tapan K S S
TAPAN K R SEN
Sarmistha Sarkar
Sanjukta Banerjee
06.07.2020

3

Prem Kumar Singh
Bala Lal Mishra
Deepa Bagti

Both by faith Hindu, by Caste Kayastha, No.1 by occupation Business and No.2 Private Service, Nationality Indian, both residents of Main Road, Near Railway Crossing, Sundernagar, Purihasa, P.S. Sundernagar, Town Jamshedpur, District Singhbhum East, State of Jharkhand, Pin -832107;

3) MRS. SARMISTHA SARKAR, (PAN - DMUPS0936N and UID No.9724 2442 0153),
wife of Mr. Bivas Chandra Sarkar and daughter of Late Bikash Chandra Sen;

by faith Hindu, by Caste Kayastha, by occupation Housewife, by Nationality Indian, at present residing at M.I.G.-10, Madhab Baug Colony, Jawaharnagar, Azadnagar, P.O. Azadnagar, P.S. Mango, Town Jamshedpur, District Singhbhum East, State of Jharkhand, Pin -832110 and

4) MRS. SANJUKTA BANERJEE, (PAN - CMXPB3415M and UID No.3971 1651 9147),
wife of Mr. Kuntal Banerjee and daughter of Late Bikash Chandra Sen;
by faith Hindu, by Caste Brahmin, by occupation Housewife, by Nationality Indian, at present residing at H. No.109, Nehru Chowk, Shankarpur, P.O. Sarjanda, P.S. Parsudih, Town Jamshedpur, District Singhbhum East, State of Jharkhand Pin -831009

Tapar Kar Sen

TARUN KR SEN

Sarmista Sarto

Sanjukta Bonerize
06.07.2020

DIVYANSH DWELLINGS PVT. LTD

Babulal Tiwary
Director

hereinafter called the SELLERS (which expression shall unless, excluded by or repugnant to the context, mean and include their respective legal heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **ONE PART**. The above named Principals are alive and the aforesaid General Power of Attorney has not been revoked.

IN FAVOUR OF

1) **MR. BABULAL TIWARY**, (PAN – ACPPT4301A and UID No.5459 0948 1215), son of Late Ram Kumar Tiwary, by faith Hindu, by Caste Brahmin, by occupation Business, Nationality Indian, resident of 99, Khawas Ji Ka Bagh, Pooja Apartment, G-1, Tonk Road, Jaipur, Durgapura, Rajasthan – 302018 and presently residing at Sanjay Path, Dimna Road, Mango, P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin – 831012 and

Pran Kumar Sen
Babulal Tiwary
Deepa Bagty

2) **SMT. DEEPA BAGTY**, (PAN – AJXPB1812H and UID No.4743 206 0715), wife of Sri Deepak Kumar Bagty, by faith Hindu, by Caste Baniya by occupation self employee, Nationality Indian, resident of Holding No.402, Sheo Mandir Line, Ulidih, Dimna Road, Mango, P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin -831012, hereinafter called the PURCHASERS (which expression shall unless, excluded by or repugnant to the context, mean and include their respective legal heirs, successors, executors, administrators, representatives, nominees and assigns) of the **OTHER PART**.

NATURE OF THE DEED: DEED OF SALE

CONSIDERATION AMOUNT: Rs.1,20,00,000/- (Rupees One crore twenty lakhs) only

Stopan vs Sen
5

TARUNKRSEN

Sarmistha Sarkar

Sanjukta Banerjee
06.07.2020

DIVYANSH DWELLINGS PVT. LTD

Babu Lal Prasad
Director

WHEREAS, the deceased mother of the above named Sellers namely Smt. Sobha Sen, during her lifetime, vide a registered Sale Deed, bearing Deed No.1256, dated 08.03.2002, registered at District Sub-Registry Office, Jamshedpur, purchased for valuable consideration amount, a piece and parcel of raiyati homestead land, total measuring an area 0.24 Acre (Twenty Four Decimals) i.e. 14.53 Kathas, together with pucca house and structures standing thereon, being in Plot No.1277, recorded under Khata No.214 of Mouza Purihansa, P.S. Sundemagar, Thana No.1183, District Sub-Registry Office, Jamshedpur, District East Singhbhum, from its previous lawful owner/ recorded Raiyat Smt. Mayarani Kar, wife of Sri Dharendra Mohan Kar and thereafter the aforesaid purchased property was mutated and recorded in her name, from the Office of the Superior landlord, the State of Jharkhand, through the C.O., Jamshedpur, vide Mutation Case No.668/ 02-03, Order dated 23.08.2002 and she had been paying rent for the said land and obtained rent receipt in her own name and since its purchase said Smt. Sobha Sen, had been in peaceful physical possession over the same without any interruption from any corner and constructed other house and other structures over the aforesaid plot of land and residing therein, with her family members;

Pratik Kumar Jain
Sobha Sen Prasad
Deepa Bagley

AND WHEREAS, after the death of said Sobha Sen, as well as her husband Bikash Chandra Sen (predeceased), the property, measuring an area 18.8 Decimals, more or less, together with pucca house and structures whatsoever standing thereon, being in Portion of Plot No.1277, recorded under Khata No.214 of Mouza Purihansa, P.S. Sundemagar, Thana No.1183, Halka No.2, District Sub-Registry Office and Town Jamshedpur, District East Singhbhum, State of Jharkhand, vested and devolved upon the Sellers above named

Tapan Kumar Sinha

TARUN KRISHNA

Saamistha Sanyal

Sanjukta Banerjee
06.07.2020

DIVYANSH DWELLINGS PVT. LTD

Babur Lal Pathy
Director

being her sons and daughters, surviving legal heirs and successors and since acquiring the aforesaid inherited property, the Sellers above named have been in joint peaceful physical possession and occupation over their aforesaid inherited property, without any let, hindrance or disturbances from any person or persons and are the absolute, lawful and bonafide owners thereof by exercising all acts of ownership thereto;

AND WHEREAS, later on, the above named Sellers, in order to further ensure their right, title and interest over the aforesaid inherited property, more fully described in the Schedule below, have mutated the same, in their joint names, vide Mutation Case No.54/R27/ 2018-2019, Order dated 27.04.2018, from the office of the Superior landlord, the State, through the Circle Officer Jamshedpur and rent is being paid for the aforesaid property and obtained rent receipt in their joint names, entered in Volume No.51, Page No.27;

AND WHEREAS, the Sellers, being in urgent need of money, to clear the bank debt. and family needs etc., voluntarily expressed their intent of selling the Schedule below property and having come to know the intention of the Sellers, the Purchasers hereof have approached to the Sellers and after inspected the land with house at site, all title documents and relevant papers etc. and having fully satisfied to the Purchasers, proposed and offered to purchase the same on a consideration amount of Rs.1,20,00,000/- (Rupees One crore twenty lakhs) only;

AND WHEREAS, on the aforesaid approach made by the Purchasers, the Sellers have agreed to sell their said property, more fully described in the Schedule below, by this Sale Deed, on a total consideration amount of Rs.1,20,00,000/- (Rupees One crore twenty lakhs) only;

Priya Anand
Sd/- Anand
Deepa Bagley

Tapan Var Sen
7

TARUN K.R. SEN

Sarmistha Sankar

Sanjukta Banerjee
06.07.2020

DIVYANSH DWELLINGS PVT. LTD

Badmal Tiwary
Director

NOW THIS DEED OF SALE WITNESSETH:

1) THAT, in pursuance of the aforesaid agreement and in consideration of a sum of Rs.1,20,00,000/- (Rupees One crore twenty lakhs) only, paid by the Purchasers to the Sellers, details given in Mode of Payment, herein below mentioned, the receipt of which sum the Sellers, above named do hereby admit and acknowledge as full, final and highest consideration amount against the sale of the property mentioned in the schedule below, the Sellers by these present do hereby sell, convey, transfer, deliver and assign all that property described in the schedule below, together with all rights, title, interest, possession, easement, appurtenances thereto TO HAVE AND TO HOLD the same without any interruption, hindrance or disturbances from or by the present Sellers and/ or any other person or persons claiming under them, together with all rights, title and possession which the Sellers herein before enjoyed in respect of the schedule below property.

Prakash Kumar
Badmal Tiwary
Deepa Bagley

2) THAT, the Sellers have handed over the peaceful physical possession of the schedule below property to the Purchasers, absolutely free from all encumbrances, lien or charges and attachments of any kind whatsoever.

3) THAT, the Sellers have completely divested of all their rights, title, interest, in the schedule below property and henceforth the Sellers shall cease to have any manner of title to the said property and claim on the said property.

4) THAT, from today, the Purchasers shall enjoy and possess the said property according to their desire and requirement as absolute owners thereof, with full power to convey or dispose off or alienate the same, or any part thereof to any person or persons.

Tapan Kumar Sar

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TARUN KRISHN

Sarmistha Sarkar

Sanjuktā Banerjee
06.07.2020

DIVYANSH DWELLINGS PVT. LTD

Bodulal Misra

Director

4) THAT, henceforth the purchasers shall be at liberty to mutate their names in the Office of the Superior landlord, the State of Jharkhand, through the C.O., Jamshedpur, in respect of the schedule below property and shall pay the rent, cess for the same in their joint names.

5) THAT, the Purchaser/s shall also be at liberty to has or get their names registered in the concerned authority and accordingly shall pay the any other charges/ taxes for the same, in their joint names.

6) THAT the purchasers shall or may construct residential house/ commercial units and/ or other structures, whatsoever they like, over the schedule below plot of land or part thereof and will take electricity and water connection in their joint names.

7) THAT, the Sellers are the absolute and bonafide owners of the aforesaid property, fully described in the schedule below and they are fully entitled to dispose off the same in favour of the Purchasers.

8) THAT THE SELLERS HEREBY ASSURE THE PURCHASERS AND COVENANT :

a) that the Sellers are the lawful owners of the schedule below property and accordingly they have transferred the same in favour of the Purchasers.

b) that no right of easements of any kind is available to any other person or persons in respect of use and enjoyment of the said property.

c) that the Sellers have paid rent, cess and/ or other charges / taxes of the aforesaid property to the concerned authority up to date.

Pramod Kumar Ray
Bodulal Misra
Deepa Bagly

Tapan Karmakar

TABUN KRS ETI

Sarmistha Soren

Sanjukta Banerjee

06-07-2021

DIVYANSH DWELLINGS PVT. LTD

Badrul Haque

Director

d) that from this day the Purchasers shall have quiet and peaceful possession and enjoyment over the schedule below property.

9) THAT, the Sellers have further agreed to execute and register, at the cost of the Purchasers, any other deeds of assurance, if necessary, to more perfectly ensure the ownership and possession of the Purchasers, over the schedule below landed property.

10) THAT, the schedule below land is not belonged to S.T., B.C. and does not comes under the Khashmahal and the land does not related to the Temple, and/ or religious places and the Seller does not violate the section 46 (l) a & b of Chhota Nagpur Tenancy Act, 1908 and this is not Govt. land and there is no violation of the Section 22 A of Indian Registration Act, 1908, the land situated in Urban Area.

Pawan Kumar Singh
Abhishek Singh
Deepa Bagley

11) THAT the sellers have handed over all relevant documents (Original/ Xerox copies) in respect of the schedule below property to the purchasers.

12) THAT, the schedule below property is situated on Main Road.

SCHEDULE

(Description of the property hereby sold)

ALL THAT piece and parcel of ~~privat~~ homestead land, measuring an area 11.38 Kathas or 18.8 Decimals, more or less, together with house and structures whatsoever standing thereon, measuring built up area 2700 Sq.ft. more or less, being in Portion of New Plot No.1277, recorded under New Khata No.214 of Mouza PURIHANSA, P.S. Sundernagar, Thana No.183, Halka No.2, District Sub-Registry Office and Town Jamshedpur, District Singhbhum, Pargana Dhalbhum, State of Jharkhand;

Tapan Kumar Sen

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TAPAN KUMAR SEN

Sarmistha Sarsar

Sanjukta Banerjee

06.07.2020

DIVYANSH DWELLINGS PVT. LTD

Badrul Haque

Director

which is bounded by:

- North : Portion of Tapan Kumar Sen;
South : Alley then Surjan Singh;
East : Surjan Singh;
West : Road;

Annual rent Rs.183/- only, payable to the Landlord, the State of Jharkhand, through the C.O., Jamshedpur.

The property aforementioned is shown in RED COLOUR in the map enclosed herewith, which will be treated as a part of this Sale Deed.

Mode of Payment

The Purchaser has paid the total consideration amount of Rs.1,20,00,000/- (Rupees One crore twenty lakhs) only, to the Sellers, in the following manner :-

Date	Mode	Amount (in Rs.)	In favour of
16.01.2020	vide Cheque No.026082, Drawn on BOI, Collectorate Branch, Jsr.	8,00,000/-	Tapan Kumar Sen
26.02.2020	vide Cheque No.026083, Drawn on BOI, Collectorate Branch, Jsr.	1,50,000/-	Tapan Kumar Sen
13.03.2020	Through RTGS, vide UTR No. SYNBR52020031151996771 of Syndicate Bank, Bistupur, Jsr.	40,50,000/-	Tapan Kumar Sen

Pramod Kumar Singh
Badrul Haque
Deepa Basu

Sarmistha Saha

DIVYANSH DWELLINGS PVT. LTD

Babulal Prasad

Director

26.02.2020	vide Cheque No.000606, Drawn on ICICI Bank, Mango, Jsr.	9,00,000/-	Tapan Kumar Sen
14.03.2020	vide Cheque No.408920, Drawn on SBI, Bistupur, Jsr.	8,00,000/-	Tapan Kumar Sen
15.03.2020	vide Cheque No.000607, Drawn on ICICI Bank, Mango, Jsr.	9,00,000/-	Tapan Kumar Sen
16.03.2020	vide Cheque No.408921, Drawn on SBI, Bistupur, Jsr.	9,00,000/-	Tapan Kumar Sen
17.03.2020	vide Cheque No.408918, Drawn on SBI, Bistupur, Jsr.	6,00,000/-	Tapan Kumar Sen
19.03.2020	vide Cheque No.408919, Drawn on SBI, Bistupur, Jsr.	9,00,000/-	Tapan Kumar Sen
30.06.2020	vide Cheque No.049527, Drawn on BOI, Collectorate Branch, Jsr.	3,80,000/-	Tapan Kumar Sen
06.06.2020	vide Cheque No.000611, Drawn on ICICI Bank, Mango, Jsr.	5,00,000/-	Tarun Kumar Sen
30.06.2020	vide Cheque No.049526, Drawn on BOI, Collectorate Branch, Jsr.	5,00,000/-	Sarmistha Saha
30.06.2020	vide Cheque No.000612, Drawn on ICICI Bank, Mango, Jsr.	5,00,000/-	Sanjukta Banerjee
07.07.2020	vide Cheque No.049529, Drawn on BOI, Collectorate Branch, Jsr.	30,000/-	Tapan Kumar Sen
	TDS	90,000/-	

Pran Kumar Sen
Babulal Prasad
Deepa Bandyopadhyay

Total : Rs.1,20,00,000/- (Rupees One crore twenty lakhs) only.

Japan vs Sin

12

TARUNKRISHN

Sarmistha Sarker

Sanjukta Banerjee
0607-2023

DIVYANSH DWELLINGS PVT. LTD

Babur Lal Prasad
Director

IN WITNESS WHEREOF, the Sellers have here hereunto set their respective hands on this Sale Deed at Jamshedpur, on the day, month and year first above mentioned.

Read over and explained the contents of this Deed to the Sellers and they have admitted all the contents to be true and correct.

Ananta G. H. 12
Advocate
Pran Kumar Dasgupta
10, Ghansari, Ginning
Deoria Road

WITNESSES:

1. ~~Deepak Kumar Bagty~~
12/07/2020
S/o Late Madhu Sudar Bagty,
HNS-402, Sheo Mandir Line,
Ulrich, Dimna Road, Mango.
Jamshedpur. 831012.

2. Anant K. J. Jwary.
S/o Late Malapan Tiwary
Suryaj Path Mango
Dimna Road JSR-12

Printed by:

M. K. H.
Jsr. Court.

Drafted by:

Ananta G. H. 12
Advocate, Jsr. Court

Tapan Kumar Sin

13

TARUN KRISHN

Sarmistha Sora

Sanjukta Banerjee
04-07-2020.

DIVYANSH DWELLINGS PVT. LTD

Babulal Tiwari
Director

PHOTOGRAPH, SIGNATURE AND FINGER PRINTS
OF THE PURCHASERS



PRADEEP KUMAR BAGTI
(Advocate)
Civil Court, Jamshedpur

Babulal Tiwari,



Pradeep Kumar Bagti
Babulal Tiwari
Deepa Bagti



PRADEEP KUMAR BAGTI
(Advocate)
Civil Court, Jamshedpur

Deepa Bagti



Certified that the fingerprints of the left hand of each person, whose photograph is affixed in the document, have been obtained by me or before me.

Pradeep Kumar Bagti
Advocate

सूचना क्र. 1/140-1800
 रसीद बालकवासी
 नाम दर्ज - नाम गौरी राम
 माता व पिता नाम

V

पंजीकृत बालकवासी पत्रिका Page No. 27
 नाम दर्ज - नाम गौरी राम बालकवासी Vol. No. 51
 माता व पिता नाम Receipt No. 028763077

DIWYANSH DWELLINGS PVT. LTD
 Babu Lal Mishra
 Director

हाल संख्या 214	संख्या संख्या 1277	खम्बा (एकड़ में) 0 एकड़ 18.8 डिसमील 0 हेक्टर
अराजक नकदी	अराजी भावती	क्षेत्रीय हिसाब लगान भावती

जित का सालाना मांग भय राफरीत (बकाया को हाल) मौजूदा साल का।

मांग बाका	साताना	बकाया				हाल (2019-2020)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 रा वर्ष (2018-2019)	
मात (नकदी)	75.00				75.00	75.00
गुजरी (भावती)	18.75				18.75	18.75
सेस	37.50				37.50	37.50
सूद	37.50				37.50	37.50
मृतकरकात	15.00				15.00	15.00
मौज	183.75				183.75	183.75

क्षेत्रीय अदायकारी

अदायकारी बाका	बकाया				मौताखा हाल (2019-2020)	फाजिल
	तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 रा वर्ष (2018-2019)		
मात (नकदी)				75.00	75.00	
गुजरी (भावती)				18.75	18.75	
सेस				37.50	37.50	
सूद				37.50	37.50	
मृतकरकात				15.00	15.00	
मौज अदायकारी				183.75	183.75	

(1) मौजान कुल (एकड़ में) : Three Hundred Sixty Seven Rupees and Fifty Paise
 (2) नाम देहिन्या -
 (3) कुल बकाया- 367.50

तारीख अमला तहसील कुनिदा : 16-11-2019

शास महल का बकाया मासगुजरी पर ठहराव ऐसे बकायों पर जिन पर कि नोटिफिकेट जारी हो) खुद नहीं लिया जाता है।



यह एक कम्प्यूटर जनित प्रति है।
 यह प्रत्येक वार्षिकी की जानकारी के लिए है।
 किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से सार्क करें।



Tapan kr Sen
 TARUNKRSEN
 Sarmistha Sarkar
 Sanjukt Banerjee

Purn Kumar Sen
 Babulal Mishra
 Beela Baidya

Topan W Son
 SARMASTHA SARKAR.
 Sanku B. Banerjee.



(Handwritten signature)
 NARAYAN MAHAJI

Date of Birth		Date of Death		Date of Marriage		Date of Divorce	
27/04/2018	27/04/2018	27/04/2018	27/04/2018	27/04/2018	27/04/2018	27/04/2018	27/04/2018
188	188	188	188	188	188	188	188
188	188	188	188	188	188	188	188

Divyansh Dwelling Pvt Ltd



(Handwritten signatures)
 Pawan Kumar, Ravi
 Babu Lal Dhanu,
 Deepa Bagly

DIVYANSH DWELLINGS PVT. LTD
(Handwritten signature)
 Babu Lal Dhanu
 Director

Director
Bhubaneswar

DIVYANSH DWELLINGS PVT. LTD



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

पंजी II प्रति

March 9, 2020

Handwritten signature: Tapan Kumar Sen

भाग वर्तमान	51	पृष्ठ संख्या	27										
मिटर का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धलभूम	अकेल का नाम	जमशेदपुर	हलका का नाम	हलका-2	इस्टेट का नाम	JHARKHAND				
मोजा का नाम	कुंडिहासा	होलिंग संख्या	214	तोषी संख्या		धाना नम्बर	1183	खात का प्रकार	—				
Tapan Kumar Sen, Tarun Kumar Sen, पिता-Late B.Kash Chandra Sen, पति- हिन्दू एवं Sarmistha Sarkar, पति-Bivas Chandra Sarkar, पति- हिन्दू एवं Sanjukta Banerjee, पति-Kuntal Banerjee, पति- हिन्दू													
खाता नम्बर	प्लॉट संख्या	रकबा		परिवर्तन के लिए प्राधिकार					लगान	सेस			
214	1277	0 ऐ 18.8 डि 0 हे		नामन्तरण मुकदमा संख्या 54/2018 - 2019					75	0			
कुल परिमाण		0 ऐ 18.8 डि 0 हे											
कारोख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
1-16-2019/0287630277	2018-2019	2019-2020	75	75		18.75	18.75	37.5	37.5	37.5	37.5	15	15

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

Mutation Cases Not Found !!

List Of Case Status Details

संख्या 28



यह एक कम्प्यूटर जनित प्रति
यह प्रथम कदम प्रार्थना की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करे
खात का नम्बर देखने के लिए प्लॉट नंबर क्लिक करें।

Tapan kumar Sen
TARUN KUMAR SEN
Sarmistha Sarkar.
Sanjukta Banerjee.

N

Pundihasa

नाम ग्राम पुड़ीहासा

थाना घाटशिला

थाना न 1183

तरफ हनुदपुखूर

जिला सिंहभूम

S

माना 16' = 1 मील प्रमाण (R.F) 1:3960 (मेट्रिक)

सन् 1960-1961 ईस्वी

New Khata No-214

New Plot No-1277

कुल रकबा = 18.8 Decimals

which is bounded by:

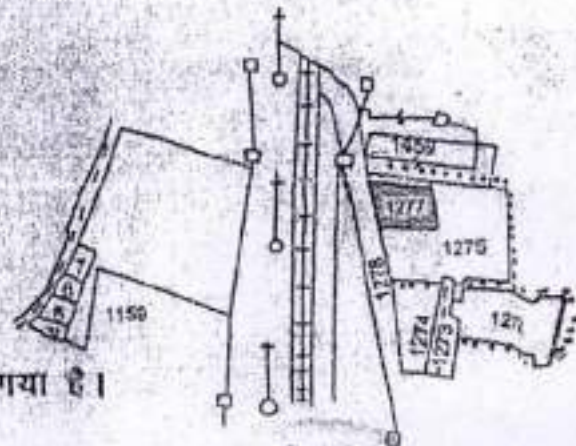
North- Portion of Tapan Kumar Sen

South- Alley then Surjan Singh

East - Surjan Singh

West - Road

प्रस्तावित भूमि को लाल रंग में दर्शाया गया है।



Pundi & Hansari

DIVYANSH DWELLINGS PVT. LTD

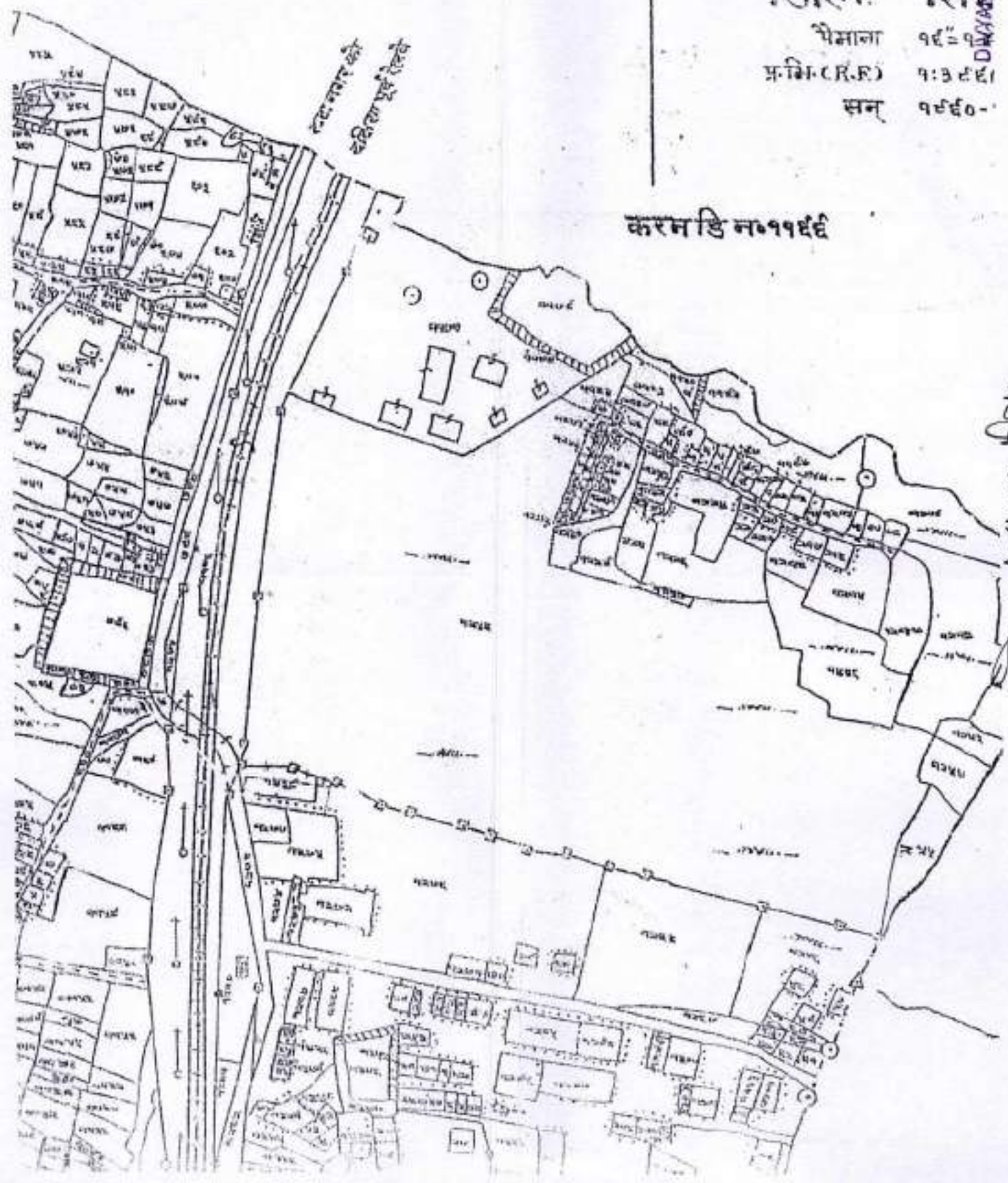
Babu Lal Prasad
Director

Prasad Kumar Singh
JKSS Ranchi
Deepa Bagley

थाना घाटी
 राज्यांक ११८३
 तरफ हनुमन्
 जिल्हा सिंग
 भेमाना १६ = १
 प्र.भि. (R.F.) १:३ द.द.
 सन् १९६०-

D. S. H. DWELLINGS PVT. LTD.
 Bada Lal Sharma
 Director

करमडि न०११६६



From Kharan Dahan
 to Shyam and G. Singh.


TARUN KRSEN




Pranav Kumar
of Babbar Army
Deepa Bagty

DIVYANSH DWELLINGS PVT. LTD
Babu Lal Dwivedy
Director

भारत सरकार
GOVERNMENT OF INDIA



तरुण कुमार सेन
Tarun Kumar Sen
जन्म तिथि/ DOB: 02/08/1972
पुरुष / MALE



5821 1555 7806

आधार-आम आदमी का अधिकार

DIVYANSH DWELLINGS PVT. LTD

Baldev Lal Dwivedy
Director

TARUN K R SEN
Tarun Kumar Sen
Baldev Lal Dwivedy
Deepa Basker

राष्ट्रीय विशिष्ट पहचान प्राधिकरण
ENGINTELLIGENCE AUTHORITY OF INDIA

पता:
S/O. विक्रम चन्द्र सेन, रेलवे
कोसिंग के पास, सुंदर नगर
पुरिहासा, पूर्वी सिंहभूम,
झारखण्ड - 832107

Address:
S/O Bikesh Chandra Sen, near
railway crossing, sunder nager,
Purhasa, East Singhbhum,
Jharkhand - 832107

5821 1555 7806

Aadhaar-Aam Admi ka Adhikar



भारत सरकार
GOVERNMENT OF INDIA



सर्मिष्ठा सरकार
Sarmistha Sarkar
जनन वर्ष / Year of Birth: 1974
लिंग / Gender



9724 2442 0153

आधार - आम आदमी का अधिकार

Sarmistha Sarkar.



भारतीय पहचान प्रमाणिका
INDIAN IDENTIFICATION AUTHORITY

पिन
विवरण: 143000 नए, अहमदाबाद,
एच 382 001 - अहमदाबाद
कोड/सी, अहमदाबाद 382001
जिल्ला: अहमदाबाद
अहमदाबाद, अहमदाबाद एच.382,
पुणे 382001, अहमदाबाद,
382110

पता:
V-13, Sector 13, Gandhinagar,
DLF Gurgaon Industrial
CLUSTER, ANVAHARAN JAG
APARAGAD MARKET,
INDIA-122001
AZADNAGAR, Azadnagar G-1,
Azadnagar, Phase Gandhinagar,
Jaipur, 302110



1947
1800 990 9947



help@uidai.gov.in



www.uidai.gov.in



Fax No. 1947
1800-990-9947

DIVYANSH DWELLINGS PVT. LTD

Besant Nagar

Director

Pranctanar Ram
Basant Nagar
Deepa Bhatia



Tapan Kumar Sen

DIVYANSH DWELLINGS PVT. LTD


Baldev Prasad
Director

Tapan Kumar Sen
- President Prasad
Deepa Bagley


 पंजीकृत अधिकार
 PUNJIKRIT ADIKAR
 पंजीकृत अधिकार
 PUNJIKRIT ADIKAR

 पंजीकृत अधिकार
 PUNJIKRIT ADIKAR
 Tapan Kumar Sen
 जन्म तिथि/DOB: 17/07/1970
 लिंग / GENDER: MALE
 5215 9853 7129
 आधार-आम आवसी का अधिकार

Tapan kumar Sen


 भारतीय जनसंघ परधान प्राधिकरण
 BHARATIYA JANASANGH PARADHAN PRAADIKARAN
 पता: S/O विकास चंद्र सेन, एन रोड, एनव फायरिंग के पास, मुहर नगर, पुरिया, पूर्वी मिझोरम, भारत
 Address: S/O Bikash Chandra Sen, main road, new railway crossing, sinder naga, Puriya, East Singhbhum, Jharkhand, India
 5215 9853 7120
 आधार-आम आवसी का अधिकार

DIVYANSH DWELLINGS PVT. LTD
 Bada Lal Prasad
 Director

Tapan Kumar Sen
 Bada Lal Prasad
 Deepa Bagley

आयकर विभाग
INCOME TAX DEPARTMENT

SARMISTHA SARKAR

BIKASH CHANDRA SEN

08/11/1974

Permanent Account Number

DMUPS0936N

Sarmistha Sarkar

Signature



भारत सरकार
GOVT. OF INDIA



50052014

DIV/ANSH SWELINGS PVT. LTD

Babu Lal Mishra
Director

Sarmistha Sarkar.

*Pundit Amar Sen
Baleshwar Mishra
Deepa Bagley*

Sanyukta Banerjee

Pran Anandam
Babalal Prasad,
Deepa Bagly



भारत सरकार
GOVT. OF INDIA



संयुक्ता बाणर्जे
INCOME TAX DEPARTMENT

SANYUKTA BANERJEE

EIKASH CHANDRA SEN

28/12/1980

ACCOUNT NUMBER

CINXPB3415M

Sanyukta Banerjee

DIVYANSH DWELLINGS PVT. LTD

Babalal Prasad
Director



DIVYANSH DWELLINGS PVT. LTD
Rahul Lal Piwary
Director



Rahul Kumar Shivari
Rahul Lal Piwary
Deepa Bagley

Babulal Piwary.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DEEPA BAGTY

MAHESWER BAGTY

12/02/1978

Permanent Account Number

AJXPB1812H

Deepa Bagty



GF 122005

DIVYANSH DWELLINGS PVT. LTD

Babu Lal Mishra
Director

Deepa Bagty

*Pram Kumar Khan
Jhalar Lal Mishra
Deepa Bagty*

Tax Payer Counterfoil

PAN | ACPPT43D1A |

Received from : BANX XXX TIWARY

Rs : 90000/-

(In words) : Ninety Thousand Rupees Only

Drawn On : Internet Banking through SBI

PAN ON ACCOUNT OF INCOME TAX
ON: Major Head : OTHER THAN
COMPANIES TAX[0021]
Minor Head : TDS on Property [800]

For the assessment year : 2021-22



Payment Status : Success

SBI Ref No. : IK0APD12B1

	BSR Code	Tender date	Challan No
CIN	0011352	060720	05129
Date of challan :	06-07-2020		

State Bank of India
Gandhinagar
Bangalore
(Internet Collection Center)

Close

DIVYANSH DWELLINGS PVT. LTD

Baldev Lal Tiwary
Director

Pravin Kumar Jha
Baldev Lal Tiwary
Deepa Bagty

भारत सरकार
भारतीय डाक

POSTAL SECURITY



अमित कुमार तिवारी
Amit Kumar Tiwari
DOB: 01-06-1974
Gender: Male



7109 7509 7432

आधार - आम आदमी का अधिकार

DIVYANSH DWELLINGS PVT. LTD

Babu Lal Tiwari
Director

भारत सरकार
भारतीय डाक

POSTAL SECURITY



Address
S/o Malaram Tiwari, Anjay Path,
Ditana Road, Mango, Banskhedpur,
Mango, Dhalbajpur, East
Singhbani, Bhubaneswar, 751012

आधार - आम आदमी का अधिकार

7109 7509 7432

19-D help@india.gov.in www.india.gov.in P.O. Box No. 1947, Bhubaneswar-751001

From Malaram Tiwari,
Banshera Tiwari,
Deepa Bagley

Amit Kr Tiwari

DIVYANSH DWELLINGS PVT. LTD

Bada 41 7th way
Director



01CC 951575

Handwritten notes in Hindi, including '8/3/02' and '8/3/02'.

SALE DEED

This Deed of Sale is made on this 08th day of March, 2002 at Jamshedpur, Jharkhand.

Handwritten notes: '8/3/2002' and '8/3/2002'.

SMT. MAYARANI KAR wife of Sri Mohendra Prasad Kar, by faith Hindu, by caste Kayastha, by occupation house wife, resident of 4b, Janua Road, Tinplate, P.O. Dhanu, Jamshedpur, Dist. Singhbhum East, Jharkhand, hereinafter called the SELLER of the One Part;

IN FAVOR OF

SMT. SUGHA SAKI wife of Sri Bikash Chandra Saha, by faith Hindu, by occupation House wife, by Nativity Indian, resident of Sunder Nagar, P.S. Sunder Nagar, Jamshedpur, Dist. Singhbhum East, Jharkhand, hereinafter called the BUYER of the Other Part.

NATURE OF DEED : SALE DEED.

VALUE OF THE PROPERTY : Rs. 2,51,000/- (Two Lacs and Fifty one thousand) only.

Cont'd.....

Topan ko Son
TARUN KRISHN
Sarmistha Sarker.
Sanjukta Banerjee

Poo Kumarpan
Bhargava Givany
D. A. A.

Handwritten notes: 'For card', '50200', '2700', '8/3/02', '93'.



DIVYANSH DWELLINGS PVT. LTD
 Bala Lal Dwivedy
 Director

Muga Kar.
 8/3/02

1-2-1

SCHEDULE

District Singhbhum East, Dist. Jw-Registry office at
 Jamshedpur, in Mouza Purihansa, thana No.1183, P.S. Sankar
 Nagar, under Khata No.214, Plot No.1277, measuring an area
 0.24 (Twenty four) decimals i.e. 14.53 Kathas of homestead
 land consisting of pucca house and structure measuring area
 250 Sq.ft. which is bounded by :

North : Vacant land ;	South : Surjan Singh;
East : Surjan Singh;	West : Road.

Annual rent Rs.2.45 paise only payable to the landlord the State of Jharkhand, Block at Jamshedpur.

KNOW ALL MEN BY THESE PRESENTS :

WHEREAS, the seller is the sole, absolute and lawful
 owner of all that property fully described in the schedule
 below and she has.....

Cont'd.....

Tapan kr sen
 TAPAN KR SEN
 Sarmistha Sarkar.
 Prakashwari
 Bala Lal Dwivedy



DIVYANSH DWELLINGS PVT. LTD

Babu Lal Mishra
Director

Maya Kar
8/3/02

1-3-1

has been in peaceful possession over the same without any interruption from any body and is paying rent for the same in her own name in respect of the above schedule property.

AND WHEREAS, now being in urgent need of money the seller has agreed with the purchaser for ABSOLUTE SALE of the above schedule property for a total consideration of Rs.2,51,000/- (Rupees Two lakhs fifty one thousand) only and whereas the purchaser has agreed to purchase the same.

Tapan kr sen

TARUN KR SEN

Sarmistha Sarkar
Pawan Kumar
Babulal Mishra

NOW THIS DEED OF SALE WITNESSETH :

That in pursuance of the above agreement and in consideration of the said sum of Rs.2,51,000/- (Rupees Two lakhs fifty one thousand) only paid by the purchaser to the seller, the receipt of which sum the seller hereby admits and acknowledges as full, final and highest consideration of the above schedule property, the seller by these presents does ...

Muzes kar
8/2/02

1-4-1

hereby absolutely sell, convey, transfer the all that property in favour of the purchaser by this Deed of Sale TO HAVE AND TO HOLD the same unto the purchaser her heirs, successors together with all right, title and interest without any interruption from the side of the seller or any person claiming under her.

That the seller has delivered possession of the above schedule property to the purchaser and from this day the purchaser will possess and enjoy the same as absolute owner in all possible ways with power to dispose of the same by way of sale, gift, mortgage or any other way whatsoever in manner she likes and the purchaser shall be at liberty to get her name mutated in the office of the landlord and pay rent for the same in her own name.

That from this day all the right, title and interest of the seller in the above schedule property will cease to exist and will vest unto the purchaser. The property

Cont 'd....e/5

Tapan K R SEN
TARUN KR SEN
Sarmistha Sarkar.
Sanjukta Banerjee

DIVYANSH DWELLINGS PVT. LTD
Bade Lal Pringy
Director

Pranab Kumar Sen
Bade Lal Pringy
Director

W. 100/101
1/10/10

1-5-1

DIVYANSH DWELLINGS PVT. LTD
Rakesh Khanna
Director

hereby conveyed by this Deed of Sale is free from all encumbrances, charges and liens.

That the seller has not charged or transferred the above schedule property in any way to any one else and if for any defect of title or possession, the purchaser suffers any loss, then the seller will be liable to compensate the same.

Tabaswar Sen
TAPUN KPSIEN
Saemistha Sarker.

Sanjukta Banerjee

That the terms seller and purchaser used in this Deed of Sale will mean and include their heirs, successors etc. unless the same is repugnant to the context.

Pranab Kumar Sen
Babulal Ghoshy,
Deepa Bagley

IN WITNESS WHEREOF the seller has hereunto set her hand on this Deed of Sale the day, month and year first above written.

Cont'd.....P/O

Mouja No. 8/3/02

1-6-1

Read over and explained the contents of this Deed to the executrix who admits the same to be true and correct. *Pravin Sarkar.*

WITNESSES :

1. *Sankar* (D.H.K.A.A.)
8/3/02
2. *Sankar* (Subsidiary)
8/3/02

Typed by : *B. Sarkar*

(B. Sarkar, Jamshedpur Court).

Drafted by,
[Signature]
Advocate

Note : Certified that the original and typed duplicate are true and exact copy of each other and it contains 792 words. *Pravin Sarkar.*
8/3/02

Tapan K. Sen
TAPAN K. R. SEN
Sarmistha Sarkar.

B
Sanjukta Banerjee

DIVYANSH DWELLINGS PVT. LTD

Babal Mohanty
Director

Pran Kumar Datta
Balendu Mohanty
Prabha Bhatti



Sub-Subsidiary of Divyansh Dwellings Pvt. Ltd.
 Date Recd: 21/06/02
 15/10/02
 [Signature]

DIVYANSH DWELLINGS PVT. LTD
 Babu Lal Tiwary
 Director

श्रीमति सायाशनी कुंज प्रति एडिटर श्रीमती चनेज
 चनेज थाना, जेजुरी
 23/2002
 [Signature]



विवरण परामर्शकारी का कार्यालय
 8/3/2002

श्रीमति सायाशनी कुंज प्रति
 [Signature]
 8/3/2002

Tapan kr Sen
 TAPAN KR SEN
 Sarmistha Sarkar
 Sajjukta Banerjee
 Pratiksha Sen
 Babulal Tiwary
 Beena Bhatnagar

257
 8/3/2002
 Maya Kar
 8/3/02

258
 8/3/2002
 Anvika
 8/3/2002

Sch. XIV No. 180V

सीड भागीदारी
 जॉय सार्वजनिक भागीदारी
 अथवा जो भी हो

V

1234 01

अराजक संख्या 1183 अराजकी भाषा में

आवेदन संख्या 66/23 तारीख 11/77

वर्ष का सालाना मासिक बकाया (मुकाबला बकाया) भीजूदा साल का

वर्ष का मासिक	सालाना	वर्ष		अंतर
		तीन वर्ष से ज्यादा	इस वर्ष	
माल (नकदी)	11.50			21.50
अन्य (भाषा)	10.87			21.50
साल	21.77			10.87
साल	21.77			10.87
साल	8.75			13.50
साल	8.75			8.75
साल	106.55			132.75

वर्ष का मासिक	सालाना	वर्ष		अंतर
		तीन वर्ष से ज्यादा	इस वर्ष	
माल (नकदी)	11.50			21.50
अन्य (भाषा)	10.87			21.50
साल	21.77			10.87
साल	21.77			10.87
साल	8.75			13.50
साल	8.75			8.75
साल	106.55			132.75

Tapan Ver Sen

TARUN KR SEN

Sarmistha Sarkar.

Sanjukta Banerjee

Pran Kumar Sen

Basu Lal Ghoshy.

DIVYANSH DWELLINGS PVT. LTD

Basu Lal Ghoshy
 Director

आहूत काल के बाद या काल के बाद भी...
 5/12/2002

Transaction Successful Please Note Your Transaction ID

Name	SamisthaSankar
Token No	20200000033039
Amount	361594
Transaction ID	03da27b97f7a5ca5819b
GRN	2001355185
CIN	10002162020070702755
Time	2020-07-07 12:31:18

Tapan kr Sen

DIWYANSH DWELLINGS PVT. LTD

Babu Lal Triwari
Director

Pran Kumar Jaiswal
Babu Lal Triwari
Deepa Barty

Article (Deed Type) :-	Sale Deed
No. of Pages :-	
Stamps Duty	4,80,000/-
Consideration Value	1,20,00,000/-

Commercial land :-*	<input type="checkbox"/>	Other Road :-*	<input type="checkbox"/>
Residential Land :-*	<input checked="" type="checkbox"/>		
Industrial Land :-*	<input type="checkbox"/>		
Residential Construction :-*	<input type="checkbox"/>	Main Road :-*	<input checked="" type="checkbox"/>
Agriculture :-*	<input type="checkbox"/>		

Anchal	Mauza	Khata No.	Plot No.	Volume	Page	Area
Jamsheerpur	Puri Hansa	214	1277 (Portion)	51	27	18.80 Jk

Property Boundaries

East :-*	Surjan Singh	West :-*	Road
South :-*	Alley then Surjan Singh	North :-*	Portion of Papan Kumar Sen.

Others Property Details

Construction Type :-*	Pucca / DELUXE / KACHHA	Additional Information Residential house situated at mauza, Puri Hansa near Sunder Nagar Farm. Near Railway Crossing Jamsheerpur.
Area of Constructed Property	2700 sq ft In Square Feet	
Land Area :-*	In Decimal	
Building Name :-*		
Flat Number :-*	Pin Code :-*	
Date of Construction :-*		
Holding No./SAF No. :-*		



Divyansh Dwellings Pvt. Ltd.

Date :- 07-Jul-2020

Document Registration Summary 1

DIVYANSH DWELLINGS PVT. LTD.
 Babul Tiwary
 Director

- Government/Market Value: ₹9856700/-
- Transaction Amount: ₹12000000 /-
- Paid Stamp Duty: ₹480000 /-

Receipt : 332925

Receipt Date : 07-07-2020

Presenter Name: -

On Date 07-07-2020 Presented at District SRO -
Jamshedpur

Signature of Presenter

Tapan Kumar Sanyal

District SRO - Jamshedpur

PR	₹1
SP	₹1590
LL	₹3
A1	₹360000
Stamp Duty	₹480000

Total ₹81594

From Tapan Kumar Sanyal
 to Babul Tiwary
 Date 12-07-2020

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	480000	480000	0	E-STAMP	BABUL TIWARY	Certificate Number : IN-JH20653247597299S	480000
PR	1	1	0	GRAS	Sarmistha Sarkar	GRN Number : 2001355185 DEPT Transaction Id : 03da27b97f7a5ca5819b Transaction Type :	1
SP	1590	1590	0	GRAS	Sarmistha Sarkar	GRN Number : 2001355185 DEPT Transaction Id : 03da27b97f7a5ca5819b Transaction Type :	1590

A1	360000	360000	0	GRAS	SarmisthaSarkar	GRN Number : 2001355185 DEPT Transaction Id : 03da27b97f7a5ca5819b Transaction Type :	DIVYANSH DWELLINGS PVT LTD 36(0000) Babu Lal Prasad Director
LL	3	3	0	GRAS	SarmisthaSarkar	GRN Number : 2001355185 DEPT Transaction Id : 03da27b97f7a5ca5819b Transaction Type :	
Sub Total	841594	841594	0				









Article : Sale Deed Number of Pages : 106

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer

Pran Kumar Singh
Babu Lal Prasad
Deepa Singh

Sl.No	Party Name and Address	e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	SARMISTHA SARKAR Address1 - MIG-10 MADHAB BAUG COLONY JAWAHARNAGAR MANGO JAMSHEDPUR, Address2 - ... Jharkhand PAN No.: DMUPS0936N, Permission Case No.-	Yes	Sarmistha Sarkar Address:- M.I.G- 10 MADHAB BAUG COLONY, , JAWAHARNAGAR, AZADNAGAR MANGO, PO- JAMSHEDPUR AZADNAGAR, Azadnagar S.O. , Purbi Singhbhum, 832110, , Jharkhand, India		SELLER Age:46			Sarmistha Sarkar DIVYANSH DWELLINGS PVT. LTD. Babu Lal Tiwary Director
3	SANJUKTA BANERJEE Address1 - H NO 109 NEHRU CHOWK SHANKARPUR PARSUDIH JAMSHEDPUR, Address2 - ... Jharkhand PAN No.: CMXPB3415M, Permission Case No.-	Yes	Sanjukta Banerjee Address:- H N- 109, SHANKARPUR, NEHRU CHOWK, PO-SARJAMDA THANA- PARSUDIH, TATA NAGAR, , Purbi Singhbhum, 831002, , Jharkhand, India		SELLER Age:44			Sanjukta Banerjee
4	TARUN KUMAR SEN Address1 - MAIN ROAD NEAR RAILWAY CROSSING SUNDERNAGAR JAMSHEDPUR, Address2 - ... Jharkhand PAN No.: INCPS9929F, Permission Case No.-	Yes	Tarun Kumar Sen Address:- , near railway crossing, , sunder nager, Purihara, , East Singhbhum, 832107, , Jharkhand, India		SELLER Age:48			TARUN K R SEN Tarun Kumar Sen Sundernagar Crossing, Purihara, East Singhbhum
5	DEEPA BAGTY Address1 - H NO 402 NEAR ULIDIH NEAR SHIV MANDIR DIMNA ROAD MANGO JAMSHEDPUR, Address2 - ... Jharkhand PAN No.: AJXPB1812H, Permission Case No.-	Yes	Deepa Bagty Address:- H. NO. - 402, NEAR SHIV MANDIR, NEW ULIDIH, PO. - MANGO, JAMSHEDPUR, , Purbi Singhbhum, 831012, , Jharkhand, India		PURCHASER Age:42			Deepa Bagty



OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSingbhum

State Name :- Jharkhand

Deed Endorsement

Token No :- 202000000330

DIVANSH DWELLINGS PVT. LTD

Rabul Singh
Director

Deed Type	Sale Deed
Number of Pages	100
Fee Details	Stamp Duty :- Rs. 480000, PR :- Rs. 1, SP :- Rs. 1590, A1 :- Rs. 360000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.9856637/- ,Transaction Amount :- Rs.12000000/-
Property Details	District :- EastSingbhum , Tehsil :- Jamshedpur , Village Name :- Purihasa Location :- Main Road, Purihasa Urban(ct) Property Boundaries :- East: SURJAN SINGH, West: ROAD, South: ALLEY THEN SURJAN SINGH, North: PORTION OF TAPAN KUMAR SEN Khata Number - 214Plot Number - 1277Volume Number - 51Page Number - 27 Area Of Land :- 18.80 Decimal 2700.00 Square Feet

Sh./Smt.TAPAN KUMAR SEN s/o/d/o/w/o LATE BIKASH CHANDRA SEN has presented the document for registration in this office
Today dated :-07-Jul-2020 Day :- Tuesday Time :- 15:14:56 PM



TAPAN KUMAR SEN(Individual)

Tapan Kumar Sen
15/5/2020
Debra Behera

Party Name	Document Type	Document Number
TAPAN KUMAR SEN	PAN/UID	BFVPS9576L

Sr.NO	PartyName and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	TAPAN KUMAR SEN Address1 - MAIN ROAD NEAR RAILWAY CROSSING SUNDERNAGAR JAMSHEDPUR, Address2 ... Jharkhand PAN No.: BFVPS9576L, Permission Case No.-	Yes	Tapan Kumar Sen Address:- , near railway crossing, main road, sunder nagar, Purihasa, , East Singbhum, 832107, , Jharkhand, India		SELLER Age:50			Tapan kr Sen

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
6	BABU LAL TIWARY Address1 - SANJAY PATH DIMNA ROAD MANGO JAMSHEDPUR, Address2 ... Jharkhand PAN No.: ACPPT4301A, Permission Case No.-	Yes	Babu Lal Tiwary Address:- 99, , khowas ji ka bagh pooja apartment G-1, tonk road, Jaipur, , Jaipur, 302018, , Rajasthan, India		PURCHASER Age:73			 Babu Lal Tiwary Director

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	DEEPAK KUMAR BAGTY S/o-D/o LATE MADHU SUDAN BAGTY Address1 - H NO 402 NEAR ULIDIH NEAR SHIV MANDIR DIMNA ROAD MANGO JAMSHEDPUR, Address2 - ... Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	AMIT KUMAR TIWARY Address1 - SANJAY PATH DIMNA ROAD MANGO JAMSHEDPUR, Address2 - ... Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb impression are affixed in my presence.

Above mentioned, (TAPAN KUMAR SEN , SARMISTHA SARKAR , SANJUKTA BANERJEE , TARUN KUMAR SEN), has/have admitted the execution before me. He/ She/ They has / have been identified by (DEEPAK KUMAR BAGTY) Son/Daughter/Wife of (LATE MADHU SUDAN BAGTY) resident of (H NO 402 NEAR ULIDIH NEAR SHIV MANDIR DIMNA ROAD MANGO JAMSHEDPUR) and by occupation (Advocate).

Signature of Registering Officer

Date:-17-Jul-2020

Seal and Signature of Registering Officer

*Power Attorney of Babu Lal Tiwary
S/o Babu Lal Tiwary*

Sch. No. 100

1204

V

11/8/20

अरावी भावली

10/8/20

क्र.सं.	नाम	वर्ग	सं.सं.	मूल्य	वर्ग	सं.सं.	मूल्य
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R FOR

Tapan Var Sen
 TARUN KR SEN
 Sarmistha Sarkar.
 Sanjukt Banerjee
 Poo Kinn Sen
 Aban Lal Ghosh.
 Deepa Baner

DIVYANSH DWELLINGS PVT. LTD
 Babu Lal Prong
 Director



Pre Registration Docket

Date :- 07-07-2020 12:25 pm

Office Name :- District SRO - Jamshedpur
Token No:- 20200000033039

Appointment :- 07-Jul-2020 Time:- 13:6

Article	Sale Deed
Pre Registration Date	05-Jul-2020
No. Of Pages	53
Stamp Duty	480000
Paid Stamp Duty	0
Total Fees	₹ 3,61,594.

DIVYANSH DWELLINGS PVT. LTD
 Bada Lal Misra
 Director

Property Id: 351477

Valuation No. : 463018 / 2020		: 2020-2021	User Id : 3093	Date : 07-july-2020 12:39:PM
State : Jharkhand	District : EastSinghbhum		Tahsil : Jamshedpur	
Land Type : Census	Corporation :		Village/City : Purihasa	
Purihasa Urban(ct) - Main Road				
Khata Number - 214				
Plot Number - 1277				
Volume Number - 51				
Page Number - 27				
Construction Type : Pucca				
Property Rates				
Residential construction (N)				
₹2561/- Square Feet				
Valuation Rule : Residential Construction				
Property Details				
1	Land area	18.80 Decimal		
2	Area of Constructed Property	2700 Square Feet		
3	Have Depreciation certificate	No		
4	Age	0 to 10 Years		
5	Certificate number			
6	Residential Usage Type	House		
7	GST NUMBER			
8	Builder Name			
9	Builder Address			
Calculation Details				
Sr.No.	Description	Calculation	Total	

Purihasa Urban
 16/07/2020
 Deeba Bhatta

1	Open Land Valuation	1. 18.8 x 2561 = 48143.8	₹29,41,937/-
2	Constructed Property Valuation	1. 2700 x 2561 = 6914700	₹69,14,700/-
A	Total		₹98,56,637/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹98,56,700/-

Total Amount in Words : Ninety Eight Lakhs Fifty Six Thousands Seven Hundred Rupees Only.

DIVYANSH DWELLINGS PVT. LTD.
Babu Lal Tiwary
Director

Land measurement, Sub Part and House No.	Property Boundaries East: SURJAN SINGH, West: ROAD, South: ALLEY THEN SURJAN SINGH, North: PORTION OF TAPAN KUMAR SEN
Area	Land area : 18.80 Decimal, Area of Constructed Property : 2700.00 Square Feet, Have Depreciation certificate : No , Age : 0 to 10 Years , Certificate number : , Residential Usage Type : House , GST NUMBER : , Bullder Name : , Bullder Address :
Other Description of the Property	Address - SUNDERNAGAR NEAR RAILWAY CROSSING PURIHASA JAMSHEDPUR
Government/Market Value	9856636.8
Transaction Amount	12000000

Tapan Kumar Sen
Babu Lal Tiwary
Deepa Bagty

SELLER	-Mrs. SARMISTHA SARKAR, Address - MIG-10 MADHAB BAUG COLONY JAWAHARNAGAR MANGO JAMSHEDPUR- ,Father/Husband Name BIVAS CHANDRA SARKAR , PAN No.- *****936N,Permission Case No.- , Aadhaar No. *****0153
	-Mr. TAPAN KUMAR SEN, Address - MAIN ROAD NEAR RAILWAY CROSSING SUNDERNAGAR JAMSHEDPUR- ,Father/Husband Name LATE BIKASH CHANDRA SEN , PAN No.- *****576L,Permission Case No.- , Aadhaar No. *****7129
	-Mrs. SANJUKTA BANERJEE, Address - H NO 109 NEHRU CHOWK SHANKARPUR PARSUDIH JAMSHEDPUR- ,Father/Husband Name KUNTAL BANERJEE , PAN No.- *****415M,Permission Case No.- , Aadhaar No. *****9147
PURCHASER	-Mr. TARUN KUMAR SEN, Address - MAIN ROAD NEAR RAILWAY CROSSING SUNDERNAGAR JAMSHEDPUR- ,Father/Husband Name LATE BIKASH CHANDRA SEN , PAN No.- *****929F,Permission Case No.- , Aadhaar No. *****7806
	-Mrs. DEEPA BAGTY, Address - H NO 402 NEAR ULIDIH NEAR SHIV MANDIR DIMNA ROAD MANGO JAMSHEDPUR- ,Father/Husband Name DEEPAK KUMAR BAGTY , PAN No.- *****812H,Permission Case No.- , Aadhaar No. *****0715
	-Mr. BABU LAL TIWARY, Address - SANJAY PATH DIMNA ROAD MANGO JAMSHEDPUR- ,Father/Husband Name LATE RAM KUMAR TIWARY , PAN No.- *****301A,Permission Case No.- , Aadhaar No. *****1215

Witness Information	Mr. AMIT KUMAR TIWARY , Address - SANJAY PATH DIMNA ROAD MANGO JAMSHEDPUR- , Father/Husband Name-MALARAM TIWARY
---------------------	--

DIVYANSH DWELLINGS PVT. LTD
 Director
 Balraj Mishra

Identifier Details	Mr. DEEPAK KUMAR BAGTY, Address - H NO 402 NEAR ULIDIH NEAR SHIV MANDIR DIMNA ROAD MANGO JAMSHEDPUR Father/Husband Name-LATE MADHU SUDAN BAGTY
--------------------	--

PROPERTY ID: 35477		
Fee Rule: Sale Deed		
1	Stamp Duty	4,80,000

1	SP	1,590
Total		1,590

PROPERTY ID: 35477		
Fee Rule: Sale Deed		
1	PR	1
2	LL	3
3	A1	3,60,000
Total		3,60,004

Tapan Kr Sen
 Balraj Mishra
 Deepak Bagty

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.

<p style="text-align: right;"><i>Amogh</i> 07.07.2022</p> <p>Deed Writer / Advocate</p>	<p style="text-align: right;">Balraj Mishra <i>Deepak Bagty</i></p> <p>Vendee / Claimant</p>	<p style="text-align: right;">Tapan Kr Sen TAPAN KASEN Sarmistha Sarkar. Sanjukta Banerjee</p> <p>Vendor / Executant</p>
---	--	---

Director

DIWYANSH DWELLINGS PVT. LTD

Handwritten notes:
Tapan Kumar Sen
S/O, D/O, W/O Late BIKASH CHANDRA SEN
Sundernagar Crossing

Token No.: 20200000033039


CERTIFICATE

Office of the District SRO - Jamshedpur

This **Sale Deed** was presented before the registering officer on date **07-Jul-2020** by **TAPAN KUMAR SEN**, S/O, D/O, W/O **LATE BIKASH CHANDRA SEN** resident of **MAIN ROAD NEAR RAILWAY CROSSING SUNDERNAGAR JAMSHEDPUR** ..

This deed was registered as Document No:- **2020/JSR/1873/BK1/1700** in Book No :- **BK1**, Volume No :- **341** from Page No :- **105 to 210** at, office of **District SRO - Jamshedpur**

Date:- 07-Jul-2020


Registering Officer

दिव्यंश डवेलिंग्स प्राइवेट लिमिटेड
 10/10/2020
 दिव्यंश डवेलिंग्स प्राइवेट लिमिटेड

द्वारखंड सरकार
 राजस्व एवं भूमि सुधार विभाग

September 16, 2020

पंजी II प्रति



भाग वर्तमान	51	पृष्ठ संख्या	75						
जिला का नाम	पूर्व सिंहभूम	अनुमंडल नाम	धातभूम	अंचल का नाम	जमशेदपुर	हल्का का नाम	हल्का-2	इस्टेट का नाम	JHARKHAND
ब्लॉक का नाम	दुडेगावा	होलिंग संख्या	214	होली संख्या		धाना नम्बर	1183	खाता का प्रकार	रैयती

Babulal Tiwary, पिता-Late Ram Kumar Tiwary, जाति-
 ब्रह्ममन एवं Deeca Bagy, पति-Deepak Kumar Bagy,
 जाति- धनिया

खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार								लगान	सेस	
	1277	0 ऐ 18.8 डि 0 हे	नामान्तरण मुकदमा संख्या 313/2020 - 2021								80	0	
	कुल परिमाण	0 ऐ 18.8 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चाह साल	रोड सेस बकाया	रोड सेस चाह साल	शिक्षा सेस बकाया	शिक्षा सेस चाह साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चाह साल	कृषि सेस बकाया	कृषि सेस चाह साल

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

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति
 है एवं कृपया ध्यान से जांचें।
 यदि किसी भी प्रकार का असहमति के लिए सम्बन्धित अधिकारी से संपर्क करें।
 यदि कोई भी गलती है तो तुरंत सूचना देकर सुधार करें।

[मुख्य पृष्ठ](#) [←BACK](#)

DIVYANSH DWELLINGS PVT. LTD

 Director



Pre Registration Docket

Date :- 02-08-2022 01:53 pm

Office Name :- District SRO - Jamshedpur

Token No:- 2022000002799

Appointment :- 02-Aug-2022 Time:- 11:50

Article	Development Agreement
Pre Registration Date	02-Aug-2022
No. Of Pages	86
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 1,66,392.

DIVYANSH DWELLINGS PVT. LTD.
Babu Lal Nayak
Director

Property Id: 789211

Valuation No. : 1063818 / 2022	:- 2022-2023	Date : 02-August-2022 13:53:PM	
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Census	Corporation :	Village/City : Purihasa	
Purihasa Urban(ct) - Main Road			
Khata Number - 214			
Plot Number - 1277			
Volume Number - 51			
Page Number - 75			
Property Rates			
Commercial Land (Y)			
₹344269/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	18.80 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 18.8 x 344269=6472257.2	₹64,72,257/-
A	Total		₹64,72,257/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹64,72,300/-
Total Amount in Words : Sixty Four Lakhs Seventy Two Thousands Three Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: SURJAN SINGH, West: ROAD, South: ALLEY THEN SURJAN SINGH, North: PORTION OF TAPAN KUMAR SEN
Area	Land area : 18.80 Decimal
Other Description of the Property	Address - PURIHASA
Government/Market Value	6472257.2
Transaction Amount	-

CLAIMANT	-Mr. DIVYANSH DWELLINGS PVT LTD REP BY BABULAL TIWARY, Address - OFFICE AT UNIT NO 303 3RD FLOOR EXECUTIVE BLOCK SWARN BHOOMI SANJAY PATH DIMNA ROAD MANGO JAMSHEDPUR- ,Father/Husband Name LATE RAM KUMAR TIWARY , PAN No.- ,Permission Case No.- , Aadhaar No. *****1215
	-Mr. DIVYANSH DWELLINGS PVT LTD REP BY DEEPA BAGTY, Address - OFFICE AT UNIT NO 303 3RD FLOOR EXECUTIVE BLOCK SWARN BHOOMI SANJAY PATH DIMNA ROAD MANGO JAMSHEDPUR- ,Father/Husband Name DEEPAK KUMAR BAGTY , PAN No.- ,Permission Case No.- , Aadhaar No. *****0715
	-Mr. DIVYANSH DWELLINGS PVT LTD REP BY PREM KUMAR RAM, Address - OFFICE AT UNIT NO 303 3RD FLOOR EXECUTIVE BLOCK SWARN BHOOMI SANJAY PATH DIMNA ROAD MANGO JAMSHEDPUR- ,Father/Husband Name SHIV NARAYAN RAM , PAN No.- ,Permission Case No.- , Aadhaar No. *****9141
EXECUTANTS	-Mrs. DEEPA BAGTY, Address - H NO 402 SHEO MANDIR LINE ULIDIH DIMNA ROAD MANGO JAMSHEDPUR- ,Father/Husband Name DEEPAK KUMAR BAGTY , PAN No.- ,Permission Case No.- , Aadhaar No. *****0715
	-Mr. BABULAL TIWARY, Address - SANJAY PATH DIMNA ROAD MANGO JAMSHEDPUR- ,Father/Husband Name LATE RAM KUMAR TIWARY , PAN No.- ,Permission Case No.- , Aadhaar No. *****1215

DIVYANSH DWELLINGS PVT. LTD
Babul Lal Tiwary
 Director

Witness Information	Mr. PINTU BAGTI , Address - MANGO DIMNA ROAD JAMSHEDPUR-, Father/Husband Name-S K BAGTI
---------------------	--

Identifier Details	Mr. AMIT KUMAR TIWARY , Address - SANJAY PATH DIMNA ROAD MANGO JAMSHEDPUR-, Father/Husband Name-MALARAM TIWARY
--------------------	---

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	2,580
Total		2,580

Fee Rule:Development Agreement		
---------------------------------------	--	--

2	E	2,000
3	LL	3
4	PR	1
Total		1,63,812

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2.8.2022
Deed Writer / Advocate

Balantol Pithy,
Vendee / Claimant

Balantol Pithy,
Vendor / Executant

DIVYANSH DWELLING PVT. LTD
Balantol Pithy

Transaction Success! Please Note Your Transaction ID.

Name	DivyanshDwellingsPvtLtdRepByBabulalTiwary
Token No / Depositor ID	20220000094799
Amount	6392
Transaction ID	8624025c722e929b96d6
GRN	2212519338
CIN	10002162022080214239
Time	2022-08-02 14:21:58

कोरोना को डराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

Babulal Tiwary

DIVYANSH DWELLINGS PVT. LTD

Babulal Tiwary
Director

Transaction Success! Please Note Your Transaction ID

OK

Name	DivyanshDwellingsPvtLtdRepByBabulalTiwary
Token No / Depositor ID	20220000094799
Amount	160000
Transaction ID	93732c33c26d77fd1350
GRN	2212519086
CIN	10002162022080214003
Time	2022-08-02 14:17:13

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

Babulal Tiwary,

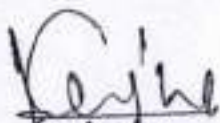
DIVYANSH DWELLINGS PVT. LTD

Babulal Tiwary

Director

निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र० सं०	चेकलिस्ट का विषय	Yes	No
1.	खतियान की सत्यापित प्रति	✓	
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त—		
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी-11 अथवा		
	(ii) भू-स्वामित्व प्रमाण पत्र अथवा		
	(iii) शुद्धि पत्र		
	(iv) अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		
2.	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।	✓	
3.	पंजी-11 का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4.	मुद्रांक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार सत्यापन	✓	
7.	PAN सत्यापन		
8.	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)		


 02/8/22

DIVYANSH DWELLING
 Babel Mistry
 Director



Document Registration Summary 1

Date :-02-Aug-2022

- Government/Market Value: ₹6472300/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹100 /-

DIVYANSH DWELLINGS PVT. LTD
 Babulal Tiwary
 Director

Receipt : 690287

Receipt Date : 02-08-2022

Presenter Name : -

E	₹2000
PR	₹1
SP	₹2580
LL	₹3
A1	₹161808
Stamp Duty	₹100

On Date 02-08-2022 Presented at District SRO - Jamshedpur

Signature of Presenter

Babulal Tiwary

District SRO - Jamshedpur

Total

₹166492

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	DivyanshDwellings:PvtLtdRepByBabulalTiwary	<ul style="list-style-type: none"> • GRN Number : 2212511006 • DEPT Transaction Id : 98da85767215db913f80 • Transaction Type : 	100
E	2000	2000	0	GRAS	DivyanshDwellings:PvtLtdRepByBabulalTiwary	<ul style="list-style-type: none"> • GRN Number : 2212519086 • DEPT Transaction Id : 93732c33c26d77fd1350 • Transaction Type : 	2000
PR	1	1	0	GRAS	DivyanshDwellings:PvtLtdRepByBabulalTiwary	<ul style="list-style-type: none"> • GRN Number : 2212519086 • DEPT Transaction Id : 93732c33c26d77fd1350 • Transaction Type : 	1
SP	2580	2580	0	GRAS	DivyanshDwellings:PvtLtdRepByBabulalTiwary	<ul style="list-style-type: none"> • GRN Number : 2212519086 • DEPT Transaction Id : 93732c33c26d77fd1350 • Transaction Type : 	2580
A1	161808	161808	0	GRAS	DivyanshDwellings:PvtLtdRepByBabulalTiwary	<ul style="list-style-type: none"> • GRN Number : 2212519086 • DEPT Transaction Id : 93732c33c26d77fd1350 • Transaction Type : 	155419
				GRAS	DivyanshDwellings:PvtLtdRepByBabulalTiwary	<ul style="list-style-type: none"> • GRN Number : 2212519338 • DEPT Transaction Id : 8624025c722e929b96d6 • Transaction Type : 	6389

LL	3	3	0	GRAS	DivyanshDwellingsPvtLtdRepByBabulalTiwary	<ul style="list-style-type: none"> • GRN Number : 2212519338 • DEPT Transaction Id : 8624025c722e929b9edd • Transaction Type : 	3
Sub Total	166396	166492	-96				

Article : Development Agreement **Number of Pages :** 172

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer

DIVYANSH DWELLINGS PVT. LTD
Babulal Tiwary
 Director



OFFICE OF THE SUB REGISTRAR
Office Name :- District SRO - Jamshedpur
District Name :- EastSinghbhum
State Name :- Jharkhand

WYANSH DWELLINGS PVT. LTD
Babul Tiwary
Director

Deed Endorsement

Token No :- 20220000094799

Deed Type	Development Agreement
Number of Pages	172
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 2580, A1 :- Rs. 161808, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.6472257/- , Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Purihasa Location :- Main Road, Purihasa Urban(ct) Property Boundaries :- East: SURJAN SINGH, West: ROAD, South: ALLEY THEN SURJAN SINGH, North: PORTION OF TAPAN KUMAR SEN Khata Number - 214Plot Number - 1277Volume Number - 51Page Number - 75 Area Of Land :- 18.80 Decimal







Sh./Smt.BABULAL TIWARY s/o/d/o/w/o LATE RAM KUMAR TIWARY has presented the document for registration in this office today dated :- 02-Aug-2022 Day :- Tuesday Time :- 16:55:46 PM







BABULAL TIWARY(Individual)

Party Name	Document Type	Document Number
BABULAL TIWARY	PAN/UID	545909481215

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
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1	BABULAL TIWARY Address1 - SANJAY PATH DIMNA ROAD MANGO JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: , Permission Case No.-	Yes	Babu Lal Tiwary Address:- 99, , khawas ji ka bagh pooja spartment G-1, tonk road, Jaipur, , Jaipur, 302018, , Rajasthan, India		EXECUTANTS Age:75	 	<i>Babulal Tiwary</i>
2	DEEPA BAGTY Address1 - H NO 402 SHEO MANDIR LINE ULIDIH DIMNA ROAD MANGO JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: , Permission Case No.-	Yes	Deepa Bagty Address:- H. NO. - 402, NEAR SHIV MANDIR, NEW ULIDIH, PO. - MANGO, JAMSHEDPUR, , Purbi Singhbhum, 831012, , Jharkhand, India		EXECUTANTS Age:44	 	<i>Deepa Bagty</i>
3	DIVYANSH DWELLINGS PVT LTD REP BY BABULAL TIWARY Address1 - OFFICE AT UNIT NO 303 3RD FLOOR EXECUTIVE BLOCK SWARN BHOOMI SANJAY PATH DIMNA ROAD MANGO JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: , Permission Case No.-	Yes	Babu Lal Tiwary Address:- 99, , khawas ji ka bagh pooja apartment G-1, tonk road, Jaipur, , Jaipur, 302018, , Rajasthan, India		CLAIMANT Age:75	  DIVYANSH DWELLINGS PVT. LTD <i>Babu Lal Tiwary</i> Director	<i>Babulal Tiwary</i>

4	<p>DIVYANSH DWELLINGS PVT LTD REP BY DEEPA BAGTY Address1 - OFFICE AT UNIT NO 303 3RD FLOOR EXECUTIVE BLOCK SWARN BHOOMI SANJAY PATH DIMNA ROAD MANGO JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: Permission Case No.-</p>	Yes	<p>Deepa Bagty Address:- H. NO. - 402, NEAR SHIV MANDIR, NEW ULIDIH, PO. - MANGO, JAMSHEDPUR, , Purbi Singhbhum, 831012, , Jharkhand, India</p>	<p>CLAIMANT Age:44</p>			<p>DIVYANSH DWELLINGS PVT. LTD <i>Deepa Bagty</i> Director</p>
5	<p>DIVYANSH DWELLINGS PVT LTD REP BY PREM KUMAR RAM Address1 - OFFICE AT UNIT NO 303 3RD FLOOR EXECUTIVE BLOCK SWARN BHOOMI SANJAY PATH DIMNA ROAD MANGO JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: Permission Case No.-</p>	Yes	<p>Prem Kumar Ram Address:- House No. 449, Behind Srijani Resedency, Shiv Mandir Line, Dimna Road, Po- Mango, Jamshedpur, , East Singhbhum, 831012, , Jharkhand, India</p>	<p>CLAIMANT Age:48</p>			<p><i>Prem Kumar Ram</i></p>

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
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1

AMIT KUMAR TIWARY
 S/o-D/o **MALARAM TIWARY**
Address1 - SANJAY PATH DIMNA ROAD MANGO JAMSHEDPUR,
Address2 -
 ... Jharkhand
PAN No.:



Director
 Babulal Tiwary
 DIVYANSH DWELLINGS PVT. LTD

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	PINTU BAGTI Address1 - MANGO DIMNA ROAD JAMSHEDPUR, Address2 - ... Jharkhand			

Signature of Operator



Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**BABULAL TIWARY , DEEPA BAGTY**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**AMIT KUMAR TIWARY**) Son/Daughter/Wife of (**MALARAM TIWARY**) resident of (**SANJAY PATH DIMNA ROAD MANGO JAMSHEDPUR**) and by occupation (**Business**).

Signature of Registering Officer

Date:- 02-Aug-2022



Seal and Signature of Registering Officer

Token No.: 20220000094799


CERTIFICATE

Office of the District SRO - Jamshedpur

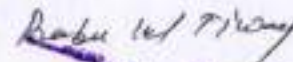
This **Development Agreement** was presented before the registering officer on date **02-Aug-2022** by **BABULAL TIWARY, S/O, D/O, W/O LATE RAM KUMAR TIWARY** resident of SANJAY PATH DIMNA ROAD MANGO JAMSHEDPUR ,.

This deed was registered as Document No:- **2022/JSR/3895/BK1/3629** in Book No :- **BK1**, Volume No :- 654 from Page No :- 221 to 392 at, office of **District SRO - Jamshedpur**

Date:- **02-Aug-2022**


Registering Officer

DIYANSH DWELLINGS PVT. LTD


Director