

474

424



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 04a3d037d8abe7769a7b

Receipt Date : 08-Feb-2023 04:25:11 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 20220000095320

Office Name : SRO - Saraikela

Document Type : Development Agreement

Payee Name : SHREYANSH TRADING AND
CONSTRUCTIONS PVT LTD REP BY ITS
DIRECTOR PAWAN KUMAR GUPTA (
Vendee)

GRN Number : 2315668709



-: For Office Use :-



[Handwritten Signature]

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

Jinda Devi
08/02/2023

Dev. Agreement Value 3974800/- Stamp 100/- Hattaraj 2023

मुल्यांकन सु... जांच किये

दस्तावेज जांच किये



Janda Devi
08/02/2023

उपस्थापित दस्तावेज न लेख्यकारी की जाति...
C.N.T Act 481(B) के अन्तर्गत नहीं है।
जांचकर्ता

दस्तावेज न वागित नाम प्रतिबंधित सूची से जांचकर्ता



08/02/2023
DIRECTOR

नियम-21 के अधीन ग्राह्य 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

जांचकर्ता



08/02/2023

...2023
Feelaid
993701
200011
30
100
Salami
Press

10137400

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE on this 08th day of February 2023, AT SERAIKELLA, BY AND BETWEEN;

Jinda Devi

SHREYANSH TRADING AND
CONSTRUCTIONS PVT. LTD.

DIRECTOR

SHREYANSH TRADING AND
CONSTRUCTIONS PVT. LTD.
DIRECTOR
08/02/2023

JINDA DEVI (UID : xxxx xxxx 0612 and PAN : AKBPD8306K), W/o Akhileshwar Rai, by faith Hindu, Category General, Indian National, by occupation Housewife, R/o - H. No. 17, Road No. 6/D, Ramnagar, Kadma, P.S. Kadma, Town Jamshedpur, District East Singhbhum, State Jharkhand, hereinafter referred to as the '**LAND OWNER**' which expression shall, unless it be repugnant to the context or meaning thereon be deemed to include his heirs, executors, administrators and assigns, being the Parties of the **First Part**.

AND

SHREYANSH TRADING AND CONSTRUCTIONS PRIVATE LIMITED (PAN : ABACS0545E), a company having its office at Flat no. 105, M.P. Tower, Phase 2, Near Sarita Talkiz, Adityapur, P.S. Adityapur, District Seraikella Kharsawan, being represented by its directors namely **1) PAWAN KUMAR GUPTA (UID : xxxx xxxx 1588)** S/o Late Om Prakash Gupta, by faith Hindu, Category General, Indian National, by occupation Business, R/o Flat no. 2/2, H. No. C, Trideb Apartment, M. Road, Bistupur, P.O. and P.S. Bistupur, Town

Jinda Devi

SHREYANSH TRADING AND
CONSTRUCTION PVT. LTD.

DIRECTOR

SHREYANSH TRADING AND
CONSTRUCTION PVT. LTD.

DIRECTOR

08/02/2023

Jamshedpur, District East Singhbhum and 2) **SHREYANSH KUMAR (UID : xxxx xxxx 9620)**, S/o Kanhaiya Singh, by faith Hindu, Category General, Indian National, by occupation Business, R/o Flat no. 606, M.P. Tower, Phase 02, Near Sarita Talkiz, Adityapur 1, P.S. Adityapur, District Seraikella Kharsawan, hereinafter called and referred to as the '**DEVELOPER/ BUILDER**', which expression shall, unless it be repugnant to the context or meaning thereon be deemed to include his heirs, executors, administrators and assigns, being the Parties of the **Other Part**:

WHEREAS the **LAND OWNER** is the lawful owner and is in absolute possession of the land measuring an area 2688 Sq.Ft. i.e. 6.17 Decimals, recorded under Old Khata no. 246, being Old plot no. 1489 (P), Mouza Asangi, ward no. 14 (old) 22 (new), ANAC / AMC, P.S. R.I.T., Adityapur, Thana no. 131, Halka no. 1, District Sub Registry office at Seraikella, District Seraikella Kharsawan and morefully described in the **Schedule A** hereunder written, which the land owner had purchased from its previous and lawful owner namely Santokh Singh @ Santosh Singh represented by his duly constituted attorney Pramanand Pradhan vide G.P.A. No. IV-73 dated 31/03/2021 registered at D.S.R.O. Seraikella, by the virtue of a Sale Deed bearing deed no. 2021/SAR/1639/BK1/1554 dated 15-06-2021, registered at the District Sub Registry office at Seraikella and thereafter the same is mutated in the name of the Land Owner vide mutation case no. 1219/R27 2021-2022 and the same is recorded in Volume no. 17, page No. 59, in the Register II of the Anchal Adhikari, Gamharia.

AND WHEREAS the land owner is unable to look after and manage the **Schedule A** hereunder written and therefore the land owner is desirous to get

Jinda Devi

SHREYANSH TRADING AND
CONSTRUCTION PVT. LTD.

DIRECTOR

SHREYANSH TRADING AND
CONSTRUCTION PVT. LTD.

DIRECTOR

08/02/2023

the **Schedule A** hereunder written developed and or construct multi-storeyed buildings and or building projects over the **Schedule A** hereunder written through the Developer.

AND WHEREAS the land owner has come to know of the workman like, professional and craftsmanship of the Developer and has approached the Developer for developing the **Schedule A** hereunder written premises.

AND WHEREAS after mutual discussions and deliberations, the land owner has agreed to grant to the Developer and the Developer has agreed to accept from the land owner, exclusive and irrevocable rights to undertake the construction on the Schedule Premises for development of the Schedule Premises on the following terms and conditions:

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

1. This Agreement shall be deemed to have been commenced with effect from the date of execution of these presents and shall remain in force until completion of the development and construction of the said project.
2. The land owner hereby grants exclusive and irrevocable right to the Developer for development of the Schedule Premises, terminable only at the instance of the Developer, unless specified otherwise hereinafter.
3. **DEVELOPMENT PLANS & APPROVALS**
 - (a) It is specifically agreed that the land owner shall through the Developer's Architects submit plans for sanctioning of lay out for

Jinda Devi

SHREYANSH TRADING AND
CONSTRUCTIONS PVT. LTD.

DIRECTOR

SHREYANSH TRADING AND
CONSTRUCTIONS PVT. LTD.

DIRECTOR
08/02/2023

- construction of buildings and/or other structures on the said property or any part or portion thereof to the appropriate agencies and have the architecture plans approved for clearance to construct the buildings.
- (b) The said plans shall be prepared by the Architects of the Developer and at the costs of the Developer which shall be forthwith be submitted by the land owner with appropriate agencies for the purposes of obtaining requisite approvals and permissions.
- (c) That the architecture plans may only be modified or changed with prior written consent of the Developer during the stage of approval. Howsoever, after initial approval of the architecture plan, no modification, alteration or changes in the approved architecture plan shall be permitted unless submitted by the Developer to appropriate agency certifying and approving the architecture plans.
- (d) The land owner declares that she has examined and verified the draft Scheme framed and proposals made by the Developer for the development of the said project and he is fully satisfied with the same including the provisions made with regard thereto by the Developer as also with the responsibilities of the parties mentioned and described there therein.

4. GENERAL POWER OF ATTORNEY

- (a) That on and when desired by the developer, the owner shall execute an irrevocable General Power of Attorney in favour of the Developer or any other person nominated by the Developer for carrying out day to day operations related to the construction and also for negotiations

Jinda Devi

SHREYANSH TRADING AND
CONSTRUCTIONS PVT. LTD.

DIRECTOR

SHREYANSH TRADING AND
CONSTRUCTIONS PVT. LTD.

DIRECTOR

08/02/2023

and entering into agreements with prospective Purchasers of the constructed Project.

- (b) Failure of the owner to execute the General Power of Attorney in favour of the developer shall make the Agreement terminable at the instance of the Developer, and in such eventuality, the Developer shall be entitled to receive from the owner all moneys, costs and expenses incurred by it in connection with this Agreement.
- (c) The Developer or its nominated person and shall act as true and bonafide attorney of the land owner in connection with the accomplishment of the Project, i.e. undertake construction activities and sale/ negotiating sales of the construction areas realised from the Project.
- (d) That the Land Owner specifically undertakes not to revoke the aforesaid General Power of Attorney.
5. That the Developer shall be authorised to present plans for structural, electrical, sewerage etc. and obtain due approvals or consents from the appropriate agencies on behalf of the landowner. The land owner shall extend all co - operation during such process and any breach of failure to co- operate, when required by the Developer shall be deemed to be material breach of mandatory obligations of the landowner.

6. REPRESENTATION & WARRANTIES

- (a) The land owner represents that the Land owner is the bonafide and true owner of the **Schedule A** hereunder written and that there is no risk, defect or encumbrance or pending litigation in relation to the title of the **Schedule A** hereunder written premises. The Land owner

Jinda Dexi

SHREYANSH TRADING AND
CONSTRUCTIONS PVT. LTD.

DIRECTOR

SHREYANSH TRADING AND
CONSTRUCTIONS PVT. LTD.

DIRECTOR
08/02/2023

further warrants that, if in future, there are claims on the title of the **Schedule A** hereunder written, on account of any lien, charge, mortgage, encumbrance, litigation affecting or prejudicing the title, the **developer** shall be entitled to refund of all costs incurred in the construction of the building and also the costs and expenses towards obtaining requisite consents and approvals.

- (b) The land owner after the execution of this agreement, by the virtue of this Development Agreement has handed over peaceful and vacant possession of the **Schedule A** hereunder written to the Developer.

7. DELIVERY OF POSSESSION

- (a) Notwithstanding anything contained in the preceding clause, it is specifically agreed by and between the parties hereto that after execution hereof the Developer shall be entitled to put up fencing, boundary wall, around the said property or any portion or portions thereof, for the purposes of preventing any encroachment.
- (b) All costs, charges and expenses in respect of the above shall be borne and paid by the Developer alone.
- (c) As from the date hereof, the land owner shall be solely entitled at their own risk to deal and/or negotiate with any attempts of the unauthorised occupants and/or trespassers on the said property and to take any proceedings against them and/or to arrive at any arrangement or agreement with them at the costs, charges and expenses of the land owner alone.
- (d) However, the owner has empowered and authorised the Developer and/or his nominees under this agreement as to effectively deal

Jinda Dexi
SHREYANSH TRADING AND
CONSTRUCTIONS PVT. LTD.
DIRECTOR
SHREYANSH TRADING AND
CONSTRUCTIONS PVT. LTD.
DIRECTOR

08/02/2023

and/or negotiate with any trespassers or attempt of unauthorised occupants.

8. SUBMISSION OF TITLE DEEDS

- (a) The land owner shall deposit with the Developer all the original Sale Deed, Mutation receipt and other related documents, which shall be securely held and retained by the Developer for the purposes of this Agreement without claiming therein any right of ownership in any manner whatsoever.
- (b) The original the sale deed, mutation, rent receipt and related documents related to Schedule Premises shall be in the custody of the Developer for lifetime, against an ordinary receipt in favour of the land owner.

9. (a) TIME OF COMPLETION OF PROJECT :

That the parties agree that time is the essence of this Agreement and the Developer shall strive to complete the Entire Project within 3.5 (Three and Half) years from the date of receipt of the requisite clearances and approvals.

(b) TIME TO HANDOVER THE SHARE TO LANDLORD/ OWNER:

That the DEVELOPER / BUILDER agrees to handover the share of the respective landlord/ land owner upon the completion of the entire project.

(c) ALLOTMENT OF UNIT / FLAT PER LANDLORD / LANDOWNERS

i. That it is agreed and decided by and between the parties that the Developer shall deliver the following within the mutlistoried building to

Jinda Devi

SHREYANSH TRADING AND
CONSTRUCTIONS PVT. LTD.

DIRECTOR

SHREYANSH TRADING AND
CONSTRUCTIONS PVT. LTD.

DIRECTOR

08/02/2023

be constructed on the **Schedule A** hereunder written land as morefully described in the Schedule B hereinunder written :

Flat no.	Floor	Area (S.B.A.)	Parking
204	Second	1060 Sq.Ft.	One Car Parking
205	Second	1080 Sq.Ft.	One Car Parking

ii. That it is specifically agreed by and between the parties hereto that for any extra area other than the one specified herein above the Land Owner shall pay extra amount as per existing market to the developer.

(d) That all the remaining area consisting of flats, shops, units, parking's, etc. along with the entire roof right and proportionate share in land shall belong exclusively to the Developer

10. FORCE MAJEURE

The mutual obligations of the Parties shall remain suspended during any period of natural calamity, earth quake, civil war, riot, acute shortage of building materials, labour unrest, Act of God, any governmental action restraining affecting construction work and or any unforeseen or foreseen incident, which shall be beyond the control of human being. The Parties claiming force majeure shall intimate the other party of the existence of the Force Majeure conditions and shall also notify the cessation of the Force Majeure conditions.

11. The Developer shall be entitled to sell, dispose, mortgage, transfer, of its shares of the proposed building i.e. developer's allocation, described in the **Schedule 'C'** to this Agreement along with common advantages, privileges, utility services, amenities etc. to the various buyers at its

Jinda Devi

SHREYANSH TRADING AND
CONSTRUCTIONS PVT. LTD.

DIRECTOR

SHREYANSH TRADING AND
CONSTRUCTIONS PVT. LTD.

DIRECTOR

08/02/2023

discretion to which the land owner shall have no objection and if the developer desires the land owner shall wilfully execute the necessary instruments and documents to this effect without any further consideration payable to the land owner. That it is specifically mentioned that the developer shall solely sign and execute all deeds, documents etc. in respect of his share falling in the Schedule 'C'.

12. That without prejudice to the generality of the provisions contained in this Agreement, the land owner specifically makes a declaration as hereinafter:

(a) The land owner is the lawful, bonafide and true owner of the **Schedule A** hereunder written premises and are authorised to enter into the Agreement with the Developer.

It is further declared that the land owner, either jointly or severally, has not sold, transferred or conveyed the lands or any part or portion of the land or rights in relation to the Schedule Premises to any party or third party and neither there is any agreement existing executed by the land owner in relation to the Schedule Premises.

(b) The land owner hereby assures and admits to execute or sign any further paper, document etc. in favour the Developer for the purposes related to construction of the building on the Schedule Premises.

13. That the Developer hereby declares and covenants:

(a) That the Developer shall be entitled to enter into agreements with various agencies in connection with the proposed building.

(b) That the Developer shall be entitled to enter into agreements for sale or otherwise with intending buyers and to receive considerations relating to various such agreements for constructed areas forming Developer

Jinda Devi

SHREYANSH TRADING AND
CONSTRUCTIONS PVT. LTD.

DIRECTOR

SHREYANSH TRADING AND
CONSTRUCTIONS PVT. LTD.

DIRECTOR

08/02/2023

Allocation. That the developer is fully authorised to mortgage his share.

- (c) That the expenses incurred towards preparation of building plan, passing of such plan or plans, payment to architect, civil engineer, labours, workmen, guard, purchase of building materials, fixtures, fittings installation and documentation miscellaneous charges, levied fines, penalties imposed by Municipality or any other authorities during the period of construction of the said building shall be fully borne by the Developer only. However, After handover of Landowner's share by the developer, Landowner will be liable to pay all such expenses related to his share.
- (d) That it is specifically agreed by the Land owner, that the land owner shall pay for electricity connection, water connection, lift charges and charges for community hall as per the proportionate share to be paid by the other units / flats owners.
- (e) Developer shall be overall responsible for the construction of the proposed building on the **Schedule A** hereunder written premises and in an event of any dispute arising due to and on the **Schedule A** hereunder written premises, the land owner shall protect and defend the interest of the Developer in this regard.
14. It is also mutually agreed that this agreement both the parties shall diligently attend to terms and conditions of this development agreement.
15. That, both the parties agree that the Developer shall be at liberty to carry out newspaper publication to advertise the Project for the purposes of

Jinda Dexi

SHREYANSH TRADING AND
CONSTRUCTIONS PVT. LTD.

DIRECTOR

SHREYANSH TRADING AND
CONSTRUCTIONS PVT. LTD.

DIRECTOR

08/02/2023

general advertisement or generating revenues for the Project at its own risk.

16. The Developer shall be entitled to raise finances from Banks, Financial Institutions, Housing Finance Companies etc. for the purpose of construction of the said Project and for such purpose to mortgage and charge the Schedule A hereunder written land and to enter into, sign and execute all requisite agreements, contracts, deeds, documents, papers, declarations, affidavits for such purpose without seeking to obtain any further consent of the land owner, provided however that the developer shall not attach any liability to the land owner on account of its borrowings in any manner whatsoever.
17. Both parties agree that, in the event, where clear and marketable title and bonafide possession of the land owner appears suspicious in relation to the **Schedule A** hereunder written Premises, the Developer shall be entitled to undertake steps to clear such defects at the cost of the land owner. However, if the defects in title and possession cannot be cured, then the Developer shall be entitled to receive damages and compensation of the costs and expenses incurred by the Developer towards the construction work and the related activities undertaken by the Developer in connection with the construction work at the **Schedule A** Premises.

18. TAXES AND OUTGOINGS

- (a) The land owner shall pay and discharge all assessments, outgoing, taxes, etc. payable in respect of the **Schedule A** hereunder written premises upto the date of the possession of the said property is handed

Jinda Devi

SHREYANSH TRADING AND
CONSTRUCTIONS PVT. LTD.

DIRECTOR

SHREYANSH TRADING AND
CONSTRUCTIONS PVT. LTD.

DIRECTOR

08/02/2023

over by them to the Developer. Thereafter, the same shall be paid and borne by the Developer at the existing rates. Any revision in the outgoing, assessment, taxes with respect to the Schedule land after delivery of possession of the land shall be the mutual responsibility of the Parties to this Agreement as per the proportionate holding of the constructed area, till sale of constructed buildings to the prospective buyers. It is specifically agreed that after the possession of Landowner's share as mentioned in Schedule "B" is handed over by the developer, all outgoing, assessment, taxes with respect to the Landowner's share will be borne by the Landowner only.

- (b) Parties agree that any manner of indirect taxes arising out from this Agreement shall be the responsibility of the Developer to discharge. The land owner however shall bear all such charges after receiving the possession of his share.
- (c) All incidents of direct or personal taxes shall be the respective liabilities of the Parties.
- (d) That the G.S.T. arising out of the respective allocations of the Land Owner and the Developer with respect to the **Schedule B** and **Schedule C** premises, shall be borne by the Land Owner and the Developer in individual capacity respectively.
- (e) That registration charges, stamp duties and GST, if any for the share of the Landowner shall be borne by the land owner.

19. RATIFICATION

The land owner states, declares and confirms that all acts and deeds done, executed and performed by the Developer in pursuance hereof or

Jinda Dexi

SHREYANSH TRADING AND
CONSTRUCTIONS PVT. LTD.

DIRECTOR

SHREYANSH TRADING AND
CONSTRUCTIONS PVT. LTD.

DIRECTOR

08/02/2023

in pursuance of the formal development agreement to be executed by the parties hereto, in connection with the development of the housing project shall be binding at all times hereafter on the land owner and the land owner covenants to ratify the same as and when called upon to do so.

20. INDEMNIFICATION

The parties hereto shall indemnify and/or keep each other saved, harmless and indemnified against all losses, claims demands costs, damages proceedings, charges and expenses which any of the parties hereto may suffer in respect of any acts, deeds, matters or thing done or any omission made by the other party and/or anything arising in connection therewith.

21. AMENDMENTS

The contents of the Agreement may be altered, modified or amended with mutual consent of the Parties to this Agreement, if deemed necessary for the purposes of interest and benefit of the Project.

22. ASSIGNMENT

No part of this Agreement can be assigned by the Developer to any other Developer without obtaining the prior permission of the land owner. The Developer, prior to creation of any assignment shall request the land owner for creation of assignment, which shall not be unreasonably withheld.

Jinda Dexi
SHREYANSH TRADING AND
CONSTRUCTIONS PVT. LTD.
DIRECTOR
SHREYANSH TRADING AND
CONSTRUCTIONS PVT. LTD.
DIRECTOR
08/02/2023

However, the Developer shall be at liberty to engage contractors, technicians and other agencies in aid of construction of the Project at the Schedule Premises.

23. **MATERIAL TO BE USED**

That the **DEVELOPER / BUILDER** clearly mention here in writing in this agreement that the material to be used in the project shall be of good quality standard materials.

24. **ARBITRATION**

Any disputes and differences that may arise between the parties hereto relating to or in connection with the matter of this agreement or between the parties or their representatives shall be referred for adjudication with a sole arbitrator to be appointed in joint consultation of the Parties. The Arbitrator shall have summary powers. The proceedings of the arbitration shall be guided by the provisions of Arbitration & Conciliation Act, 1996.

The Governing Laws for the arbitration shall be laws applicable in the State of Jharkhand, India.

25. **JURISDICTION**

Courts at Seraikella only shall have the exclusive jurisdiction to try and hear any and all disputes concerned with arbitration or any other dispute, which may have occurred between the Parties.

Jinda Devi

SHREYANSH TRADING AND
CONSTRUCTIONS PVT. LTD.

DIRECTOR

SHREYANSH TRADING AND
CONSTRUCTIONS PVT. LTD.

DIRECTOR

08/02/2023

26. That as per the Jharkhand Apartment (Flat) Ownership Act, 2011 under section 5, both the parties, the Land Owner and the Developer are competent to execute and entered into agreement for sale / sale deed of their respective share and realise the sale proceeds in their own name.

Schedule 'A'

[Schedule Premises]

Land measuring an area 2688 Sq.Ft. i.e. 6.17 Decimals, recorded under Old Khata no. 246, being Old plot no. 1489 (P), Mouza Asangi, ward no. 14 (old) 22 (new), ANAC / AMC, P.S. R.I.T. Adityapur, Thana no. 131, Halka no. 1, District Sub Registry office at Seraikella, District Seraikella Kharsawan; bounded as follows :

North : Plot No. 1490;
South : Plot No. 1489(P);
East : Plot No. 1489(P);
West : Plot No. 1489(P).

Schedule 'B'

[LAND OWNERS' Allocation]

The Developer shall deliver the following, along with undivided proportionate share in the land within the building to be constructed over Schedule A premises including all its advantages, privileges, amenities and services of this Agreement, details as follows :

Flat no.	Floor	Area (S.B.A.)	Parking
204	Second	1060 Sq.Ft.	One Car Parking
205	Second	1080 Sq.Ft.	One Car Parking

Jinda Devi

SHREYANSH TRADING AND
CONSTRUCTIONS PVT. LTD.

DIRECTOR

SHREYANSH TRADING AND
CONSTRUCTIONS PVT. LTD.

DIRECTOR

08/02/2023

Schedule 'C'

[Developer's Allocation]

Save and except the landowner's allocation, as stated herein above in Schedule 'B', all the remaining constructed area i.e. all the remaining flats, parking's, units etc., undivided land right and the entire roof right to be constructed over the Schedule 'A' premises including all its advantages, privileges, amenities and services.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and the year first hereinabove written.

WITNESS



1. Parmarand Pradh 90 - Sri Gami Nayyar Pradh
At - Assandi M.I.T College Adityapur.

2. Purno munda slo - Ruhidas munda
Village Kowali Khairpal Dist Bast Singhbham.

Certified that the finger prints of left hand of each person whose photograph has been affixed in this document has been obtained by me or before me.

08/02/2023

H. Nitouy
ADVOCATE

नाम ग्राम आसंगी चावरनो-2

1554

थानानो-131

राजस्व थाना सरायकेला

मंचल- आदित्यपुर

जिला- सिंदधुम

पैमाना- 16"=1मील

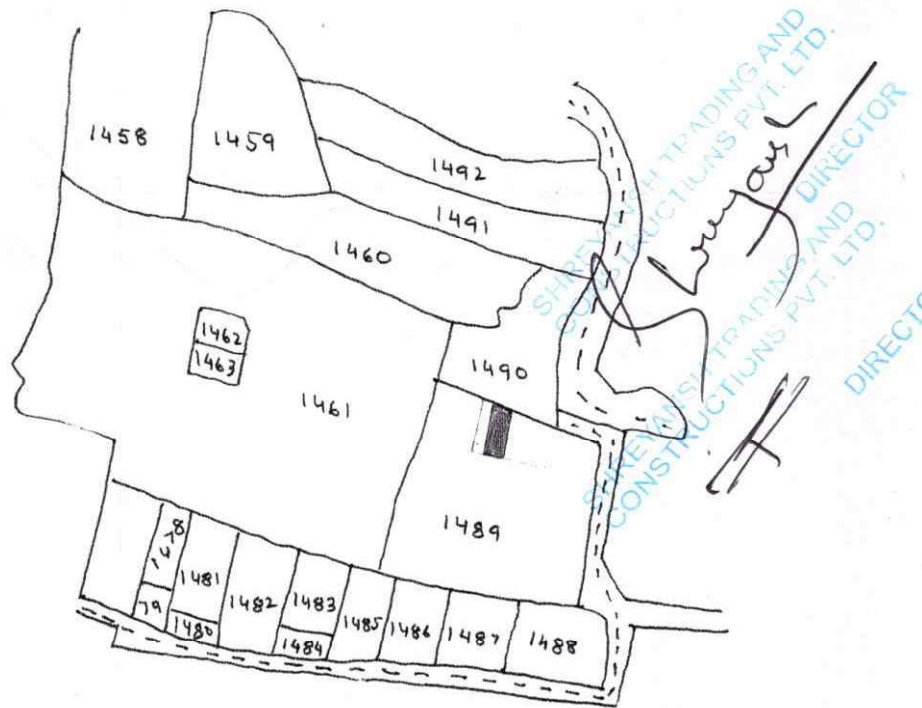
सन- 1958-59

जाल रंग से बशाभा गया

खालानो	प्लॉटनो	किम्म	रकवा	चौदर्यी	वि. प्लॉटनो-1490
246	1489	दोन I	2688.0	वर्ग फुट	द. प्लॉटनो-1489 का अंश
			= 6.17	बीसमल	पु. प्लॉटनो-1489 का अंश
					प. प्लॉटनो-1489 का अंश

प्रमाणित किया जाता है कि यह नक्सा
मुल मानचित्र से स्याह किया गया है।

शिव चरण वैश
शिव चरण बैरा
अमीन (सेवा निवृत्त)
आदित्यपुर औद्योगिक क्षेत्र विकास प्राधिकार
रजि. नं. 10-1997



Jinda Devi

131

Asngi. No. 131

सामग्राम आसंगी चार नंबर
आना सरायकेला
शानान १३१
अंचलिकादिक्पुर्

जिला सिंहस

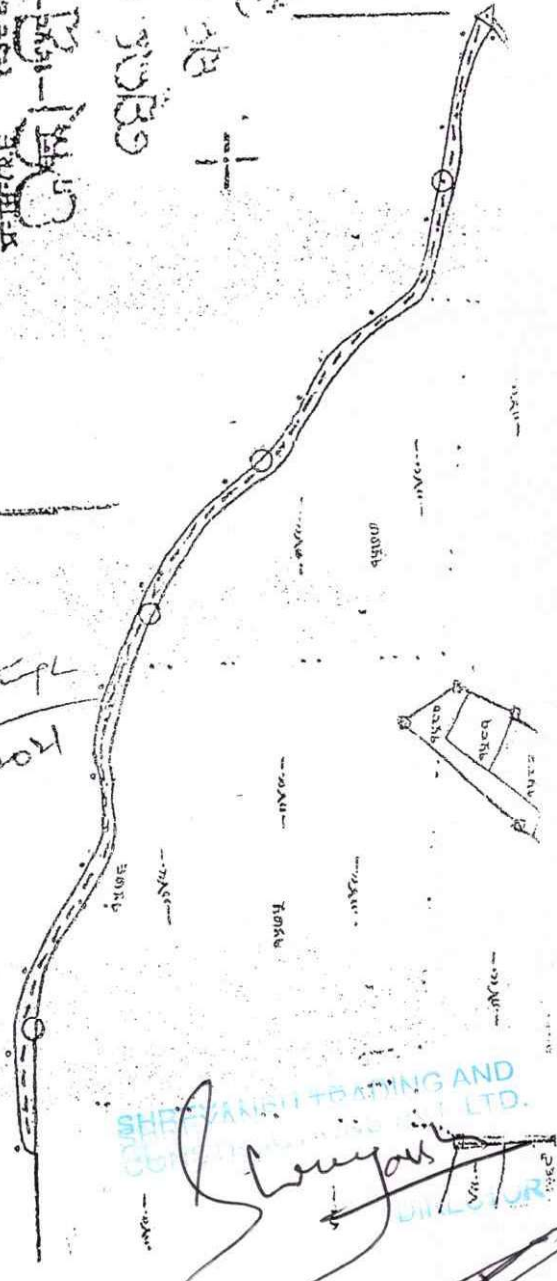
प्रमाण १६०मील
१३६६०मीलिक
१६०-१६०

६६०६ १३६ १३६
१३६ १३६ १३६

शिव चरण केरा
शिव चरण बेरा
अमीन (सेवा निवृत्त)
आदित्यपुर औद्योगिक क्षेत्र विकास प्राधिकार
रजि० न०-८८१

31/3/2021

डिंडली



SHREE ANISHU TRAINING AND CONSULTANCY LTD.
DILIP KUMAR

Shreyas

Janda Devi

शिवचरण वीज
 शिव चरण बेरा
 अमीन (सेवा निवृत्त)
 आदिच्युर औद्योगिक क्षेत्र विकास प्राणीकार
 रजि० नं०-८९७



SHREYANSH TRADING AND
 CONSTRUCTION
 DIRECTOR

Jinda devi

ADITYAPUR MUNICIPAL CORPORATION

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

Memo No. : 830931241122033252

Date : 24-11-2022

प्रभावी : प्रथम तिमाही 2022-2023

श्री/श्रीमती/सुश्री JINDA DEVI W/O AKHILESHWAR RAI,
मोहल्ला Asangi, P.O-Adityapur Industrial Area, P.S-R.I.T Adityapur ADITYAPUR
na, 831013
6200300071

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं० - 0220001836000M0 वार्ड सं० 22 हुआ है, आपके स्व० निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0/- ₹० निर्धारित किया गया है।
इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना		
क्रम सं०	Particulars	Amount (In Rs.)
1.	गृह कर	187.00
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)		187.00

To be signed by the Applicant

नोट:-

- कर निर्धारण की सूची, ADITYAPUR MUNICIPAL CORPORATION 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 करे तथा अतिरिक्त गृह कर से राहत पाये।
- प्रत्येक वित्तीय वर्ष में सम्पत्ति कर का भुगतान त्रैमासिक देय होगा।
- यदि किसी वर्ष के लिए सम्पूर्ण घृति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियायत दी जाएगी।
- किसी देय घृति को निर्दिष्ट समयावधि (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं चुकाया जाता है, तो 1% प्रतिमाह की दर से 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 यथा समय निगम करा सकती है एवं तथ्य गलत पाए जाने पर नियमावली कंडिका 13.2 के अनुसार निर्धारित शास्ति (Fine) एवं अंतर राशि देय होगा।
- ADITYAPUR MUNICIPAL CORPORATION द्वारा संग्रहित इस सम्पत्ति कर इन इमरतों/ढांचों को कोई कानूनी हैसियत प्रदान नहीं करता है और/या न ही अपने मालिकों / दखलकार को कोई कानूनी अधिकार प्रदान करता है।
- अगर आपके नये होल्डिंग नं० का आखिरी अंक 5/6/7/8 है तो यह विशिष्ट संरचनाओं की श्रेणी के अन्तर्गत माना जायेगा।

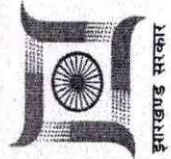
NOTE : This is a Computer generated receipt. This receipt does not require physical signature.

Print

Shreyansh

Jinda Devi

[Signature]



झारखण्ड सरकार

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

पंजी II प्रति

February 7, 2022

भाग वर्तमान	17	पृष्ठ संख्या	59											
जिला का नाम	सरायकेला-खरसावां	अनुमंडल नाम	सरायकेला	अवॉल का नाम	गढ़रिया	हलका का नाम	हलका-01	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	आसंगी	होखिंग संख्या	246	तौजी संख्या		थाना नम्बर	01/0131	खाता का प्रकार	---					
JINDA DEVI, पति-AKMAILESHWAR RAI, जाति-.....														
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार								लगान	सेस		
246	1489	0 ऐ 6.17 डि 0 हे	नामान्तरण मुकदमा संख्या 1219/2021 - 2022								10	0		
कुल परिमाण		0 ऐ 6.17 डि 0 हे												
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत साल	रोड सेस बकाया	रोड सेस साल	शिक्षा सेस बकाया	शिक्षा सेस साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस साल	कृषि सेस बकाया	कृषि सेस साल	
02-07-2022	0696024011	2021-2022	2021-2022	0	10	0	2.5	0	5	0	5	0	2	

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर विलोक करे



नक्शा देखें



Jinda Devi

[Handwritten signature]

गुम्हरिया | आसंगी | 01/0131 | JINDA DEVI

खाता संख्या 246	खेसरा संख्या 1489	रकबा (एकड़ में) 0 एकड़ 6.17 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 (2021-2022)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	10.00					10.00
गुजारी (भावली)	2.50					2.50
सेस	5.00					5.00
सूद	5.00					5.00
मुतफरकात	2.00					2.00
मीजान	24.50					24.50

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2021-2022)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					10.00	
गुजारी (भावली)					2.50	
सेस					5.00	
सूद					5.00	
मुतफरकात					2.00	
मीजान अदायकारी					24.50	

(१) मीजान कुल (लफजों में) : **Twenty Four Rupees and Fifty Paise**

(२) नाम देहिन्दा -

(३) कुल बकाया- **24.50**तारीख अमला तहसील कुनिन्दा : **07-02-2022**

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

Jinda Devi

Shreyash



झारखंड सरकार राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र



जिला का नाम	सरायकेला-खरसावां	अनुमंडल नाम	सरायकेला	अचल का नाम	गम्हरिया	हल्का	हलका-01
इस्टेट का नाम	झारखण्ड	भाग	17	पृष्ठ संख्या वर्तमान	59	थाना न.	01/0131
क्रमिक संख्या	केस न.	मौजा का नाम/राजस्व थाना न.	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है खाता भाग वर्तमान	पृष्ठ संख्या वर्तमान
10160	1219/R27 2021 - 2022	आसंगी/ 01/0131	गम्हरिया	16/12/2021	By Sale Registration Deed 1554 Dated 15/06/2021	246	100
						खाता न. प्लॉट न. क्षेत्रफल	रजिस्टर 2 अद्यतन तिथि अभ्युक्ति
						246	1489 6.17 डिसमील
क्रेता का नाम:	जमाबंदी रैयत का नाम:			विक्रेता का नाम:			
(JINDA DEVIपति-AKSHILESHWAR RAI, जाति-....., पता-H NO17, ROAD NO 6/D, RAMNAGAR, KADMA, DIST- EAST SINGHBHUM, JHARKHAND)	श्री सन्तोष सिंह-पिता-भगवान सिंह			SANTOSH SINGH, पिता-BHAGWAN SINGH, जाति-....., पता-37, NEW DEVELOPMENT AREA, GOLMURI, PS- GOLMURI, DIST- EAST SINGHBHUM, JHARKHAND वी PARMANAND PRADHAN (GENERAL POWER OF ATTORNEY), पिता-LAXMI NARAYAN PRADHAN, जाति-....., पता-ASANGI, PS- RIT ADITYAPUR, DIST- SERAIKELLA KHARSAWAN, JHARKHAND			
राजस्व कर्मचारी हलका-01 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित। यह एक कंप्यूटर जनित प्रति है यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।	Signature valid Digitally signed by MANOJ KUMAR अंचलाधिकारी गम्हरिया			Jindadevi			
कोरोना के उड जांंगे प्राण, जब सडक पर न जांंगे इन्सान।							

1466	? अ ? अ	मकान/1,सहन/1 0	0.000 एकड़	18.000 डिसमील			कायमी
1467	? निज ? रास्ता	दोन तीन 62	0.000 एकड़	51.000 डिसमील			कायमी
1468	? निज ? निज	गोड़ा दो परती एक साल 0	0.000 एकड़	30.000 डिसमील			कायमी
1470	? निज ? निज	गोड़ा दो परती एक साल 0	0.000 एकड़	4.000 डिसमील			कायमी
1487	? निज ? रास्ता	गोड़ा दो 0	0.000 एकड़	32.000 डिसमील			कायमी
1489	? निज ? निज	दोन दो नई परती एक साल 1	2.000 एकड़	33.000 डिसमील			कायमी
1490	? उगसेन ? निज	दोन तीन 5	0.000 एकड़	74.000 डिसमील			कायमी
1492	? छुट्टु ? उगरेसन	दोन एक 3	1.000 एकड़	25.000 डिसमील			कायमी
1529	? अ ? हरिराम	गोड़ा दो 0	0.000 एकड़	48.000 डिसमील			कायमी
1949	? मवधन ? उगरेसन	गोड़ा दो परती एक साल 0	4.000 एकड़	32.000 डिसमील			कायमी
1985	? सदा ? अनावद	गोड़ा दो परती एक साल 0	1.000 एकड़	5.000 डिसमील			कायमी
2711	? होपना ? करन	गोड़ा दो परती एक साल 0	1.000 एकड़	62.000 डिसमील			कायमी
1755	? निज ? निज	दोन तीन 6	1.000 एकड़	14.000 डिसमील			कायमी
1471	? निज ? निज	गोड़ा दो 0	0.000 एकड़	5.000 डिसमील			कायमी
1473	? निज ? रास्ता	गोड़ा दो 0	0.000 एकड़	69.000 डिसमील			कायमी
1532	? अमप्रकाश ? निज	गोड़ा दो 0	0.000 एकड़	12.000 डिसमील			कायमी
1906	? सदा ? प्रसाद	गोड़ा दो 39	1.000 एकड़	18.000 डिसमील			कायमी
1913	? जिपा ? निज	गोड़ा दो परती एक साल 0	0.000 एकड़	23.000 डिसमील			कायमी
1914	? जिपा ? उगरेसन	गोड़ा दो 0	1.000 एकड़	6.000 डिसमील			कायमी
1959	? उगरेसन ? निज	दोन एक 1	0.000 एकड़	82.000 डिसमील			कायमी
1976	? सम्भु ? निज	दोन एक 1	0.000 एकड़	32.000 डिसमील			कायमी
1982	? करन ? अनावद मलिक	गोड़ा दो पुरानी परती 0	0.000 एकड़	18.000 डिसमील			कायमी
खाता मे कुल प्लोट संख्या		37	खाता का कुल मिजान (खतियान के अनुसार)		32.000 73.000	खाता का कुल लगान	70 0 58

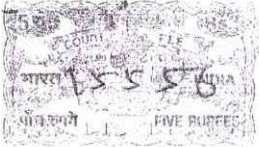
Jinda Deki

यह एक कंप्यूटर जनित प्रति है

2/7/2022

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।



आवेदन संख्या 7495
 दिनांक 25.8.22
 प्रकल्पित निर्गत क्रिया मंत्र
 श्रीमान् श्रीमान् श्रीमान्
 1/2/22
 जिला अधिलेखकार
 50 सिंहभूम, झारखण्ड

विकास का क्षेत्र	विकास का क्रमांक	विकास का नाम	विकास का प्रकार	विकास का क्षेत्र	विकास का क्रमांक	विकास का नाम	विकास का प्रकार	विकास का क्षेत्र	विकास का क्रमांक	विकास का नाम	विकास का प्रकार
2/1	1	जाति नाला	2	3	4	5	6	7	8	9	10
2/2	2	निवासी निज									
2/3	3	शाम									
2/4	4	शिव नलन प्रयाग	5	6	7	8	9	10	11	12	13
2/5	5	पिता अखय									

279
 (1) ...
 (2) ...
 (3) ...
 (4) ...
 (5) ...
 (6) ...
 (7) ...
 (8) ...
 (9) ...
 (10) ...
 (11) ...
 (12) ...
 (13) ...
 (14) ...
 (15) ...
 (16) ...
 (17) ...
 (18) ...
 (19) ...
 (20) ...
 (21) ...
 (22) ...
 (23) ...
 (24) ...
 (25) ...
 (26) ...
 (27) ...
 (28) ...
 (29) ...
 (30) ...
 (31) ...
 (32) ...
 (33) ...
 (34) ...
 (35) ...
 (36) ...
 (37) ...
 (38) ...
 (39) ...
 (40) ...
 (41) ...
 (42) ...
 (43) ...
 (44) ...
 (45) ...
 (46) ...
 (47) ...
 (48) ...
 (49) ...
 (50) ...

क्रमांक	नाम	विकास का क्षेत्र	विकास का क्रमांक	विकास का नाम	विकास का प्रकार
9027	श. शाह	1	2	3	4
9028	श. शाह	1	2	3	4
9029	श. शाह	1	2	3	4
9030	श. शाह	1	2	3	4
9031	श. शाह	1	2	3	4
9032	श. शाह	1	2	3	4
9033	श. शाह	1	2	3	4
9034	श. शाह	1	2	3	4
9035	श. शाह	1	2	3	4
9036	श. शाह	1	2	3	4
9037	श. शाह	1	2	3	4
9038	श. शाह	1	2	3	4
9039	श. शाह	1	2	3	4
9040	श. शाह	1	2	3	4



SHREYANSH TRADING AND CONSTRUCTIONS PVT. LTD.
 Shreyansh
 DIRECTOR

Janda Devi

अंश	वर्ग	अंश नम्बर	प्लॉट नं.	विस्तार वर्ग मी.	एकड़	चौकड़
राधाकलान	3. निज	9850	3	6.99	0.12	0.12
	4. निज		4	9.28	0.16	0.16
पुष्पाग	3. निज	9851	3	9.34	0.13	0.13
	4. निज		4			
	3. उगरीसग	9850	3			
	4. उगरीसग		4			
	3. निज	9854	3	6.50	0.20	0.20
	4. निज		4			
		9855		0.92	0.03	0.03
	3. निज	9856	3	6.59	0.06	0.06

अंश	वर्ग	अंश नम्बर	प्लॉट नं.	विस्तार वर्ग मी.	एकड़	चौकड़

9857 3. निज	प्लॉट नं. 3	6.53	0.18
9858 4. निज	प्लॉट नं. 4		
9859 3. उगरीसग	प्लॉट नं. 3	0.68	0.02
9860 4. उगरीसग	प्लॉट नं. 4	5.40	0.19
9861 3. निज	प्लॉट नं. 3		0.18
9862 4. एरीराम	प्लॉट नं. 4	0.22	0.08
9863 3. नवपग	प्लॉट नं. 3		
9864 4. उगरीसग	प्लॉट नं. 4	9.5	0.20
9865 3. मंदा	प्लॉट नं. 3		
9866 4. विहारसग	प्लॉट नं. 4	9.62	0.34
2099 3. एरीराम	प्लॉट नं. 3	9.98	0.36



Recorded, the finally framed and published under section 83 (a) of the Chhattisgarh Tenancy Act on 13 DEC 1961. The certificate of final publication signed on 13 DEC 1961.

[Signature]
Settlement Officer
SINGHBAUM

SHREYANSH TRADING AND AUCTIONS PVT. LTD.
[Signature]
DIRECTOR

Jenda Devi

CONTINUOUS KHATIAN.

281

Schedule I - Form No. 88
G. & S. Manual 1957, Form No. 78 (half)

आधिकार का नाम जो प्रथम में प्रकाशित किया गया था
वर्तमान में प्रकाशित नाम जो प्रथम में प्रकाशित नहीं किया गया था

खसामती का नाम, बंदिखत व दस्तावेज की संख्या	वस्ती	वस्ती का नाम	वस्ती का क्षेत्र	वस्ती का क्षेत्र	वस्ती का क्षेत्र	वस्ती का क्षेत्र	वस्ती का क्षेत्र	वस्ती का क्षेत्र	वस्ती का क्षेत्र	वस्ती का क्षेत्र
श्यामलान	1859	3	निर्वाह	श्रीधर	0.20					
पुष्पा	1869	3	निर्वाह	श्रीधर	0.20					
	1872	3	निर्वाह	श्रीधर	0.20					
	1885	3	निर्वाह	श्रीधर	0.20					
	1898	3	निर्वाह	श्रीधर	0.20					

REGISTERED OFFICE
SINGAPORE

Record of rights finally from published under section 82C of the Chittagong Tenancy Act on **13 DEC 1961**
The Officer in Charge of the office signed on **13 DEC 1961**

Debaran
SINGAPORE

खसामती का नाम, बंदिखत व दस्तावेज की संख्या	वस्ती	वस्ती का नाम	वस्ती का क्षेत्र	वस्ती का क्षेत्र	वस्ती का क्षेत्र	वस्ती का क्षेत्र	वस्ती का क्षेत्र	वस्ती का क्षेत्र	वस्ती का क्षेत्र	वस्ती का क्षेत्र
श्यामलान	1859	3	निर्वाह	श्रीधर	0.20					
पुष्पा	1869	3	निर्वाह	श्रीधर	0.20					
	1872	3	निर्वाह	श्रीधर	0.20					

श्यामलान व पुष्पा
5-1-22

4:60
प्रमाणीकरण शुल्क
5/1/71
इन्चार्ज सुपरीन्टेंडेंट

Shreyas
DIRECTOR

सच्ची अभिप्रेरणाहित प्रतिलिपि
श्रीधर श्रीधर (1869)
8/8/22
अभिलेखागार
उपायुक्त का कार्यालय
मो. सिडिंग, मद्रास
दिनांक 13/12/61
धारा-3 के अन्तर्गत अनिप्रमाणित

Jenda Devi