



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : cbad051bec414a9e2319

Receipt Date : 03-Jul-2023 11:34:38 am

Receipt Amount : 50/-

Amount In Words : Fifty Rupees Only

Token Number : 202300079537

Office Name : District SRO - Jamshedpur

Document Type : Development Agreement

Payee Name : SHREE MADHAV CONSTRUCTION REP BY
VIKASH KUMAR (Vendee)

GRN Number : 2318036178



-: For Office Use :-

Defaced
Copy



2023 | JSR | 3508 | BKA | 3266

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।

इसके पहले किसी प्रकार की रसीद नहीं की गई।

Basanta Choudhary

Sanjeeb Choudhary, Sanjay Choudhary

Trivanga Choudhary, Nirmal Choudhary

Development Agreement
3,19,85,300/-

P.S. Mango

Stamp 50/-



Attestation
of
Signatures

Sanjay Chowdhury
03/07/23



Sanjeeb Chowdhury
03/07/23
Nimai Chowdhury

Trivanga Chowdhury
03-07-23

Basanta Chowdhury
03-07-23

Hemanta Chowdhury
03-07-23

FOR SHREEMADHAV CONSTRUCTION

Vijay Kumar
MANAGING PARTNER
03/07/23

अनुच्छेद 21 के अधीन प्राप्ता: भारतीय स्टाम्प-अधिनियम
(अनुसूचित स्टाम्प ऐक्ट), 1899 की अनुसूची
1 या 1क, सेक्शन 5 के अधीन
यथावत् स्टाम्प-रहित (या स्टाम्प-शुल्क
में विमुख या स्टाम्प-शुल्क अवेक्षित नहीं)।

खता नम्बर... 309
फ्लोट नम्बर... 1882
देय प्रतिबन्धित सूची में दर्ज नहीं है।

Pharmak
निर्देशक/अधिकारी
3/7/23

DEVELOPMENT AGREEMENT

3/7/2023

THIS DEED OF DEVELOPMENT AGREEMENT is made on this the 3rd day of
July, 2023 at Jamshedpur ;

BY & BETWEEN

1. **Mr. Sanjay Chowdhury**, (UID NO. XXXX XXXX 3470, PAN NO. No. AMQPC0520P),
2. **Mr. Sanjeeb Chowdhury**, (UID NO. XXXX XXXX 8587, PAN NO. AMQPC0523Q), both sons of Late Kisto Chowdhury,
3. **Mr. Nimai Chowdhury**, (UID NO. XXXX XXXX 9539, PAN NO. ABUPC9514A),
4. **Mr. Trivanga Chowdhury**, (UID NO. XXXX XXXX 7042, PAN NO. ABUPC9513H),
5. **Mr. Basanta Chowdhury**, (UID NO. XXXX XXXX 2607, PAN NO. AARPC7670D),
6. **Mr. Hemanta Chowdhury**, (UID NO. XXXX XXXX 6175, PAN NO. AARPC7672B) All sons of Late Panchanan Chowdhury, all by religion Hindu, by nationality-Indian, by Caste-OBC-Non CNT, by occupations- Cultivation, all residents of Dimna Basti, Near Shiv Mandir, P.O. MGM College, Mango, P.S. Mango, town:- Jamshedpur, Dist. Singhbhum East., hereinafter called the Owners/ First Party Members (Which expression unless repugnant

3/7

3/7/23
E-2000-00
U-03-00
PR-01-00

3/7/2023



Sujin Chavhan
03/07/23
07/07/23



[Handwritten signature]

संजय चाधरी पिता- अक. किस्ये चाधरी
 माता- माता चाता- माता
 03/7/2023
 10/11/20
 अमरावती जिल्हा अवर निबंधन कार्यालय में (..... स्थान पर) निबंधन के लिए

निबंधन-प्रदाधिकारी का हस्ताक्षर
 03/7/2023
 07/7/23



Sanjay Chowdhury
03.07.23



Attested
03.07.23
Sanjay Chowdhury

Sanjeeb Chowdhury
03.07.23



Nirmas Chowdhury
03.07.23

Trivanga Chowdhury
03.07.23

Basanta Chowdhury
03.07.23

Hemanta Chowdhury
03.07.23

03.07.23

FOR SHREEMADHAV CONSTRUCTION

Vikas Kumar

MANAGING PARTNER
03.07.23

to the context shall mean and include their legal heirs, successors, representatives and assigns) of One Part.

AND

SHREEMADHAV CONSTRUCTION, a Partnership Firm, having PAN NO.-ADVFS0819F, having its registered office at Shop No.6, Madhusudan Devendra Lok, Dimna Road, Mango, P.S. Mango, Town Jamshedpur, Dist. East Singhbhum, represented by its Managing Partner namely Shri. Vikash Kumar, (UID NO. XXXX XXXX 8146, PAN NO. ACTPK7066K) son of Shri. Shivjee Singh, by religion Hindu, by nationality Indian, by caste:- General, by occupation Business, resident of Shivjee Singh Building, Dimna Road, Mango, P.S. Mango, Town Jamshedpur, Dist. Singhbhum East, hereinafter called the BUILDER/PROMOTER/ DEVELOPER / SECOND PARTY (which expression unless repugnant to the context shall mean and include its successors-in-office, executors, representatives, administrators, and assigns) of OTHER PART.

NATURE OF DEED:- DEVELOPMENT AGREEMENT.

In this Development Agreement the following expression unless repugnant to the context shall have the meaning assigned thereto.

- a) The owners/ first party members means the said Sanjay Chowdhury, Sanjeeb Chowdhury, Nimai Chowdhury, Trivanga Chowdhury, Basanta Chowdhury and Hemanta Chowdhury, include their legal heirs, successors, administrators, legal representatives and assigns.
- b) The Builders, Promoters and Developers/Second Party means the said SHREEMADHAV CONSTRUCTION, includes all its Partners, Successors, Successors in Office, Legal Representatives, administrators and assigns.
- c) The immovable property means ALL THAT piece and parcel of Residential raiyati land measuring 36 Decimal out of 45 Decimals being Portion of Plot No. 1882, Under Khata No. 309, situated in Mouza Dimna, Thana No. 16412, P.S. Mango, Town Jamshedpur,

Sanjay Chowdhury
03.07.23
Sanjeeb Chowdhury
03.07.23



N fine Chowdhury
03/07/23



Totteraj Chowdhury

Sasank Chowdhury
03/07/23
Harish Chary
03.07.23

FOUR SHREEDHAN CONSTRUCTION
K. K. S. S. S.
MANAGING PARTNER
03.07.23

Dist. East Singhbhum, State of Jharkhand, hereinafter referred to as the "Said Land" is the subject matter of this Development Agreement, demarcated and delineated in Red Line in the sketch map annexed herewith which forms part of this Development Agreement, morefully described in the "Schedule 'A' hereunder written.

- d) The Owners Allocation shall mean and include 43% of constructed area consisting of Flats, 43% two wheeler and/or car parkings to be constructed and completed over the "Schedule 'A' below land and undivided proportionate share of land the owners allocation morefully described in the "Schedule-B" hereunder written and remaining constructed area i.e. 57% consisting of flats, parkings and undivided 57% proportionate share of land within the Schedule "A" below land morefully described in the Schedule "C" hereunder written in this Agreement shall be deemed to the exclusive property of the Second Party/Builder.


COMMON FACILITIES AND AMENITIES:- Shall include stairways, landing, passage ways, vacant area, pump/meter box room, overhead tank, other services and amenities.

MAINTENANCE:- Maintenance of the common facilities shall be joint responsibilities for all the flat buyers cum owners and occupiers, but the maintenance of internal flats and facilities shall be maintained and borne by the individual flats owner and/or occupiers. However maintenance of the entire building , common area, stair, lift etc. shall be maintained by the Association of owners and/or Flat Owners jointly.


TITLE INDENTURE:-

WHEREAS ALL THAT piece and parcel of Residential raiyati land measuring 45 Decimals being Portion of Plot No. 1882, under Khata No. 309, situated in Mouza Dimna, P.S. Mango, Thana No. 16412, in town Jamshedpur, Dist. East Singhbhum, State of Jharkhand, originally belonged to one Panchanan Chowdhury , since deceased , who had been in possession over the said land till his death, who died in the year 1990. Upon the death of said Panchanan Chowdhury the entire aforesaid land vested to and

Sayim Chowdhury
 03.07.23
 Sanjeeb Chowdhury.
 03.07.23
 Nimai Chowdhury
 03.07.23



Trivanga Chowdhury
 03.07.23



Basanta Chowdhury
 03.07.23
 Hamenta Chowdhury,
 03.07.23

FOR SHREEMADHAV CONSTRUCTION
 Vignesh Kumar
 MANAGING PARTNER
 03.07.23

devolved upon his five sons namely Kisto Chowdhury since deceased, and remaining four sons namely Nimai Chowdhury, Trivanga Chowdhury, Basanta Chowdhury and Hementa Chowdhury being his legal heirs. Subsequently the eldest son Kisto Chowdhury son of Late Panchanan Chowdhury expired in the year 2015 leaving behind his two sons namely Shri Sanjay Chowdhury and Shri. Sanjeeb Chowdhury as his legal heirs with respect to his undivided share of land and immovable property and all of them have inherited the land as his legal heirs of Late Panchanan Chowdhury and Kisto Chowdhury and partitioned the property by meets and bounds and subsequently got their names mutated in the records of the superior landlord through the office of learned C.O. at Mango, Jamshedpur vide Mutation Case No. 2111/R-27 for the year 2018-19 vide order dated 18/02/2019 and the parties of the first part have been in possession over the entire lands as joint owners to the knowledge of all without any interruption, objection or impediment from or by any corner and on payment of due ground rent and other taxes thereof.

AND WHEREAS, the first party members/ owners are engaged in various business activities for carrying their shops in various places and owing to their business and other family commitments etc. is/are unable to look after, manage and maintain the aforesaid immovable property at all times personally and have jointly decided to develop the land by constructing multistoried building over the said plot of land through a reputed builder and knowing the intention of the owners/first party members the second party/builder **SHREEMADHAV CONSTRUCTION** has approached the owners / first party members and has seen the land and verified and perused, all relevant papers, documents, the parties herein have jointly agreed that the first party members/owners of the land would give and grant the entire land described in the Schedule "A" hereunder written and the builder/second party would construct multistoried building and install all services etc. over the aforesaid plot of land, subject to compliance of all terms and conditions hereafter appearing as follows:-

Sayin Chowdhury
03-07-23

Sayjeeb Chowdhury
03-07-23
Mimer Chowdhury
03-07-23



(S) Topanga Chowdhury
03-07-23

Absar Chowdhury
03-07-23

Hemant Chowdhury
03-07-23



FOR SHREEMADHAV CONSTRUCTION

MANAGING PARTNER

V. T. K. S. M. M.

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

1. That, the developer /builder/second party shall construct the flats, parking within the building premises as per sanctioned plan of Mango Nagar Nigam/MNAC and/or appropriate concerned authority or authorities that may be necessary at its expanses but the first party members shall fully co-operate to the second party in getting such building plan approved by the appropriate authority or authorities.
2. That the second party shall prepare building plan, revised plan through an Architect, Civil Engineer or Planner, alongwith supporting plans such as Structural, Electrical and sewerage etc in consultation with the first party members.
3. That, the plan/s so prepared , if requires may modify, revise and/or alter as per requirement and/or for feasibility of the proposed building project.
4. That, after signing of this agreement the second party/builder shall forthwith commence construction of development work within the said premises subject to knowledge and consent of the first party/owner and will complete the proposed construction within 36 months in normal situation from the date of approval of the building plan by appropriate authority . The period of construction may be delayed on the ground of natural calamities , Earth quack, Civil War, Riot, Acute shortage of building materials, labour unrest , Act of God and/ or situation beyond control of the human being.
5. That, after completion of the proposed building the builder/second party shall deliver 43% of the constructed area consisting of flats, parking, along with other common utility services, advantages, amenities, privileges etc. out of Schedule "A" land against the full and final value of the Schedule "A" land, and the same shall be treated to be the equal amount of consideration of the land described in the Schedule "A" land, belonging to the first party members/owners more specifically described in the Schedule "B" hereunder written, and the first party members/owners shall be entitled to sell and dispose of and/or assign their 43% shares of premises consisting of all flats and parking's to various intending buyers

Sayin Chowdhury
03.07.23
Sanyal Chowdhury
03.07.23
Niraj Chowdhury
03.07.23
Anurag Chowdhury
03.07.23
Anurag Chowdhury



Himal Chowdhury
03.07.23



Vijay Kumar
MANAGING PARTNER
03.07.23
FOR SHREEMADHAV CONSTRUCTION

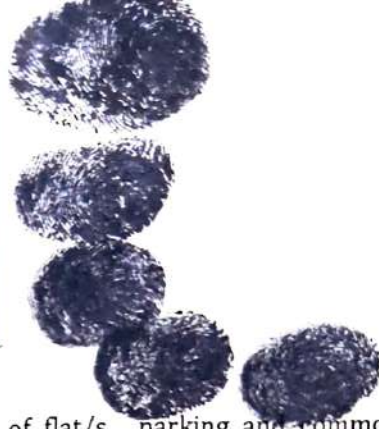
or parties, persons or concerns through builder/ second party and will hold their occupied flats and parking's to various intending buyers or parties, persons or concerns through builder/second party and will hold their occupied flats by themselves in any manner they like and similarly the builder/second party shall be entitled to sell and transfer the remaining 57% flats, and parking spaces morefully described in the Schedule "C" hereunder written to various intending buyers at its/their discretion and will be entitled to receive consideration amount with respect to its/their 57% share from intending buyer/s.

It is mentioned that the builder/second party shall or may sale or transfer the owner's allocation to various intending buyers at such rate and price as the builder may decide from time to time and to receive consideration amount and enter in agreement/s with the various intending buyer/s to the knowledge of the owners and to pay the consideration amount to the first party members accordingly.

6. THAT THE FIRST PARTY MEMBERS/OWNRES DO HEREBY DECLARE AND CONVENANT:-

- (a) They are the joint owners of the Schedule "A" below land/property and there is no other co-owner or co-sharer or co-percener in this property and the land in question is mutated in the joint names of the first party members/owners,
- (b) The land described in the "SCHEDULE 'A' hereunder written is not subjected to any dispute, case, litigations, encumbrances, mortgage or lien and the is free from all encumbrances. The owners/ first party members shall deliver vacant possession of the entire land only to the builder/second party after signing of this Development Agreement.
- (c) The first party members hereby assure the second party to execute or sign any further paper, document, no objection, GPA etc. in favour of the second party and for the interest of the proposed building to be constructed thereon.
- (d) The first party members hereby assure the second party to extend all their co-operation for the development of the "Schedule 'A' land and for disposal of the

Sajin Chaudhary
03-07-23
Sanjeeb Choudhary
03-07-23
Nirmal Choudhary
03-07-23
Tennage-Choudhary
03-07-23
Asante Choudhary
03-07-23
Hemant Choudhary
03-07-23



FOR SIREEMADHAV CONSTRUCTION

Vijay Kumar
MANAGING PARTNER
03.07.23

builder's 57% proposed allocation of flat/s , parking and common services falling to the share of the second party to various intending buyers or parties

- (e) The first party members hereby assure the second party/builder to extend all their co-operation during the period of construction of proposed building and for transferring the share of Developer's 57% allocation to various intending buyers, provided the second party/builder shall comply all terms of Development Agreement.
- (f) The first party members shall give and grant a General Power of Attorney in favour of the builder/second party for construction of the proposed multi-storied building and disposing of its /builder's 57% allocation and 43% allocation of the owners, save and except their certain share of flat and parkings for their own use, to various intending buyers.
- (g) The first party members shall pay the cost of installations for electricity connection for the Schedule "B" property.
- (h) In case if it transpires that the land and premises mentioned in Schedule "A" hereunder written is not free from all encumbrances , charges, liens and there be any suit or case and/or defect in title of the first party members found by the second party , in that event the parties of the first part shall be fully liable to the second party and shall be bound to make good of all compensation or demurrage that may incur to get the said land/premises perfected and clear the title through recourse to law and through proper court of law and such amount shall be deducted or adjusted as the case may be, against the owner's allocation.
- (i) The first party members undertake to pay GST and/or any other tax which shall be imposed by the State or Central Government with respect to the property of the owner's allocation described in the 'Schedule B' hereunder written , such amount will be paid by the parties of the first part, similarly the second party hereby undertakes to pay GST and/or any other taxes to be levied or imposed by the Government in respect of the property of the second party's allocation.

Sujin Chaudhary
03-07-23
Sanjeeb Chaudhary
03-07-23
Nirmit Chaudhary
03-07-23
Trivanga Chaudhary
03-07-23
Basant Chaudhary
03-07-23
Hemant Chaudhary
03-07-23

FOR SHREEMADHAV CONSTRUCTION
Vishwanath
MANAGING PARTNER
03-07-23

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

- (i) The second party will be entitled to enter into agreements with various intending buyers and to receive booking amount, installments, part or full payments from such buyer/s or transferees, lessees, in case of lease, against construction and disposal of the proposed flats, parkings, etc. falling to its/their share i.e. the Developer's allocation, and certain portion of owner's allocation and shall take all responsibilities for construction of the proposed multi-storied building.
- (ii) The expenses which shall be incurred towards preparation of revised plan, passing of such plan or plans, payment to architect, civil engineer, labours, workmen, guard, purchase of building materials, fixtures, fittings, installations and/or other miscellaneous charges, levies, fines, penalties imposed or to be imposed by the Municipality or any other authorities during the period of construction of the proposed building shall be borne by the second party only.
- (iii) The second party shall arrange to install proper water line, fixtures, fittings, installations of electricity as per specification enclosed.
- (iv) The second party shall take all responsibilities towards construction of proposed building and in case of any accident occurs and/or untoward incident takes place during the period of construction and/or any dispute or proceedings, arises in between the second party and buyers or any concern etc., with respect to the proposed construction, in such event the first party members shall no way be liable or questionable or answerable for such dispute, incident, occurrence, or proceeding. However, in case of any dispute arises with regards to title of the "Schedule 'A' land and premises, the first party members will protect the interest of the second party.

It is further mentioned that the builder shall have free right to hold its/their 57% share, morefully described in the Schedule "C" hereunder written out

Sajin Choudhary
03-07-23
Sanyal Choudhary
06-07-23
Nim Choudhary
03-07-23
Tirvange Choudhary
03-07-23
Aasulga Choudhary
03-07-23
Harad Choudhary
03-07-23

of the entire proposed building and similarly the first party members shall have 43% share of premises out of the entire building premises, more fully described in the 'Schedule B' hereunder written.

- (v) The Second Party/ builder shall deliver the owner's allocation described in the 'Schedule B' hereunder written, first to the first party/owners on its completion and shall thereafter sale or transfer its/their (Developer's Allocation) described in the 'Schedule C' below to various intending buyers. It is further decided that the second party shall be engaged by the first party members by power for disposing of their share or allocation to the various intending buyers, subject to knowledge and consent of the first party members.
- (vi) After signing of this Development Agreement , the builder/second party shall complete the entire proposed building within 36 months in normal situation from the date of approval of the building plan from the appropriate authority and shall deliver 6 numbers of flats to the owners/first party members and rest portion of owners's allocation and the builder's allocation shall be sold or disposed of or transferred to various intending buyers.
- (vii) The Second Party shall have 57% share on the vacant roof of the proposed building and shall hold , enjoy and possess its/their 57% share without any interruption or objection from or by the first party members/owners and similarly owners / first party members shall have 43% share on the vacant roof of the proposed building and shall hold, enjoy and possess her 43% share over the same without any objection or interruption from the second party or anyone else.

8. THAT BOTH THE PARTIES HEREBY DECLARE AS FOLLOWS:-

- a) The first party members/ owner shall hold 6 number of residential flats and parking at their choice and save and except the 6 numbers of flats as shall be allotted to the owners/first party members, the builder/second party shall sale and transfer the remaining owners allocation out of 43% allocation to various

Sajin Choudhury
03.07.23
Sanghad Choudhury
03.07.23
Nimes Choudhury
03.07.23
Tijendra Choudhury
03.07.23
Nasim Choudhury
03.07.23
Hemant Choudhury
03.07.23

intending buyer/s subject to the knowledge and consent of the first party members/owners.

- b) The parties shall be fair and honest and none of the parties shall cheat, deceive and deprive the other. The deprived party shall have right to take the shelter of law and/or recourse to law.
- c) The parties shall put and render their sincere efforts for the grand success of the proposed building project , which however shall never be constituted any partnership between the parties.
- d) The parties hereto shall save harmless and keep indemnified each other against any loss, damage, incident, suit or proceeding etc.
- e) The parties hereof including their respective successors, administrators . legal representatives and/or persons claiming through or under or in trust of them shall comply , honour and abide by all terms of this Development Agreement.
- f) All disputes and differences arising out of this Development Agreement between the parties regarding interpretation of terms and conditions herein contained may be referred to the arbitrator or arbitrators under the provisions of Arbitration and Cociliation Act 1996.
- g) In all matters the court of Jamshedpur shall have jurisdiction.

SCHEDULE "A"

All that piece and parcel of Residential riyati land measuring 36 decimal out of 45 decimals being portion of New Plot No. 1882, under New Khata No. 309, situated at Mouza:- Dimna, Ward No.9, Thana No. 16412, P.S. Mango, town Jamshedpur, Dist. East Singhbhum and all its advantages, privileges, and benefits utility services, amenities etc. which is bounded as follows:-

North:- New Plot No. 1850,

South:- Niz Portion of New Plot No.1882 and New Plot No. 1873,

East :- 16'ft wide pucca Road in New Plot No. 1869 & 1870.

West:- New Plot No. 1883 (Block "E", D-Chowdhury Madhusudan Complex).

The land hereby agreed to be developed is shown in **Red Line** in the sketch map annexed herewith which forms part of this development agreement.

Saijiv Choudhury
 Sanjeeb Choudhury
 Nimesh Choudhury
 Trivanga Choudhury
 Basant Choudhury
 Harsh Choudhury
 03-07-23

FOR SHREEMADHAV CONSTRUCTION
 V. S. Kumar
 MANAGING PARTNER
 08/07/23

SCHEDULE "B"

(Owners Allocation)

All that, 43% propose constructed area out of the entire proposed building to be constructed over the aforementioned Schedule "A" land together with other services, amenities, utility services and proportionate 43% right on the vacant roof.

SCHEDULE "C"

(Developer's Allocation)

Save and except owners allocation and share, mentioned in the Schedule "B" herein above, the remaining 57% share constructed area out of the proposed multistoried building over the aforementioned Schedule "A" land together with other services, amenities, utility services and proportionate 57% right on the vacant roof.

In witness whereof both the parties have hereunto set their respective hands and signatures hereto on this the day, month and year and place first above written.

Witnesses:-

1. Yashwanth Choudhury
 S/o. Trivanga Choudhury
 F. Disonna Basti, Mangaluru
 5512
2. N. D. Singh
 S/o Late. M. Singh
 as H. No 48, Rd. no-5,
 zone no-2
 Bissanagar
 Jamshedpur

Saijiv Choudhury
 Sanjeeb Choudhury
 Nimesh Choudhury
 Trivanga Choudhury
 Basant Choudhury
 Harsh Choudhury

Signatures of the First Party Members/owners.

FOR SHREEMADHAV CONSTRUCTION

V. S. Kumar

MANAGING PARTNER

Signature of the Second Party/ Builder.

Srin Choudhary
03-07-23
Sanjeev Choudhary
03-07-23
Nimit Choudhary
03-07-23
03-07-23
03-07-23
03-07-23
03-07-23
03-07-23
03-07-23

GENERAL SPECIFICATION:

FOR SHREEMADHAV CONSTRUCTION
Vishal Kumar
MANAGING PARTNER
03-07-23

1. STRUCTURE
Structure shall be R.C.C. frame structure with isolated/combined foundation and Brick Work as per design.
2. FLOORING:-
Internal Flooring shall have vitrified titles, Balcony Floor Area shall ceramic tiles.
3. TOILETS
Floor:- Ceramic tiles flooring and white glazed tiles dado upto 7'ft height, E.W.C. white glazed vitreous china sanitary fittings with PVC Cistern, one soap tray, one wash basin, one towel rod and C.P. Fitting of standard make will be provided in each bathroom. Hot and Cold water supply system (not geyser) will be provided only in master bathroom. One wash basin , Towel Rod and mirror will be provided in dining space.
4. Doors and Windows:-
 - (a) Door Frames:- Folded M.S. Sheets Section door frames will be provided in all doors.
 - (b) Door Shutter:- All door will be commercial type factory built up flush door 30mm thick inside the flat, one door viewer (Magic eye) at entrance door with sun-mica pasted in front side only.
 - (c) Windows:- Aluminum window of two tracks with M.S. Safety bar painted with two coat of synthetic enamel paint over a coat of primer.
5. Plaster and Finishing:-
Internal Surface:- Shall be 12mm thick plaster in wall with cement mortar finished with P.O.P. and one coat of primer.
External Surface:- Shall be finished with paint.
6. Painting:-
All wood works and steel works shall be painted with two coats of synthetic enamel paint.
7. Kitchen:-
Black Granite top platform with 2'ft high white glazed tiles dado, Stainless Steel sink and floor will be tiles flooring.

Saji Choudhary
 03-07-23
 Ganesh Choudhary
 03-07-23
 Nimesh Choudhary
 03-07-23
 Pratik Choudhary
 03-07-23
 Saransh Choudhary
 03-07-23
 Harsh Choudhary
 03-07-23

SHREEMADHAV CONSTRUCTION
 V.K.S. ...
 MANAGING PARTNER
 03-07-23

8. Internal Electrical Works

All internal electrical works shall be done rigid PVC Conduits with copper conductor and standard fittings. A.C. Point (not A.C.) in all bed room. T.V. and Telephone point (without wire) at drawing/dining space and master bedroom only. Others:- Aqua guard point, washing machine point at suitable location, exhaust fan point will be provided in toilets and kitchen only.

Water Supply:-

CPVC/UPVC Pipe with standard fittings, provision of centralized water supply through own deep Tube-Well.

9. Power Supply

By J.B.V.N.L but provision of standard by generator of suitable capacity shall be provided for flat owners of the campus to run the water supply from the tube well and essential lighting of common area and further all flats will connected with the generator with restricted load capacity up to 500 watts. The charges for the electric connection will be paid by the flat owners.

10. Lift:- 6 Passengers Manual Lift.

Note:-


1. All specification , sizes, layout etc. are tentative and subject to variation, additions and modifications as decided by the company or by a competent authority.
2. Sale Tax , GST, M.C. Charges, Holding Tax or any other tax , fee as applicable , fire fighting system, electric connection charges, etc. or any other charges are to be borne by the owner/s of the unit and not by the company.
3. All maintenance , common arrangement and common services will be arranged by owner association and expanses are to be borne by the unit owner/s jointly.

Note:- The left hand finger prints of the persons, whose photographs are fixed in this deed have been obtained by me or before me,

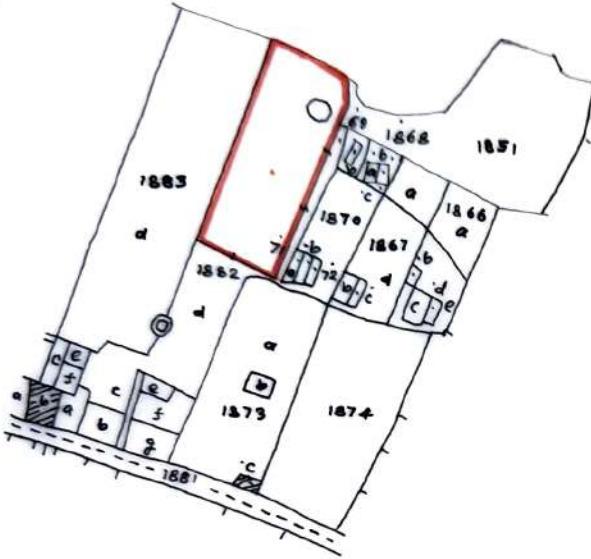
Typed by





Drafted by:-

 Advocate,
 Jamshedpur
 Cant.

नाम-अभिषुचित क्षेत्र जयशंकरपुर
 वार्ड संख्या- 9
 चाकर संख्या- 9
 राजस्व भागा- चारशिला
 जिला-सिंहभुम
 पैमाना- 1 सेमी = 80 मी
 सन- 1970-71 ईस्वी



Khata no. - Plot no. - Area.
 909 - 1882 d - 0.36 Acres.



Shown in 'red' colour.
 Gajji Choudhary 03-07-23
 Sangeet Choudhary 03-07-23
 Nirmal Choudhary 03-07-23
 Torvanga choudhary 03-07-23
 Rasata Choudhary 03-07-23
 Harin Choudhary 03-07-23

Traced by:-
 G. S.

MANGO NAGAR NIGAM

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

Memo No: 896870200523023717

Date: 20-05-2023

प्रधानी: प्रथम तिमाही 2022-2023

श्री श्रीमती सुश्री MR BASANTA CHOWDHURY S/O LATE PANCHANAN CHOWDHURY, MR SANJEEB CHOWDHURY S/O LATE KISTO CHOWDHURY, MR NIMAI CHOWDHURY S/O LATE PANCHANAN CHOWDHURY, MR SANJAY CHOWDHURY S/O LATE KISTO CHOWDHURY, MR HEMANTA CHOWDHURY S/O LATE PANCHANAN CHOWDHURY, MR TRIVANGA CHOWDHURY S/O LATE PANCHANAN CHOWDHURY,

मोहल्ला DIMNA BASTI NEAR SHIV MANDIR MANGO JSR JAMSHEDPUR

EAST SINGHBHUM, 831012

7004396791,7004396791,7004396791,7004396791,7004396791,7004396791,7004396791

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं० - 0090009548000M0 वार्ड सं० 9 हुआ है, आपके स्व-निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0/- ₹ 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	1,366.00
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)		1,366.00



नोट:-

- कर निर्धारण की सूची, MANGO NAGAR NIGAM Website, suda.jharkhand.gov.in पर प्रदर्शित है।
- नियमावली कडिका 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 धृति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियायत दी जाएगी।
- किसी देय धृति का 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 कडिका 13.2 के अनुसार निर्धारित शास्ति (Fine) एवं अंतर राशि देय होगा।
- MANGO NAGAR NIGAM द्वारा संग्रहित इस सम्पत्ति कर इन इमरतों/दांचों को कोई कानूनी हैसियत प्रदान नहीं करता है और/या न ही अपने मालिकों / दखलदार को कोई कानूनी अधिकार प्रदान करता है।
- अगर आपके नये होस्टिंग नजों का आखिरी अंक 5/6/7/8 है तो यह विशेष संरचनाओं की श्रेणी के अन्तर्गत माना जायेगा।

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

Print

Sanjeeb Chowdhury,
Basanta Chowdhury,
Hemanta Chowdhury.



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि पत्र

जिला का नाम	पूर्व सिद्धम	अनुमंडल नाम	धालभूम	अचल का नाम	जमाबंदगुर	क्रमांक	4220
इस्टेट का नाम	झारखण्ड	भाग	103	पृष्ठ संख्या वर्तमान	97	पृष्ठ संख्या	16412
कर्मिक संख्या	केरु नं.	मौजा का नाम/राजस्व थाना नं.	थाणा का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है	कार्यवाही दिनांक/वृत्त
2111	2111	वार्ड नं.-9 अ.क्षे मानगो 16412	घाटशिला	18-02-2019	By Partition Registration Deed 0	309 22 33	302 1282 45 डिसेम्बर
827	827				Dated 03/05/2017		
2018-2019	2018-2019						

क्रमांक का नाम:

Narayan Chowdhury, Sanjib Chowdhury,पिता-Late Kisto Chowdhury, जति-हिन्दू, पता-Mango) एवं (Nimai Chowdhury, Trivanga Chowdhury,पिता-Late Panchanan Chowdhury, जति-हिन्दू, पता-Mango) एवं (Basanta Chowdhury, Hermania Chowdhury,पिता-Late Panchanan Chowdhury, जति-हिन्दू, पता-Mango)

जमाबंदी रयत का नाम :
पंचानन चौधरी-पिता-हरिपद चौधरी

विक्रता का नाम
Swapna Chowdhury, Rany Chowdhury, पति-
Chowdhury, जति-हिन्दू, पता-Narayan

राजस्व कर्मचारी हल्का-9 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तांतरित।
यह एक कंप्यूटर जनित प्रति है
यह प्रपत्र केवल प्रार्थी को जानकारी के लिए है
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

Signature valid
Digitally signed by
ANURAG KUMAR TIWARY
अचलाधिकारी जमशेदपुर



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

July 3, 2023

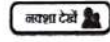
पंजी II प्रति

भाग वर्तमान	103	पृष्ठ संख्या	97										
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धातभूम	अंचल का नाम	मानगो	हलका का नाम	हल्का-2	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	वार्ड नं.-9 अ.क्षे.मानगो	होस्टिंग संख्या	309	तौजी संख्या		थाना नम्बर	16412	खाता का प्रकार	रेयती				
Sanjay Chowdhury, Sanjib Chowdhury, पिता-Late Kisto Chowdhury एवं Nimai Chowdhury, Trivanga Chowdhury, Basanta Chowdhury, Hemanta Chowdhury, पिता-Late Panchanan Chowdhury													
खाता नम्बर	प्लॉट संख्या		रकबा		परिवर्तन के लिए प्राधिकार						तगान	सेस	
309	1882		0 ऐ 45 डि 0 हे		नामान्तरण मुकदमा संख्या 2111/2018 - 2019						450	0	
	कुल परिमाण		0 ऐ 45 डि 0 हे										
तारीख	प्राप्ति पत्र संख्या	सात से	सात 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
03-03-2020	0997467905	2018-2019	2019-2020	450	450	112.5	112.5	225	225	225	225	90	90

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

Mutation Cases Not Found !!

List Of Case Status Details



यह एक कम्प्युटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंवलधिकारी से संपर्क करे
प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करे



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

ज़मीनदार नाम	रैयत का नाम, अभिभावक का नाम, रिश्ता
झारखण्ड सरकार	अमर चौधरी, पिता - मनसा चौधरी, एक अंश, जाति- अज्ञात, निवासी- अज्ञात व पंचानन चौधरी, पिता - हरिपद चौधरी, एक अंश, जाति- अज्ञात, निवासी- अज्ञात

ज़िला का नाम	पूर्वी सिंहभूम अंचल का नाम	मानगो	हलका का नाम	हल्का-2	मौजा का नाम वार्ड नं.-9	खाता नं. अ.क्षे.मानगो	रैयती का प्रकार

खेवट नम्बर	खाता नम्बर	309	थाना का नाम	घाटशिला	थाना नम्बर	16412
-------------------	-------------------	------------	--------------------	----------------	-------------------	--------------

(1)	(2)	(3)	कियायी संख्या (5)	मिजान क्षेत्र	कैफियत / अभ्युक्ति (8)	हाकिम के तहकीकात मुताबिक लगान/सेस (9)	लगान			खास शर्त (13)
							रौ (10)	आ (11)	पै (12)	
309	1403	निज सड़क पक्की	दौन-02 5	0 (हेक्टर) 30 (आर) 0		काबिल लगान	0	0	0	1 - कायमी
	1404	निज सरकार माझी	दौन-02 1	0 (हेक्टर) 6 (आर) 0		काबिल लगान	0	0	0	
	1862	धनंजय चौधरी निज	दौन-02 1	0 (हेक्टर) 17 (आर) 0		काबिल लगान	0	0	0	
	1865	निज धनंजय चौधरी	गोड़ा-02 1	0 (हेक्टर) 7 (आर) 0		काबिल लगान	0	0	0	
	1879/1	अज्ञात अज्ञात	मकान 0	0 (हेक्टर) 0 (आर) 0		काबिल लगान	0	0	0	
	1879/2	अज्ञात अज्ञात	सहन 0	0 (हेक्टर) 16 (आर) 0		काबिल लगान	0	0	0	
	1949	कृतिवास चौधरी धनंजय चौधरी	गोड़ा-02 0	0 (हेक्टर) 10 (आर) 0		काबिल लगान	0	0	0	
	1951	धनंजय चौधरी कृतिवास चौधरी	दौन-02 0	0 (हेक्टर) 14 (आर) 0		काबिल लगान	0	0	0	
	1851	अज्ञात अज्ञात	गढ़ा 0	0 (हेक्टर) 6 (आर) 0		काबिल लगान	0	0	0	
	1882/1	अज्ञात अज्ञात	सहन 0	0 (हेक्टर) 0 (आर) 0		काबिल लगान	0	0	0	
	1882/2	अज्ञात अज्ञात	1 मकान पक्का	0 (हेक्टर) 1 (आर) 0		काबिल लगान	0	0	0	

		खपड़ा पोस 0					
1882/3	अज्ञात अज्ञात	4गली 0	0 (हेक्टर) 0 (आर) ()		काबिल लगान	0	0
1882/4	अज्ञात अज्ञात	गोड़ा-02 0	0 (हेक्टर) 22 (आर) ()		काबिल लगान	0	0
1882/5	अज्ञात अज्ञात	1मकान कच्चा खपड़ा पोस 0	0 (हेक्टर) 0 (आर) ()		काबिल लगान	0	0
1882/6	अज्ञात अज्ञात	आँगन 0	0 (हेक्टर) 1 (आर) ()		काबिल लगान	0	0
1882/7	अज्ञात अज्ञात	1मकान कच्चा खपड़ा पोस 0	0 (हेक्टर) 1 (आर) ()		काबिल लगान	0	0
1918	रास्ता धनंजय	गोड़ा-02 0	0 (हेक्टर) 22 (आर) ()		काबिल लगान	0	0
1944	अमुत्य दास धनंजय चौधरी	गोड़ा-03 0	0 (हेक्टर) 10 (आर) ()		काबिल लगान	0	0
1947	गोलोक चौधरी पंचानन्द चौधरी	दौन-03 0	0 (हेक्टर) 4 (आर) ()		काबिल लगान	0	0
1964	सुलेखा देवी बिहार सरकार	दौन-02 0	0 (हेक्टर) 12 (आर) ()		काबिल लगान	0	0
2317	धनंजय बिहार सरकार	पुरानी परती 0	0 (हेक्टर) 18 (आर) ()		काबिल लगान	0	0
खाता मे कुल प्लोट संख्या	21	खाता का कुल मिजान	2 (एकड़) 5 (आर) ()	खाता का कुल		0	0

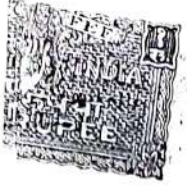
यह एक कंप्यूटर जनित प्रति है

7/3/2023
10:40:32 AM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।

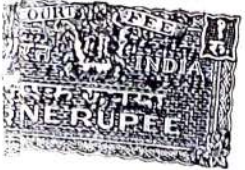


Date of making out the copy to the applicant
 25/10/72
 25/10/72
 1403
 309

जमशेदपुर अधिसूची क्षेत्र, जिला पूर्वी सिंहभूम।
 तौजी सं०

अधिकारी का नाम पिता का नाम जाति और निवास	खेत		मूनी का स्वरूप	रकबा हे० आर० सं०	अभ्युक्ति	शेर नादी लगान वाले हरेक प्लॉट के सामने बताए कि उस पर कब्जा कैसे है		स्वाध्यायी के नाम और उसकी खेवट संख्या मध्यवर्ती नं०-इनामी का नाम और उसका खेवट संख्या यदि हो गिद्या (अक्षर)
	खेसरा संख्या	चौहद्दी				सूजख पदाधिकारी द्वारा अभिनिश्चित लगान। 1 लगान 2 सेस	बान्धवस्तों उचित लगान यदि हो 1 लगान 2 सेस	
1. चाना चण्डी	1403	3. गिजा	बन बी	0.30.70		1 लगान 2 सेस		(1) अधियागी रयत कर हैसियत और कब्जे की अवधि। (2) लगान किस प्रकार नियत किया गया, आसोही (प्रोग्रेसिव हो तो विशिष्टियाँ) (3) कोई विशेष शर्त और अनुपगत बात यदि हो।
2. चाना चण्डी	1404	2. गिजा	बन बी	0.06.70		1 लगान 2 सेस		
3. चाना चण्डी	1868	2. गिजा	बन बी	0.17.60		1 लगान 2 सेस		
4. चाना चण्डी	1865	3. गिजा	अक्षी	0.07.10		1 लगान 2 सेस		
5. चाना चण्डी	1879	1	बाना	0.00.50		1 लगान 2 सेस		
6. चाना चण्डी	1949	1	सहन	0.16.30		1 लगान 2 सेस		
7. चाना चण्डी	1951	1	बन बी	0.10.50		1 लगान 2 सेस		
8. चाना चण्डी	1951	1	बन बी	0.14.40		1 लगान 2 सेस		

10



Date filed for notifying the requisite number of stamps and folios
 Date of delivery of the requisite stamp & folios
 Date on which the copy was ready for delivery
 Date of making over the copy to the applicant

AVAILABLE

लिपि प्रकथित करियान के खेररा संख्या

309

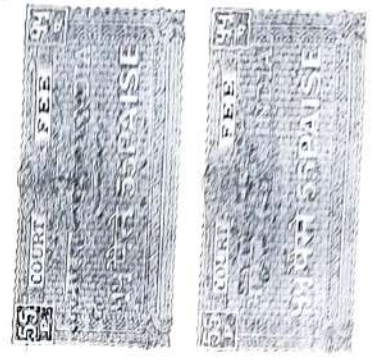
जमशेदपुर अधिसूची क्षेत्र, जिला पूर्वी सिंहभूम।

महिला जमशेदपुर शाला सं. 209

तोपी सं.

स्ववाधारी का नाम और उसकी खेवट संख्या मध्यवर्ती भू-स्वामी का नाम और उसका खेवट संख्या यदि हो

जमिंदारी का नाम जिला का नाम जति और निवास	खेत		भूमी का स्वरूप	रकबा हे० आर० सं०	अयुक्ति	गुरु नगदी लगान वाले हरेक प्लॉट के सामने बताए कि उस पर कब्जा कैसे है		(1) अधिवोगी रयत कर हैसियत और कच्चे की अवधि। (2) लागू क्रिस प्रकार नियत किया गया, आरोही (प्रतिश्रित हो तो विशिष्टियां) (3) कोई विशेष शर्त और अनुबगत बात यदि हो।
	खेवरा संख्या	चौहदी				राजस्व पदाधिकारी द्वारा अभिनिश्चित लगान। 1 लगान 2 सेंस	बन्दोबस्त उचित लगान यदि हो 1 लगान 2 सेंस	
2	3-	4	5	6	7	8	9	10
पुचाना-चावडी	1851	1	गडिया	0.06.10				
3	1882	1	सदन	0.00.70				
		1	सकान भट्टिया खेवरा पोष	0.01.10				
		1	सकान	0.00.40				
		1	गुडिया	0.22.20				
		1	सकान भट्टिया खेवरा पोष	0.00.50				
		1	सकान	0.01.40				
		1	सकान भट्टिया खेवरा पोष	0.01.10				
	1918	1	सकान	0.22.50				
	1944	1	सकान	0.10.30				



Date of application for the copy	Date fixed for notifying the requisite number of stamps and folios	Date of delivery of the requisite stamps and folios	Date on which the copy was ready for Delivery	Date on making over the copy of the applicant
11/10/99	9/18/2000	9/18/2000	15/8/2000	10/8/2000

certified copy of 1st class order in case No. 138(R)/1999-2000 u/s 85 C.N.T. Act relating to ward No. 9 J.N.A.C. District Singhbhum. In the Court of A.J.C. at Jamshedpur.

जमाना म. सहायक बन्दोबरत पदाधिकारी
जमशेदपुर
जिला सिद्धम वाद सखों - 138(R)/1999-2000
छो. का. आर्थ. की धारा 85(2) के अन्तर्गत
खाता सखों - 309
वार्ड सखों - 9
आधिसूचित/नगरपालिका क्षेत्र - जमशेदपुर (मातंगी)

13-10-99

श्री किरण चौधरी के पिता स्व. पंचानन चौधरी के निवासी डिमना वस्तु मातंगी में छो. का. आर्थ. की धारा 85(2) के अन्तर्गत आधिसूचित क्षेत्र जमशेदपुर वार्ड सखों - 9 के खाता सखों - 309 की धारा का खतान निर्धारण हेतु आवेदन किया है।

श्री तपन कुमार सहाराज स.सं. को आदेश दिया जाता है कि वे जमाना म. के जांच कर प्रतिवेदन तैयार होने के अन्दर निश्चित रूप से दाखिल करें।

आवेदक को सूचित करें कि वे अपने आवेदन के पत्र में सबूतों के साथ शिबिर जमाना म. के दिनांक 16.11.99 को जमा किया है।

34/10.99
सहायक बन्दोबरत पदा.

24-3-2000

आवेदक दाखिली शपथ करते हैं। सुना एवं जांच प्रतिवेदन का अवलोकन किया। अभिलेख जमाना पत्र के साथ आदेश हेतु रखे।

लक्षित
34/R.S. 1999
सं. 80 ए

आदेश

जमाना पत्र के साथ अभिलेख प्रस्तुत किया गया है। जांच प्रतिवेदन एवं खतान का अवलोकन किया। जमाना आधिसूचित क्षेत्र जमशेदपुर (मातंगी) वार्ड सखों - 9 खाता सखों - 309 पंचानन चौधरी पिता दरपन चौधरी एक अत्रा अन्नर चौधरी पिता मनसा चौधरी एक अत्रा के नाम का खतान काजमी खाता है। इस खाता में कुल बट्ट 1000 रु. का कुल रकम 2.0590 है। आदेश को सुनने तथा मामला पर अमान्य धारा दाखिल जांच प्रतिवेदन के अवलोकन के



Date of application for the copy	Date fixed for notifying the requisite number of stamps and folios	Date of delivery of the requisite stamps and folios	Date on which the copy was ready for Delivery	Date on making over the copy of the applicant
		2		

पता है कि इस खाता का रकवा 0.7707 है। भूमि आवासीय प्रयोजन में, रकवा 0.4840 है। जोड़ा एक, रकवा 0.2723 है। भूमि जोड़ा दो रकवा 0.1030 है। भूमि जोड़ा तीन रकवा 0.3810 है। भूमि दोन एक एवं जोड़िया तथा रकवा 0.0480 है। भूमि दोन तीन के रूप में कृषि प्रयोजन में है।

तदनुसार गणना पत्र तैयार कर प्रस्तुत किया गया है। इसे भी अवलोकन किया। भूमि की विभाजितवार निर्धारित दर पर गणना किया गया है, जिसके अनुसार इस खाता का लगान 2304.70 (दो हजार तीन सौ चार रुपये सत्तर पैसे) गणना किया गया है। इसकी जांच भी कर ली गयी है।

अतः तदु आधार पर उक्त खाता संख्या 309 कुल रकवा 2.0590 है। भूमि का वार्षिक लगान 2304.70 रु (दो हजार तीन सौ चार रुपये सत्तर पैसे) अन्वये सेस निर्धारित किया जाता है, जो विधि पर 1998-99 में दिये जायेंगे। तदनुसार वार्षिक लगान की प्रविष्टि खतियान में करें। 4

लेखापति एवं संग्रहीत
 sd/R.S. Pansal
 24.3.2000
 सहायक अधीक्षक
 पदाधिकारी

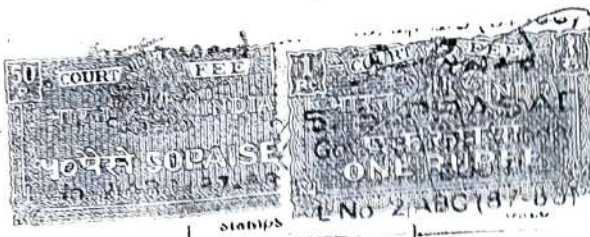
sd/R.S. Pansal
 24.3.2000
 सहायक अधीक्षक
 पदाधिकारी

रसम प्राप्त
 10/3/2000
 पदाधिकारी

गणना किया
 10/3/2000

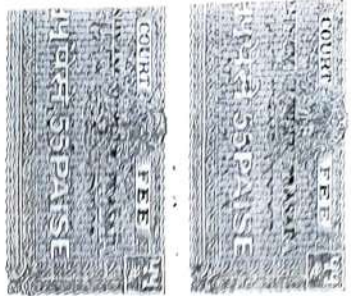
गणना किया
 10/3/2000
 पदाधिकारी

सहायक अधीक्षक
 पदाधिकारी
 10/3/2000



4153
15

Date on w
copy was
Deliv



Certified copy of Enquiry Report (Case No. 138(R)/1999-2000 u/s 85 of Act relating to land No. 9 J.N.A.K. District Singhbhum. In the court of A.S.O. at Junshiapur.

छै० का० अधिनियम की धारा 85 के अन्तर्गत लगान निर्धारण सम्बन्धी आवेदन पत्र ।

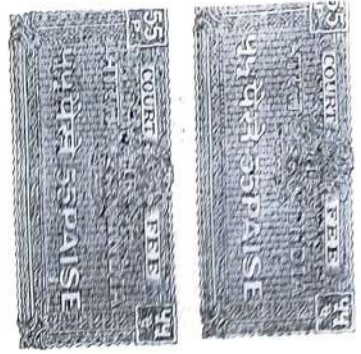
जाँच प्रतिवेदन

वाद संख्या - 138(R)/99-2000

1. आवेदक / आवेदिका का नाम — श्री किरटो चौधरी पिता स्व. पंचानन चौधरी तथा अमर चौधरी
2. पिता / पति का नाम — स्व. मनसा चौधरी निवासी डिमना वस्ती, मातंगी
3. आवेदित भूमि का खाता — 309 रकबा 2.05.90 हे० बार्ड संख्या - 9 अधिसूचित क्षेत्र / नगरपालिका क्षेत्र — अमरोहर (मातंगी)
4. अधिकारिके अभिलेख में आवेदित खाता किसके नाम पर है — पंचानन चौधरी पिता और पत्नी चौधरी तथा अमर चौधरी पिता मनसा चौधरी
5. आवेदक से खाता दार का सम्बन्ध — उत्तराधिकार
6. आवेदन खातेदार / उत्तराधिकारी ने दिया है अथवा क्रय/ (विक्रय) की जमीन पूर्ण विवरण दें — उत्तराधिकार
7. आवेदित खाता में कुल कितने प्लॉट एवं कितना रकबा है — कुल प्लॉट 14 कुल रकबा 2.05.90
8. खाता अधिन प्लॉटवार रकबा खतियान किस्म एवं भौतिक जाँच में वर्तमान पाया किया किस्म तथा किस रूप में व्यवहार किया जाता है —

V.O.S.
sd/ K. Lal
A.S.O.
16/11

प्लॉट संख्या	प्लॉट का कुल क्षेत्रफल	खतियान किस्म	वर्तमान किस्म	किस रूप में व्यवहार में है	मन्तव्य
1403	0.30.70	क्षेत्र दो	मकान पक्का पाउन्ट्री एवं आंगन	आवासीय	अभिजात वर्ग के व्यक्ति के द्वारा लेच हुके है।
1404	0.06.70	"	"	"	"
1964	0.12.10	"	"	"	खै० 1964 में आवेदक को केवल दो कक्षा बना है जो पाउन्ट्री क्षेत्र के अन्दर है शेष सगी जमान लेच हुके है।
1865	0.07.10	गोडा दो	गोडा दो 0.06.73 खेत	"	"
1879	0.00.50	मकान पक्का	मकान पक्का 0.00.34	"	"
1	0.16.30	खेत	मकान पक्का खेत 0.00.15	आवासीय	"
1951	0.14.40	क्षेत्र दो	क्षेत्र एक	-	खेत
1851	0.06.10	गड़िया	गड़िया	-	खेत
1852	0.27.40	मकान एवं गोडा	मकान पक्का 207 एवं आंगन	0.08.40 आवासीय	खेत
1918	0.22.52	गोडा दो	गोडा एक	0.19.00	खेत
अधि कर्षा का मन्तव्य :- 2317	0.18.90	पुरानी पत्नी	मकान, आंगन गोडा दो	0.02.00 आवासीय	खेत
1862	0.17.60	क्षेत्र दो	गोडा एक	-	खेत
1944	0.10.30	गोडा तीन	क्षेत्र एक	-	खेत
1947	0.04.80	क्षेत्र तीन	गोडा तीन	-	खेत
1949	0.10.50	गोडा दो	क्षेत्र तीन	-	खेत
11	2.05.90		गोडा एक	-	खेत



Date of application for the copy	Date fixed for notifying the requisite number of stamps and folios	Date of delivery of the requisite stamps and folios	Date on which the copy was ready for Delivery	Date on making over the copy of the applicant

आदेशानुसार आवेदन की उपस्थिति में कार्ड नं-9 का खाता नं-309 का उपरोक्त शीतों का स्थल जांच किया जाचें का विकरणा उपर में वसित है। खाता का कुल प्रकसा खतिमान में 2.05.90 एवं है परन्तु जोड़ने में 2.06.90 होता है।

अतः आवेदनीय ।

एस. राजेश्वर
10/8/2050
अतिरिक्त

अध्यापक
4
10/8/2050

श्रीराम कुमार महराज
समूह
जांच कर्ता का इस्तेमाल
पदवाच के साथ।

रजि. अतिरिक्त
महेश्वर
10/8/2050
अतिरिक्त

सहदेव लाल
10/8/2050



भारत सरकार
Government of India



संजय चौधरी
Sanjay Chowdhury
जन्म तिथि/DOB: 09/04/1978
पुंस्व / MALE



3470

मेरा आधार, मेरी पहचान

Sanjay Chowdhury



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O किस्तो चौधरी, दिमना बस्ती
मातंगी तियर शिव मन्दिर पो.
एम जी.एम, जमशेदपुर, पूर्वी
सिन्धुभूम
झारखण्ड - 831018

Address:
S/O Kisto Chowdhury DIMNA
BASTI MANGO, NEAR SHIV
MANDIR, PO-MGM
JAMSHEDPUR Purbi
Singbhum,
Jharkhand - 831018

3470



147
help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी नंबर भंडा कर्त
Permanent Account Number Card
AMQPCC0520P

नाम / Name
SANJAY CHOWDHURY

पिता का नाम / Father's Name
KISTO CHOWDHURY

संस्थांकन तिथि / Issue Date
09/04/1979

हस्ताक्षर / Signature





भारत सरकार
GOVERNMENT OF INDIA



संजिव चौधरी
Sanjeev Chowdhary
जन्म वर्ष / Year of Birth: 1977
पुरुष / Male



~~0 8587~~ 8587


आय आदगी का अधिकार


Sanjeev Chowdhary


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


पता: S/O किस्तो चौधरी, 1555,
दिमना बास्ती मालंगी, निकट शिव मंदिर,
पो एम सी गुम, जमशेदपुर, पूर्वी सिंहभूम,
झारखण्ड, 831018

Address: S/O Kisto Chowdhary,
1555, DIMNA BASTI MANGO,
NEAR SHIV-MANDIR, P.O. M. C. G. M.,
JAMSHEDPUR, Purbi
Singhbhum, Jharkhand 831018


 192
 166 1927


 Email: uidai@uidai.gov.in


 www.uidai.gov.in


 192 166 1927
 166 1927

नामा (समिलित)

आयकर विभाग
INCOME TAX DEPARTMENT
SANJEEB CHOUDHURY



भारत सरकार
GOVT. OF INDIA



KISTO CHOUDHURY

08/11/1977

Permanent Account Number

AMQPC0523Q

Signature



14102009

REDMI NOTE 5 PRO
MI DUAL CAMERA

Sanjeeb Choudhury



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
 Government of India

नामांकन क्रम / Enrollment No 1124/10032/00312

To,
 निमाई चौधरी
 Nimai Chowdhury
 S/O Panchanan Chowdhury
 DIMNA BASTI MANGU
 NEAR SHIV MANDIR PO-M.G.M
 JAMSHEDPUR
 Purbi Singhbhum
 Jharkhand 831018

Ref 639 / 14C / 599373 / 599570 / P



UE180882110IN



आपका आधार क्रमांक / Your Aadhaar No. :

~~XXXXXXXXXXXX~~ **9539**

आधार - आम आदमी का अधिकार



भारत सरकार
 GOVERNMENT OF INDIA



निमाई चौधरी
 Nimai Chowdhury
 जन्म वर्ष / Year of Birth - 1953
 पुरुष / Male



~~XXXXXXXXXXXX~~ **9539**

आधार - आम आदमी का अधिकार

Nimai Chowdhury

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABUPC9514A



नाम /NAME
NIMAI CHOWDHURY

पिता का नाम /FATHER'S NAME
PANCHANAN CHOWDHURY

जन्म तिथि /DATE OF BIRTH
02-06-1953

हस्ताक्षर /SIGNATURE

Nimai Chowdhury

SARDA

आयकर आयुक्त, रांची
COMMISSIONER OF INCOME-TAX, RANCHI

Nimai Chowdhury



भारत सरकार
Government of India



त्रिवंग चौधरी
Trivanga Chowdhury
जन्म तिथि / DOB : 10/07/1957
पुरुष / MALE



9882 9359 7042

मेरा आधार, मेरी पहचान

Trivanga chowdhury



भारतीय विचित्र पहचान प्राधिकरण
Unique Identification Authority of India

पता:

एस / ओ पंचानन चौधरी ,, DIMNA BASTI
MANGO, SHIV MANDIR ,, 831018

Address:

S/O Panchanan Chowdhury,,DIMNA
BASTI MANGO,SHIV MANDIR,,831018



9882 9359 7042

1845

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABUPC9513H



नाम / Name
TRIVANGA CHOWDHURY

पिता का नाम / Father's Name
PANCHANAN CHOWDHURY

जन्म की तारीख
Date of Birth
10/07/1957

Trivanga Chowdhury
हस्ताक्षर / Signature

31082019

Trivanga Chowdhury



भारत सरकार
GOVERNMENT OF INDIA

बसंत चौधरी
Basant Chowdhury
जन्म वर्ष / Year of Birth: 1960
पुरुष / Male



~~4038~~ 2607

भारतीय - आम आदमी का अधिकार

Basant Chowdhury



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O पंचानंद चौधरी, डिमना
बस्ती, शीव मंदिर पथ,
पो-एम.जी.एम, जमशेदपुर, पूर्बी
सिंहभूम, झारखण्ड, 831018

Address:
S/O Panchanand
Chowdhary, DIMNA BASTI,
SHIV MANDIR PATH,
PO-M.G.M, JAMSHEDPUR,
Purbi Singhbhum,
Jharkhand, 831018

1947
1800 180 1947

help @ uidai.gov.in

www.uidai.gov.in

PO Box No 1947,
Bhubaneswar 751 001

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AARPC7670D



नाम /NAME

BASANTA CHOWDHURY

पिता का नाम /FATHER'S NAME

PANCHANAN CHOWDHURY

जन्म तिथि /DATE OF BIRTH

12-02-1961

हस्ताक्षर /SIGNATURE

B. Chowdhury

[Signature]

आयकर आयुक्त, रांची

COMMISSIONER OF INCOME-TAX, RANCHI

Basanta Chowdhury

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त,
केन्द्रीय राजस्व भवन,
मेन रोड,
रांची - 834001.

In case this card is lost/found, kindly inform/return to
the issuing authority :

Commissioner of Income-tax,
Central Revenue Building,
Main Road,
Ranchi - 834001.



भारत सरकार
GOVERNMENT OF INDIA



हमन्त चौधरी
Hamanta Chowdhury
जन्म वर्ष / Year of Birth: 1965
पुरुष / Male



~~9554 0000~~ 6175

आधार - आम आदमी का अधिकार

Hamant Chowdhury



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

191, S/O पंचानन चौधरी, डिमना बस्ती
पानगाँ, निकट शिव मंदिर, पो. एम जी एम
कॉलेज, इमशेदपुर, पूर्वी मिडिअप
झारखण्ड, 831018

Address S/O Panchanan
Chowdhury, DIMNA BASTI
MANGO, NEAR SHIV MANDIR,
PO. M G M COLLEGE,
IMSHEDPUR, Purbi
Jharkhand, 831018

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AARPC7672B



नाम /NAME
HEMAMTA CHOWDHURY

पिता का नाम /FATHER'S NAME
PANCHANAN CHOWDHURY

जन्म तिथि /DATE OF BIRTH
06-02-1965

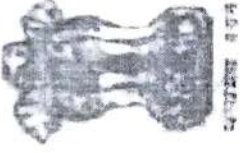
हस्ताक्षर /SIGNATURE

Hemamta Chowdhury

आयकर आयुक्त, रांची
COMMISSIONER OF INCOME-TAX, RANCHI

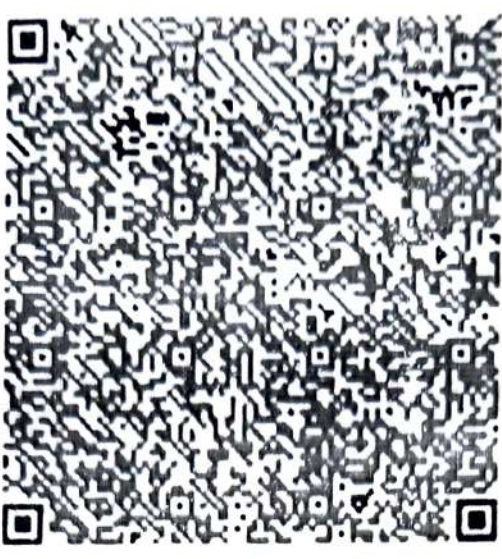
Hemamta Chowdhury.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ADVFS0819F



नाम / Name
SHREEMADHAV CONSTRUCTION

FOR SHREEMADHAV CONSTRUCTION

Shree Madhav
MANAGING PARTNER

निगमन / गठन की तिथि
Date of Incorporation / Formation
23/11/2018

26122018



भारत सरकार
Government of India



विकाश कुमार
Vikash Kumar
जन्म तिथि/ DOB: 17/02/1971
पुरुष / MALE



~~19-02-1~~ 8146

मेरा आधार, मेरी पहचान

FOR SHREEMADHAV CONSTRUCTION
Vikash Kumar
MANAGING PARTNER



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O शिव जी सिंह, शिव जी सिंह
बिल्डिंग, डिमना रोड, मानगो, पो-
मानगो, जमशेदपुर, पूर्वी सिंहभूम,
झारखण्ड - 831012

Address:
S/O Shiv Jee Singh, Shiv Jee
Singh Building, Dimna Road,
Mango, Po-Mango,
JAMSHEDPUR, Purbi
Singhbhum,
Jharkhand - 831012

~~19-02-1~~ 8146

1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ACTPK7066K

QR Code

TIN / Name:
VIKASH KUMAR

पिता का नाम / Father's Name:
SHIVVEE SINGH

जन्म तिथि / Date of Birth:
17/02/1977

हस्ताक्षर / Signature



Transaction Success! Please Note Your Transaction Id.

OK

Name	ShreeMadhavConstructionRepByVikashKumar
Token No / Depositor ID	202300079537
Amount	803077
Transaction ID	abad3264b496ec37efb8
GRN	2318037948
CIN	10002162023070305154
Time	2023-07-03 12:17:26

कोरोना को हराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी

Sajin Choudhary

निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

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


 जाँच लिपिक का हस्ताक्षर
 तिथि सहित


 निबंधन पर्यवेक्षक का हस्ताक्षर
 तिथि सहित



Document Registration Summary 1

Date :-07-Jul-2023

- Government/Market Value: ₹31985300/-
- Transaction Amount: ₹31985300 /-
- Paid Stamp Duty: ₹50 /-

Receipt : 858905

Receipt Date : 07-07-2023

Presenter Name: -

E	₹2000
PR	₹1
SP	₹1440
LL	₹3
A1	₹799633
Stamp Duty	₹50

On Date 07-07-2023 Presented at District SRO - Jamshedpur
Signature of Presenter

Sajin Choudhary

District SRO - Jamshedpur

Total ₹803127

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	50	-46	GRAS	ShreeMadhavConstructionRepByVikashKumar	GRN Number : 2318036178 DEPT Transaction Id : cbad051bec414a9e2319 Transaction Type :	50
E	2000	2000	0	GRAS	ShreeMadhavConstructionRepByVikashKumar	GRN Number : 2318037948 DEPT Transaction Id : abad3264b496ec37efb8 Transaction Type :	2000
PR	1	1	0	GRAS	ShreeMadhavConstructionRepByVikashKumar	GRN Number : 2318037948 DEPT Transaction Id : abad3264b496ec37efb8 Transaction Type :	1

SP	1440	1440	0	GRAS	ShreeMadhavConstructionRepByVikashKumar	GRN Number : 2318037948 DEPT Transaction Id : abad3264b496ec37efb8 Transaction Type :	1440
A1	799633	799633	0	GRAS	ShreeMadhavConstructionRepByVikashKumar	GRN Number : 2318037948 DEPT Transaction Id : abad3264b496ec37efb8 Transaction Type :	799633
LL	3	3	0	GRAS	ShreeMadhavConstructionRepByVikashKumar	GRN Number : 2318037948 DEPT Transaction Id : abad3264b496ec37efb8 Transaction Type :	3
Sub Total	803081	803127	-46				

Article : Development Agreement Number of Pages : 96

Signature of Operator



Signature of Head Clerk



Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

Deed Endorsement

Token No :- 202300079537

Deed Type	Development Agreement
Number of Pages	96
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1440, A1 :- Rs. 799633, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.31985244/- ,Transaction Amount :- Rs.31985300/-
Property Details	District :- EastSinghbhum , Tehsil :- Mango , Village Name :- Dimna Mango Word No-9 Location :- Other Road, Dimna Mango Word No-9 Halka No 2 Village Code 16412 Property Boundaries :- East: 16 FT WIDE PUCCA ROAD THEN NEW PLOT NO.1869,1870, West: NEW PLOT NO.1883 (BLOCK E- D CHOWDHURY COWDHURY M COMPLEX, South: NIZ PORTION OF PLOT NO.NEW 1882 & NEW PLOT NO.1873, North: NEW PLOT NO.1850 Volume Number - 103Page Number - 97Khata Number - 309Plot Number - 1882Holding Number - 0090009548000M0 Area Of Land :- 36.00 Decimal




Sh./Smt.SANJAY CHOWDHURY s/o/d/o/w/o LATE KISTO CHOWDHARUY has presented the document for registration in this office today dated :- 07-Jul-2023 Day :- Friday Time :- 16:48:14 PM















SANJAY CHOWDHURY(Individual)




Party Name	Document Type	Document Number
SANJAY CHOWDHURY	PAN/UID	863066253470

Sanjay Chowdhury




Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	HEMANTA CHOWDHURY Address1 - DIMNA BASTI NEAR SHIV MANDIR PS - MANGO TOWN JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Hamanta Chowdhury Address:- , NEAR SHIV MANDIR, DIMNA BASTI MANGO, PO M G M COLLEGE, JAMSHEDPUR, , Purbi Singhbhum, 831018, , Jharkhand, India		EXECUTANTS Age:58			<i>Hemanta Chowdhury</i>
2	NIMAI CHOWDHURY Address1 - DIMNA BASTI NEAR SHIV MANDIR PS - MANGO TOWN JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Nimai Chowdhury Address:- , NEAR SHIV MANDIR, DIMNA BASTI MANGO, PO- M.G.M, JAMSHEDPUR, , Purbi Singhbhum, 831018, , Jharkhand, India		EXECUTANTS Age:70			<i>Nimai Chowdhury</i>

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	TRIVANGA CHOWDHURY Address1 - DIMNA BASTI NEAR SHIV MANDIR PS - MANGO TOWN JAMSHEDPUR, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Trivanga Chowdhury Address:- , SHIV MANDIR, DIMNA BASTI MANGO, PO- M.G.M, JAMSHEDPUR, , Purbi Singhbhum, 831018, , Jharkhand, India		EXECUTANTS Age:66			
4	SANJEEB CHOWDHURY Address1 - DIMNA BASTI NEAR SHIV MANDIR PS - MANGO TOWN JAMSHEDPUR, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Sanjeeb Chowdhury Address:- 1556, NEAR SHIV MANDIR, DIMNA BASTI MANGO, PO M G M, JAMSHEDPUR, , Purbi Singhbhum, 831018, , Jharkhand, India		EXECUTANTS Age:46			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
5	BASANTA CHOWDHURY Address1 - DIMNA BASTI NEAR SHIV MANDIR PS - MANGO TOWN JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Basanta Chowdhury Address:- , SHIV MANDIR PATH, DIMNA BASTI, PO- M.G.M, JAMSHEDPUR, , Purbi Singhbhum, 831018, , Jharkhand, India		EXECUTANTS Age:62			
6	SANJAY CHOWDHURY Address1 - DIMNA BASTI NEAR SHIV MANDIR PS - MANGO TOWN JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Sanjay Chowdhury Address:- , NEAR SHIV MANDIR, DIMNA BASTI MANGO, PO- M.G.M, JAMSHEDPUR, , Purbi Singhbhum, 831018, , Jharkhand, India		EXECUTANTS Age:47			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
7	SHREE MADHAV CONSTRUCTION REP BY VIKASH KUMAR Address1 - SHIVJEE SINGH BUILDING DIMNA ROAD MANGO TOWN JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Vikash Kumar Address:- Shiv Jee Singh Building, . Dimna Road, Mango, Po- Mango, JAMSHEDPUR, , Purbi Singhbhum, 831012, , Jharkhand, India		CLAIMANT Age:52			

Identification:

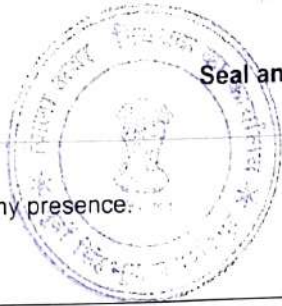
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	YADAV CHOWDHURY S/o-D/o TRIVANGA CHOWDHURY Address1 - DIMNA BASTI NEAR SHIV MANDIR PS-MANGO TOWN JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	N L SINGHA Address1 - H NO.48 ROAD NO.5 ZONE NO.2 BIRSANAGAR PS-BIRSANAGAR TOWN JAMSHEDPUR, Address2 - , , , Jharkhand			

Signature of Operator 



Seal and Signature of Registering Officer 

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**SANJAY CHOWDHURY , SANJEEB CHOWDHURY , NIMAI CHOWDHURY , TRIVANGA CHOWDHURY , BASANTA CHOWDHURY , HEMANTA CHOWDHURY**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**YADAV CHOWDHURY**) Son/Daughter/Wife of (**TRIVANGA CHOWDHURY**) resident of (**DIMNA BASTI NEAR SHIV MANDIR PS-MANGO TOWN JAMSHEDPUR**) and by occupation (**Business**).



Signature of Registering Officer 

Date:- 07-Jul-2023

Seal and Signature of Registering Officer 



Pre Registration Docket

Date :- 01-07-2023 04:49 pm

Office Name :- District SRO - Jamshedpur
Token No:- 202300079537

Appointment :- 03-Jul-2023 Time:- 11:0

Article	Development Agreement
Pre Registration Date	15-Jun-2023
No. Of Pages	48
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 8,03,077.

Property Id: **997610**

Valuation No. : 1351802 / 2023	: - 2023-2024	Date : 15-June-2023 16:56:PM	
State : Jharkhand	District : EastSinghbhum	Tahsil : Mango	
Land Type : Urban	Corporation : Mango Nagar Nigam	Village/City : Dimna Mango Word No-9	
Dimna Mango Word No-9 Halka No 2 Village Code 16412 - Other Road			
Volume Number - 103			
Page Number - 97			
Khata Number - 309			
Plot Number - 1882			
Holding Number - 0090009548000M0			
Property Rates			
Commercial Land (Y)			
₹888479/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	36 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 36 x 888479=31985244	₹3,19,85,244/-
A	Total		₹3,19,85,244/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹3,19,85,300/-
Total Amount in Words : Three Crore Nineteen Lakhs Eighty Five Thousands Three Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: 16 FT WIDE PUCCA ROAD THEN NEW PLOT NO.1869,1870, West: NEW PLOT NO.1883 (BLOCK E-D) CHOWDHURY COWDHURY M COMPLEX, South: 1/2 PORTION OF PLOT NO.NEW 1882 & NEW PLOT NO.1873, North: NEW PLOT NO.1850
Area	Land area : 36.00 Decimal
Other Description of the Property	Pin Code - 831012
Government/Market Value	31985244
Transaction Amount	31985300

CLAIMANT	-Ms. SHREE MADHAV CONSTRUCTION REP BY VIKASH KUMAR, Address - SHIVJEE SINGH BUILDING DIMNA ROAD MANGO TOWN JAMSHEDPUR- ,Father/Husband Name SHIVJEE SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****8146
EXECUTANTS	-Mr. BASANTA CHOWDHURY, Address - DIMNA BASTI NEAR SHIV MANDIR PS -MANGO TOWN JAMSHEDPUR- ,Father/Husband Name LATE PANCHANAN CHOWDHURY , PAN No.- ,Permission Case No.- , Aadhaar No. *****2607
	-Mr. SANJEEB CHOWDHURY, Address - DIMNA BASTI NEAR SHIV MANDIR PS -MANGO TOWN JAMSHEDPUR- ,Father/Husband Name LATE KISTO CHOWDHARUY , PAN No.- ,Permission Case No.- , Aadhaar No. *****8587
	-Mr. NIMAI CHOWDHURY, Address - DIMNA BASTI NEAR SHIV MANDIR PS -MANGO TOWN JAMSHEDPUR- ,Father/Husband Name LATE PANCHANAN CHOWDHURY , PAN No.- ,Permission Case No.- , Aadhaar No. *****9539
	-Mr. TRIVANGA CHOWDHURY, Address - DIMNA BASTI NEAR SHIV MANDIR PS -MANGO TOWN JAMSHEDPUR- ,Father/Husband Name LATE PANCHANAN CHOWDHURY , PAN No.- ,Permission Case No.- , Aadhaar No. *****7042
	-Mr. HEMANTA CHOWDHURY, Address - DIMNA BASTI NEAR SHIV MANDIR PS -MANGO TOWN JAMSHEDPUR- ,Father/Husband Name LATE PANCHANAN CHOWDHURY , PAN No.- ,Permission Case No.- , Aadhaar No. *****6175
	-Mr. SANJAY CHOWDHURY, Address - DIMNA BASTI NEAR SHIV MANDIR PS -MANGO TOWN JAMSHEDPUR- ,Father/Husband Name LATE KISTO CHOWDHARUY , PAN No.- ,Permission Case No.- , Aadhaar No. *****3470

Witness Information	Mr. N L SINGHA , Address - H NO.48 ROAD NO.5 ZONE NO.2 BIRSANAGAR PS-BIRSANAGAR TOWN JAMSHEDPUR- , Father/Husband Name-LATE M SINGHA
---------------------	---

Identifier Details	Mr. YADAV CHOWDHURY , Address - DIMNA BASTI NEAR SHIV MANDIR PS-MANGO TOWN JAMSHEDPUR- , Father/Husband Name-TRIVANGA CHOWDHURY
--------------------	--

Fee Rule: Development Agreement

1	Stamp Duty	4
---	------------	---

1	SP	1,440
Total		1,440

Fee Rule: Development Agreement

1	A1	7,99,633
2	E	2,000
3	LL	3
4	PR	1
Total		8,01,637

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.



Deed Writer / Advocate



Vendee / Claimant




Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



Trivenku Chowdhary
Basant Choudhary
 दो गज की दूरी मास्क है जरूरी
Nimai Chowdhary

Token No.: 202300079537

CERTIFICATE

Office of the District SRO - Jamshedpur

This **Development Agreement** was presented before the registering officer on date **07-Jul-2023** by **SANJAY CHOWDHURY, S/O, D/O, W/O LATE KISTO CHOWDHARUY** resident of DIMNA BASTI NEAR SHIV MANDIR PS -MANGO TOWN JAMSHEDPUR ,.

This deed was registered as Document No:- **2023/JSR/3508/BK1/3266** in Book No :- **BK1**,Volume No :- 584 from Page No :- 189 to 284 at, office of **District SRO - Jamshedpur**

Date:- **07-Jul-2023**


Registering Officer