

690

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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 0e418692c6f0eb8468c4

Receipt Date : 03-Oct-2023 12:30:32 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300127515

Office Name : SRO - Chaibasa

Document Type : Development Agreement

Payee Name : M S CONSTRUCTION PARTNERSHIP FIRM
REPRESENTED THROUGH ITS PARTNERS
MUMTAZ KHAN (Vendee)

GRN Number : 2319534374



-: For Office Use :-

2023/127515
03/10/2023

2023/CHA/690/BK/1/667


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

इस रसीद के माध्यम से भुगतान के लिए कोई लेवा गरी ली नहीं है।

Shivam
3/10/2023

निबंधन कार्यालय में दस्तावेजों की जांच हेतु चेकलिस्ट

क्र०सं०	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-II		✓
	(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-II 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.	होल्लिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)		✓


 जाँच लिपिक का हस्ताक्षर
 तिथि सहित




 31/10/23
 निबंधन पदाधिकारी का हस्ताक्षर
 तिथि सहित


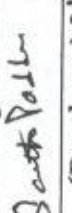
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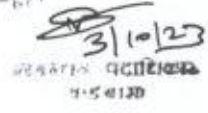
Development Agreement, P.S Sader Chaibasa, Dist 100f only.

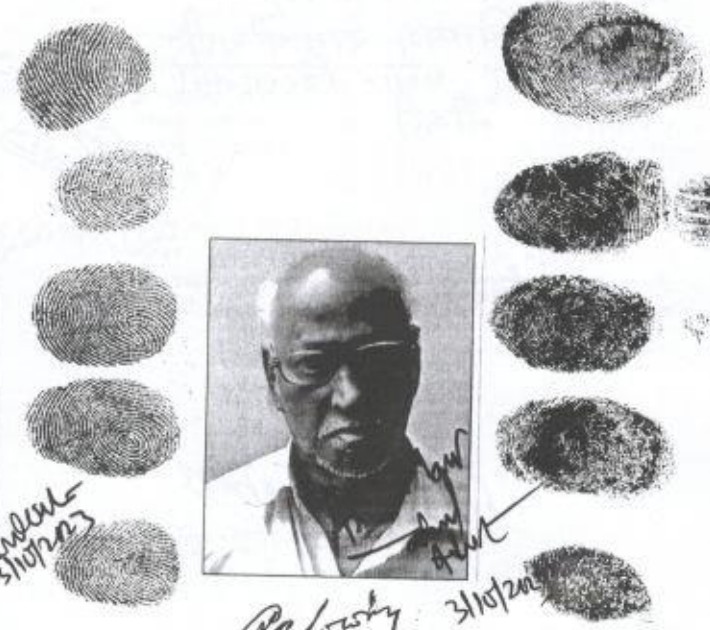
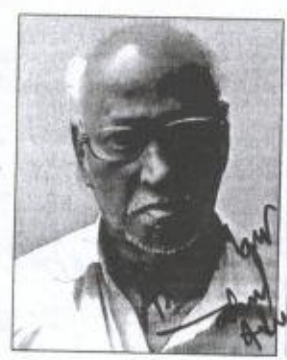
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 (Owners) 31/10/2023

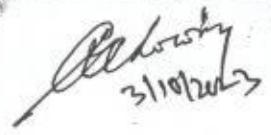


 (Developer) 31/10/2023
 For M/S M. S. Construction

वम 2: क अधीन बाह्य भारतीय स्टाम्प अधिनियम
 1899 की अनुसूची 1 धा 1 क 2(a) के अधीन नथ
 नोटागापुर कास्वकारी अधिनियम के धारा 5C
 क अधीन दयादात स्टाम्प सेंटिल (या स्टाम्प डुल्क) से
 निपक या स्टाम्प डुल्क अपेक्षित नहीं।


 31/10/23
 प्रमाणित पदाधिकारी
 प-5 4130




 31/10/2023


 31/10/2023

DEVELOPMENT AGREEMENT

Freepaid
 AMT 55190.00
 fee 2000.00
 Salani. 3.00
 Process 1.00
 S.P. 2160.00

THIS AGREEMENT is made on this the 31 day of October, 2023

BETWEEN

1. **DHIMAN ROYCHOWDHURY**, aged about 54 years, son of
 Chinmoy Roychowdhury, grand son of late Kashi Chandra
 Chowdhury Roy, by faith Hindu, by occupation – Service, by category
 – General (Not being a prohibited caste under CNT Act), resident of H
 no. 10, Sri Ram Path, Radhika Nagar, Kharangajhar, Telco, East
 Ghorbandha, Birsanagar, Chotta Gobindpur, Jamshedpur, P.O. –
 Birsanagar, P.S. – Birsanagar, District Singhbhum East, 831004;
 Adhar no. XXXX-XXXX-8255, PAN no. AHSPR0940H, Mobile no.
 7319363131


 31/10/23


 31/10/2023

किये एवं लक्ष प्राप्त।

नाम अधिमत्त रायचौधरी
 चिन्मय रायचौधरी
 पता - विरसान्ना, पुर्वी सिट्टम
 सामान्य नौकरी
 31/07/23
 9000/1/00
 03/10/2023
 (पाईनसा)


31/10/2023
 परतारण में शामिल था, प्लेट
 प्रविष्टि में दर्ज नहीं है।




Shrinani
 31/07/2023




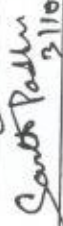
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(Owners)
Date 21/10/2023





(Developer)
21/10/2023
For M/S M. S.
Construction


2. **CHINMOY ROY CHOWDHURY**, aged about 83 years, son of late Kashi Chandra Chowdhury Roy @ K.C. Roy Chowdhury, grand son of Late Ishwar Chandra Roy Chowdhury, by faith Hindu, by occupation – Dependent, by category – General (Not being a prohibited caste under CNT Act), resident of House no. 285A, Chota Nimdih, behind Sidheshwar Mandir, Chaibasa, P.O. and P.S. – Chaibasa Sadar, District Singhbhum West 833201, Adhar no. XXXX-XXXX-9600, pan NO. ABFPC8517N, Mobile no. 9852462081

hereinafter jointly called and referred to as the “**OWNER**” and individually as “Owner no. 1 & 2” respectively (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, legal representatives and assigns) of the **ONE PART**.

A N D

M/S M.S. CONSTRUCTION, a partnership firm having its office at House no. 25, Road no. 2, Old Purulia Road, Zakir Nagar West, Azad Nagar, Mango, Jamshedpur, District Singhbhum East, 831012 represented through its partners – **(1) Mr. MUMTAZ KHAN**, aged about 40 years, son of Amanullah Khan, grandson of late Israil Khan, by faith Muslim, by occupation Business, resident of Holding no. 25, Road no. 2, Old Purulia Road, Zaakir Nagar West, Azad Nagar, Mango, District Singhbhum East, 832110; Adhar no. XXXX-XXXX-2740, Mobile no. 9234608321 and **(2) MD. IRFAN ALI**, aged about 37 years, son of Md. Shamsul Haque, grandson of Late Ali Hasan, by category – General (Not being a prohibited caste under CNT Act), by faith Muslim, by occupation Business, resident of House no. 36451, Road no. 13/B, Jawahar Nagar, Mango, Jamshedpur,

:: 4 ::



(Owners)
3110/2403
M/s






(Developer)
For M/S M. S.
Construction

831012; Adhar no. XXXX-XXXX-1727, Mobile no. 9263860971 (3) Mr. **SASTHI PODDAR**, aged about 51 years, son of Mr. Khetro Mohan Poddar, grandson of late Surendra Poddar, by faith Hindu, by occupation Business, by category – General (Not being a prohibited caste under CNT Act), resident of Quarter no. 7, (X Type), Cross Road no. 24, Agrico, P.O. Agrico, Town Jamshedpur, District Singhbhum East, Adhar no. XXXX-XXXX-5183, Mobile no. 9934183592; hereinafter called and referred to as the “**DEVELOPER**” (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, legal representatives and assigns) of the **OTHER PART**.

WHEREAS, land within old ward no. 5 (Five) and new ward no. 16 (Sixteen) of the Chaibasa Municipality, Mohalla – Chota Nimdih, by the side of Mission Hata, P.O. & P.S.- Chaibasa Sadar, District -Singhbhum West, under recent survey Khata no. 67 (Sixty seven), plot no. 86(a) to (p), measuring an area of 1.13.873 acre, corresponding to Mauza Dumbisai; was the property of and is recorded in the name of Janab Md. Sharif, in recent survey settlement Records, finally framed and published in the year 1972.

AND

WHEREAS, out of said plots of land, an area of 1.500 decimals, bearing plot no. 86(m), more fully described as Item no. 1 in schedule-A below has been sold by recorded tenant - Janab Md. Sharif, in favour of Owner no. 1 – Dhiman Roychowdhury, vide registered deed no. 2713/2742, dated 16.11.2000 and Item no. 1 of Schedule-A has been mutated in the



(Owners)
21/10/2005
M/S


(Developer)
For M/S M. S.
Construction




name of owner no. 1, in the office of the C.O. Sadar at Chaibasa, vide Mutation case no. 271(M)/2000-2001, order dated 29.12.2000 and same stands entered in Online Jamabandi Register II at page no. 222, volume no. 1 and Municipal Holding bearing no. 0160000270000Mo of Ward no. 16, concerning the same also stands mutated in his name.

AND

WHEREAS, similarly out of said plots of land, an area of 1.500 decimals, bearing plot no. 86 (l) & (m), more fully described as Item no. 2 in schedule-A below has been sold by recorded tenant - Janab Md. Sharif, in favour of Owner no. 1 - Dhiman Roychowdhury, vide registered deed no. 2714/2743, dated 16.11.2000 and Item no. 2 of Schedule-A has been mutated in the name of owner no. 1, in the office of the C.O. Sadar at Chaibasa, vide Mutation case no. 272(M)/2000-2001, order dated 29.12.2000 and same stands entered in Online Jamabandi Register II at page no. 221, volume no. 1 and Municipal Holding bearing no. 0160000270000Mo of Ward no. 16 concerning the same also stands mutated in his name.

AND

WHEREAS, similarly out of said plots of land, an area of 9 decimals, bearing plot no. 86 (f) (g) & (l), more fully described as Item no. 3 in schedule-A below has been sold by recorded tenant - Janab Md. Sharif, in favour of Owner no. 2 - Chinmoy Roy Chowdhury, vide registered deed no. 2703/2731, dated 10.11.2000 and Item no. 3 of Schedule-A has been mutated in the name of owner no. 2, in the office of the C.O. Sadar



(Owners)
31/07/2023
M/S

Santosh S. S.
(Developer)
31/07/2023
For M/S M. S.
Construction

at Chaibasa, vide Mutation case no. 270(M)/2000-2001, order dated 29.12.2000 and same stands entered in Online Jamabandi Register II at page no. 230, volume no. 1 and Municipal Holding bearing no. 0160000148000A1 concerning the same also stands mutated in his name.

AND

WHEREAS, in the aforesaid manner the Owners jointly own and possess and/or otherwise well and sufficiently entitled to entire **Schedule-A land**, measuring an area of 12 decimals, together with all right of easements, facilities and amenities annexed thereto.

AND

WHEREAS, the Owners are desirous of constructing new multistoried building upon the entire **SCHEDULE-"A"** land by amalgamating the same into a single block of land, measuring an area of 12 decimals in accordance with the building plan to be sanctioned / approved by the Chaibasa Local Municipality/Authority. But due to financial stringency and/or lack of expertise in the field, the Owners are unable to start the construction of the said building and had been in search of a suitable person, who can undertake the responsibility of construction of such building on the said premises of his/her/their own arrangement and expenses.

AND

WHEREAS, the Developer through its partners, having come to know the intention of the Owner, contacted the Owner and requested them to allow them to make construction of the proposed building, in accordance with plan sanctioned by the Chaibasa Municipality, Approval granted vide Memo No. CNP/BP/0022/W16/2023, dated 20.06.2023, revised with addition /





(Owners)
31/07/2023
M/S




(Developer)
For M/S M. S.
Construction

alteration of plan granted vide CNP/BP/0023/W16/2023, Date 27.06.2023; which has been done by the Developer at its own arrangement, cost and expenses.

AND

WHEREAS, on negotiation between the parties, the Owner has agreed to allow the Developer to do the same on certain terms and conditions, and this agreement is being executed depicting the terms and conditions agreed between the parties.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY THE PARTIES HERETO the following terms and conditions:-

ARTICLE-I: DEFINITIONS

- 1.1. **OWNER** :- Shall mean **the persons** as described above as "owners".
- 1.2. **DEVELOPER** :- Shall mean **M/s M.S. Construction**, as described above.
- 1.3. **TITLE DEEDS**: - Shall mean all the original documents relating to title of the **Schedule-A land**, will be shown by the owner whenever required by developer.
- 1.4. **PREMISES**: Shall mean **Schedule-A land**, together with all right of easements, facilities and amenities annexed thereto.
- 1.5. **BUILDING**: - Shall mean the construction to be made upon the said premises as per plan sanctioned by the Chaibasa Municipality, if any deviation/s as may be required and which will be approved / regularized by Chaibasa Municipality at the time of issuing completion certificate.
- 1.6. **OWNERS' ALLOCATION**: - Shall mean and has been mentioned in the **SCHEDULE-"B"** hereunder.


Animesh

Babbar
(Owners)
21/07/2023
Nishu


Jyoti

Gaurav
21/07/2023
(Developer)
For M/S M. S.
Construction

- 1.7. **DEVELOPER'S ALLOCATION** :- Shall mean and has been mentioned in the **SCHEDULE-"C"** hereunder.
- 1.8. **COMMON FACILITIES & AMENITIES** : Shall include the facilities and amenities specifically been mentioned in the **SCHEDULE "D"** hereunder.
- 1.9. **SALEABLE SPACE**: Shall mean built-up / Carpet area of units/floors/flats and car parking space/s, in the building available for independent use and occupation after making due provisions for common facilities and the space required thereof.
- 1.10. **COMMON EXPENSES**: Shall mean and include the expenses, which has been mentioned in **SCHEDULE-"E"** hereunder.
- 1.11. **THE ARCHITECT**: Shall mean a company or person who has been appointed by the Developer and shall design and plan the building on the said premises and obtain the required sanction for construction of such building from the appropriate authorities.
- 1.12. **BUILDING PLAN**: Shall mean building plan prepared by the Architect for the construction of the building and sanctioned by the Chaibasa Municipality, Approval granted vide Memo No. CNP/BP/0022/W16/2023, dated 20.06.2023, revised with addition / alteration of plan granted vide CNP/BP/0023/W16/2023, Date 27.06.2023 and/or any other competent authorities as the case may be and shall include any modification/amendment or regularization that may be approved by the competent authority.
- 1.13. **BUILT UP AREA** : Shall mean and include the covered area of the flat, external and internal walls, stairs and stairs landing and columns, as specified in the Plan Sanctioned by the Chaibasa Municipality.



(Owners)
21/07/2023
M/S


(Developer)
21/07/2023
For M/S M. S.
Construction

- 1.14. **TRANSFEROR:** Shall mean the Owner and Developer individually, who shall sell the units/floors/ flats /car parking space/s jointly, to the intending buyer/buyers together with undivided proportionate share of the land and right to use the common space in multistoried building.
- 1.15. **TRANSFeree / FLAT / PARKING OWNER:** Shall mean the person, firm, limited company or an Association or persons to whom units/floors/ flats/spaces/car parking spaces, if any in the building has been transferred. In case such transfer does not take place by the end of term of this agreement the owner and Developer shall be deemed to be owners of their respective allotment, which have not be sold by them.
- 1.16. **TRANSFER:** Shall mean with its grammatical variation shall include transfer by possession and by any other means adopted for effecting what is legally a transfer of multistoried building to Purchasers thereof.
- 1.17. **ROOF/TERRACE:** Shall mean the ultimate roof of the said building.
- 1.18. **NOTICE :-** Shall mean and include all notices to be served hereunder by either of the parties to the other shall be deemed to have been served on the 4th day of the date the same has been delivered for dispatch to the Postal Authority by registered post with acknowledgement due at the last known address of the parties hereto.
- 1.19. **SINGULAR:** Shall mean plural and vice versa, masculine shall include feminine and vice versa.

ARTICLE-II COMMENCEMENT AND CONTNUITY

- 2.1. This Agreement shall be deemed to have commenced with effect from the date of on which possession of the premises is handed over to the Developer and Developer is entitled to commence proposed construction.





(Owners) 31/10/2024







(Developer) 31/10/2024
For M/S M. S.
Construction

2.2. This agreement is being executed by Owner no. 1 as owner of Item no. 1 of Schedule-A property and Owner no. 2 as owner of Item no. 1 of Schedule-A property. The owner no. 2 is an aged person and owner no. 1 is one of his three sons. The others being (a) Shankar Roy Chowdhury and (b) Samiran Roy Chowdhury. This agreement is being executed with knowledge and consent of remaining two sons of Owner no. 2, who have also signed as witnesses to this agreement and this agreement shall remain valid and binding upon all heirs and successors of owners, even in case of demise of either of the Owners. The Developer will not be required to get executed or registered a fresh Development agreement in such case. Similarly, in case any of the partners of the Developer expires, this agreement shall be continued to be valid.

ARTICLE-III: OWNERS' RIGHT & REPRESENTATION

- 3.1. The Owner has not sold, entered into any agreement for sale and/or development or any other agreement whatsoever or howsoever in respect of the said premises prior to execution of this agreement.
- 3.2. That the owner has handed over possession of the schedule land on the date of execution of this agreement and Developer shall carry on the process of demolition of existing old structure and sanction of proposed construction from competent authorities, and the Developer shall remain in possession of the schedule-A land till completion of this agreement. The owner shall not be entitled to claim possession till all terms and conditions of this agreement have been complied with.
- 3.3. That the owner shall not be liable to cost of demolition of structure, however, they are also not entitled to any claim over any material or debris, produced from such demolition. The Developer shall be entitled to entire material and debris produced from such demolition and same



(Owners)
21/07/2013
N.Y.


(Developer)
For M/S M. S.
Construction

shall be treated as their consideration to carry out demolition of existing structure.


- 3.4. The Developer shall pay all outgoing and due taxes in respect of the said premises and **Schedule-A land** on and from the date of Commencement of this Agreement till completion and handing over of owners.

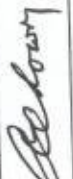
ARTICLE-IV: DEVELOPER'S RIGHTS

- 4.1. The Owner hereby grant exclusive right to the Developer to develop the said premises by way of demolition of old structure and constructing a new building thereon in accordance with the building plan with or without any amendment and/or modification/regularization thereto made or caused to be made by the parties thereto. The construction shall be completed as soon as possible and without delay and within the term of this agreement and without mala-fide intention.
- 4.2. The Developer shall be entitled to entire material and debris produced from such demolition and same shall be treated as their consideration to carry out demolition of existing structure.
- 4.3. The Owner will co-operate regarding acts of applications, plans, other paper and documents as may be required by the Developer for the purpose of obtaining sanction plan / regularization from the appropriate authority and the Developer shall bear the expenses for such acts including Architect's Fees and cost of demolition.


ARTICLE-V: CONSIDERATION

- 5.1 In consideration of this Agreement, the owner agrees and/or undertakes grant the Developer 55% of the saleable space particularly mentioned in the **SCHEDULE "C"** hereunder. It is clearly agreed and declared by





(Owners)
31/07/2023
N/A





(Developer)
31/07/2023
For M/S M. S.
Construction

the parties herein that the Developer shall be entitled to receive consideration money against all transfer/s, including earnest money or initial payments or part payment against **SCHEDULE "C"** and the owner herein will have no right over the same. (Owner have to be delivered their flats by Developer free of cost, within short period of time and construction will be at the cost of the builder)

- 5.2 In consideration of this Agreement, the Developer agrees and/or undertakes grant the Owner 45% of the saleable space particularly mentioned in the **SCHEDULE "B"** hereunder. It is clearly agreed and declared by the parties herein that the Owner shall be entitled to receive consideration money against all transfer/s, including earnest money or initial payments or part payment against **SCHEDULE "B"** and the Developer will have no right over the same.
- 5.3 The costs of conveyance or conveyances including non-judicial stamps and registration expenses and all other legal expenses shall be borne and paid by Owner and Developer for their own shares allotted to them or by the intending Purchaser or Purchasers thereof.

ARTICLE-VI: PROCEDURE

- 6.1 The parties are getting this agreement executed and registered, after sanction of the construction plan by the Chaibasa Municipality. The cost and effort of getting the plan sanctioned and this agreement registered have been borne by the Developer.
- 6.2 The Owner shall execute and register a Power of Attorney, giving authority to the partners/any one of them of the Developer or any person nominated by them to do all such acts, deeds and things, as may be required for the purpose of construction of the proposed building as per plan sanctioned by the Chaibasa Municipality and for development





(Owners)
Shivan
Ashwini




(Developer)
For M/S M. S.
Construction

of the said premises through construction and selling out the flats, car parking spaces of their share together with undivided share of the land (SCHEDULE "C") to the intending purchaser/s through Deed of Conveyance/s and Agreement for Sale/s, sign and execute all necessary papers, deeds, documents, plans etc. in respect of Developer's Allocation only and for the purpose of development of the said premises and represent the Owner for all purpose in connection with necessary and appropriate works before the appropriate authorities provided however the same shall not create financial liabilities upon the Owner.

- 6.3 Apart from Power conferred by this agreement, the Owner do hereby undertakes that he shall execute and register further a General Power of Attorney as and when necessary and/or all papers, deeds, documents, plans etc. for the purpose of development of the said premises, if necessary.
- 6.4 The Power of attorney or any other documents referred to above, shall not be revoked, cancelled or withdrawn by the owner during the term of this agreement.

ARTICLE-VII: DEVELOPER'S OBLIGATIONS

- 7.1 The Developer shall at its own costs construct erect and complete the building at the said premises with such materials and with such specification as are mentioned in the SCHEDULE "B", SCHEDULE "C" and SCHEDULE-"F" hereunder written and as may be recommended by the Architect from time to time.
- 7.2 The Developer shall at his own costs and expenses and without creating any financial or other liability to the Owners, construct and complete the said proposed building in it various units/floors/flats/car parking



(Owners)
21/07/2023
M/S




(Developer)
21/07/2023
For M/S M. S.
Construction

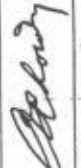
space/ spaces therein in accordance with the MAP annexed to this agreement.


- 7.3 All costs, charges and expenses including architect's fees shall be discharged and paid by the Developer and the Owner will have no responsibility in this context to the Architect.
- 7.4 The Developer shall complete the construction of the building within 36 (Thirty six) months from the date of commencement of this agreement. The grace period for completion of the proposed building is only for 6(Six) months.
- 7.5 The Developer shall pay to the Owner, a sum of Rs. 15,000/- (fifteen Thousand only) per month, as compensatory rent, from the date of commencement of term of this agreement, till such time when owner's allocation is handed over to them.
- 7.6 That right to use the roof, make further additional construction, over and above the existing sanction plan shall be shared by the parties in the same ratio of 45%(Owner):55% (Developer). It will be handed over to the society after completion of the building.


ARTICLE-VIII: COMMON FACILITIES

- 8.1 The Developer shall pay and bear all property taxes and other dues and out goings in respect of the building accruing due and as and from the date of execution of the Development Agreement and till date of handing over peaceful khas possession of the premises to respective buyers or to the owner of his share.
- 8.2 As soon as the building is completed, the Developer shall give written notice to the Owner requiring the Owner to take possession of the Owners' allocation in the building. Then after expiry of 30 (thirty) days





(Owners)
2/16/2023
M/S




(Developer)
For M/S M. S.
Construction

from the date of service of such notice and at all times thereafter the Owner shall be exclusively responsible for payment of all municipal and property taxes, rates, duties dues and other public out goings and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said rates") payable in respect of the Owner's allocations, the said rates to be apportioned pro-rata with reference to the saleable space in the building/s if any are levied on the building as a whole. Such liability would be however, be borne from earlier date if any portion of owner allocation is taken possession of by the owner or is transferred by execution and registration of sale deed, prior to that date.

- 8.3 That common facilities including the area defined as Common area in "**Schedule-E**" shall be jointly enjoyed by all flat owners of the building.
- 8.4 That common expenses concerning the building, including the ones defined in "**Schedule-D**" shall be proportionately borne by individual flat / parking owners and in this regard a society may be formed regarding management of common areas and common expenses. Each flat owner is required to clear common expenses on monthly basis and non-payment thereof may cause severance of common facilities and other supplies to the defaulting flat owner's flat/s. No flat shall be allowed to be transferred or rented out by the flat owner unless all previous dues against common expenses raised against such flat is cleared by the flat owner.

ARTICLE-IX: COMMON RESTRICTION

- 9.1 The Owners' allocation in the proposed building shall be subject to the same restrictions and use as is applicable to the Developer's allocation in the building intended for common benefits of all occupiers of the building/s which shall include the follows:





(Owners) 3/10/2023



N.H.





(Developer)
For M/S M. S.
Construction

- 9.2 Neither party shall use or permit to the use of the respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity not use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.
- 9.3 Neither party shall demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the other in this behalf.
- 9.4 Both parties shall abide by all law, bye-laws, rules and regulations of the Government, Statutory bodies and/or local bodies as the case may be and shall attend to answer and be responsible for any deviation violation and/or breach of any of the said laws, bye laws, rules and regulations.
- 9.5 The respective allottees shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc., in each of their respective allocation in the building in good working condition and repair and in particularly so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other or them and/or the occupiers of the building indemnified from or against the consequence of any breach.
- 9.6 Neither party shall do or cause or permit to be done any act or thing which may render void and voidable any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequences of any breach.
- 9.7 No goods or other items shall be kept by the either party for display or otherwise in the corridors or other places of common use in the building





(Owners) 3/10/2013
M/S




(Developer)
For M/S M. S.
Construction

including the area defined as Common area in "**Schedule-E**" and no hindrance shall be caused in any manner in the free movement of users in the corridors and other places of common use in the building, including the area defined as Common area in "**Schedule-E**".

- 9.8 Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion or portions of the building, including the area defined as Common area in "**Schedule-E**".
- 9.9 The premises to be constructed over Schedule-A land shall be used only for **residential purposes** and no commercial activity, including any office, tuition center etc. of whatsoever nature would be allowed.

ARTICLE-X: OWNERS' OBLIGATIONS

- 10.1 The Owner hereby agrees and covenant with the Developer not to cause any interference or hindrance in the lawful construction of the said building at the said premises by the Developer. The Owner shall not do any acts deeds or things whereby the Developer shall be prevented from construction and completion of the said building, as per approved plan.
- 10.2 The Owner hereby covenant with the Developer not to do any act deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion in the building/s at the said premises in favour of the intending buyers of units/floors/flats/car parking spaces in the said building/s.
- 10.3 The Owner herein will have no right, authority and power to terminate and/or determine this agreement within the stipulated period of construction and sale of flats & car parking space, of the said building





(Owners) 31/10/2023







(Developer)
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provided the Developer abided by the terms and conditions of this agreement.

- 10.4 The Owner herein undertake not to create any kind of charges or mortgages including that of equitable mortgage by depositing the title deeds of the said premises/lands or any portion thereof at any time during the subsistence of this agreements.
- 10.5 The Owner do hereby agree with the Developer that if any disputes and/or litigation arise in respect of the said premises, during the period of Agreement, the time for completion of construction of the building should be extended accordingly and the construction work will remain suspended till the disputes and/or litigation sought out.
- 10.6 The Owner does hereby agree with the Developer that the Developer would pay due the taxes and government dues till handing over possession of the said premises to the Owner.

ARTICLE-XI: MISCELLANEOUS

- 11.1 The Owner and Developer shall not be liable for any Income Tax, Wealth Tax or any other taxes in respect of the each other's allocation and the respective party shall be liable to make payment of the same and keep the other affected party indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.
- 11.2 The Developer and/or its nominees/assignees and the Owner shall mutually frame scheme for the management and administration of the said building and/or common parts hereof and the Owner hereby agree to abide by all the rules and regulations to be framed by any society/ association and/or any other organization which will be in charge of such management of the affairs of the building and/or common parts





(Owners) 2/10/2023
W.W.





(Developer)
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Construction

thereof and hereby give their consent to abide by such rules and regulations. It is made clear that the allottees/buyers/ Owner of the respective apartment(s)/ and/or car parking areas/ garages/shop of the said building, after the handover of the possession to them by the Developer and owner; shall maintain the same themselves and/or through an association/society to be formed for such purpose.

- 11.3 As and from the date of completion of the building; the Developer and/or its transferees/buyers/allottees and the Owner and/or his transferees/buyers/allottees shall each be liable to pay and bear the proportionate charges on account of ground rent, wealth taxes, municipal tax, property tax and other taxes and maintenance charges payable in respect of their respective spaces/flats/apartments.
- 11.4 In the proposed building to be constructed by the Developer, the Developer shall provide the following specifications as more fully and particularly mentioned and described in the **SCHEDULE "B"**, **SCHEDULE "C"** & **SCHEDULE "F"** hereunder written in the apartments/flats of the owner share/ allocation and the Developer shall solely be responsible for any defects in the items provided. However; the specifications of the apartments and the materials and facilities to be provided in the apartments/spaces in the Developer s share/allocation shall be solely decided by the Developer.

ARTICLE-XIV: FORCE MAJEURE

- 12.1 The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that performance of the relative objections prevented by the existence of the "**Force Majeure**" and shall be suspended from the obligation during the duration of the "**Force Majeure**".

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(Owners) 2/10/2023





(Developer)
For M/S M. S.
Construction
2/10/2023

12.2 **“Force Majeure”** shall mean and include an event preventing either Party from performing any or all of its obligations under this Agreement, which does not arise from and is not attributable to any act, omission, breach or violation by such Party of any of its obligations under this Agreement but which arises from, or is attributable to Acts of God, natural calamities, accidents, unforeseen occurrences, acts, events, omissions or accidents which are beyond the reasonable control of the Party so prevented, including, without limitation, any abnormally inclement weather, flood, lightening, storm, fire, explosion, earthquake, subsidence, structural damage, epidemic, pandemic or other natural physical disaster, failure or shortage of power supply, war, military operations, riot, crowd disorder, strike, lock-down, lock-outs, labor unrest or other industrial action, terrorist action, civil commotion, non-availability/shortage of construction material or skilled labour, any legislation, regulation, ruling or omissions (including delay or failure to grant any necessary permissions or sanctions for reasons outside the control of either Party) or any Government or Court orders.


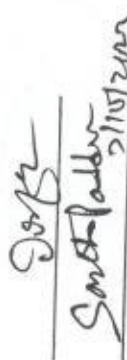
ARTICLE-XIII: JURISDICTION

13.1 The Court at Chaibasa shall have the jurisdiction to entertain and determine all actions suits and proceedings arising out of these presents between the parties hereto.

THE SCHEDULES ABOVE REFERRED TO

SCHEDULE – “A” (Description of the said premises)

District and District Registry - Singhbhum west, Registry office at Chaibasa, Revenue Thana – Kolhan, Mohalla – Chota Nimdih, behind MISSION Hata, included within old ward no. 5 (five) and new ward no.


 Dhiman Roy Chowdhury
 (Owners) 2/10/2013

 Md. Sharif

 South Palder
 (Developer)
 For M/S M. S.
 Construction
 2/10/2013

16. (sixteen) of the Chaibasa Municipality, (Mauza Dumbisai) P.O. & P.S.-
Chaibasa Sadar, land having following description :

Item no.	Khata no.	Plot no.	Owner	Area		
				Acre	Dec.	Bargk.
1	67	86(m)	Dhiman Roy Chowdhury	00	01	500
2	67	86(l) & (m)		00	01	500
3	67	86 (f) (g) & (l)	Chinmoy Roy Choudhury	00	09	000
Total area : twelve decimals				00	12	000

Bounded on the :

North : portion of Plot no. 86 of Md. Sharif,

South : Municipal Road,

East : Plot no. 86,

West : Plot no. 86.

THE SCHEDULE – “B” ABOVE REFERRED TO
(Owner's Allocation)

45% of total saleable space of the proposed building together with undivided impartible and proportionate share of the land of the said premises including all right of easements common facilities and amenities annexed thereto to constructed by the Developer at its own cost and expenses without charging any cost to owner, having following specific details and which consists of nine Flats and 45% of parking spaces which are specifically shown in the Map no. 1 to 3 annexed to this agreement and same shall form part of this agreement. Under mutual arrangement and allocation agreed upon it has been agreed that



 (Owners)



 (Developer)
 For M/S M. S. Construction

the Owner shall pay to the Developer the prevailing market price of **20 Square** feet of BA of Third floor Flat allotted to them. The market price shall not less than prescribed government valuation of the same. The exact allotment and name of Owners are as follows :

Sl.	Name of first party	Floor	Description of flat	built up area (SFT)	^{Super} Built up area (SFT)	Parking
1	Dhiman Roy Chowdhury + Chinmoy Roy Choudhury	2 nd	3 BHK (2/1)	1100	1375	45% of total available parking space rounded off to the nearest unit
2		2 nd	3 BHK (2/2)	935	1170	
3		3 RD	2 BHK (3/3)	805	1010	
4		3 RD	3 BHK (3/4)	1045	1310	
5		4 th	3 BHK (4/1)	1100	1375	
6.		4 th	3 BHK (4/2)	935	1170	
7.		4 th	2 BHK (4/3)	805	1010	
8.		5 th	3 BHK (5/1)	1100	1375	
9.		5 th	3 BHK (5/2)	935	1170	

THE SCHEDULE – “C” ABOVE REFERRED TO
(Developer's Allocation)

Save and except the Owner's allocation mentioned in the proposed building mentioned in **SCHEDULE-B** hereinabove, the Developer is entitled to get remaining 55% out of total saleable space of the proposed building together with undivided impartible and proportionate share of the land of the said premises including all right of easements common facilities and amenities annexed thereto, having following specific details and which consists of ELVEN Flats and 55% of parking spaces which are specifically shown in the Map no. 1 to 3 annexed to this agreement and same shall form part of this agreement. The exact allotment and name of Owners are as follows:



 (Owners)


 Nadeem



 (Developer)
 For M/S M. S.
 Construction

Sl.	Name	Floor	Description of flat	built up area (SFT)	Built Up Area (SFT)	Parking
1	Developer's allocation	1 st	3 BHK (1/1)	1100	1375	55% of total available parking space rounded off to the nearest unit
2		1 st	3 BHK (1/2)	935	1170	
3		1 ST	2 BHK (1/3)	805	1010	
4		1 ST	3 BHK (1/4)	1045	1310	
5		2 nd	2 BHK (2/3)	805	1010	
6.		2 nd	3 BHK (2/4)	1045	1310	
7.		3 rd	3 BHK (3/1)	1100	1375	
8.		3 rd	3 BHK (3/2)	935	1170	
9.		4 th	3 BHK (4/4)	1045	1310	
10.		5 th	2 BHK (5/3)	805	1010	
11.			5 th	3 BHK (5/4)	1045	

THE SCHEDULE "D" ABOVE REFERRED TO
(Common Areas/Portions)

1. Entrance and exits to the said premises and the proposed building.
2. Boundary walls and main gate of the said premises and proposed building.
3. Drainage and sewerage lines and other installations for the same, Space underneath the stairs of the ground floor where meters, pumps & motors will be installed and electrical wiring and other fittings, (excluding only those as are to be installed within the exclusive area of any flat and / or exclusively for its use).
4. Staircase and staircase landings, lobbies on all the floors, entrance lobby, darwan's room, if any.


 3/11/2023

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(Owners) 21/10/2013





Santosh Paddan
(Developer)
For M/S M. S.
Construction

5. Water supply system water pump & motor, water reservoir together with all common plumbing installations for carriage of water (save only those as are to be exclusively within and for the use of any unit) in the said Building.
6. Such other common parts, areas, equipments, installations, fittings, fixtures and space in or about the said Premises and the said Building as are necessary for passage and user of the flats/ units in common by the co-Owners.
7. Land underneath of the proposed building.
8. Lift and lift machine room.
9. Septic Tank.

THE SCHEDULE "E" ABOVE REFERRED TO
(Common expenses)

On completion of the building, the Owners, the Developer and their nominees including the Purchasers shall regularly and punctually pay proportionate share of the common expenses as fully described herein below :-

- a) All costs for maintaining, operating, repairing, whitewashing, painting, decorating, redecorating, rebuilding, reconstructing, lighting the common areas;
- b) The salary of all persons employed for the common purposes including security personnel, sweepers, etc.;
- c) All charges and deposits for supplies of common utilities to the co-Owner in common;
- d) Municipal Tax, water tax and other levies in respect of the said Premises and the proposed Building save those separately assessed on the Purchasers;





(Owners) 2 11/02/2013







(Developer)
For M/S M. S.
Construction

- e) Costs of formation and operating the Association;
- f) Costs of running, maintenance, repairing and replacement of pumps and other common installations including their license fees, taxes and other levies, if any;
- g) Electricity charges for the electricity energy consumed for the operation of common services;
- h) All other expenses, taxes, rates and other levies as are deemed by the Association as the case may be necessary if incidental or liable to be paid by the co-owner in common;

**THE SCHEDULE "F" ABOVE REFERRED TO
(SPECIFICATION)**

1. BUILDING : R.C.C. Framed building (Ground floor common parking plus FIVE floors each having four flats) as per typical building plan annexed to this agreement.
2. Foundation : R.C.C. Column and pedestal.
3. Structure : R.C.C. Column/Beams/Slabs M 200 concrete.
4. Walls : Red/black bricks/with cement plaster [1:6] & 1:4 for 125/75 mm thick walls.
5. Wall Finish : All external walls shall have painted with 2 coats of waterproof cement based paint over a coat of primer. All internal walls, ceiling shall have plaster of Paris finish.
6. Floors : All ceramic Tiles 2ft. x 2ft. For parking space anti skid pavers blocks.
7. Doors : External and internal doors of Anti termite Plywood frame with paneled shutters duly painted.



 (Owners) 31/07/2023
 M.L.E.



 (Developer)
 For M/S M. S.
 Construction

Witnesses

1. S. R. Chowdhury 31/07/2023
 Name : Shankar Roy Chowdhury
 S/o Sri Chinmoy Roy Chowdhury
 Add : House no. 285/A,
 Behind Sidheswar Mandir,
 Chota Nimdih,
 P.O. and P.S. – Chaibasa,
 District Singhbhum West
 Adhar no. XXXX-XXXX-0264
 Mobile no. – 7903628139




 31/07/2023



 31/07/2023


Signatures of the **OWNERS**



 31/07/2023



 31/07/2023




 31/07/2023

Signatures of the **DEVELOPER**

2. Firoz 31/07/2023
 Name : Md. Firoz Gaddi
 S/o Md. Mustafa Gaddi
 Add : H. no. 100,
 Ramdas Bhatta, Gwala Basti,
 P.O. Bishtupur, P.S. – Bishtupur,
 Jamshedpur,
 District Singhbhum East
 Adhar no. XXXX-XXXX-7677
 Mobile no. – 7488366511





 31/07/2023





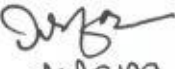
 31/07/2023
 (Owners)



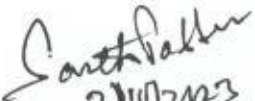
 31/07/2023
 (Developer)
 For M/S M. S.
 Construction

3. ^{30/7/23} ~~31/07/2023~~
 Name : Samiran Roy Chowdhury
 S/o Sri Chinmoy Roy Chowdhury
 Add : C-304, Panchsheel Garden, CHSL,
 Mahavir Nagar, Opp. Greater Bank,
 Kandivalli West, VTC Mumbai,
 P.O.- Kandivalli West, Sub-District Borivalli,
 District Mumbai Suburban, 400067
 Adhar no. XXXX-XXXX-5700
 Mobile no. - 9431180696




 31/07/2023




 31/07/2023

Drafted, typed and printed; Read over and explained the contents of this deed of sale to the executants. Certified that the finger prints of left hand of each person whose photograph is affixed in the deed, have been obtained before me.


 Advocate

BY:
 Utded:

SIGNATURE OF APPLICANT

WEST : bottom to plot no. 88
 EAST : bottom to plot no. 88
 NORTH : KULDEVA
 SOUTH : Mulari Road

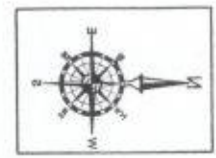
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[Handwritten Signature]
 11/11/11

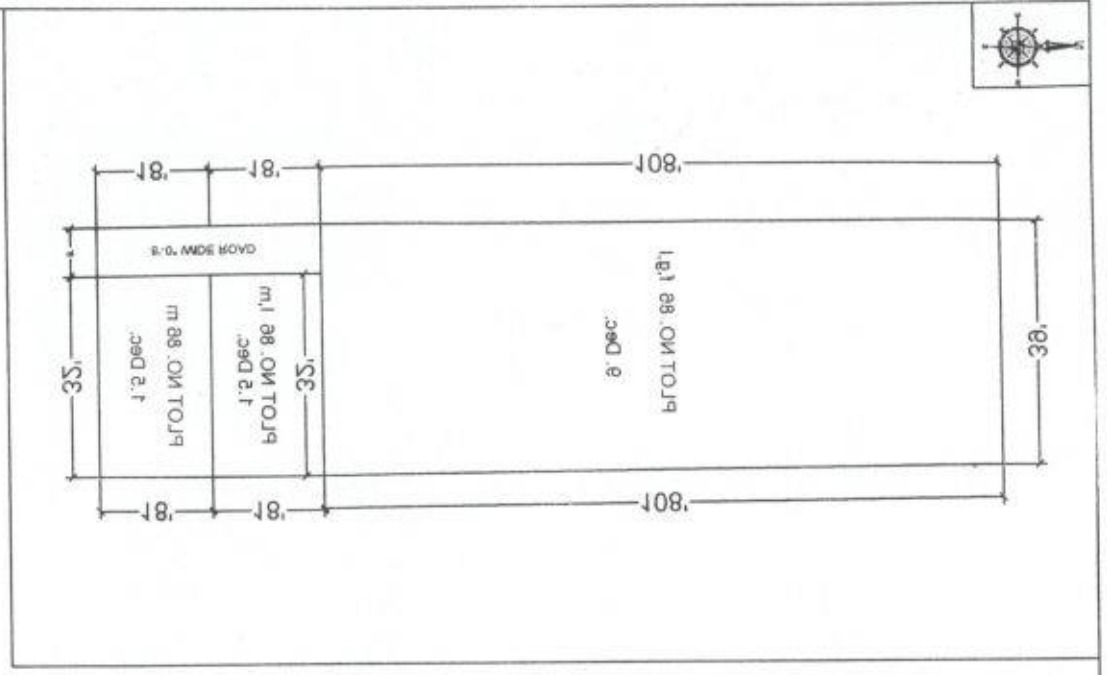
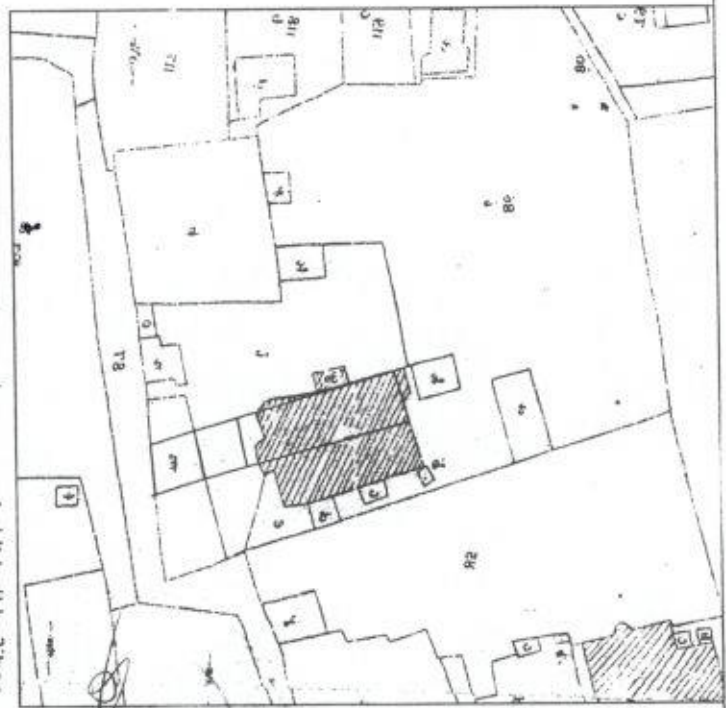
No	NAME	Khatra No.	plot no.	Type of land	Area		Bachchakad
					A	D	
3	D. K. Choudhary	7a	88	bottom	00	15	000
5	D. K. Choudhary	7a	88	bottom	00	02	000
1	D. K. Choudhary	7a	88	bottom	00	01	200
2		7a	88	bottom	00	01	200

CHART OF LAND

and true copy of original map certified that this trace map is exact



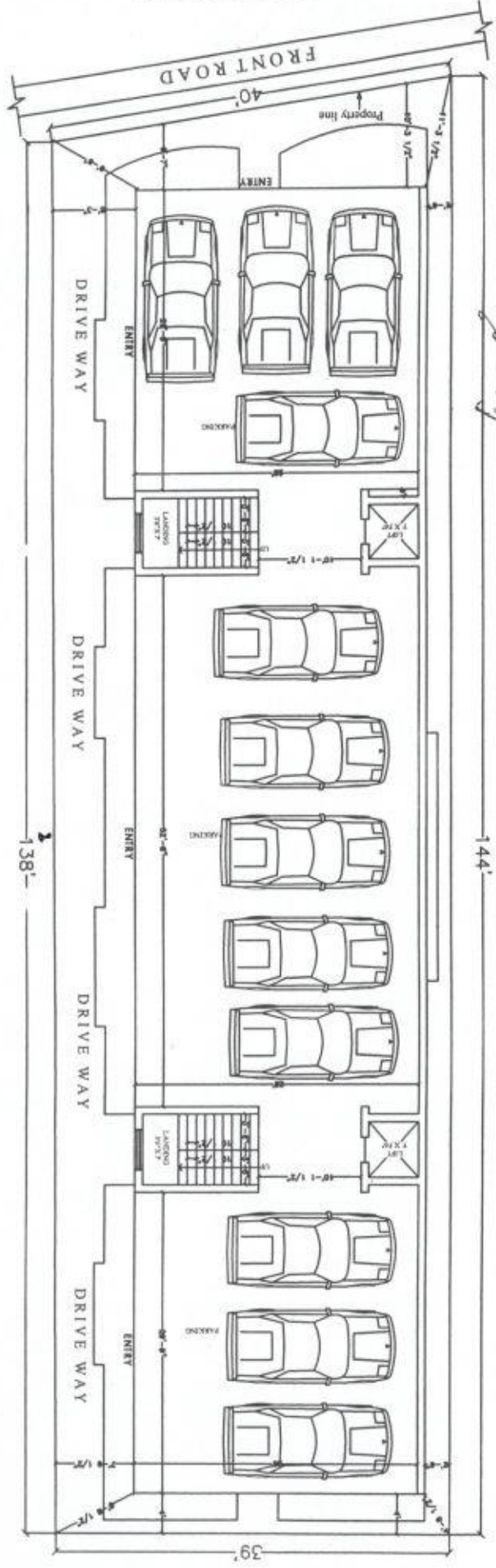
NOT TO SCALE
 Area - shown in red
 Plot: B.R. (B.F.): 880 (Metric)
 scale: 8" = 1 mile
 Dist: Singhpuram (W)
 Thana- Kollhan
 Sheet No. 5
 ward no. 2
 Insdar Bailika : Chudripasa



FIRST FLOOR PLAN
BUILT UP AREA = 4325 SQ. FT.



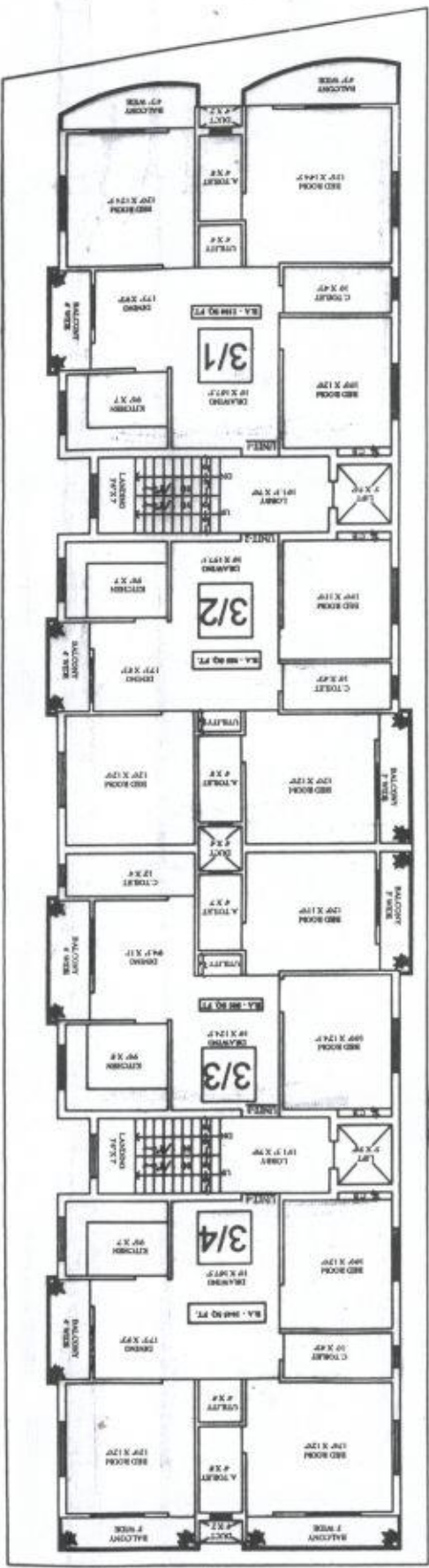
GROUND FLOOR PLAN
BUILT UP AREA = 3710 SQ. FT.
BUILT UP AREA = 5538 SQ. FT.



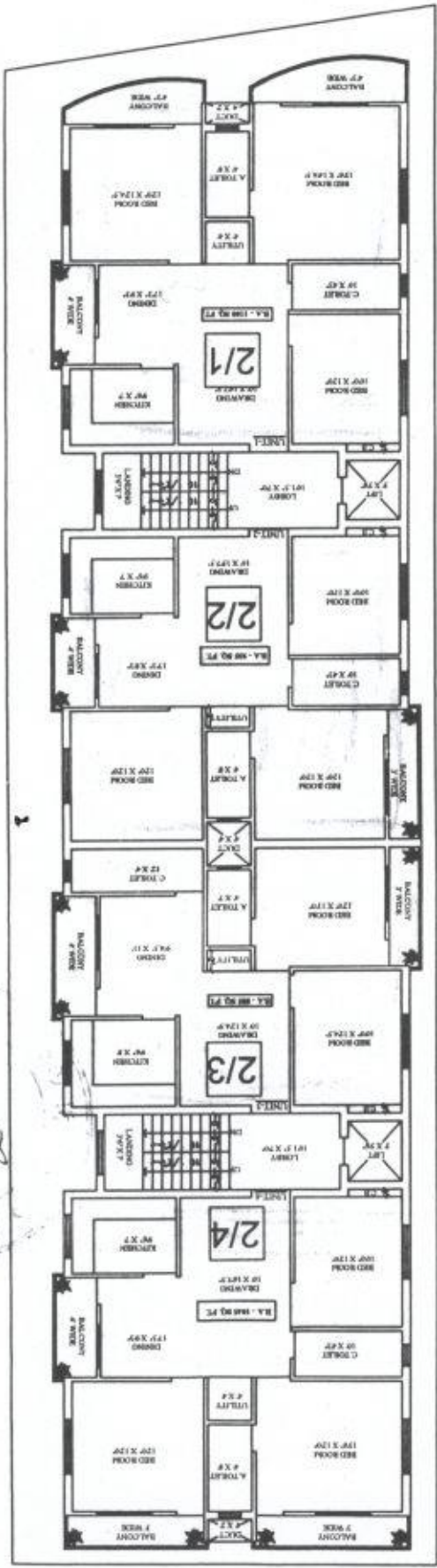
Linwood
2/11/2007

11/11/07
D. J. P. for
South Park

3rd FLOOR PLAN
BUILT UP AREA - 4325 SQ. FT.

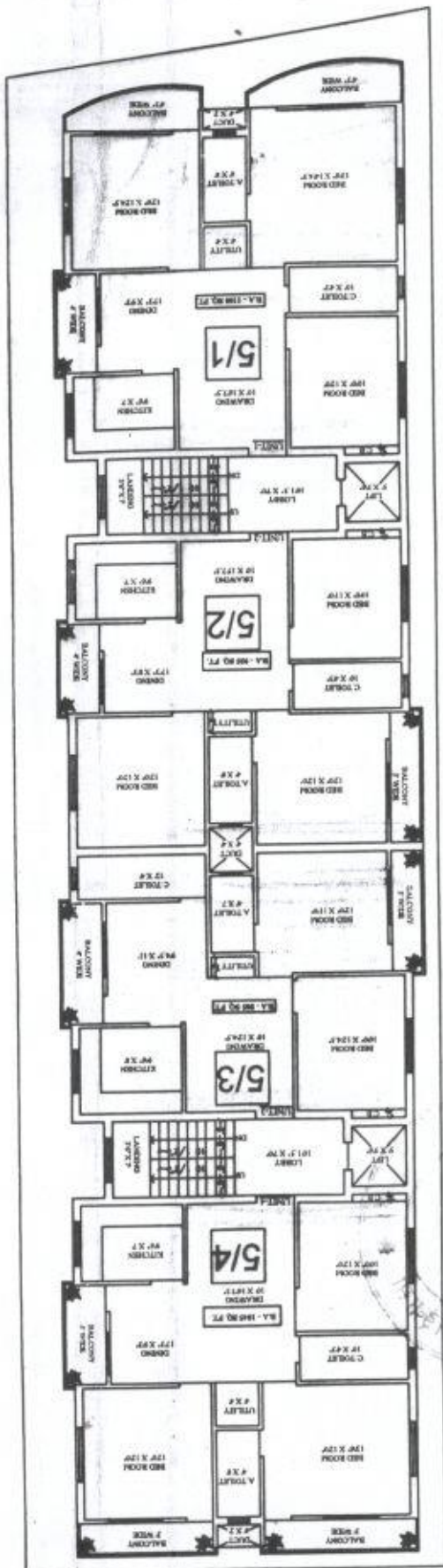


2nd FLOOR PLAN
BUILT UP AREA - 4325 SQ. FT.



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 5/20/11
 [Signature]

5th FLOOR PLAN
BUILT UP AREA - 4325 SQ. FT.



4th FLOOR PLAN
BUILT UP AREA - 4325 SQ. FT.



Shirley Johnson
4/1
4/2
4/3
4/4

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Shirani
Bedow
27/10/2023

नाम नगरपालिका काँडाबासा

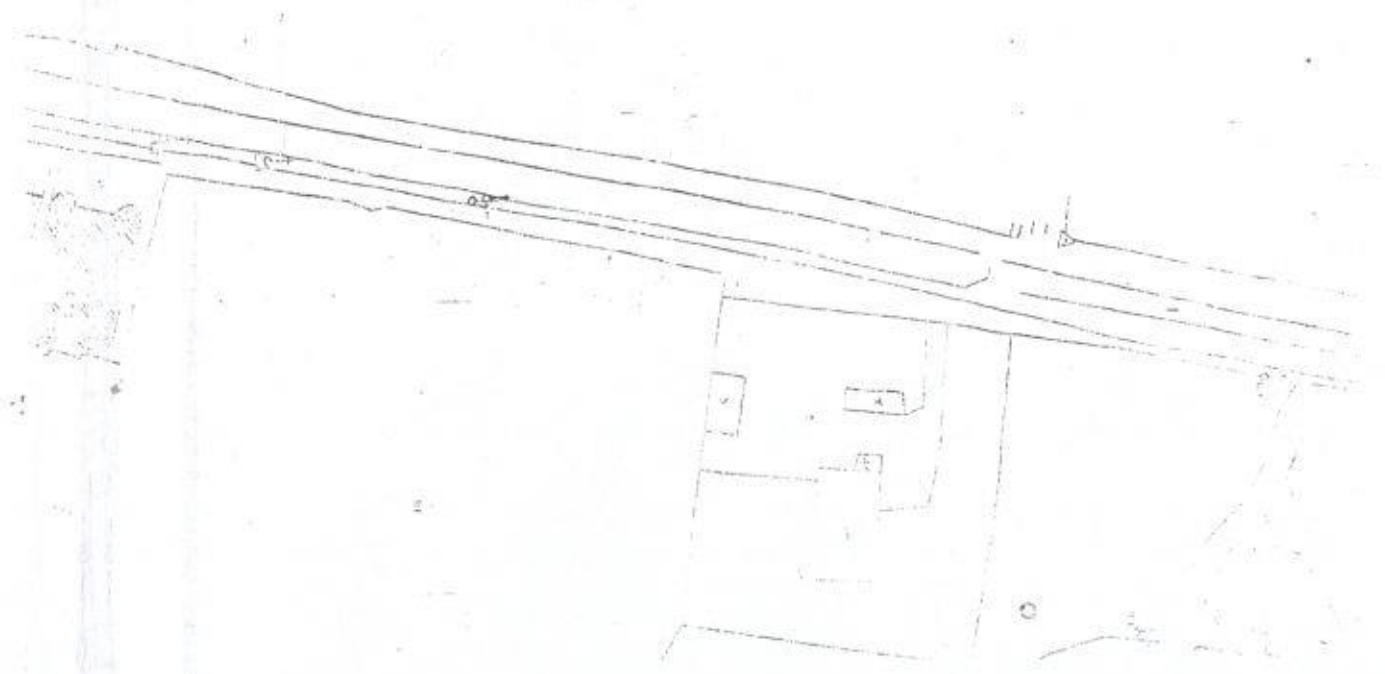
वार्ड संख्या 5

चाकर संख्या 2

राजस्व धाना कान्ठाल

जिला सिंहभूम

सोपाना 66' 1 सेंटर
प्र.मि. (र.स.) 1: 9900, मीट्रिक
8970 - 71 डेन्को





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Shaw
February
 3/10/2003



P.M.

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Shivan

Alhany
01/10/2007

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कोलियों की :

प्रतिनिधि के लिए
आवेदन की तारीख

दर का निवेदन तारीख



आवेदक की प्रतिनिधि
दर के प्रकार

*Shri
Kishore
Sinha*

पौजा - 152 पारसिया - पंडिवाडा / मरुत
पारा - 152 - 152 - 152 - 152 / पट्टी

परागा - दीवो न०
पारा न०

मासिक को नाम की नंबर - 15212 2025
दरियवानी नंबर का नाम की नंबर नंबर

खतियान का विलसिलेदार नम्बर

वसतियों का नाम, बरतनवत सबूत और कात	शेखर नम्बर	शेख	शेखरी	किरम बचीन	रकबा दो शेखर और	केंद्रबंद	नगरन शेखर नगरों के निस्वत वही काका तिली	उहरिया गुआ मुनामिल लगान अपर कोर्द ही	नवपत नंर दर्जिलकार देपल के मरुते की मुदत :
							1 सपान 21 शेख	1 खपान 21 शेख	2 नवपत नंर दर्जिलकार देपल के मरुते की मुदत : 3 नवपत नंर दर्जिलकार देपल के मरुते की मुदत :

67

श्रीगो गोदरुद
श्रीगो गोदरुद
श्रीगो गोदरुद

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2-15212
c-2152

श्रीगो गोदरुद
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श्रीगो गोदरुद

1 सपान
21 शेख

1 खपान
21 शेख

2 नवपत नंर दर्जिलकार देपल के
मरुते की मुदत :

Devi Singh

श्रीगो गोदरुद
श्रीगो गोदरुद
श्रीगो गोदरुद

1 सपान
21 शेख

1 खपान
21 शेख

2 नवपत नंर दर्जिलकार देपल के
मरुते की मुदत :

पत्र
67

सि गीत गी २०२२



Shri...
...
3/10/2023

Use
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1	2	3	4	5	6	7	8	9	10
		d	x	2022 eI	0152.00175				
		e	x	भा.ग. भा.ग.	01.500.006				
		g	x	भा.ग. भा.ग.	01000-004				
		h	x	भा.ग. भा.ग.	0.325.0018				
		j	x	भा.ग. भा.ग.	0.512.00325				
		k	x	भा.ग. भा.ग.	0.500.002				
			x	भा.ग. भा.ग.	01062.00425				

सरकार में विलियन की गयी सदर जंचल से सम्बन्धित रैयतों के नाम नामान्तरण की शुद्धि-पत्र

अंचल - सदर चाईबासा, अनुसूचीकडल - सदर चाईबासा, जिला - पं० सिहभूम

नामान्तरण	पति का नाम	पत्नी का नाम	सदर के नाम लिखे	सम्बन्धित अधिकारी का नाम	सदर नामान्तरण दिनांक	रैयत के मालिक का नाम	रैयत के मालिक का पता	रैयत के मालिक का पता	नामान्तरण के दिनांक
1	कोरहान	श्रीमती विजया देवी	सदर नं० 67	अंचल अधिकारी, सदर चाईबासा	16-11-2000	श्रीमती विजया देवी	कोरहान	सदर नं० 86	20-12-2000

21/11/00
2000/2001
रुबीयाई
चाईबासा

कोरहान
श्रीमती विजया देवी
पति श्री विजया देवी
जिला - कोरहान
गणना - 2000/2001
जिला - पं० सिहभूम

अंचल अधिकारी, सदर चाईबासा
दिनांक 20-12-2000

सदर नं० 67
रैयत नं० 86
जिला - कोरहान
16-11-2000

शुद्धि-पत्र की प्रतिलिपि आदि



प्रतिनिधि - हुक्का कमिश्नरी कोरीबासा में प्रस्तावित नामान्तरण के दिनांक 16-11-2000 को हुक्का कमिश्नरी में प्रस्तुत किया गया है कि वे हुक्का कमिश्नरी में प्रस्तुत कर प्रतिलिपि अनुपालन के पश्चात् लौटाए ।

अंचल अधिकारी
सदर चाईबासा
20/11/00



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

October 3, 2023

भाग वर्तमान	1	प्लॉट संख्या	230											
जिला का नाम	पश्चिमी सिंहभूम	अनुमंडल नाम	सदर चाईबासा	अवल का नाम	सदर चाईबासा	हलका का नाम	हल्का-03	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	वार्ड न 5 सदर चाईबासा	हॉलिंग संख्या	0	तौजी संख्या	0	धाना नम्बर	64405	खाता का प्रकार	रैयती					
श्री चिन्मय राय चौधरी, पिता-डॉ काशी वन्दर राय चौधरी, जाति: ----														
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार					लगान	सेस			
67	86 FGL	0 ऐ 9 डि 0 हे			MUTATION CASE NO 270 M 2000 2001					4.5	0			
कुल परिमाण		0 ऐ 9 डि 0 हे												
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल	
02-17-2023	0145406834	2001-2002	2022-2023	94.5	4.5	23.52	1.12	47.25	2.25	47.25	2.25	18.9	0.9	
09-19-2023	0253465919	2023-2024	2023-2024	0	4.5	0	1.12	0	2.25	0	2.25	0	0.9	

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 प्राप्ति की जानकारी के लिए है

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

Shimra
31/09/2023



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 3, 2023

पंजी II प्रति

भाग वर्तमान	1	पृष्ठ संख्या	222										
जिला का नाम	पश्चिमी सिंहभूम	अनुमंडल नाम	सदर चाईबासा	अंचल का नाम	सदर चाईबासा	हलका का नाम	हल्का- 03	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	वार्ड नं 5 सदर चाईबासा	हॉलिंग संख्या	0	तौजी संख्या	0	थाना नम्बर	64405	खाता का प्रकार	रेयती				
श्री दीपन राय चौधरी, पिता-श्री चिनमय राय चौधरी, जाति- ---													
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार					लगान	सेस				
67	86 m	0 ए 15 डि 0 हे	mutation case no 271 m 2000 2001					1	0				
कुल परिमाण		0 ए 15 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
01-31-2023	0970085789	2001-2002	2022-2023	21	1	5.25	0.25	10.5	0.5	10.5	0.5	4.2	0.2
09-19-2023	0011958887	2023-2024	2023-2024	0	1	0	0.25	0	0.5	0	0.5	0	0.2

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

Mutation Cases Not Found !!

List Of Case Status Details

जब्त टाबे



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 बिलक करे।

Shimra
9/10/2023



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 3, 2023

पंजी II प्रति

भाग वर्तमान	1	पृष्ठ संख्या	221												
जिला का नाम	पश्चिमी सिंहभूम	अनुमंडल नाम	सदर चाईबासा	अंचल का नाम	सदर चाईबासा	हलका का नाम	हल्का- 03	इस्टेट का नाम	JHARKHAND						
मोजा का नाम	वार्ड न 5 सदर चाईबासा	होस्टिंग संख्या	0	तौजी संख्या	0	थाना नम्बर	64405	खाता का प्रकार	रेयती						
श्री धीमन राय चौधरी, पिता-श्री धिनमय राय चौधरी, जाति- ---															
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार							लगान	सेस		
67	86 L M	0 ऐ 1.5 डि 0 हे			MUTATION CASE NO 272 M 2000 2001							1	0		
कुल परिमाण		0 ऐ 1.5 डि 0 हे													
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल		
01-10-2023	0125774684	2001-	2022-2023	21	1	5.25	0.25	10.5	0.5	10.5	0.5	4.2	0.2		
09-19-2023	0454022775	2023-	2023-2024	0	1	0	0.25	0	0.5	0	0.5	0	0.2		

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

Mutation Cases Not Found !!

List Of Case Status Details

नया टैब



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 करें
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

Shivam
21/10/2023

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. : 222

Vol. No. : 1

Receipt No. : 0011958887

सदर चाईबासा वार्ड न 5 सदर चाईबासा 64405 श्री धीमन राय चौधरी		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
67	86 m	0 एकड़ 1.5 डिसमील 0 हेक्टर

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

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

मांग बावत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	1.00					1.00
गुजारी (भावली)	0.25					0.25
सेस	0.50					0.50
सूद	0.50					0.50
मुतफरकात	0.20					0.20
मीजान	2.45					2.45

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					1.00	
गुजारी (भावली)					0.25	
सेस					0.50	
सूद					0.50	
मुतफरकात					0.20	
मीजान अदायकारी					2.45	

(१) मीजान कुल (तफजों में) : Two Rupees and Fourty Five Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 2.45

तारीख अमला तहसील कुनिन्दा : 19-09-2023

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 |

Shivam
Belovary
 21/09/2023

Print

सरकार में विलियन की गयी सदर अंचल से सम्बन्धित रैशर्ती के नाम नामान्तरण की शुद्धि-पत्र

अंचल - सदर चाईबासा, अनुमण्डल - सदर चाईबासा, जिला - पं० सिंहभूम

नामान्तरण प्रस्ताविका सं०	नामान्तरण का संख्या	नामान्तरण का दिनांक	सदर चाईबासा	अंचल	सदर चाईबासा	जिला	पं० सिंहभूम
1	2	3	4	5	6	7	8

512 (M)
2020

अधिकारी
चाईबासा

कोलहान

श्री विजय चाम चौधरी
पिता - श्री विजयचरण चौधरी

जिपाना - बीता विजय
पिता - अरुण चौधरी
जिपाना - पं० विजयचरण

अंचल अधिकारी, सदर चाईबासा
दिनांक 20/11/2020

रैशर्ती सं० 2714
दिनांक 18-11-2020

खाला नं०/खोटा नं०/रकबा लगान

67 86 0.01 1/2 0.50
लगाव
उपलब्ध
अनुमति

रिजिस्ट्रार (अंचल)



नियम 1 - इसका अर्थकारी को दो प्रति में सुप्रीम कोर्ट पर दाखल करना पड़ेगा।
नियम 2 - यह के पुस्तक को सुप्रीम कोर्ट एवं हाइकोर्ट पर दाखल करने से पूर्व सुप्रीम कोर्ट की अनुमति लेना पड़ेगी।
नियम 3 - साक्षर को सुप्रीम कोर्ट में दाखल करना।

अंचल अधिकारी

सदर चाईबासा

[Handwritten signature]

[Handwritten signature]
31/11/2020

सरकार में विलियन की गयी सदर जंचल से सम्बन्धित रैयती के नाम नामान्तरण की शुद्धि-पत्र

अंचल - सदर चार्डवासा, अनुमण्डल - सदर चार्डवासा, जिला - पं० सिद्धम

नामांतरण क्र. सं.	गांव का नाम	पाना एव	रैयत के नाम बिधे	सकम परामित्तकारी द्वारा दिया गया	भया नामान्तरण दिकी/ दल एव बदली बदली उत्तराधिकारी एवं बटवारा से सम्बन्धित है	हस्ता पत्री में पंजीकरण की दिनांक	नामांतरण करबाई प्रयत्न पूर्ण दिवस
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270 (M)
2000-2001

इंजीनियर्स
वाटि नं० 5

कोरहान
843

श्री. विनायक चरण चौधरी
पि. नं० 57

अंचल अधिकारी,
दिनांक 29-12-2001

रैयती
2703
दिनांक
16-11-2000

साता नं० 67
प्लोट नं० 86
रकबा 0.09
उगा



प्रतिबन्धि :- हुलाक नमंबरी को हुलाक नमंबरी में सुधार के लिए आदेश दिया जाता है कि वे हुलाक पत्री में सुधार कर प्रतिबन्धि अनुपालन के उपरान्त जोटाए।
 प्रतिबन्धि :- गांव के मुखिया को सूचना दी जाती है कि वे हुलाक पत्री में सुधार कर प्रतिबन्धि अनुपालन के उपरान्त जोटाए।
 प्रतिबन्धि :- गांव के मुखिया को सूचना दी जाती है कि वे हुलाक पत्री में सुधार कर प्रतिबन्धि अनुपालन के उपरान्त जोटाए।

Amir
28.12.2001
अंचल अधिकारी
सदर चार्डवासा
Amir

Amir
28.12.2001

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती

नाम रैयत मय बलिदयत जमाबन्दी

वो सकुनत नम्बर।

Page No. : 221

Vol. No. : 1

Receipt No. : 0454022775

सदर चाईबासा | वार्ड न 5 सदर चाईबासा | 64405 | श्री धीमन राय चौधरी

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
67	86 L M	0 एकड़ 1.5 डिसमील 0 हेक्टर

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

मांग बावत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष	
माल (नकदी)	1.00					1.00
गुजारी (भावली)	0.25					0.25
सेस	0.50					0.50
सूद	0.50					0.50
मुतफरकात	0.20					0.20
मीजान	2.45					2.45

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष		
माल (नकदी)					1.00	
गुजारी (भावली)					0.25	
सेस					0.50	
सूद					0.50	
मुतफरकात					0.20	
मीजान अदायकारी					2.45	

(1) मीजान कुल (तफर्जा में) : Two Rupees and Fourty Five Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 2.45

तारीख अमला तहसील कुनिन्दा : 19-09-2023

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 ।

Print

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. : 230

Vol. No. : 1

Receipt No. : 0253465919

सदर चाईबासा वार्ड न 5 सदर चाईबासा 64405 श्री चिन्मय राय चौधरी		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
67	86 FG L	0 एकड़ 9 डिसमील 0 हेक्टर

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

मांग बावत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	4.50					4.50
गुजारी (भावली)	1.12					1.12
सेस	2.25					2.25
सूद	2.25					2.25
मुतफरकात	0.90					0.90
मीजान	11.02					11.02

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					4.50	
गुजारी (भावली)					1.12	
सेस					2.25	
सूद					2.25	
मुतफरकात					0.90	
मीजान अदायकारी					11.02	

(१) मीजान कुल (तफजों में) : Eleven Rupees and Two Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 11.02

तारीख अमला तहसील कुनिन्दा : 19-09-2023

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



Shivam
Shivam
31/09/2023

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।

CHAIBASA NAGAR PARISHAD

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

Memo No. : 909790060723014432

Date : 06-07-2023

प्रभावी : प्रथम तिमाही 2022-2023

श्री/श्रीमती/सुश्री DHIMAN ROY CHOWDHURY S/O CHINMOY ROY CHOWDHURY,
मोहल्ला MISSION COMPOUND NEAR SIDDESHWAR MANDIR CHAIBASA CHAIBASA
WEST SINGHBHUM , 833201
7319363131

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं. - 0160000270000M0 वार्ड सं. 16 हुआ है, आपके स्व-निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0/- 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	61.00
2.	जल कर	0.00
3.	शौचालय कर	0.00
4.	बिजली कर	0.00
5.	अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रति तिमाही)		61.00



To be signed by the Applicant

नोट:-

- कर निर्धारण की सूची, CHAIBASA NAGAR PARISHAD Website, suda.jharkhand.gov.in पर प्रदर्शित है।
- नियमावली कंडिका 11.4 के आलोक में वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पत्ति कर का 50% होगा। हिदायत दी जाती है कि, वर्षा जल संरक्षण संरचना लगा कर निगम को सूचित करें तथा अतिरिक्त गृह कर से राहत पायें।
- प्रत्येक वित्तीय वर्ष में सम्पत्ति कर का भुगतान वैसासिक 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 चुकाना जाता है, तो 1% प्रतिमाह की दर से साधारण ब्याज देय होगा।
- यह कर निर्धारण आपके स्व-निर्धारण एवं की गई घोषणा के आधार पर की जा रही है, इस स्व-निर्धारण-सह-घोषणा पत्र की स्थानीय जांच तथा समय निगम करा सकती है एवं तथ्य गलत पाए जाने पर नियमावली कंडीका 13.2 के अनुसार निर्धारित शास्ति (Fine) एवं अंतर राशि देय होगा।
- CHAIBASA NAGAR PARISHAD द्वारा संग्रहित इस सम्पत्ति कर इन इमरतों/ढांचों को कोई कानूनी हैसियत प्रदान नहीं करता है और/या न ही अपने मातृको / दखलवार को कोई कानूनी अधिकार प्रदान करता है।
- अगर आपके नये होल्डिंग नंओं का आखिरी अंक 5/6/7/8 है तो यह विशिष्ट संरचनाओं की श्रेणी के अन्तर्गत माना जायेगा।

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

Shriman
Chowdhury
31/07/2023

Chaibasa Nagar Parshad

FOR APPROVAL OF BUILDING PERMIT

With respect to your Application No. CNP/BP/0019/W16/2023 Date 18/06/2023 10:26:07 AM permission is hereby granted in favor of,

Smt / Shri **MR.CHINMAY ROY CHOUDHARY AND MR.DHIMAN ROY CHOUDHARY**

For :

- Construction of a **New** building
- Reconstruction of **New** building
- Alteration of **New** building
- Alteration or additions in the existing building
- Institution of change of the use of building **Residential** (Specify)

In respect of Plot No. (CS) 86 F, G, L, M Plot No. (MSP) 86 F, G, L, M Khata No. 67 Holding No. 0160000148000A1 Village **Chota Nimdih** of Municipal Corporations / Municipal Council / Nagar Panchayats/ Metropolitan area/ Planning Area under Planning Authority/ Gram Panchayat areas covered under Development Plan/ Planning Authorities/ or any Planning Scheme notified under Jharkhand Urban Planning and Development Act 2012 within the Development plan/ Area Development Scheme of Subject to the following conditions / restrictions.

- The land/ Building shall be used exclusively for **Residential** purpose and the uses shall not be changed to any other use without prior approval of this Authority.
- The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
- Parking space measuring **521.57** sq. m. as shown in the approved plan shall be kept open and no part of it will be built upon.
- The land over which construction is proposed is accessible by an approved means of access of **10 m.** width.
- The land in question must be in lawful ownership and peaceful possession of the applicant.
- The applicant shall free gift 0 m. wide strip of land of the road in the name of the authority for the purposes as mentioned in these Byelaws.
- The permission is valid for period of **18/06/2026** with effect from the date of issue.
- Permission accorded under the provision cannot be construed as evidence in respect of right title interest of the plot over which the plan is approved.
- Any dispute arising out of land record or in respect of right/title/ interest after this approval the plan shall be treated automatically cancelled during the period of dispute.
- Any other conditions.

Memo No. CNP/BP/0022/W16/2023, Date 20/06/2023 09:02:28 AM

Copy along with 3 copies of the approved plans to

Smt / Shri **MR.CHINMAY ROY CHOUDHARY AND MR.DHIMAN ROY CHOUDHARY**

Document certified by
SATYENDRA MAHTO
<satyendramahto276@gmail.co
m>

Name: SATYENDRA
MAHTO
Designation: Executive
Officer
Authorized Officer / Authority

Copy with a copy approved plan forwarded to the Chaibasa Nagar Parshad for information.

Shri
Choudhary
31/06/2023

Chaibasa Nagar Parshad

FOR APPROVAL OF BUILDING PERMIT

With respect to your Application No. CNP/BP/0019/W16/2023/ALT2 Date 23/06/2023 6:26:36 PM permission is hereby granted in favor of,

Smt / Shri **MR.CHINMAY ROY CHOUDHARY AND MR.DHIMAN ROY CHOUDHARY**

For :

- Construction of a **Addition Alteration** building
- Reconstruction of **Addition Alteration** building
- Alteration of **Addition Alteration** building
- Alteration or additions in the existing building
- Institution of change of the use of building **Residential** (Specify)

In respect of Plot No. (CS) 86 F, G, L, M Plot No. (MSP) 86 F, G, L, M Khata No. 67 Holding No. 0160000148000A1 Village **Chota Nimdih** of Municipal Corporations / Municipal Council / Nagar Panchayats/ Metropolitan area/ Planning Area under Planning Authority/ Gram Panchayat areas covered under Development Plan/ Planning Authorities/ or any Planning Scheme notified under Jharkhand Urban Planning and Development Act 2012 within the Development plan/ Area Development Scheme of Subject to the following conditions / restrictions.

- The land/ Building shall be used exclusively for **Residential** purpose and the uses shall not be changed to any other use without prior approval of this Authority.
- The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
- Parking space measuring **498.57** sq. m. as shown in the approved plan shall be kept open and no part of it will be built upon.
- The land over which construction is proposed is accessible by an approved means of access of **10** m. width.
- The land in question must be in lawful ownership and peaceful possession of the applicant.
- The applicant shall free gift **0** m. wide strip of land of the road in the name of the authority for the purposes as mentioned in these Byelaws.
- The permission is valid for period of **23/06/2026** with effect from the date of issue.
- Permission accorded under the provision cannot be construed as evidence in respect of right title interest of the plot over which the plan is approved.
- Any dispute arising out of land record or in respect of right/title/ interest after this approval the plan shall be treated automatically cancelled during the period of dispute.
- Any other conditions.

Memo No. CNP/BP/0023/W16/2023, Date 27/06/2023 01:25:24 AM

Copy along with 3 copies of the approved plans to

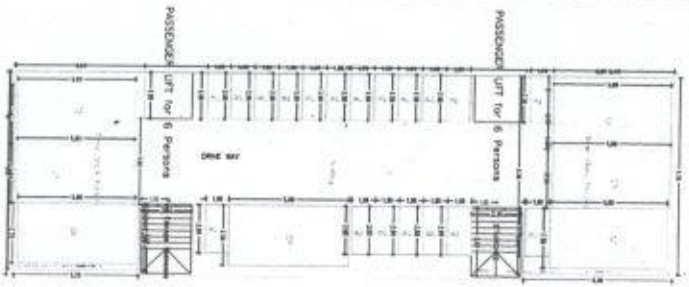
Smt / Shri **MR.CHINMAY ROY CHOUDHARY AND MR.DHIMAN ROY CHOUDHARY**

Document certified by
SATYENDRA MAHTO
<satyendramahato276@gmail.co
m>

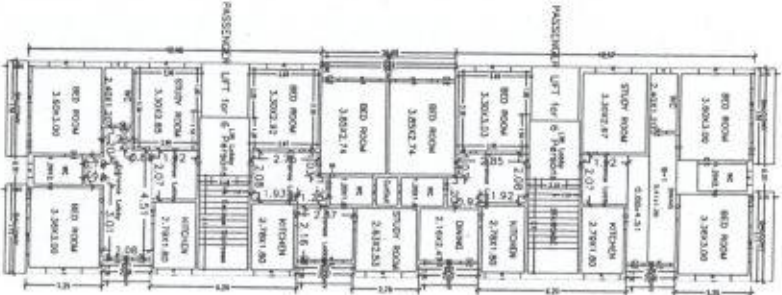
Name : SATYENDRA
MAHTO
Designation : Executive
Officer
Organized Officer / Authority

Copy with a copy approved plan forwarded to the Chaibasa Nagar Parshad for information.

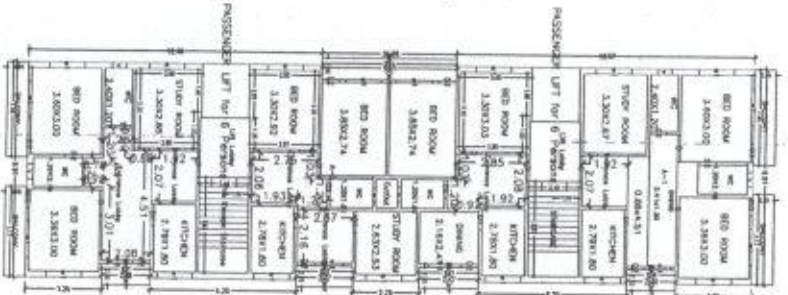
Shimara
Choudhary
3/10/2023



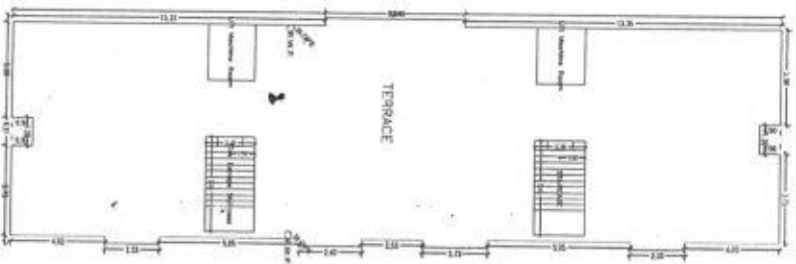
PAVEMENT FLOOR PLAN
(SCALE 1:100)



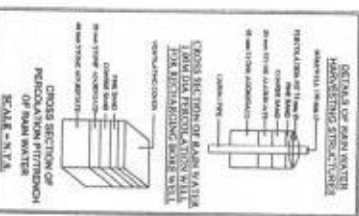
7TH FLOOR PLAN
(SCALE 1:100)



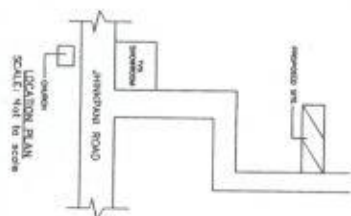
8TH FLOOR PLAN
(SCALE 1:100)



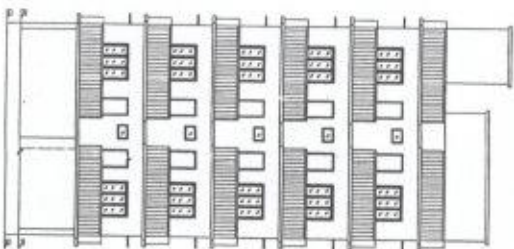
TERRACE FLOOR PLAN
(SCALE 1:100)



CROSS SECTION OF APARTMENT
FOR IDENTIFICATION OF STRUCTURAL
ELEMENTS
SCALE - 1:10



LOCATION PLAN
SCALE 1:1000



FACADE ELEVATION
SCALE 1:100

Project Name	THE RESIDENTIAL APARTMENT
Client Name	MR. S. S. S. S.
Project No.	123456789
Scale	AS SHOWN
Date	15/05/2023
Author	Architect

Signature
15/05/23

Basement A (RESIDENCE)

Room No.	Room Name	Area (sq. m)	Volume (cu. m)	Remarks
1	STAIR	1.00	1.00	
2	STAIR	1.00	1.00	
3	STAIR	1.00	1.00	
4	STAIR	1.00	1.00	
5	STAIR	1.00	1.00	
6	STAIR	1.00	1.00	
7	STAIR	1.00	1.00	
8	STAIR	1.00	1.00	
9	STAIR	1.00	1.00	
10	STAIR	1.00	1.00	
11	STAIR	1.00	1.00	
12	STAIR	1.00	1.00	
13	STAIR	1.00	1.00	
14	STAIR	1.00	1.00	
15	STAIR	1.00	1.00	
16	STAIR	1.00	1.00	
17	STAIR	1.00	1.00	
18	STAIR	1.00	1.00	
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28	STAIR	1.00	1.00	
29	STAIR	1.00	1.00	
30	STAIR	1.00	1.00	
31	STAIR	1.00	1.00	
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77	STAIR	1.00	1.00	
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85	STAIR	1.00	1.00	
86	STAIR	1.00	1.00	
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94	STAIR	1.00	1.00	
95	STAIR	1.00	1.00	
96	STAIR	1.00	1.00	
97	STAIR	1.00	1.00	
98	STAIR	1.00	1.00	
99	STAIR	1.00	1.00	
100	STAIR	1.00	1.00	

SCHEDULE OF DOORS

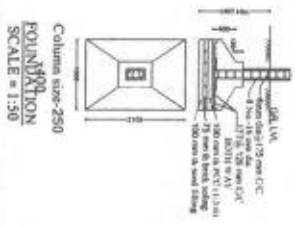
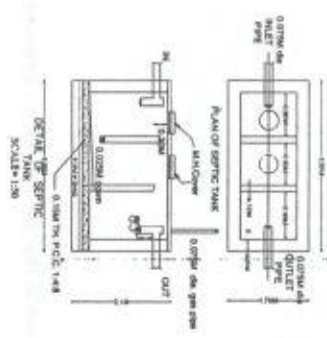
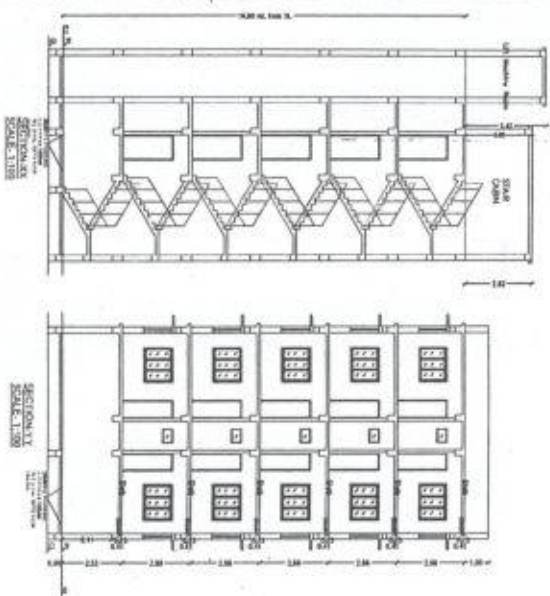
Room No.	Door No.	Material	Remarks
1	1	WOOD	
2	2	WOOD	
3	3	WOOD	
4	4	WOOD	
5	5	WOOD	
6	6	WOOD	
7	7	WOOD	
8	8	WOOD	
9	9	WOOD	
10	10	WOOD	
11	11	WOOD	
12	12	WOOD	
13	13	WOOD	
14	14	WOOD	
15	15	WOOD	
16	16	WOOD	
17	17	WOOD	
18	18	WOOD	
19	19	WOOD	
20	20	WOOD	
21	21	WOOD	
22	22	WOOD	
23	23	WOOD	
24	24	WOOD	
25	25	WOOD	
26	26	WOOD	
27	27	WOOD	
28	28	WOOD	
29	29	WOOD	
30	30	WOOD	
31	31	WOOD	
32	32	WOOD	
33	33	WOOD	
34	34	WOOD	
35	35	WOOD	
36	36	WOOD	
37	37	WOOD	
38	38	WOOD	
39	39	WOOD	
40	40	WOOD	
41	41	WOOD	
42	42	WOOD	
43	43	WOOD	
44	44	WOOD	
45	45	WOOD	
46	46	WOOD	
47	47	WOOD	
48	48	WOOD	
49	49	WOOD	
50	50	WOOD	
51	51	WOOD	
52	52	WOOD	
53	53	WOOD	
54	54	WOOD	
55	55	WOOD	
56	56	WOOD	
57	57	WOOD	
58	58	WOOD	
59	59	WOOD	
60	60	WOOD	
61	61	WOOD	
62	62	WOOD	
63	63	WOOD	
64	64	WOOD	
65	65	WOOD	
66	66	WOOD	
67	67	WOOD	
68	68	WOOD	
69	69	WOOD	
70	70	WOOD	
71	71	WOOD	
72	72	WOOD	
73	73	WOOD	
74	74	WOOD	
75	75	WOOD	
76	76	WOOD	
77	77	WOOD	
78	78	WOOD	
79	79	WOOD	
80	80	WOOD	
81	81	WOOD	
82	82	WOOD	
83	83	WOOD	
84	84	WOOD	
85	85	WOOD	
86	86	WOOD	
87	87	WOOD	
88	88	WOOD	
89	89	WOOD	
90	90	WOOD	
91	91	WOOD	
92	92	WOOD	
93	93	WOOD	
94	94	WOOD	
95	95	WOOD	
96	96	WOOD	
97	97	WOOD	
98	98	WOOD	
99	99	WOOD	
100	100	WOOD	

Basement Calculations Table

Room No.	Area (sq. m)	Volume (cu. m)	Remarks
1	1.00	1.00	
2	1.00	1.00	
3	1.00	1.00	
4	1.00	1.00	
5	1.00	1.00	
6	1.00	1.00	
7	1.00	1.00	
8	1.00	1.00	
9	1.00	1.00	
10	1.00	1.00	
11	1.00	1.00	
12	1.00	1.00	
13	1.00	1.00	
14	1.00	1.00	
15	1.00	1.00	
16	1.00	1.00	
17	1.00	1.00	
18	1.00	1.00	
19	1.00	1.00	
20	1.00	1.00	
21	1.00	1.00	
22	1.00	1.00	
23	1.00	1.00	
24	1.00	1.00	
25	1.00	1.00	
26	1.00	1.00	
27	1.00	1.00	
28	1.00	1.00	
29	1.00	1.00	
30	1.00	1.00	
31	1.00	1.00	
32	1.00	1.00	
33	1.00	1.00	
34	1.00	1.00	
35	1.00	1.00	
36	1.00	1.00	
37	1.00	1.00	
38	1.00	1.00	
39	1.00	1.00	
40	1.00	1.00	
41	1.00	1.00	
42	1.00	1.00	
43	1.00	1.00	
44	1.00	1.00	
45	1.00	1.00	
46	1.00	1.00	
47	1.00	1.00	
48	1.00	1.00	
49	1.00	1.00	
50	1.00	1.00	
51	1.00	1.00	
52	1.00	1.00	
53	1.00	1.00	
54	1.00	1.00	
55	1.00	1.00	
56	1.00	1.00	
57	1.00	1.00	
58	1.00	1.00	
59	1.00	1.00	
60	1.00	1.00	
61	1.00	1.00	
62	1.00	1.00	
63	1.00	1.00	
64	1.00	1.00	
65	1.00	1.00	
66	1.00	1.00	
67	1.00	1.00	
68	1.00	1.00	
69	1.00	1.00	
70	1.00	1.00	
71	1.00	1.00	
72	1.00	1.00	
73	1.00	1.00	
74	1.00	1.00	
75	1.00	1.00	
76	1.00	1.00	
77	1.00	1.00	
78	1.00	1.00	
79	1.00	1.00	
80	1.00	1.00	
81	1.00	1.00	
82	1.00	1.00	
83	1.00	1.00	
84	1.00	1.00	
85	1.00	1.00	
86	1.00	1.00	
87	1.00	1.00	
88	1.00	1.00	
89	1.00	1.00	
90	1.00	1.00	
91	1.00	1.00	
92	1.00	1.00	
93	1.00	1.00	
94	1.00	1.00	
95	1.00	1.00	
96	1.00	1.00	
97	1.00	1.00	
98	1.00	1.00	
99	1.00	1.00	
100	1.00	1.00	

Basement Table

Room No.	Area (sq. m)	Volume (cu. m)	Remarks
1	1.00	1.00	
2	1.00	1.00	
3	1.00	1.00	
4	1.00	1.00	
5	1.00	1.00	
6	1.00	1.00	
7	1.00	1.00	
8	1.00	1.00	
9	1.00	1.00	
10	1.00	1.00	
11	1.00	1.00	
12	1.00	1.00	
13	1.00	1.00	</



Project Name	RESIDENTIAL APARTMENT
Client Name	ABC COMPANY
Project Location	123 Main Street, City, State
Project No.	2024-001
Scale	As Shown
Author	John Doe
Check	Jane Smith
DATE	2024-10-27
SHEET NO.	1

Shinaw
31/10/2023

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DHIMAN ROYCHOWDHURY

CHINMOY ROYCHOWDHURY

20/06/1969

Permanent Account Number

AHSPR0940H

Dhiman

Signature



1033065

Dhiman
31/07/2023

CHAIBASA NAGAR PARISHAD, CHAIBASA

HOLDING TAX RECEIPT

Receipt No. 147663007062022084022
Department / Section : Revenue Section
Account Description : Holding Tax & Others

Date : 07-06-2022
Ward No : 16
Holding No. : 0160000148000A1

Owner Name CHINMAY ROY CHOUDHURY S/O DR.KC ROY CHOUDHARY

Address : MISSON HATA,
CHAIBASA, WEST SINGHBHUM, CHAIBASA Pjn - 833201
MOB No : 9852462081

A Sum of Rs. 3524.00 (in words) Three Thousand Five Hundred and Twenty-Four Only

towards Holding Tax & Others vide Cash

Dated 07-06-2022 Drawn on NA Place Of The Bank.

N.B. Online Payment/Cheque/Draft/ Bankers Cheque are Subject to realisation

Account Description	Period	Amount
Holding Tax Arrear		0.00
Holding Tax Current	1 / 2022-2023 4 / 2022-2023	3915.16
	Total	3915.16
	Additional Tax	0.00
	Penalty / Interest Amount	0.00
	Rebate on current Demand	391.52
	Adjust amount	0.00
	Amount Received	3524.00
	Advance Amount	0.00



Signature of Tax Collector

Note:-

- This is a Computer generated Receipt. This receipt does not require physical signature.
- Avail 5% rebate yearly Holding Tax amount by paying the tax before 30th June of the Financial Year.
- without prejudice to land right

For Details Please Visit : suda.jharkhand.gov.in
or Call us at 18002586545

In Collaboration With
Sparrow Softech Pvt. Ltd.
H-117, Harmu Housing Colony, Sajanand
Chowk, Ranchi

Shubhan
Choudhary
21/07/2022

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER



ABFPC8517N

नाम /NAME

GHINMOY ROY CHOWDHURY

पिता का नाम /FATHER'S NAME

KASHI CHANDRA CHOWDHARY ROY

जन्म तिथि /DATE OF BIRTH

01-11-1940

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, रांची

COMMISSIONER OF INCOME TAX, RANCHI



Pre Registration Docket

Date :- 03-10-2023 03:25 pm

Office Name :- SRO - Chaibasa

Token No:- 202300127515

Appoinment :- 03-Oct-2023 Time:- 10:6

Article	Development Agreement
Pre Registration Date	21-Sep-2023
No. Of Pages	72
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 59,354.

Property Id: **1070879**

Valuation No. : 1452406 / 2023		:- 2023-2024		Date : 21-September-2023 10:35:AM	
State : Jharkhand		District : West Singhbhum		Tahsil : Chaibasa	
Land Type : Urban		Corporation : Municipality Area		Village/City : Ward No - 5	
Ward No - 5 Word No 5 - Other Road					
Khata Number - 67					
Plot Number - 86m					
Volume Number - 1					
Page Number - 222					
Holding Number - 0160000270000M0					
Property Rates					
Residential Land (Y)					
₹183945/- Decimal					
Valuation Rule : Residential Land					
Property Details					
1	Land area	1.50 Decimal			
Calculation Details					
Sr.No.	Description	Calculation		Total	
1	Open Land Valuation	1) 1.5 x 183945=275917.5		₹2,75,918/-	
A	Total			₹2,75,918/-	
Note : Final Valuation is Rounded to Next 100/-					
Total Valuation (A)				₹2,76,000/-	
Total Amount in Words : Two Lakh Seventy Six Thousands Rupees Only.					

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO. 86, West: PLOT NO. 86, South: MUNICIPAL ROAD, North: PORTION OF PLOT NO. 86 OF MD SHARIF
Area	Land area : 1.50 Decimal
Other Description of the Property	Pin Code - 833201
Government/Market Value	275917.5
Transaction Amount	-

Property Id: **1070898**

Valuation No. : 1452418 / 2023	:- 2023-2024	Date : 21-September-2023 10:38:AM	
State : Jharkhand	District : West Singhbhum	Tahsil : Chaibasa	
Land Type : Urban	Corporation : Municipality Area	Village/City : Ward No - 5	
Ward No - 5 Word No 5 - Other Road		-	
Khata Number - 67			
Plot Number - 86L M			
Volume Number - 1			
Page Number - 221			
Holding Number - 0160000270000M0			
Property Rates			
Residential Land (Y)			
₹183945/- Decimal			
Valuation Rule : Residential Land			
Property Details			
1	Land area	1.50 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 1.5 x 183945=275917.5	₹2,75,918/-
A	Total		₹2,75,918/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹2,76,000/-
Total Amount in Words : Two Lakh Seventy Six Thousands Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO. 86, West: PLOT NO. 86, South: MUNICIPAL ROAD, North: PORTION OF PLOT NO. 86 OF MD SHARIF
Area	Land area : 1.50 Decimal
Other Description of the Property	Pin Code - 833201
Government/Market Value	275917.5
Transaction Amount	-

Property Id: **1070910**

Valuation No. : 1461705 / 2023	:- 2023-2024	Date : 03-October-2023 15:24:PM	
State : Jharkhand	District : West Singhbhum	Tahsil : Chaibasa	
Land Type : Urban	Corporation : Municipality Area	Village/City : Ward No - 5	
Ward No - 5 Word No 5 - Other Road -			
Khata Number - 67			
Plot Number - 86F G L			
Volume Number - 1			
Page Number - 230			
Holding Number - 0160000148000M0			
Property Rates			
Residential Land (Y)			
₹183945/- Decimal			
Valuation Rule : Residential Land			
Property Details			
1	Land area	9 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 9 x 183945=1655505	₹16,55,505/-
A	Total	-	₹16,55,505/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹16,55,600/-
Total Amount in Words : Sixteen Lakhs Fifty Five Thousands Six Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO. 86, West: PLOT NO. 86, South: MUNICIPAL ROAD, North: PORTION OF PLOT NO. 86 OF MD SHARIF
Area	Land area : 9.00 Decimal
Other Description of the Property	Pin Code - 833201
Government/Market Value	1655505
Transaction Amount	-

CLAIMANT	<p>-Ms. M S CONSTRUCTION PARTNERSHIP FIRM REPRESENTED THROUGH ITS PARTNERS MUMTAZ KHAN, ,Father/Husband Name AMANULLAH KHAN , PAN No.- Date Of Birth-01-Mar-1983,Permission Case No.- , Aadhaar No. *****2740, Country-INDIA, State Name-Jharkhand, District Name-Singhbhum East, City/Village/Town Name-ZAAKIR NAGAR, Locality-ZAAKIR NAGAR,Address - HOLDING NO. 25, ROAD NO. 2, OLD PURULIA ROAD, ZAAKIR NAGAR WEST, AZAD NAGAR, MANGO, DIST - SINGHBHUM EAST, Pin Code-832110</p>
	<p>-Ms. M S CONSTRUCTION PARTNERSHIP FIRM REPRESENTED THROUGH ITS PARTNERS SASTHI PODDAR, ,Father/Husband Name KHETRO MOHAN PODDAR , PAN No.- Date Of Birth-11-May-1972,Permission Case No.- , Aadhaar No. *****5183, Country-INDIA, State Name-Jharkhand, District Name-Singhbhum East, City/Village/Town Name-AGRICO, Locality-AGRICO,Address - QUARTER NO. 7, X TYPE, CROSS ROAD NO. 24, AGRICO, PO.- AGRICO, TOWN JAMSHEDPUR, DIST - SINGHBHUM EAST, Pin Code-831009</p>
	<p>-Ms. M S CONSTRUCTION PARTNERSHIP FIRM REPRESENTED THROUGH ITS PARTNERS MD IRFAN ALI, ,Father/Husband Name MD SHAMSUL HAQUE , PAN No.- Date Of Birth-18-Jan-1986,Permission Case No.- , Aadhaar No. *****1727, Country-INDIA, State Name-Jharkhand, District Name-Singhbhum East, City/Village/Town Name-JAWAHAR NAGAR, MANGO, Locality-JAWAHAR NAGAR, MANGO,Address - HOUSE NO. 36451, ROAD NO. 13/B, JAWAHAR NAGAR, MANGO, JAMSHEDPUR, Pin Code-831012</p>
EXECUTANTS	<p>-Mr. CHINMOY ROY CHOWDHURY, ,Father/Husband Name LATE KASHI CHANDRA CHOWDHURY ROY ALIAS K C ROY CHOWDHURY , PAN No.- Date Of Birth-01-Nov-1940,Permission Case No.- , Aadhaar No. *****9600, Country-INDIA, State Name-Jharkhand, District Name-Singhbhum West, City/Village/Town Name-CHOTA NIMDIH, Locality-CHOTA NIMDIH,Address - HOUSE NO. 285A, CHOTA NIMDIH, BEHIND SIDHESHWAR MANDIR CHAIBASA, PO. AND PS.- CHAIBASA SADAR, DIST - SINGHBHUM WEST, Pin Code-833201</p>
	<p>-Mr. DHIMAN ROYCHOWDHURY, ,Father/Husband Name CHINMOY ROYCHOWDHURY , PAN No.- Date Of Birth-20-Jun-1969,Permission Case No.- , Aadhaar No. *****8255, Country-INDIA, City/Village/Town Name-GHORABANDHA, Locality-GHORABANDHA,Address - H NO. 10, SRI RAM PATH RADHIKA NAGAR, KHARANGAJHAR, TELCO, EAST GHORABANDHA, BIRSANAGAR, CHOTTA GOBINDPUR, JAMSHEDPUR, PO.- BIRSANAGAR, PS.- BIRSANAGAR, DIST - SINGHBHUM EAST, Pin Code-831004</p>

Witness Information	<p>Mr. MD FIROZ GADDI , Address - H.NO. 100, RAMDAS BHATTA, GWALA BASTI, PO.- BISTUPUR, PS.- BISTUPUR, JAMSHEDPUR, DIST - SINGHBHUM EAST-, Father/Husband Name-MD MUSTAFA GADDI</p>
---------------------	--

Identifier Details	<p>Mr. SHANKAR ROY CHOWDHURY , Address - HOUSE NO. 285/A, BEHIND SIDHESHWAR MANDIR CHOTA NIMDIH, PO. AND PS.- CHAIBASA, DIST - SINGHBHUM WEST-, Father/Husband Name-CHINMOY ROY CHOWDHURY</p>
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Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	2,160
Total		2,160

Fee Rule:Development Agreement		
1	A1	55,190
2	E	2,000
3	LL	3
4	PR	1
Total		57,194

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

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

[Signature]
3/10/2023

Deed Writer / Advocate

[Signature]
3/10/2023

Vendee / Claimant

[Signature]
3/10/2023

Vendor / Executant

कोरोना को डराना है सभके पास आजाता है



दो गज की दूरी मास्क है जरूरी

Transaction Success! Please Note Your Transaction Id.

Name	MSConstructionPartnershipFirmRepresentedThroughItsPartnersMumtazKhan
Token No / Depositor ID	202300127515
Amount	59354
Transaction ID	13e6b5056e4ca14726df
GRN	2319534105
CIN	10002162023100305745
Time	2023-10-03 12:26:27

Mumtaz Khan
5/10/2023



Document Registration Summary 1

Date :-03-Oct-2023

- Government/Market Value: ₹2207600/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹100/-

On Date 03-10-2023 Presented at SRO - Chaibasa
Signature of Presenter *Dhiman Roychowdhury*
3/10/23
SRO - Chaibasa

Receipt : 911627

Receipt Date : 03-10-2023

Presenter Name : - *DHIMAN ROYCHOWDHURY*
3/10/23

E	₹2000
PR	₹1
SP	₹2160
LL	₹3
A1	₹55190
Stamp Duty	₹100

Total ₹59454

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	MSConstructionPartnershipFirmRepresentedThroughItsPartnersMumtazKhan	GRN Number : 2319534374 DEPT Transaction Id : 0e418692c6f0eb8468c4 Transaction Type :	100
E	2000	2000	0	GRAS	MSConstructionPartnershipFirmRepresentedThroughItsPartnersMumtazKhan	GRN Number : 2319534105 DEPT Transaction Id : 13e6b5056e4ca14726df Transaction Type :	2000
PR	1	1	0	GRAS	MSConstructionPartnershipFirmRepresentedThroughItsPartnersMumtazKhan	GRN Number : 2319534105 DEPT Transaction Id : 13e6b5056e4ca14726df Transaction Type :	1
SP	2160	2160	0	GRAS	MSConstructionPartnershipFirmRepresentedThroughItsPartnersMumtazKhan	GRN Number : 2319534105 DEPT Transaction Id : 13e6b5056e4ca14726df Transaction Type :	2160
A1	55190	55190	0	GRAS	MSConstructionPartnershipFirmRepresentedThroughItsPartnersMumtazKhan	GRN Number : 2319534105 DEPT Transaction Id : 13e6b5056e4ca14726df Transaction Type :	55190

LL	3	3	0	GRAS	MSConstructionPartnershipFirmRepresentedThroughItsPartnersMumtazKhan	GRN Number : 2319534105 DEPT Transaction Id : 13e6b5056e4ca14726df Transaction Type :	3
Sub Total	59358	59454	-96				

Article : Development Agreement Number of Pages : 144

Dependence 10/03/2023
Signature of Operator

[Signature]
Signature of Head Clerk

[Signature]
Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Chaibasa

District Name :- West Singhbhum

State Name :- Jharkhand

Deed Endorsement

Token No :- **202300127515**

Deed Type	Development Agreement
Number of Pages	144
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 2160, A1 :- Rs. 55190, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.275918/- , Transaction Amount :- Rs.0/-
Property Details	District :- West Singhbhum , Tehsil :- Chaibasa , Village Name :- Ward No - 5 Location :- Other Road, Ward No - 5 Word No 5 Property Boundaries :- East: PLOT NO. 86, West: PLOT NO. 86, South: MUNICIPAL ROAD, North: PORTION OF PLOT NO. 86 OF MD SHARIF Khata Number - 67Plot Number - 86mVolume Number - 1Page Number - 222Holding Number - 0160000270000M0 Area Of Land :- 1.50 Decimal
Property No.	2
Valuation Details	Value :- Rs.275918/- , Transaction Amount :- Rs.0/-
Property Details	District :- West Singhbhum , Tehsil :- Chaibasa , Village Name :- Ward No - 5 Location :- Other Road, Ward No - 5 Word No 5 Property Boundaries :- East: PLOT NO. 86, West: PLOT NO. 86, South: MUNICIPAL ROAD, North: PORTION OF PLOT NO. 86 OF MD SHARIF Khata Number - 67Plot Number - 86L MVolume Number - 1Page Number - 221Holding Number - 0160000270000M0 Area Of Land :- 1.50 Decimal
Property No.	3
Valuation Details	Value :- Rs.1655505/- , Transaction Amount :- Rs.0/-
Property Details	District :- West Singhbhum , Tehsil :- Chaibasa , Village Name :- Ward No - 5 Location :- Other Road, Ward No - 5 Word No 5 Property Boundaries :- East: PLOT NO. 86, West: PLOT NO. 86, South: MUNICIPAL ROAD, North: PORTION OF PLOT NO. 86 OF MD SHARIF Khata Number - 67Plot Number - 86F G LVolume Number - 1Page Number - 230Holding Number - 0160000148000M0 Area Of Land :- 9.00 Decimal







Sh./Smt. **DHIMAN ROYCHOWDHURY** s/o/d/o/w/o **CHINMOY ROYCHOWDHURY** has presented the document for registration in this office today dated :- **03-Oct-2023** Day :- **Tuesday** Time :- **16:06:08 PM**



DHIMAN ROYCHOWDHURY(Individual)



Party Name	Document Type	Document Number
DHIMAN ROYCHOWDHURY	PAN/UID	274960028255

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	DHIMAN . ROYCHOWDHURY Address1 - H NO. 10, SRI RAM PATH RADHIKA NAGAR, KHARANGAJHAR, TELCO, EAST GHORABANDHA, BIRSANAGAR, CHOTTA GOBINDPUR, JAMSHEDPUR, PO.- BIRSANAGAR, PS.- BIRSANAGAR, DIST - SINGHBHUM EAST, Address2 - GHORABANDHA , , , Jharkhand PAN No.: Permission Case No.-	Yes	Dhiman Roychowdhury Address:- H NO- 10,SRI RAM PATH, RADHIKA NAGAR, , KHARANGAJHAR, TELCO, JAMSHEDPUR, EAST GHORABANDHA, Birshanagar, Chotta Gobindpur, Telco. , East Singhbhum, 831004, , Jharkhand, India		EXECUTANTS Age:54			

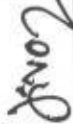
Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	CHINMOY ROY CHOWDHURY Address1 - HOUSE NO. 285A, CHOTA NIMDIH, BEHIND SIDHESHWAR MANDIR CHAIBASA, PO. AND PS.- CHAIBASA SADAR, DIST - SINGHBHUM WEST, Address2 - CHOTA NIMDIH , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Chinmoy Roy Chowdhury Address:- House no-285/A, Behind Siddheshwar Mandir, , Chota Nimdih, Chaibasa, , West Singhbhum, 833201, , Jharkhand, India		EXECUTANTS Age:82			 31/10/2023
3	M S CONSTRUCTION PARTNERSHIP FIRM REPRESENTED THROUGH ITS PARTNERS SASTHI PODDAR Address1 - QUARTER NO. 7, X TYPE, CROSS ROAD NO. 24, AGRICO, PO.- AGRICO, TOWN JAMSHEDPUR, DIST - SINGHBHUM EAST, Address2 - AGRICO , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Sasthi Poddar Address:- Q NO- 7, (x-type), , Cross Road No-24, Jamshedpur, Agrico, , East Singhbhum, 831009, , Jharkhand, India		CLAIMANT Age:51			 31/10/2023

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
4	M S CONSTRUCTION PARTNERSHIP FIRM REPRESENTED THROUGH ITS PARTNERS MUMTAZ KHAN Address1 - HOLDING NO. 25, ROAD NO. 2, OLD PURULIA ROAD, ZAAKIR NAGAR WEST, AZAD NAGAR, MANGO, DIST - SINGHBHUM EAST, Address2 - ZAAKIR NAGAR , , , Jharkhand PAN No.: Permission Case No.-	Yes	Mumtaz Khan Address:- HOLDING NO-25, NEAR JAMIA RASHADIA MADARSA, ROAD NO-2 OLD PURULIA ROAD ZAKIR NAGAR WEST MANGO, JAMSHEDPUR, Azadnagar, , East Singhbhum, 832110, , Jharkhand, India		CLAIMANT Age:40			<i>Mumtaz Khan</i> 3/10/2023
5	M S CONSTRUCTION PARTNERSHIP FIRM REPRESENTED THROUGH ITS PARTNERS MD IRFAN ALI Address1 - HOUSE NO. 36451, ROAD NO. 13/B, JAWAHAR NAGAR, MANGO, JAMSHEDPUR, Address2 - JAWAHAR NAGAR, MANGO , , , Jharkhand PAN No.: Permission Case No.-	Yes	Md. Irfan Ali Address:- h no 36451, , road no 13/b, jawaharnagar mango jamshedpur, Jamshedpur, , East Singhbhum, 831012, , Jharkhand, India		CLAIMANT Age:37			<i>Md. Irfan Ali</i> 3/10/2023

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	SHANKAR ROY CHOWDHURY S/o-D/o CHINMOY ROY CHOWDHURY Address1 - HOUSE NO. 285/A, BEHIND SIDHESWAR MANDIR CHOTA NIMDIH, PO. AND PS.- CHAIBASA, DIST - SINGHBHUM WEST, Address2 - , , , Jharkhand PAN No.:			<i>S. R. Chowdhury</i> 31/10/2023

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MD FIROZ GADDI Address1 - H.NO. 100, RAMDAS BHATTA, GWALA BASTI, PO.- BISTUPUR, PS.- BISTUPUR, JAMSHEDPUR, DIST - SINGHBHUM EAST, Address2 - , , , Jharkhand			 31/10/2023

Abhinav...
 Signature of Operator
 31/10/2023

[Signature]
 Seal and Signature of Registering Officer
 31/10/23

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**DHIMAN ROYCHOWDHURY , CHINMOY ROY CHOWDHURY**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**SHANKAR ROY CHOWDHURY**) Son/Daughter/Wife of (**CHINMOY ROY CHOWDHURY**) resident of (**HOUSE NO. 285/A, BEHIND SIDHESWAR MANDIR CHOTA NIMDIH, PO. AND PS.- CHAIBASA, DIST - SINGHBHUM WEST**) and by occupation (**Business**).

[Signature]
 Signature of Registering Officer
 31/10/23

[Signature]
 Seal and Signature of Registering Officer
 31/10/23

Date:- 03-Oct-2023

Token No.: 202300127515

CERTIFICATE

Office of the SRO - Chaibasa

This Development Agreement was presented before the registering officer on date **03-Oct-2023** by **DHIMAN ROYCHOWDHURY**, S/O, D/O, W/O **CHINMOY ROYCHOWDHURY** resident of H NO. 10, SRI RAM PATH RADHIKA NAGAR, KHARANGAJHAR, TELCO, EAST GHORABANDHA, BIRSANAGAR, CHOTTA GOBINDPUR, JAMSHEDPUR, PO.- BIRSANAGAR, PS.- BIRSANAGAR, DIST - SINGBHUM EAST, GHORABANDHA. This deed was registered as Document No.: **2023/CHAI/690/BK1/667** in Book No :- **BK1**, Volume No :- 81 from Page No :- 177 to 320 at, office of **SRO - Chaibasa**

1

Date:- **03-Oct-2023**

Registering Officer

