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## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 6c501e0a243725e4cf27

Receipt Date : 19-Jun-2021 03:57:41 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 20210000055320

Office Name : SRO - Saraikela

Document Type : Development Agreement

Payee Name : MS EPIC CONSTRUCTION REP BY VINOD  
KUMAR AGARWAL AND OTHERS ( Vendee  
)

GRN Number : 2106028362



For Office Use :-



*Ritesh Kr. Shukla*

*Ritesh Kr.*

*Soni Shweta*

*आशाकि*

*Vinod*

*24/06/2021*

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

*Manish Kumar Zodi*

*Rajesh*

*Vinod Agarwal*

*Umit Kumar Todi*  
*24/06/2021*

Dev. Agreement

Stamp 100/-

Adityapur

मूल्यांकन सूची सं जांच किये 24/6/21

दस्तावेज जांच एके सूची प्राप्ता 24/6/21

24/6/21  
Ritesh Kr. Shukla.



उपस्थापित दस्तावेज में लख्यकारी की जाति... अंकित है। यह जाति C.N.T Act 1908 की धारा 461(B) के अन्तर्गत नहीं है। 24/6/21

दस्तावेज में वर्णित मूले प्रतिबंधित सूची संकेत हैं 24/6/21 जांचकला

Ritesh Kr. Shukla. 24/06/2021

24/6



नियम-21 क अधीन ग्राहय भारतीय स्टाम्प अधिनियम (इण्डियन स्टाम्प एक्ट-1899) की अनुसूची-1 या 1 (क) सं 0... के अधीन यथावत स्टाम्प सहिय या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क अपेक्षित नहीं। 24/6/21

Soni Shukla

Soni Shukla. 24/06/2021

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE on this 24/6 day of June 2021, at Seraikella

BETWEEN

Fee Paid  
-1013270.00  
2000.00  
2.50  
294  
1015273.44  
24/6/21

Ritesh Kr. Shukla.

Soni Shukla.

24/6/21

Daxm

Umit Kumar Todi

Mamthi Kum 2-di

Rajesh  
V.S. Aggarwal  
24/6/2021



31/08/21

31/08/21  
24/06/2021



24/06/21

24/06/2021

- 1) SHRI RITESH KUMAR SHUKLA (UID : 8793 1599 4363), S/o Shri Jitendra Kumar Shukla and
- 2) SMT. SONI SHUKLA (UID : 7307 5491 9991), W/o Shri Ritesh Kumar Shukla, both by faith Hindu, both by caste Brahmin, both by Occupation Business, by Nationality Indians, both residents of M.I.G. 64, Adityapur, Thana- R.I.T., District- Seraikella Kharsawan, Jharkhand, Pin 831013,

Ritesh Kumar Shukla

Soni Shukla

31/08/21

24/06/21

Udit Kumar Todi

Mansu Kumar Todi

Palali

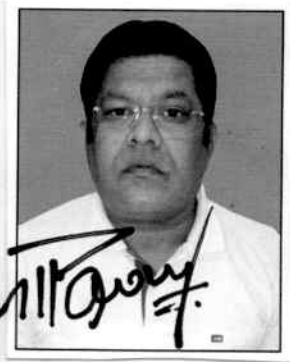
N.K. Agarwal

24/6/2021



Vik. Agarwal  
24/05/2021

*[Handwritten signature]*



- 3) **SMT. ASHA SINGH (UID : 3203 6905 6972)**, W/o Shri Krishna Kumar Singh, by Occupation Business, by Nationality Indian, by Religion Hindu, by caste Kshatriya, R/o M.I.G. 177, Adityapur, Thana - R.I.T., District - Seraikella Kharsawan, Jharkhand,
- 4) **SMT. VIJAYA LAXMI JHA (UID.: 2224 5654 1584)**, W/o Late Sanjay Jha, by Occupation Business, by Nationality Indian, by Religion Hindu, by caste Brahmin, R/o Block No. 19/2/4, Road No. 19, Adityapur (2), Seraikella Kharsawan, Jharkhand, Pin 831013, hereinafter jointly referred as **OWNERS / FIRST PARTIES** (which expression shall, unless it be repugnant to the context or meaning thereon be deemed to include his heirs, executors, administrators and assigns).

*[Handwritten signatures and dates]*

24/05/2021

24/05/2021

24/05/2021



*Prabali*  
24/06/2021



*Manish Kumar Padi*  
24/06/2021



*Umit Kumar Todi*  
24/06/2021



AND

M/S. EPIC CONSTRUCTION, a Partnership Firm having its Office at Aastha Legend, 3<sup>rd</sup> Floor, Q Road, Bistupur, P.O. and P.S. Bistupur, Jamshedpur, District Singbhum East, Jharkhand, 831001, represented

*Prabali*  
*Manish Kumar Padi*

*Umit Kumar Todi*

*Prabali*

*Prabali*  
24/6/2021

Ritesh K. Sharma

Soni Shukla.

3/12/2021

Vinod

V.K. Agarwal

Rohit

Manish Kumar Todi

Amit Kumar Todi

24/08/2021

through its Partners (i) **VINOD KUMAR AGARWAL (UID : 8628 6767 5111)**, son of Late B.L. Agarwal, by faith Hindu, by Caste Marwari Bania, by occupation Business, by Nationality Indian, R/o Duplex No.20, Astha Hi-Tech City, Sonari, within P.O. & P.S. Sonari, town Jamshedpur, District Singhbhum East (ii) **ROHIT SOLANKI (UID : 7945 5304 5654)**, S/o Late Brij Kishore Singh, by faith Hindu, by Caste Rajput, by occupation Business, by Nationality Indian, R/o H. no. 116, New Baradwari, Sakchi, Town Jamshepdur, District East Singhbhum (iii) **MANISH KUMAR TODI (UID : 3668 9242 0888)**, S/o Late Nikhil Kumar Todi, by faith Hindu, by Caste Marwari, by occupation Business, by Nationality Indian, R/o Flat no. 7/2, Block Boston, Aastha Hi Tech City, Sonari, P.O. and P.S. Sonari, Town Jamshedpur, District East Singhbhum and (iv) **AMIT KUMAR TODI (UID : 9975 7571 2156)**, S/o Late Ashok Kumar Todi, by faith Hindu, by caste Marwari, by occupation Business, by nationality Indian, R/o Flat no. 8/1, Block Boston, Aastha Hi Tech City, Sonari, P.O. and P.S. Sonari, Town Jamshedpur, District East Singhbhum, State of Jharkhand, Hereinafter called the **SECOND PARTY / BUILDER / DEVELOPER**, (which expression shall , unless it be repugnant to the context or meaning thereon be deemed to include their heirs, executors, administrators and assigns).

WHEREAS the **Owner No. 1 and 2 had** purchased All that piece and parcel of land measuring **24.21 decimals**, recorded **Old Khata No. 32**, being **Old Plot No. 7**, corresponding to **New Khata No. 206**, **New Plot No. 33**, **Mouza Asangi**, **Thana no. 126**, **Ward no. 04 (Old) 10 (New)** **ANAC / AMC**, District Sub Registry Office Seraikella, District

Shri Naresh Kumar Mishra

Soni Shubla

31/01/21

Dear Sir

V. V. Agarwal

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Manish Kumar

Shri Naresh Kumar

24/08/2021

Seraikella Kharsawan and morefully described in Schedule A below by virtue of Registered Sale Deed No. 1720 dated 26.4.2013, registered at the District Sub Registry office at Seraikella, executed by Shri Naresh Kumar Mishra S/o Late Ram Dulare Mishra. The same is also mutated in the name of the Owner no. 1 and 2 vide Mutation case No. 233/2013-2014 dated 03.06.2013 and also paid the required rent thereof.

AND WHEREAS the Owner no. 1 had purchased All that piece and parcel of land measuring 1.22 decimals, recorded Old Khata No. 32, being Old Plot No. 7, corresponding to New Khata No. 206, New Plot No. 33, Mouza Asangi, Thana no. 126, Ward no. 04 (Old) 10 (New) ANAC / AMC District Sub Registry Office Seraikella, District Seraikella Kharsawan and morefully described in Schedule B below by virtue of Registered Sale Deed No. 2978 / 2929 dated 09-09-2014, registered at the District Sub Registry office at Seraikella, executed by Shri Naresh Kumar Mishra S/o Late Ram Dulare Mishra. The same is also mutated in the name of the Owner no. 1 vide Mutation case No. 1036/2014-2015 dated 27-10-2015 also paid the required rent thereof.

AND WHEREAS the Owner No. 3 had purchased All that piece and parcel of land measuring 10.28 decimals, recorded under Old Khata No. 32, Old Plot No. 7, corresponding to New Khata No. 206, New Plot No. 33, Mouza Asangi, Thana no. 126, Ward no. 04 (Old) 10 (New) ANAC / AMC, District Sub Registry Office Seraikella, District Seraikella Kharsawan and morefully described in Schedule C below by virtue of Registered Sale Deed No. 169 dated 27.1.2014, registered at the District Sub Registry office at Seraikella, executed by Shri Naresh

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*Soni Shukla.*

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*V.K. Agarwal*

*Rajesh.*

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*Umit Kumar Todi*

*24/06/2021*

Kumar Mishra S/o Late Ram Dulare Mishra. The same is also mutated in the name of the Owner no. 3 vide Mutation case No. 99/2014-2015 dated 08.05.2014 also paid the required rent thereof.

AND WHEREAS the Owner No 4 had purchased All that piece and parcel of land measuring 4.79 decimals, recorded under Old Khata No. 32, Old Plot No. 7, corresponding to New Khata No. 206, New Plot No. 33, Mouza Asangi, Thana no. 126, Ward no. 04 (Old) 10 (New) ANAC / AMC, District Sub Registry Office Seraikella, District Seraikella Kharsawan and morefully described in Schedule D below by virtue of Registered Sale Deed No. 1721 dated 26.4.2013, registered at the District Sub Registry office at Seraikella, executed by Shri Naresh Kumar Mishra S/o Late Ram Dulare Mishra. The same is also mutated in the name of the Owner no. 4 vide Mutation case No. 232/2013-2014 dated 03.06.2013 also paid the required rent thereof.

AND WHEREAS the Owners aforementioned are absolutely seized and possessed of or otherwise well and sufficiently entitled to all those pieces or parcels of land more fully described in Schedule A, B, C and D.

AND WHEREAS the Owners / First Parties are interested for joint development of their land more fully described in Schedule A, B, C and D and the Second Party/Builder/Developer having come to learn the intention of Owners / First Parties the Developer approached First Parties/Owners and offered to develop their Land which was accepted by the First Party/ Owners and accordingly Second Party/Builder/Developer has undertaken to develop a Project over

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above described land more-fully described in Schedule A, B, C and D forming subject matter of this Agreement.

AND WHEREAS for the said purposes, the Owners have already amalgamated their respective lands in one unit, having total area of 40.50 decimals consisting of 24.21 Decimals in Schedule A, 1.22 Decimals in Schedule B, 10.28 Decimals in Schedule C, and 4.79 Decimals in Schedule D of this agreement for the purposes of constructing a multistoried commercial cum and or residential building/s.

AND WHEREAS after mutual discussions and deliberations, the Owners have agreed to grant to the Developer and at the same time the Developer has agreed to accept the proposal of the Owners, exclusive and irrevocable rights to undertake the proposed construction on the Schedule Premises for development of the Schedule Premises on the following terms and conditions:

**NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

1. This Agreement shall be deemed to have been commenced with effect from the date of execution of these presents and shall remain in force until completion of the development and construction of the said project.
2. The Owners hereby grant exclusive right to the Developer for development of the Schedule Land/ Premises, terminable at the instance

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*Jmit Kumar Todi*

*24/06/2021*

of the misconduct of the Developer/breach of this development agreement unless specified otherwise hereinafter.

### 3. DEVELOPMENT PLANS & APPROVALS

- (a) It is specifically agreed that the Owners shall through the qualified Architects namely Nikhil Shukla the name of which has been also accepted by the 2<sup>nd</sup> party builder shall submit plans for sanctioning of lay out for construction of buildings and/or other structures on the said property or any part or portion thereof to the appropriate agencies and have the architecture plans approved for clearance to construct the buildings.
- (b) The said plans shall be prepared by the qualified Architects namely Nikhil Shukla at the costs of the Developer which shall be forthwith be submitted by the Owners with appropriate agencies for the purposes of obtaining requisite approvals and permissions.
- (c) That the architecture plans may only be modified or changed with prior written consent of the Developer and land owner during the stage of approval. Howsoever, after initial approval of the architecture plan, no modification, alteration or changes in the approved architecture plan shall be permitted unless submitted by the Developer to appropriate agency certifying and approving the architecture plans by the land owner.

### 4. GENERAL POWER OF ATTORNEY

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- (a) Soon after the execution of this agreement, the Owners shall execute a General Power of Attorney in favour of the Developer for carrying out day to day operations related to the construction and also for negotiations and entering into agreements with various prospective Purchasers for the proposed development Project and for executing all necessary deeds and documents including but not limited to registered sale deeds and agreement for sale.
- (b) The General Power of Attorney shall be executed within 7 days of execution of the instant Agreement. Failure of Owners' to execute the General Power of Attorney within such period or any extended period, shall make the Agreement terminable at the instance of the Developer, and in such eventuality, the Developer shall be entitled to receive from the Owners all moneys, costs and expenses incurred by them in connection with this Agreement and the same shall carry interest @ of F.D.R in Nationalized Bank till receipt of entire amount by Developer.
- (c) The Developer or its nominated person shall act as true and bonafide attorney of the Owners in connection with the accomplishment of the proposed Project, i.e. undertake construction activities and sale/ negotiating sales of the construction areas realised from the Project.
5. That the Developer shall be authorised to submit or present plans for structural, electrical, sewerage etc. and obtain due approvals or consents from the appropriate agencies on behalf of the Owners. The Owner shall extend all co-operation during such process and any breach or failure to co- operate, when required by the Developer shall

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be deemed to be material breach of mandatory obligations of the Owners.

## 6. REPRESENTATION & WARRANTIES

The Owners represent that they are bonafide lawful and true owners of the Schedule Land/ Premises and there is no risk, defect in to the encumbrance or pending litigation in relation to the title of the Schedule Land/ Premises which has been fully verified by the Second Party Developer before entering into this Agreement. That God forbid if case any issue arises with all or any of the Schedule land the same shall be Jointly resolved.

## 7. DELIVERY OF POSSESSION

(a) The Owner after execution of this Agreement shall under a written instrument hand over peaceful and vacant possession of all the Schedule Land/ Premises to the Developer in connection/ relation to this Agreement.

(b) All costs, charges and expenses in respect of the above shall be borne and paid by the Developer alone.

(c) However, the Owners shall empower and authorise the Developer under the Power of Attorney to be executed as aforesaid to effectively deal and/or negotiate.

## 8. SUBMISSION OF TITLE DEEDS

(a) The Owners shall deposit with the Developer the copy of original title deed mentioned hereinabove, which shall be securely held and retained by the Developer for the purposes of this Agreement without claiming therein any right of ownership

~~Ritesh K. Shukla~~

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or of a mortgagee in any manner whatsoever. However the 1<sup>st</sup> party members undertake to show the original documents to any person / institution on reasonable notice of 24 hours.

- (b) The original title deeds related to Schedule Premises shall be in the custody of the Land owners for the entire period of construction.

#### 9. TIME

- (a) That the parties hereby agree that time is the essence of this Agreement and the Developer shall strive to complete the proposed Project within 2 years from the date of receipt of the requisite clearances and approvals of the project. In special circumstances 3 months time will be extended for completion of the project failing which after lapse of extended period of 3 months i.e. total period of 2 years and 3 months from the date of receipt of the requisite clearances and approvals of the project, the 2<sup>nd</sup> Party undertakes to pay a compensation of Rs. 1 (One) Lakhs per months till the completion of project in all aspect.
- (b) That both the parties shall hold joint review meetings, where two consecutive meetings shall not be separated by a gap of 2 months. Both parties shall frame effective policies or guidelines to ensure timely completion of the Project. The 1<sup>st</sup> party members authorize Shri Ritesh Kumar Shukla to represent them before the 2<sup>nd</sup> party Builder/Developer and similarly the 2<sup>nd</sup> party authorize its partner Shri Vinod Kumar Agarwal to co-ordinate with land owner's representative Shri Ritesh Kumar Shukla and Architech Nikhil Shukla.

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## 10. FORCE MAJEURE

The mutual obligations of the Parties shall remain suspended during any period of natural calamity, earth quake, civil war, riot, acute shortage of building materials, labour unrest, Act of GOD, any governmental action restraining affecting construction work and or any unforeseen or foreseen incident, which shall be beyond the control of human being. The Parties claiming force majeure shall intimate the other party of the existence of the Force Majeure conditions and shall also notify the cessation of the Force Majeure conditions.

## 11. SHARE ALLOCATION

- (a) That after completion of the proposed building, the Developer shall deliver 35% of the constructed area costing of shops, parking, flats along with common utility services, advantages, amenities, privileges etc. to the Owner / First Parties.
- (b) That the Owners / First Parties members together undertake to divide the 35 % share amongst themselves as per the ratio of their land.
- (c) The Developer shall be entitled to retain 65 % of the constructed area costing of shops, parking, flats along with common utility services, advantages, amenities, privileges etc.
- (d) That the parties hereto undertake demarcate their shares in the copy of the approved building plan or execute a separate agreement for the same, for delineating and describing their share.

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*Soni Shukla*

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*Mansh Kumar*

*Abhit Kumar Todi*

*24/06/2021*

(e) The Developer shall be entitled to sell and dispose off its shares in the proposed building to be constructed on the Schedule A, B and C land hereunder written land i.e. developer's allocation, along with common advantage, privileges, utility services, amenities, etc. to the various buyers at its discretion, to which the Owners shall have no objection and if needed by the developer the Owners / First Parties shall willfully either jointly or severally execute the necessary instruments, deed/s and documents to this effect without any further consideration payable to the Owners / First Party.

(f) The Owner shall be entitled to sell and dispose off its shares of the proposed building i.e. Owner's allocation, along with common advantage, privileges, utility services, amenities, etc. to the various buyers at its discretion to which the Developer shall have no objection and if needed by the Owners / First Parties, the Developer shall willfully execute the necessary instruments, deed/s and documents to this effect without any further consideration payable to the Developer.

12. That without prejudice to the generality of the provisions contained in this Agreement, the Owners specifically make declaration as hereinafter:

- (a) The Owners are lawful, bonafide and true owners of the Schedule Land/ Premises and are authorised to enter into the Agreement with the Owner for which there is no impediment in law.
- (b) It is further declared that the Owners, either jointly or severally, have has not sold, transferred or conveyed the lands or any part or portion of the land or rights in relation to the Schedule Land/

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Premises to any party or third party and neither there is any agreement existing executed by the Owners in relation to the Schedule Land/ Premises.

- (c) The Owners hereby assure and admit to execute or sign any further paper, document, etc. in favour the Developer for the purposes related to construction of the building on the Schedule Land/ Premises.

13. That the Developer and the Owners jointly hereby declares and covenants:

- (a) That the Developer shall be entitled to enter into agreements with various intending buyers and agencies in connection with the proposed building.
- (b) That the Developer shall be entitled to enter into agreements for sale or otherwise with intending buyers and to receive consideration amount and instalments etc. relating to various agreements for constructed areas forming Developer Allocation.
- (c) That the expenses 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 miscellaneous charges, levied fines, penalties imposed by the Govt. Municipality or any other authorities during the construction of he said building shall be fully borne by the Developer only.
- (d) Developer shall be overall responsible for the construction of the proposed building on the Schedule Land/ Premises and in an event of any disputes arising on the Schedule Premises, the

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Amit Kumar Todi

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Owners shall jointly or severally protect and defend the interest of the Developer in this regard.

- (e) The Developer undertakes to use Class I, building materials for construction of total project as per suggestion and supervision of mutually agreed qualified architect Mr. Nikhil Shukla and Mr. Ritesh Kumar Shukla authorized representative of 1<sup>st</sup> party member.

14. That the parties hereto further declare that for their specific portion they can execute a registered sale deed in respect of the Share / Units, parking, etc. and other services subsisting therein in favour of any intending purchaser without any consent of the other party.

15. That, both the parties hereby agree that the Developer shall be at liberty to carry out newspaper publication to advertise the Project for the purposes of general advertisement or generating revenues for the Project at its own risk.

16. The Developer shall be entitled to raise finances from Banks, Financial Institutions, Housing Finance Companies etc. for its prospective buyers for their premises / units in project however the Developer shall not be entitled to create any charge / lien / mortgage over the entire schedule land for such purpose however the mortgage and charge the said unit of project along with its proportionate share in the land may be created and Developer may sign and execute all requisite agreements, contracts, deeds, documents, papers, declarations, affidavits for such purpose without seeking to obtain any further consent of the owner, provided however that the developer shall not attach any liability to the owners on account of its borrowings in any manner whatsoever.

#### 17. TAXES AND OUTGOINGS

Ritesh K. Shukla

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Amit Kumar

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- (a) That from the date of approval and clearance of the project by the competent authority the Developer / Second party shall pay and discharge all assessments, outgoings, taxes, etc. payable in respect of the Schedule Land/ Premises up to the date of the possession of the said property is handed over by them to the prospective buyers. Thereafter, the same shall be paid and borne by the prospective purchasers / buyer alone at the existing rates. Any revision in the outgoings, assessment, taxes with respect to the Schedule land after delivery of possession of the land shall be the responsibility of the Parties to this Agreement as per the proportionate holding of the constructed area, till sale of constructed buildings including Flats and parking to the prospective buyers.
- (b) Parties agree that any manner of indirect taxes arising out from this Agreement shall be the responsibility of the Developer to discharge.
- (c) All incidents of direct or personal taxes including but not limited to G.S.T. arising out of this agreement shall be the respective liabilities of the Parties as per their share and will be borne by them.
- (d) That all the liability including statutory liability whatsoever arising out of and in connection with the project shall be borne by Second Party / Builder/Developer.

#### 18. RATIFICATION

The Owners hereby state, declare and confirm that all acts and deeds done, executed and performed by the Developer in pursuance hereof or in pursuance of the formal development agreement to be executed

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by the parties hereto, in connection with the development of the housing/ building project shall be binding at all times hereafter on the Owners and the owner covenants to ratify the same as and when called upon to do so.

#### 19. INDEMNIFICATION

The parties hereto shall indemnify and/or keep each other saved, harmless and indemnified against all losses, claims demands costs, damages proceedings, charges and expenses which any of the parties hereto may suffer in respect of any acts, deeds, matters or thing done or any omission made by the other party and/or anything arising in connection therewith.

#### 20. AMENDMENTS

The contents of the Agreement may be altered, modified or amended with mutual consent of the Parties to this Agreement, if deemed necessary for the purposes of interest and benefit of the Project. Any agreement in reference to this Agreement and made subsequent to the execution of this Agreement shall be treated to be part of this Agreement.

#### 21. ASSIGNMENT

No part of this Agreement can be assigned by the Developer to any other Developer without obtaining the prior permission of the Owners. The Developer, prior to creation of any assignment shall request the Owners for creation of assignment.

Ritesh K. Shukla

Soni Shukla-

31/01/2021

Dear

V.K. Agarwal

Prakash

Manish Kumar Todi

Amit Kumar Todi

24/06/2021

However, the Developer shall be at liberty to engage contractors, technicians and other agencies in aid of construction of the Project at the Schedule Premises.

## 22. ARBITRATION

Any dispute and difference that may arise in between the parties hereto relating to or in connection with the matter of this agreement or between the parties or their representatives shall be referred for adjudication with a sole arbitrator to be appointed in joint consultation of the Parties. The Arbitrator shall have summary powers. The proceedings of the arbitration shall be guided by the provisions of Indian Arbitration & Conciliation Act, 1996.

## 23. JURISDICTION

Courts at Seraikella, District Seraikella Kharsawan only shall have the exclusive jurisdiction to try and hear any and all disputes concerned with arbitration or any other dispute, which may have occurred between the Parties.

24. That as per the Jharkhand Apartment (Flat) Ownership Act, 2011 under section 5, both the party owners and the developers are competent to execute and entered into agreement for sale / sale deed (Registered and or non-registered) of their respective share and realise the sale proceeds in their respective names.

## SCHEDULE 'A'

[Land belonging to Ritesh Kumar Shukla and Soni Shukla]

Ritesh Kumar Shukla

Soni Shukla.

31/12/18

Daxm

M. Aggarwal

Rabali.

Manu Kumar

Umit Kumar Todi

20/06/2021

All that piece and parcel of land measuring 24.21 decimals, recorded Old Khata No. 32, being Old Plot No. 7, corresponding to New Khata No. 206, New Plot No. 33, Mouza Asangi, Thana no. 126, Ward no. 04 (Old) 10 (New) ANAC / AMC, District Sub Registry Office Seraikella, District Seraikella Kharswan, which is bounded and butted as follows:-

- North : Road;
- South : Portion of Plot no. 32 and 43;
- East : Portion of plot no. 33 and partly plot no. 35;
- West : Part of plot no. 32, 43, 30, 31 (d)

**SCHEDULE 'B'**

*[Land belonging to Ritesh Kumar Shukla]*

All that piece and parcel of land measuring 1.22 decimals, recorded Old Khata No. 32, being Old Plot No. 7, corresponding to New Khata No. 206, New Plot No. 33, Mouza Asangi, Thana no. 126, Ward no. 04 (Old) 10 (New) ANAC / AMC, District Sub Registry Office Seraikella, District Seraikella Kharswan, which is bounded and butted as follows:-

- North : Plot nos. 33 (Part) and 32;
- South : Plot no. 43;
- East : Plot no. 42;
- West : Plot nos. 33 (Part) and 43.

**SCHEDULE 'C'**

*[Land belonging to Asha Singh]*

All that piece and parcel of land measuring 10.28 decimals, recorded under Old Khata No. 32, Old Plot No. 7, corresponding to New Khata No. 206, New Plot No. 33, Mouza Asangi, Thana no. 126, Ward no. 04 (Old) 10 (New)

R. Itarsh Kr. Sharma

Soni Shukla

31/12/11 R/E

Vijaya Laxmi

V.K. Agarwal

Rajesh

Mamta Kumer Todi

Umit Kumar Todi

24/06/2021

ANAC / AMC, District Sub Registry Office Seraikella, District Seraikella Kharsawan, which is bounded and butted as follows:-

North : Plot nos. 35 and 37;

South : Plot no. 43

East : Plot nos. 37, 39 and 42

West : Plot nos. 33 (Part) and 43

#### SCHEDULE 'D'

[Land belonging to Vijaya Laxmi Jha]

All that piece and parcel of land measuring 4.79 decimals, recorded under Old Khata No. 32, Old Plot No. 7, corresponding to New Khata No. 206, New Plot No. 33, Mouza Asangi, Thana no. 126, Ward no. 04 (Old) 10 (New) ANAC / AMC, District Sub Registry Office Seraikella, District Seraikella Kharsawan, which is bounded and butted as follows:-

North : Plot no. 29 / Road;

South : Plot no. 33 (P);

East : Plot no. 35;

West : Plot no. 33 (P)

**Total land area 40.50 Decimals.**

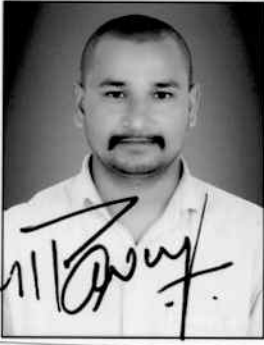
That the aforesaid land does not fall under the purview of Section 46 of the C.N.T. Act and does not violate the principles laid down U/S 22 'A' of the Registration Act.

IN WITNESS WHEREOF we sign this deed of power of Attorney in the presence of the following witnesses on 24<sup>th</sup> day of June 2021.

WITNESS :

1. Bibhubi Kumar Raikans,  
S/o Nilam Raikans,  
Adityapur, JSR.

2. Balaji Rao. S/o. G. Nageshwar  
Rao, No. 21 Nanyi Gurinji  
Contractors Area  
Bistupur, JSR-1.



*Handwritten signature of Bibhubi Kumar Raikans*

Bibhubi Kumar Raikans

24/06/2021

1. ~~Pitersh Kr. Sharma~~

2. Soni Sharda.

3. ~~31/12/2021~~

4. *V. Laxmi*

(Signature of the Owner / First Parties)

1. ~~V.K. Agarwal~~

2. ~~V.K.~~ *Palakhi*

3. ~~Mansh Kumar Todi~~

4. ~~Amrit Kumar Todi~~

(Signature of the Developer / Second Party)

Certified that the finger prints of each person whose photograph has been affixed in this document has been obtained by me / before me.

*Handwritten signature of Advocate*  
ADVOCATE

**MOUZA - ASANGI**  
**THANA - SARAİKELA**  
**THANA NO - 126**  
**SHEET NO - 1**  
**DIST. - (SERAIKELA KHARSWAN)**  
**SCALE - 16" = 1 Mile**  
**YEAR - 1958 - 59**

**RITESH KUMAR SHUKLA & SONI SHUKLA**

AREA SHOWN IN

KHATA NO	PLOT NO	AREA
O - 32	O - 7	25.43 Dec
N - 206	N - 33	

24.21 Dec BOUNDARY

NORTH - ROAD

SOUTH - PLOT NO. 7 (P)  
(ASHA SINGH)

EAST - PLOT NO. 7 (P)  
(VIJAYA LAXMI JHA)

WEST - PLOT NO. 6

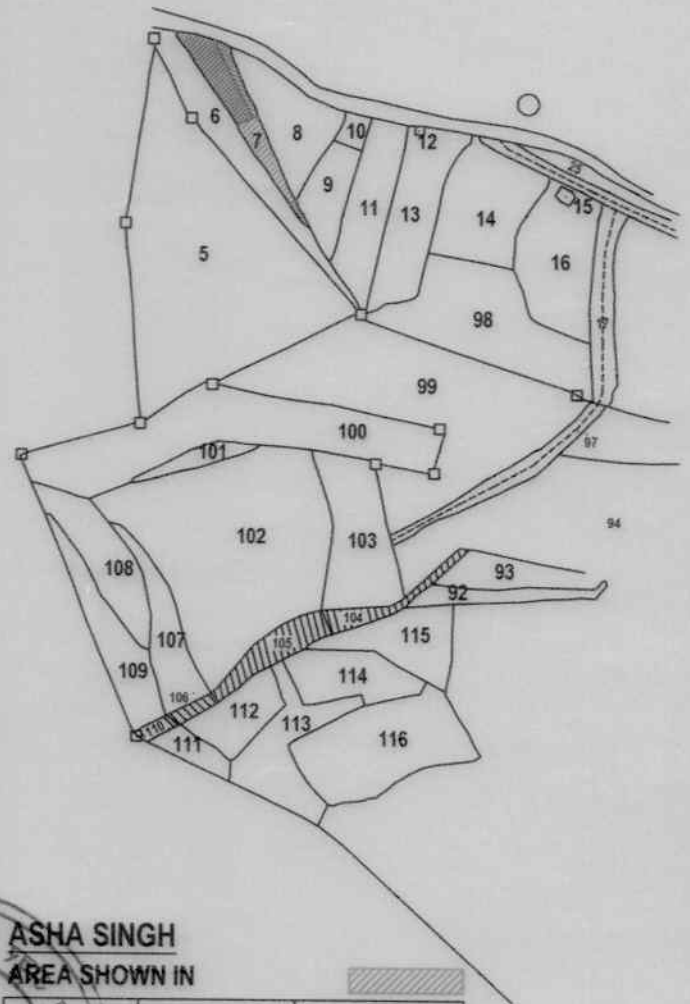
1.22 Dec BOUNDARY

NORTH - PLOT NO. 7 (P)  
(ASHA SINGH)

SOUTH - PLOT NO. 6

EAST - PLOT NO. 8 & 9

WEST - PLOT NO. 6



**VIJAYA LAXMI JHA**

AREA SHOWN IN

KHATA NO	PLOT NO	AREA
O - 32	O - 7	4.79 Dec
N - 206	N - 33	

NORTH - ROAD

NORTH - PLOT NO. 7 (P) ASHA SINGH)

EAST - PLOT NO. 8

WEST - PLOT NO. 7 (P)  
(RITESH KUMAR SHUKLA & SONI SHUKLA)

**ASHA SINGH**

AREA SHOWN IN

KHATA NO	PLOT NO	AREA
O - 32	O - 7	10.28 Dec
N - 206	N - 33	

NORTH - PLOT NO. 7 (P) VIJAYA LAXMI JHA) &  
RITESH KUMAR SHUKLA & SONI SHUKLA )

NORTH - PLOT NO. 7 (P)  
RITESH KUMAR SHUKLA & SONI SHUKLA )

EAST - PLOT NO. 8

WEST - PLOT NO. 6



*Boundary on per old Khata & plots.*

*Ritesh K. Shukla*  
*Soni Shukla*  
*3/12/1958*  
*Vijaya*

  
**Gouri Shankar Roy**  
 Amin  
 Reg. No. - 4480/2014

N

NAC ADITYAPUR

WARD NO. - 4, SHEET NO. - 2

REV. THANA - SERAIKELA - KHARSWAN

DIST. - SINGHBHUM

SCALE - 1cm = 10 miter

YEAR - 1976 - 77



NARESH KUMAR MISHRA  
S/o. Late RAMDULARI MISHRA

INFAVER OF

ASHA SINGH  
W/o. KRISHNA KUMAR

PROPOSED AREA SHOWN IN



KHATA NO	PLOT NO	AREA
N - 206	N - 33	0.1028 Acre
O - 32	O - 7	0.04.16 Hect

PLOT NO - 33  
 NORTH - PLOT NO. 35 & 37  
 SOUTH - PLOT NO. 43  
 EAST - PLOT NO. 37, 39 & 42  
 WEST - PLOT NO. 33 (P) & 43

*Ritesh K. Shukla.*

*Mishra  
25/01/14*

*Soni Shukla.*

*21/01/2014*

*Praxm*

*A Amin*

A Amin



झारखण्ड सरकार

झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

रैयत का नाम, अभिभावक का नाम, रिश्ता											
गौरी कैवर्त, पिता-घासी कैवर्त, जाति-कैवर्त, निवासी-गम्हारिया											
जिला का नाम	सरायकेला- खरसावां	अंचल का नाम	गम्हरिया	हलका का नाम	हलका-02	मौजा का नाम	आसंगी	खाता का प्रकार	रैयती		
खेवट नम्बर	खाता नम्बर 32			थाना का नाम	थाना नम्बर 02/0126						
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान		कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
(1)	(2)	(3)	कियारी संख्या (5)			(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
32	7	2 रास्ता ? अनावाद	दोन दो 1	0.000 एकड़	94.000 डिसमील			0	0	21	कायमी
खाता मे कुल प्लोट संख्या		1	खाता का कुल मिजान (खतियान के अनुसार)		0.000 94.000	खाता का कुल लगान		0 0 21			

यह एक कंप्यूटर जनित प्रति है

5/29/2021

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

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

Ritesh K. Sharma.

Soni Sharda.

आवासीय

Dilaxmi

# Correction Slip Showing Mutation in Respect of Tenancies in Estates Vested in Govt

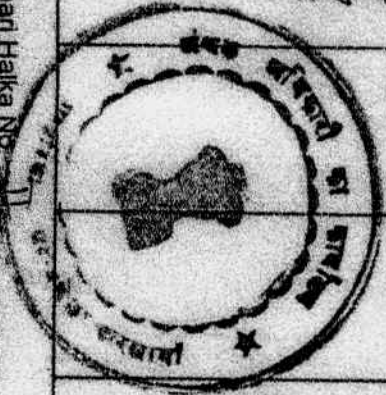
Dist: Seraikella-Kharsawan

Subdivision-Seraikella

Anchal-Gamharía

Halka No. 11

Sl. No.	Mutation Case No. in Register 27	Village	Thana and Thana No.	No. of Tenancy to which the Mutation Relates	Authority Sanctioning Mutation with Date of Order	Whether Mutation Due to Sale Gift Exchange Partition or Succession	Fill Details of Exchanges Effectee by Mutation	Date of Correction of the Halka Register by the K/c	Remarks
1	2	3	4	5	6	7	8	9	10
	233/2013	भासंगी	सरायकेला 126	खाता नं० 0-32 N-206	अंचल अधिकारी गम्हरिया दिनांक - 07/06/13	विक्री दलील सं० 1720 दिनांक - 26.4.2013	<p>नरेश कुमार मिश्रा</p> <p>विकेता मिश्रा रमेश राम उज्वर मिश्रा</p> <p>प्राप्तकर्ता H.No- 15/15 न्यू रेडिफिज टॉलीज आदिपट्टा-1</p> <p>खाता नं० प्लॉट नं० रकबा वार्षिक लगान</p> <p>0-32 0-1 24.21 की 53 26 एअर कलर्स सिव</p> <p>N-206 N-33</p> <p>उत्तरांचल भूमि कमी 11 दिवस सं० T</p> <p>पृष्ठ सं० 462 जनवरी दिनांक श्री नरेश कुमार</p> <p>मिश्रा मिश्रा रमेश उज्वर मिश्रा से प्राप्त कर</p> <p>केता श्री श्रीमति 1) श्री नरेश कुमार बुधवार मीराजी मिश्रा उमा बुधवार</p> <p>2) श्रीमती सीता बुधवार परिस श्री नरेश कुमार बुधवार</p> <p>नाम के पक्ष में नामांकन स्वीकृत किया जाता है।</p>		



Forwarded to the Karmachari Halka No. 11 for Information and Necessary Action

Forwarded to Sr/Sm [Signature] की रिपोर्ट उमा बुधवार की निवेदन उमा बुधवार Village 2330 आईओपीओ-64 for Information

2) श्रीमती सीता बुधवार परिस की रिपोर्ट उमा बुधवार आदिपट्टा-2

नाम आर आईओपीओ

मिश्रा सरायकेला - 202सागा

Anchal Adhikari  
Gamharía

31/01/2013

Daxmi



# Correction Slip Showing Mutation in Respect of Tenancies in Estates Vested in Govt

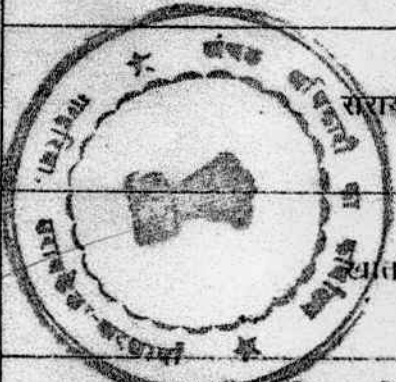
Dist- Seraikella-Kharsawan

Subdivision-Seraikella

Anchal-Gamharla

Halika No. II

SI No.	Mutation Case No in Register 27	Village	Thana and Thana No.	No. of Tenancy to which the Mutation Relates	Authority Sanctioning Mutation with Date of Order	Whether Mutation Due to Sale Gift Exchange Partition or Succession	Fill Details of Exchanges Effectee by Mutation	Date of Correction of the Halika Register by the K/c	Remarks
1	2	आरंगी	सारायकेला 126	खता नं० 0-32 2-206	अवल-आधिकारी गम्हरिया दिनांक 03/06/13	मिकी दलील नं० 1421 दिनांक 26-4-13	विक्रता भी-नैरडा कुमा भिमा भार एवर राम दुर्गा भिमा खाता नं० फॉट नं० रकबा वार्षिक लगान 0-32 0-2 4.99 ₹ 10.75 2-206 N-33 उत्तरेक प्रीति फी 11 बिन्दु स०. I नं० 462 जमावरी देवा नैरडा कुमा भिमा भिमाएक राम कुमा भिमा नं० 4/अं०० विभाज.सिद्धिगी भा पति भिमा 0-2/क नं० 19/214 शैड नं० 19 आदिम्यु-2 नं० 4 नं० 2 नं० नामकन स्वीकृत किया जाता है।	9	रामे भली के Soni Shukla Daxmi Saraikella



Forwarded to the Karmachari Halika No. II  
 Forwarded to Sh/Smt. विजय लक्ष्मी मा S/c W/o एव संजय मा  
 Village 0-2/क नं० 19/214 शैड नं० 19 आदिम्यु-2  
 for information and Necessary Action  
 for information

आम - आदिम्यु  
 भिला - सारायकेला - आरंगी  
 Anchal Adhikari  
 Gamharla

# Correction Slip Showing Mutation in Respect of Tenancies in Estates Vested in Govt.

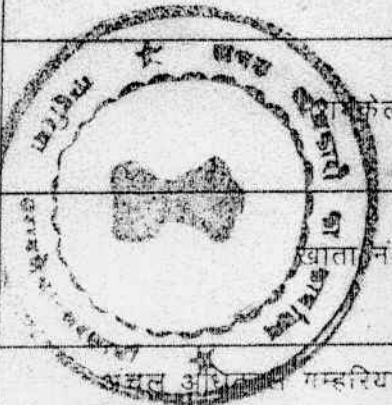
Dist- Seraikella-Kharsawan

Subdivision-Seraikella

Anchal-Gamharria

Halka No. IV

Sl. No.	Mutation Case No. in Register 27	Village	Thana and Thana No.	No. of Tenancy to which the Mutation Relates	Authority Sanctioning Mutation with Date of Order	Whether Mutation Due to Sale Gift Exchange Partition or Succession	Fill Details of Exchanges Effected by Mutation	Date of Correction of the Halka Register by the K/c	Remarks
1	2	3	4	5	6	7	8	9	10
	21/11/2022	Seraikella	Seraikella	10/28	16/06/22	169	<p>पार्षदा मूनी पत्नी ॥ बिल नं० NCL-7</p> <p>पार्षदा नं० 96 के जगदीश शिव जी के साथ १६/०७/२०२२ को २१/१५ वर्षीय जगदीश शिव जी के साथ में सम्पत्ति स्वीकृत किया जाता है।</p> <p>पार्षदा नं० १६ के जगदीश शिव जी के साथ १६/०७/२०२२ को २१/१५ वर्षीय जगदीश शिव जी के साथ में सम्पत्ति स्वीकृत किया जाता है।</p>		



Forwarded to the Karmachari Halka No. II

for information and Necessary Action

Forwarded to Sri / Smt

Smt. Smt. Smt.

Sr. W/o

Smt. Smt. Smt.

Village

Smt. Smt. Smt.

for information

Anchal Adhikari  
Gamharria

# ADITYAPUR MUNICIPAL CORPORATION



## Property Details

Back

Ward No.

2

Holding No.

0020003059000M0

Name

Ritesh Kumar Shukla

Gardian Name

Jitendra kumar shukla

Khata No.

Plot No.

Village/Mauja

Mobile no

9431112675

Address

Dhiraj Ganj Satbahni

PAY PROPERTY TAX

PRINT DEMAND

UPDATE PLOT DETAIL

## Water Demand Details

No Details available....



## Trade Details

*Shukla*  
2  
Soni Shukla.

*Dharam 31/12/18*



# ADITYAPUR MUNICIPAL CORPORATION



## Property Details

Back

Ward No.

2

Holding No.

0020003061000M0

Name

Asha Singh

Gardian Name

KASHI NATH SINGH

Khata No.

Plot No.

Village/Mauja

Mobile no

9431112675

Address

Dhiraj Ganj Satbahni

PAY PROPERTY TAX

PRINT DEMAND

UPDATE PLOT DETAIL

## Water Demand Details

No Details available....



## Trade Details

*Thamla*  
*Sonishukta 2*  
*Plaxal*  
*31/01/20*



**ADITYAPUR MUNICIPAL CORPORATION**

झारखण्ड नगरपालिका अधिनियम-2011 की धारा 152 (3) के अन्तर्गत स्वनिर्धारित किये गये सम्पत्ति कर की सूचना।

Memo No. : 590228080121041911

Date : 08-01-2021

प्रभावी : 1 2016-2017

श्री/श्रीमती/सुश्री Ritesh Kumar Shukla S/O Jitendra kumar shukla,  
मोहल्ला Dhiraj Ganj Satbahni adityapur , 9431112675  
saraikella kharswan , 832108

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं० - 0020003059000M0 वार्ड सं० 2 हुआ है, आपके स्व० निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0/- रू० निर्धारित किया गया है। इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना		
क्रम सं०	Particulars	Amount (In Rs.)
1.	गृह कर	18.00
2.	जल कर	0.00
3.	शौचालय कर	0.00
4.	बिजली कर	0.00
5.	अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रति तिमाही)		18.00



नोट:-

- कर निर्धारण की सूची, ADITYAPUR MUNICIPAL CORPORATION Website, [suda.jharkhand.gov.in](https://suda.jharkhand.gov.in) पर प्रदर्शित है।
- नियमावली कंडिका 11.4 के आलोक में वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पत्ति कर का 50% होगा। हिदायत दी जाती है कि, वर्षा जल संरक्षण संरचना लगा कर निगम को सूचित करें तथा अतिरिक्त गृह कर से राहत पायें।
- प्रत्येक वित्तीय वर्ष में सम्पत्ति कर का भुगतान त्रैमासिक देय होगा।
- यदि किसी वर्ष के लिए सम्पूर्ण घृति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियायत दी जाएगी।
- किसी देय घृति को निर्दिष्ट समयावधि (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं चुकाया जाता है, तो 1% प्रतिमाह की दर से साधारण ब्याज देय होगा।
- यह कर निर्धारण आपके स्व-निर्धारण एवं की गई घोषणा के आधार पर की जा रही है, इस स्व-निर्धारण -सह-घोषणा पत्र की स्थानीय जांच यथा समय निगम करा सकती है एवं तथा गलत पाए जाने पर नियमावली कंडिका 13.2 के अनुसार निर्धारित शास्ति (Fine) एवं अंतर राशि देय होगा।
- ADITYAPUR MUNICIPAL CORPORATION द्वारा संग्रहित इस सम्पत्ति कर इन इमरतों/ढाँचों को कोई कानूनी हैसियत प्रदान नहीं करता है और/या न ही अपने मालिकों/दखलदार को कोई कानूनी अधिकार प्रदान करता है।
- अगर आपके नये होलिंग नं० का आखिरी अंक 5/6/7/8 है तो यह विशिष्ट संरचनाओं की श्रेणी के अन्तर्गत माना जायेगा।

To be signed by the Applicant

*Ritesh Kumar Shukla*  
Ritesh Kumar Shukla  
8/1/21

NOTE : This is a Computer generated receipt. This receipt does not require physical signature.

V

गम्हरिया | आसंगी | 02/0126 | रितेश कुमार शुक्ला, सोनी शुक्ला

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
32	O-7/N-33	0 एकड़ 24.21 डिसमील 0 हेक्टर

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

मांग बावत	सालाना	बकाया				हाल (2021-2022)
		तीन वर्ष से ज्यादा	३ रा वर्ष (2018-2019)	२ रा वर्ष (2019-2020)	१ ला वर्ष (2020-2021)	
माल (नकदी)	53.26		53.26	53.26	53.26	53.26
गुजारी (भावली)	13.32		13.32	13.32	13.32	13.32
सेस	26.63		26.63	26.63	26.63	26.63
सूद	26.63		26.63	26.63	26.63	26.63
मुतफरकात	10.65		10.65	10.65	10.65	10.65
मीजान	130.49		130.49	130.49	130.49	130.49

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2021-2022)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष (2018-2019)	२ रा वर्ष (2019-2020)	१ ला वर्ष (2020-2021)		
माल (नकदी)		53.26	53.26	53.26	53.26	
गुजारी (भावली)		13.32	13.32	13.32	13.32	
सेस		26.63	26.63	26.63	26.63	
सूद		26.63	26.63	26.63	26.63	
मुतफरकात		10.65	10.65	10.65	10.65	
मीजान अदायकारी		130.49	130.49	130.49	130.49	

(१) मीजान कुल (लफजों में) : Five Hundred Twenty One Rupees and Ninety Six Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 521.96

तारीख अमला तहसील कुनिन्दा : 02-06-2021

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



*Soni Shukla*

*Maxim 31/11/21*

यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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



गम्हरिया   आसंगी   02/0126   आशा सिंह		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
32	7	0 एकड़ 10.28 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
------------	-------------	------------------------

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

मांग बावत	सालाना	बकाया				हाल (2020-2021)
		तीन वर्ष से ज्यादा (2015-2016) - (2016-2017)	३ रा वर्ष (2017-2018)	२ रा वर्ष (2018-2019)	१ ला वर्ष (2019-2020)	
माल (नकदी)	15.00	30.00	15.00	15.00	15.00	15.00
गुजारी (भावली)	3.75	7.50	3.75	3.75	3.75	3.75
सेस	7.50	15.00	7.50	7.50	7.50	7.50
सूद	7.50	15.00	7.50	7.50	7.50	7.50
मुतफरकात	3.00	6.00	3.00	3.00	3.00	3.00
मीजान	36.75	73.50	36.75	36.75	36.75	36.75

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2020-2021)	फाजिल
	तीन वर्ष से ज्यादा (2015-2016) - (2016-2017)	३ रा वर्ष (2017-2018)	२ रा वर्ष (2018-2019)	१ ला वर्ष (2019-2020)		
माल (नकदी)	30.00	15.00	15.00	15.00	15.00	
गुजारी (भावली)	7.50	3.75	3.75	3.75	3.75	
सेस	15.00	7.50	7.50	7.50	7.50	
सूद	15.00	7.50	7.50	7.50	7.50	
मुतफरकात	6.00	3.00	3.00	3.00	3.00	
मीजान अदायकारी	73.50	36.75	36.75	36.75	36.75	

(१) मीजान कुल (लफजों में) : Two Hundred Twenty Rupees and Fifty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 220.50

तारीख अमला तहसील कुनिन्दा : 01-03-2021

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

*Soni Shukla*

*Blaxm अशा सिंह*

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

Sch XIV- F.No. 180v  
रसीद मालगुजारी  
नाम सर्कल । नाम मौजा मय  
थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 26  
नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 6  
वो सकुनत नम्बर। Receipt No. : 0539038362

गम्हरिया   आसंगी   02/0126   रीतेश कुमार शुक्ला		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
32	7	0 एकड़ 1.22 डिसमील 0 हेक्टर

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

मांग बावत	सालाना	बकाया				हाल (2021-2022)
		तीन वर्ष से ज्यादा (2015-2016) - (2017-2018)	३ रा वर्ष (2018-2019)	२ रा वर्ष (2019-2020)	१ ला वर्ष (2020-2021)	
माल (नकदी)	6.00	18.00	6.00	6.00	6.00	6.00
गुजारी (भावली)	1.50	4.50	1.50	1.50	1.50	1.50
सेस	3.00	9.00	3.00	3.00	3.00	3.00
सूद	3.00	9.00	3.00	3.00	3.00	3.00
मुतफरकात	1.20	3.60	1.20	1.20	1.20	1.20
मीजान	14.70	44.10	14.70	14.70	14.70	14.70

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2021-2022)	फाजिल
	तीन वर्ष से ज्यादा (2015-2016) - (2017-2018)	३ रा वर्ष (2018-2019)	२ रा वर्ष (2019-2020)	१ ला वर्ष (2020-2021)		
माल (नकदी)	18.00	6.00	6.00	6.00	6.00	
गुजारी (भावली)	4.50	1.50	1.50	1.50	1.50	
सेस	9.00	3.00	3.00	3.00	3.00	
सूद	9.00	3.00	3.00	3.00	3.00	
मुतफरकात	3.60	1.20	1.20	1.20	1.20	
मीजान अदायकारी	44.10	14.70	14.70	14.70	14.70	

(१) मीजान कुल (लफ्जों में) : One Hundred Two Rupees and Ninety Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 102.90

तारीख अमला तहसील कुनिन्दा : 15-06-2021

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

3/11/13  
 Maxm  
 Same Shinde  
 Shinde

जिला का नाम राजस्थान वरसीद मालगुजारा  
 अनुमण्डल का नाम मेरठ फरद मालकी/फरद रैयती  
 अंचल का नाम मेरठ नाम रैयत मय वल्लियत जमाबन्दी  
 साम सर्कल । नाम मौजा मय धाना वो धाना नम्बर 126 वो सकुनत नम्बर 41 5635615

खाता संख्या	खेसरा संख्या
0-32/N-206	पिपल लक्ष्मी मा पाट 600 जेय मय
अराजी नकदी	अराजी भावली
4.7930	M.C.No-232/13-14
	तफसील हिसाब लगान भावली
	W.P

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

13-14 मांग बाबत	सालाना	बकाया				13-14 हाल
		तीन वर्ष से ज्यादा	3रा वर्ष	2रा वर्ष	1ला वर्ष	
माल } (नकदी)	10.75					10.75
गुजारी } (भावली)	2.75					2.75
सेस	5.50					5.50
*सूद	5.50					5.50
मुतफरकात	2.20					2.20
मीजान	26.70					26.70

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल	फाजिल
	तीन वर्ष से ज्यादा	3रा वर्ष	2रा वर्ष	1ला वर्ष		
माल } (नकदी)					/	
गुजारी } (भावली)						
सेस						
*सूद						
मुतफरकात						
मीजान अदायकारी					26.70	=26.70

(1) मीजान कुल (लफजों में) दोषी (नकदी) 10.75  
 (2) नाम देहिन्दा मेरठ  
 (3) कुल बकाया 26.70

दस्तरखत वो तारीख अमला तहसील कुनिन्दा 11/11/13

NCCF-2010

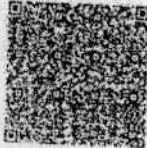
\* खास गहाल का बकाया भातगुजारी पर (सिवाय एसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



भारत सरकार  
GOVERNMENT OF INDIA



रितेश कुमार शुक्ला  
Ritesh Kumar Shukla  
जन्म वर्ष / Year of Birth : 1980  
पुरुष / Male



8793 1599 4363

— आम आदमी का अधिकार

Ritesh Kr. Shukla  
2 08/09/14



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता  
S/O रितेश कुमार शुक्ला,  
एम आइ सी-246, आदित्यपुर-२,  
आर आइ टी बॉन्डरी के पास,  
पो आदित्यपुर थाना- आर आइ  
टी, आदित्यपुर, आदित्यपुर,  
सरायकेला-खरसवा, झारखण्ड,  
831013

Address  
S/O Ritesh Kumar Shukla,  
M I C-246, Adityapur-2, Near  
R I T Boundary, Po  
Adityapur Thana- R I T  
Adityapur, Adityapur,  
Serakela-Kharsawan,  
Jharkhand, 831013



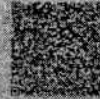
Shukla  
2

48  
22

भारत सरकार  
GOVERNMENT OF INDIA



सोनी शुक्ला  
Soni Shukla  
जन्म तिथि/DOB: 20/03/1983  
महिला / FEMALE



7307 5491 9991

-आम आदमी का अधिकार

Soni Shukla

भारतीय विशिष्ट पहचान प्राधिकरण  
INDIAN IDENTIFICATION AUTHORITY OF INDIA

पता:	Address:
अशोकगिरी: निवेश कुमार शक्ति, इन्दौर नगर आउट जी -64, गंग आउट जी इलाका कोबनी, आदिकार-2, आउट आउट, टी. सराफकोटा, बाराबंकी आरक्षण - 831013	W/O: Ashok Kumar Shukla EXAMETER-831013, M. I. D. HOUSING OFFICE, ADITYAPUR, 2, P. Sarafkotia, Indore Jarkhoda-501013

7307 5491 9991

-Aam Admi ka Adhikar



भारत सरकार  
 Unique Identification Authority of India  
 Government of India

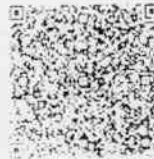
नामांकन क्रम / Enrollment No 10580200102147

To  
 अशा सिंग  
 Asha Singh  
 W/O Krishna Kumar Singh  
 M14-177  
 Adityapur 2  
 Po. Adityapur Thana. Adityapur  
 Jamshedpur  
 Serakela-kharsawan  
 Jharkhand 831013

Ref: 505-17L-480642-480673-1F



UIN: 9575850014



आपका क्रमांक / Your No. :

3203 6905 6972

आम आदमी का अधिकार



भारत सरकार  
 GOVERNMENT OF INDIA

अशा सिंग

जन्म वर्ष / Year of Birth: 1980  
 लिंग / Gender: Female




3203 6905 6972

आम आदमी का अधिकार

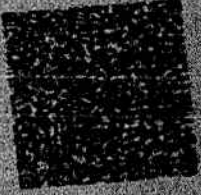
आशा सिंग

आशा सिंग

 भारत सरकार  
Government of India




विजया लक्ष्मी झा  
Vijaya Laxmi Jha  
जन्म तिथि/DOB: 01/12/1977  
महिला/ FEMALE



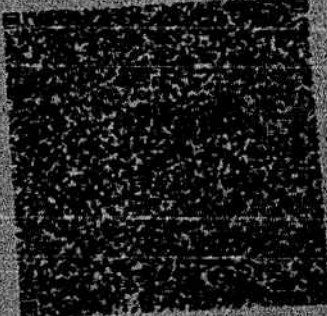
2224 5654 1584  
VID: 9160 5252 1111 6001

मेरा आधार, मेरी पहचान


 आधा  
भारतीय विशिष्ट पहचान अधिकरण  
Unique Identification Authority of India

पता:  
D/O नागेन्द्र झा, १९/२-४, आदित्यपुर, रोड नं० १९, पो  
आदित्यपुर, समीप शिव मंदिर, आदित्यपुर १, सरायकेला-  
खरसावा, झारखण्ड - 831013

**Address:**  
D/O Nagendra Jha, 19/2-4, ADITYAPUR,  
ROAD NO 19, PO ADITYAPUR, NEAR SHIV  
MANDIR, ADITYAPUR 1, Seraikela-  
kharsawan,  
Jharkhand - 831013




2224 5654 1584  
VID: 9160 5252 1111 6001



Vijaya Laxmi

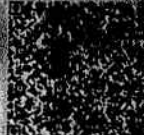
भारत सरकार



विनोद कुमार अग्रवाल  
Vinod Kumar Agarwal

जन्म वर्ष / Year of Birth : 1987

पुरुष / Male



8628 6767 5111

आधार — आम आदमी का अधिकार


*V.K. Agarwal*

आधार


आधार प्रमाणिका प्रदायक प्राधिकरण  
भारत सरकार, भारत

पता: S/O बी एल अग्रवाल, म न-2/2, बी  
ब्लॉक, सिबराम होमिंग कॉम्प्लेक्स, दिमना  
रोड, मानगो, राजस्थान धरमशाहा,  
पोस्ट-मानगो, थाना-मानगो, जमशेदपुर,  
पूर्वी सिंधभूम, झारखण्ड, 831012


Address: S/O B.L. Agarwal, H  
NO-2/2, B Block, Sibaram Housing  
Complex, Dimna Road, Mango,  
Near Rajasihan Dharamsala,  
Post-Mango, Thana-Mango,  
Jamahedpur, Purbi Singhbhum,  
Jharkhand, 831012




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1800 180 1947




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P.O. Box No.1947,  
Bengaluru-560 001

 भारत सरकार  
Government of India

 रोहित सोलंकी  
Rohit Solanki  
जन्म तिथि/DOB: 03/09/1982  
पुरुष/ MALE

7945 5304 5654  
VID: 9122 5598 3149 3764

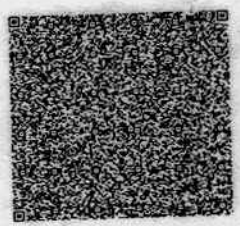
मेरा आधार, मेरी पहचान



 भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पता:  
S/O ब्रिज किशोर सिंह, म न-११६, न्यू बाराद्वारी, साकची,  
बिस्साइड स्टेट बैंक ऑफ इंडिया, पोस्ट-साकची, थाना-  
सीतारामडेरा, जमशेदपुर, पूर्वी सिंघभूम,  
झारखण्ड - 831001

Address:  
S/O Brij Kishore Singh, H NO-116, New  
Baradwari, Sakchi, Beside State Bank Of  
India, Post-Sakchi, Thana-Sitaramera,  
Jamshepur, Purbi Singhbhum,  
Jharkhand - 831001



7945 5304 5654  
VID: 9122 5598 3149 3764

[www.uidai.gov.in](http://www.uidai.gov.in)

*Rohit Solanki*





भारत सरकार  
Government of India



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

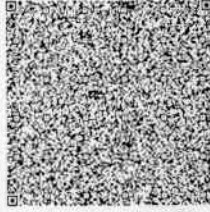
नामांकन क्रम/ Enrolment No.: 0000/00605/05142

Download Date: 10/12/2019

To  
मनीष कुमार तोदी  
Manish Kumar Todi  
Flat No 7/2 Block- Boston  
Astha Hi Tech City  
Jamshedpur  
Sonari  
East Singhbhum Jharkhand - 831011  
9431133628

Issue Date: 02/11/2019

Validity unknown  
Date of Birth: 14/07/1978  
DOB: 2019-08-11



आपका आधार क्रमांक / Your Aadhaar No. :

3668 9242 0888

VID : 9140 5068 7959 9501

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Download Date: 10/12/2019



मनीष कुमार तोदी  
Manish Kumar Todi  
जन्म तिथि/DOB: 14/07/1978  
पुरुष/ MALE

Issue Date: 02/11/2019

3668 9242 0888

VID : 9140 5068 7959 9501

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

सूचना

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

INFORMATION

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

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

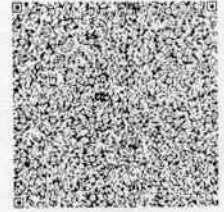


भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



पता:  
फ्लैट न 7/2 ब्लॉक- बोस्टन, जमशेदपुर, आस्था हाइ टेक  
शहर, सोनारी, पूर्वी सिंहभूम,  
झारखण्ड - 831011

Address:  
Flat No 7/2 Block- Boston, Jamshedpur,  
Astha Hi Tech City, Sonari, East Singhbhum,  
Jharkhand - 831011



3668 9242 0888

VID : 9140 5068 7959 9501

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Manish Kumar Todi



भारत सरकार  
Government of India



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

नामांकन क्रम / Enrollment No. : 0000/00605/42077

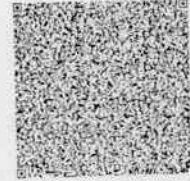
27/07/2011

95751593

To  
Amit Kumar Todi  
अमित कुमार तोदी  
Flat No 8/1 Block - Boston,  
Jarnshedpur,  
Astha Hi Tech City,  
VTC: Sonari, PO: Sonari,  
District: East Singhbhum,  
State: Jharkhand, PIN Code: 831011,  
Mobile: 9431401457



KA957515935FH



आपका आधार क्रमांक / Your Aadhaar No. :

9975 7571 2156

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



अमित कुमार तोदी  
Amit Kumar Todi  
जन्म तिथि / DOB: 28/08/1977  
पुरुष / Male

27/07/2011

9975 7571 2156

मेरा आधार, मेरी पहचान

Amit Kumar Todi

भारत सरकार  
GOVERNMENT OF INDIA



बिभूति कुमार राजहंस  
Bibhuti Kumar Rajhans  
जन्म तिथि/ DOB: 05/03/1990  
पुरुष / MALE



5582 9728 1030

आधार-आम आदमी का अधिकार

*Bibhuti Kumar Rajhans*

 भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:  
आत्मज: निलम राजहंस,  
उच्चछापुर् मुबालापाडा,  
आदित्यपुर-2, आर. आई. टी.,  
सरायकेला-खरसावाँ,  
झारखण्ड - 831013

Address:  
S/O: Nilam Rajhans, ICHHAPUR  
GUWALAPARA, ADITYAPUR-2, RIU  
Serakela-Kharsawan,  
Jharkhand - 831013

5582 9728 1030



## Pre Registration Docket

Date :- 24-06-2021 02:28 pm

Office Name :- SRO - Saraikela

Token No:- 20210000055320

Appoinment :- 24-Jun-2021 Time:- 10:50

Article	Development Agreement
Pre Registration Date	17-Jun-2021
No. Of Pages	52
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 10,14,834.

Property Id: 528635

Valuation No. : 711335 / 2021	:- 2021-2022	User Id : 189	Date : 24-June-2021 14:07:PM
State : Jharkhand	District : SaraikelaKharsawan	Tahsil : Gamharia	
Land Type : Urban	Corporation :	Village/City : Adityapur Ward No. 10	
Adityapur Ward No. 10 Village Code 126 - Other Road -			
Volume Number - 5,6			
Page Number - 108,26,25			
Holding Number - 0020003059000M0			
Khata Number - OLD32			
Plot Number - OLD7			
Ward Number - OLD WARD NO 4 AND NEW WARD NO 10			
Valuation Rule : Commercial land			
<b>Property Details</b>			
1	Land area	40.50 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 40.5 x 1000760=40530780	₹4,05,30,780/-
A	Total		₹4,05,30,780/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹4,05,30,800/-
Total Amount in Words : Four Crore Five Lakh Thirty Thousands Eight Hundred Rupees Only.			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: PORTION OF PLOT NO 33 AND PARTLY PLOT NO 35(SCHEDULE A),PLOT NO 42(SCHEDULE B),PLOT NOS 37,39 AND 42(SCHEDULE C)PLOT NO 35(SCHEDULE D), West: PART OF PLOT NO 32,43,30,31D(SCHEDULE A),PLOT NO 33PART AND 43(SCHEDULE B),PLOT NO 33PART AND 43(SCHEDULE C)PLOT NO 33P(SCHEDULE D), South: PORTION OF PLOT NO 32 AND 43(SCHEDULE A),PLOT NO 43(SCHEDULE B),PLOT NO 43(SCHEDULE C)PLOT NO 33P(SCHEDULE D), North: ROAD(SCHEDULE A),PLOT NO 33PART AND 32(SCHEDULE B),PLOT NO 35 AND 37(SCHEDULE C)PLOT NO 29/ROAD(SCHEDULE D)
Area	Land area : 40.50 Decimal
Other Description of the Property	Pin Code - 831013
Government/Market Value	40530780
Transaction Amount	40530800

CLAIMANT	<b>-Ms. EPIC CONSTRUCTION REP BY VINOD KUMAR AGARWAL, Address - DUPLEX NO 20, ASTHA HI-TECH CITY, SONARI, PO AND PS SONARI, JAMSHEDPUR, DIST EAST SINGHBHUM- ,Father/Husband Name LATE B L AGARWAL , PAN No.- ,Permission Case No.- , Aadhaar No. *****5111</b>
	<b>-Ms. EPIC CONSTRUCTION REP BY MANISH KUMAR TODI, Address - FLAT NO 7/2, BLOCK BOSTON, AASTHA HI-TECH CITY, SONARI, PO AND PS SONARI, JAMSHEPDUR, DIST EAST SINGHBHUM- ,Father/Husband Name LATE NIKHIL KUMAR TODI , PAN No.- ,Permission Case No.- , Aadhaar No. *****0888</b>
	<b>-Ms. EPIC CONSTRUCTION REP BY ROHIT SOLANKI, Address - HNO 116, NEW BARADWARI, SAKCHI, PO AND PS SAKCHI, JAMSHEPDUR, DIST EAST SINGHBHUM- ,Father/Husband Name LATE BRIJ KISHORE SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****5654</b>
	<b>-Ms. EPIC CONSTRUCTION REP BY AMIT KUMAR TODI, Address - FLAT NO 8/1, BLOCK BOSTON, AASTHA HI-TECH CITY, SONARI, PO AND PS SONARI, JAMSHEPDUR, DIST EAST SINGHBHUM- ,Father/Husband Name LATE ASHOK KUMAR TODI , PAN No.- ,Permission Case No.- , Aadhaar No. *****2156</b>
EXECUTANTS	<b>-Mrs. SONI SHUKLA, Address - M.I.G.64, ADITYAPUR 2, PS R.I.T, PO ADITYAPUR, DIST SERAIKELLA KHARSAWAN- ,Father/Husband Name RITESH KUMAR SHUKLA , PAN No.- ,Permission Case No.- , Aadhaar No. *****9991</b>
	<b>-Mr. RITESH KUMAR SHUKLA, Address - M.I.G.64, ADITYAPUR 2, PS R.I.T, PO ADITYAPUR, DIST SERAIKELLA KHARSAWAN- ,Father/Husband Name JITENDRA KUMAR SHUKLA , PAN No.- ,Permission Case No.- , Aadhaar No. *****4363</b>

	-Mrs. VIJAYA LAXMI JHA, Address - BLOCK NO 19/2/4, ROAD NO 19, ADITYAPUR-2, DIST SERAIKELLA KHARSAWAN- ,Father/Husband Name LATE SANJAY JHA , PAN No.- ,Permission Case No.- , Aadhaar No. *****1584
	-Mrs. ASHA SINGH, Address - M.I.G.177, ADITYAPUR , PS R.I.T, PO ADITYAPUR, DIST SERAIKELLA KHARSAWAN- ,Father/Husband Name KRISHNA KUMAR SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****6972

Witness Information	Mr. BALAJEE RAO , Address - BISTUPUR, JAMSHEDPUR-, Father/Husband Name-G NAGESHWAR RAO
---------------------	---

Identifier Details	Mr. BIBHUTI KUMAR RAJHANS , Address - ICHHAPUR, GUWALAPARA, ADIYAPUR -2, RIT, DIST SERAIKELLA KHARSAWAN-, Father/Husband Name-NILAM RAJHANS
--------------------	---

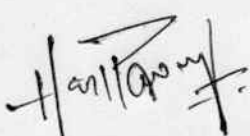
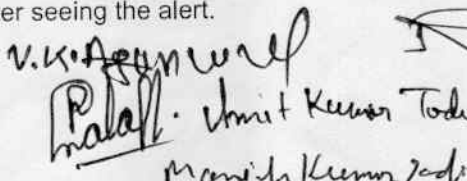
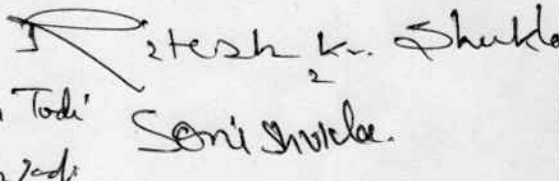
Property Id:528635		
Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,560
Total		1,560

Property Id:528635		
Fee Rule:Development Agreement		
1	PR	1
2	LL	3
3	A1	10,13,270
Total		10,13,274

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	 Vendor / Executant
---	--	--



## Document Registration Summary 1

Date :-24-Jun-2021

- Government/Market Value: ₹40530800/-
- Transaction Amount: ₹40530800 /-
- Paid Stamp Duty: ₹100 /-

On Date 24-06-2021 Presented at SRO - Saraikela  
Signature of Presenter

*Ritesh K. Shukla*  
SRO - Saraikela

Receipt : 485817

Receipt Date : 24-06-2021

Presenter Name: -

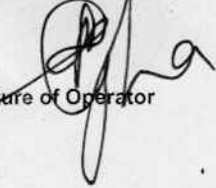
PR	₹1
SP	₹1560
LL	₹2003
A1	₹1013270
Stamp Duty	₹100

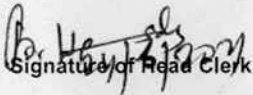
Total ₹1016934

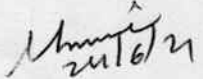
Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	MsEpicConstructionRepByVinodKumarAgarwalAndOthers	GRN Number : 2106028362 DEPT Transaction Id : 6c501e0a243725e4cf27 Transaction Type :	100
PR	1	1	0	GRAS	MsEpicConstructionRepByVinodKumarAgarwalAndOthers	GRN Number : 2106028422 DEPT Transaction Id : 77ec025a72dde77a5a8e Transaction Type :	1
SP	1560	1560	0	GRAS	MsEpicConstructionRepByVinodKumarAgarwalAndOthers	GRN Number : 2106028422 DEPT Transaction Id : 77ec025a72dde77a5a8e Transaction Type :	1560
A1	1013270	1013270	0	GRAS	MsEpicConstructionRepByVinodKumarAgarwalAndOthers	GRN Number : 2106028422 DEPT Transaction Id : 77ec025a72dde77a5a8e Transaction Type :	1013270

LL	3	2003	-2000	GRAS	MsEpicConstructionRepByVinodKumarAgarwalAndOthers	GRN Number : 2106028422 DEPT Transaction Id : 77ec025a72dde77a5a8e Transaction Type :	2003
Sub Total	1014838	1016934	-2096				

Article : Development Agreement Number of Pages : 104

  
Signature of Operator

  
Signature of Head Clerk

  
20/6/21  
Signature of Registering Officer



**OFFICE OF THE SUB REGISTRAR**

Office Name :- SRO - Saraikela

District Name :- SaraikelaKharsawan

State Name :- Jharkhand

**Deed Endorsement**

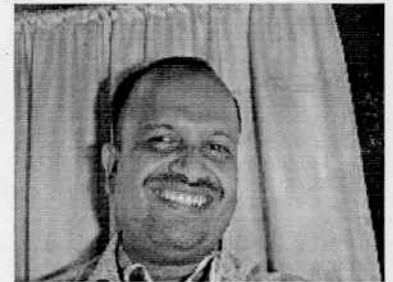
Token No :- 2021000055320

Deed Type	Development Agreement
Number of Pages	104
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1560, A1 :- Rs. 1013270, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.40530780/- , Transaction Amount :- Rs.40530800/-
Property Details	<b>District :- SaraikelaKharsawan , Tehsil :- Gamharia , Village Name :- Adityapur Ward No. 10</b> <b>Location :- Other Road, Adityapur Ward No. 10 Village Code 126</b> <b>Property Boundaries :- East: PORTION OF PLOT NO 33 AND PARTLY PLOT NO 35(SCHEDULE A),PLOT NO 42(SCHEDULE B),PLOT NOS 37,39 AND 42(SCHEDULE C)PLOT NO 35(SCHEDULE D), West: PART OF PLOT NO 32,43,30,31D(SCHEDULE A),PLOT NO 33PART AND 43(SCHEDULE B),PLOT NO 33PART AND 43(SCHEDULE C)PLOT NO 33P(SCHEDULE D), South: PORTION OF PLOT NO 32 AND 43(SCHEDULE A),PLOT NO 43(SCHEDULE B),PLOT NO 43(SCHEDULE C)PLOT NO 33P(SCHEDULE D), North: ROAD(SCHEDULE A),PLOT NO 33PART AND 32(SCHEDULE B),PLOT NO 35 AND 37(SCHEDULE C)PLOT NO 29/ROAD(SCHEDULE D)</b> <b>Volume Number - 5,6Page Number - 108,26,25Holding Number - 0020003059000M0Khata Number - OLD32Plot Number - OLD7Ward Number - OLD WARD NO 4 AND NEW WARD NO 10</b> <b>Area Of Land :- 40.50 Decimal</b>

Sh./Smt.**RITESH KUMAR SHUKLA** s/o/d/o/w/o **JITENDRA KUMAR SHUKLA**

has presented the document for registration in this office








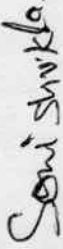
today dated :- **24-Jun-2021** Day :- **Thursday** Time :- **15:12:34 PM**















RITESH KUMAR SHUKLA(Individual)



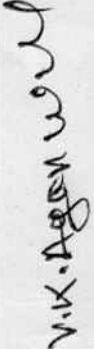
Party Name	Document Type	Document Number
RITESH KUMAR SHUKLA	PAN/UID	879315994363

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




Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<b>VIJAYA LAXMI JHA</b> Address1 - BLOCK NO 19/2/4, ROAD NO 19, ADITYAPUR- 2, DIST SERAIKELLA KHARSAWAN, Address2 - , , , Jharkhand PAN No.: , ,Permission Case No.-	Yes	Vijaya Laxmi Jha Address:- 19/2-4, NEAR SHIV MANDIR, ADITYAPUR, ROAD NO 19, PO ADITYAPUR, ADITYAPUR 1, , Seraikela- kharsawan, 831013, , Jharkhand, India		EXECUTANTS Age:43			
2	<b>ASHA SINGH</b> Address1 - M.I.G.177, ADITYAPUR , PS R.I.T, PO ADITYAPUR, DIST SERAIKELLA KHARSAWAN, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Asha Singh Address:- M I G- 177, , Adityapur-2, Po. Adityapur Thana- Adityapur- 2, Jamshedpur, , Seraikela- kharsawan, 831013, , Jharkhand, India		EXECUTANTS Age:50			
3	<b>SONI SHUKLA</b> Address1 - M.I.G.64, ADITYAPUR 2, PS R.I.T, PO ADITYAPUR, DIST SERAIKELLA KHARSAWAN, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Soni Shukla Address:- QUARTER NO-M I G -64, , M I G HOUSING COLONY, ADITYAPUR-2, Rit, , Seraikela- Kharsawan, 831013, , Jharkhand, India		EXECUTANTS Age:38			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
4	<b>RITESH KUMAR SHUKLA</b> <b>Address1 -</b> M.I.G.64, ADITYAPUR 2, PS R.I.T, PÓ ADITYAPUR, DIST SERAIKELLA KHARSAWAN, <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b> <b>Permission</b> <b>Case No.-</b>	Yes	Ritesh Kumar Shukla <b>Address:-</b> QUARTER NO- M I G -64, NEAR SHIV MANDIR, M I G HOUSING COLONY, ADITYAPUR-2, Rit, , Seraikela- Kharsawan, 831013, , Jharkhand, India		EXECUTANTS Age:39			
5	<b>EPIC CONSTRUCTION REP BY MANISH KUMAR TODI</b> <b>Address1 - FLAT NO 7/2, BLOCK BOSTON, AASTHA HI-TECH CITY, SONARI, PO AND PS SQNARI, JAMSHEPDUR, DIST EAST SINGHBHUM, Address2 - , , , Jharkhand PAN No.: Permission Case No.-</b>	Yes	Manish Kumar Todi <b>Address:-</b> Flat No 7/2 Block- Boston, Jamshedpur, , Astha Hi Tech City, Sonari, , East Singhbhum, 831011, , Jharkhand, India		CLAIMANT Age:42			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
6	<b>EPIC CONSTRUCTION REP BY ROHIT SOLANKI</b> <b>Address1 - HNO 116, NEW BARADWARI, SAKCHI, PO AND PS SAKCHI, JAMSHEPDUR, DIST EAST SINGHBHUM, Address2 - , , , Jharkhand</b> <b>PAN No.:</b> <b>Permission Case No.-</b>	Yes	<b>Rohit Solanki</b> <b>Address:- H NO- 116, Beside State Bank Of India, New Baradwari, Sakchi, Post- Sakchi, Thana- Sitaramdera, Jamshedpur, , Purbi Singhbhum, 831001, , Jharkhand, India</b>		CLAIMANT Age:38			
7	<b>EPIC CONSTRUCTION REP BY AMIT KUMAR TODI</b> <b>Address1 - FLAT NO 8/1, BLOCK BOSTON, AASTHA HI-TECH CITY, SONARI, PO AND PS SONARI, , JAMSHEPDUR, DIST EAST SINGHBHUM, Address2 - , , , Jharkhand</b> <b>PAN No.:</b> <b>Permission Case No.-</b>	Yes	<b>Amit Kumar Todi</b> <b>Address:- Flat No 8/1 Block - Boston, Jamshedpur, , Astha Hi Tech City, Sonari, , East Singhbhum, 831011, , Jharkhand, India</b>		CLAIMANT Age:43			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
8	<b>EPIC CONSTRUCTION REP BY VINOD KUMAR AGARWAL</b> <b>Address1 -</b> DUPLEX NO 20, ASTHA HI-TECH CITY, SONARI, PO AND PS SONARI, JAMSHEDPUR, DIST EAST SINGHBHUM, <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	.Yes	Vinod Kumar Agarwal <b>Address:-</b> D-20, Ankur Apartment, Adarsh Nagar, Sonari,jamshedpur, Sonari, , East Singhbhum, 831011, , Jharkhand, India		CLAIMANT Age:54			

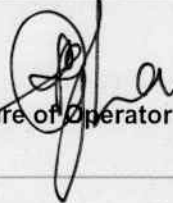
**Identification:**

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>BIBHUTI KUMAR RAJHANS</b> S/o-D/o <b>NILAM RAJHANS</b> <b>Address1 -</b> ICHHAPUR, GUWALAPARA, ADIYAPUR -2, RIT, DIST SERAIKELLA KHARSAWAN, <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b>			

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>BALAJEE RAO</b> <b>Address1 -</b> BISTUPUR, JAMSHEDPUR, <b>Address2 -</b> , , , Jharkhand			

  
Signature of Operator

  
Seal and Signature of Registering Officer

जिला अवर निबधक  
सरायकेला-खरसात

Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( RITESH KUMAR SHUKLA , SONI SHUKLA , ASHA SINGH , VIJAYA LAXMI JHA), has/have admitted the execution before me. He/ She/ They has / have been identified by (BIBHUTI KUMAR RAJHANS) Son/Daughter/Wife of (NILAM RAJHANS) resident of (ICHHAPUR, GUWALAPARA, ADIYAPUR -2, RIT, DIST SERAIKELLA KHARSAWAN) and by occupation (Business).

*[Handwritten Signature]*  
24/6/21

Signature of Registering Officer

Date:- 24-Jun-2021

*[Handwritten Signature]*  
24/6/21

Seal and Signature of Registering Officer

जिला अवर निबधक  
मरायकेला -खरसावाँ

Token No.: 20210000055320

## CERTIFICATE

Office of the SRO - Saraikela

This **Development Agreement** was presented before the registering officer on date **24-Jun-2021** by **RITESH KUMAR SHUKLA, S/O, D/O, W/O JITENDRA KUMAR SHUKLA** resident of M.I.G.64, ADITYAPUR 2, PS R.I.T, PO ADITYAPUR, DIST SERAIKELLA KHARSAWAN .

This deed was registered as Document No:- **2021/SAR/1798/BK1/1707** in Book No :- **BK1**, Volume No :- 286 from Page No :- 419 to 522 at, office of **SRO - Saraikela**

Date:- **24-Jun-2021**



Registering Officer