



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 7250da28899dda20f835

Receipt Date : 27-Dec-2023 11:52:16 am

Receipt Amount : 500/-

Amount In Words : Five Hundred Rupees Only

Document Type : Agreement or Memorandum of an Agreement

District Name : SaraikelaKharsawan

Stamp Duty Paid By : PATO CONSTRUCTION COMPANY REP BY ARNAV MUKESH

Purpose of stamp duty paid : DEVELOPMENT AGREEMENT

First Party Name : MANOJ CHOUDHARY

Second Party Name : PATO CONSTRUCTION COMPANY REP BY ARNAV MUKESH

GRN Number : 2320786897

-: This stamp paper can be verified in the jharnibandhan site through receipt number :-

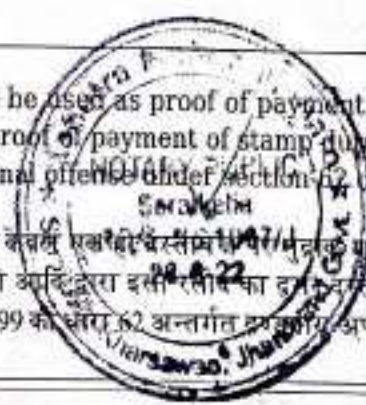
Sl. No. 2509
27-12-2023

Verified by me and signed by L. T. in the presence of Shri. Arnav Mukesh
27/12/2023



This Receipt is to be used as proof of payment of stamp duty only for one document. The use of the same receipt as proof of payment of stamp duty in another document through print, photo copy or other means is penal offence under section 47 of Indian Stamp Act, 1899

इस रसीद का उपयोग केवल एक ही दस्तावेज के मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 47 अन्तर्गत अपराध है।



Pato Construction Company

Arnav Mukesh
Proprietor

Arnav Mukesh



NOTARIAL PUBLIC
 27.12.2023



[Handwritten signature]

Pato Construction Company
 Proprietor
[Handwritten signature]

Witnessed by me and Proprietor
 Sd/- L.T.I in my Presence

[Handwritten signature]
 27/12/2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE
27 DAY OF Dec, 2023, AT SERAIKELLA.

BETWEEN



MR. MANOJ KUMAR CHOUDHARY (PAN : ABUPC5402F, UID
 No.*****0396), son of Mr. Banwari Lal Choudhary, by Faith-
 Hindu, Category - General not affected with C.N.T. Act 1908, by
 Nationality - Indian, by Occupation - Business, resident of 134A,
 Jail Road, Bajrang Chowk, Ward No. 01, Seraikella, P.O.& P.S.
 Seraikella, District - Seraikella-Kharsawan, State of Jharkhand,
 Pin Code - 833219, here-in-after called the "OWNER/FIRST
 PARTY" of the ONE PART;



[Handwritten signature]

Pato Construction Company

Arnav Mukesh
Proprietor



*Verified by me and my
son L.T.I in my presence*

*Arnav
Mukesh*

27/12/2023

3

AND

PATO CONSTRUCTION COMPANY, a Proprietorship Firm, having its Registered Office at Shop No.-1204, Main Road, Shere Punjab Chowk, Adityapur, P.O.& P.S. Adityapur, District - Seraikella-Kharsawan, within the State of Jharkhand, represented by its Proprietor namely

MR. ARNAV MUKESH (PAN:CZTPM4225P,UIDNo.*****0541) son of Mr. Mukesh Kumar, by Faith - Hindu, Category - General not affected with C.N.T. Act 1908, by Nationality - Indian, by Occupation - Business, resident of 8thFloor, "C" Block, M.P. City, Tata-Kandra Main Road, Auto Cluster, Sridungri, Adityapur, P.O.& P.S. Adityapur, District - Seraikella-Kharsawan, within the State of Jharkhand, Pin Code - 832109, here-in-after called the "BUILDER, PROMOTER& DEVELOPER/SECONDPARTY" of the OTHER PART ;



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

[Handwritten Signature]

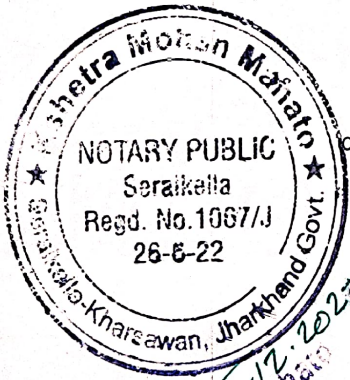
Pato Construction Company
ARNAV mukesh.
Proprietor

Identified by me and Signed
By L.T.I In My Presence

Shruti
Advor

27/12/2023

- a) The "Owner/First party" mean the above named Mr. Manoj Kumar Choudhary, includes his heirs, successors, legal representatives, executors, administrators and/or persons claiming under or in trust of him and assigns.
- b) The "developer& Builder/Second Party" means the above named "PATO CONSTRUCTION COMPANY" which includes its proprietor, successors-in-office, legal representatives, executors, administrators and assigns.
- c) The "Immovable property" means ALL THAT piece and parcel of raiyati homestead land measuring 92 Decimals, being in Plot No. 13 (Portion), recorded under Khata No. 40, of Mouza-Gudiadih, Seraikella Ward No. 10 (Old), Seraikella Nagar Panchayat Ward No. 02 (New), P.S. Seraikella, Thana No. 298, District Sub-Registry Office at Seraikella, District-Seraikella-Kharsawan, State of Jharkhand, more specifically described in the Schedule 'A' here under written, is the subject matter of this Development Agreement.
- d) The 'Owner's Allocation' shall mean and include 40% of the constructed area (Super built up) of the proposed building to be consisted of several shops/commercial units as well as residential units etc., together with roof right and amenities thereon to be constructed over the Schedule 'A' below and undivided soil right, more specifically described in the Schedule 'B' hereunder written.



27-12-2023
Kshetra Mohan Mahato
NOTARY PUBLIC
27-12-2023
Kharsawan



5

Pato Construction Company
At New Putech
Proprietor

verified by me and signed
in my presence

Sharma
NOTA

27/12/2023

e) The "Developer's Allocation" shall mean and include the remaining 60% of the constructed area (Super built up) of the proposed building to be consisted of several shops/commercial units as well as residential unit setc.,to gether with roof right and amenities thereon to be constructed over the Schedule 'A' below and undivided soil right, more specifically described in the Schedule 'B' hereunder written.

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

MAINTENANCE: Maintenance of the common facilities shall be the joint responsibilities for all the flat/shops owners and occupiers, but the maintenance of internal flats/shops and facilities shall be maintained and borne by the individual flats/shops owners at their own costs. However maintenance work will be carried under the supervision of "Owners' Association of the Building" after project is completed, if the society's members agreed.



TITLE IN DENTURE:

WHEREAS, ALL THAT piece and parcel of raiyati land measuring 92 Decimals, being in Plot No.13, recorded under Khata No. 40, of Mouza - Gudiadih, Seraikella Ward No. 10 (Old), Seraikella Nagar Panchayat Ward No.02(New), P.S. Seraikella, Thana No.298, District Sub- Registry Office at Seraikella, District - Seraikella-Kharsawan, State of Jharkhand, more particularly described in the Schedule 'A' hereunder written, was purchased and acquired exclusively by Manoj Kumar Choudhary son of Mr. Bawari Lal Choudhary from its former owners



Pato Construction Company
Al Noor Purbath
Proprietor

by me and Signat
in my presence
27/12/2023

Namely Mohammad Khalil and Sakil Ahmad both sons of Karu @ Mohammad Basir, by virtue of registered Sale Deed No.1942 (Sl.No. 1950), dated 24.03.2011 and Rectification Deed No. 4095 (Sl.No. 4111), dated 08-06-2011, both registered at District Sub-Registry Office at Seraikella, and came in peaceful possession of the same.

AND WHEREAS said Manoj Kumar Choudhary son of Mr. Bawari Lal Choudhary has got his name mutated for his entire purchased land morefully and particularly described in the Schedule "A" hereunder written, through the office of the C.O. Seraikella, vide its Mutation Case No.234/2011-2012, order passed on 24.08.2011(entered in Vol.1 and Page No. 18 of Register-II) and since then he has been in exclusive peaceful possession over the same and has been exercising all acts of ownership there to by paying the regular ground rent, other taxes, cess, etc. in respect of the said Schedule 'A' below land, in his own name, to the superior landlord.

AND WHEREAS, owner/the first party is desirous to develop and/or construct multistoried building and/or building project over the said plot of land fully described in the Schedule "A" through reputed builder/developer.



AND WHEREAS, having come to know the intention of the first party, the second party, through its proprietor has approached the first party and offered to develop and/or construct shops cum residential units over the said plot of land and having discussed in all matter relating to construction and distribution of the proposed shop cum residential building to get her with parking and other affairs of the proposed building project, has been pleased to grant and offload the total development work to the second party.

[Handwritten signature]

Pato Construction Company

Arnav Mukesh

Proprietor

by me and signed in my presence

Sharma
Advocate

27/10/2022

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

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

1. That the developer/builder/Second Party shall construct a residential cum commercial building to be constituted of several floors as per sanctioned and approved plan of the authority concerned and as per specification described in the Schedule 'D' hereunder written.
2. That the second party shall prepare the building plan through an Architect, Civil Engineer, or Planner, along with supporting plans such as Structural, Electrical, Sewerage etc. and shall arrange to get such plan or plans sanctioned through the appropriate authority.
3. That the plan/s so prepared, if requires during or after sanctioned of building plan by the authority, may be modified, revised and/or altered as per requirement and/or for feasibility of proposed project.



That after execution of this Development Agreement, first party will execute a registered General Power of Attorney, in favour of Mr. Arnav Mukesh, the proprietor of PATO CONSTRUCTION COMPANY and the said General Power of Attorney shall be irrevocable.



Pato Construction Company
Atul Muresh
Proprietor

Witnessed by me and Signatur
P.L. Tit in My Presence

Admor
27/12/2023

5. That soon after passing of the building plan, the first party will handover and deliver free and peaceful possession of the entire Schedule 'A' land to the Second party, so that the Second Party shall forth with start construction of the proposed building over the said land and will complete the proposed construction within 24 months with a grace period of six months in normal situation from the date of ground breaking ceremony.

The period of construction may be delayed on the ground of natural calamities, Earth quack, Civil War, Riot, Acute shortage of building materials, labour unrest, Act of God and/or situation beyond control of the human being.

6. That after completion of the proposed building the builder/developer/second party shall deliver the properties of owner's allocation described in the Schedule "B" hereunder written along with and other common utility services, advantages, amenities, privileges etc. In favour of the first party and save and except the properties of owner's allocation more specifically described in the Schedule 'B' hereunder written, the second party will be entitled to sell and dispose off its/their shares of the proposed building i.e. developers' allocation, described in the Schedule 'C' hereunder written and other common advantages, privileges, utility services, amenities etc. shall be deemed to be Developer's Allocation to the various buyers at their choice and discretion for which the first party jointly or severally shall have no objection to it.



Palo Construction Company

Alpen Muehler

Proprietor

9

Shree,
Awar 27/12/2023

7. That the first party does here by declare and covenants:
- a) he is the lawful owner of the Schedule 'A' below property and there is no other co-owner, co-sharers in this property and the land in question is mutated in the name parties of the first part.
 - b) prior to execution of this Development agreement the first party jointly or severally have/has not sold or transferred or conveyed the Schedule 'A' below property or part thereof to any party person or concern, nor entered in any similar Agreement with anyone else and the same is free from all encumbrances, charges, mortgages, litigations or pending suit/case in any court or office. If any litigation will arise over the land described in the Schedule "A" below during the period of construction or at any time, the first party will be liable to clear and/or solve all the disputes/litigation at his own costs and efforts, but of course, the Second party shall achieve support of the first party in such event.
- The first party here by assures the Second Party to execute or sign any further paper, document etc. in favour of the second party and for the interest of the proposed building to be constructed thereon, if so required.
- d) the first party hereby assure the Second Party to extend all their co-operation for the development of the said land and for disposal of the proposed flat/s, commercial units/ shops, parking falling to the share of the second party to the intending buyers or partiers. The Second party will be





Palo Construction Company
Proprietor
Arun Kumar

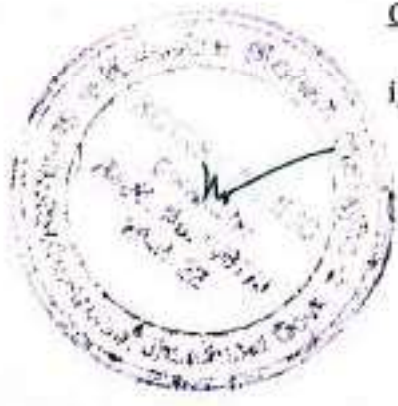
Witnessed by me and signed
in my presence
Date: 27/12/2023

Sharma
27/12/2023

at liberty to raise loan at his own risk from any bank or financial institution by mortgage of the property of Developer's allocation for which the first party will have no objection.

- e) the first party undertakes to pay the GST and/or any other taxes to be imposed by the Govt. with respect to the properties of owner's allocation described in the Schedule "B" hereunder written, will be paid by the first party. Similarly the Second party undertakes to pay GST and/or any taxes to be levied by the Govt. in respect of the properties of the Second party's allocation.
- f) if at any time original documents with respect to the property described in the Schedule "A" below will be required by Govt. Authority and/or any other concern, the first party will be bound to arrange and produce the same to such authority.

8. THAT THE DEVELOPER/SECOND PARTY HEREBY DECLARES AND COVENANTS:



i) that the second party will be entitled to enter into agreement/agreements with various intending buyers and to receive booking amount, installations, part or full payments from such buyer/s or transferees, lessees, in case of lease, against construction and disposal of the proposed flats, commercial unit/shop etc. falling to its/their share i.e. the Developer's Allocation, save and except the owner's allocation and shall take all responsibilities for construction of the proposed multistoried building.



Pato Construction Company
Rajwan Mubeshir
Proprietor

Identified by me and Signed
but L.T.I in My Presence

Shammi
Advor 27/12/2023

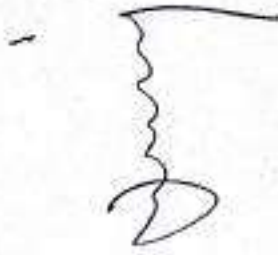
ii/ The expenses that may be incurred towards preparation of building plan, passing of such plan or plans, payment to architect, civil engineer, labours, workmen, guard, purchase of building materials, fixtures, fittings, installation and/or other service connection to be installed therein, documentation, any miscellaneous charges, levied, fines penalties imposed by Municipality or any other authorities during the construction of the said building to be fully borne by the second party only.

iii/ the second party shall arrange for proper waterline, fixtures, fittings, installations, of electricity as per specification enclosed.

iv) the second party shall take all responsibilities of construction of proposed building and incase if any accident or incident or damage occurs during the period of construction and/or any dispute or proceedings arising or arise in between the Second Party and other buyers, or any concern etc., in such event the first party shall no way be liable or questionable for such incident, occurrence, event or proceedings.



The Second party shall ensure that the best quality materials are used during construction and that the structure will withstand a minimum life of its design period and no structural failure/damage occurs during the design period. In the event of any such occurrence, the first party shall no way be liable or questionable for such incident, occurrence, or proceedings. The Second party will be solely



12

Pato Construction Company

Arnav Purosh

Proprietor

certified by me and Signed
by L.T.I in My Presence

Sharma

Advt 27/12/2023

Responsible for any structural failure/damage occurring during the design period.

9. THAT BOTH THE PARTIES HERE BY DECLAREAS FOLLOWS:

- a/ Neither parties of the first part and/or the second part shall sale and transfer the proposed allocation of others to any or more party or parties.
- b/ The parties shall be fair and honest and none of the parties shall cheat, deceive and deprive the other. The deprived party shall have right to take the shelter of law in proper court of law/or through recourse to law.
- c/ The parties shall put and render their sincere efforts for the grand success of the proposed project, which however shall never be constituted any partnership between the parties.
- d) the second party shall or may publish in news paper or any media for disposing of its/their area i.e. the Developer's Allocation to the intending buyers or parties. The second Party shall or may raise funds from the intending buyers or any party and/or financial institution at the indiscretion and risk.
- e) In case it transpires that the premises mentioned to the Schedule 'A' hereunder written is not free from all encumbrances, charges or liens and there be any suit or case and/order fact in title of the first party, in that event the first party shall be fully liable to the second party and shall, be bound to make good of all compensation or



[Handwritten signature]

Pato Construction Company
AP New Mukesh
Proprietor

*Identified by me and signed
in presence of*

Sharma
Advt 27/12/23

damages, that may be incurred to get the said premises perfect and clear in the eye of law and/or proper court of law and such amount shall be deducted or adjusted against owners' allocation.

f) the parties hereto will distribute their allocation of properties one a chand every floor of the building in the ratio mentioned above, and thereafter all the occupants of building and its units will pay proportionate maintenance charges, to the Owner's Association or Society of the Building to be formed by them. In case the allocation of the properties between the parties will not be found exact in measurement as per their ratio/proportion they will adjust the same by paying/receiving consideration of difference of super built up area as per market value. The shares of the first party and the Second party should be clearly incorporated showing the properties allotted to both of them separately.

g) the parties hereto shall save harmless and keep indemnified each other against any loss, damage, incident suit or proceedings.

h) the parties hereto shall save harmless and keep indemnified each other against any loss, damage, incident suit or proceedings.

i) the parties may alter or amend any terms of this Development Agreement and/or to include any further terms there in, if found necessary with the written consent of the other party only.



Pato Construction Company

AP Naw Mukesh

Proprietor

Authenticated by me and Signed
by L.L. in my Presence

Sharma

AUG 27/12/2023

- j) the parties hereof including their respective heirs, successors, successors-in-office, administrators, legal representatives and/or persons claiming through or in trust of them shall comply, honour and abide by all terms of this agreement.
- k) 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 to be appointed by both parties under the provision of Indian Arbitration and Reconciliation Act, 1996 within the jurisdiction of Court of Seraikella of District Seraikella-Kharsawan only.

10. That the name of the proposed building/multistoried building shall be "SRI RAM HEIGHT".

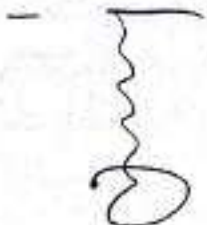
SCHEDULE-'A'

(above referred to)

Within District Seraikella-Kharsawan, District Sub-Registry Office at Seraikella, Mouza - Gudiadih, Seraikella Ward No. 10 (Old), Seraikella Nagar Panchayat Ward No. 02 (New), P.S. Seraikella, Thana No. 298, Holding No. 0020000284000M0, issued by Seraikella Nagar Panchayat, Seraikella, P.S. Seraikella, recorded under:

Khata No.	Plot No.	Area to be developed	Total Area
40	13(Portion)	92 Decimals	92Decimals.





15

Pato Construction Company
APN New Mukesh
Proprietor
Identified by me and Signed
Put L.T.I in My Presence
Sunny
Advor 27/12/2023

Which is bounded and butted as follows:

- Northby : Road.
- South by : Portion of Plot No.13.
- East by : Plot No. 14 .
- Westby : Road and Portion of Plot No.13.

The land aforementioned is shown in RED COLOUR in the Sketch map enclosed herewith which will be treated as a part of this Development Agreement.

Ground rent of Rs. 1 /- is payable with respect to the said property to the Superior Landlord the State of Jharkhand, through C.O. Seraikella.

SCHEDULE-'B'

(Owners' Allocation)

The Builder shall deliver 40% of the constructed area (Super built up) to be consisted of several shops and commercial units as well as residential units, in the proposed building to be constructed over the said Schedule land, including undivided proportionate share of land all its advantages, privileges, amenities and services.

SCHEDULE-'C'

(Developer's allocation)

Save and except the owner's allocation, as stated herein above in Schedule 'B', the remaining constructed area (Super built up) i.e. 60% constructed area (Super built up) to be consisted of several shops/commercial units as well as residential units, to be constructed over the Schedule "A" premises, including undivided proportionate share of land all its advantages, privileges, amenities and services.



Pato Construction Company
Pato Construction
Proprietor

Identified by me and Signed
Put L.I.I In My Presence
Sharma
Advtor 27/12/2023

16

SCHEDULE-'D'

(Specification of the proposed building)

- 1) FOUNDATION : Split footing R.C.C.foundation.
- 2) STRUCTURE : R.C.C.framedstructure(all footings,
Columns beam slab, stair, lintel& Chajjas
casting with R.C.C. 1:1.5:3& 1:2:4 Quality of
Saria to be used of Standard quality
(Branded).
- 3) SUPERSTRUCTURE:Constructionwillbeof1st.class
brickwork 9" thick bricks work (Red
Brick)/as per Building Permit, in main wall
and all internal brick work will be 4.5"thick.
- 4) PLASTERING : 1:6 cementmortar plastering in side & out
Side both the ceiling will be in 1:4
- 5) WALLFINISH : a) Internal wall finish: approved quality of
plaster of paris on internal wall and ceiling
followed with one coat of cement primer,
b) External wall finish: 1:6 cement mortar
plaster and finished with two coat water
proof exterior paint.
- 6) FLOORING : Marble/vitrified(2'ft.X2'ft.)tiles flooring,
common spaces and stair step will be finished
with kota stone.





Pato Construction Company
Anwar Muneer
Proprietor

Identified by me and Signed
Put L.T.I in My Presence

Sharma
Advt 27/12/2023

17

7) GARRAGE FLOORING : Garage floor will be finished with I.P.S&
Neat cement punning.

8) BATHROOM/TOILETS :a) Floor: Spart exmat finished tiles

b) Walls: Printed glazed tiles (8"x 12") , Or
(8"x6") up to lintel level.

c) Sanitary ware: Vitreous white ceramic
sanitary ware of Hindware/Parryware/
Cera/Essco make and cistern will be of PVC of
the same make.

d) Fittings: In attached toilet one European
W.C. with PVC L/D- cistern, one towel rail,
one shower, one soap tray one wash basin.

e) Hot& cold water line:- Hot and cold water line
will be provided in general toilet only (no
geyser).

f) One wash basin, one mirror and one towel
ring will be provided in dining space at
suitable place.

g) All C.P fittings will be of Jaguar (Essco)
and/or of equivalent quality.

9) KITCHEN

: Black Granite marble top(finished&
polished) on raised cooking platform&
printed glazed tiles in walls up to lintel height
in skirting over cooking platform area





Pato Construction Company

Anwar Mubeen

Proprietor

Witnessed by me and signed
At 10 AM Present

Sharma
Advoc 27/12/2023

will be provided With one C.P bib cock, One water line and electrical point with additional power point will be provided for water purifier (no water purifier).

Arrangement for fitting chimney will be provided (no chimney). Plus one Stainless Steel Sink.

10) DOORS

: 32mm thick waterproof flush door finished with one coat of wood primer and 2 coats of wood primer and 2 coats of synthetic enamel paint.

11) DOORFRAME

: Wooden door frame with proper fitting.

12) WINDOWS

: Aluminum frame window with Glass.

13) ELECTRICAL

: All rooms with concealed wiring with copper conductor of Anchor/Polycab/Roma/Cona. All rooms consists two light points, and minimum 3 to 4 light points in larger shape rooms, two fan points (and as required) one 5amps plug point. In drawing and dining place, Two fan points, four light point, two nos. 5amp plug point and one refrigerator & plug point, 2 light point will be provided. In balcony, one fan point & one light point will be provided. In toilet, one exhaust fan, one light and one geyser point will be provided.



[Handwritten signature]

Pato Construction Company
Proprietor

Arnav Mukesh

Witnessed by me and signed
at L.L. in my presence

Sharma
Advocate

27/12/2023

One electrical point for Air Conditioner in all rooms except kitchen and toilet. Electrical Wiring provision for Invert or to be provided for all the rooms along with one Electrical point.

Note:- The consumer(buyer) have to pay the cost Of meter and any security deposit to the concern authority through our company

- 14) LIFTS : The lift will be provided through the reputed company.
- 15) SEWRAGES : I.S.1marked PVC pipe for sewer line work
- 16) EMERGENCY : One generators of standard make having suitable capacity will be provided and that That will provide 300wt. electricity in each flats as emergency electricity supply.
- 17) ELECTRICITY : Electricity connection will be proved through The JBVNL.
- 18) WATER SUPPLY : Round the clock water supply from the Available sources/deep boring.





NOTARY PUBLIC
S. P. K. MAHATTA
27-12-2023

[Handwritten signature]

Pato Construction Company
Proprietor
Arnav Mukesh

WITNESSES WHERE OF both the parties have here unto set their hands at Srirakella on this the day, month and year first above written.

J. *[Signature]*
27/12/23

WITNESSES:

1. S. SUREKMA, S/o. LATE R. SUREKMA
Road No-14, Block-20th
ADITYAPUR-2 - 501013

[Handwritten signature]

SIGNATURE OF THE FIRST PARTY

2. Shailendra-Kumar
Road No-22/23, Road No-3
ADITYAPUR-1 - 501013

NOTARY PUBLIC
S. P. K. MAHATTA
27-12-2023
Srirakella-Krishnawar

Pato Construction Company

[Handwritten signature]

Proprietor

SIGNATURE OF THE SECOND PARTY



Drafted, read by *[Signature]* and explained the contents of this deed to the parties hereto who admit the same to be true and correct.

Advocate/Deed Writer.

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

Printed by

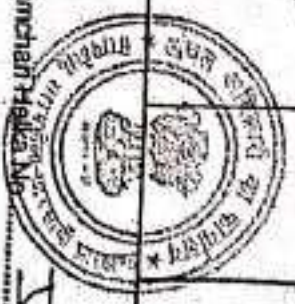
Identified by me and
Put L.T.I. in my presence
[Signature]
27/12/2023
Advocate/Deed Writer.

Identified the signature of *[Name]*
as been identified by me
S. P. K. MAHATTA
27-12-2023
Srirakella-Krishnawar

Correction Slip Showing Mutation in Respect of Tenancies in Estates Vested in Government

District सरायकेला - रघुरसारा Subdivision सरायकेला Circle/Anchal सरायकेला Halka VIII
 Name of estate 24123390 Tausi number _____

Serial Number	Mutation Case on in Register-27	Village	Thana & Thana no	Number of tenancy to which the mutation relates.	Authority sanctioning mutation with date of order	With mutation is due to sale, gift exchange succession or partition	Full details of exchange affected by mutation	Date of correction of the Halka Registers by the Karanchari	Remarks
1	2	3	4	5	6	7	8	9	10
	234 2011-12	"गुड़ियाडीह"	सरायकेला / 298.	40	अंचल-साधिकारी, सरायकेला द्वारा दि-24-08-2011 को आदेश परित/ Vide Sale deed No- 1942 Dated - 23-03-2011	भौजा-शाठन-रवाता-खेत-रकवा गुड़ियाडीह-298-40-13/A-0.92 एकर लगान-2:00 रुपये अकावे शेष,	अनोज कुमार चौधरी पिता - बनपारी लाल चौधरी, नि-सरायकेला या-सरायकेला के नाम, नामांकन स्विकृत किया जाता है।		



VIII

Forwarded to the Karanchari Head Office for information & necessary action.

Anchal Adhikari, Saraykella

[Signature]

[Signature]
24.8.11

[Signature]

[Signature]
Entered by P.O.
Saraykela

[Signature]
Anwar mukesh



सरापकेला गुडियाडीह 0298 मोनाज कुमार चौधरी		
खाता संख्या 40	खेसरा संख्या 13/अ	रकबा (एकड़ में) 0 एकड़ 82 दिसमील 0 हेक्टर
अराज्जी नकदी	अराज्जी भावती	तफसील हिसाब लगान भावती

जोत का साताना मांग मय तफसील (बकाया वी हाल) मौजूदा रात का।

मांग बाबत	खसताना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा (2012-2013) - (2019-2020)	३ रा वर्ष (2020-2021)	२ रा वर्ष (2021-2022)	१ रा वर्ष (2022-2023)	
माल गुजारी (नकदी)	2.00	16.00	2.00	2.00	2.00	2.00
सेस (भावती)	0.50	4.00	0.50	0.50	0.50	0.50
सूद	1.00	8.00	1.00	1.00	1.00	1.00
मूतफरकात	1.00	8.00	1.00	1.00	1.00	1.00
मीजान	0.40	3.20	0.40	0.40	0.40	0.40
	4.90	39.20	4.90	4.90	4.90	4.90

तफसील अदायकारी

अदायकारी बाबत		बकाया				मौतारबा हाल (2023-2024)	फाजिल
		तीन वर्ष से ज्यादा (2012-2013) - (2019-2020)	३ रा वर्ष (2020-2021)	२ रा वर्ष (2021-2022)	१ रा वर्ष (2022-2023)		
माल गुजारी (नकदी)		16.00	2.00	2.00	2.00	2.00	
सेस (भावती)		4.00	0.50	0.50	0.50	0.50	
सूद		8.00	1.00	1.00	1.00	1.00	
मूतफरकात		8.00	1.00	1.00	1.00	1.00	
मीजान अदायकारी		3.20	0.40	0.40	0.40	0.40	
		39.20	4.90	4.90	4.90	4.90	

- (१) मीजान कुल (तफजों में) : Fifty Eight Rupees and Eighty Paise
(२) नाम देहिन्दा -
(३) कुल बकाया- 58.80

तारीख अमला तहसील कुनिन्दा : 11-05-202

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



यह एक कम्प्युटर जनित प्रति है।
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

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

Arnav Mukherjee

Pato Construction Company

Arnav Mukherjee

Proprietor

Arnav Mukherjee



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

श्री/श्री
मोहम्मद
SERA
9204

वार्षिक
इसके

खेत का नाम, अभिजातक का नाम, विपत्ता
मोहम्मद खलील, पिता - मुहम्मद वसीर, समान, जाति - मुसलमान, निवासी - पानीघातर न सफ़ीन अहमद, पिता - मुहम्मद वसीर, समान, जाति - मुसलमान, निवासी - पानीघातर

जिला का सरायकेला- अर्चल का सरायकेला हलका का हलका-08 मीजा का गुडियाडीह खाता रैयती का प्रकार
नाम खरसावां नाम नाम नाम नाम

खेवट नम्बर खाता नम्बर 40 थाना का नाम थाना नम्बर 0298

खाता नम्बर	खेसरा नम्बर	घोहरी उत्तर 3 घोहरी दक्खिन 4	किस्म जमीन	मिजान		कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खसब चर्त
				किन्गारी संख्या (5)				री (10)	जा (11)	दे (12)	
40	7	? पुरनी परती विहार सरकार ? जित वहान	दोन तीन 1	1.000 एकड़	62.000 डिसमील			7	0	13	
	11	? निज ? अनावद विहार सरकार	गोडा दो 5	0.000 एकड़	33.000 डिसमील						
	12	? निज ? निज	दोन तीन 4	0.000 एकड़	92.000 डिसमील						
	13	? सिमा सिदुरपुर ? निज	दोन तीन 1	0.000 एकड़	95.000 डिसमील						
	8/180	? निज ? जितवहान	दोन तीन 1	0.000 एकड़	24.000 डिसमील						

खाता मे कुल प्लोट संख्या 5
खाता का कुल मिजान (खतियान के अनुसार) 4.000 6.000
खाता का कुल लगान 7 0 13

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।

7/19/20

Arav Mukesh

Pato Construction Company

Arav Mukesh
Proprietor

[Signature]



पृष्ठ II एमि

भाग वर्गीकरण	1	प्लॉट संख्या	18	अनंत का नाम	संपत्ति संख्या	इसका का नाम	इसका-08	इसका का नाम	इसका का नाम
प्लॉट का नाम	हरद्वारा-बाराघाट	अनुमति संख्या	49180	प्लॉट का नाम	0	प्लॉट का नाम	0208	प्लॉट का नाम	—
शेखर का नाम	गुडिगाडी	इसका संख्या		प्लॉट का नाम		प्लॉट का नाम		प्लॉट का नाम	
मोहन कुमार चौधरी, निवा-बनवरी सात चौधरी, पत्नी-									
काला नंबर	प्लॉट संख्या	रकबा		प्लॉट नंबर के लिए प्रमाणित				रकबा	सेल
1327		0 0 02 डि 0 0		प्लॉट नंबर 234/11-12				2	2.8
शेखर	प्लॉट संख्या	0 0 02 डि 0 0	0 0 02 डि 0 0	प्लॉट संख्या	प्लॉट संख्या	प्लॉट संख्या	प्लॉट संख्या	प्लॉट संख्या	प्लॉट संख्या
शेखर	प्लॉट संख्या	सात से	सात तक	सात तक	सात तक	सात तक	सात तक	सात तक	सात तक
21/08/2012000000	2011	2012	0	2	2	21.5	0	1	0
									0.4

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

List Of Case Status Details

यह एक प्रमाणित प्रतिलिपि है।
यह प्रमाणित प्रतिलिपि को जनकारी के लिए है।
किसी भी प्रकार की अनधिकृत प्रतिलिपि से संबंधित
प्लॉट का नंबर देखने के लिए प्लॉट नंबर मिलान करें।

Handwritten signature: Anwar Mubeshir

Pato Construction Company
Anwar Mubeshir
Proprietor

Handwritten signature

SARAIKELA NAGAR PANCHAYAT

भारतका स्वतंत्रता दिवस 2011 की भासा 102 (3) के अन्तर्गत स्वनिर्धारित करिणी गरी सम्पत्ती कर की सूचना
 Memo No. 1891464740429011
 Date 17-04-2023
 पत्रांकी 10000 विभागी 2022-23

श्री/श्रीमती/शुभ्री Manoj kumar choudhary B/O Banwari Lal choudhary,
 पोस्टला GUDIYADIN SARAIKELA
 SARAIKELA KHARSAWAN, 833210
 9204232408

एतद् द्वारा आपको सूचित किया जाता है कि आपका वर्षा गृह सं. 0020000284000000 नंबर सं. 2 हुआ है, आपके स्व-निर्धारित जल संरक्षण कर के आधार पर वार्षिक किराया मूल्य 81/- रु. निर्धारित किया गया है।
 इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना		
क्रम सं.	Particulars	Amount (In Rs.)
1.	गृह कर	81.00
2.	जल कर	0.00
3.	शौचालय कर	0.00
4.	बिजली कर	0.01
5.	अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.0
कुल राशि (प्रति तिमाही)		81.0



To be signed by the Applicant

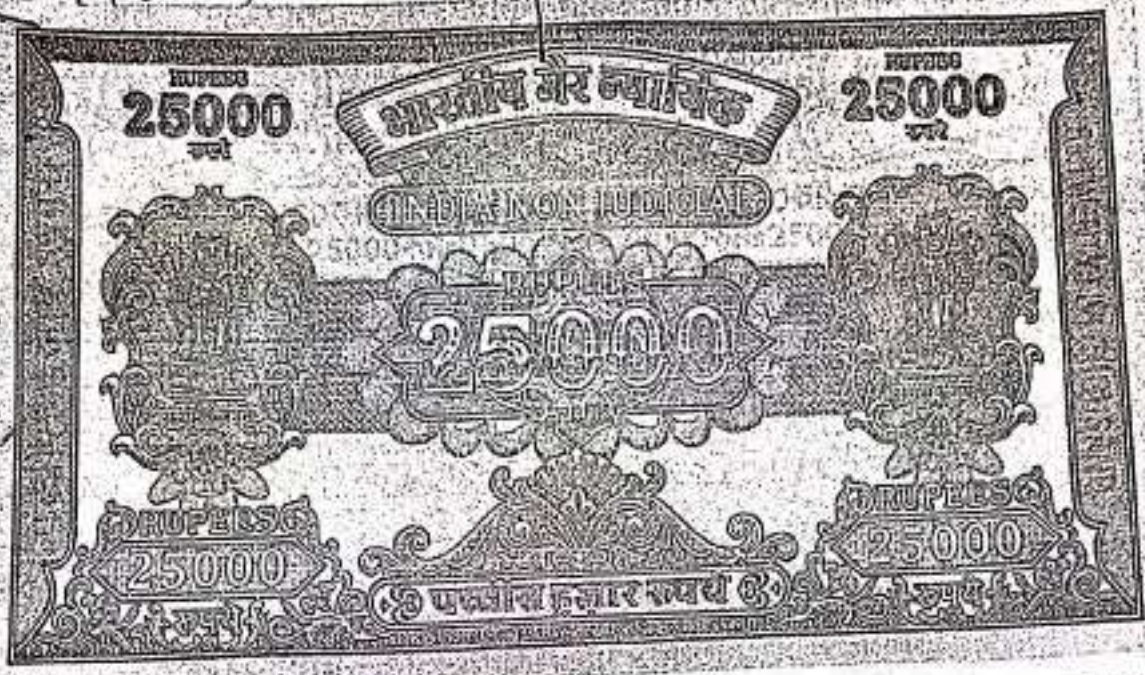
नोट:-

- कर निर्धारण की सूची, SARAIKELA NAGAR PANCHAYAT Website, suda.jharkhand.gov.in पर प्रदर्शित है।
- नियमावली कंडिका 11.4 के अंतर्गत वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जाएगा जो सम्पत्ति कर का 50% होगा।
 हिदायत दी जाती है कि, वर्षा जल संरक्षण संरचना लगा कर निगम को सूचित करें तथा अतिरिक्त गृह कर से राहत पायें।
- प्रत्येक वित्तीय वर्ष में सम्पत्ति कर का भुगतान प्रेमासिक देय होगा।
- यदि किसी वर्ष के लिए सम्पूर्ण घृति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियायत दी जाएगी।
- किसी देय घृति को निर्दिष्ट समयावधि (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं चुकाया जाता है, तो 1% प्रतिमाह की दर से सकारण ब्याज देय होगा।
- यह कर निर्धारण आपके स्व-निर्धारण एवं की गई घोषणा के आधार पर की जा रही है, इस स्व-निर्धारण-सह-घोषणा पत्र की स्थानीय जांच यथा समय निगम कर सकती है।
- पर नियमावली कंडिका 13.2 के अनुसार निर्धारित शक्ति (Fine) एवं जंतर राशि देय होगा।
- SARAIKELA NAGAR PANCHAYAT द्वारा संश्लिप्त इस सम्पत्ति कर इन इमरतों/ठोचों को कोई कानूनी हैसियत प्रदान नहीं करता है और/या न ही अपने मामलों / र अधिकार प्रदान करता है।
- अगर आपके नये होल्डिंग नं.ओ का आखिरी अंक 5/6/7/8 है तो यह विशिष्ट संरचनाओं की श्रेणी के अन्तर्गत माना जाएगा।

Pato Construction Company
 Proprietor

(Handwritten signatures)

1950 Sale B. 26.85,500 | 108,000 | Seraikella 1972



F-36

सुरवाकन सुपुटे बाब किम 0200 747792
23/3/11



ATTESTED

ANTUSUNDI
DEED WRITER
LICENCE No.30/1997
SERAIKELLA-KHARSWAN



Handwritten signature/initials.

Sakil Ahmed
23-3-2011

23/3/11

Sale Deed

Govt. Valued at Rs. 26,85,500 /- Only.

(Twenty Six Lac Eighty Five Thousand Five Hundred Only.)

Consideration Valued at Rs. 5,00,000 /- Only.

(Five Lac Only.)

Sakil Ahmed
23-3-2011

Handwritten notes in Hindi/Urdu script, including the number '23' and some illegible text.

This Deed of Sale made on this the 23rd day of March 2011 at Seraikella.

Between :-

(1) MOHAMMAD KHALIL S/O Karu @ Late. Mohammad Basir, by Faith - Muslim, by Occupation - Business, by Nationality - Indian, resident of Vill - Rajbandh, Ward No.10 P.O/P.S.- Seraikella, Distt.- Seraikella-Kharswan, at present residing at Pardih, P.S. Mango, Jamshedpur, Distt Singhbhum East, duly his constituted attorney to SAKI AHMAD S/O Karu @ Late. Mohammad Basir, by Faith Muslim, by Occupation - Business, by Nationality - Indian,

Handwritten signatures and names: 'Pato Construction Company', 'AP Naw Mubesh', and 'Proprietor'.

Handwritten signature of 'Anwar Mubesh'.

Proprietor



02DD 747794

Pato Construction Company

Apna Mukesh

Proprietor

Sakil Ahmed.

23-3-2011

--3--

Whereas, the Schedule land situated at Mouza - Gudiadih, Seraikella Municipal Ward No. 10, P.S. - Seraikella, Thana No - 298, in R.S. Khata No. 40, have been jointly recorded in the names of Mohammad Khalil and Sakil Ahmad S/O Late. Karu @ Late. Mohammad Basir i.e the present sellers during the survey settlement operation.

And Whereas, due to old age and illness the recorded tenant namely Mohammad Khalil has appointed his brother co-sharer namely Sakil Ahmad to execute his half Share of land through G.P.A. bearing No. IV-121, dated 28-01-2011, registered at D.S.R.O. Jamshedpur.

Apna Mukesh



02DD 747795

Pato Construction Company

AR New Project

Proprietor

Saikh Ahmed

23-3-2011

-- 4 --

And Whereas , the said sellers are the absolute and sole owner of the schedule below property , and since then they have been in jointly exclusive peaceful physical possession over the same without any hindrance or interruption from any corner whatsoever and pays rent regularly to the state of Jharkhand through C.O. Seraikella, receipt of which hereby acknowledged vide receipt no.777620 , dated 05-01-11 .

And whereas , the said sellers are need of money for their personal emergent expenses , expressed their desire to sell the schedule below land at and for a total consideration of Rs. 5,00,000 /- (Five Lac) Only and the said Purchaser on coming to know of the said intention of the said sellers , agreed to Purchase the same at the said consideration price free from all encumbrances , charges , Claim or demand whatsoever.

Saikh Ahmed



-- 5 --

Pato Construction Company
Asrar Mueen
 Proprietor

Saqil Ahmed
 23-3-2011

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :

That in pursuance of the said agreement and in consideration of the sum of Rs. 5,00,000 /- Only paid by the said Purchaser to the said sellers hereby acknowledge as having received, they, the said sellers do hereby convey transfer and assign unto and to the use of the Purchaser, his, heirs, executors, administrators and assigns all that land and property more fully described in the schedule below and delivered possession to the Purchaser on receipt of the full consideration amount.

Asrar Mueen



--- 6 ---

Palo Construction Company

Atul Mishra

Proprietor

Seraikella Ahmed.
23-3-2011

And that the said Purchaser shall hereafter peaceably hold use and enjoy the same as his own without any hindrance, interruption, claim or demand by or from the sellers or any other person whomsoever from first above noted day, month and the year and the said Purchaser shall hereafter mutate the schedule land in his name and obtain rent receipt from Govt. Shirasta and authorities.

And it is hereby further declared that the said property hereby transferred is free from all encumbrance, charges and demand and that the said sellers have not done any thing hereby the property may be subject to any attachment or lien of any court or person whatsoever.

In witnesses whereof the said executants have hereto at seraikella put their hands this the day, month and year first above written in presence of witnesses.

[Handwritten signatures]



--7--

Pato Construction Company

ANAN Mishra

Proprietor

Sakal Ahmed
23-3-2011Schedule

Mouza - Gudiadih, Seraikella Municipal Ward No. 10, Thana No. 298, P.S. -
Seraikella, Distt. Sub-Registry Office at Seraikella, Distt. - Seraikella-Kharswan.

<u>Khata No.</u>	<u>Plot No.</u>	<u>Kissim</u>	<u>Area</u>	<u>Boundary</u>
40	12	Don-3	92 Dec.	North :- Govt. Colony. South :- Purchaser Nij. East :- Plot Nos. 11,13,14. West :- Road.

(Ninety Two) Dec. Only

Annual rent Rs. 2.00 payable to the State of Jharkhand through C.O. Seraikella.

Note :- A trace map is attached here with and the schedule land has been shown in Red colour.

ANAN Mishra

1000Rs.



-- 8 --

Pato Construction Company

Asim Mukesh

Proprietor

Sayeed Ahmed

12-3-2011

Witnesses

1. *Fozil* Son of - SHAHIZ AHMAD
word 10 - Rasbarah Sonikalla

2. (बाबू) पिता - समित शण्ड
इमति गड मरुवा

Readover and explained the contents to the executants who after admitting the contents is to be true and correct, put their hands in my presence.


Asim Mukesh

[Handwritten signature]


[Handwritten signature]

Pato Construction Company
At Naw Mukesh
Proprietor

Sarheed Ahmed
23-3-2011

At →  ATTESTED

ANTU SUNDI
DEED WRITER
LICENCE No. 30/1997
SERAIKELLA



21/3/11
23/3/2011

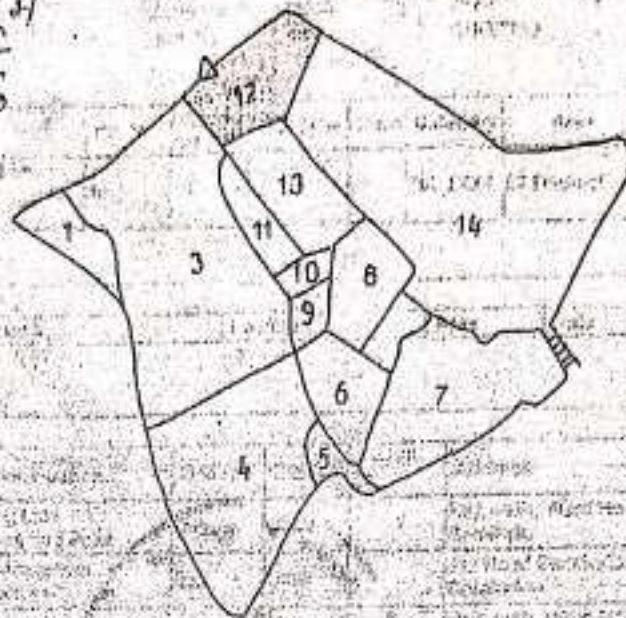
Certified that the parties whose photographs are affixed herewith is attested by me and the finger prints of all the parties have taken by me.

Antu Sundi
ANTU SUNDI
DEED WRITER
LICENCE No. 30/1997
SERAIKELLA
Advocate / Deed Writer
Seraikella.

Typed by


Gurj Gurj At Naw Mukesh

नाम ग्राम जुट्टीमाडीह
 थाना सराफखेला
 थाना नम्बर
 अंचल सराफखेला
 पार्स 10
 जिला सिन्धुभूम
 पैमाना 16" = 1 मील
 सन् 1958-59 ई०



लाल रंग पर दिखाना गया है।

NO	P	NO	K	A	B
40	12	DON III	D-92A	N: अर्बमीर कोर्पोरेशन S: निज क्षेत्र E: P.NO 13, 14 W: रास्ता	

Certified to be a true copy of the Original Map.

Sayid Hameed

Traced by:

(Signature)
 Amin
 23/3/2011

Pato Construction Company

Arnav Mukesh
 Proprietor

(Signature) Arnav Mukesh



**भारतीय न्यायिक, भारतीय
संस्थानिका**
जहाँ नया गैर आवासीय भू (भाग 11A)

TIN No. (अनुसूचित) 22/00000000000000000000

30
Property Type
Seller Name & Address
Purchase Price / Value
Sale Price / Value
Property Type
Remarks / Other Details
Property Details

Rate (अनुसूचित)
Jai Hind Barabakla Ward No. 1, P.O. Barabakla
PIN Code
286000
Stamp Value
166600
Serial No.
1905

Buyer Name & Address
Manoj Kumar Choudhary
1st Floor Barabakla Ward No. 1, P.O. Barabakla
PIN Code
286000
Serial No.
1905

Area	TN. No.	Ward	Mauza	Kh. No.	Plot No.	Plot Type	SI No.	Category	Area	Min. Value
BARABAKLA	001	10	BARABAKLA NAZARI PANCHAYAT	40	12			VAI, SI 11	10 SQMTR	100000

Other Property Details:

Property Type	TN. No.	Ward	Mauza	Location	Area	Rate	Amount
---------------	---------	------	-------	----------	------	------	--------

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/IF 50	Address
1	VENDEDOR	Sakli Ahmad	Karim Ullah Mohammad Basir	Bus.	Other		Papargh, Ward No. 10, P.O. Barabakla
2	VENDEE	Manoj Kumar Choudhary	Ori Banwar Lal Choudhary	Bus.	Other		1st Floor Barabakla Ward No. 1, P.O. Barabakla
3	Identifier	Firoz Ahmad	Sakli Ahmad	Ser.	Other		Papargh, Ward No. 10, P.O. Barabakla
4	Witness 1	Firoz Ahmad	Sakli Ahmad	Ser.	Other		Papargh, Ward No. 10, P.O. Barabakla
5	Witness 2	Imtiyaz Ahmad	Sakli Ahmad	Bus.	Other		Papargh, Ward No. 10, P.O. Barabakla

Details:

Description	Amount
LL	2.50
P	0.94
A1	26,855.00
SP	390.00
	27,248.44

प्रविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप है।
पूर्व सारांश में इंप्रूट फार्म के अनुरूप डाटा इंट्री की गई है।

(Handwritten Signature)
महानगर का अधिकारी
डाटा इंट्री ऑफिसर

ने इस दस्तावेज के निष्पादन को नो कर किया

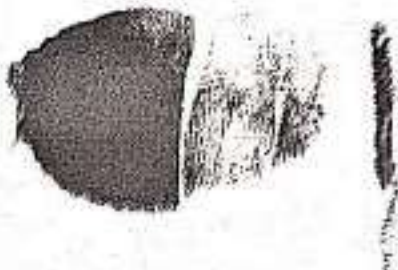
पिता _____ पेशा _____

(Handwritten Signature)
निर्देशक, न्यायिक संस्थानिका
Arnav Mukesh
Pato Construction Company
Arnav Mukesh
Proprietor



Sakil Ahmed.
23-3-2011

48
V.C.T.I/01/11



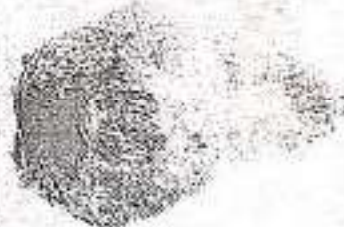
Arjun Singh - 23/3/2011

49
V.C.T.I/01/11



Arnav Mukesh
23-3-2011

50
V.C.T.I/01/11



Arjun Singh
Arnav Mukesh

Pato Construction Company

Arnav Mukesh

Proprietor

**निबंधन विभाग, झारखंड
सरायकेला**

Token No.36 Token Date: 23/03/2011 17:30:24
Serial/Deed No./Year :1950/1942/2011
Deed Type: Sale Deed

SN	Patty Details	Photo	Thumb
1	Sakil Ahmad Father/Husband Name:Karu@Late Mohammad Baqir (VENDOR) Rajbandh, Ward No- 10, P.S. Seraikella	x	x
2	Manoj Kumar Choudhary Father/Husband Name:Sri Banwari Lal Choudhary (VENDEE) Jail Road Seraikella Ward No- 1, P.S. Seraikella	x	x
3	Firoz Ahmad Father/Husband Name:Sakil Ahmad (Identifier) Rajbandh, Ward No- 10, P.S. Seraikella	x	x
4	Firoz Ahmad Father/Husband Name:Sakil Ahmad (Witness1) Rajbandh, Ward No- 10, P.S. Seraikella	x	x
5	Imtiyaz Ahmad Father/Husband Name:Sakil Ahmad (Witness2) Rajbandh, Ward No- 10, P.S. Seraikella	x	x

ook No. I
lume 69
ge 571 To 596
ed No 1950/1942
ar 2011
te 24/03/2011 14:13:43

District Sub Registrar

Signature of Operator

Pato Construction Company

Proprietor

4111 Receipts Amp 50/ Seraikeh 4095



झारखण्ड JHARKHAND

सुरायाण एच एच

169582

Handwritten notes in Hindi, including the number '23' and '46'.

Sa. Md. Ahme
08/06/11

Pato Construction Company

Pranav mukesh

Pranav

ATTESTED



ANIL SUNU
DEED WRITER
LICENCE No. 10, 1947
SERAIKELLA-KHARSAWAN

8/6/11

Rectification Deed

This Deed of Rectification is made on this the 8th day of June 2011 hereat Seraikella;

Between

(1) MOHAMMAD KHAJIL, S/o Karu @ Late Mohammad Basir, by faith Muslim, by occupation Business, by Nationality Indian, resident of village- Rajbandh, Ward No. 10, P.O. & P.S. Seraikella, Dist. Seraikella Kharsawan at present residing at Pardih, P.S. Mango, Jamshedpur, Dist. Singhbhum East, duly his constituted Attorney to SAKIL AHMAD, S/o Karu @ Late Mohammad Basir, by faith Muslim, by occupation Business, by nationality Indian, resident of village Rajbandh, Ward No. 10, P.O. & P.S. Seraikella

Handwritten signatures and names at the bottom of the document.

Pato Construction Company
Anwar Mubashir
Proprietor

Saif Ahmad
08/06/11

-1-

Witnesses

1. Anil Sunda & Co. Pvt. Limited
as per Barishila Sahasra Sunda
2. Latif Choudhary s/o Banwari Lal Choudhary

Readover and explained the contents to the executent who after admitting the content to be true put his hand in my presence.

Anil Sunda
ANTU SUNDI & Co.
DEED WRITER
LICENCE No. 10, 1997
SEWAIKE, D. B. HADGAON

ATTESTED



Anil Sunda
ANTU SUNDI & Co.
DEED WRITER
LICENCE No. 10, 1997
SEWAIKE, D. B. HADGAON



जिसे दस्तावेज में मिला

Certified that the parties whose photographs are affixed herewith is attested by me and the fingers prints of all the parties have taken by me

Typed by
(A.K. Jyotishi)

(Handwritten signatures)

Anil Sunda
ANTU SUNDI & Co.
DEED WRITER
LICENCE No. 10, 1997
SEWAIKE, D. B. HADGAON

Anwar Mubashir

Pato Construction Company
Arun mukesh
Proprietor

Sarika Kharsawan
1/1/2018

-3-

And Moreover, Schedule 'A' mentioned in the deed of rectification is detailed mentioned in the Original Deed and Schedule 'B' mentioned in the Deed of Rectification will rectify.

And Moreover, the executants have prepared the Deed of Rectification and found it to be correct and have signed on this deed of rectification and file the same before D.S.R.O. Seraikella and to executed the deed of rectification.

The Deed of Rectification is the part of Original Sale Deed.

Schedule 'A'

Mouza-Gudiadih, Seraikella Municipal Ward no. 10, Thana no. 298, P.S. Seraikella, Dist. Sub-Registry office at Seraikella, Dist. Seraikella Kharsawan

<u>Khata No.</u>	<u>Plot No.</u>	<u>Kisim</u>	<u>Area</u>	<u>Boundary</u>
40	12	Don-3	92 Dec. (Ninty two) dec.	North: Govt. Colony South: Purchaser Nij East : Plot no. 11, 13, 14 West : Road.

Annual rent of Rs. 2.00 payable to the State of Jharkhand through C.O. Seraikella.

schedule 'B'

Mouza Gudiadih, Seraikella Municipal Ward no. 10, Thana no. 298, P.S. Seraikella, Distt. Sub-Registry office at Seraikella, Distt. Seraikella Kharsawan.

<u>Khata No.</u>	<u>Plotno.</u>	<u>Kisim</u>	<u>Area</u>	<u>Boundary</u>
40	13	Don-3	92 Dec. '(Ninty two) Dec.	North: Govt. Colony South: Purchaser Nij East : Plot no. 11, 13, 14 West : Road.

Annual rent of Rs. 2.00 payable to the State of Jharkhand through C.O. Seraikella.

[Handwritten signatures]
Arun mukesh

-2-

Sakil Ahmed.
08/06/11

District Seraikella Kharsawan, at present residing at Pardi, P.S.Mango, Jamshedpur, Distt. Singhbhum East, Jharkhand vide registered G.P.A. No.IV-121, dated 28.01.2011 registered at D.S.R.O. Jamshedpur and (2) SAKIL AHMAD, S/o Karu Late Mohammad Basir, by faith Muslim, by occupation Business, by nationality Indian, resident of village Rajbandh, Ward no.10, P.O.& P.S. Seraikella, Dist. Seraikella Kharsawan hereinafter called the Sellers of the One Part.


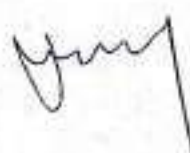
A N D

SRI MANOJ KUMAR CHOUDHARY, S/o Sri Banwari Lal Choudhary, by faith Hindu, by nationality Indian, by occupation business, resident of Jail Road, Seraikella Ward No.1, P.S. Seraikella, District Seraikella Kharsawan, State Jharkhand, hereinafter called the Purchaser of the Other part.

And Whereas the said sellers have executed a sale Deed vide No. 1942 on dated 24.03.2011 registered at D.S.R.O. Seraikella in favour of the said purchaser whereof the plot bearing NO.12 has been registered is wrong. The Plot in place of 13 the plot no.12 has been mentioned in the Original Sale Deed. Actual Plot Number is 13.

And Whereas the Executents have agreed to rectify the plot bearing No.13 in place of plot number 12.

And Whereas, except the plot entered the schedule mentioned in the Original deed are OK.



Arun Mukesh
Pato Construction Company
Proprietor



निबंधन विभाग, झारखंड
सरायकेला

Token No.26 Token Date: 08/06/2011 16:32:48

Serial/Deed No./Year :4111/4095/2011

Deed Type: Rectification Deed

SN	Party Details	Photo	Thumb
1	Sakil Ahmad Father/Husband Name:Karu @ Late Mohammad Basir (Executant) Rajbandh Wd. No-10, Ps.- Seraikella		
2	Manoj Kumar Choudhary Father/Husband Name:Banwari Lal Choudhary (Claiment) Jail Road, Seraikella, Wd No.1, Ps.- Seraikella		
3	Antu Sundi Father/Husband Name:Late Saluka Sundi (Identifier) Seraikella. Ps.- Seraikella		
4	Antu Sundi Father/Husband Name:Late Saluka Sundi (Witness1) Seraikella. Ps.- Seraikella	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5	Lalit Choudhary Father/Husband Name:Banwari Lal Choudhary (Witness2) Jail Road Seraikella, Wd. No-1, Seraikella, Ps.- Seraikella	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Book No. 1
Volume 148
Page 55 To 66
Deed No 4111/4095
Year 2011
Date 08/06/2011 17:36:58

District Sub-Registrar

Signature of Operator

AR Naw Mukesh

Pato Construction Company
AR Naw Mukesh
Proprietor

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ABUPC5402F



नाम / NAME

MANOJ KUMAR CHOUDHARY

पिता का नाम / FATHER'S NAME

BANWARI LAL CHOUDHARY

जन्म तिथि / DATE OF BIRTH

15-01-1974

हस्ताक्षर / SIGNATURE

मानोज कुमार चौधरी

Same

आयकर आयुक्त, रांची

COMMISSIONER OF INCOME-TAX, RANCHI

Manoj Kumar Choudhary



भारत सरकार
GOVERNMENT OF INDIA



बनवरी लाल चौधरी
Banwari Lal Choudhary
जनम तिथि / Year of Birth: 1955
पुलिस / Police



~~2856-1294~~ 0396

आधार — आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O बनवारी लाल चौधरी, 134
ए. जेल रोड, बाजरांग चौक, वार्ड नं० - 01,
पोस्ट - सराईकेला, थाना - सराईकेला,
सराईकेला, सराईकेला-खरसावा, जार्खण्ड,
833219

Address: S/O Banwari Lal
Choudhary, 134 A, JAIL ROAD,
BAJRANG CHOWK, WARD NO -
01, POST - SERAIKELLA, PS -
SERAIKELLA, Soraikella,
Seraikela-kharsawan, Jharkhand,
833219



1800 180 1547



mail@uidai.gov.in



www.uidai.gov.in



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

[Handwritten signature]



இந்திய அரசாங்கம்
Government of India



एस.शेखर
S. Shekhar
பிறந்த நாள்/DOB: 12/01/1972
பால/ MALE



~~3092-5728~~ 3672

எனது ஆதார். எனது அடையாளம்



இந்திய அரசாங்கம்
Unique Identification Authority of India

முகவரி:
S/O ஆர். சீனிவாசன், 219/2/1, ரோட் நெ- 14, அடீத்யபுர-
2, கலுப்டாங்கா வஸ்தி, பி- அடீத்யபுர, அடீத்யபுர 2,
சரயிகேலா-கர்சாவா,
கர்சாவா - 831013

Address:
S/O R. Srinivasan, 219/2/1, ROAD NO- 14,
ADITYAPUR- 2, KULUPTANGA BASTI, PO-
ADITYAPUR, ADITYAPUR 2, Seraikela-
kharsawan,
Jharkhand - 831013



~~3092-5728~~ 3672



www.aadhaar.gov.in

www.aadhaar.gov.in

Signature
24/12/23

Signature

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

ARNAV MUKESH

MUKESH KUMAR BHAGAT

09/09/1997

217

3

62062

Permanent Account Number

CZTPM4225P

Signature



Arnav Mukesh.
Arnav Mukesh.

भारत सरकार
Government of India



अरुण मुकुश
Arun Mukesh
जन्म तिथि/DOB: 09/09/1997
पुंशु/MALE

~~3005 2697~~ 0541
VID : 9196 2697 9548 7320
मेरा आधार, मेरी पहचान

भारत विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
C/O: मुकुश कुमार, 8वां फ्लोर, सी ब्लॉक, एन.पी. सिटी,
टाटा कान्द्रा मेन रोड, ऑटो क्लस्टर, श्रीदुंगरी, अदित्यपुर
इंडस्ट्रियल एरिया, सराईकेला-खरसावन,
झारखण्ड - 832109

Address:
C/O: Mukesh Kumar, 8th Floor, C Block, M.P.
City, Tata Kandra Main Road, Auto Cluster,
Sridungri, Adityapur Industrial Area,
Seraikela-Kharsawan,
Jharkhand - 832109



~~3005 2697~~ 0541
VID : 9196 2697 9548 7320

47 | help@uidai.gov.in | www.uidai.gov.in

Arun Mukesh -
Arun Mukesh.