



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 3ed0d9816af6bc7fb4

Receipt Date : 20-Oct-2023 11:24:13 am

Receipt Amount : 4020/-

Amount In Words : Four Thousand Twenty Rupees Only

Token Number : 202300139881

Office Name : District SRO - Jamshedpur

Document Type : Development Agreement

Payee Name : RADHE ENTERPRISES REP BY HARISH SHARMA (Vendee)

GRN Number : 2319842193

Harish



-: For Office Use :-

*Delected
Eunfer*



2023/JSR/5746/BK4/5350

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

Harish signed

Development Agreement
44,06,400/-
Advance - 1,00,000/-

P.S
Parsudih.

S.P.
4020/-



Balbir Singh



खाता नम्बर... 193
प्लॉट नम्बर... 998
देय प्रतिबन्धित सूची में दर्ज नहीं है।

Rajni
20/10/23.



Shamsh
Hansraj



म 21 के अधीन आता: भारतीय स्वामित्व
भवन स्वामित्व क्षेत्र 1000
वा 5, ...
नियम या स्वामित्व-दस्तावेज अपेक्षित नहीं।

Hansraj K
20/10/23

DEVELOPMENT AGREEMENT

This Development Agreement is made on this the 20th day of Oct, 2023, at
Jamshedpur.

BY AND BETWEEN

Mrs. RAJNI (UIDAI No xxxx xxxx 4517), wife of Mr. Amit Banerjee, daughter of Late Balbir Singh, by Faith Sikh, Category General, by Occupation Business, by Nationality Indian, Resident of 18/2, Salgajhuri, Chandni Chowk, Near Pintu Electronics, P.O. Tatanagar, P.S. Parsudih, City Jamshedpur, Pin 831002, District East Singhbhum, State Jharkhand. Hereinafter called the Owner / First Party (which expression shall unless excluded by and / or repugnant to the context must mean and include her legal heirs, successors, executors, legal representatives, administrators, nominees and assigns) of the First Part.

Rajni
4-3000=00
1-170,160=00
5-2000=00
1-03=00
2-01=00

Rajni
20/10/23 जाँचा



Rajni

शुद्धी पति: अमित बतनी
चाहती थीं चाना- पल्लुकी
20/10/23
समझाएँ

20/10/23



Handwritten signatures and text:
Rajni
Harish Sharma

AND

M/S RADHE ENTERPRISES, having its Office at #003, Samwridhi Enclave, Road No 3, Contractors Area, P.S. & P.S. Bistupur, City Jamshedpur, District East Singhbhum, State Jharkhand, Pin 831001, represented by its Proprietor namely: Mr. HARISH SHARMA (UIDAI No xxxx xxxx 8186), son of Shriniwas Sharma, by Faith Hindu, by Nationality Indian, by Occupation Business, Resident of B - 201, Gala Glory, Behind Sabo Centre South Bopal, City Ahmedabad, State Gujrat, Pin - 380058. Hereinafter called the Second Party / Developer / Promoter / Builder (which expression shall unless excluded by or repugnant to the context deemed to include its / his legal heirs, successors, successors - in - office, nominees, legal representatives, executors, administrators, and assigns) of the Second Part.

NATURE OF DEED

DEVELOPMENT AGREEMENT

Approximate Market Value of the Property is Rs. 44,06,400/- only

WITNESSETH AS FOLLOWS:

WHEREAS, the landed property situated in Mouza KALIMATI, P.S. Parsudih, Thana No 1163, within Halka No 1, recorded under Khata No 193, being in Portion of Plot No 998, all that piece and parcel of land measuring an area 13.66 Decimals, under the District Sub Registry Office. Block and City Jamshedpur, District East Singhbhum, State Jharkhand, more fully described in the Schedule below is the subject matter of this Agreement.

AND WHEREAS, the aforesaid landed property along with other land stands recorded in the name of the grand-father of the First Party namely: ROOR SINGH, son of Late Narayan Singh, and he came in peaceful possession over the same during his lifetime, but, after the demise of said ROOR SINGH, his estate with

Balbir

Ranjeet Singh

landed property devolved upon his son namely: BALBIR SINGH, and after his demise the property devolved upon his three children i.e. one daughter namely: 1) SMT. RAJNI, (First Party) w/o Amit Banerjee, D/o Late Balbir Singh, and two sons namely: 2) RANJEET SINGH & 3) PAPINDER SINGH, both sons of Late Balbir Singh, and they jointly inherited the same, and came in peaceful possession over the same without any interruption from any person or corner, thereby exercising all their right title and interest over the same, being its lawful, absolute and bonafide owners;

AND WHEREAS, after some time they partitioned the said landed property left by their grand-father and father by virtue of Deed of Partition, bearing Deed No 2021/JSR/5234/BK1/4859, Dt: 29/10/2021, registered at the District Sub Registry Office at Jamshedpur, and they all three have separated the landed property left by their ancestors, and the First Party inherited the schedule below landed property in accordance with the aforesaid Partition, and the First Party has got mutated the same, vide Mutation Case No 1844 / R27 / 2021 – 2022, and since, then she came in peaceful physical possession over the said schedule below property, without any interruption from any person or corner, thereby exercising all her right, title and interest over the same, being its lawful, absolute and bonafide owners, and paying the rent thereof out of her own fund and in her own name as the same is entered into the registered II records vide (Volume No 52 & Page No 24);

AND WHEREAS, the First Party is desirous of constructing one multi storied building over the said land consist of shop/s, parking/s, flat/s etc., but, as she does not have any knowledge in the construction work, he has decided to offload the construction work to the Second Party, and hence, contacted the Second Party to perform the same as per specification decided mutually between the parties, and as approved by the competent authority i.e. Zila Parishad / Circle Officer etc., for construction of the multi-storied building, hence, to avoid any or all misunderstandings, legal disputes, and complications, the parties have voluntarily agreed to execute this indenture, on the following terms and conditions.

Handwritten signatures and text: "Rajini" and "Hansh" written vertically.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:

1. That, this Development Agreement shall commence with effect from the date of execution of this Development Agreement, and the Builder / Second Party will make payment for sum of Rs. 1,00,000/- (Rupees One Lakh) only, as Security Deposit / Refundable / Adjustable Amount, to the First Party on the date of signing of this indenture, the receipt is hereby acknowledged and admitted by the First Party. Be it noted that the First Party can receive further amount towards advance remittance from the Second Party for which separate receipts will be issued by the First Party, and such amount so received will also be treated as adjustable or refundable by the First Party.
2. That, the Second Party will apply for approval of drawing / plan from the competent authority, and after execution of this indenture on the basis of this Indenture one General Power of Attorney will also be executed, and if required the First Party will also put her signature in the plan or any other document/s as and when required, and after getting all approvals from the concerned government department/s, the Builder / Second Party will start the construction work, however, if required in future the plan so approved can be modified, revised or altered accordingly or as required for the feasibility of the project by mutual consent of the parties.
3. That, the First Party will hand over the possession to the Second Party after execution of this Development Agreement, and the Second Party has promised to complete the project within 30 (Thirty) months time with 6 (Six) months as grace period, however, time period could be extended in "Force Majeure" circumstances i.e. act of god like earthquake, flood, and famine etc., or shortage of essential raw materials etc., like conditions which is beyond human reach like government policies and rules, regulations etc., which some time stop acquiring sand from rivers etc., closure of brick kiln etc., and any other rules of the state or central government.

~~Roof~~
Handwritten signature

4. That, it is decided and agreed by and between the parties as under:
- a) The Owner / First Party will get 38% share in Residential Part of the building and 50% share in Commercial Part of the building in the proposed project from Car Parking Space to Roof, which will be deemed as Owner/s Allocation.
 - b) That, Builder / Second Party will get 62% share in Residential Part of the building and 50% share in Commercial Part of the building in the proposed project from Car Parking Space to Roof, which will be deemed as Builder/s Allocation.
 - c) That, the Builder / Second Party is entitled to sell and convey its share in the entire project to various buyer/s by recognized mode of transfers i.e. sell, conveyance, mortgage, and lease or by any other means or by any other indenture as decided, to which the First Party does not have any kind of objection, however, none of the parties is entitled to sell any vacant land after signing of this indenture.
 - d) The First Party is entitled to sell her share in the proposed project to any person or party, to which the Second Party / Builder does not have any objection or demand.
 - e) It is mutually decided between the parties that during the phase of construction the choice of the unit/s / commercial shop/s or flat/s with parking/s will be decided mutually by the parties, after plan approval.
5. That, the Second Party during the period of construction of the proposed building is at liberty to receive advance, part payment, full payment, bank finance or finance from financial institution for Second Party's share in the project from various buyer/s at any time as and when required as per its needs and risk.
6. That, the Builder / Second Party will use standard construction material and standard fittings and fixtures of any particular make in whole project, and all the flat owner/s need to pay maintenance of common electricity, water, and

Handwritten signature: Hrishabh Shrivastava

other charges equally as per the decision made by the society or owner's association which will be governed by the society formed with all the flat buyer/s. If the Owner/s / First Party request to carry any extra work in their allocation/s other than specification, then she has to bear the difference amount or else it will be adjusted from her allocation or the cost will be paid by the Owner/s / First Party separately to the Builder / Second Party.

7. That, the Second Party can apply for water connection, electricity connection, sewerage system, water treatment, rain water harvesting etc., to such Competent Authority of the State Government / Local Body, for the said project and execute and sign Bond, Undertaking, Affidavit, Agreement etc., and/or any other document for the same, and to look after and supervise the day-to-day affairs of the said project, to be constructed over the schedule below property.
8. That, the Owner / First Party hereby authorize the Builder / Second Party by virtue of this Development Agreement for the schedule below property to make construction of building and also to dispose of or sell the Residential / Commercial Unit/s pertaining to its share, along with Parking Space/s as constructed for the intending buyer/s by any recognized mode of transfer / conveyance like Sale Deed or Deed of Transfer, Lease Deed etc., for the Entire Project, and the Owner / First Party hereby promises and declares that she will fully help and co – operate the Second Party, whenever and wherever required for any legal matters or completing the legal documentation, she will sign and execute all or any document/s if needed in future to more perfectly ensure the right, title, and interest of the intending buyer/s.
9. That, the Second Party is entitled to receive any amount either in cash / demand draft or cheque or by any other negotiable instrument in full or in installment towards the consideration amount from the prospective buyer/s and also from any bank, financial institutions and other housing finance companies for its share only, and the First Party is entitled to receive her share ratio from the said project, but, it's the discretion of the First Party whether to sell her share directly to the intending buyer/s or sell it through the Second Party or by any other party.

Handwritten signatures:
Rajini
Hanshika

10. That, it is mutually decided between the parties that if in future any kind of dispute or litigation arise over the schedule below property, then it will be jointly resolved or cleared by the parties, but, the legal expenses to clear the same, will be borne by the First Party only, and if required in future if the physical presence of the First Party is required for clearance or legal issues, she has promised to make her appearance in front of such competent / government authority.
11. That, the parties must pay their share towards the maintenance charges and other common charges such as watchman's payment, sweeper's payment, and other charges like municipality charge, sewerage, cleaning, water charges, common electricity charges, lighting charges, generator fuel, proportionate ground rent, etc., to the appropriate / competent authority as per their proportionate share or ratio.
12. That, the parties declare that they will remain fair in their dealings and will not deceive the other party and both of them will co - operate with each other for the smooth operation of the project and the Owner / First Party also undertake to indemnify the Builder / Second Party from any unforeseen consequences which may arise in future by her legal heirs and successors.
13. THE OWNER / FIRST PARTY HEREBY DECLARE & COVENANTS:
 - i. The Owner/s / First Party is the sole and exclusive owner of the land with no other Co - Sharer/s, or Co - Owner/s, except her.
 - ii. Prior to execution of this development agreement, the Owner/s / First Party has not sold conveyed, transferred, delivered or otherwise alienated the same or any part thereof nor has she entered in any kind of similar agreement with any other third party and the same is free from all encumbrances, charges, liens, & legal proceedings etc.
 - iii. All expenses during construction shall be borne by the Second Party, the Owner/s / First Party will sign building plan, and other required papers and documents for the interest of the proposed project, including revised and amended plan, papers, as may be required for the proposed project.

Handwritten signature and stamp:
Handwritten signature: *[Signature]*
Stamp: *Handwritten text, possibly a name or title, oriented vertically.*

- iv. The Owner/s / First Party, is executing this Development Agreement in favour of the Builder / Second Party, and hereby also authorize the company to sell its share of the project to the intending buyer/s on the strength of this Development Agreement alone on the basis of The Jharkhand Apartment (Flat Ownership Act), 2011.
- v. The Owner/s / First Party hereby assures the Builder / Second Party to extend her full co – operation and support towards the development of the said property, and if, required she will also execute and register one General Power of Attorney for the purpose of executing any other indenture/s in the proper court of law in favour of the intending buyer/s.
- vi. The legal heirs and successors of the First Party will also be bounded by the terms and conditions of this Development Agreement and it cannot be cancelled until and unless there is any breach to the terms and conditions of this Development Agreement.

14. THE SECOND PARTY HEREBY DECLARES AND COVENANTS:

- i. The Builder / Second Party shall prepare building plan or plans by an architect and get it approved by Zila Parishad / Circle Officer, or by any other Competent Authority for the construction of multistoried building consisting of flats, shops, parking, and other units and must arrange for electricity, water, sewerage and other basic amenities and services to be installed in the proposed project.
- ii. The Builder / Second Party must use all standard materials, fixture, fittings and installations regarding electric and water connections along with pipelines, and the Builder / Second Party also declare that it will not sell, mortgage, transfer or lease out any vacant land from the schedule below property.
- iii. The Builder / Second Party must supervise the construction at site and appoint skilled or un – skilled labour, workmen and other experts as and when necessary, however, if any accident happened during the work – in – progress or construction period it will be the sole liability of the Second Party / Developer to resolve the same.

Rajini
Shard
Harish

- iv. The expenses incurred to purchase materials, fixtures, fittings, other installations of electricity, pipelines for water, sewerage and all other services, amenities, shall be borne by the Builder / Second Party only.
- v. The Builder / Second Party shall complete the proposed construction within 30 (Thirty) months + 6 (six) months grace from date of possession in normal situation, the period of construction may get delayed due to act of god, or natural calamity, riot, acute shortage of building material etc., and / or such reason beyond control or reach of the human being.

15. BOTH PARTIES HEREBY DECLARE AS FOLLOWS:

- i. The parties shall put and render their sincere efforts for the success of the project, which however shall never be constituted or deemed to be constituted any partnership between the parties.
- ii. The Builder / Second Party shall construct the multi-storied building as per approved plan and for any extra work of construction, alteration or modification, other than specified as stated or replacement of fittings etc. for which the buyer/s shall pay the extra charges or costs as applied by the Second Party to the concerned buyer/s.
- iii. If the Owner / First Party or her legal heirs and successors interrupts the construction work without valid reasons, and the Builder / Second Party suffers any loss due to that, in such case the Owner / First Party shall be liable for the accountable loss and shall be liable to compensate the same, if any sustained by the Builder / Second Party.
- iv. This Development Agreement is binding on both the parties concerning / including their legal heirs and successors, and if required in future the legal heirs and successors of the parties will also execute any further legal documentation if necessary to carry out the project smoothly.

Handwritten:
Hrishabh Singh
Rajiv Singh

ARBITRATION

All disputes and differences arising out of this agreement between the parties regarding interpretation of any terms and conditions herein contained or determination of any liability or touching these presents shall be referred to two arbitrators one to be appointed by the Owner / First Party and other to be appointed by the Developer / Builder / Second Party and shall be guided by the Indian Arbitration and Conciliation Act, 1996.

JURISDICTION

The Court of Jamshedpur has superior jurisdiction in any or all the matters arising out of this Development Agreement.

SCHEDULE

All that piece and parcel of homestead / commercial land measuring an area 13.66 Decimals, being in Portion of Plot No 998, recorded under Khata No 193, Mouza Kalimati, P.S. Parsudih, Thana No 1163, Halka No I, Sub Division Dhalbhum, under the District Sub Registry Office, Block and City Jamshedpur, District East Singhbhum, State Jharkhand. (The Property is situated in Other / Branch Road)

The above property is bounded as:

North : Portion of Plot No 998 (Share of Ranjeet Singh)
South : Road
East : Road
West : Portion of Plot No 1002

The annual rent is payable to the State of Jharkhand, through Circle Officer, Jamshedpur.

The above property is more clearly shown in the sketch map attached herewith which also forms part of this indenture.

IN WITNESS WHEREOF the parties have hereunto set their respective hands today, at Jamshedpur, on this the ____ day, of Oct, 2023, above written.

Read over and explained the contents of this Development Agreement to the parties by me, who found it to be true and correct:

WITNESSES:
1. Anupam Sharma s/o A. Kumar,
Sri Niwas, Jamshedpur

2. G. Anand D-1, 4th floor, Dayal Row, Panskura, Jamshedpur
Drafted & Printed by: A. Kumar,
Old Court Campus, Jamshedpur.

[Signature]
SIGNATURE OF THE FIRST PARTY

Harish Sharma.
SIGNATURE OF THE SECOND PARTY

Certificate:

It is certified that the finger prints of left hand of each persons whose photograph is affixed in the document have been obtained before/by me.

[Signature]
Page



भारत सरकार
GOVERNMENT OF INDIA



Rajni
Date of Birth/DOB: 23/11/1974
Female/FEMALE



7590 5958 4517

मेरा आधार, मेरी पहचान

Rajni



भारतीय विधिपालन पहचान प्राधिकरण
NATIONAL REGULATORY AUTHORITY OF INDIA

Address:
W/O Amit Banerjee, 18/2,
Saigajhari Chandni chowk,
Parsudh, Near Pintu
electronics, Bhagabera, East
Singhbhum,
Jharkhand - 831002

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1847
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P.O. Box No 1947,
Bangalore-560001

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल | नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती

नाम रैयत मय वलिदयत जमाबन्दी

वो सकुनत नम्बर।

Page No. : 24

Vol. No. : 52

Receipt No. : 0793887616

जमशेदपुर कालीमाटी 1163 Rajni		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
193	998	0 एकड़ 13.66 डिसमील 0 हेक्टर

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

मांग बावत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2022-2023)	
माल (नकदी)	80.00				80.00	80.00
गुजारी (भावली)	20.00				20.00	20.00
सेस	40.00				40.00	40.00
सूद	40.00				40.00	40.00
मुतफरकात	16.00				16.00	16.00
मीजान	196.00				196.00	196.00

तफसील अदायकारी

अदायकारी बावत	बकाया				मौतालवा हाल (2023-2024)	फरजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2022-2023)		
माल (नकदी)				80.00	80.00	
गुजारी (भावली)				20.00	20.00	
सेस				40.00	40.00	
सूद				40.00	40.00	
मुतफरकात				16.00	16.00	
मीजान अदायकारी				196.00	196.00	

(१) मीजान कुल (तफसों में) : Three Hundred Ninety Two Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 392.00

तारीख अमला तहसील कुनिन्दा : 29-05-2023

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्राथमिकी 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।



भारत सरकार

भारत सरकार

राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र

CRSLP180211913 3/10/2022



खिला का नाम	पूर्वी शिवापुर	अनुपदला नाम	शालापुर	असल का नाम	बनसोदपुर	हस्ता	हस्ता-1
स्टेट का नाम	भारत	भाग वर्गीकरण (VOL)	52	पृष्ठ संख्या वर्गीकरण	24	खाला नं.	1163

क्रमिक संख्या	केस नं.	शीला का नाम/ राजस्व खाला नं.	धना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिप्रेत विवरण नामांतरण संबंधित है खाला नं. भाग वर्गीकरण पृष्ठ संख्या वर्गीकरण	कारोबार विवरण खाला नं. प्लॉट नं. क्षेत्रफल	लाभ	रिकस्ट 2 अद्यतन तिथि असमुक्ति
11913	1844 /R27	कालीमाटी/ 1163	घाटभिला	(अचलार्थिकता) 10/03/2022	By Partition Deed No. Dated	193 1 193	193 998 13.66 बिघांत	80	10/03/2022 (अचलार्थिकता)

क्रिया का नाम : (Rajniwati-Amit Banerjee, बति-- , पता-Salgajhari Chandni Chowk PO Tatanagar PS Parsudhi Janshedpur)

बनसोदी खेत का नाम : ख सिं-रीता-नागरपाल सिंह

विक्रेता का नाम : Late Balbir Singh, पता-Late Roor Singh, बति-- , पता-Salgajhari Chandni Chowk PO Tatanagar PS Parsudhi Janshedpur

उक्त कार्याची हस्ता-1 को आवश्यक कार्याची एवं सुचचार्य हस्तास्वीकृत।

यह एक कंप्यूटर जनित प्रति है

यह प्रथम केवल प्रती की जानकारी के लिए है

रसका उपयोग किसी भी न्यायस्थान में साक्ष्य के रूप में नहीं किया जा सकता है।

Covid-19 से सावधान-कार्यवाही शीला , खाला जीर्णता | खे गज की पूरी साक्ष्य है जल्दी | संशयल विस्टीति कराना शीला, हमें कोशेष से लक्ष्मण शीला |

Approved By : AMIT KUMAR SRIVASTWA

अचलार्थिकता : बनसोदपुर

Correction Slip Successfully signed and Saved.



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

रैयत का नाम, अभिभावक का नाम, रिश्ता											
रुद्र सिंह, पिता - नारायण सिंह, , जाति- सिख, निवासी- निजग्राम											
जिला का नाम	पूर्वी सिंहभूम अंचल का नाम	जमशेदपुर	हलका का नाम	हल्का-1	मौजा का नाम	कालीमाटी	खाता नम्बर	रैयती का प्रकार			
खेवट नम्बर	खाता नम्बर 193		थाना का नाम	घाटशिला	थाना नम्बर	1163					
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान		कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
(1)	(2)	(3)	कियारी संख्या (5)			(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
193	997	? अज्ञात ? अज्ञात	Xपुरानी परती ना. आ. 0	0 एकड़	3 डिसमील		लगान शामिल खाता नम्बर 57 बनाम बडा लक्षमन हो	0	0	93	1- दखलकार
	998	? बडा लक्षमन ? अनावाद बिहार सरकार	गोड़ा-01 1	0 एकड़	38 डिसमील		लगान शामिल खाता नम्बर 57 बनाम बडा लक्षमन हो				
खाता मे कुल प्लोट संख्या		2	खाता का कुल मिजान (खतियान के अनुसार)		0 41	खाता का कुल लगान		0 0 93			

यह एक कंप्यूटर जनित प्रति है

10/19/2023

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

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



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 6b65438e04d12f61d30d

Receipt Date : 29-Oct-2021 09:40:22 am

Receipt Amount : 50/-

Amount In Words : Fifty Rupees Only

Token Number : 20210000115450

Office Name : District SRO - Jamshedpur

Document Type : Partition


Payee Name : PAPINDER SINGH and RAJNI and RANJEET SINGH (Vendor)

GRN Number : 2108162180



Deface
रफ़्त
Aozil

:- For Office Use :-



2021/JSR/ 5234/BK1/4859

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

रसीद के माध्यम से यह देय है।

Rajni Singh, Papinder Singh



Kyhar
Parsudih
Papinder Singh

Chowk, Near Pintu Electricns, P.O.- Tatanagar, P.S.- Parsudih, Town- Jamshedpur- 831002, District- East singhbhum, Jharkhand hereinafter called the First Party of this Partition (Which term shall mean and include their respective heirs, legal representatives, executors, administrators, assigns etc.)

AND

RANJEET SINGH (UID:- 8829 2390 3134, PAN:- BWWPS1429Q), S/o Late Balbir Singh, by faith Sikh, by nationality Indian, by Caste General(Non CNT), by occupation Business, R/O 18/2, Salgajhuri, Chandni Chowk, Near Pintu Electricns, P.O.- Tatanagar, P.S.- Parsudih, Town- Jamshedpur- 831002, District- East singhbhum, Jharkhand hereinafter called the Second Party of this Partition (Which term shall mean and include their respective heirs, legal representatives, executors, administrators, assigns etc.)

AND

PAPINDER SINGH (UID:- 4290 0022 0756, PAN:- CRJPS8614J) S/o Late Balbir Singh, by faith Sikh, by nationality Indian, by Caste General(Non CNT), by occupation Business, R/O 18/2, Salgajhuri, Chandni Chowk, Near Pintu Electricns, P.O.- Tatanagar, P.S.- Parsudih, Town- Jamshedpur- 831002, District- East singhbhum, Jharkhand hereinafter called the Third Party of this Partition Which term shall mean and include their respective heirs, legal representatives, executors, administrators, assigns etc.

WHEREAS the property more fully set out in the Schedule A hereunder are the Recorded in the name of LATE ROOR SINGH, S/o LATE NARAYAN SINGH, residing at 18/2, Salgajhuri, Chandni Chowk, Near Pintu Electricns, P.O - Tatanagar, P.S - Parsudih, Town- Jamshedpur- 831002, District- East singhbhum, Jharkhand and the said Late Roor Singh is Recorded tenant of the said Property and paid annual rent to C.O. Jamshedpur regularly;

And Whereas after the death of recorded tenant ROOR SINGH, Property of

Page 2 of 6



Rajni
P Singh
PAPINDER SINGH

Schedule "A" was inherited by his son Late Balbir Singh;

And Whereas after the death of Late Balbir Singh, Property of Schedule "A" is jointly inherited by his Daughter and Sons and they are in the peaceful possession over the same;

And whereas at present circumstances and family requirement the properties were divided between 1. SMT RAJNI, D/o Late Balbir Singh , 2. RANJEET SINGH , S/o Late Balbir Singh, 3. PAPINDER SINGH , S/o Late Balbir Singh property mentioned in Schedule A;

And Whereas after the death of BALBIR SINGH , S/o LATE ROOR SINGH , his legal heirs have inherited the Schedule "a" property;

And Whereas to avoid any future issues and litigation all three Parties have decided to made an equal partition with mutual consent and for that they made this deed with following terms and conditions:

NOW THIS DEED OF PARTITION WITNESSETH:

THAT in pursuance of the above, the Parties herein mutually agree as follows:

1. THAT all three Parties have inherited the Schedule "A" Property from their father Late Balbir Singh, who inherited the property after death of his father Late Roor Singh. All Parties are absolute and lawful owner of the whole property of the schedule- "A".
2. THAT First Party of the Partition is allotted the property more fully described in the Schedule "B" hereunder and the said Party shall henceforth be separate and exclusive owner of the said property allotted to her by the Co-owners of the property.
3. THAT Second Party of the Partition is allotted the property more fully described in the Schedule "C" hereunder and the said Party shall henceforth be separate and exclusive owner of the said property allotted to him by the Co-owners of the

Page 3 of 6



Papinder Singh
Papinder Singh

property.

4. THAT Third Party of the Partition is allotted the property more fully described in the Schedule "D" hereunder and the said Party shall henceforth be separate and exclusive owner of the said property allotted to him by the Co-owners of the property.
5. THAT all Parties are liable to take care and responsibilities of said property which are allotted in their names as per this deed.
6. That The property is free from all encumbrances, liens or charges hereby partitioned.
7. That The property hereby allotted to all parties has been entered upon this day and henceforth beheld in severalty by such party without any interruption or disturbance by the other or any one claiming through or under him/her.
8. That all parties herein shall meet all the liabilities in respect of the public charges, taxes, including urban land tax and other taxes attributable to the ownership of the respective property allotted to each of them herein from this day onwards.
9. That all parties hereto shall at the cost of the other so requiring the same do every such act or thing as may reasonably be required for further and more particularly assuring the property hereby allotted to such party.
10. That all the Parties shall get their share of properties to be mutated in their respective names from the competent authority i.e. C.O. Jamshedpur and pay tax accordingly.

SCHEDULE "A"

(Total Property Partitioned)

In District Singhbhum East, District Sub - Registry office Jamshedpur, in Mouza KALIMATI, P.S. Ghatsila, Thana No.- 1163, Halka No.- I, recorded under Khata No.- 193, Portion of Plot No.- 997 & 998, measuring an area of 41 Decimal of homestead Land which is bounded by :

Punj: I - Vol - NO - 1 Page No - 193

Page 4 of 6



Rajni
Singh
Papinder Singh

NORTH : B.A Meshan .
SOUTH : Road.
EAST : Road.
WEST : Portion of Plot No - 1002.

SCHEDULE "B"

(Property allotted to the First Party- RAINI)

In District Singhbhum East , District Sub - Registry office Jamshedpur, in Mouza- KALIMATI, P.S.- Ghatsila, Thana No.- 1163, Halka No.- I, recorded under Khata No.- 193, Portion of Plot No.- 998, measuring an area of 13.66 Decimal, of homestead Land which is bounded by :

NORTH : RANJEET SINGH.
SOUTH : Road.
EAST : Road.
WEST : Portion of Plot No - 1002.

SCHEDULE "C"

(Property allotted to the Second Party- RANJEET SINGH)

In District Singhbhum East , District Sub - Registry office Jamshedpur, in Mouza- KALIMATI, P.S.- Ghatsila, Thana No.- 1163, Halka No.- I, recorded under Khata No.- 193, Portion of Plot No.- 998, measuring an an area of 13.66 Decimal, of homestead Land which is bounded by :

NORTH : PAPINDER SINGH.
SOUTH : Rajni.
EAST : Road.
WEST : Portion of Plot No - 1002.

SCHEDULE "D"

(Property allotted to the Third Party- PAPINDER SINGH)

In District Singhbhum East , District Sub - Registry office Jamshedpur, in Mouza-



Rajni
Papinder Singh
Papinder Singh

KALIMATI, P.S.- Ghatsila, Thana No.- 1163, Halka No.- I, recorded under Khata No.- 193, Portion of Plot No.- 997 & 998, measuring an area of 13.68 Decimal, of homestead Land which is bounded by :

- NORTH : B.A Meshan.
- SOUTH : Ranjeet Singh.
- EAST : Road.
- WEST : Portion of Plot No - 1002.

In witness whereof we, the Executants has hereunto set and subscribed our hands on this Partition, today at Jamshedpur.

WITNESSES:

1. *Randhir, S/O Mr. Bemerger, Randhir*
R/o 18/2, Salgaohari, Chandni chowk, N/o
Dinub electronics, Po. Ganagan, R.S. - Parsoan,
Town. Jamshedpur, East Singhbhum, Jharkhand - 831002
2. *Jyoti Kour, w/o Papinder Singh*
R/o (120) pahari, Vill - Salgaohari,
East Singhbhum, Jharkhand - 831002

Rajni
First Party

[Signature]
Second Party

Papinder Singh
Third Party

Certificate:

It is certified that the finger prints of left hand of each persons whose photograph is affixed in the document have been obtained before/by me.

SHAMBHU KUMAR MITTAL
Advocate
Advocate
24/11/2019



N. Kallmati (Jamshedpur)

नाम ग्राम - कालीमाटी (जमशेदपुर) ब्लाक नं. ३

थाना - घाटशिला

थाना नं. - ११६२

तरफ - हबुद पुरपुर

जिला - सिंहभूम

पैनाला - १६" = १ सील

प्र. वि. (र.फ.) १.१६६७ (मेट्रिक)

संन - १६६७/६१ ई.स.वी



नोट:- प्रस्तावित भूखण्ड को बाल रंग से चिह्नित कर दर्शाया गया है।

खाना सं.	-	खेसरा सं.	-	एकवा	-	सीहरी
193	-	९९४ अक्ष	-	१३.६६ डी.	-	उ.- राजत सिंह
						द.- अजयविल रास्ता
						पू.- रास्ता
						म.- खेसरा संख्या १००२

R. Malhotra
10/08/2021
अधीन
राजीव कुं. सहस्री
रजि. नं. - 241/611



Papinder Singh
Papinder Singh



N. **Kalimati (Jamshedpur)**

नाम ग्राम - कालीमाटी (जमशेदपुर) चांदर नं. ३

खाता - घाटशिला

आका सं. - ११६३

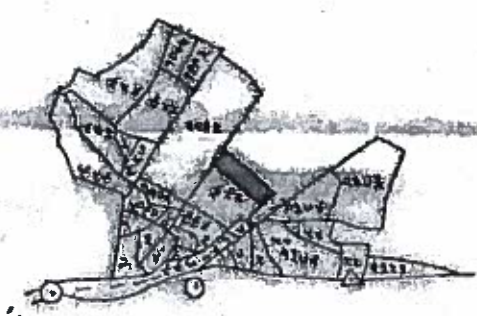
संपर्क - हलुद मुखुर

जिला - सिंहभूम

पैमाना - १६" = १ मील

घ. वि. (स.प.) १:१६६० (मेट्रिक)

सब - १६६०-६१ इत्यादी



नोट: प्रस्तोचित भूखण्ड को लाल रंग से चिन्हित कर दर्शाया गया है।

खाता सं.	खेसरा सं.	रकबा	बिंदी
193	998 अंश	10.68 बी.	उ.- बी. ए. मेसान
"	997	03.00 बी.	द.- रजित सिंह
कुल- 1	2	13.68 बी.	पू.- रास्ता
			प.- खेसरा संख्या 1002

Dr. Mohab.
10/08/2021
अधीन
संज्ञित कु. महतो
एजें. नं. - 241/11



Rajinder Singh
Rajinder Singh



N. **Kalimati (Jamshedpur)**

नाम धाम - काळीमाटी (जमशेदपुर) चांदर नदी

थाना - चांदरिवा

थाना नं. - 9963

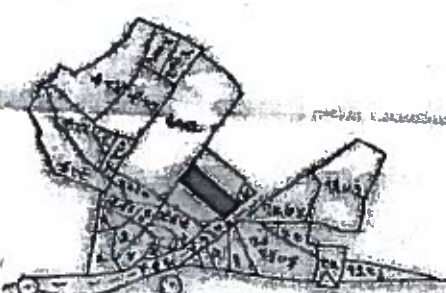
क्षेत्र - कलुड मुखु

जिला - सिन्धुधाम

पैमाना - 1 इंच = 1 मील

प्र. नि. (र.न.) - 99630 (मेट्रिक)

संव. - 9963-19 ई.वी.



नोट - प्रस्तावित भूखण्ड को लाल रंग से चिह्नित कर दर्शाया गया है।

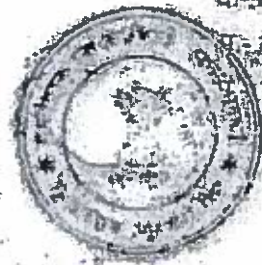
थाना स.	खेसरा स.	एकवा	चाहरी
193	998 अंश	18.66 बी.	ड. मपिन्दर सिंह

द. राजदी

रास्ता

खेसरा संख्या 1002

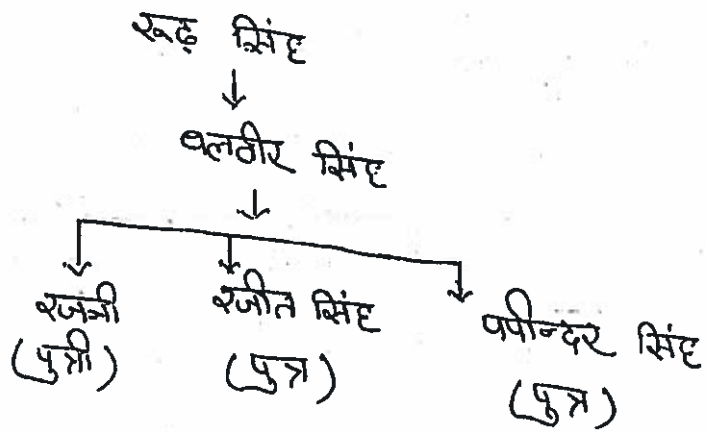
श्री. Mahabo.
70/02/2021
अमीन
संजीव क. महतो
सजि. नं. - 241/11



Signature
Pininder Singh
Pininder Singh



यह प्रमाणित किया जाता है कि मौजा कालीमाटी के अन्तर्गत खाता नं. 193 प्लॉट नं. - 997, 998 रकबा 41 डिक्सीमिल जमीन रुढ़ सिंह पिता नारायण सिंह के नाम से दर्ज है रुढ़ सिंह का वंशावली निम्न प्रकार है -



रुढ़ सिंह के वंशावली को मैं व्यक्तिगत तौर पर जानती हूँ।

Rajinder Singh
 प्रधान, कार्यकारी समिति
 श्री कालीमाटी नाम वंशवली
 गोलामो-सत नगरपालिका प्रजापद

Rajinder Singh
 Rajinder Singh





भारत सरकार
Government of India

नामांकन क्रम / Enrollment No 1124/10017/04535

To,
 रंजीत सिंह
 Ranjeet Singh
 S/O Balbir Singh
 Salgajhuri, Parsudih
 Near Chandani Chowk PO- Tatanagar
 JAMSHEDPUR
 Purbi Singhbhum
 Jharkhand 831002
 9031340450

Ref: 1229 / 22E / 1216532 / 1217117 / P



UE510778368IN



आपका आधार क्रमांक / Your Aadhaar No. :

8829 2390 3134

आधार — आम आदमी का अधिकार

भारत सरकार
 GOVERNMENT OF INDIA

रंजीत सिंह
 Ranjeet Singh
 जन्म वर्ष / Year of Birth : 1977
 पुरुष / Male

8829 2390 3134

आधार — आम आदमी का अधिकार



R. Singh






ज्योति कौर
Jyoti Kaur
जन तिथि/DOB: 19/12/1987
लिंग / FEMALE

3080 5735 9003

मेरा आधार, मेरी पहचान
7






भारत सरकार
Ministry of Information & Public Relations

पता:
डा. वि. वि. वा. सि. गौड़गरी,
विशेष सहायक, मंत्रालय कम
पुणे, पुणे महानगर,
महाराष्ट्र - 411002

Address:
W/O: Popinder Singh, Dabhar,
Village Sadgaon, Gobind-Gun-
Jugadai, East Singhbhum,
Jharkhand - 831002

3080 5735 9003

Jyoti kaur.



Form No. 10 (1957) Date: 24 SEP 1957
 Form No. 10 (1957) Date: 24 SEP 1957

Sl. No.	Name of the person	Address	Occupation	Signature	Remarks
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

Total: _____
 Date: 24 SEP 1957
 Signature: _____
 Name: _____



Apinder
 Apinder Singh


Transaction Success! Please Note Your Transaction Id.

OK

Name	PapinderSinghAndRajniAndRanjeetSingh
Token No / Depositor ID	20210000115450
Amount	2934
Transaction ID	7949f34f45c0822eb738
GRN	2108162111
CIN	10002162021102000688
Time	2021-10-29 09:34:52

कोरोना को रोकना है सफाई को अपनाकर है  दौड़ की दूरी मास्क है जरूरी

Rajni Singh
Papinder Singh





Document Registration Summary 1

Date :-29-Oct-2021

- Government/Market Value: ₹6011700/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹50 /-

Receipt : 553394

Receipt Date : 29-10-2021

Presenter Name: -

On Date 29-10-2021 Presented at District SRO - Jamshedpur

Signature of Presenter

Rajni

District SRO - Jamshedpur

PR	₹1
SP	₹780
LL	₹2003
A1	₹50
Stamp Duty	₹50

Total ₹2884

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	50	50	0	GRAS	PapinderSinghAndRajniAndRanjeetSingh	• GRN Number : 2108162180 • DEPT Transaction Id : 6b65438e04d12f61d30d • Transaction Type :	50
PR	1	1	0	GRAS	PapinderSinghAndRajniAndRanjeetSingh	• GRN Number : 2108162111 • DEPT Transaction Id : 7949f34f45c0922eb738 • Transaction Type :	1
SP	780	780	0	GRAS	PapinderSinghAndRajniAndRanjeetSingh	• GRN Number : 2108162111 • DEPT Transaction Id : 7949f34f45c0922eb738 • Transaction Type :	780
A1	50	50	0	GRAS	PapinderSinghAndRajniAndRanjeetSingh	• GRN Number : 2108162111 • DEPT Transaction Id : 7949f34f45c0922eb738 • Transaction Type :	50
LL	3	2003	-2000	GRAS	PapinderSinghAndRajniAndRanjeetSingh	• GRN Number : 2108162111 • DEPT Transaction Id : 7949f34f45c0922eb738 • Transaction Type :	2003
Sub Total	884	2884	-2000				

Article : Partition Number of Pages : 52

Exemption Fee Rule	Fee Exemption
Partition Exemption	180301 /-

1/2



Friction Exemption

240418 /-

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer



Signature of Operator



Seal and Signature of Registering Officer



Above signature & thumb Impression are affixed in my presence

Above mentioned, (RAJNI , RANJEET SINGH , PAPINDER SINGH), has/have admitted the execution before me. He/ She/ They has / have been identified by (RANDHIR) Son/Daughter/Wife of (AMIT BANERJEE) resident of (18/2 , Salgajhuri , Chandni Chowk , Near Pintu Electronics , PO Tatanagar , P.S- Parsudih , Town- Jamshedpur- 831002, District- East singhbhum, Jharkhand) and by occupation (Business).

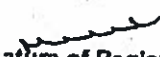


Signature of Registering Officer



Date:- 29-Oct-2021

Seal and Signature of Registering Officer





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

Deed Endorsement

Token No :- 20210000115450

Deed Type	Partition
Number of Pages	52
Fee Details	Stamp Duty :- Rs. 50, PR :- Rs. 1, SP :- Rs. 780, A1 :- Rs. 50, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.6011666/- , Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Kalimatl Ansh Location :- Other Road, Kalimatl Ansh Urban(ct) Property Boundaries :- East: ROAD, West: PORTION OF PLOT NO.- 1002, South: ROAD, North: B.A Meshan Khata Number - 193Plot Number - 997, 998Page Number - 1Volume Number - 193 Area Of Land :- 41.00 Decimal

Sh./Smt.RAJNI s/o/d/o/w/o LATE BALBIR SINGH has presented the document for registration in this office
today dated :- 29-Oct-2021 Day :- Friday Time :- 13:59:42 PM



RAJNI(Individual)

Party Name	Document Type	Document Number
RAJNI	PAN/UID	759059584517

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



PAPINDER SINGH
Address1 -
 18/2,
 Salgajhuri,
 Chandni
 Chowk, Near
 Pintu
 Electronics,
 P.O.-
 Tatanagar,
 P.S.-
 Parsudih,
 Town-
 Jamshedpur-
 831002,
 District- East
 singhbhum,
 Jharkhand,
Address2 -
 ...
 Jharkhand
PAN No.:
Permission
Case No.-

Yes

Papinder Singh
Address:-
 H.NO-128,
 PINTU
 ELECTRONICS,
 SALGAJHARI,
 CHANDINI
 CHOWK, PO-
 TATANAGAR
 THANA-
 PARSUDIH,
 JAMSHEDPUR,
 , Purbi
 Singhbhum,
 831002,,
 Jharkhand, India

PARTY
Age:33



Papinder Singh

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	RANDHIR S/o-D/o AMIT BANERJEE Address1 - 18/2, Salgajhuri, Chandni Chowk, Near Pintu Electronics, PO Tatanagar, P.S- Parsudih, Town- Jamshedpur- 831002, District- East singhbhum, Jharkhand, Address2 - ... , Jharkhand PAN No.:			<i>Randhir</i>

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	JYOTI KOUR Address1 - GOLPAHARI, VILL- SALGAJHARI, EAST SINGHBHUM, JHARKHAND- 831002, Address2 - ... , Jharkhand			<i>Jyoti Kour</i>



RAJNI
Address1 -
18/2,
Salgajhuri,
Chandni
Chowk, Near
Pintu
Electronics,
P.O.-
Tatanagar,
P.S.-
Parsudih,
Town-
Jamshedpur-
831002,
District- East
singhbhum,
Jharkhand,
Address2 -

Yes

Rajni
Address:- 18/ 2,
Near Pintu
electronics,
Salgajhari
Chandni chowk,
Parsudih,
Bhagabera, ,
East Singhbhum,
831002, ,
Jharkhand, India

PARTY
Age:47



Rajni

...
Jharkhand
PAN No.:
Permission
Case No.-

2

RANJEET
SINGH
Address1 -
18/2 ,
Salgajhuri,
Chandni
Chowk , Near
Pintu
Electronics ,
P.O.-
Tatanagar ,
P.S.-
Parsudih ,
Town-
Jamshedpur-
831002,
District- East
singhbhum,
Jharkhand,
Address2 -

Yes

Ranjeet Singh
Address:- ,
Near Chandani
Chowk,
Salgajhuri,
Parsudih, PO-
Tatanagar,
JAMSHEDPUR, ,
Purbi
Singhbhum,
831002, ,
Jharkhand, India

PARTY
Age:44



Ranjeet Singh

...
Jharkhand
PAN No.:
Permission
Case No.-





Pre Registration Docket

Date :- 29-10-2021 01:28 pm

Office Name :- District SRO - Jamshedpur
Token No:- 20210000115450

Appoinment :- 29-Oct-2021 Time:- 11:20

Article	Partition
Pre Registration Date	27-Oct-2021
No. Of Pages	26
Stamp Duty	50
Paid Stamp Duty	0
Total Fees	₹ 834.

Property Id: 614377

Valuation No. : 824717 / 2021	:- 2021-2022	User Id : 9491	Date : 29-October-2021 13:49:PM
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Census	Corporation : Kalimati Ansh Panchayat	Village/City : Kalimati Ansh	
Kalimati Ansh Urban(ct) - Other Road			
Khata Number - 193			
Plot Number - 997, 998			
Page Number - 1			
Volume Number - 193			
Valuation Rule : Residential Land			
Property Details			
1	Land area	41 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 41 x 146626=6011666	₹60,11,666/-
A	Total		₹60,11,666/-
Note : Final Valuation Is Rounded to Next 100/-			
Total Valuation (A)			₹60,11,700/-
Total Amount In Words : Sixty Lakhs Eleven Thousands Seven Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: ROAD, West: PORTION OF PLOT NO.- 1002, South: ROAD, North: B.A Meshan
Area	Land area : 41.00 Decimal
Other Description of the Property	Address - MOUZA- KALIMATI SALGAJHURI CHANDANI CHOWK



Government/Market Value	6011666
Transaction Amount	-

PARTY	-Mrs. RAJNI, Address - 18/2 , Salgajhuri , Chandni Chowk , Near Pintu Electricns , P.O.- Tatanagar , P.S.- Parsudih , Town- Jamshedpur- 831002, District- East singhbhum, Jharkhand- ,Father/Husband Name LATE BALBIR SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****4517
	-Mr. PAPINDER SINGH, Address - 18/2 , Salgajhuri , Chandni Chowk , Near Pintu Electricns , P.O.- Tatanagar , P.S.- Parsudih , Town- Jamshedpur- 831002, District- East singhbhum, Jharkhand- ,Father/Husband Name LATE BALBIR SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****0756
	-Mr. RANJEET SINGH, Address - 18/2 , Salgajhuri , Chandni Chowk , Near Pintu Electricns , P.O.- Tatanagar , P.S.- Parsudih , Town- Jamshedpur- 831002, District- East singhbhum, Jharkhand- ,Father/Husband Name LATE BALBIR SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****3134

Witness Information	Mrs. JYOTI KOUR , Address - GOLPAHARI, VILL- SALGAJHARI, EAST SINGHBHUM, JHARKHAND- 831002-, Father/Husband Name-PAPINDER SINGH
---------------------	---

Identifier Details	Mr. RANDHIR , Address - 18/2 , Salgajhuri , Chandni Chowk , Near Pintu Electricns , PO Tatanagar , P.S- Parsudih , Town- Jamshedpur- 831002, District- East singhbhum, Jharkhand- ,Father/Husband Name-AMIT BANERJEE
--------------------	--

Fee Rule:Partitlon Deed		
1	Stamp Duty	2,40,468

1	SP	780
Total		780

Fee Rule:Partitlon Deed		
1	A1	1,80,351
2	LL	3
3	PR	1
Total		1,80,355

Sr.No. Exemption Detail Amount

Partitlon Exemption		
1	Stamp Duty	240418
2	A1	180301



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

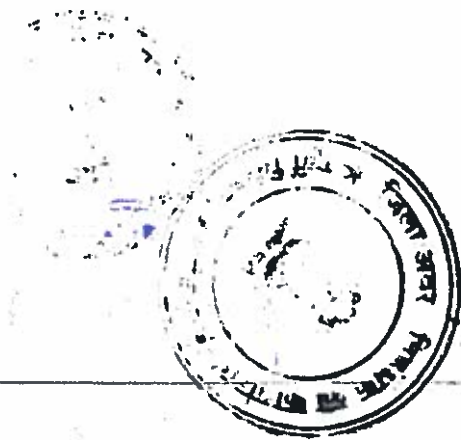
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I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

Papinder Singh.

Sham...
Deed Writer / Advocate

P Singh
Vendee / Claimant

Lajvi
Vendor / Executant





झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 29, 2021

पंजी II प्रति

भाग वर्तमान	1	प्लॉट संख्या	193											
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	खतभूम	अवंत का नाम	जमशेदपुर	इकाई का नाम	हरका-1	इस्टेट का नाम	झारखण्ड					
मोजा का नाम	कासीमारी	डोरिंग संख्या	183/ABC	तौबी संख्या	0	प्लॉट नंबर	1163	खत का प्रकार	रेवती					
रुद्र सिंह, पिता-नरस्यम सिंह, जाति- सिख														
खता नम्बर	प्लॉट संख्या	रकबा				परिवर्तन के लिए प्राधिकार				लगान	सेत			
183	997	0 ए 3 डि 0.012 हे												
183	998	0 ए 38 डि 0.154 हे								0.93	1.36			
कुल परिमाण		0 ए 41 डि 0.166 हे												
वारीख	प्राप्ति पत्र संख्या	सात से	सात तक	सागत बकाया	सागत धातु सात	रोड सेत बकाया	रोड सेत धातु सात	विद्या सेत बकाया	विद्या सेत धातु सात	स्वास्थ्य सेत बकाया	स्वास्थ्य सेत धातु सात	कृषि सेत बकाया	कृषि सेत धातु सात	
28/07/2008	1122181	2004	2008	0	0.73	0	0.18	0	0.37	0	0.37	0.2	0.2	

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

List Of Case Status Details

यह एक कंप्यूटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अनधिकृत के लिए सम्बन्धित अधिकारी से संपर्क करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर लिख करे।



Rajinder Singh
Rajinder Singh



Token No.: 20210000115450

CERTIFICATE

Office of the District SRO - Jamsheedpur

This Partition was presented before the registering officer on date 29-Oct-2021 by RAJNI, S/O, D/O, W/O LATE BALBIR SINGH resident of 18/2, Salgaihuri, Chandni Chowk, Near Pintu Electricins, P.O.- Tananagar, P.S.- Parsudih, Town- Jamsheedpur- 831002, District- East singbhum, Jharkhand ..
This deed was registered as Document No:- 2021/SR/5234/BK1/4859 in Book No :- BK1, Volume No :- 962 from Page No :- 247 to 298 at, office of District SRO - Jamsheedpur

Date:- 29-Oct-2021

Registering Officer



जिला अंतर निबन्धक
पूनी सिंहभूम, जमशेदपुर

[Handwritten Signature]
23/11/2021



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

October 19, 2023

भाग वर्तमान	52	पृष्ठ संख्या	24										
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम	अंचल का नाम	जमशेदपुर	हलका का नाम	हल्का-1	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	कालीमाटी	होलिडिंग संख्या	193	तौजी संख्या		धाना नम्बर	1163	खाता का प्रकार	---				
Rajni, पति-Amit Banerjee, जाति- -													
खाता नम्बर	प्लॉट संख्या	रकबा				परिवर्तन के लिए प्राधिकार				सगान	सेस		
193	998	0 ऐ 13.66 डि 0 हे				नामान्तरण मुकदमा संख्या 1844/2021 - 2022				80	0		
कुल परिमाण		0 ऐ 13.66 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चासु साल	रोड सेस बकाया	रोड सेस चासु साल	शिक्षा सेस बकाया	शिक्षा सेस चासु साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चासु साल	कृषि सेस बकाया	कृषि सेस चासु साल
03-11-2022	0142668551	2021-2022	2021-2022	0	80	0	20	0	40	0	40	0	16
05-29-2023	0793887616	2022-2023	2023-2024	80	80	20	20	40	40	40	40	16	16

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 प्रार्थी की जानकारी के लिए है

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करे

Transaction Success! Please Note Your Transaction Id.

OK

Name	RadheEnterprisesRepByHarishSharma
Token No / Depositor ID	202300139881
Amount	114784
Transaction ID	04ede617d780d79a4c58
GRN	2319835309
CIN	146378571
Time	2023-10-19 20:02:38

कोरोना को हराणा है सफाई को अपनाणा है




दो गज की दूरी मास्क है जरूरी

Regisri

निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

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


 जाँच लिफ्टाफ का हस्ताक्षर
 तिथि सहित


 निबंधन अधिकारी का हस्ताक्षर
 तिथि सहित

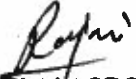


Document Registration Summary 1

Date :-20-Oct-2023

- Government/Market Value: ₹4406400/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹4020 /-

On Date 20-10-2023 Presented at District SRO -
Jamshedpur
Signature of Presenter


District SRO - Jamshedpur

Receipt : 921863

Receipt Date : 20-10-2023

Presenter Name: -

E	₹2000
PR	₹1
SP	₹1620
LL	₹3
A1	₹113160
Stamp Duty	₹4020

Total

₹120804

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4004	4020	-16	GRAS	RadheEnterprisesRepByHarishSharma	GRN Number : 2319842193 DEPT Transaction Id : 3ed0d9816af6bc7fb4 Transaction Type :	4020
E	2000	2000	0	GRAS	RadheEnterprisesRepByHarishSharma	GRN Number : 2319847436 DEPT Transaction Id : 2d5a99abb7bec3ab3834 Transaction Type :	2000

PR	1	1	0	GRAS	RadheEnterprisesRepByHarishSharma	GRN Number : 2319835309 DEPT Transaction Id : 04ede617d780d79a4c58 Transaction Type :	1
SP	1620	1620	0	GRAS	RadheEnterprisesRepByHarishSharma	GRN Number : 2319835309 DEPT Transaction Id : 04ede617d780d79a4c58 Transaction Type :	1620
A1	113160	113160	0	GRAS	RadheEnterprisesRepByHarishSharma	GRN Number : 2319835309 DEPT Transaction Id : 04ede617d780d79a4c58 Transaction Type :	113160
LL	3	3	0	GRAS	RadheEnterprisesRepByHarishSharma	GRN Number : 2319835309 DEPT Transaction Id : 04ede617d780d79a4c58 Transaction Type :	3
Sub Total	120788	120804	-16				

Article : Development Agreement Number of Pages : 108 .

Signature of Operator



Signature of Head Clerk



Signature of Registering Officer






OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

Deed Endorsement

Token No :- 202300139881

Deed Type	Development Agreement
Number of Pages	108
Fee Details	Stamp Duty :- Rs. 4004, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1620, A1 :- Rs. 113160, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.4406388/- , Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Kalimati Ansh Location :- Other Road, Kalimati Ansh Urban(ct) Property Boundaries :- East: ROAD, West: PORTION OF PLOT NO.1002, South: ROAD, North: PORTION OF PLOT NO.998 (SHARE OF RANJEET SINGH) Khata Number - 193Plot Number - 998Volume Number - 52Page Number - 24 Area Of Land :- 13.66 Decimal




Sh./Smt.RAJNI s/o/d/o/w/o AMIT BANERJEE has presented the document for registration in this office



today dated :- 20-Oct-2023 Day :- Friday Time :- 13:25:44 PM





RAJNI(Individual)

Party Name	Document Type	Document Number
RAJNI	PAN/UID	759059584517

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	RAJNI Address1 - 18/2 SALGAJHURI CHANDANI CHOWK NEAR PINTU ELECTRONICS P.O TATANAGAR P.S PARSUDIH JAMSHEDPUR,, Address2 - JAMSHEDPUR , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Rajni Address:- 18/ 2, Near Pintu electronics, Salgajhari Chandni chowk, Parsudih, Bhagabera, , East Singhbhum, 831002, , Jharkhand, India		EXECUTANTS Age:48			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	RADHE ENTERPRISES REP BY HARISH SHARMA Address1 - OFFICE AT 003 SAMWRIDHI ENCLAVE ROAD NO.3 CONTRACTORS AREA P.O AND P.S BISTUPUR CITY JAMSHEDPUR EAST SINGHBHUM PIN NO.831001, Address2 - JAMSHEDPUR , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Harish Sharma Address:- B 201 Gala Glory, South Bopal, Behind Sobo Centre, , Bopal, , Ahmedabad, 380058, , Gujarat, India		CLAIMANT Age:38			<i>Harish Sharma</i>

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	ANUPAM SHARMA S/o-D/o SHRI NIWASH SHARMA Address1 - NEW COLONY KUCHAMAN CITY NAGOUR RAJASTHAN PIN 341506, Address2 - , , , Jharkhand PAN No.:			<i>Anupam Sharma</i>

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p style="text-align: center;">G RAMESH</p> <p>Address1 - D 1 4TH FLOOR DAYAL TOWER CHANDANI CHOWK PARSUDIH JAMSHEDPUR, Address2 - ... , Jharkhand.</p>			

Signature of Operator




Seal and Signature of Registering Officer



Above signature & thumb Impression are affixed in my presence.

Above mentioned, (RAJNI), has/have admitted the execution before me. He/ She/ They has / have been identified by (ANUPAM SHARMA) Son/Daughter/Wife of (SHRI NIWASH SHARMA) resident of (NEW COLONY KUCHAMAN CITY NAGOUR RAJASTHAN PIN 341506) and by occupation (Business).



Signature of Registering Officer



Date:- 20-Oct-2023

Seal and Signature of Registering Officer





Pre Registration Docket

Date :- 20-10-2023 01:48 pm

Office Name :- District SRO - Jamshedpur
Token No:- 202300139881

Appoinment :- 20-Oct-2023 Time:- 10:50

Article	Development Agreement
Pre Registration Date	18-Oct-2023
No. Of Pages	54
Stamp Duty	4004
Paid Stamp Duty	0
Total Fees	₹ 1,16,784.

Property Id: 1089747

Valuation No. : 1479509 / 2023	:- 2023-2024	Date : 19-October-2023 19:44:PM	
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Census	Corporation :	Village/City : Kalimati Ansh	
Kalimati Ansh Urban(ct) - Other Road		-	
Khata Number - 193			
Plot Number - 998			
Volume Number - 52			
Page Number - 24			
Property Rates			
Commercial Land (Y)			
₹322576/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	13.66 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 13.66 x 322576=4406388.16	₹44,06,388/-
A	Total		₹44,06,388/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹44,06,400/-
Total Amount in Words : Forty Four Lakhs Six Thousand Four Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: ROAD, West: PORTION OF PLOT NO.1002, South: ROAD, North: PORTION OF PLOT NO.998 (SHARE OF RANJEET SINGH)
Area	Land area : 13.66 Decimal
Other Description of the Property	Address - MOUZA KALIMATI ANSH ALIAS KALIMATI P.S PARSUDI, Pin Code - 831002
Government/Market Value	4406388.16
Transaction Amount	-

CLAIMANT	-Ms. RADHE ENTERPRISES REP BY HARISH SHARMA, ,Father/Husband Name SHRINIWAS SHARMA , PAN No.- Date Of Birth-19-Jul-1985,Permission Case No.- , Aadhaar No. *****8186, Country-INDIA, State Name-Jharkhand, District Name-Singhbhum West, City/Village/Town Name-JAMSHEDPUR, Locality-JAMSHEDPUR,Address - OFFICE AT 003 SAMWRIDHI ENCLAVE ROAD NO.3 CONTRACTORS AREA P.O AND P.S BISTUPUR CITY JAMSHEDPUR EAST SINGHBHUM PIN NO.831001, Pin Code-831001
EXECUTANTS	-Mrs. RAJNI, ,Father/Husband Name AMIT BANERJEE , PAN No.- Date Of Birth-23-Nov-1974,Permission Case No.- , Aadhaar No. *****4517, Country-INDIA, State Name-Jharkhand, District Name-Singhbhum East, City/Village/Town Name-JAMSHEDPUR, Locality-JAMSHEDPUR,Address - 18/2 SALGAJHURI CHANDANI CHOWK NEAR PINTU ELECTRONICS P.O TATANAGAR P.S PARSUDI, JAMSHEDPUR,, Pin Code-831002

Witness Information	Mr. G RAMESH , Address - D 1 4TH FLOOR DAYAL TOWER CHANDANI CHOWK PARSUDI, JAMSHEDPUR-, Father/Husband Name-V VENKAT RAO
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Identifier Details	Mr. ANUPAM SHARMA , Address - NEW COLONY KUCHAMAN CITY NAGOUR RAJASTHAN PIN 341506-, Father/Husband Name-SHRI NIWASH SHARMA
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Fee Rule:Development Agreement		
1	Stamp Duty	4,000
2	Stamp Duty	4

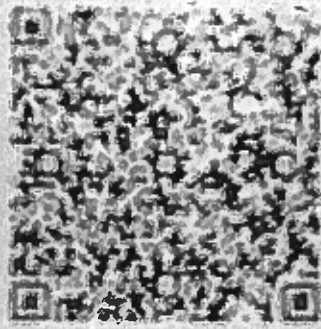
1	SP	1,620
Total		1,620

Fee Rule:Development Agreement		
1	A1	3,000
2	A1	1,10,160
3	E	2,000

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

BMEPS1759M

नाम / Name

HARISH SHRINIWAS SHARMA

पिता का नाम / Father's Name
SHRINIWAS SHARMA

जन्म की तारीख / Date of Birth
19/07/1985



Harish Shrivastava

Harish Shrivastava

हस्ताक्षर / Signature

24032017

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4	LL	3
5	PR	1
Total		1,15,164

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.

Hansh Shrivastava

Rayhu

Deed Writer / Advocate

Vendee / Claimant

Vendor / Executant

Token No.: 202300139881

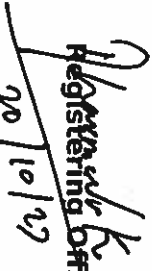
CERTIFICATE

Office of the District SRO - Jamsshedpur

This Development Agreement was presented before the registering officer on date 20-Oct-2023 by RAJNI, S/O, D/O, W/O AMIT BANERJEE resident of 18/2 SALGAJHURI CHANDANI CHOWK NEAR PINTU ELECTRONICS P.O TATANAGAR P.S PARSUDIH JAMSHEDPUR, JAMSHEDPUR.

This deed was registered as Document No:- 2023/JR/5746/BK1/5350 in Book No :- BK1, Volume No :- 962 from Page No :- 263 to 370 at, office of District SRO - Jamsshedpur

Date:- 20-Oct-2023


Registering Officer
20/10/23