

3896

3704



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 27092865283d426b4fec

Receipt Date : 29-Nov-2021 12:27:49 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 20210000114222

Office Name : SRO - Saraikela

Document Type : Development Agreement

Payee Name : PREM CONSTRUCTION REP BY PREM PRAKASH SINGH (Vendee)

GRN Number : 2108568965



: For Office Use :-



Prem Prakash Singh
29/11/21

Prem Prakash Singh

प्रीत सिंह

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

Dev. Agreement Value 8806800/- Stamp 100/- Adityapur

मुल्याकन सुची से जीविकांकेंय
29/11/2021

28/10

दस्तावेज जीविका एवं मंत्रोपाय
29/11/2021

उपस्थापित दस्तावेज में लख्यकारों की जाति अंकित है। यह जाति C.N.T Act 1908 की धारा 461(B) के अन्तर्गत नहीं है।
29/11/2021 15

दस्तावेज में उचित मूमि प्रतिबंधित सुची से काले
29/11/2021
जीविका



मीरा सिंह



Ranjay Singh



नियम-21 क अधीन ग्राहय भारतीय स्टाम्प अधिनियम (इण्डियन स्टाम्प एक्ट-1899) की अनुसूची-1 या 1 (क) से... के अधीन यथावत स्टाम्प सहिय या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क अपेक्षित नहीं
29/11/21

DEVELOPMENT AGREEMENT

.....2021..... This Deed of Development Agreement is made on this the 29th day of Nov, 2021, at Seraikela.

BY AND BETWEEN

Fee Paid
220170.00
2000.00
222170.00
29/11/2021

Mrs. MEERA SINGH, wife of Mr. Ranvijay Singh, By Faith Hindu, By Caste Rajput, By Nationality Indian, By Occupation Housewife, Resident of Meri Tola Chowk, Chaibasa, P.O. & P.S. Chaibasa, District West Singhbhum, and State Jharkhand. Hereinafter called the Land Owner / First Party (which expression shall unless excluded by and / or repugnant to the context must mean and include her legal heirs, successors, legal representatives, administrators, executors, nominees, and assigns) of the First Part.

श्री प्रिये

Prem Prakash Singh

AND

PREM CONSTRUCTION (Proprietorship Firm) having its Office at Bhatia, Adityapur, P.O. & P.S. Adityapur, District Seraikela Kharsawan, State Jharkhand, represented by its Proprietor: Mr. PREM PRAKASH SINGH, s/o Mr. Kunj Bihari Singh, By Faith Hindu, By Nationality Indian, By Occupation Business, By Caste General, Resident of Bhatia, Adityapur, P.O. & P.S. Adityapur, District Seraikela Kharsawan, State Jharkhand. Hereinafter called the Builder / Second Party / Developer / Promoter (which expression shall unless excluded by and / or repugnant to the context must mean and include its / his legal heirs, successors, executors, legal representatives, administrators, nominees, and assigns) of the Second Part.

NATURE OF DEED

DEVELOPMENT AGREEMENT

WITNESSETH AS FOLLOWS:

WHEREAS, the First Party i.e. Meera Singh, has purchased all that piece and parcel of raiyati homestead land measuring an area 5.80 Decimals, being in Portion of New Plot No 1279, recorded under New Khata No 289, (corresponding to Old Khata No 3, being in Old Plot No 275), Situated in Mouza Bhatia, Thana No 127, Halka No 2, Old Ward No 4 (A.N.A.C.), to New Ward No 10 (A.N.A.C.), P.S. Adityapur, Block Gamharia, District Seraikela Kharsawan, State Jharkhand, from its previous owner, by virtue of registered Sale Deed No 4228, Serial No 4246, Dt: 21.09.2007, registered at the District Sub Registry Office, Seraikela, and after purchasing the same, the First Party came in peaceful physical possession over the said land, without any interruption from any person or corner, thereby exercising all their right, title and interest over the same, being

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Meera Singh

its lawful owner, and the First Party also got her name mutated in the records of Circle Officer, Gamharia vide Mutation Case No 1045 / 2007 – 2008, (Register II Vol No 6, Page No 48), and she is also paying the rent regularly the last rent paid for in the year 2020-21 vide Receipt No

AND WHEREAS, said Meera Singh, has purchased another piece and parcel of raiyati homestead land measuring an area 2.20 Decimals, being in Portion of New Plot No 1277, recorded under New Khata No 234, (corresponding to Old Khata No 3, being in Old Plot No 211, 212, 214, 272, 273 & 274), Situated in Mouza Bhatia, Thana No 127, Halka No 2, Old Ward No 4 (A.N.A.C.), to New Ward No 10 (A.N.A.C.), P.S. Adityapur, Block Gamharia, District Seraikela Kharsawan, State Jharkhand, from its previous owner, by virtue of registered Sale Deed No 4231, Serial No 4249, Dt: 21.09.2007, registered at the District Sub Registry Office, Seraikela, and after purchasing the same, the First Party came in peaceful physical possession over the said land, without any interruption from any person or corner, thereby exercising all their right, title and interest over the same, being its lawful owner, and the First Party also got her name mutated in the records of Circle Officer, Gamharia vide Mutation Case No 1046 / 2007 – 2008, (Register II Vol No 6, Page No 50), and she is also paying the rent regularly the last rent paid for in the year 2020-21 vide Receipt No

AND WHEREAS, the First Party has the desire to construct one multi storied building consisting of several flat/s, parking/s and other unit/s over the above mention land, but, as she does not poses any such knowledge she has decided to do it through reputed Builder / Developer and approached the Second Party, and having discussed in all such matters with regard to the development, promotion and other aspects of construction, the parties have voluntarily agreed to enter into this Development Agreement, to avoid future legal complications and disputes, on the following terms and conditions.

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Praveen Singh

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:

1. That, this Development Agreement shall commence with effect from the date of signing of this Development Agreement, and the Builder / Second Party has paid sum of Rs. 40,00,000/- (Rupees Forty Lakhs) only as advance amount at the time of signing of this Development Agreement to the First Party, the receipt of which is hereby admitted and acknowledged by the First Party, which will be refundable by the First Party or else it will be adjusted from the share of the First Party.

2. That, the Developer / Builder / Second Party must prepare at his cost the building plan, revised, or amendment plan through Architect, civil engineer, or planner along with supporting plans, such as structural, electrical, sewerage and shall get such plan or plans approved through Circle Officer or any appropriate authority with full support and co – ordination of the Owner / First Party. The plan so prepared if required during or after sanctioned may be modified revised or altered according to Builder choice and/or as which may be required for the feasibility of the project at the Builder/s cost.

3. That, the schedule below property must be handed over by the Owners / First Party to the Builder / Second Party for the purpose of construction on the day of signing of this indenture, so, that the Builder / Second Party can start development work for the project as soon as the plan got approved without any interruption from any person or corner, The total cost to complete the project will be borne by the Builder / Second Party alone and after complete finishing the Builder / Second Party will handover the Owner/s / First Party's share to her.

Signature

Signature
Rajesh Singh

4. That, it is mutually decided and agreed by and between the parties as under:

- a) The Owner / First Party will get one 3BHK Flat with one Car Parking in the Total Project, which shall be deemed as Owner's Allocation.
- b) The Builder / Second Party will get the entire remaining share in the Total Project except for the one flat given to the First Party, which shall be deemed as Builder's Allocation, after allotment of the First Party.
- c) The Builder / Second Party is entitled to sell, convey, or transfer the entire project i.e. 100% of the project except for the land owner/s share, to various buyer/s by recognized mode of conveyance, mortgage, sell, or otherwise, to which the Owner / First Party does not have any objection.
- d) It is mutually agreed between the parties that if the First Party could not able to return the advance amount then it will be adjusted from the share of the First Party i.e. the Second Party will then have full authority to sell entire 100% of the project.

5. That, the Builder / Second Party during the construction period of the proposed building is at liberty to receive advance, part payment for the entire project at any time as and when required as per his needs and risk. The completion of the project will be in 36 (Thirty Six) months i.e. 3 (Three) years time from the date of plan passing, however, time could be extended in "Force Majeure" circumstances i.e. act of god like earthquake, flood, and famine, etc.

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Pooja Singh

6. That, the Builder / Second Party will use standard construction material and standard fittings and fixtures in making the whole construction and all the flat owner/s need to pay maintenance of common electricity, water, and other charges equally as per the decision made by the society or owner's association which will be governed by the society formed with all the buyer/s.

7. That, the Owner / First Party will execute and register one General Power of Attorney in favour of the Second Party with respect to the schedule below property for construction and also empower him for disposing of the unit/s / space/s duly constructed to intending buyer/s for the entire project, and the Owner / First Party also declare that she will fully help and co – operate the Builder / Second Party, whenever, required for approval of plan / drawing from any competent government authority or any other authority as required from time to time.

8. That, the parties must pay their share towards the maintenance charges and other common charges such as watchman's payment, sweeper and other heads like municipality charges, sewerage, cleaning charge, water charge, common electricity charges, proportionate ground rent etc., to the appropriate authority as per their share or ratio.

9. That, the parties will remain fair in their dealings and will not deceive the other party and both of them will co – operate with each other for the smooth operation of the project, and the Owner / First Party also undertake to indemnify the Builder / Second Party from her legal heirs and successors in future if any problem arise, and also promise not to cancel or revoke the General Power of Attorney as long as there is no breach to this Development Agreement.

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Prakash Singh

10. THE OWNER / FIRST PARTY HEREBY DECLARE & COVENANTS:

- i. The Owner / First Party is the sole and exclusive owner/s of the schedule below property.
- ii. Prior to execution of this development agreement, the Owner / First Party had not sold, conveyed, transferred, delivered or otherwise alienated the same or part thereof nor shall she entered in any similar agreement with any third party and the same is free from all encumbrances, charges, liens, & legal proceeding.
- iii. All legal liability and expenses shall be borne by the Builder / Second Party, the Owner / First Party hereby authorized the Builder / Second Party to sign building plan, other required papers and the documents for the interest of the proposed project, including revised and amended plan, papers, as required or deemed to be required for the proposed project.
- iv. The General Power of Attorney Deed executed by the Owner / First Party, in favour of the Builder / Second Party, shall be irrevocable, and provided the Builder / Second Party must comply with the terms and conditions of this Development Agreement.
- v. The Owner/s / First Party hereby assures the Builder / Second Party to extend all her co-operation towards the development of the said property and if required she will execute any other indenture in the proper court of law in favour of the Builder / Second Party.

11. THE SECOND PARTY HEREBY DECLARES AND COVENANTS:

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G. Ram Prasad Singh

- i. The Builder / Second Party shall prepare building plan or plans by an architect and get it approved from A.N.A.C. or any Competent Authority for the construction of multistoried building i.e. flat/s, parking/s, and other unit/s as per plan and shall also arrange for electricity, water, sewerage and other services etc., in the proposed project.
- ii. The Builder / Second Party must use all standard materials, fixture, fittings and installation regarding electric, and water connections along with pipelines, and the Builder / Second Party also declare that he will not sell, mortgage, transfer or lease out any vacant land from the schedule below property.
- iii. The Builder / Second Party must supervise the construction at site and appoint skilled or unskilled labour, workmen and other civil experts etc., as and when necessary for completing the construction. However, the First Party / Land Owner cannot be held responsible for any accident or mishappening during the period of construction of the entire project.
- iv. The expenses incurred towards the passing of building plan or plans, purchase of materials, fixtures, fittings, installations of electricity, pipelines for water, sewerage and all other services, amenities, shall be borne by the Builder / Second Party only.
- v. The Builder / Second Party shall complete the proposed construction within 36 (Thirty Six) months from the date of plan passing / approved drawing in normal situation, however, the period of construction may get delayed due to act of god, natural calamity, riot, acute shortage of building material and/or such reason beyond control or reach of the human being.

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Pooja Koush Singh

- vi. The Builder / Second Party during the project execution are bound to abide by the laws of the State and any breach to the laws of the state will become the liability of the Builder / Second Party alone.

12. BOTH PARTIES HEREBY DECLARE AS FOLLOWS:

- i. The parties shall put and render their sincere efforts for the success of the project, which however shall never be constituted or deemed to be constituted any partnership between the parties.
- ii. The Builder / Second Party shall construct the Building as per approved plan and specification enclosed, and for any extra work of construction, alteration or modification, other than specification or replacement of fittings etc., for which the buyer shall pay the extra charges or costs will be applicable to buyer/s only.
- iii. If the Owner / First Party interrupts the construction work for no reason, and the Builder / Second Party suffers any loss, in that case the Owner / First Party shall be liable for the same, and shall also be liable to make good the loss if any sustained by the Builder / Second Party.
- iv. This Development Agreement is binding on both parties concerned including their legal heirs and successors.

ARBITRATION

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

श्री श्री

Pragya Kishore Singh

JURISDICTION

The Court of Seraikela alone has jurisdiction in any or all the matters arising out of this development agreement.

SCHEDULE

In the District Seraikela Kharsawan, under the District Sub Registry Office at Seraikela, Situated in Mouza Bhatia, P.S. Adityapur, Thana No 127, Old Ward No 4 (A.N.A.C.) to New Ward No 10 (A.N.A.C.), Block Gamharia, State Jharkhand, all that piece and parcel of raiyati homestead land, recorded under:

<u>Khata No</u>	<u>Plot No</u>	<u>Area</u>	<u>Boundary</u>
New 289	New 1279	5.80 Decimals	North : Plot No 1277
3 (Old)	275 (Old)		South : Plot No 1279 (P) & 1533
			East : Plot No 1534
			West : Plot No 1279 (P)

5.80 Decimals

<u>Khata No</u>	<u>Plot No</u>	<u>Area</u>	<u>Boundary</u>
New 234	New 1277	2.20 Decimals	North : Road
3 (Old)	211, 212, 272, 273 (Old)		South : Plot No 1279
	274 (Old)		East : Plot No 1535
			West : Plot No 1277

2.20 Decimals

Total area measuring 8 Decimals i.e. 0.08 Acre

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

IN WITNESS WHEREOF both the parties have hereunto set their respective hands today at Seraikela, this the 29th day, of Nov, 2021, above written.

Read over and explained the contents of this indenture to the parties by me, who found it to be true and correct: A. K. Singh.

Witnesses:

1. Vikash Kumar.
S/O Ranvijay Singh.
R/O Meritola Chowk, Chaibasa.
2. Singh - Ranvijay Kumar Singh.
S/O - Shri. Vijay Shankar Singh.
93/3, Bhandrasa, Jamshedpur.

Drafted & Printed by: A. K. Singh.
Old Court, Jamshedpur.

मेरा श्री प्रिय
SIGNATURE OF THE FIRST PARTY

Pran Pran Prakash Singh
SIGNATURE OF THE SECOND PARTY

Certificate:

It is certified that the finger prints of left hand of each persons whose photograph

is affixed in the document have been obtained before/by me.

A. K. Singh

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(Advocate)

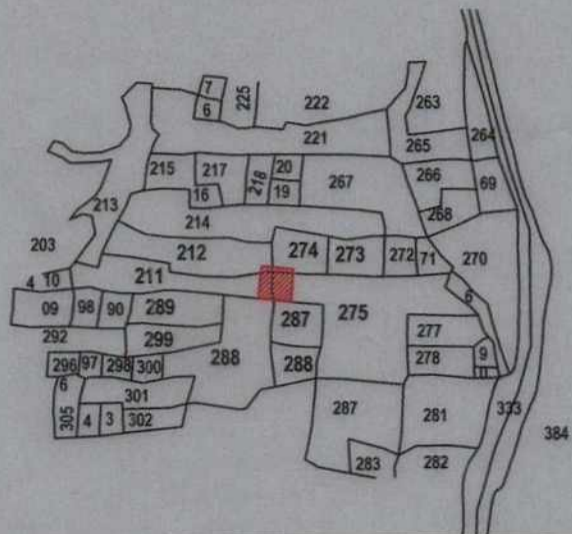
Enrollment No. 14/2010

DIST. SINGHDHOM

Scale - 16"=1mile

R.F = 1:3960 (METRIC)

Year - 1958-59

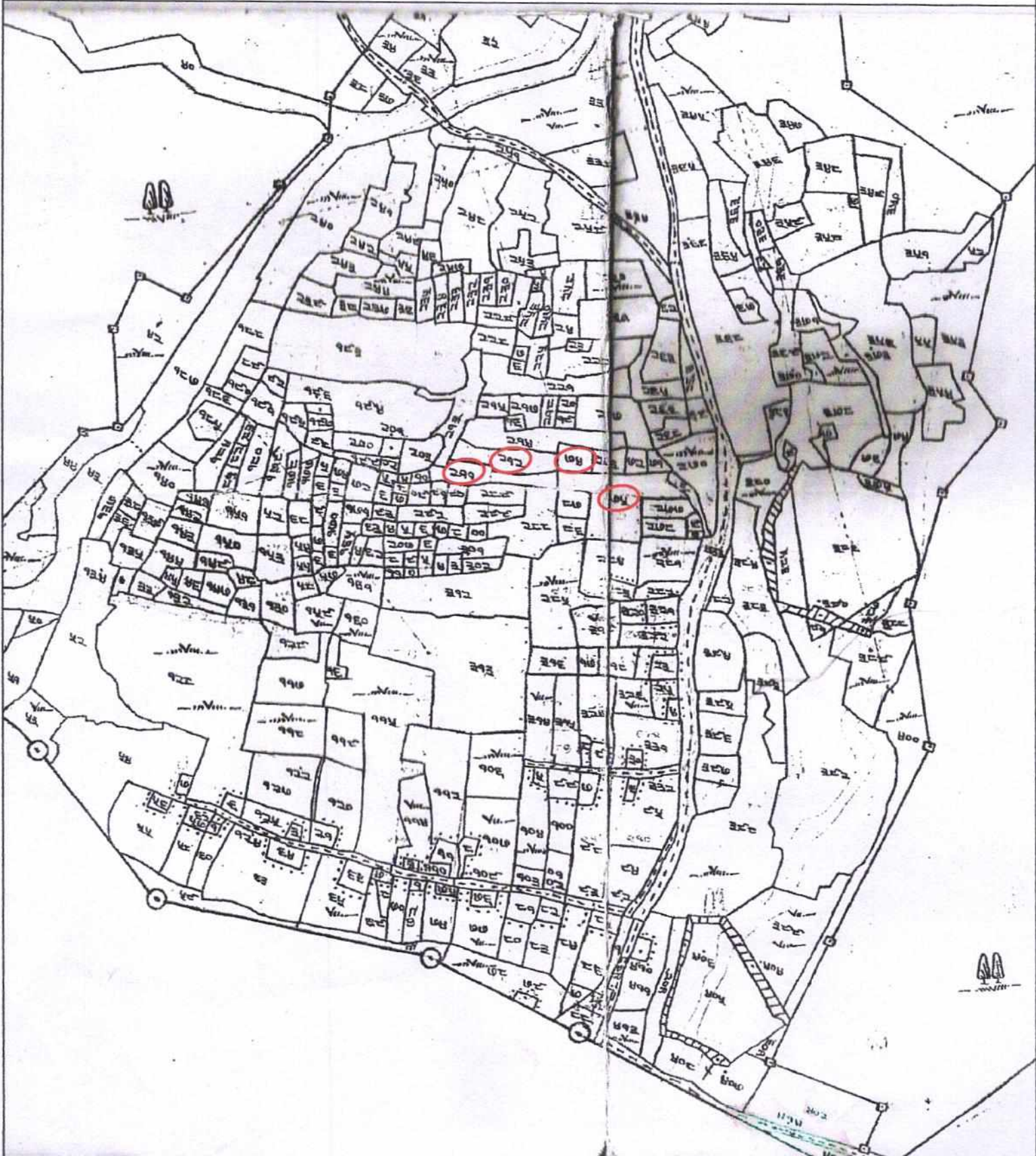


AREA SHOWN IN



N

Bhatia. No. 127
VILLAGE - BHATIA
THANA - SARAIKELA
THANA NO - 127
ANCHAL - ADITYAPUR
DIST - SINGHBHUM
Scale - 16"=1mile
R.F = 1:3960 (METRIC)



4249

24th 175,000/-

4231

5000Rs.



21.9.07

21.9.07



21.9.07

21.9.07

हस्ताक्षर रूपी से जाय किया

मोचिराम

मोचिराम

1 के अधीन प्रत्य
 स्टाम्प आधिकार्य
 1 स्टाम्प पैकेट 1899 की
 1 या 1 के सं 23 के
 विशेष स्टाम्प सहित या
 इसके से विना के स्टाम्प
 विवेक नहीं

SALE DEED

Valued Rs. 1,75,000/-

(Valued Rupees One Lakh Seventyfive thousand)

THIS SALE DEED is made on this the 21st day of
 September 2007, at Seraikela : B Y : SHRI
 RAMESHWAR NAIK, Son of Late Mochiram Naik, by
 Faith Hindu, by Nationality Indian, by occupation
 service, resident of Bhatia Bustee, Adityapur

[Handwritten signature and notes]

1750/-

3027

250

0-14

178944



राम प्रियंका

राम प्रियंका
21/09/07

श्रीमती सिंह

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within P.S. Adityapur, Dist. Seraikela-Kharsawan,
hereinafter called the VENDOR of the One Part;
by caste Bhuiyan. Sl.No. (Abidant) 22/24/07

IN FAVOUR OF

SHRIMATI MEERA SINGH, Wife of Shri Ranvijay Singh
by faith Hindu, by Nationality Indian, by occupation
Household Affairs, resident of Meri Tola Chowk
Chaibasa, within P.S. and P.O. Chaibasa, District
West Singhbhum, hereinafter called the PURCHASER
of the Other Part;

Witnesseth as follows:-



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२१/०९/१९

मीर शिंदे

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Whereas the lands mentioned under Khata No 234 being Plot Nos 1277 and other Plots, of Mouza Bhatia Survey Ward No 4, ANAC, has been recorded in the recent survey settlement operation, in the names of Present Vendor and his co-sharers, who all are the recorded tenants of Landlord and they are in peaceful possession over the same as the lawful owners thereof; And Whereas present vendor and his co-sharers have amicable partitioned the aforesaid lands of Mouza Bhatia, under Khata No 234, Survey Ward No 4, ANAC,

P1/P2/P3/P4/P5/P6/P7/P8/P9/P10/P11/P12/P13/P14/P15/P16/P17/P18/P19/P20/P21/P22/P23/P24/P25/P26/P27/P28/P29/P30/P31/P32/P33/P34/P35/P36/P37/P38/P39/P40/P41/P42/P43/P44/P45/P46/P47/P48/P49/P50/P51/P52/P53/P54/P55/P56/P57/P58/P59/P60/P61/P62/P63/P64/P65/P66/P67/P68/P69/P70/P71/P72/P73/P74/P75/P76/P77/P78/P79/P80/P81/P82/P83/P84/P85/P86/P87/P88/P89/P90/P91/P92/P93/P94/P95/P96/P97/P98/P99/P100

श्रीर सिंह

:: 6 ::

- 3) That the purchaser shall be entitled to obtain mutation of schedule below land in her own name in the records of the Landlord through Circle Officer Gamharria and accordingly shall pay rent for the same and to obtain receipts thereof in her own name.
- 4) That from today all rights, title and interest of the vendor over the schedule land vested completely with the purchaser, who has become the lawful owner of the same and she is free to use and enjoy over the same in any manner as the purchaser may deem fit and proper.
- 5) That the vendor has further agreed to execute and register, at the cost of the purchaser, any further deeds of assurance, if necessary, to more perfectly ensure the ownership and possession of the purchaser, over the schedule below land.

प्लॉट नं० १२७७/१९

सिंह
सिंह

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Schedule

All that Piece and Parcel of Raiyati homestead land measuring 2.20 decimals (Two point Two decimals) in Portion of Plot No 1277 (One thousand two hundred seventy seven) under Khata No 234 (Two hundred thirty four) under Survey Ward No 4, in Mouza Bhatia, ANAC P.S. Adityapur, Thana No 127, District Sub-registry office at Seraikela, Dist. Seraikela-Kharsawan which is bounded as follows:-

North :- Road

South :- Survey Plot No 1279

East :- Plot No 1535

West :- Plot No 1277

Annual rental of Rs. 0.50 paise only payable to the Landlord through Circle Officer at Gamharia.

21/09/07
21/09/07

श्रीर सिंह

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NOTE:- The Vendor obtained permission from the Competent Authority Seraikela, Vide U.C. Case No: 117/2006-07.

In Witness Whereof the Vendor has signed this Sale Deed today at Seraikela on the date aforesaid.

Witnesses:-

- 1) Mansi Nagark S/o Bir Singh Nayak
Bhatta Basti Adityapur
- 2) Jitendra Pr. Mishra
21/9/07

Drafted, read over and explained the contents of this sale deed to the Executant/Vendor in Hindi who found and admitted the same to be true and correct.

Typed by Md. Umar, Jsr. Court Advocate K.K. Hossain
21/09/07

Original and duplicate are same and exact copy of each other and this deed of sale has 900 words

K.K. Hossain
21/09/07

ਪ੍ਰੀਤ ਪ੍ਰਿਥਵੀ
2/10/19

ਸ਼੍ਰੀਮਤੀ ਸਿੰਘ

:: 9 ::

Name of the purchaser

SHRIMATI MEERA SINGH



ਸ਼੍ਰੀਮਤੀ ਸਿੰਘ



ਸ਼੍ਰੀਮਤੀ ਸਿੰਘ

Certified that the Purchaser has put his signature and finger prints in my presence.

ਪ੍ਰੀਤ ਪ੍ਰਿਥਵੀ
2/10/19

झारखण्ड सरकार

राजस्व एवं भूमि सुधार विभाग

लगान रसीद



sch XIV F. No. 180V

V

जिला का नाम सरायकेला
 अनुमण्डल का नाम 'A'
 अंचल का नाम गोरखपुरा
 मौजा भाविया
 थाना वों थाना नम्बर 127

रसीद क्रमांक JH 13 A 039771
 रयत का नाम मोरा सिंह
 पिता का नाम रणविजय सिंह
 जमाबन्दी नम्बर VI/50

खाता संख्या N-234/6-3	खसरा संख्या 00.P	रकबा (एकड़ में) 0.02.2
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जोत की सालाना मांग एवं मांग का विवरण (बकाया एवं हाल) चालू वर्ष का

मांग	वार्षिक	बकाया			विगत वर्ष	हाल
		3 वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष		
लगान	4=33				8=66	4=33
सेस	1=08				2=16	1=08
*ब्याज	2=16				4=32	2=16
विविध	2=16				4=32	2=16
योग	0=87				1=74	0=87

अदायगी	3 वर्ष से ज्यादा	भुगतान का विवरण			हाल	अग्रिम
		3 रा वर्ष	2 रा वर्ष	विगत वर्ष		
लगान					21=20	10=60
सेस						
*ब्याज						
विविध						
योग					21=20	10=60

- कुल योग शब्दों में 31=80
- नाम अदाकर्ता
- कुल बकाया

28/9/15
 (हल्का कमचारी)

हस्ताक्षर एवं दिनांक

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

मोरा सिंह

झारखण्ड सरकार

राजस्व एवं भूमि सुधार विभाग
लगान रसीद



Sch XIV F.No. 180V

जिला का नाम सुपुल
अनुमण्डल का नाम साहेरिया
अंचल का नाम भारिया
मौजा भारिया
धाना व/वा धाना नम्बर 127

रसीद क्रमांक JH 13 A 039770
रैयत का नाम मीरा सिंह पति
पिता का नाम रामविजय सिंह
जमाबन्दी नम्बर VI/48

V

खाता संख्या	खसरा संख्या	रकबा (एकड़ में)
<u>N-289/0-3</u>	<u>0-P</u>	<u>0.05.8 (0.058)</u>

जोत की सालाना मांग एवं मांग का विवरण (बकाया एवं हाल) चालू वर्ष का

मांग	वार्षिक	2013-14 बकाया				2015-16
		3 वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	विगत वर्ष	
लगान	<u>11=42</u>				<u>22=84</u>	<u>11=42</u>
सेस	<u>2=86</u>				<u>5=72</u>	<u>2=86</u>
*ब्याज	<u>5=72</u>				<u>11=44</u>	<u>5=72</u>
विविध	<u>5=72</u>				<u>11=44</u>	<u>5=72</u>
योग	<u>2=29</u>				<u>4=58</u>	<u>2=29</u>

28=01

भुगतान का विवरण

56=02 28=01

अदायगी	2013-14 बकाया				हाल	अग्रिम
	3 वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	विगत वर्ष		
लगान						
सेस						
*ब्याज						
विविध						
योग					<u>56=02</u>	<u>28=01</u>

- कुल योग शब्दों में कोरसी स्यां तीरपेल
- नाम अदाकर्ता मीरा सिंह
- कुल बकाया 4

दि. 28/9/15
(हल्का कर्मचारी)

हस्ताक्षर एवं दिनांक

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

मीरा सिंह

Sch. XIV.—F. No. 180V

रसीद मालगुजारी

नाम सर्कल। नाम मौजा मय

थाना वो थाना नम्बर

फरद मालकी / फरद रैयती

नाम रैयत मय वल्लियत जमाबन्दी

वो सकुनत नम्बर।

JN 1268715
39

V

अराजी नकदी 197 श्रीमती गीता सिंह 14289
अराजी भावली पति रणविजय सिंह 003

17/48

अराजी नकदी 05-8 8/0 अराजी भावली तफसील हिसाब लगान भावली WIP

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

मांग बाबद	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा	३रा वर्ष	२रा वर्ष	१ला वर्ष	
माल- } (नकदी)	11-49				11-49	
गुजारी } (भावली)	2-86				2-86	
सेस	5-72				5-72	
*सूद	5-72				5-72	
मुतफरकात	2-29				2-29	
मीजान	28-01				28-01	

तफसील अदायकारी

अदायकारी बाबद	बकाया				मीतालबा हाल	फाजिल
	तीन वर्ष से ज्यादा	३रा वर्ष	२रा वर्ष	१ला वर्ष		
माल- } (नकदी)					11-49	
गुजारी } (भावली)					2-86	
सेस					5-72	
*सूद					5-72	
मुतफरकात					2-29	
मीजान अदायकारी					28-01	28-01

(१) मीजान कुल (लपजों में)

(२) नाम देहिन्दा— स्वयं

(३) कुल बकाया— ५

दस्तखत वो तारीख अमला तहसील कुनिन्दी

*खास महाल का बकाया मालगुजारी पर (सेवाय ऐसे बकायो पर जिन पर कि सर्टिफिकेट जारी हो) सूद नही लिया जाता है।

SPL-2002

श्री रीत सिंह

Sch. XIV.—F. No. 180V

रसीद मालगुजारी

नाम सर्कल। नाम मौजा मय

थाना वो थाना नम्बर

फरद मालकी / फरद रैयती

नाम रैयत मय वल्लिदियत जमाबन्दी

वो सकुनत नम्बर।

JN 1268717

11/50

V

कठरिया खडिया प्रीति गौर सिंह
197 रावे राण निवासे

अराजी नकदी

अराजी भावली

तफसील हिसाब लगान भावली

022370

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

मांग बाबद	सालाना	बकाया				07-08 हाल
		तीन वर्ष से ज्यादा	३रा वर्ष	२रा वर्ष	१ला वर्ष	
माल- } (नकदी)	4.33					4.33
गुजारी } (भावली)	1.08					1.08
सेस	2.16					2.16
*सूद	2.16					2.16
मुतफरकात	0.87					0.87
मीजान	10.60					10.60

तफसील अदायकारी

अदायकारी बाबद	तीन वर्ष से ज्यादा	बकाया				07-08 मोतालबा हाल	फाजिल
		३रा वर्ष	२रा वर्ष	१ला वर्ष			
माल- } (नकदी)					4.33		
गुजारी } (भावली)					1.08		
सेस					2.16		
*सूद					2.16		
मुतफरकात					0.87		
मीजान अदायकारी					10.60	10.60	

- (१) मीजान कुल (लपजों में)
- (२) नाम देहिन्दा—रूप
- (३) कुल बकाया—०

R. toon S. Jara Singh aur

दस्ताखत वो तारीख अमला तहसील कुनिन्दा

11/8/08

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

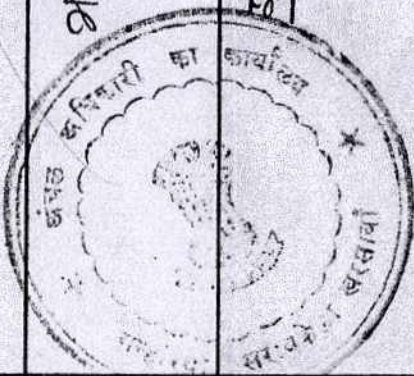
SPL-2002

मीर सिंह

CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TENANCIES IN ESTATED IN GOVERNMENT

strict Seraikella-Chavara Sub-division Seraikella Circle / Anchal Baramkela Halka F
 Name of State Jharkhand Taluza Number Thana No 127 (Part 4)

Mutation case number in Register 27	Village	Thana and Thana Number	Khata Number	Authority sanctioning mutation with date of order	Whether mutation is due to sale gift exchange succession or partition	Full details of exchanges affected by mutation	Date of correction of the Halkas Register by the Karmachari	Remarks
2	3	4	5	6	7	8	9	10
1046/0708	भारिया	सुभायकेश 127 (Part 4)	N-234 0-03	कैपल अधिकारी, भारतिया दिनांक: -05/02/08	विक्री केवाला से 4231 दिनांक 21-09-2007	<p>खता 20 खेसखत 2 कवा भाव किडग के कि N-234 N-127 02 2 30 0-03 0-21, 212 222 4231 के व 273, 274 केवाले से</p> <p>उपर्युक्त अग्रि पंजी II के W-P. 123 के विप्रेत अग्रि नाथक पिल खे मुची अग्र नाथक से भारतिया का नाथक आरिख कर युवा श्री अति गीश शिठु पति शणपिजय शिठु, निवस- गैरी थोला रीक- चडकिया के पत्र में नाथक अग्रि खे मुन किया जाता है</p>		प्रो. 57 2/8



E.M.O. No.

Dated

Circle Officer / Anchal Adikari

Forwarded to the Karmachari, Halka No.

For information and necessary action

Circle / Anchal Baramkela

CORRECTION SILP SHOWING MUTATION IN RESPECT OF TENANCIES IN ESTATES VESTED IN GOVT.
 Dist - Seraikella-Kharsawan Subdivision - Seraikella Anchal - Gamharia Halka No.: I

Sl. No.	Mutation Case No. in Register 27	Village	Thana and Thana No	No. of Tenancy to which the mutation relates	Authority Sanctioning Mutation with Date of Order	Whether Mutation is due to Sale Gift exchange Partition or Succession	Fill Details of Exchange Effected by Mutation	Date of Correction of the Halka Register by the k/c
1	2	3	4	5	6	7	8	9
	1045/0208	शरिया	सरायकेला - 127/कडि 4	खाता न 0 2889/0-03	अंचल अधिकारी, गम्हरिया, दिनांक 06/02/08	विक्री केवाला सं., 4288 दिनांक - 21.09.07	खाता न० <u>N-289</u> प्लॉट न० <u>N-1279</u> रकबा <u>05.830</u> वार्षिक लगान <u>11-0250</u> <u>0-03</u> <u>0-275</u> <u>कालाई खेस</u> उपरोक्त भूमि पंजी ॥ पृष्ठ सं० <u>103</u> के विक्रेता श्री <u>क. देवा शर्मा</u> पिता/पति <u>एस० एस० शर्मा</u> निवासी <u>आदिपुत्र</u> का नाम खारीजकर क्रेता श्री <u>शरि शरि सिंह</u> पिता/पति <u>रणविषय सिंह</u> निवासी <u>शरीयवा चौक</u> के पक्ष में नामान्तरण स्वीकृत किया जाता है।	दिनांक 06/02/08 विक्री केवाला सं., 4288 दिनांक - 21.09.07



Forwarded to the Karam Chari Halk No. I for Information and Necessary Action
 Forwarded to Sri. Smt. Meera Singh Village - Meri Tik for informaion.

Ranjay Singh

Chauk Chaidasa

Legal Officer
 Anchal Adhikari
 Gamharia



Kanhaiya Dubey
21.09.07

Kanhaiya Dubey
21.09.07



सत्यमेव जयते
21/9/07

सिद्ध
प्रार

नियम 21 के अधीन प्राप्त
भारतीय स्टाम्प अधिनियम
(इंडियन स्टाम्प ऐक्ट) 1899 की
अनुसूची 1, क. सं. 23 के
अनुसार जारी किया गया

" SALE DEED "

Valued Rs. 3,83,000/-

(Valued Rupees Three Lakhs Eighty Three Thousand)

THIS SALE DEED is made on this the 21st day of September, 2007 at Seraikela : B Y :

MR. DEEPAK NAIK Son of Late Hemraj Naik, by faith Hindu, by Caste Bhuiyan, by Nationality Indian, by occupation Business, resident of Bhatia Bustee, Adityapur, P.S. Adityapur, Dist. Seraikela-Kharsawan, represented by his Attorney MR. KANHAIYA DUBEY, Son of Late S. S. Dubey, by faith Hindu, by Nationality Indian, by occupation E S S Employee, resident of S-40/11, Adityapur Housing

Handwritten notes and calculations:
3830.00
45.00
2.50
0.94
3878.44
21/9/07



Kanhaiya Dubey
21.09.17

श्रीर सिंह

:: 2 ::

Colony, P.S. Adityapur, Dist. Seraikela-Kharsawan,
Vide Attorney Deed No: IV-655, dated 23.11.2006,
registered at Dist. Sub-Registry office at Jamshedpur,
hereinafter called the " VENDOR " OF THE ONE PART :

IN FAVOUR OF :

MRS. MEERA SINGH, Wife of Mr. Ranvijay Singh, by
faith Hindu, by Nationality Indian, by occupation
House-wife, resident of Meri Tola Chok, Chaibasa,
P.O. and P.S. Chaibasa, District West Singhbhum,
hereinafter called the " PURCHASER " of the Other Part;



Karhaiya Suby
21.09.07

श्रीर
प्रिं ३

:: 3 ::

WITNESSETH AS FOLLOWS :-

WHEREAS the lands mentioned under Khata No: 289, of
Mouza Bhatia, Survey Ward No: 4 ANAC., has been recorded
in the Recent Survey Settlement Operation in the name
of Hemraj Naik and after his death, his all legal
heirs and successors amicably partitioned the said
lands, including the present Vendor and accordingly
the present Vendor has got lands mentioned under Khata
No: 289, being Plot No: 1279 and other plots, in
Mouza Bhatia, Survey Ward No: 4 ANAC, as his own and
separate share ; A n d

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

प्रारखण्ड JHARKHAND

Karhaiya Survey
21.09.07

019676

श्रीर सिंह

:: 4 ::

WHEREAS the Vendor is in need of money for his personal emergent expenses as such he has decided to sell the land measuring 5.8 decimals (Five point Eight decimals), being Portion of Plot No: 1279, under Khata No: 289, of Mouza Bhatia, Survey Ward No: 4 ANAC, P.S. Adityapur, District Seraikela-Khataswan, more fully described in the schedule below, to the present purchaser, on a total consideration of Rs. 3,83,000/- (Rupees Three Lakhs Eighty Three Thousand) only and the purchaser has also agreed to purchase the same, on the following terms and conditions:

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

झारखण्ड JHARKHAND

Kanhaiya Subey
21.09.07

019677

श्रीर सिंह

:: 5 ::

NOW THIS SALE DEED WITNESSETH AS FOLLOWS :-

- 1) That in consideration of Rs. 3,83,000/- (Rupees Three Lakhs Eighty Three Thousand) only paid by the purchaser to the Vendor, the receipt of which sum the Vendor hereby admits and acknowledges as full, final and the highest consideration amount against the sale of the schedule below land with all his rights, title, interest, possession, easements and appurtenances thereto in favour of the purchaser TO HAVE AND TO HOLD the same as the lawful owner thereof.

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

झारखण्ड JHARKHAND

Kanhaiya Sanyal
21.09.07

019678

श्रीर सिंह

:: 6 ::

- 2) That, the Vendor has delivered the peaceful possession of the schedule below land to the purchaser, absolutely free from all encumbrances, liens or charges and attachments of any kind whatsoever.
- 3) That the purchaser shall be entitled to obtain mutation of schedule below land in her own name in the records of the Landlord through Circle Officer Gamharia, and accordingly shall pay rent for the same and to obtain receipts thereof in her own name.
- 4) That, from this day all rights, title and interest of the vendor over the schedule below land vested

Kanhaiya Subby
21.09.07

:: 7 ::

completely with the purchaser, who has become the lawful owner of the same and she is free to use and enjoy over the same in any manner as the purchaser may deem fit and proper.

5) That, the Vendor has further agreed to execute and register, at the cost of the purchaser, any other deeds of assurance, if necessary, to more perfectly ensure the ownership and possession of the purchaser, over the schedule below land.

6) That, the Vendor has obtained permission from the Competent Authority Seraikela, Vide U.L.C. Case No: 109/2006-2007.

7) That, this sale shall be binding on all concerned including the legal heirs and successors of both the Vendor and the Purchaser.

श्री श्री

Kanhaiya Dubey
21.09.07

श्री श्री

:: 9 ::

IN WITNESS WHEREOF the Vendor has signed on this Sale deed at Seraikela on the date aformentioned.

Witnesses :-

1) Mamoi Nayak S/o Bir Singh Nayak
Bhatta Basai Adityan.

2) Jitendra Kr. Mishra
21/9/07

Drafted, read over and explained the contents of this Sale deed to the executant in Hindi who found and admitted the same to be true and correct.

Typed by ::

Md. Umar, Jsr. Court.

Advocate :

Original and duplicate are same and exact copy of each other and this deed has 890 words.

Kanhaiya Dubey
21/09/07

Kanhaiya Dubey
21/09/07

आयकर विभाग
INCOME TAX DEPARTMENT
MIRA DEVI
RAM PARIKCHAN SINGH

भारत सरकार
GOVT. OF INDIA

01/01/1958
Permanent Account Number
BGBPD9208H

Meeta Singh
Signature



श्रीर सिंह



भारत सरकार
GOVERNMENT OF INDIA



मीरा सिंह
Meera Singh
जन्म वर्ष / Year of Birth : 1958
महिला / Female



4464 4667 5839

आधार – आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: W/O रणविजय सिंह, १०८, मेन
टोला, पोस्ट- चाईबासा, चाईबासा,
पश्चिमी सिंहभूम, झारखण्ड, 833201

Address: W/O Ranvijay Singh,
08, SEN TOLA, POST-
CHAIBASA, Chaibasa, Chaibasa,
Pashchimi Singhbhum,
Jharkhand, 833201

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

मीरा सिंह



भारत सरकार
GOVERNMENT OF INDIA



विकाश कुमार

Vikash Kumar

जन्म तिथि/ DOB: 10/01/1985

पुरुष / MALE



6837 7427 4191

U.P. ANDHAR MERI PCHAN



आधार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

Address:

आत्मज: रन विजय सिंह,

S/O: Ran Vjay Singh, AT- MERI
TOLA CHOWK, POST-
CHAIBASA, Cha'basa, West
Singhbhum,
Jharkhand - 833201

पता- मेरी टोला चौक, पोस्ट-

चाईबासा, चाईबासा,

पश्चिमी सिंहभूम,

झारखण्ड - 833201



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

Vidasth



भारत सरकार
GOVERNMENT OF INDIA



प्रेम प्रकाश सिंह
Prem Prakash Singh
जन्म तिथि/ DOB: 23/04/1982
पुरुष / MALE



7582 2207 2502

आधार-आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O: कुंज बिहारी सिंह,
भादिपा बस्ती, आदित्यपुर,
फॉरेस्ट ब्लॉक, मंगसकेला-
घरमावा,
झारखण्ड - 832109

Address:
S/O: Kunj Bihari Singh, Bhatya
Bast, Adityapur, Forest Block,
Beraketa-Khesawan,
Jharkhand - 832109

7582 2207 2502

Aadhaar-Aam Admi ka Adhikar



Prem Prakash Singh



Pre Registration Docket

Date :- 29-11-2021 03:48 pm

Office Name :- SRO - Saraikela

Token No:- 20210000114222

Appointment :- 29-Oct-2021 Time:- 12:40

Article	Development Agreement
Pre Registration Date	25-Oct-2021
No. Of Pages	50
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 2,23,674.

Property Id: 612698

Valuation No. : 822172 / 2021	:- 2021-2022	User Id : 3952	Date : 29-November-2021 15:43:PM
State : Jharkhand	District : SaraikelaKharsawan	Tahsil : Gamharia	
Land Type : Urban	Corporation :	Village/City : Adityapur Ward No. 10	
Adityapur Ward No. 10 Village Code 127 - Other Road -			
Volume Number - 6			
Page Number - 48			
Khata Number - 3(OLD)			
Plot Number - 275(OLD)			
Ward Number - OLD WARD NO 4 AND NEW WARD NO 10			
Valuation Rule : Commercial land			
Property Details			
1	Land area	5.80 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 5.8 x 1100836=6384848.8	₹63,84,849/-
A	Total		₹63,84,849/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹63,84,900/-
Total Amount in Words : Sixty Three Lakhs Eighty Four Thousands Nine Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO 1534, West: PLOT NO 1279P, South: PLOT NO 1279P AND 1533, North: PLOT NO 1277
Area	Land area : 5.80 Decimal
Other Description of the Property	Pin Code - 831013
Government/Market Value	6384848.8
Transaction Amount	8806800

Property Id: 612703

Valuation No. : 822177 / 2021	: - 2021-2022	User Id : 3952	Date : 29-November-2021 15:43:PM
State : Jharkhand	District : SaraikelaKharsawan	Tahsil : Gamharia	
Land Type : Urban	Corporation :	Village/City : Adityapur Ward No. 10	
Adityapur Ward No. 10 Village Code 127 - Other Road		-	
Volume Number - 6			
Page Number - 50			
Khata Number - 3(OLD)			
Plot Number - OLD211,212,272,273 AND 274			
Ward Number - OLD WARD NO 4 AND NEW WARD NO 10			
Valuation Rule : Commercial land			
Property Details			
1	Land area	2.20 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2.2 x 1100836=2421839.2	₹24,21,839/-
A	Total		₹24,21,839/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹24,21,900/-
Total Amount in Words : Twenty Four Lakhs Twenty One Thousands Nine Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO 1535, West: PLOT NO 1277, South: PLOT NO 1279, North: ROAD
Area	Land area : 2.20 Decimal
Other Description of the Property	Pin Code - 831013
Government/Market Value	2421839.2
Transaction Amount	-

CLAIMANT	-Ms. PREM CONSTRUCTION REP BY PREM PRAKASH SINGH, Address - OFFICE AT BHATIA, ADITYAPUR, PO AND PS ADITYAPUR, DIST SERAIKELLA KHARSAWAN- ,Father/Husband Name KUNJ BIHARI SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****2502
EXECUTANTS	-Mrs. MEERA SINGH, Address - MERI TOLA CHOWK, CHAIBASA, , PO AND PS CHAIBASA, DIST WEST SINGHBHUM- ,Father/Husband Name RANVIJAY SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****5839

Witness Information	Mr. PANKAJ KUMAR SINGH , Address - HNO 93 LINE NO 3, BHALUBASA ,PO AGRICO, NEAR SITLA MATA MANDIR, AGRICO, JAMSHEDPUR-, Father/Husband Name-VIJAY SHANKAR SINGH
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Identifier Details	Mr. VIKASH KUMAR , Address - MERI TOLA CHOWK, PO CHAIBASA ,DIST WEST SINGHBHUM-, Father/Husband Name-RAN VIJAY SINGH
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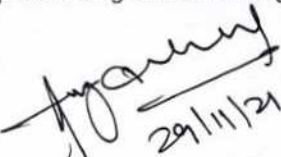
Fee Rule:Development Agreement		
1	Stamp Duty	4


1	SP	1,500
Total		1,500

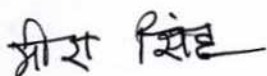
Fee Rule:Development Agreement		
1	A1	2,20,170
2	E	2,000
3	LL	3
4	PR	1
Total		2,22,174

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.


29/11/21
Deed Writer / Advocate


Vendee / Claimant


Vendor / Executant



Document Registration Summary 1

Date :-29-Nov-2021

- Government/Market Value: ₹8806800/-
- Transaction Amount: ₹8806800 /-
- Paid Stamp Duty: ₹100 /-

मीर सिंह

On Date 29-11-2021 Presented at SRO - Saraikela
Signature of Presenter

SRO - Saraikela

Receipt : 565138

Receipt Date : 29-11-2021

Presenter Name: -

E	₹2000
PR	₹1
SP	₹1500
LL	₹4
A1	₹220170
Stamp Duty	₹100

Total

₹223775

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	PremConstructionRepByPremPrakashSingh	GRN Number : 2108568965 DEPT Transaction Id : 27092865283d426b4fec Transaction Type :	100
E	2000	2000	0	GRAS	PremConstructionRepByPremPrakashSingh	GRN Number : 2108572436 DEPT Transaction Id : c2e39a7deefd2f906180 Transaction Type :	2000
PR	1	1	0	GRAS	PremConstructionRepByPremPrakashSingh	GRN Number : 2108572436 DEPT Transaction Id : c2e39a7deefd2f906180 Transaction Type :	1

SP	1500	1500	0	GRAS	PremConstructionRepByPremPrakashSingh	GRN Number : 2108572436 DEPT Transaction Id : c2e39a7deefd2f906180 Transaction Type :	1500
A1	220170	220170	0	GRAS	PremConstructionRepByPremPrakashSingh	GRN Number : 2108572436 DEPT Transaction Id : c2e39a7deefd2f906180 Transaction Type :	219574
				GRAS	PremConstructionRepByPremPrakashSingh	GRN Number : 2108576588 DEPT Transaction Id : 02867db48ca3dfca3274 Transaction Type :	596
LL	3	4	-1	GRAS	PremConstructionRepByPremPrakashSingh	GRN Number : 2108576588 DEPT Transaction Id : 02867db48ca3dfca3274 Transaction Type :	4
Sub Total	223678	223775	-97				

Article : Development Agreement Number of Pages : 100

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer

[Handwritten Signature]
20/11/21



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Saraikela

District Name :- SaraikelaKharsawan

State Name :- Jharkhand

Deed Endorsement

Token No :- 20210000114222

Deed Type	Development Agreement
Number of Pages	100
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1500, A1 :- Rs. 220170, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.6384849/- ,Transaction Amount :- Rs.8806800/-
Property Details	District :- SaraikelaKharsawan , Tehsil :- Gamharia , Village Name :- Adityapur Ward No. 10 Location :- Other Road, Adityapur Ward No. 10 Village Code 127 Property Boundaries :- East: PLOT NO 1534, West: PLOT NO 1279P, South: PLOT NO 1279P AND 1533, North: PLOT NO 1277 Ward Number - OLD WARD NO 4 AND NEW WARD NO 10Volume Number - 6Page Number - 48Khata Number - 3(OLD)Plot Number - 275(OLD) Area Of Land :- 5.80 Decimal
Property No.	2
Valuation Details	Value :- Rs.2421839/- ,Transaction Amount :- Rs.0/-
Property Details	District :- SaraikelaKharsawan , Tehsil :- Gamharia , Village Name :- Adityapur Ward No. 10 Location :- Other Road, Adityapur Ward No. 10 Village Code 127 Property Boundaries :- East: PLOT NO 1535, West: PLOT NO 1277, South: PLOT NO 1279, North: ROAD Volume Number - 6Page Number - 50Khata Number - 3(OLD)Plot Number - OLD211,212,272,273 AND 274Ward Number - OLD WARD NO 4 AND NEW WARD NO 10 Area Of Land :- 2.20 Decimal



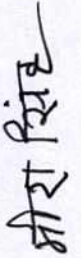


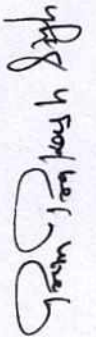
Sh./Smt.**MEERA SINGH** s/o/d/o/w/o **RANVIJAY SINGH** has presented the document for registration in this office

today dated :- 29-Nov-2021 Day :- Monday Time :- 16:16:16 PM






MEERA SINGH(Individual)

Party Name	Document Type	Document Number
MEERA SINGH	PAN/UID	446446675839

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	MEERA SINGH Address1 - MERI TOLA CHOWK, CHAIBASA, , PO AND PS CHAIBASA, DIST WEST SINGHBHUM, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Meera Singh Address:- 108, , SEN TOLA, POST-CHAIBASA, Chaibasa, , Pashchimi Singhbhum, 833201, , Jharkhand, India		EXECUTANTS Age:63			
2	PREM CONSTRUCTION REP BY PREM PRAKASH SINGH Address1 - OFFICE AT BHATIA, ADITYAPUR, PO AND PS ADITYAPUR, DIST SERAIKELLA KHARSAWAN, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Prem Prakash Singh Address:- , Bhatiya Basti, Adityapur, Forest Block, , Seraikela-Kharsawan, 832109, , Jharkhand, India		CLAIMANT Age:37			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	VIKASH KUMAR S/o-D/o RAN VIJAY SINGH Address1 - MERI TOLA CHOWK, PO CHAIBASA ,DIST WEST SINGHBHUM, Address2 - , , Jharkhand PAN No.:			

Witness:

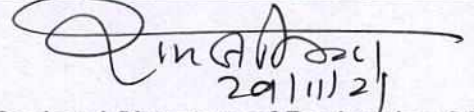
I/We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	PANKAJ KUMAR SINGH Address1 - HNO 93 LINE NO 3, BHALUBASA ,PO AGRICO, NEAR SITLA MATA MANDIR, AGRICO, JAMSHEDPUR, Address2 - , , , Jharkhand			

Signature of Operator

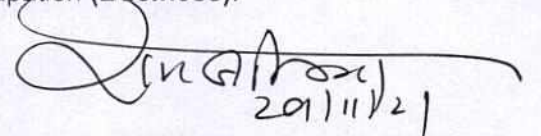


Seal and Signature of Registering Officer


29/11/21जिला अवर निबधव
सरायकेला -खरसातें

Above signature & thumb Impression are affixed in my presence.

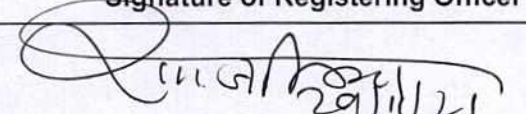
Above mentioned, (**MEERA SINGH**), has/have admitted the execution before me. He/ She/.They has / have been identified by (**VIKASH KUMAR**) Son/Daughter/Wife of (**RAN VIJAY SINGH**) resident of (**MERI TOLA CHOWK, PO CHAIBASA ,DIST WEST SINGHBHUM**) and by occupation (**Business**).


29/11/21

Signature of Registering Officer

Date:- 29-Nov-2021

Seal and Signature of Registering Officer


29/11/21जिला अवर निबधव
सरायकेला -खरसातें

Token No.: 20210000114222

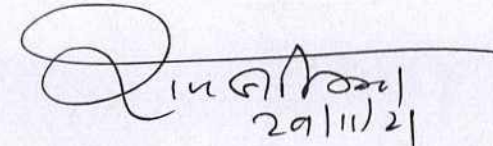
CERTIFICATE

Office of the SRO - Saraikela

This **Development Agreement** was presented before the registering officer on date **29-Nov-2021** by **MEERA SINGH**, S/O, D/O, W/O **RANVIJAY SINGH** resident of MERI TOLA CHOWK, CHAIBASA, , PO AND PS CHAIBASA, DIST WEST SINGHBHUM ,.

This deed was registered as Document No:- **2021/SAR/3896/BK1/3704** in Book No :- **BK1**, Volume No :- 642 from Page No :- 1 to 100 at, office of **SRO - Saraikela**

Date:- **29-Nov-2021**



29/11/21

Registering Officer