



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 8449db23079cc8106bc7

Receipt Date : 11-Oct-2022 08:18:37 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 20220000121081

Office Name : District SRO - Jamshedpur

Document Type : Development Agreement

Payee Name : MY HOME MAKERS Rep By JITENDRA KUMAR SINGH (Vendee)

GRN Number : 2213846449

Handwritten signature: *Jitendra Kumar Singh*
Date: *11/10/2022*



-: For Office Use :-

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2022/JSR/5109/BKI/4756

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 उपर्युक्त भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

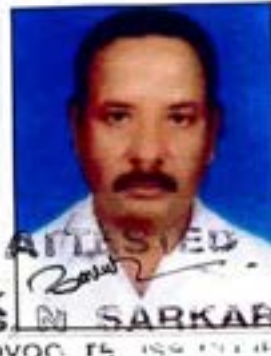
Handwritten: *युव मे विकास प्रयोग का भुगतान नही किया है*

Handwritten signature: *Jitendra Kumar Singh*
Date: *11/10/2022*

Development by road 1,30,50,700/-

P.S. Bagbera,

Stamp. 100/-



Lalita Singh 11/10/2022

Titendra Kumar Singh 11/10/2022



3) प्रमाण 21 के अर्धीन साक्षा: भारतीय स्टाम्प अधिनियम (संशोधन स्टाम्प ऐक्ट), 1922 की अनुसूची 5 के अर्धीन का एक. सं. 5 के अर्धीन प्रमाणित स्टाम्प-सहित (जो स्टाम्प-रुल के विमुख या स्टाम्प-रुल अधिनियम नहीं)।

खाता नम्बर... 852, 100.8, प्लॉट नम्बर... 1846, 1847, 1848, काटिह देव प्रतिपादित सूची में दर्ज नहीं है।

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DEVELOPMENT AGREEMENT

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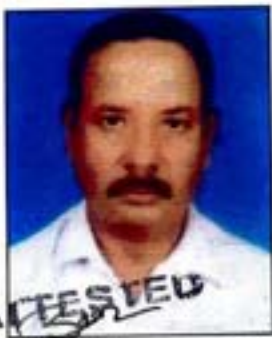
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THIS DEVELOPMENT AGREEMENT MADE ON THIS THE 11th DAY OF October 2022 AT JAMSHEDPUR, BETWEEN :- :-

1) MR. PRAMOD KUMAR SINGH, (UID No.:- XXXX XXXX 7354 & PAN:- DBPPS8333P), Son of Late Hemant Singh, by faith Hindu, by Caste General, by Occupation Business, Nationality Indian, resident of- L.B.S.M. Collage Road, Shiv Mandir, Vikash Samity, Harharguttu, P.S. Bagbera, Town Jamshedpur, District East Singhbhum, in State Jharkhand, A N D

2) MRS. LALITA SINGH, (UID No.:- XXXX XXXX 6372 & PAN:- LSRPS0527C), Wife of Prabhat Kumar Singh, by faith Hindu, by Caste General, by

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प्रमोद कुमार सिंह
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प्रमोद कुमार सिंह पिता: ज. हेमल सिंह

दिनांक: 11/10/2022
स्थान: जयपुर
के अंतर्गत (अन्तर्गत) में से एक को
10/11/20

अपने/के लिए निदेशन कार्यालय में (.....) स्थान पर निदेशन के लिए

समर्थक

निबन्धन-प्रशासिका का हस्ताक्षर
11/10/22



Yashwantrao Singh
11/10/2022
Lalita Singh
11/10/2022

J. C. S. V.
11/10/2022

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Occupation Housewife, Nationality Indian, resident of- L.B.S.M. Collage Road, P.O. Harharguttu, P.S. Bagbera, Town Jamshedpur, District East Singhbhum, in State Jharkhand,

hereinafter called the FIRST PARTY MEMBERS/ OWNERS, (which expression shall unless repugnant to the context include his legal heirs, successors, administrators and representatives) of the ONE PART;

A N D

MY HOME MAKERS, a Real Estate Proprietorship firm, having its office at 503, K. Road, Sonari West Layout Area, within P.O. and P.S. Sonari, Town Jamshedpur, District East Singhbhum, Jharkhand, represented by its Proprietor **MR. JITENDRA KUMAR SINGH**, (UID No.:- XXXX XXXX 8224 & PAN :-AKXPS8567K), Son of Late Surendra Prasad Singh, by faith Hindu, by Caste General, by Occupation Business, Nationality India, resident of Flat No. 301, Krishna Condominium, H. No. 503, K. Road, Sonari West Layout Area, within P.O. and P.S. Sonari, Town Jamshedpur, District East Singhbhum, Jharkhand (hereinafter called the DEVELOPER/ BUILDER/ SECOND PARTY MEMBER (which expressions shall unless repugnant to the context include its/his/theirs legal heirs, successors-in-office, administrators, representatives and assigns.) of the OTHER PART

WITNESS AS FOLLOWS:-

WHEREAS, the first party member No.1 is the sole, absolute and lawful owner of all that landed property, measuring an area 23.20 Decimals, recorded under present survey Khata Nos. 852 & 1008, present survey Plot No. 1846, 1847, 1848, 1841, 1842, 1844, 1843, 1845 & 1838 and First party member No.2 is the sole, absolute and lawful owner of all that landed property measuring an area 17 Decimals, being in portion of New Plot No. 1841, recorded under New Khata No. 1008, i.e. Total area of land measuring 23.20 Dec. + 17 Dec = **40.20 Decimals**, situated at- Mouza **GHAGIDIH**, P.S. Bagbera, Thana No.1169, Halka No.2, District Sub-Registry office Jamshedpur, District East Singhbhum, which is more fully mentioned in the schedule below, referred as entire landed property, morefully described in schedule 'A' below;

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AND WHEREAS, the first party Member No.1 has purchased the land measuring 6.60 Decimals, being in portion of present survey Plot Nos. 1846, 1847 & 1848, recorded under present survey Khata No. 852, situated at-Mouza **GHAGIDIH**, P.S. Bagbera, Thana No.1169, Halka No.2, District Sub-Registry office Jamshedpur, District East Singhbhum, morefully described in the schedule 'A' below from its previous lawful owner namely Manoj Kumar Sah, Son of Kedar Sah, resident of Kitadih, Near Durga Mandap, P.S. Parsudih, Jamshedpur, District East Singhbhum, by means of registered Sale Deed, bearing Sale Deed No. 1729, dated 28.02.2007, registered at District Sub Registry Office Jamshedpur and since purchased he came in physical possession over the same as absolute owner thereof without any interruption from anybody and he hold and possesses the same without any interruption from anybody by exercising all acts of ownership with power to dispose the same in any manner whatsoever he likes as well as he got mutated his name in the Office of Anchal Adhikary (C.O.) Jamshedpur in respect of his aforesaid purchased land measuring 6.60 Decimals, vide Mutation Case No. 360/R27 of 2017-2018, dated 19.06.2017 and paying ground rent etc for the same in his name by obtaining rent receipt for the same as such in his name has been noted in Volume No.55, Page No. 58, in Register II, in the said office;

AND WHEREAS, Similarly, the first party Member No.1 has purchased the land measuring 16.60 Decimals, being in portion of present survey Plot Nos. 1841, 1842, 1844, 1843, 1845 & 1838, recorded under present survey Khata No. 1008 & 852, situated at- Mouza **GHAGIDIH**, P.S. Bagbera, Thana No.1169, Halka No.2, District Sub-Registry office Jamshedpur, District East Singhbhum, morefully described in the schedule 'A' below from its previous lawful owner namely Kamla Devi, Wife of Late Ravi Pratap Singh and daughter of Late Shiv Singh, resident of Bhuiyadih Madhusudan Apartment, P.O. Agrico, P.S. Sitaramdera, Town Jamshedpur, District East Singhbhum, Jharkhand, by means of registered Sale Deed, bearing Sale Deed No. 7415, dated 29.12.2012, registered at District Sub Registry Office Jamshedpur and since purchased he came in physical possession over the same as absolute owner thereof without any interruption from anybody and he hold and possesses the same without any interruption from anybody by exercising all

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acts of ownership with power to dispose the same in any manner whatsoever he likes as well as he got mutated his name in the Office of Anchal Adhikary (C.O.) Jamshedpur in respect of his aforesaid purchased land measuring 16.60 Decimals, vide Mutation Case No. 359/R27 of 2017-2018, dated 19.06.2017 and paying ground rent etc for the same in his name by obtaining rent receipt for the same as such in his name has been noted in Volume No.55, Page No. 57, in Register II, in the said office;

AND WHEREAS, the first party Member No.2 has purchased the land measuring 17 Decimals, being in portion of present survey Plot Nos. 1841, recorded under present survey Khata No. 1008, situated at- Mouza **GHAGIDIH**, P.S. Bagbera, Thana No.1169, Halka No.2, District Sub-Registry office Jamshedpur, District East Singhbhum, morefully described in the schedule 'A' below from its previous lawful owners namely Pramod Kumar Singh, Pradeep Kumar Singh, Guddu Kumar Singh and Prabhat Kumar Singh, all sons of Late Hemant Singh, all are residents of H. No. 48, Harharguttu Vikash Samity, Near Shiv Mandir, P.O. Harharguttu, P.S. Bagbera, Town Jamshedpur, District East Singhbhum, by means of registered Sale Deed, bearing Document No. 2019/JSR/4053/BK1/3725, dated 05.09.2019, registered at District Sub Registry Office Jamshedpur, and since purchased she came in physical possession over the same as absolute owner thereof without any interruption from anybody and she hold and possesses the same without any interruption from anybody by exercising all acts of ownership with power to dispose the same in any manner whatsoever she likes as well as she got mutated her name in the Office of Anchal Adhikary (C.O.) Jamshedpur in respect of her aforesaid purchased land measuring 17 Decimals, vide Mutation Case No. 926/R27 of 2019-2020, dated 04.10.2019 and paying ground rent etc for the same in her name by obtaining rent receipt for the same as such in her name has been noted in Volume No.58, Page No. 48, in Register II, in the said office;

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

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AND WHEREAS, now the first party members/ owners are jointly desirous to develop their respective individual land i.e. 23.20 Decimals (land of first party member No.1) and 17 Decimals (land of first party member No.2), total land measuring **40.20 Decimals**, situated at- Mouza **GHAGIDIH**, P.S. Bagbera, Thana No.1169, Halka No.2, District Sub-Registry office Jamshedpur, District East Singhbhum, morefully described in Schedule 'A' below and to construct multistoried building over the same, but the first party members are not in a position to developed the same at their own cost for which they approached to the Second party member/ Builder and second party member agreed with the offer comes from the first party members for its development of Schedule 'A' below land and to construct Multistoried Residential Building consisting of Flats, Parking space, Shops/Office Space etc, and the first party members and second party member have entered in to this agreement for avoiding future litigation, on following terms and conditions:-

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

- a) **FIRST PARTY MEMBERS/LAND OWNERS** :- means the above named, **1) MR. PRAMOD KUMAR SINGH**, and **2) MRS. LALITA SINGH**, include his/her/theirs heirs, successors, legal representatives, executors, nominees, administrators and assigns.
- b) **SECOND PARTY MEMBER /DEVELOPER /BUILDER** means the above named company **MY HOME MAKERS**, represented by its proprietor **JITENDRA KUMAR SINGH** include it/his heirs, successors, successors-in-office, legal representatives, executors, nominees, administrators and assigns.
- c) **LAND PROPERTY** :-The said land means all that piece and parcel of Total area of land measuring **40.20 Decimals**, recorded under present survey Khata Nos. 852 & 1008, present survey Plot No. 1846, 1847, 1848, 1841, 1842, 1844, 1843, 1845 & 1838 and recorded under Present Khata No. 1008, being in portion of New Plot No. 1841, situated at- Mouza **GHAGIDIH**, P.S.

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Bagbera, Thana No.1169, Halka No.2, District Sub-Registry office Jamshedpur, District East Singhbhum, more specifically described in the Schedule 'A' hereunder written is the subject matter of this Development Agreement.

- d) BUILDING :- shall mean the new Multistoried building consists of several units for residential use to be constructed on the land given in Schedule-A of this Deed by the Developer at its/their cost and expenses as per plan duly sanctioned by the competent authority.
- e) UNIT/FLAT :- shall mean a covered area available for independent use and occupation for residential purpose i.e. entire covered areas as per sanctioned building plan/map by its competent authority and shall include the plinth area of the unit, plinth area consisting of bedroom, living room, bathroom, kitchen, balcony/veranda;
- f) PARKING SPACE :- shall mean any place in covered area or open area out of portion of schedule land reserved for parking of motor car, scooter or any other vehicle.
- g) COMMON PART :- shall mean common passage corridors, staircase, lift, common lavatories pump room, tub well, over head tank, water pumps and common facilities and amenities for common use and enjoyments and all fixture and fittings.
- h) SUPER BUILT -UP AREA:- means and included the carpet area, verandah, balconies stair case, common part etc. of the proposed multistoried building.
- i) LAND OWNER'S SHARE :- The first party members/ owner's allocation shall means 35 % of constructed area i.e. flats, Parking Space in parking area in the proportionate ratio of the respective flats i.e. one parking space for one flat, Shops/Office Space , along with its undivided proportionate share of land together with all common spaces of the said multistoried building

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at the said ratio i.e. first party No. 1, shall get 35 % of share of constructed area according to his measurement of land in the shape of Flat, Parking Space in parking area, (one parking for each flat), Shops/Office Space along with its undivided proportionate share of land, in the proposed building to be constructed over the Schedule 'A' and similarly the first party No.2, Shall get 35 % of share of constructed area according to her measurement of land in the shape of Flat, Parking Space in parking area, (one parking for each flat), Shops/Office Space along with its undivided proportionate share of land in the proposed building to be constructed over the Schedule 'A' out of total constructed area morefully described in schedule 'B' below, within the proposed building to be constructed over the Schedule 'A' below property hereunder written.

j) DEVELOPER/BUILDER SHARE :-The Second party/ builder/ Developer's allocation shall means remaining of 65 % constructed area, i.e. flats, parking space, Shops/Office Space,together with entire roof along with all common spaces at the said ratio of the said multistoried building morefully described in schedule 'C' below within the proposed building to be constructed over the Schedule 'A' below property hereunder written.

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

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

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

2) That the first party member No.1 handed over 23.20 Decimals, recorded under present survey Khata Nos. 852 & 1008, present survey Plot No. 1846, 1847, 1848, 1841, 1842, 1844, 1843, 1845 & 1838, situated at- Mouza **GHAGIDIH**, P.S. Bagbera, Thana No.1169, Halka No.2, District Sub-Registry office Jamshedpur, District East Singhbhum, and first party member No. 2,

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also handed over 17 Decimals, being in portion of present survey Plot No. 1841, recorded under New Khata No. 1008, situated at- Mouza **GHAGIDIH**, P.S. Bagbera, Thana No.1169, Halka No.2, District Sub-Registry office Jamshedpur, District East Singhbhum, i.e. total land measuring 40.20 Decimals, for its development and to construction of Multistoried building over the same.

3) That the Second party/developer has offered to develop and to construct the multi-storied residential building on the said land morefully described in Schedule Below 'A at its own cost and the Second Party Member and First Party Members have agreed with the Second Party and the second party member have amalgamated all the piece and parcel of lands of first party members and converted in to bigger plots i.e. 23.20 Decimals + 17 Decimals i.e. total land measuring 40.20 Decimals of Mouza GHAGIDIH, P.S. Bagbera, Thana No.1169, Halka No.2, District Sub-Registry office Jamshedpur, District East Singhbhum

4) That the Second Party / Developer shall prepare the Building Plan along-with supporting plans such as structural, Electrical, Sewerage etc. through competent civil, engineer, architect and proper planner and shall get the same sanctioned or approved from Notified Area/Nagar Nigam/ Zila Parishad/Panchyat Office, etc. or its appropriate authority at its own cost. The plan so prepared, if required, during or after sanction by the authority, may be modified or revised as per agreement /or feasibility of the proposed project with mutual understanding between the parties mentioned above and the second party also obtained other permission or clearance from its competent authority/es, which is necessary to construct proposed multistoried building.

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

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

7) That on completion of the said multistoried building on the said land mentioned in schedule 'A' below, the second party member shall hand over 35% constructed area i.e. i.e. first party No. 1, Shall get 35 % of share of constructed area according to his measurement of land in the shape of Flat, Space in parking area, (one parking for each flat), Shops/Office Space along with its undivided proportionate share of land in the proposed building to be constructed over the Schedule 'A' and the first party No.2 shall get 35 % of share of constructed area according to her measurement of land in the shape of Flat, Parking Space in parking area, (one parking for each flat), Shops/Office Space along with its undivided proportionate share of land in the proposed building to be constructed over the Schedule 'A' out of total constructed area morefully described in schedule 'B' below, within the proposed building to be constructed over the Schedule 'A' below property hereunder written and first party members have no right on the other construction or other flat developed by the second party member except of their respective individual allocation area remaining of 65 % constructed area i.e. flats, parking space, Shops/Office Space, entire roof , together with all common spaces of the said multistoried building will fall in the exclusive share of the Second Party.

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

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9) That after execution of this agreement, the second party will be entitled to commence the preliminary works in the manner stated herein above over the land described in the Schedule 'A' below and also to take or receive booking amount or entire consideration amount or inviting applications from the purchaser/s for sale of flat/s parking space, Shops/Office Space, being the share of the Second Party only after the division/ demarcation of Share between First Party Members and Second Party. This demarcation will be done just after sanction of Building Plan.

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

11) That after completion of the proposed building the Second party/ Developer shall deliver the flats, parking space in parking area, Shops/Office Space etc., at the ratio of 35 % (i.e. ready flats, Parking space for each flat as per specification agreed by both the parties) be it noted that first party No. 1, Shall get 35 % of share of constructed area according to his measurement of land in the shape of Flat Parking Space in parking area, (one parking for each flat), Shops/Office Space , along with its undivided proportionate share of land in the proposed building to be constructed over the Schedule 'A' and the first party No.2 shall get 35 % of share of constructed area according to her measurement of land in the shape of Flat, Parking Space in parking area, (one parking for each flat), Shops/Office Space, along with its undivided proportionate share of land in the proposed building to be constructed over the Schedule 'A' out of total constructed area morefully described in schedule 'B' below and the first party members have right of undivided proportionate share of land in respect of theirs flat/s and together with common utility services, advantages, amenities, privileges etc. i.e. The owner's share/ allocation in favour of the first party members more specifically described in the Schedule 'B' hereunder written. Further the Second party/ Developer will have sole and complete right of 65 % of construction area i.e. 65 % flat/s , Shops/Office Space and parking space, entire roof etc. and full

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right to transfer the said unit/s to any intending buyer/s and give delivered possession of the same.

12) That the first party members i.e. first party No.1 and first party No. 2, individually have absolute right to sell, gift, mortgage, etc. in respect of his/her/theirs respective portion morefully described in Schedule 'B' below and have also right to receive the consideration amount from its intending purchaser/s in respect of theirs shares of units and to sign such documents and execute the deed i.e., sale, transfer, conveyance, contract, or any document or documents in favour of the intending purchaser/s and present the same in any register, Sub- Registrar or District Registrar or Officer empowered to register the document under the Indian Registration Act and admit execution for the same for their respective unit/s and similarly Second Party member has absolute right of rest of 65 % portion of units (more fully described Schedule 'C' below) and has fully entitled to sell, gift, to any intending person/s, buyer/s, and also mortgage or transfer the same in any manner according to the Apartment Act. and also have right to receive the consideration amount from its intending buyers.

13) That by this document Second Party have fully entitled to sell its respective share i.e. 65 % of constructed area consisting of flats, parking , Shops/Office Space etc. to any intending purchaser/s and to sign such documents and execute the deed i.e., sale, transfer, conveyance, contract, or any document or documents in favour of the intending purchaser/s and present the same in any register, Sub- Registrar or District Registrar or Officer empowered to register the document under the Indian Registration Act and admit execution for the same and also right to receive the consideration amount from its intending purchaser/s.

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

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

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

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

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

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

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

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

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

c) That the Second party shall take all responsibilities towards construction of proposed building and in case of any accident or incident or theft or damage

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that occurs during the period of construction the Second party will be totally responsible for the same. In case of any dispute that may arise between the Second Party and other buyers, or any concern etc. in such event the First party Members shall not be liable or questionable for such incident, occurrence, event or proceedings in any circumstances.

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

- a) The parties shall be fair and honest and none of the parties shall cheat, deceive and deprive the other. The deprived party shall have right to take the shelter of law in proper court of law/or through recourse to law.
- b) The parties shall put and render their sincere efforts for the grand success of the proposed project, which however shall never be constituted for any partnership between the parties.
- c) The Second party shall or may publish in news paper or any media for disposing of its/their units area i.e. the Developer's Allocation to the intending buyers or parties and have also right to enter in to buyers agreement to its intending buyers.
- d) The parties hereto shall save harmless and keep indemnified each other against any loss, damage, incident suit or proceedings.
- e) The parties may on mutually agreeable conditions alter or amend any terms of the Development Agreement and /or include or modify, exclude any further terms therein, if found necessary.
- f) The parties hereof including their respective heirs, successors, successors-in-office, administrators, legal representatives and /or person claiming through or in trust of them shall comply, honor and abide by all terms of the agreement.
- g) All disputes and differences arising out of this agreement between the parties regarding interpretation of terms and conditions herein contained may be referred to arbitrator under the provision of Indian Arbitration and conciliation Act. 1996.

✓
J. C. S. - 11
11/10/22

✓
Lalita Singh
11/10/22

✓
J. C. S. - 11
11/10/22

h) That by execution of this development agreement, the owner/First Party members will empower the builder's to sell 65 % of Builders allocation as demarcated in map or the units to any intending purchaser/s and receive the consideration amount for the same with respect to its allocation area morefully described in Schedule 'C' below.

i) The parties herein including their heirs shall be fair and none of them shall cheat, deceive and deprive the other, the deprived party/parties shall have right to take shelter of law under specific of performance act, relief act and damages and or any other act that may suit to the parties.

17) That the Second party shall indemnify and keep indemnified the First party Members from and against all criminal or administrative proceedings, fines penalties and all other cost, charges expenses damages, incurred or suffered by the first party in course of development of schedule below property.

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

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

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

21) That the First party members have handed over their respective individual landed property morefully described in Schedule 'A' below to the Second party peacefully and they also undertake that this land is free from all

✓
11/15/2022

✓ Lolita Singh
11/15/2022

✓ J. Kesava
11/15/2022

-16-

encumbrances, lien and charges and this holding is not mortgaged anywhere for availing financial facility.

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

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

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

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

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

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

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

SPECIFICATION

1. **STURCTURE:** Structure Designed by second party's authorized architecture/consultant.

Contd.....17/

Shri. G. H. R. R. R.
11/15/2022

✓ Lalita Singh
11/15/2022

-17-

J. K. S. M.
11/15/2022

2. **INTERNAL FINISH:** Internal wall and ceiling surfaces will be pop over cement plaster and to be finished with a coat of Distemper over wall pop.
3. **EXTERNAL FINISH:** External wall surfaces to be finished with Exterior paint over wall putty/putty wash.
4. **FLOORING/SKIRTING:** Drawing cum Dining room to be finished with Vitrified Tiles flooring. Kitchen and toilet to be finished with ceramic tiles All bedrooms passage and balcony finished with Normal Tiles flooring. Staircase including common passage to be finished with Marble/Tiles/kota stone etc.
5. **ALL DOORS:** All doors and frames will have wooden/MS Sheet/Angel frame and flush door shutter with anodized C.P. fittings and hinges.
6. **WINDOWS AND VENTILATORS:** Aluminum windows and ventilators supported by bar grill.
7. **KITCHEN FINISHING:** RCC/kadapa raised cooking platform with marble top and tiles up to 2 feet height.
8. **TOILET FINISHING:** Toilet walls will be finished with glazed tiles with necessary bath fittings.
9. **ELECTRICAL FITTINGS:** Each flat to have one AC point, kitchen and dinning to have power point refrigerator . All the toilets to have 15 amp power point for geyser.
10. **WATER SUPPLY:** Uninterrupted water supply by boring from underground tank to over head tank through pump.
11. **ELECTRICAL POWER SUPPLY:** Electrical supply by DVC electricity
12. **SEWAGE DISPOSAL:** Sewage disposal system by safety tank.
13. **TV / CABLE POINT :** Each unit to be provided with a TV /CABLE point (not connection).
14. **TELEPHONE :** One telephone point (not connection) will be provided in each flat.
15. **DRAINAGE :** Suitable underground drainage system will be provided around the apartment.
16. **ELEVATOR :** Apartment will be provided with branded elevator.

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

Chitra Singh
11/10/2022
Lalita Singh
11/10/2022

T. S. I.
11/10/2022

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

This Deed valued at

Value of land Rs.1,30,50,700/- only.

SCHEDULE :- 'A'

(entire land)

WITHIN DISTRICT EAST SINGHBHUM, District Sub-Registry office Jamshedpur, Pargana Dhalbhum, State of Jharkhand, all that raiyati land situated in Mouza **GHAGIDIH**, P.S. Bagbera, Thana No.1169, Halka No.II, recorded under Khata No., Plot No. Area and boundary mentioned below:

Khata No.	Plot No.	Area	Boundary
852	1846	3.90 Decimals	North: Road and Girija Devi; South: Churamani Santhal; East: Road; West: Road;
852	1847	0.23 Decimals	
852	1848	2.47 Decimals	
1008	1841	4.00 Decimals	
1008	1842	4.00 Decimals	
1008	1844	1.00 Decimals	
852	1843	1.00 Decimals	
852	1845	3.00 Decimals	
852	1838	3.60 Decimals	
1008	1841	17 Decimals	

I.e. Total area of land measuring 40.20 Decimals of raiyati land

Pranav Singh
11/10/2022
Lalita Singh

11/10/2022

-19-

J. K. S. - M.
11/10/2022

SCHEDULE- 'B'

(Land owner's allocation)

i) ALLOCATION for Land Owner/ first Party No. 1, namely PRAMOD KUMAR SINGH:

Shall get 35 % of share of constructed area according to his measurement of land in the shape of Flat/s, Parking Space in parking area (one parking for each flat), Shops/Office Space along with its undivided proportionate share of land in the proposed building to be constructed over the Schedule 'A' and the division/ demarcation of Share between First Party Members and Second Party will be done just after sanction of Building Plan.

ii) ALLOCATION for Land Owner/ first party No. 2, namely LALITA SINGH:-

Shall get 35 % of share of constructed area according to her measurement of land in the shape of Flat/s, Parking Space in parking area (one parking for each flat), Shops/Office Space along with its undivided proportionate share of land in the proposed building to be constructed over the Schedule 'A' and the division/ demarcation of Share between First Party Members and Second Party will be done just after sanction of Building Plan.

SCHEDULE- 'C'

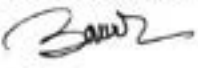
(Developer's allocation)

Save and except the first party's allocation, the Developer's allocation shall mean and include the remaining of constructed area of 65 % i.e. Flat/s, Parking Space in parking area (one parking for each flat), Shops/Office Space, entire roof, along with its undivided proportionate share of land in the proposed building to be constructed over the Schedule 'A' below and the division/ demarcation of Share between First Party Members and Second Party will be done just after sanction of Building Plan.

Contd.....20/

11/07/2022
Lalita Singh
11/07/2022

J. K. S. - 21,
11/07/2022

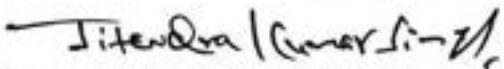
In Witness whereof both the parties have put their respective signature in presence of the witnesses after going through the content found it to be true and correct 

Witnesses :-

1. Prabhat Kumar Singh
S/o - Late Hemant Singh
Harhargutta, Shiv Mandlik
2. Sanjay Kumar
S/o Late Nand Gopal Boral,
JSE-2

1. प्रभात कुमार सिंह
2. Lalita Singh

Signature of the first party members

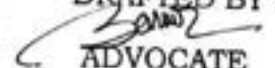


Signature of the Second party member

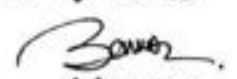
TYPED BY :



DRAFTED BY :


ADVOCATE

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


Advocate

Handwritten signature and name: *Sardar Sirdar Singh*

Bohadsia 1—Form No. 91.

Form No. 78 (Rule 409) at page 390 of the Settlement Manual, 1927.

देशी स्थापना।

देशी स्थापना

कानून विभाग

दिनांक २५/११/१९२७



नियम १ के अन्तर्गत जारी की गयी है।
 The Act and the Rules are as follows:

- (1) प्रत्येक जमीन मालिक को अपने जमीन के सम्बन्ध में निम्नलिखित सूचना देनी होगी—
- (2) जमीन मालिक को अपने जमीन के सम्बन्ध में निम्नलिखित सूचना देनी होगी—
- (3) जमीन मालिक को अपने जमीन के सम्बन्ध में निम्नलिखित सूचना देनी होगी—

क्र.सं.	जमीन का नाम	खेती	खेती का प्रकार	खेती का क्षेत्रफल		खेती का मालिक	जमीन का मालिक	जमीन का मालिक का पता	जमीन का मालिक का पता
				खेती	खेती				
१	जमीन का नाम	खेती	खेती का प्रकार	खेती	खेती	जमीन का मालिक	जमीन का मालिक	जमीन का मालिक का पता	जमीन का मालिक का पता
२	जमीन का नाम	खेती	खेती का प्रकार	खेती	खेती	जमीन का मालिक	जमीन का मालिक	जमीन का मालिक का पता	जमीन का मालिक का पता
३	जमीन का नाम	खेती	खेती का प्रकार	खेती	खेती	जमीन का मालिक	जमीन का मालिक	जमीन का मालिक का पता	जमीन का मालिक का पता

attested to be a true copy of this record of rights, finally framed and published under section 63 (2) of the Chotahspur Tenancy Act on 24 SEP 1927. The Certificate of final publications was signed on 24 SEP 1927.

Handwritten notes and signatures at the bottom of the page.

1915
Parsudin A/S 100,000/- 400/- 1000Rs.



यशोवन्त कुमार साह
Lalita Singh
J. K. S. - M.



Anil K. Singh
Deed Writer
License No.-15/2006
Jamshedpur.



SALE DEED.

THIS SALE DEED is made on this the 28th day of February, 2007 at Jamshedpur ;

SRI MANOJ KUMAR SAH son of Kedar Sah
faith Hindu, by Nationality Indian, by
occupation Service, resident of Kitadih
near Durga Mandap, P.S. Parsudin, Jamshedpur
District Singhbhum (East), Jharkhand, herein-
after called the SELLER of the one part ;

IN FAVOUR OF

SRI PROMOD KUMAR SINGH son of Late
Hemant Singh, by faith Hindu, by Nationality
Indian, by occupation business, by caste
Rajput, resident of Harharguttu, near New
shiv Mandir, L.B.S.M. College Road, P.S.
Bagbera, Jamshedpur, District Singhbhum (East)
hereinafter called the PURCHASER of the other
Part.

46/05
23/05/07
Parsudin
A(1)1000-7
36-9
103/44
28/2/07

28/2/07
Parsudin
Deed
2007



300 Rupees 5/11/11

M.S.L.T.

Lalita Singh

Manoj Kumar Chh
28/10/11

- 2 -

NATURE OF DEED : SALE DEED.

CONSIDERATION MONEY :- ₹ 1,00,000/- (Rupees one lakh) only.

SCHEDULE.

(Description of the land hereby sold)

ALL THAT piece and parcel of homestead land total measuring an area 0-4-0 kathas (four kathas) or 06.60 Decimals (zero six point six zero decimals) comprised plot No.1846 area 2 kathas 7½ dhuls and plot No.1847 area 2½ dhuls, and plot No.1848 area 1 katha 10 dhuls i.e. total area 4 kathas recorded under khata No.852, of Mouza Ghagidih, P.S. Parsudih, thana No.1169, Halka No.II, within District Sub-Registry Office Jamshedpur, District Singhbhum(East), which is bounded by :-

North : Girija Devi
South : Previous owners
East : previous owners
West : Rasta.

Annual rent ₹. 12/- only payable to the landlord the state of Jharkhand through C.O. Jamshedpur.



युनिवर्सिटी ऑफ
लॉस अन्ड
जस्टिस

Manj Kumar
28/2/07

- 3 -

WHEREAS the seller is the sole, absolute and lawful owner of all that land fully mentioned in the schedule above and the seller purchased the said land from its previous owner namely Dinanath Singh and two others through registered sale deed No. 5716 dated 27. 6. 2006 registered at District Sub-Registry office at Jamshedpur and since purchase of the same the seller has been in peaceful possession over the same by mutating his name in the records of the landlord through C.O. Jamshedpur vide mutation case No. 1255 of 2006-2007 dated 16.12.2006 and paying rent for the same in his own name;

AND WHEREAS now being in urgent need of money the seller has agreed with the purchaser for absolute sale of the schedule above land for a total consideration amount of ₹. 1,00,000/- (Rupees one lakh) only and the purchaser has agreed to purchase the same at that price.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. That in pursuance of the above agreement and in consideration of the said sum of ₹. 1,00,000/-

p/4...



20/10/2019
 Lalita Singh
 S. 1051-11

- 4 -

Chaitanya Kumar S.
 20/10/2019

(Rupees one lakh) only paid by the purchaser to the seller the receipt of which is hereby admitted and acknowledged as full and final payment against the sale of the land mentioned in schedule above by the seller, the seller does hereby sell, convey, transfer the all that land mentioned in the schedule above in favour of the purchaser by this deed of sale.

2. That the seller has delivered possession of the schedule above land 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 in any manner he likes and the purchaser shall be at liberty to get his name mutated in the records of the landlord the State of Jharkhand through C.O. Jamshedpur and shall pay rent for the same in his own name.

3. That from this day all the right, title, claim and interest of the seller in the schedule above land will cease to exist and will vest in the purchaser and the purchaser will become the sole and absolute owner thereof from this day.

4. That the land hereby conveyed by this deed of sale is free from encumbrances, charges and liens.

Mamij Kumar S.H
28/2-67

सविज्ञानिक नोटि
ललिता सिन्हा
5-11-57

5. That the seller hereby declares that he has good and perfect title over the schedule above land which he has not sold, charged or transferred the same in any way to any one else prior to this deed.

6. That if for any defect of title or possession of the seller in the schedule above land, the purchaser suffers any loss, then the said seller will be liable to compensate the same.

7. That the terms Seller and the purchaser used in this deed will mean and include their heirs, successors etc. unless the same are repugnant to the context.

IN WITNESS WHEREOF the seller is executing this sale deed on the date above written.

Read over and explained the contents of this deed to the executnat in Hindi who admits the same to be true & correct.

श्रील कृ. साहू
जयपुर 28/2/67

WITNESSES :

1. Vikash Kumar - 870 S.N. Prasad
of Jaisalmer
2. श्रील कृ. साहू of जयपुर
28/2/67

P/6..

Part.

10/1/57
S. K. S. S.

P/2..

Manoj Kumar Singh
28/2/07

YHT 03/12/06
Lalita Singh
J. 1031-11

Typed by
M.K. [Signature]
Jsr. court.

Drafted by
Advocate, Jar. court. 28-2-07
[Signature] 28-2-07
Advocate

NOTE : The original sale deed and duplicate copy are true and exact to each other as per counting of total words of this document is 950. Anil Kr Singh 28/2/07



Anil Kr. Singha
Deed Writer
Licence No.-15/2006
Jamshedpur.



[Signature]
Signature of purchaser

Certified that the finger prints of left hand of each person whose photograph is affixed in the document have been taken by me.

[Signature]
Anil Kr. Singha 28/2/07
Deed Writer
Licence No.-15/2006
Jamshedpur

Part.
[Signature]



झारखण्ड JHARKHAND

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कमल सिंह
29.12.12
2

Latita Singh
प्राध्यापिका

IN FAVOUR OF

SRI PRAMOD KUMAR SINGH, son of Late Hemant Singh, by faith Hindu, by Caste Rajput, by occupation Business, Nationality Indian, resident of Harharguttu, Shiv Mandir, Vikash Samitee, P.S. Bagbera, Town Jamshedpur, District Singhbhum East, in the State of Jharkhand, hereinafter referred to as the **PURCHASER** (which expression shall unless, excluded by or repugnant to the context, mean and include his heirs successors, executors, administrators, legal representatives, nominees and assigns) of the OTHER PART. PAN-DBPPS 8333P

NATURE OF DEED: SALE DEED

CONSIDERATION AMOUNT: Rs.10,00,000/- (Rupees Ten lakhs) only.

AS PER GOVT. VALUE : Rs.12,50,000/- (Rupees Twelve lakhs Fifty thousand) only.

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WHEREAS, the seller is the sole, absolute and lawful owner of the property, being One third share in the joint ancestral property, more fully described in the schedule below, after amicable partition amongst the other co-sharers' of the said joint properties and since then the seller above named has been in peaceful possession and occupation over the same without any let, hindrance or disturbances from any corner and is the bonafide owner thereof by exercising all acts of ownership thereto;

AND WHEREAS, now being in urgent need of money, the seller desired to sell her schedule below property to the above named purchasers for a total consideration amount of Rs.10,00,000/- (Rupees Ten lakhs) only, and whereas the purchaser agreed to purchase the same for the said price.

NOW THIS DEED OF SALE WITNESSETH:

1. THAT, in consideration of the said sum of Rs.10,00,000/- (Rupees Ten lakhs) only, paid by the purchaser to the seller, the receipt of which sum the seller hereby admit and acknowledges as full, final and highest consideration of the schedule below property, the seller by these presents does hereby absolutely and forever 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, his heirs, successors, ~~together with all right~~, title, interest and possession without any interruption from the side of the seller or any person or persons claiming under her.
2. THAT, the seller has delivered and handed over the peaceful physical possession of the schedule below 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 he likes and the purchaser shall be at liberty to get his name mutated in the office of the landlord and pay rent and other charges for the same in his own name.
3. THAT, from this day all the right, title, interest and possession of the seller in the schedule below property will cease to exist and shall vest unto the purchaser. The property hereby conveyed by this deed of sale is free from all encumbrances, charges, liens, lispendens, attachments etc.

11/12/12
Lalita Singh
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4. THAT, the seller has not charged or transferred the schedule below property in any way to any one else and if for any defect of title or possession of the seller over the schedule below property, the purchaser suffers any loss in future, then the seller shall be liable to compensate such loss of the purchaser.
5. THAT, today the seller has delivered all relevant document/s with respect to the schedule below property to the purchaser.

SCHEDULE

(Description of the property hereby transferred)

In District Singhbhum East, Pargana Dhalbhum, District Sub-Registry office and town Jamshedpur, Pargana Dhalbhum, State of Jharkhand, the land situated at Harharguttu, in Mouza Ghagidih, P.S. Bagbera, Thana No.1169, Halka No. I, recorded under Khata No., Plot No., Area and boundary herein below mentioned :-

Khata No.	Plot No.	Area
1008	1841	04.00 Decimals
"	1842	04.00 "
"	1844	01.00 "
852	1843	01.00 "
"	1845	03.00 "
"	1838	03.60 "
Total :		16.60 Decimals of raiyati Homestead land;

which is bounded by:

North: Rasta;

South: Churamani Santeal;

East : Nij;

West : Ramesh.

Annual ground rent payable to the landlord, the State of Jharkhand, through the C.O., Jamshedpur.

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

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Lalito Singh — ynic gniq etc

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29.12.12
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Read over and explained the contents of this Deed to the executants, who admits the same it to be true and correct.

WITNESSES:

Deepak Kumar Bagty, Advocate
29.12.12

1. Kuldeep Singh
S/o Late Satya Narayan Singh Residence of Kitadik (West) Harbaghat, Jsr-2
2. Jagdip Singh
S/o Late Satya Narayan Singh Resd. of Kitadik (West) Harbaghat.

Typed by:
Jsr. Court.

Drafted by:
Advocate
29.12.12

PHOTOGRAPH, SIGNATURE AND FINGER PRINTS OF THE PURCHASER



Deepak Kumar Bagty
Advocate

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

Advocate.
29.12.12

Latita Singh
S. P. Singh
Yash Goyal



निबंधन विभाग, झारखंड
जमशेदपुर

जांच पर्चा-सह घोषणा पत्र (नियम 114)

Form No: 72

Token Date/Time: 28/12/2012 17:31:54

Document Type	Sale Deed	Presenter	Kamla Devi	Date of Entry	28/12/2012
Presenter Name & Address	Bhulyadih Madhu Sudan Apartment, Po:Sitaramdera,Jr	DOE		Total Pages	14
Stampable Doc. Value	1250000	Stamp Value	50000	Book	1
Document Value	1250000	Serial No.	0	CNO/PNO	
Special Type					
Remarks / Other Details					

Property Details:

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
JAMSHEDPUR	1169	2	GHAGIDIH	1008,852	1841,1842			OR_RES	16.6 Decimal	1245000
JAMSHEDPUR	1169	2	GHAGIDIH	1008,852	1843,1844			OR_RES	0 Decimal	0
JAMSHEDPUR	1169	2	GHAGIDIH	1008,852	1845,1838			OR_RES	0 Decimal	0

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
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Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 50	Address
1	VENDOR	Smt.Kamla Devi	W/O Late Ravi Pratap Singh	H/W	Other		Bhulyadih madhu sudan apartment, po:Sitaramdera,jr
2	VENDEE	Pramod Kr.Singh	Late Hemant Singh	Business	Other		harharguttu shiv mandir vikash samitee ,bagbera,jr
3	Identifier	Kuldeep Singh	Late Satya Narayan Singh	Business	Other		Kitadih(west) harharguttu,jr-2
4	Witness1	Kuldeep Singh	Late Satya Narayan Singh	Business	Other		Kitadih(West) Harharguttu,Jr-2
5	Witness2	Jagdip Singh	Late Satya Narayan Singh	Business	Other		Kitadih(West) Harharguttu,Jr-2

Fee Details:

SN	Description	Amount
1	LL	5.00
2	PR	1.88
3	A1	37,500.00
4	SP	210.00
Total		37,716.88

कमला देवी

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंप्रूट फार्म के अनुरूप डाटा इंटरि की गई है।

प्रस्तुतकर्ता का हस्ताक्षर
डाटा इंटरि ऑफिसर का हस्ताक्षर

उपर्युक्त स्वीकार किया गया है इस दस्तावेज के निष्पादन को मेरे समक्ष

जिसकी पहचान पता (क. राज नारायण सिंह) के साथ

निवासी (कुल मधु सिंह) द्वारा किया गया है।

निबंधन पदाधिकारी का हस्ताक्षर

J. P. Singh
Lalita Singh
y n i g g m p h i g



निबंधन विभाग, झारखंड
जमशेदपुर

Token No.72 Token Date: 29/12/2012 17:31:54
Serial/Deed No./Year :9267/7415/2012
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Smt.Kamla Devi Father/Husband Name: W/O Late Ravi Pratap Singh (VENDOR) Bhuiyadih madhu sudan apartment, ps:Sitaramdera,jsr		
2	Pramod Kr.Singh Father/Husband Name:Late Hemant Singh (VENDEE) harhargutta shiv mandir vikash samitee ,bagbera,jsr		
3	Kuldeep Singh Father/Husband Name:Late Satya Narayan Singh (Identifier) Kitadih(west) harhargutta,jsr-2		
4	Kuldeep Singh Father/Husband Name:Late Satya Narayan Singh (Witness1) Kitadih(West) Harhargutta,Jsr-2		
5	Jagdip Singh Father/Husband Name:Late Satya Narayan Singh (Witness2) Kitadih(West) Harhargutta,Jsr-2		

Book No. 1
Volume 328
Page 473 To 486
Deed No 9267/7415
Year 2012
Date 29/12/2012 18:50:02

District Sub Registrar

Signature of Operator

J.S.R.
Lalita Singh
29/12/2012

१०



भारखंड सरकार

राजस्व एवं भूमि सुधार विभाग

नामांतरण श्रद्धि-पत्र

CRSLP/8026975 10/4/2019



द्वारा का नाम	पूर्व मिकर	अनुदान नाम	घानपूर	अंश का नाम	अवरोध	हस्ता	हस्ता-2
एस्टेट का नाम	गानकास	प्लॉट का नाम	प्लॉट नं. 58	पूर संख्या	48	प्लॉट नं.	1169
कृषिक संख्या	कैम नं.	प्लॉट का नाम/उपखण्ड का नाम	प्लॉट का नाम	प्राथमिक दस्ता अंतः	अभिपू विवेकें प्राधान्य संश्लेष 8 काय नं. प्राथमिक पुर संख्या संश्लेष	संश्लेष संख्या	संश्लेष संख्या
6975	926 /R27 2019 - 2020	प्लॉट/1169	प्लॉट	(अनुमति/04/10/2019	1008 1 702	1008 1841	17 फीट/68
दस्ता संख्या : (Lalita Singh/Prabhat Kumar Singh, बर्हि-संगू, वन-Harhargutta)	दस्ता संख्या : (अनुमति/04/10/2019	दस्ता संख्या : (अनुमति/04/10/2019	दस्ता संख्या : (अनुमति/04/10/2019	दस्ता संख्या : (अनुमति/04/10/2019	दस्ता संख्या : (अनुमति/04/10/2019	दस्ता संख्या : (अनुमति/04/10/2019	दस्ता संख्या : (अनुमति/04/10/2019



Approved By : ANURAG KUMAR TIWARY
 10/10/19

Correction Slip Successfully signed and Saved.

04-10-2019

https://jharbhoomi.nic.in/jhirms/DA_Login/Default.aspx?SerialNo=6975

J. K. S. M.

Lalita Singh ynsq 03 mr Atc



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH21021446186527R
Certificate Issued Date	: 04-Sep-2019 04:51 PM
Account Reference	: NONACC (SV)/jh9003504/JAMSHEDPUR/JH-ES
Unique Doc. Reference	: SUBIN-JHH900350428981537312673R
Purchased by	: Smt LALITA SINGH
Description of Document	: Article 23 Conveyance
Property Description	: Sale Deed
Consideration Price (Rs.)	: 25,10,000 (Twenty Five Lakh Ten Thousand only)
First Party	: NA
Second Party	: Smt LALITA SINGH
Stamp Duty Paid By	: Smt LALITA SINGH
Stamp Duty Amount(Rs.)	: 10 (Ten only)



Please write or type below this line.

2019/73329
05.09.19



1 प्रभु कृष्ण सिंह

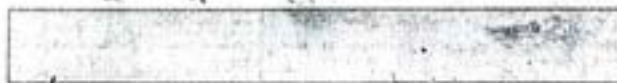
2 प्रदीप कुमार सिंह

3 Gaydon K. Singh

4 Prabhakar Singh
5.9.19

2019/7 SR/4053/BK1/3725

SR 0001265636



Lalita Singh
5.9.19

Subtotal
25,00,000

P.S
Banyasra

शुद्ध
10



Prasad Kumar Dagar
Educator

प्रसाद कुमार सिंह



अभिजात लाल, 499 को 500
दिनांक 19/6/17 को कर्णाल



Pradeep Kumar Singh

प्रादीप कुमार सिंह



5/9/19
जो भी है वो सही है।

शुद्ध खाता न-1008,
शुद्ध लॉट न-1841
द्वेय प्रतिबंधित
सूची में दर्ज नहीं है।

प्रसाद कुमार सिंह

प्रादीप कुमार सिंह

Prasad Kumar Singh

Pradeep K Singh

5.9.19

5/9/19

SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE 5TH DAY OF 'SEPTEMBER' 2019 AT JAMSHEDPUR; BY:

Feechjobb

AM - 00
L.H.P. 3-0
Pg 1-0

- 1) SHRI PRAMOD KUMAR SINGH, (PAN - DBPPS8333P and UID No.4808 1541 7354);
- 2) SHRI PRADEEP KUMAR SINGH, (PAN - LQHPS6365N and UID No.2471 6435 1510);
- 3) SHRI GUDDU KUMAR SINGH, (PAN - ETUPS9792C and UID No.6986 1782 1828) and
- 4) SHRI PRABHAT KUMAR SINGH, (PAN - CJOPS0477C and UID No.5600 4945 8790);

All sons of Late Hemant Singh,

5/9/19
शुद्ध खाता

Latika Singh
F.1511-11
Yogendra Singh



Special (K. ...)
Dag...

प्रमोद कुमार सिंह
पिता - हेमंत सिंह



• प्रमोद कुमार सिंह पिता हेमंत सिंह
• इच्छगढ़ थाना-बागवर्दी
• जगदीश
• 10.11.19
• जम्शेदपुर



जगदीश
10/11/19





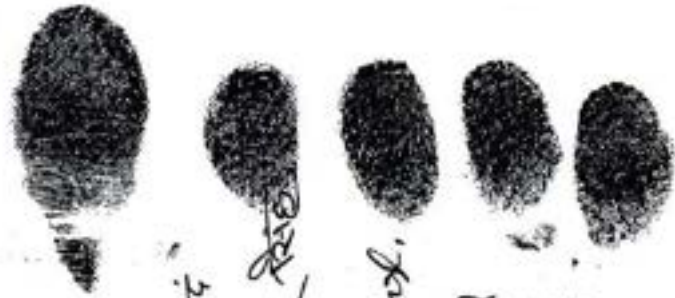
Caydoy Kr. Singh,

Deepak Kumar Daga
Advocate



Prabhat K Singh

Deepak Kumar Daga
Advocate



3
-सुभा-सुभा-सुभा-सुभा-सुभा-

प्रभात सुभा-सुभा-सुभा-सुभा-सुभा-

Caydoy Kr. Singh,

Prabhat K Singh

S.S.S

Handwritten signature/initials at the top right corner.

Latita Singh

All by faith Hindu, by Caste Rajput, by occupation Business, by Nationality Indian, all are resident of H. No.48, Harharguttu, Vikash Samity, Near Shiv Mandir, P.O. Harharguttu, P.S. Bagbera, Town Jamshedpur, District East Singhbhum, State of Jharkhand;

hereinafter called the **SELLERS** (which expression shall unless, excluded by or repugnant to the context, mean and include their respective heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **ONE PART**;

सती ललिता सिंग
प्रभात कुमार सिंग

4
Gurdev Kr. Singh,
Prabhat K Singh
5-9-19

IN FAVOUR OF

SMT. LALITA SINGH, (PAN – LSRPS0527Cand UID No.3367 4495 6372), wife of Prabhat Kumar Singh and daughter of Ajit Kumar Singhdeo, by faith Hindu, by Caste Rajput, by occupation Housewife, Nationality Indian, resident of L.B.S.M. College Road, Near Shiv Mandir, P.O. Harharguttu, P.S. Bagbera, Town Jamshedpur, District East Singhbhum, State of Jharkhand, hereinafter called the **PURCHASER** (which expression shall unless, excluded by or repugnant to the context, mean and include her legal heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **OTHER PART.**

NATURE OF THE DEED: DEED OF SALE

CONSIDERATION AMOUNT: Rs.25,10,000/- (Rupees Twenty five lakhs ten thousand) only.

WHEREAS, in the Survey Khatiyan of the last Survey Settlement Operation, records of which was finally published in the year 1964, the entire landed property under Khata No.1008, in Plot No.1841 along with other plots of Mouza Ghagidih, Thana No.1169, has been recorded in the joint names of Satyanarayan Singh, Hemant Singh (the deceased father of the Sellers above named) and Ganesh Singh and they were in peaceful physical possession over the same without any interruption from any corner and land revenue for the said land paid to the landlord, the State, through the C.O., Jamshedpur and obtained rent receipt in their joint names, entered in Volume No.1, Page No.702;

AND WHEREAS, after the death of aforesaid recorded raiyat Hemant Singh, his share in the aforesaid Khatiyan, vested and devolved upon his four sons namely i) Pramod Kumar Singh, ii) Pradeep Kumar Singh, iii) Guddu Kumar

11-5-19
गुड्डू कुमार सिंग

Lalita Singh

प्रभात कुमार सिंह

प्रतिमा देवी सिंह

5

Gandhari K. Singh

Prabhat K Singh
5-9-19

Singh, iv) Prabhat Kumar Singh, the Sellers above named and three daughters namely i) Pratima Singh, ii) Prativa Devi, iii) Pramila Devi, being his surviving legal heirs and successors, who thus become the joint owners of the said inherited property of their deceased father Hemant Singh, without any interruption from any person or persons;

AND WHEREAS, later on, aforesaid three daughters of Late Hemant Singh, relinquished their right, title, interest and claim over their aforesaid joint property in favour of their four brothers, the sellers above named and since then the Sellers have been in joint peaceful physical possession and occupation over the same without any let, hindrance or disturbances from any person or persons and are the absolute and lawful owners thereof by exercising all acts of ownership thereto and they are legally entitled to sell the same without any objection from any corner;

AND WHEREAS, the Sellers, being in urgent need of money, voluntarily expressed their intent of selling the Schedule below property and having come to know the intention of the Sellers, the Purchaser hereof has approached to them and after inspected the land at site, all title documents and relevant papers etc. and having fully satisfied to him proposed and offered to purchase the same on a consideration amount of Rs.25,10,000/- (Rupees Twenty five lakhs ten thousand) only;

AND WHEREAS, on the aforesaid approach made by the Purchaser, 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.25,10,000/- (Rupees Twenty five lakhs ten thousand) only;

NOW THIS DEED OF SALE WITNESSETH:

- 1) THAT, in pursuance of the above and in consideration of the aforesaid sum of Rs.25,10,000/- (Rupees Twenty five lakhs ten thousand) only, paid

J.K.S.-K. ym/s gmr/178

Lalita Singh

सिंग गुरु रजि
प्लान गुरु रजि

6

Gayatri K. Singh

Prabhat K Singh
5-9-19

by the purchaser to the sellers, by Cheque/ Bank Transfer/ Cash, the receipt of which sum the sellers do hereby admit and acknowledge as full, final and highest consideration amount of the schedule below land and do hereby sale, convey, transfer and deliver the same, together with all its right, title, interest and possession, privileges and advantages the seller here before enjoyed over the scheduled property UNTO AND TO THE USE of the purchaser, absolutely and forever.

2) THAT, from today, the sellers have also delivered the physical possession of the schedule below property in favour of the purchaser and the purchaser from this day shall possess and enjoy the schedule below land as its absolute owner in every possible manner with power to dispose of the same in any manner she likes, without any let or hindrance of the sellers, their heirs or any other person/s claiming through them.

3) THAT, the schedule below property hereby sold and transferred in favour of the purchaser, is free from all encumbrances, liens or charges and prior to this transfer the sellers have not sold or otherwise alienated the same or part thereof to any other person(s) and for any defect of title or possession of the sellers over the schedule below land the purchaser suffers any loss due to dispossession from the same or part thereof then the sellers shall remain liable to compensate all such losses sustained to the purchaser. The sellers hereby declare that apart from them, there are no other legal claimants of the schedule below property and they are legally entitled to sell the same in favour of the purchaser.

4) THAT, henceforth the purchaser shall be at liberty to mutate her name in the Office of the landlord, the State of Jharkhand, through the C.O., Jamshedpur, in respect of the schedule below landed property and shall pay the rent for the same in her own name.

सिंग गुरु रजि

T. N. S. - K

Lalita Singh

प्रादा-सम्प-रिज

प्रादा-सम्प-रिज

कमलेश्वर कि. सिंह,

प्रबोध कि. सिंह
5.9.19

5) THAT, the sellers hereby also assure the purchaser that they shall, at the cost of the person (s) requiring the same, execute any other document(s), if so required, in respect of the schedule below landed property to further ensure the right, title and interest of the purchaser over the same.

6) THAT the sellers have handed over all relevant documents in respect of the schedule below property to the purchaser.

SCHEDULE

(Description of the property hereby sold)

ALL THAT piece and parcel of raiyati land, presently in Homestead nature, measuring an area 0.17 Acre (Seventeen Decimals), being in Portion of New Plot No.1841, recorded under New Khata No.1008 of Mouza GHAGIDIH, P.S. Bagbera, Thana No.1169, Halka No.II, within Town Jamshedpur, District Sub-Registry office at Jamshedpur, Pargana Dhalbhum, District East Singhbhum, State of Jharkhand.

Which is bounded by:

North : Road;
South : Churamani;
East : Road;
West : Pramod Singh.

Annual rent payable to the Landlord, the State of Jharkhand, through the C.O., Jamshedpur.

The schedule above property is situated at Branch Road.

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

J. K. Singh
Lalita Singh

श्री ग. ग. सिंह
 श्री ग. ग. सिंह
 8
 Gursam kr. Singh
 Prabhakar Singh
 5.9.19

IN WITNESS WHEREOF, the Sellers have hereunto signed at Jamshedpur, on this Deed of Sale, 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.


 Advocate 5.9.19

WITNESSES:

1. Dilip Sokhka
 Dilip Sokhka
 80 Lali Sobta Ram Sonken
 Res of - Harhorguthu Naya Basti
 New Sitla Mandir G.O. Harhorguthu
 JSR -
2. Sanjay Kumar.
 Sanjay Kumar.
 80 Lali Nand Gopal Prasad.
 Res of - Sanjay Medical Hall
 Rly Traffic Colony JSR -

Printed by:

 Jsr. Court

Drafted by:


 Advocate 5.9.19

Habita Singh J. C. S. - N. - Ynta g. m. 12. 11. 19

सती क कुमार सिंह
सती कुमार सिंह

Conyates No. 5/19

Prabhakar K. Singh
5-9-19

NAME OF THE PURCHASER :

SMT. LALITA SINGH



Lalita Singh



Pratap Kumar Dogra
Advocate

Lalita Singh
5-9-19

Signature and left hand fingerprints of the Purchaser.

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.

Advocate: 5-9-19

DBA/AF/JSR/4/BH. 1969



AFFIDAVIT

I Lalita Singh w/o Prabhat Kumar Singh

By faith Hindu by Nationality Indian, resident of A.B.S.M. College Road, Near Shiv Mandir P.O. Haranagutty P.S. Bargarh Jor

District East Singhbhum, Jharkhand, do hereby solemnly affirm and declare as follows:-

1. That I am the Purchaser/s of the property i.e land/house/flat, situated at Mouza, Ghepdil, Hamano. 1169, P.S. Bargarh Jor under this sale deed.

2. That previously I have not taken any benefits regarding registration of sale deed by the notification of state of Jharkhand, vide its Notification Ref.No.499 for stamp duty and vide its No.500 for registration fees, both dated 19.06.2017

3. That I intend to get the sale deed registered in my name in the registering authority at Jamshedpur in first time in respect of the aforesaid property as per notification of the State Govt. Jharkhand

4. That I swear this affidavit to declare the above facts and to produce the same before the Registration office.

Identified by Sri Deepan Kumar Bagchi Advocate, Jamshedpur

Verification

The statements made above true to the best of my/our knowledge belief and information and I/we sign on _____ at Jamshedpur

Lalita Singh

Deponent
Known to me

4.9.19
Advocate



Notary Public,
Jamshedpur
Bhola Nath Panda
NOTARY
District Court
JAMSHEDPUR

J.S. - M. - ym / 9.9.19 ma NTA
Lalita Singh

s/no. 05/19

V

जमशेदपुर डी.डी.ही 1169 सखानारायन सिंह, हेमन्त सिंह, गनेश सिंह		
खाता संख्या 1008	खसरा संख्या 1841, 1842, 1844	रकबा (एकड़ में) 0 एकड़ 17 डिसमील 0 हेक्टर

अराजो नकदी	अराजो भावती	तफसील हिसाब लगान भावती
------------	-------------	------------------------

जोत का सालाना मोग मय तफसील (बकाया को हाल) मोजुदा सख का।

मोग बायत	सालाना	बकाया				हाल (2019-2020)
		तीन वर्ष से ज्यादा (1986-1987) - (2016-2017)	३ रा वर्ष (2016-2017)	२ रा वर्ष (2017-2018)	१ ला वर्ष (2018-2019)	
माल (नकदी)	0.99	29.70	0.99	0.99	0.99	0.99
गुजारी (भावती)	0.25	7.50	0.25	0.25	0.25	0.25
सेस	0.50	15.00	0.50	0.50	0.50	0.50
सूद	0.50	15.00	0.50	0.50	0.50	0.50
मृतफरकात	0.20	6.00	0.20	0.20	0.20	0.20
मोजान	2.44	73.20	2.44	2.44	2.44	2.44

तफसील अदाफकारी

अदाफकारी बाबत		बकाया				मौतलबा हाल (2019-2020)	फाजिल
		तीन वर्ष से ज्यादा (1986-1987) - (2016-2017)	३ रा वर्ष (2016-2017)	२ रा वर्ष (2017-2018)	१ ला वर्ष (2018-2019)		
माल (नकदी)		29.70	0.99	0.99	0.99	0.99	
गुजारी (भावती)		7.50	0.25	0.25	0.25	0.25	
सेस		15.00	0.50	0.50	0.50	0.50	
सूद		15.00	0.50	0.50	0.50	0.50	
मृतफरकात		6.00	0.20	0.20	0.20	0.20	
मोजान अदाफकारी		73.20	2.44	2.44	2.44	2.44	

(१) मोजान कुल (तफसील में) : Eighty Two Rupees and Ninety Six Paise

(२) नाम देहिन्दा -

(३) कुत बव। पा- 82.96

तारीख अमला तहसील कुनिन्दा . 01-08-2019

खास महान 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 जार्थी को जानकारी के लिए है।
 किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करें।

प्रभु कुमार सिंह
 प्रभु कुमार सिंह
 Prabhut K. Singh
 Prabhut K. Singh

Lalita Singh

N.



S.

Ghagidih

नाम ग्राम घागीडिह चादर न. ३ (ग)
 थाना घाटशिला
 थाना न. ११६६
 तरफ हलुद पुखुर
 जिला सिंहभूम
 पैमाना ३३" = १ मील
 सन् १९६०-६१ ईस्वी



खाला न. - खेसरा न. - रकबा - संकेत - चौहद्दी:

1008 - 1841/अंश - 0.17 अकड़

- उ. - Road
- द. - chunamani
- पू. - Road
- प. - promod singh.

R. Mahato.

22/08/2019

मिस्टर नुमान मन्नि
 DISTRICT SYNDICATE
 BHADRAKANTH



Gyadhy K. Singh

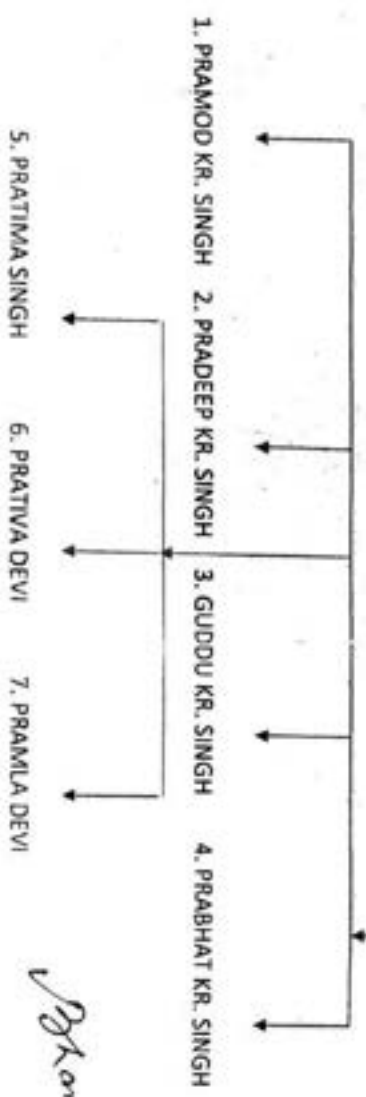
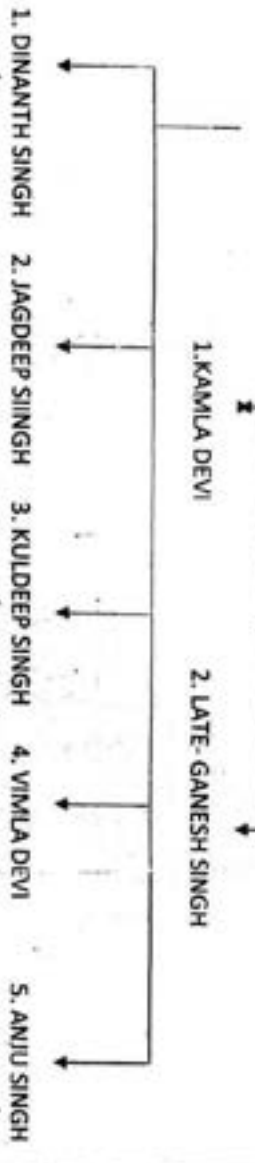
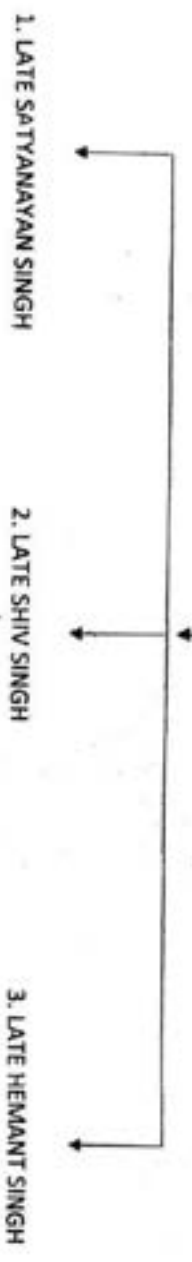
Prabhat K. Singh

J. Singh - 1st & 2nd of Ghagidih
 Lalita Singh

Handwritten text at the top right: *Handwritten signature/initials*

LATE BACHHA SINGH

KURSI NAMA



Prabhat kr Singh

Guddu Kr. Singh

Handwritten signature/initials

Prakarabhar

10/5/2013
 34, सीतावाली बाग, दिल्ली
 श्री प्रकाश शर्मा

Form No. 180V
 568005

क्र.सं.	विवरण	मूल्य	प्रतिशत	कुल
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श्री ५५५५
 श्री ५५५५
 Gurdyan K. Singh
 Prabhakar Singh

Lalita Singh
 T.S.S. - 11-1-19

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRAMOD KUMAR SINGH

HEMANT SINGH

03/06/1967

Permanent Account Number

DBPPS8333P

[Handwritten Signature]

Signature



28112010

प्रमोद कुमार सिंह



J. I. S. - Pr. Pramod Kumar Singh

Lalita Singh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

LQHPS6365N

नाम / Name
PRADEEP KUMAR SINGH

पिता का नाम / Father's Name

HEMANT SINGH

जन्म की तिथि /
Date of Birth

10/01/1970

प्रदीप कुमार सिंह



J-15-18 yntv kumar nitij

Lalita Singh



भारत सरकार

Government of India

मासिक क्रम / Enrollment No 1213/20036/08671

To,
प्रदीप कुमार सिंह
Pradeep Kumar Singh
S/O Hemant Singh
H.NO-48
HARHAR GUTTU, VIKASH SAMITY
NEAR SHIV MANDIR PO- HARHAR GUTTU, THANA-
BAGBERA
JAMSHEDPUR
Purbi Singhbhum
Jharkhand 831002

Ref: 344 / 20E / 684395 / 686260 / P



UE49B496G14IN



आपका क्रमांक / Your No. :

2471 6435 1510

- आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



प्रदीप कुमार सिंह
Pradeep Kumar Singh
जन्म वर्ष / Year of Birth : 1970
पुरुष / Male



2471 6435 1510

- आम आदमी का अधिकार

प्रदीप कुमार सिंह

J.T.S.-M. Jm Singh
Lalita Singh



सर्वोच्च न्यायालय के अधीन

भारत सरकार
Unique Identification Authority of India
Government of India

साथीकरण क्रम / Enrollment No 1213/20072/09263

To,
प्रबल कुमार सिंह
Prabhat Kumar Singh
S/O Hemant Singh
HARHAR GUTTU
NEAR SHIV MANDIR PO-HARHAR GUTTU
THANA-BAGBERA
JAMSHEDPUR
Purbi Singhbhum
Jharkhand 831002

Ref. 1225 / 170 / 672009 / 672245 / P



UE324268663N



आपका आधार क्रमांक / Your Aadhaar No.

5600 4945 8790

आधार - आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



प्रबल कुमार सिंह
Prabhat Kumar Singh
जन्म वर्ष / Year of Birth : 1980
पुरुष / Male



5600 4945 8790

आधार - आम आदमी का अधिकार

Prabhat K Singh

Lalita Singh - Jaisi-V. yniq ag n12 1176

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRABHAT KUMAR SINGH

HEMANT SINGH

05/12/1980

Permanent Account Number

CJOPS0477C

Prabhat K Singh
Signature



01000000

Prabhat K Singh



J. 15-11-2015
Prabhat Kumar Singh

Lalita Singh

आयकर विभाग

INCOME TAX DEPARTMENT

GUDDU KUMAR SINGH
HEMANT SINGH

30/12/1986

Permanent Account Number

ETUP89792C

Guddu K Singh

Signature



भारत सरकार

GOVT. OF INDIA



Guddu K Singh

ymia gnia 18/9

JCS-2

habitsind



 Government of India



गुड्डू कुमार सिंह
Guddu Kumar Singh
जन्म तिथि/DOB: 30/12/1986
पुरुष/ MALE



6986 1782 1828
VID: 9194 4577 3279 1354

मेरा आधार, मेरी पहचान

 Unique Identification Authority of India

आधार

UID: 9194 4577 3279 1354

गुड्डू कुमार सिंह, स.नं. 48, सिंह निवास, हार्हारगुट्टा, विक्रम समिती, शिव मंदिर के पास, पो- हार्हारगुट्टा, जमशेदपुर, पूर्वी सिंहभूम, झारखण्ड - 831002

Address:
SO Hemant Singh, H.NO-48, SINGH NIVAS, HARHAR GUTTU, VIKASH SAMITY, NEAR SHIV MANDIR, PO-HARHARGUTTU, THANA- BAGBERA, JAMSHEDPUR, Purbi Singhbhum, Jharkhand - 831002



6986 1782 1828
VID: 9194 4577 3279 1354

 1847
help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1874
 Bhubaneswar-751 001

Guddu K. Singh

J-115-N
 गुड्डू कुमार सिंह
 Lalita Singh



Lalita Singh
Lalita Singh

J.K.S.-M. ynic Bme 1184

Lalita Singh



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

Enrollment No : 1193/60010/69429

To
 Lalita Singh
 W/O Prathal Kumar Singh
 L. B. S. M COLLEGE ROAD
 NEAR SHIV MANDIR PO- HARHARGUTTU,
 JAMSHEDPUR
 Golmuri-Cum-Jugsalai
 Tatanagar
 Golmuri East Singhbhum
 Jharkhand 831002
 7209766796

04/03/2014
 134404785



ML244047850FT



आपका आधार क्रमांक / Your Aadhaar No. :

3367 4495 6372

आधार - आम आदमी का अधिकार



भारत सरकार
 Government of India



Lalita Singh
 DOB : 31/12/1979
 Female



3367 4495 6372

आधार - आम आदमी का अधिकार

Lalita Singh
 Lalita Singh

J. C. S. M. yojita Singh

Lalita Singh


सर्वोच्च न्यायालय
INDIA


श्रीधर सोनकर
Dilip Sonkar
 जन्म वर्ष / Year of Birth : 1969
 पुरुष / Male



4670 4067 6056

आधार - आम आदमी का अधिकार


भारतीय प्रतिष्ठान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

पता: S/O सोभा राम सोनकर,
इष्टारगुट्टा, नया बास्ती, शितला मंदिर व
पार्क, पो- इष्टारगुट्टा, थाना- बाग्बेरा
बस्सेरा, पूर्वी सिंहभूम, झारखण्ड,
831002

Address: S/O Sobha Ram Sonkar,
HARHAR GUTTU, NAYA BASTI,
NEAR SHITLA MANDIR, PO-
HARHAR GUTTU, THANA-
BAGBERA, JAMSHEDPUR, Purbi
Singbhum, Jharkhand, 831002

 1800 101 1247
 help@uidai.gov.in
 www.uidai.gov.in
 P.O. Box No. 1247, Bargarua-831001

DILIPSONKAR V



J. (S) - M. Jaisankar NTP

Lalita singh

भारत सरकार
 GOVERNMENT OF INDIA

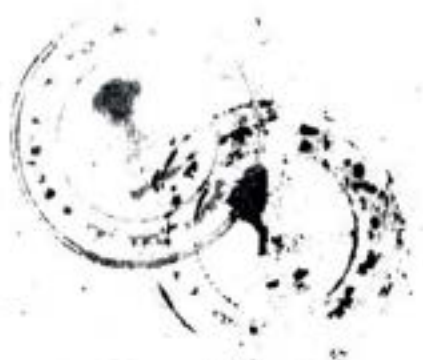
Sanjay Kumar
 Year of Birth : 1966
 Male

8192 1266 7961

आधार - आम आदमी का अधिकार

Address:
 S/O: Nand Gopal Prasad, Sanjay Medical
 Hall, Station Road, Raj Tirth Colony,
 Jamshedpur, Golmuri-Cum-Jugalsai,
 Tatanagar, East Singhbhum,
 Golmuri-cum-Jugalsai, Jharkhand, 831002

Sanjay Kumar



ynicgmr 026

M-15111

Lalita Singh

No. of Pages :-* 27 Page
 Stamps Duty 10/-
 Consideration Value 25,10,000/-

Commercial land :-* Other Road :-*
 Residential Land :-*
 Industrial Land :-*

Residential Construction :-*
 Agriculture :-*

Anchal	Mauza	Khata No.	Plot No.	Volume	Page	Area
Jamshedi	Gheghidih	1008	1841	1	702	17 DC

East :-* Road
 South :-* Churamani
 West :-* Pramod Singh
 North :-* Road

Others Property Details

Construction Type :-*	PUCCA / DELUXE / KACHHA	Additional Information
Area of Constructed Property		73329
Land Area :-*	In Square Feet	
Building Name :-*	In Decimal	
Flat Number :-*		
Date Of Construction :-*	Pin Code :-* 831002	
Holding No. /SAF No. :-*		

J. T. Singh, Lalita Singh
 Y. N. G. M. S. N. S.



Document Registration Summary 1

Date :-05-Sep-2019

- Government/Market Value: ₹2508700/-
- Transaction Amount: ₹2510000 /-
- Paid Stamp Duty: ₹10 /-

Receipt : 201335

Receipt Date : 05-09-2019

On Date 05-09-2019 Presented at District SRO - Jamshedpur

Signature of Presenter

Presenter Name: -

PR	₹1
SP	₹1140
LL	₹3
Stamp Duty	₹10

प्रमोद कुमार सिंह

District SRO - Jamshedpur

Total ₹1154

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	1	10	-9	E-STAMP	Smt LALITA SINGH	Certificate Number : IN-JH21021446186527R	10
PR	1	1	0	GRAS	pramodkumarsingh	GRN Number : 1902090491 DEPT Transaction Id : d2866bbc4845b4b9b772 Transaction Type :	1

प्रमोद कुमार सिंह


J. S. S. - N.

Lalita Singh

SP	1140	1140	0	GRAS	pramodkumarsingh	GRN Number : 1902090491 DEPT Transaction Id : d2866bbc4845b4b9b772 Transaction Type :	1140
A1	0	0	0				
LL	3	3	0	GRAS	pramodkumarsingh	GRN Number : 1902090491 DEPT Transaction Id : d2866bbc4845b4b9b772 Transaction Type :	3
Sub Total	1145	1154	-9				

Article : Sale Deed Number of Pages : 76

Exemption Fee Rule	Fee Exemption
Female Exemption	100399 /-
Female Exemption	75300 /-


Signature of Operator


Signature of Head Clerk


Signature of Registering Officer

T. 1051-71
 5/19/19
 Lalito Singh



OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

Deed Endorsement

Token No :- 20190000073329

Deed Type	Sale Deed
Number of Pages	76
Fee Details	Stamp Duty :- Rs. 1, PR :- Rs. 1, SP :- Rs. 1140, A1 :- Rs. 0, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.2508605/- ,Transaction Amount :- Rs.2510000/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Ghagidih Location :- Other Road, Ghagidih Urban(ct) Property Boundaries :- East: ROAD, West: PRAMOD SINGH, South: CHURAMANI, North: ROAD Khata Number - 1008Plot Number - 1841Volume Number - 1Page Number - 702 Area Of Land :- 17.00 Decimal

Sh./Smt.PRAMOD KUMAR SINGH s/o/d/o/w/o HEMANT SINGH has presented the document for registration in this office

today dated :- 05-Sep-2019 Day :- Thursday Time :- 14:52:39 PM









PRAMOD KUMAR SINGH(Individual)

Party Name	Document Type	Document Number
PRAMOD KUMAR SINGH	PANUID	DBPPS8333P

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

Handwritten notes on the right margin: "yhi g g n i e h e", "J.S.:-7", and "Kalita Singh".

<p>1 PRADEEP KUMAR SINGH Address1 - H NO 48 HARHARGUTTU VIKASH SAMITY NEAR SHIV MANDIR PS BAGBERA JAMSHEDPUR EAST SINGHBHUM, Address2 - ... Jharkhand PAN No.: LQHPS6365N,Permission Case No.-</p>	<p>Yes</p>	<p>Pradeep Kumar Singh Address:- H.NO-48, NEAR SHIV MANDIR, HARHAR GUTTU, VIKASH SAMITY, PO-HARHAR GUTTU, THANA-BAGBERA, JAMSHEDPUR, , Purbi Singhbhum, 831002, , Jharkhand, India</p>	<p>SELLER Age:49</p>			<p><i>प्रादीप कुमार सिंघ</i></p>
<p>2 GUDDU KUMAR SINGH Address1 - H NO 48 HARHARGUTTU VIKASH SAMITY NEAR SHIV MANDIR PS BAGBERA JAMSHEDPUR EAST SINGHBHUM, Address2 - ... Jharkhand PAN No.: ETUPS9792C,Permission Case No.-</p>	<p>Yes</p>	<p>Guddu Kumar Singh Address:- H.NO-48, SINGH NIVAS, NEAR SHIV MANDIR, HARHAR GUTTU, VIKASH SAMITY, PO-HARHARGUTTU, THANA-BAGBERA, JAMSHEDPUR, , Purbi Singhbhum, 831002, , Jharkhand, India</p>	<p>SELLER Age:35</p>			<p><i>Guddu K. Singh.</i></p>
<p>3 PRABHAT KUMAR SINGH Address1 - H NO 48 HARHARGUTTU VIKASH SAMITY NEAR SHIV MANDIR PS BAGBERA JAMSHEDPUR EAST SINGHBHUM, Address2 - ... Jharkhand PAN No.: CJOPS0477C,Permission Case No.-</p>	<p>Yes</p>	<p>Prabhat Kumar Singh Address:- , NEAR SHIV MANDIR, HARHAR GUTTU, PO-HARHAR GUTTU THANA-BAGBERA, JAMSHEDPUR, , Purbi Singhbhum, 831002, , Jharkhand, India</p>	<p>SELLER Age:40</p>			<p><i>Prabhat K Singh</i></p>

J.S.S.-N, ynic gbid 076

Lalita Singh

PRAMOD KUMAR SINGH
 Address1 - H NO 48
 HARHARGUTTU VIKASH
 SAMITY NEAR SHIV
 MANDIR PS BAGBERA
 JAMSHEDPUR EAST
 SINGHBHUM, Address2 -
 ... Jharkhand
 PAN No.:
 DBPPS8333P, Permission
 Case No.-

Yes
 Pramod Kumar
 Singh
 Address:- H.NO-
 48, NEAR SHIV
 MANDIR,
 HARHARGUTTU,
 VIKASH SAMITY,
 PO-
 HARHARGUTTU,
 THANA-
 BAGBERA,
 JAMSHEDPUR, .
 Purbi
 Singhbhum,
 831002, .
 Jharkhand, India

SELLER
 Age:55



Handwritten signature of Pramod Kumar Singh

5
LALITA SINGH
 Address1 - H NO 48
 HARHARGUTTU VIKASH
 SAMITY NEAR SHIV
 MANDIR PS BAGBERA
 JAMSHEDPUR EAST
 SINGHBHUM, Address2 -
 ... Jharkhand
 PAN No.:
 LSRPS0527C, Permission
 Case No.-

Yes
 Lalita Singh
 Address:- ,
 NEAR SHIV
 MANDIR, L. B. S.
 M COLLEGE
 ROAD, PO-
 HARHARGUTTU,
 JAMSHEDPUR,
 Golmuri-Cum-
 Jugsalai, . East
 Singhbhum,
 831002, .
 Jharkhand, India

PURCHASER
 Age:40



Handwritten signature of Lalita Singh

Handwritten signature: T. K. Singh, yniq zgnia Ntg

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	DILIP SONKAR S/o-D/o LATE SHOBHA RAM SONKAR Address1 - HARHARGUTTU NAYA BASTI NEAR SHITLA MANDIR PO HARHARGUTTU JAMSHEDPUR EAST SINGHBHUM, Address2 - ... Jharkhand PAN No.:			<i>Dilip Sonkar</i>

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SANJAY KUMAR Address1 - SANJAY MEDICAL HALL STATION ROAD RAILWAY TRAFIC COLONY JAMSHEDPUR EAST SINGHBHUM, Address2 - ... Jharkhand			

Handwritten signature: Lalita Singh

Signature of Operator



Seal and Signature of Registering Officer

Above signature & thumb impression are affixed in my presence.

Above mentioned, (PRADEEP KUMAR SINGH , GUDDU KUMAR SINGH , PRABHAT KUMAR SINGH , PRAMOD KUMAR SINGH), has/have admitted the execution before me. He/ She/ They has / have been identified by (DILIP SONKAR) Son/Daughter/Wife of (LATE SHOBHA RAM SONKAR) resident of (HARHARGUTTU NAYA BASTI NEAR SHITLA MANDIR PO HARHARGUTTU JAMSHEDPUR EAST SINGHBHUM) and by occupation (Business).

Signature of Registering Officer

Date:- 05-Sep-2019



Seal and Signature of Registering Officer

Handwritten signature: yashraj Singh

Handwritten signature: J.T.S.-M.

Handwritten signature: Lalita Singh



Pre Registration Docket

Date :- 05-09-2019 03:09 pm

Office Name :- District SRO - Jamshedpur
Token No:- 20190000073329

Appointment :- 05-Sep-2019 Time:- 12:5

Article	Sale Deed
Pre Registration Date	04-Sep-2019
No. Of Pages	38
Stamp Duty	1
Paid Stamp Duty	0
Total Fees	₹ 1,144.

Property Id: **187999**

Valuation No. : 245867 / 2019	: - 2019-2020	User Id : 3093	Date : 05-September-2019 15:01:PM
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Census	Corporation	Village/City : Ghagidih	
Ghagidih Urban(ct) - Other Road			
Khata Number - 1008			
Plot Number - 1841			
Volume Number - 1			
Page Number - 702			
Valuation Rule : Residential Land			
Usage : Non Agri => Residential Land => Residential Land			
Property Details			
1	Land area	17 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 17 x 147565=2508605	₹25,08,605/-
A	Total		₹25,08,605/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹25,08,700/-
Total Amount In Words : Twenty Five Lakhs Eight Thousand Seven Hundred Rupees Only			

Land measurement, Sub Part and House No.	Property Boundaries East: ROAD, West: PRAMOD SINGH, South: CHURAMANI, North: ROAD
Area	Land area : 17.00 Decimal
Other Description of the Property	Address - GHAGIDIH

J.S.S.-A
ymlg gorgoite

Lalito Singh

Government/Market Value	2508605
Transaction Amount	2510000

SELLER	-Mr. PRADEEP KUMAR SINGH, Address - H NO 48 HARHARGUTTU VIKASH SAMITY NEAR SHIV MANDIR PS BAGBERA JAMSHEDPUR EAST SINGHBHUM- ,Father/Husband Name- HEMANT SINGH , PAN No.- *****365N,Permission Case No.- , Aadhaar No. *****1510
	-Mr. GUDDU KUMAR SINGH, Address - H NO 48 HARHARGUTTU VIKASH SAMITY NEAR SHIV MANDIR PS BAGBERA JAMSHEDPUR EAST SINGHBHUM- ,Father/Husband Name- HEMANT SINGH , PAN No.- *****792C,Permission Case No.- , Aadhaar No. *****1828
	-Mr. PRABHAT KUMAR SINGH, Address - H NO 48 HARHARGUTTU VIKASH SAMITY NEAR SHIV MANDIR PS BAGBERA JAMSHEDPUR EAST SINGHBHUM- ,Father/Husband Name- HEMANT SINGH , PAN No.- *****477C,Permission Case No.- , Aadhaar No. *****8790
	-Mr. PRAMOD KUMAR SINGH, Address - H NO 48 HARHARGUTTU VIKASH SAMITY NEAR SHIV MANDIR PS BAGBERA JAMSHEDPUR EAST SINGHBHUM- ,Father/Husband Name- HEMANT SINGH , PAN No.- *****333P,Permission Case No.- , Aadhaar No. *****7354
PURCHASER	-Mrs. LALITA SINGH, Address - H NO 48 HARHARGUTTU VIKASH SAMITY NEAR SHIV MANDIR PS BAGBERA JAMSHEDPUR EAST SINGHBHUM- ,Father/Husband Name- PRABHAT KUMAR SINGH , PAN No.- *****527C,Permission Case No.- , Aadhaar No. *****6372

T.I.S.I.-M. yonic group Htg

Lalita Singh

Witness Information	Mr. SANJAY KUMAR , Address - SANJAY MEDICAL HALL STATION ROAD RAILWAY TRAFIC COLONY JAMSHEDPUR EAST SINGHBHUM-, Father/Husband Name-LATE NAND GOPAL PRASAD
---------------------	--

Identifier Details	Mr. DILIP SONKAR , Address - HARHARGUTTU NAYA BASTI NEAR SHITLA MANDIR PO HARHARGUTTU JAMSHEDPUR EAST SINGHBHUM-, Father/Husband Name-LATE SHOBHA RAM SONKAR
--------------------	--

Property Identification	
Fee Rule:Sale Deed	
1	Stamp Duty 1,00,400

1	SP	1,140
Total		1,140

Property Identification		
Fee Rule:Sale Deed		
1	PR	1
2	LL	3

3	A1	75,300
Total		75,304

Sr.No. Exemption Detail Amount

Female Exemption

1	Stamp Duty	100399
2	A1	75300

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.

[Signature]
5.9.19
Deed Writer / Advocate

Lalita Singh
Vendee / Claimant

[Signature]
गंगा गंगी देव
प्रति कर्म विवेक
Ganga G. Singh
Arubhat K Singh
Vendor / Executant

T.S.S.-N. ynic 2019/19

Lalita Singh

Transaction Success! Please Note Your Transaction Id. OK

Name	pramodkumarsingh
Token No	20190000073329
Amount	1144
Transaction ID	d2866bbc4845b4b9b772
GRN	1902090491
CIN	10002162019090503513
Time	2019-09-05

प्रमोद कुमार सिंह

प्रमोद कुमार सिंह

T. U. S. - 8

Lalita Singh

2019/214/26/21/46

W-15/11-21

Lalita Singh

Token No.: 20190000073329

CERTIFICATE

Office of the District SRO - Jamsshedpur

This Sale Deed was presented before the registering officer on date 05-Sep-2019 by PRAMOD KUMAR SINGH, S/O, D/O, W/O HEMANT SINGH resident of H NO 48 HARHARGUTTU VIKASH SAMITTY NEAR SHIV MANDIR PS BAGBERA JAMSHEDPUR EAST SINGHBHUM ..
This deed was registered as Document No:- 2019/JSR/4053/BK1/3725 in Book No :- BK1, Volume No :- 749 from Page No :- 221 to 296 at, office of District SRO - Jamsshedpur

Date:- 05-Sep-2019

Registering Officer


झारखंड सरकार

राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र



जिला का नाम	पूर्वी सिंहरूम	अनुमंडल नाम	घातमूम	अंचल का नाम	जमशेदपुर	हल्का	हल्का-2		
इस्टेट का नाम	झारखण्ड	भाग	55	पृष्ठ संख्या वर्तमान	57	थाना न.	1169		
क्रांमिक संख्या	केस न.	मौजा का नाम/ राजस्व थाना न.	थाणा का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिपूत जिसमें नामांतरण संबंधित है	कारोबार विस्तृत सूचना	रजिस्टर 2 अद्यतन तिथि आंकुणित	
1612	359 /R27 2017 - 2018	घापीडीह/ 1169	घाटशिना	19/06/2017	By Sale Registration Deed 7415 Dated 29/12/2012	खाता न. 1008 1008 1008 852 852 852	खाता न. 1008 1008 1008 852 852 852	प्लॉट क्षेत्रफल न. 1841 1842 1844 1843 1845 1838	तगाना 64
						खता न. 1008 1008 1008 852 852 852	पृष्ठ संख्या वर्तमान 702 702 702 546 546 546	4 डिस्मील 4 डिस्मील 1 डिस्मील 1 डिस्मील 3 डिस्मील 3.6 डिस्मील	

केता का नाम :

(Pramod Kumar Singhपिता-Late Hemant Singh, जति- राजपूत, पता-Harhargutu)

जमाबंदी रैयत का नाम :

वरुणा सिंह-पिता-हरख सिंह

विक्रेता का नाम :

Kamla Devi, पति-Late Ravi Pratap Singh, जति-राजपूत, पत्ता-Bhuiyandih

राजस्व कर्मचारी हल्का-2 को आवश्यक कार्यवाही एवं सूचनाय हस्तान्तरित।

यह एक कंप्यूटर जनित प्रति है

यह प्रपत्र केवल प्राची की जानकारी के लिए है

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

Signature valid

Digitally signed by

MAHESHWAR MAHTO

अंचलाधिकारी जमशेदपुर

कोरोना के उड़ जांएंगे प्राण, जब सड़क पर न जाएं इन्सान।

Lalita Singh

J. P. Singh

Yashwanth Singh



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र



जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम	अंचल का नाम	जमशेदपुर	हल्का	हल्का-2	
इस्टेट का नाम	झारखण्ड	भाग	55	पृष्ठ संख्या वर्तमान	58	थाना न.	1169	
क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व थाना न.	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है	कारोबार विस्तृत सूचना	रजिस्टर 2 अद्यतन तिथि अमपुस्तित
1613	360 /R27 2017 - 2018	घाघोडीह/ 1169	घाटशिला	19/06/2017	By Sale Registration Deed 1729 Dated 28/02/2007	खाता न. भाग वर्तमान	खाता न. प्लॉट क्षेत्रफल	लगान
						खता न. वर्तमान	खाता न. वर्तमान	
						852 6 2048	852 1846 3.9 डिसमील	
						852 6 2048	852 1847 0.23 डिसमील	24
						852 1 546	852 1848 2.47 डिसमील	
क्रेता का नाम :	(Promod Kumar Singh)पिता-Late Hemant Singh, जाति- राजपूत, पता-Harhargutu)	जमाबंदी रैयत का नाम :	जमाबंदी रैयत का नाम :	मनोज कुमार साह-पिता-केदार साह	विक्रेता का नाम :	Manoj Kumar Sah, पिता-Kedar Sah, जाति-हिन्दू, पत्ता-Kitadih		
राजस्व कर्मचारी हल्का-2 को आवश्यक कार्यवाही एवं सूचनाएं हस्तान्तरित। यह एक कंप्यूटर जनित प्रति है यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।	<p>Signature valid</p> <p><i>Digitally signed by</i></p> <p>MAHESHWAR MAHTO</p> <p>अंचलाधिकारी जमशेदपुर</p>							

कोरोना के उड़ जांगे प्राण, जब सड़क पर न जाए इन्सान।

Lalita Singh
J. P. Singh

Yn'19 2019 10/10

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRAMOD KUMAR SINGH

HEMANT SINGH

03/06/1967

Permanent Account Number

DBPPS8333P

Signature



पमोद कुमार सिंह



पमोद कुमार सिंह

J. (S) - 11

Lalita Singh



Lalita Singh

Lalita Singh

यशोदे देवी

J. 105-7A

Lalita Singh





Sitendra Kumar Singh

Transaction Success! Please Note Your Transaction Id.


OK

Name	MyHomeMakersRepByJitendraKumarSingh
Token No / Depositor ID	20220000121081
Amount	331305
Transaction ID	027c5e3dbb18e3edb6cd
GRN	2213860584
CIN	10002162022101112529
Time	2022-10-11 16:44:00

— यमिंदर कुमार सिंह

निबंधन कार्यालय में दस्तावेजों की जांच हेतु चेकलिस्ट

क्र.सं.	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) अंचलधिकारी द्वारा प्रमाणित पंजी-11 अथवा		
	(ii) भू-स्वामित्व प्रमाण पत्र अथवा		
	(iii) शुद्धि पत्र		
	(iv) अंचलधिकारी द्वारा निर्गत प्रमाण-पत्र अग्राप्त रहने की स्थिति में फसकार 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 फसकार 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.	मुद्राक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार सत्यापन	✓	
7.	PAN सत्यापन	✓	
8.	होल्डिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)		


 जोय लिपिक का हस्ताक्षर
 तिथि सहित


 निबंधन पदाधिकारी का हस्ताक्षर
 तिथि सहित



Document Registration Summary 1

Date :-11-Oct-2022

- Government/Market Value: ₹13050700/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 721160

Receipt Date : 11-10-2022

Presenter Name: -

E	₹2000
PR	₹2
SP	₹3030
LL	₹5
A1	₹326268
Stamp Duty	₹100

On Date 11-10-2022 Presented at District SRO -
Jamshedpur

Signature of Presenter

यशोदर कुमार सिंह
District SRO - Jamshedpur

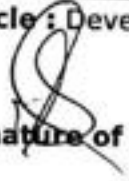
Total


₹331405

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	MyHomeMakersRepByJitendraKumarSingh	• GRN Number : 2213846449 • DEPT Transaction Id : 8449db23079cc8106bc7 • Transaction Type :	100
E	2000	2000	0	GRAS	MyHomeMakersRepByJitendraKumarSingh	• GRN Number : 2213860584 • DEPT Transaction Id : 027c5e3dbb18e3edb6cd • Transaction Type :	2000
PR	2	2	0	GRAS	MyHomeMakersRepByJitendraKumarSingh	• GRN Number : 2213860584 • DEPT Transaction Id : 027c5e3dbb18e3edb6cd • Transaction Type :	2
SP	3030	3030	0	GRAS	MyHomeMakersRepByJitendraKumarSingh	• GRN Number : 2213860584 • DEPT Transaction Id : 027c5e3dbb18e3edb6cd • Transaction Type :	3030
A1	326268	326268	0	GRAS	MyHomeMakersRepByJitendraKumarSingh	• GRN Number : 2213860584 • DEPT Transaction Id : 027c5e3dbb18e3edb6cd • Transaction Type :	326268
LL	5	5	0	GRAS	MyHomeMakersRepByJitendraKumarSingh	• GRN Number : 2213860584 • DEPT Transaction Id : 027c5e3dbb18e3edb6cd • Transaction Type :	5

Sub Total	331309	331405	-96				
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Article : Development Agreement Number of Pages : 202


Signature of Operator


Signature of Head Clerk


Signature of Registering Officer

11/12/14



OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

Deed Endorsement

Token No :- 20220000121081

Deed Type	Development Agreement
Number of Pages	202
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 2, SP :- Rs. 3030, A1 :- Rs. 326268, LL :- Rs. 5,
Property No.	1
Valuation Details	Value :- Rs.13050649/- ,Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Ghagidih Location :- Other Road, Ghagidih Urban(ct) Property Boundaries :- East: Road, West: Road, South: Churamani Santhal, North: Road and Girija Devi Khata Number - 852 1008Plot Number - 1846 1847 1848 1841 1842 1844 1843 1845 1838 1841Volume Number - 55 55 58Page Number - 58 57 48 Area Of Land :- 40.20 Decimal

Sh./Smt.PRAMOD KUMAR SINGH s/o/d/o/w/o Late Hemant Singh has presented the document for registration in this office





today dated :- 11-Oct-2022 Day :- Tuesday Time :- 17:04:18 PM



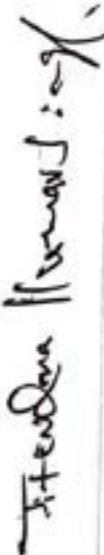


PRAMOD KUMAR SINGH(Individual)



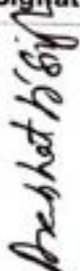
Party Name	Document Type	Document Number
PRAMOD KUMAR SINGH	PAN/UID	480815417354

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

1	<p>LALITA SINGH Address1 - L.B.S.M. Collage Road, P.O. Harharguttu, P.S. Bagbera, Town Jamshedpur, District East Singhbhum, Address2 - ... Jharkhand PAN No.: Permission Case No.-</p>	Yes	<p>Lalita Singh Address:- , NEAR SHIV MANDIR, L. B. S. M COLLEGE ROAD, PO- HARHARGUTTU, JAMSHEDPUR, Golmuri-Cum- Jugsalai, , East Singhbhum, 831002, , Jharkhand, India</p>		<p>EXECUTANTS Age:42</p>			<p>Lalita Singh</p>
2	<p>PRAMOD KUMAR SINGH Address1 - L.B.S.M. Collage Road, Shiv Mandir, Vikash Samity, Harharguttu, P.S. Bagbera, Town Jamshedpur, District East Singhbhum, Address2 - ... Jharkhand PAN No.: Permission Case No.-</p>	Yes	<p>Pramod Kumar Singh Address:- H.N0- 48, NEAR SHIV MANDIR, HARHARGUTTU, VIKASH SAMITY, PO- HARHARGUTTU, THANA- BAGBERA, JAMSHEDPUR, , Purbi Singhbhum, 831002, , Jharkhand, India</p>		<p>EXECUTANTS Age:55</p>			<p>— यमिन्द्र प्रसाद सिंह</p>

3	MY HOME MAKERS Rep By JITENDRA KUMAR SINGH Address1 - Office at 503, K. Road, Sonari West Layout Area, within P.O. and P.S. Sonari, Town Jamshedpur, District East Singhbhum, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Jitendra Kumar Singh Address:- Krishna condominium 3rd flook, Near kidzee play school, K road sonari west lay out, Jamshedpur, Sonari, , East Singhbhum, 831011, , Jharkhand, India	CLAIMANT Age:49	 	
---	--	-----	---	--------------------	---	---

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	PRABHAT KUMAR SINGH S/o-D/o Late Hemant Singh Address1 - Harharguttu, Near Shiv Mandir, P.O. Harharguttu, P.S. Bagbera, Town Jamshedpur, District East Singhbhum, Address2 - ... Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SANJAY KUMAR Address1 - Sanjay Medical Hall, station Road, Rly Traffic Colony, P.O. Tatanagar, Jamshedpur, Address2 - ... Jharkhand			

Signature of Operator



Seal and Signature of Registering Officer



Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**LALITA SINGH , PRAMOD KUMAR SINGH**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**PRABHAT KUMAR SINGH**) Son/Daughter/Wife of (**Late Hemant Singh**) resident of (**Harharguttu, Near Shiv Mandir, P.O. Harharguttu, P.S. Bagbera, Town Jamshedpur, District East Singhbhum**) and by occupation (**Business**).

Signature of Registering Officer



Date:- 11-Oct-2022



Seal and Signature of Registering Officer





झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 10, 2022

पंजी ॥ प्रति

भाग वर्तमान	55	पृष्ठ संख्या	57												
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	पालभूम	अंचल का नाम	जमशेदपुर	हल्का का नाम	हल्का-2	इस्टेट का नाम	JHARKHAND						
मौजा का नाम	घापीडीह	होलिडन संख्या	1008	तंजी संख्या		धाना नम्बर	1169	खारा का प्रकार	रेयती						

Pramod Kumar Singh, पितर-Late Hemant Singh,
जति- राजपूत

खारा नम्बर	प्लॉट संख्या	एकड़ा	परिवर्तन के लिए प्राधिकार	ब्रगन	सेस
1008	1841	0 ऐ 4 डि 0 हे	नामान्तरण मुकदमा संख्या 359/2017 - 2018	64	0
1008	1842	0 ऐ 4 डि 0 हे			
1008	1844	0 ऐ 1 डि 0 हे			
852	1843	0 ऐ 1 डि 0 हे			
852	1845	0 ऐ 3 डि 0 हे			
852	1838	0 ऐ 3.6 डि 0 हे			
	कुल परिमाण	0 ऐ 16.6 डि 0 हे			

तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	सागत बकाया	सागत धान् साल	रोड सेस बकाया	रोड सेस धान् साल	शिक्षा सेस बकाया	शिक्षा सेस धान् साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस धान् साल	कृषि सेस बकाया	कृषि सेस धान् साल
06-29-2017	1498753961	2017-2018	2017-2018	0	64	0	16	0	32	0	32	0	12.8
06-03-2019	0831895601	2018-2019	2019-2020	64	64	16	16	32	32	32	32	12.8	12.8
01-14-2021	0261156174	2020-2021	2020-2021	0	64	0	16	0	32	0	32	0	12.8
09-20-2022	0386151034	2021-2022	2022-2023	64	64	16	16	32	32	32	32	12.8	12.8

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

Mutation Cases Not Found !!

List Of Case Status Details

बनार देवी



BACK

यह एक कंप्यूटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

किसी भी प्रकार की आपुद्धियों के लिए संबंधित संचालककारी से संसर्ग करें

पत्राद का संबंध देखने के लिए पत्राद नंबर क्लिक करें।

यहाँ पर प्रार्थी
Lalita Singh

Jitendra Kumar Singh



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी प्रति

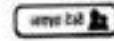
October 10, 2022

भाग वर्तमान	58	पृष्ठ संख्या	48										
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम	अंचल का नाम	जमशेदपुर	हलकर का नाम	हल्का-2	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	घाघीडीह	होलिडन संख्या	1008	लॉजी संख्या		धाना नम्बर	1169	खता का प्रकार	रेयती				
Lalita Singh , पति-Prabhat Kumar Singh, जति-राजपूत													
खता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार						ममान	सेस			
1008	1841	0 ऐ 17 डि 0 हे	नामान्तरण मुकदमा संख्या 926/2019 - 2020						68	0			
	कुल परिमाण	0 ऐ 17 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	शाल से	शाल तक	मामत बकाया	मामत धानू साल	रोड सेस बकाया	रोड सेस धानू साल	शिक्षा सेस बकाया	शिक्षा सेस धानू साल	स्वाम्य सेस बकाया	स्वाम्य सेस धानू साल	कृषि सेस बकाया	कृषि सेस धानू साल
10-08-2019	0346191561	2019-2020	2019-2020	0	68	0	17	0	34	0	34	0	13.6
01-14-2021	0741688982	2020-2021	2020-2021	0	68	0	17	0	34	0	34	0	13.6
09-20-2022	0794951562	2021-2022	2022-2023	68	68	17	17	34	34	34	34	13.6	13.6

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

यह प्रपत्र केवल धारण की जानकारी के लिए है

किसी भी प्रकार की असुविधा के लिए सम्बन्धित अधिकारिकारी से संपर्क करें

पता का तबका देखने के लिए पता नंबर लिखक करें।

प्रमाद कुमार सिंह
Lalita Singh

Jitendra Kumar Singh



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 10, 2022

पंजी 11 प्रति

भाग वर्तमान	55	पृष्ठ संख्या	58												
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	पाल्हाड	अर्धन का नाम	जमशेदपुर	हस्ता का नाम	हस्ता-2	इस्टेट का नाम	JHARKHAND						
मीजा का नाम	घापीडीह	होल्डिंग संख्या	852	लैजी संख्या		घाना नम्बर	1169	घाना का प्रकार	रैवती						
Promod Kumar Singh, पित्त-Late Hemant Singh, जाति- राजपूत															
खाना नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए अधिकार												
852	1846	0 ऐ 3.9 डि 0 हे	नामान्तरण मुकदमा संख्या 360/2017 - 2018												
852	1847	0 ऐ 0.23 डि 0 हे													
852	1848	0 ऐ 2.47 डि 0 हे													
कुल परिमाण		0 ऐ 6.6 डि 0 हे													
तारीख	पंजी पर संख्या	साल से	साल तक	सामान बकाया	सामान पानु साल	रोड सेरा बकाया	रोड सेरा पानु साल	शिक्षा सेरा बकाया	शिक्षा सेरा पानु साल	स्वास्थ्य सेरा बकाया	स्वास्थ्य सेरा पानु साल	कृषि सेरा बकाया	कृषि सेरा पानु साल		
06-29-2017	1498754166	2017-2018	2017-2018	0	24	0	6	0	12	0	12	0	4.8		
06-03-2019	0400885146	2018-2019	2019-2020	24	24	6	6	12	12	12	12	4.8	4.8		
01-14-2021	0783426054	2020-2021	2020-2021	0	24	0	6	0	12	0	12	0	4.8		
09-20-2022	0045578207	2021-2022	2022-2023	24	24	6	6	12	12	12	12	4.8	4.8		

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

Mutation Cases Not Found !!

List Of Case Status Details

Print Case



BACK

यह एक असम्पुर्ण जर्नल प्रति

यह प्रथम केवल प्राप्ति की जानकारी के लिए है

किसी भी प्रकार की असुविधा के लिए सम्बन्धित अधिकारिकारी से संपर्क करें

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

पुनर्दस्तावेज के लिए

Lalita Singh

Jitendra Kumar Singh

जमशेदपुर घाघीडीह 1169 Lalita Singh		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
1008	1841	0 एकड़ 17 डिसमील 0 हेक्टर

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

मांग बावत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष (2021-2022)	
माल (नकदी)	68.00				68.00	68.00
गुजारी (भावली)	17.00				17.00	17.00
सेस	34.00				34.00	34.00
सूद	34.00				34.00	34.00
मुतफरकात	13.60				13.60	13.60
मीजान	166.60				166.60	166.60

तफसील अदायकारी

अदायकारी बावत	सालाना	बकाया				मोतासबा हाल (2022-2023)	फजिल
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष (2021-2022)		
माल (नकदी)	68.00				68.00	68.00	
गुजारी (भावली)	17.00				17.00	17.00	
सेस	34.00				34.00	34.00	
सूद	34.00				34.00	34.00	
मुतफरकात	13.60				13.60	13.60	
मीजान अदायकारी	166.60				166.60	166.60	

(1) मीजान कुल (तफर्जा में) : Three Hundred Thirty Three Rupees and Twenty Paise

(2) नाम देहिन्दा -

तारीख अमला तहसील कुनिन्दा : 20-09-2022

(3) कुल बकाया- 333.20

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



प्राप्त गुजारी अर्ध
Lalita Singh

Jitendra Kumar Singh

यह एक कम्प्युटर जनित प्रति है।
यह प्रपत्र केवल प्राथी 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।



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

समय देरी



जमीनदार नाम		रेयत का नाम, अभिभावक का नाम, रिश्ता									
झारखण्ड सरकार		वच्छा सिंह, पिता-हरख सिंह एक अंश, जाति-क्षत्रिय, निवासी-निजगाम टोला हरहरगुद्र									
जिला का नाम	पूर्वी सिंहभूम	अंचल का नाम	जमशेदपुर	हलका का नाम	हल्का-2	मौजा का नाम	घाघीडीह	खाता का प्रकार	रेयती		
खेवट नम्बर	खाता नम्बर 852			थाना का नाम	घाटशिला	थाना नम्बर	1169				
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	केफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक सगान/सेस	सगान			खास शर्त	
(1)	(2)	(3)	किचारी संख्या (5)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)	
852	1828	गोपी कुटसिंह	गोड़ा-01 1	0 (एकड़) 26 (डिसमील) ()			1	0	14	1- उपरबन्दी	
	1847	अजात अजात	मकान 1	0 (एकड़) 2 (डिसमील) ()			1	0	14	1- उपरबन्दी	
	1848	इन्द्रदेव निज	गोड़ा-01 1	0 (एकड़) 4 (डिसमील) ()			1	0	14	1- उपरबन्दी	
	1846	निज निज	गोड़ा-01 1	0 (एकड़) 7 (डिसमील) ()			1	0	14	1- उपरबन्दी	
	1838	निज मंगला	गोड़ा-01 1	0 (एकड़) 6 (डिसमील) ()			1	0	14	1- उपरबन्दी	
	1843	निज निज	गोड़ा-01 1	0 (एकड़) 1 (डिसमील) ()			1	0	14	1- उपरबन्दी	
	1845	निज निज	गोड़ा-01 1	0 (एकड़) 6 (डिसमील) ()			1	0	14	1- उपरबन्दी	
खाता मे कुल संख्या	7	खाता का कुल मिजान	0 (एकड़) 52 (डिसमील) ()		खाता का कुल	1 0 14					

यह एक कंप्यूटर जनित प्रति है

10/10/2022 7:42:43 PM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।

यही 5 गुना 10
Lalita Singh
J. K. Singh / K. Singh



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 10, 2022

पंजी II प्रति

भाग वर्तमान	55	पृष्ठ संख्या	57										
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालगूम	अंचल का नाम	जमशेदपुर	हलका का नाम	हल्का-2	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	धापीडीह	होलिडिंग संख्या	1008	लॉजी संख्या		धाना नम्बर	1169	खाला का प्रकार	रेवली				
Pramod Kumar Singh , पिता-Late Hemant Singh, जति- राजपूत													
खाला नम्बर	प्लॉट संख्या	एकबा	परिवर्तन के लिए प्राधिकार						जमान	सेल			
1008	1841	0 ऐ 4 डि 0 हे	नामान्तरण मुकदमा संख्या 359/2017 - 2018						64	0			
1008	1842	0 ऐ 4 डि 0 हे											
1008	1844	0 ऐ 1 डि 0 हे											
852	1843	0 ऐ 1 डि 0 हे											
852	1845	0 ऐ 3 डि 0 हे											
852	1838	0 ऐ 3.6 डि 0 हे											
	कुल परिमाण	0 ऐ 16.6 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	सावत बकाया	सावत धान् साल	रोड सेल बकाया	रोड सेल धान् साल	शिक्षा सेल बकाया	शिक्षा सेल धान् साल	स्वास्थ्य सेल बकाया	स्वास्थ्य सेल धान् साल	कृषि सेल बकाया	कृषि सेल धान् साल
06-29-2017	1498753951	2017-2018	2017-2018	0	64	0	16	0	32	0	32	0	12.8
06-03-2019	0831895601	2018-2019	2019-2020	64	64	16	16	32	32	32	32	12.8	12.8
01-14-2021	0261156174	2020-2021	2020-2021	0	64	0	16	0	32	0	32	0	12.8
09-20-2022	0386151034	2021-2022	2022-2023	64	64	16	16	32	32	32	32	12.8	12.8

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

Mutation Cases Not Found !!

List Of Case Status Details

अगर तभी



BACK

यह एक कंप्यूटर जनित प्रति

यह प्रपत्र केवल प्राचीन की जानकारी के लिए है

किसी भी प्रकार की असुविधा के लिए सम्बन्धित अधिकारी से संपर्क करें

पता का नक्का देखने के लिए पता नंबर मिलान करें

Yash Kumar Singh
Latita Singh

Jitendra Kumar Singh

जमशेदपुर घापीडीह 1169 Pramod Kumar Singh		
खात संख्या	खेसरा संख्या	रकबा (एकड़ में)
1008,852	1838,1841,1842,1843,1844,1845	0 एकड़ 16.6 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 (2022-2023)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष (2021-2022)	
माल (नकदी)	64.00				64.00	64.00
गुजारी (भावली)	16.00				16.00	16.00
सेस	32.00				32.00	32.00
सूद	32.00				32.00	32.00
मुताफरकात	12.80				12.80	12.80
मीजान	156.80				156.80	156.80

तफसील अदायकारी

अदायकारी बावत	सालाना	बकाया				मीतालबा हाल (2022-2023)	फाजिल
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष (2021-2022)		
माल (नकदी)	64.00				64.00	64.00	
गुजारी (भावली)	16.00				16.00	16.00	
सेस	32.00				32.00	32.00	
सूद	32.00				32.00	32.00	
मुताफरकात	12.80				12.80	12.80	
मीजान अदायकारी	156.80				156.80	156.80	

(1) मीजान कुल (लफजों में) : Three Hundred Thirteen Rupees and Sixty Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 313.60

तारीख अमला तहसील कुनिन्दा : 20-09-2022

ध्यास महाल का बकाया मातगुजारी 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 प्राथी की जानकारी के लिए है।

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

Ynig गुमरु अरु
Lalita Singh
Jitendra Kumar Singh

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



Pre Registration Docket

Date :- 11-10-2022 12:41 pm

Office Name :- District SRO - Jamshedpur
Token No:- 20220000121081

Appoinment :- 11-Oct-2022 Time:- 13:15

Article	Development Agreement
Pre Registration Date	09-Oct-2022
No. Of Pages	101
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 3,31,305.

Property Id: **828417**

Valuation No. : 1122514 / 2022	:- 2022-2023	Date : 11-October-2022 12:49:PM	
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Census	Corporation :	Village/City : Ghagidih	
Ghagidih Urban(ct) - Other Road	-		
Khata Number - 852 1008			
Plot Number - 1846 1847 1848 1841 1842 1844 1843 1845 1838 1841			
Volume Number - 55 55 58			
Page Number - 58 57 48			
Property Rates			
Commercial Land (Y)			
₹324643/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	40.20 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 40.2 x 324643=13050648.6	₹1,30,50,649/-
A	Total		₹1,30,50,649/-
Note : Final Valuation Is Rounded to Next 100/-			
Total Valuation (A)			₹1,30,50,700/-
Total Amount in Words : One Crore Thirty Lakhs Fifty Thousands Seven Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: Road, West: Road, South: Churamani Santhal, North: Road and Girija Devi
Area	Land area : 40.20 Decimal
Other Description of the Property	Address - GHAGIDIH
Government/Market Value	13050648.6
Transaction Amount	-

CLAIMANT	-Ms. MY HOME MAKERS Rep By JITENDRA KUMAR SINGH, Address - Office at 503, K. Road, Sonari West Layout Area, within P.O. and P.S. Sonari, Town Jamshedpur, District East Singhbhum- ,Father/Husband Name Late Surendra Prasad Singh , PAN No.- ,Permission Case No.- , Aadhaar No. *****8224
EXECUTANTS	-Mrs. LALITA SINGH, Address - L.B.S.M. Collage Road, P.O. Harharguttu, P.S. Bagbera, Town Jamshedpur, District East Singhbhum- ,Father/Husband Name Prabhat Kumar Singh , PAN No.- ,Permission Case No.- , Aadhaar No. *****6372
	-Mr. PRAMOD KUMAR SINGH, Address - L.B.S.M. Collage Road, Shiv Mandir, Vikash Samity, Harharguttu, P.S. Bagbera, Town Jamshedpur, District East Singhbhum- ,Father/Husband Name Late Hemant Singh , PAN No.- ,Permission Case No.- , Aadhaar No. *****7354

Witness Information	Mr. SANJAY KUMAR , Address - Sanjay Medical Hall, station Road, Rly Traffic Colony, P.O. Tatanagar, Jamshedpur-, Father/Husband Name-Late Nand Gopal Prasad
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Identifier Details	Mr. PRABHAT KUMAR SINGH , Address - Harharguttu, Near Shiv Mandir, P.O. Harharguttu, P.S. Bagbera, Town Jamshedpur, District East Singhbhum-, Father/Husband Name-Late Hemant Singh
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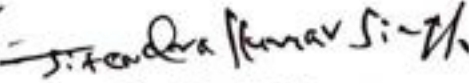
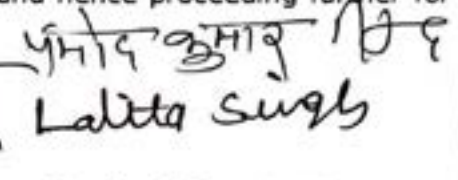
Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	3,030
Total		3,030

Fee Rule:Development Agreement		
1	A1	3,26,268
2	E	2,000
3	LL	5
4	PR	2
Total		3,28,275

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

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

Deed Writer / Advocate

Vendee / Claimant

Vendor / Executant

कोरोना को धराना है सफाई को अपनाना है




दो गज की दूरी मास्क है जरूरी

CERTIFICATE

Office of the District SRO - Jamsshedpur

This **Development Agreement** was presented before the registering officer on date **11-Oct-2022** by **PRAMOD KUMAR SINGH, S/O, D/O, W/O Late Hemant Singh** resident of **L.B.S.M. Collage Road, Shiv Mandir, Vikash Samity, Harharguttu, P.S. Bagbera, Town Jamsshedpur, District East Singhbhum ..**
This deed was registered as Document No:- **2022/JSR/5109/BK1/4756** in Book No :- **BK1**, Volume No :- **856** from Page No :- **329** to **530** at, office of **District SRO - Jamsshedpur**

Date:- **11-Oct-2022**


Registering Officer