



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 121987e274015b6fb07b

Receipt Date : 18-Mar-2024 02:13:28 pm

Receipt Amount : 4100/-

Amount In Words : Four Thousand One Hundred Rupees Only

Token Number : 202400030380

Office Name : District SRO - Jamshedpur

Document Type : Development Agreement

Payee Name : NIKETAN CONSTRUCTION REP BY
NIRMAL KUMAR SHRIVASTAVA (Vendee)

GRN Number : 2401221392



For Office Use :-

2024/JSR/1373/BK1/1278

21/3/24



21/3/24
Nirmal

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

इस रसीद के माध्यम से पूर्व में
कि इस प्रकार की सेवा नहीं ली गई है।

Development Agreemnt
15193000

P.S
Mango.

Stamp
4100/-



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देय प्रतिबंधित सूची में दर्ज नहीं है।

DEVELOPMENT AGREEMENT

ABHISHEK
ADVOCATE
ENR. NO. 1452/02

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THIS DEED OF DEVELOPMENT AGREEMENT IS MADE ON THIS
DAY OF MARCH 2024 AT JAMSHEDPUR,

BY AND BETWEEN:

Handwritten signature of Syed Asghar Imam

SYED ASGHAR IMAM (PAN : AAUPI6372F, UID No. XXXX XXXX 2079), son of Late Syed Abdul Ghaffar, by faith Muslim (General Category - Non C.N.T. Chhotanagpur Tenancy Act 1908), by nationality Indian, by occupation Advocate, resident of Road No. 15/A, Bari Colony, near LPG Gas Godown, Jawaharnagar, P.O. Azadnagar, P.S. Mango, town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin Code - 832110, presently residing at Flat No. TULIP-T 305, B. Block, Third floor, Ashiana Sehar, entrance from Vatika Green City, near Chepapul, Pardih, P.O. Pardih, P.S. Azadnagar, Mango, town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin Code - 831020 hereinafter called the "OWNER/FIRST PARTY" of the FIRST PART;

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AND

NIKETAN CONSTRUCTION (PAN : AIMPS9610C) (BUILDER, DEVELOPER AND PROMOTOR), a proprietorship firm, having its office at Road No. 1, Gulf Complex, Azadnagar, Mango, Jamshedpur, represented by its proprietor **NIRMAL KUMAR SHRIVASTAVA (UID No. : XXXX XXXX 3547)**, Son of Late Shivchandra Prasad Shrivastava, by faith Hindu (General Category - Non C.N.T. Chhotanagpur Tenancy Act 1908), by nationality Indian, by Occupation Business, resident of H. No. E/2/3, Chandrawati Nagar, N. H. 33, Dalma Enclave, Pardih Road, Mango, P.O. & P.S. Mango,

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Town Jamshedpur, District East Singhbhum, state of Jharkhand, Pin Code - 831012, hereinafter called the "DEVELOPER & BUILDER/ SECOD PARTY" of the OTHER PART;

TITLE-INDENTURE :

WHEREAS, the first party has purchased ALL THAT piece and parcel of raiyati homestead land measuring an area 1.57 Kathas or 2.66 Decimals (more or less), out of 4.395 Decimals, being in portion of New Plot No. 377, recorded under New Khata No. 208, situated in Mouza Pardih, Ward No. 9 MNAC, Holding No. 0090008170000M0 issued by Mango Nagar Nigam, P.S. Mango, Thana No. 1641, Block Mango, town Jamshedpur, District Sub-Registry Office at Jamshedpur, District East Singhbhum, and all its advantages, privileges, services and amenities thereon, against valuable consideration from its former owners (1) SASTHI NANDI, Son of Late Tarani Prasad Nandi, (2) CHANDANA NANDI, Wife of Late Debasish Nandi, daughter-in-law of Late Tarani Prasad Nandi and (3) HENA NANDI Wife of Late Harendra Nandi, daughter-in-law of Late Tarani Prasad Nandi, by virtue of registered Sale Deed No. 2023/JSR/5612/BK1/5227 dated 16.10.2023 registered at District Sub-Registry Office, Jamshedpur, executed through their constituted attorney Navneet Kumar, son of Mr. Narendra Kumar Singh, and came in peaceful possession of the same;

AND WHEREAS while in possession the first party got the said property mutated in his own name by virtue of order passed in Mutation Case No. 1589/R27/2023-2024 on 16.01.2024 by C.O. Mango (entered in Vol. No. 115 Page No. 69 of Register-II);

AND WHEREAS the first party further purchased ALL THAT piece and parcel of raiyati homestead land measuring 9 Kathas i.e. 14.8

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Decimals, being in New Plot No. 379, recorded under New Khata No. 94, situated in Mouza Pardih, Ward No. 9 MNAC, Holding No. 0090004054000A4 issued by Mango Nagar Nigam, P.S. Mango, Thana No. 1641, in town and District Sub-Registry Office Mango, town Jamshedpur, District East Singhbhum, State of Jharkhand, and all its advantages, privileges, services and amenities thereon, against valuable consideration from its former owner Niranjana Prasad Kedia, Son of Late Gouri Shanakar Kedia, by virtue of registered Sale Deed No. 2023/JSR/5613/BK1/5228 dated 16.10.2023 registered at District Sub-Registry Office, Jamshedpur, and came in peaceful possession of the same;

AND WHEREAS the said Sale Deed was rectified by virtue of Deed of Rectification No. 2023/JSR/6094/BK1/5666, dated 10.11.2023 registered at District Sub-Registry Office, Jamshedpur, executed by the said Niranjana Prasad Kedia in favour of Syed Asghar Imam, i.e. the first party hereof on such terms and conditions described therein;

AND WHEREAS while in possession the first party got the said property mutated in his own name by virtue of order passed in Mutation Case No. 1592/R27/2023-2024 on 10.01.2024 by C.O. Mango (entered in Vol. No. 115 Page No. 67 of Register-II);

AND WHEREAS now the first party is the absolute, lawful and bonafide owner of ALL THAT landed property described above and more particularly described in the Schedule "A" hereunder written, having all right, title, interest and possession over the same and has been exercising all acts of ownership thereto, without any interruption or impediment from any corner and by paying ground rent to the Superior landlord the State of Jharkhand, through C.O.,

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Mango, in his own name;

AND WHEREAS the first party herein declare that they have not entered into any previous/earlier Development Agreement/Agreement for Sale and/or any other documents with respect to the aforesaid property inter-alia containing land as aforesaid and the same is free from all encumbrances, charges, liens and attachments, and there is no notice in existence respecting acquisition or requisition thereof by any Government or Semi Government Authorities or statutory or any other authorities, in fact.

AND WHEREAS now the first party has decided to develop ALL THAT piece and parcel of land described in the Schedule 'A' below by constructing a multistoried building thereon to be consisted of several residential flats, commercial units/shops, parkings etc. and accordingly hereby appoint the Second party as their developer against the development of the said Schedule "A" below property it has been agreed by and between the parties hereto that the Developer at its own costs prepare a Building Plan and get the same pass/approved through MNAC/Competent Authority, and the Developer the party of the Second Part herein will construct a multistoried building to be consisted of several residential flats, commercial units/shops, parkings etc. at its own cost in accordance with the building plan to be sanctioned by the Mango Notified Area Committee (MNAC), with all its variation;

AND WHEREAS in pursuant to the said proposal of the Developer i.e. the party of the Second Part, and the Owner i.e. the party of the First Part herein has agreed to effect construction of a multistoried building upon the aforesaid plot of land and the Developer the Party of the Second Part hereto has agreed to develop the said land by

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constructing a multistoried building thereon as per terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH and it is hereby and hereunder agreed by and between the parties as follows:

ARTICLE - I DEFINITIONS

Unless in this presents it is repugnant or inconsistent with:-

1. OWNER shall mean the said SYED ASGHAR IMAM (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean includes his heirs, executors, administrators, legal representatives and assigns).
2. DEVELOPER shall mean the said NIKETAN CONSTRUCTION (BUILDER, DEVELOPER AND PROMOTOR), a proprietorship firm, having its office at Road No. 1, Gulf Complex, Azadnagar, Mango, Jamshedpur, represented by its proprietor NIRMAL KUMAR SHRIVASTAVA Son of Late Shivchandra Prasad Shrivastava, resident of H. No. E/2/3, Chandrawati Nagar, N. H. 33, Dalma Enclave, Pardih Road, Mango, P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, state of Jharkhand, Pin Code - 831012 (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean include its successor or successors-in-office, legal representatives and assigns).
3. SAID LAND shall mean the land, morefully and particularly described in the SCHEDULE "A" hereunder written.
4. ARCHITECTS shall mean the Architect to be appointed by the Developer or such other Architect during the material time of

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construction of the proposed building or process of progress thereof being appointed by the developer.

5. BUILDING/PREMISES shall mean the proposed multistoried building to be constructed upon the said land in accordance with the building plan required to be duly sanctioned by the Mango Notified Area Committee (MNAC) including all its variation, (morefully and particularly described in the SCHEDULE "D" hereunder written).
5. UNDIVIDED SHARE shall mean undivided variable and impartable proportionate share in the land attributable and allocable to any unit/units within the building as aforesaid to be determined in relation to the area of the respective unit/units.
6. BUILDING PLAN shall mean the plan Inter-alia touching the construction of the building and contents thereof in the shape of residential flats, commercial units/shops, parkings and other spaces including variations therein as permissible and modification/s thereof, if any, as well, requiring to be sanctioned by the Mango Notified Area Committee (MNAC) in the name of the Owner at the cost of the developer and other statutory variation including such modification/s or variations therein as may be required to be made or directed by the said Mango Notified Area Committee (MNAC) and agreed by the Owner.
7. TRANSFER with its grammatical variations shall include a transfer by possession and by other lawful means adopted for effecting transfer inter-alia of commercial spaces/shops/flats/ parking spaces etc. in the multistoried building to be constructed under the project and inter-alia relate to transfer of



the Developer's part or share of constructed areas within allocation meant for the developer or its nominee or nominees, if any, in the building to be constructed or portions or portions thereof to the intending purchaser/s thereof.

8. TRANSFEREES shall mean the purchaser/s to whom any commercial spaces/shops/flats/ parking spaces and/or other space/spaces or spaces in the said building will be transferred.
9. DEVELOPMENT AGREEMENT shall mean this agreement dated the 21ST day of March, 2024 between the Owner and the Developer in respect of SCHEDULE "A" property and construction of building thereon with terms and conditions embodied herein in detailed and the same shall have binding effect on both the executants/parties and on their respective legal heirs and successors.
10. UNIT shall mean commercial spaces/shops/flats/ parking spaces and other spaces within the building, on or at the said premises, each of them being part thereof.
11. SPECIFICATIONS shall mean the materials and specifications mentioned in the SCHEDULE "D" hereunder written.

ARTICLE - II

OWNER'S SHARE OR ALLOCATION shall mean 50% of the commercial units/office/shop and parking space and 40% of the residential flats in the proposed multistoried building will go to the Owner as owner's allocation. Owner' allocation is fully described in the SCHEDULE "B" hereunder written togetherwith undivided proportionate share relating to the Owner's allocation in the said

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land whereon the said building shall be constructed as well as that of all common areas and facilities mentioned in the SCHEDULE "E" hereunder written, togetherwith common expenses towards maintenance mentioned in the SCHEDULE "F" hereunder written, togetherwith guidance and restriction mentioned in the SCHEDULE "G" hereunder written.

DEVELOPER'S SHARE OR ALLOCATION shall mean remaining 50% of the commercial units/office/shop and 60% of the residential flats and parking space in the proposed multistoried building will go to the Developer/Second party as Developer's allocation. Developer's allocation is fully described in the Schedule "C" hereunder written, together with right to ingress and egress with the common passage, within the proposed multistoried building as agreed to be constructed under the project comprising different commercial spaces/shops/flats/ parking spaces and other spaces therein, together with undivided proportionate share in the said land whereon the said building shall be constructed with right to use the common portion thereof, and/or facilities within the said building, and/or the said land, excluding the Owner's share and allocation therein as mentioned above, hereinafter referred to as the Developer's Allocation.


Subject to Owner having their allocation or share or part within the building together with their proportionate share respecting the same the Owner doth hereby grant exclusive right to the Developer to construct at its cost as agreed a multistoried building on the said plot of land, morefully and particularly described in the SCHEDULE "A" hereunder written, and also authorize the Developer herein to sell its portion, only after allotting the properties of owner's as described



in the Schedule "B" hereunder written, out of the proposed multistoried building alongwith the proportionate share in the land and right to use and enjoy the common space terrace over the said building within its allocation to the intending purchaser or purchasers to be selected by the Developer herein.

REFUNDABLE MONEY AGAINST DEVELOPMENT:

- (A) In consideration of the Owner' granting exclusive rights of development to the Developer under this Development Agreement, the Developer shall pay to the Owner a sum of Rs. 1,00,000/- (Rupees one lakh) only as a refundable money.
- (B) The Developer has paid a sum of Rs. 1,00,000/- (Rupees one lakh) only by cash, to the Owner/first party, receipt of which the said sum the Owner/first party hereby admit and acknowledge to have received as refundable/adjustable money. The said amount will be treated as refundable/adjustable amount. It is also relevant to mention herein that after execution of this Development Agreement the Owner will execute a Power of Attorney for allowing developer to construct the proposed building on the owner's land. On receipt of such refundable money from the Second party, the first party shall discharge money receipt to the Second party.
- (C) The first party shall refund the said Refundable money within 30 days from the completion of the date of actual handover of the owner's share pursuant to allocated share of the construction of the first party with proper parking area and services.



- (D) If the first party will fail to refund the entire refundable money within the time as prescribed in above para (C) then the Second party shall be entitled to acquire proportionate share of constructed area out of the constructed units falling in the share allotted to the first party. The value of the proportionate share shall be calculated as per average market value of last three months at that time.

ARTICLE - III BUILDING

1. That the Developer, as agreed shall at its own cost and expenses construct at the said premises a multistoried building according to the specification mentioned in the SCHEDULE "D" hereunder written in accordance with the plan so to be sanctioned by the Mango Notified Area Committee (MNAC), with all its variation, in compliance with all Municipal Rules, Regulations and provisions. The building to be constructed shall be made of good standard quality building materials and workmanship, without using substandard materials, and all such specifications, materials fixtures and fittings as shall be required therefore shall be approved of and/or certified by qualified Architect or Architects. Subject to approval of the Developer, and the qualified Architect as shall be engaged by the developer for construction of the building under the project such building materials being approved by the developer the approval thereof by the developer's architect shall be final and binding upon the parties. Any of such materials, however, shall not be of low or inferior quality the user whereof may cause defect or damage to the building under the project so that the proposed building does not suffer from any defect or damage for user or application of substandard building materials.



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If the First party, any intending buyer/s will demand for the works beyond the specification described in the Schedule "D" hereunder written he/she/they will have to pay EXTRA for such additional works to the Second party.

Apart from the above internal services Water, electric connection and parking will be provided by the first party within the proposed multistoried building.

2. That the Developer shall install and erect in the said multistoried building at its own cost and expenses, fire extinguisher system, electric installation, water storage tanks and overhead reservoirs together with other arrangements as shall be required to be provided in the building containing of several commercial spaces/shops/flats/parking spaces and other spaces to be constructed in connection with the same being permitted by Mango Notified Area Committee (MNAC) and/or any other authority concerned.

3. That the Developer shall at its own cost and expenses and without creating any financial or other liability upon the Owner shall construct and complete the multistoried building upon the aforesaid land.

ARTICLE - IV DEVELOPER'S OBLIGATIONS

i) The Developer hereby agreed and covenant with the Owner not to transfer or assign the properties and the benefit of the Owner's allocation to the intending purchaser or purchasers thereof.

ii) The Developer hereby agrees and covenants with the Owner not to do any act, deed or thing whereby the Owner may be

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prevented from enjoying or selling/assigning, and/or disposing of any of the portions within the Owner's allocation in the building.

iii) The Developer shall complete the entire construction within 48 months from the date of initiation of the construction. In the event, the Developer defaults in completion of the project within the prescribed period of 48 months, the Owner shall be at liberty to extend a further grace period of six months. But in no case beyond the said period any extension will be granted by the Owner.

iv) It is agreed that in the event of any damage or injury arising out of accidents resulting from carelessness of the workmen or other, victimizing such workmen or any other persons whatsoever or causing any harm to the property during the course of construction of the multistoried building under the development project, the Developer shall have all the responsibility, and liability therefore, and shall keep the Owner, his estate and effects safe and harmless and the developer confirms and agrees to indemnify all claims, damages, rights and actions in respect of such eventualities.

v) The Developer undertakes to bear all cost and expenses for the construction of the multistoried building complete finished, proposed to be constructed at the said premises.

vi) The Owner shall not be responsible for any Income tax and other taxes or charges of any type in respect of the Developer's allocation in the proposed building.

vii) Upon completion of the building the Developer shall first deliver the properties of Owner's allocation to the Owner herein, in habitable condition.



viii) The developer hereby undertakes to indemnify the owner if the proposed building will not completed within the said stipulated period of 48 months.


ARTICLE - V OWNER'S OBLIGATIONS :

A) The Owner shall handover and deliver all Xerox copies of required documents including their UID/PAN/ PHOTOGRAPHS etc. to the developer from time to time as per requirement, and to pay all outstanding dues as such Municipal tax, Holding tax, Ground rent etc. payable in respect of the said land till the date of execution of this development agreement.

B) The Owner undertakes to deliver vacant and peaceful possession of the said land (morefully and particularly described in the SCHEDULE "A" hereunder written) to the Developer on the same day when this Development Agreement would be executed. It is to further clarify that the execution of this Development Agreement would mean also that the Owner has delivered the vacant and peaceful possession of Schedule "A" property to the Developer.

C) Subject to preceding clauses, the Owner hereby grants exclusive license and permission to the Developer to construct, erect and complete the proposed building on the said land, in accordance with the building plan to be sanctioned for construction of the building under the project, with all its modifications and/or variations.

D) The Developer at its own cost shall submit the building plan before the Mango Notified Area Committee (MNAC), appropriate Government and/or other authorities for sanction or approval of the plan required for the construction of the building on the premises,



and pursue the same from time to time. The Developer shall comply with all the formalities require for all changes to be made in the building plan being required by the Mango Notified Area Committee (MNAC), and/or other statutory authority, being Governmental or other authorities as aforesaid, and shall comply with requirements for any sanction, permission, clearance, or approval as aforesaid, subject to full co- operation of Owner thereof.

E) The Developer abiding the condition herein shall be entitled to enter upon the Schedule "A" below land, erect and/or construct the proposed building with rights to transfer or otherwise deal with or dispose of its allocation or portions thereof.

F) The Developer shall be entitled to fix the sign board on the said Property, for advertisement and insertions in news papers and other advertising media for making the project known to the public and to sell out portions thereunder in the shape of commercial spaces/shops/flats/parking spaces etc. and other spaces to the prospective buyers against such monetary consideration which shall be determined solely by developer, and in such matter and in the matter of receipt of booking and/or earnest money and also balance consideration money from the intending buyers of any portion within the developer's allocation or of different portions within the allocation of the developer the Owner shall not interfere in any manner whatsoever. The Developer shall be solely liable and responsible for all receipts, Agreements and/or transactions to be done by him with the intending buyer/s and the owner will not be held liable and responsible for any receipts, Agreements and/or transactions to be done by the Developer with the intending buyer/s of its allocation.

Simultaneously with the execution hereof the Owner herein



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has handed over Xerox copy of all documents/papers relating to the said plot of land morefully and particularly described in the Schedule "A" hereunder written, to the developer herein.

Further with the execution hereof Owner shall execute a registered General Power of Attorney authorizing Nirmal Kumar Shrivastava being the proprietor of NIKETAN CONSTRUCTION the Developer herein, in respect of the properties to be fallen in Developer's allocation, to appoint Architect, Labour and to obtain electricity from JBVNL, Water, Sewerage, Drain, from appropriate authority and to sign and execute jointly or severally any agreement for sale, Sale Deed, deed of conveyance for transfer and convey the commercial spaces/shops/flats/ parking spaces and other spaces, within the building, or any part thereof, including the proportionate share of the said land, unto and in favour of the intending purchaser or purchasers, who shall be nominated by the developer herein. This General Power of Attorney will be irrevocable.

ARTICLE - VI OWNER'S RIGHT:

The Owner shall be entitled to transfer and otherwise deal with the Owner's allocation of the building to any person/ persons and intending purchaser or purchasers in the manner he likes, with the assistance of the developer if necessary. To which the Developer will extend all his assistance in whatsoever manner.

ARTICLE - VII DEVELOPER'S RIGHT:

1. The Developer will hold and possess the said land as a Promoter and Developer and shall have authority to construct the building on the said land, at its own cost and expenses.



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2. If any amendment or modification is to be required in the said building plan, the same shall be done by the Developer at its own cost and expenses on behalf of the Owner in which case the interest of the Owner will be safeguard and the Developer will pay and bear all fees including Architect's fees required to be paid or deposited for such amendment and/or modifications of the building plan, if necessary, provided, however, that such amendments or modifications would not prejudice the Owner in any manner whatsoever.
3. The only after allocation of the properties to be fallen in Owner's allocation, the Developer shall be entitled to enter into agreement with intending purchaser or purchasers for selling Developer's allocation within the building to be constructed under the project or portion thereof containing commercial spaces/shops/flats/parking spaces etc., settling terms with the prospective buyers at his own risk and liabilities. The Developer/Second party will be at liberty to transfer properties of its allocation (Developer's allocation) in its own name for which the first party/Owner will have no objection at all.
4. The Developer shall also be entitled to receive and accept money by way of advance/earnest/part payments/ consideration price of the said commercial spaces/shops/flats/ parking spaces etc., and other spaces, from the prospective buyer/s in respect of Developer's allotted portion, and/or share in the said proposed building with commercial spaces/shops/flats/ parking spaces, and other space or spaces as referred to as saleable areas, and can issue receipt in its name acknowledging such receipts in terms of this agreement without making the Owner liable or

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accountable for the same at any point of time.

5. The Developer can take bank loan for the development work from any nationalized bank, private bank or from any other authority or person. In which case the Owner or his property will no way be liable.
6. That the land Owner will not be liable or responsible for any dispute between the developer and intending purchaser and/or purchasers of Developer's allocation.
7. It is understood that if to facilitate the construction of the building by the Developer various deeds, matters and things not herein specified may be required to be done by the Developer wherefor the Developer may need the authority of the Owner and various applications and other documents may be required to be signed or made by the Owner relating to which specific provisions may not have been made herein.
8. Any notice required to be given by the Developer shall be deemed to have been served upon the Owner at his aforesaid address, if delivered by hand duly acknowledged or served by speed post to have been served on the Developer by the Owner if delivered by hand and duly acknowledged or sent by prepaid speed registered post with acknowledgment due.
9. The Developer shall manage and maintain the entire colony/building and/or common parts and facilities thereof and for due observance thereof by the intending purchaser or purchasers of different commercial spaces/shops/flats/ parking spaces in the building to be constructed under the project including all its out goings like common maintenance, Municipal



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taxes, salaries payable to Darwan and sweepers, common electricity bills as against illumination of common passage, running of pump, operating of and repairs of sanitary installation, plumbing, pump, operating of and repairs of sanitary installation, plumbing, pump etc., and white wash, and other items required for due maintenance of the building and/or common services and will be entitled to collect proportionate maintenance charges from the prospective buyer/s, occupant/s of the building.

ARTICLE - IX INDEMNIFICATION BY THE OWNER - The Owner undertakes to indemnify the developer in case the developer suffers any loss for in defect in his title to the property or for charges or encumbrances thereon in any manner whatsoever.

ARTICLE - X INDEMNIFICATION BY THE DEVELOPER

1. The Developer hereby undertakes abide by the rules and regulations of RERA, Jharkhand and not to make the Owner liable against any third party's claims and actions resulting from any act or conduct or omission or commission of offence touching construction of the said building.
2. The Developer hereby undertakes to indemnify and keep the Owner indemnified from and against all actions, suits, costs, proceeding and claims and demands that may arise touching the allocation of the Owner or that of the developer in connection with development work involved in the project inter-alia inclusive of construction of the building thereunder and/or any defect therein as may result in such consequences causing the Owner to suffer therefrom in any manner whatsoever.



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3. The Developer undertakes to comply with all the formalities and obligations as stated herein for the purpose of Development and/or construction of the said building within the stipulated period and shall deliver the vacant possession of the Owner's allocations with good habitable manner in all respect to the Owner, after completion of the building. The Developer shall complete the commercial spaces/shops/flats/parking spaces fallen in the allocation of the Owner in all respect such as rolling shutters, electrification, water line, bathroom fittings, Paris, plastering, and marble in good and complete Finished condition.

ARTICLE - XII FORCE MAJEURE

1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent of its performance of relative obligations herein being prevented by the existence of force majeure which shall remain suspended for the time being, entitling them to be suspended from their obligations during the duration of the force majeure.
2. Force majeure shall mean earthquake, riot, storm, tempest, civil commotion, dispute at site, labour unrest, shortage of building materials etc. which is beyond the control of any of the parties.

ARTICLE XIII JURISDICTION :

Courts at Jamshedpur shall have the exclusive jurisdiction to try and hear any and all disputes concerned which may have occurred between the parties.

ARTICLE XIV NAME OF THE PROPOSED BUILDING/ COLONY:



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The proposed colony is decided to be named as **"ELITE ENCLAVE"** at NH 33, Jamshedpur, District East Singhbhum, State of Jharkhand, Pin Code - 832110.

SCHEDULE "A"

(Above referred to)

Within District East Singhbhum, town and District Sub-Registry Office at Jamshedpur, **Mouza Pardih**, P.S. Mango, Thana No.1641, Ward No. 9 MNAC/ Mango Nagar Nigam, recorded under :

New Khata Nos.	New Plot Nos.	Area measuring	Holding Number
208	377	1.57 Kathas or 2.66 Decimals	0090008170000M0
94	379	9 Kathas or 14.8 Decimals	0090016450000A4

Total area measuring 10.57 Kathas or 17.46 Decimals (more or less) of raiyati homestead land and all its advantages, privileges, services and amenities thereon;

Which is bounded and butted as follows:

NORTH BY : National Highway 33;

SOUTH BY : Portion of Plot No. 381;

EAST BY : Portion of Plot No. 379;

WEST BY : Portion of Plot Nos. 379 & 377;

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NOTE : The land aforementioned is situated on the MAIN ROAD, and is shown in RED COLOUR in the Sketch map enclosed herewith which will be treated as a part of this Deed;

SCHEDULE "B"

(Above referred to)

(Description of owner's allocation)

The Owner/first party will get ALL THAT 50% of the commercial spaces/shops and parking spaces and 40% of residential flats/s or units proposed to be constructed over the Schedule "A" land, as per detailed below:

Floors	Allocation of properties
Basement (Parking area)	40%
Entire ground floor	To be consisted of several shops/offices/commercial units.
Second floor	40%
Third floor	40%
Fourth floor	40%
Fifth Floor	40%

SCHEDULE "C"

(Above referred to)

(Description of Developer's allocation)

The Developer/Second party will get ALL THAT 50% of the commercial spaces/shops and parking spaces and 60% of residential

2/18/24

[Signature]

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flats/s or units proposed to be constructed over the Schedule "A" land as per detailed below:

Floors	Allocation of properties
Basement (Parking area)	60%
Entire first floor	To be consisted of several shops/offices/commercial units.
Second floor	60%
Third floor	60%
Fourth floor	60%
Fifth floor	60%

NOTE : The parties hereto agreed that they will separate their allocation by marking in two different colours, after revision of the Building plan/permit.

SCHEDULE "D"

(Above referred to)

(Description of specification)

FOUNDATION : Split R.C.C. foundation

STRUCTURE : R.C.C. framed structure

SUPER STRUCTURE : Construction will be of brickwork, 9" tick red Bricks work in main wall and all internal brick work 4.5" thick.

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- PLASTERING** : 1:6 Cement mortar plastering inside & Outside.
- WALL FINISH** : (a) Internal wall finish: approved quality plaster of Paris/Putty followed with one coat cement primer.
- (b) External wall finish: 1:6 Cement mortar plaster finished with two coat weather proof exterior paint.
- FLOORING** : Vitrified tiles and stair steps will be finished with marble/kota stone.
- GARRAGE FLOORING** : Garage floor will be finished with I.P.S. & neat cement punning;
- BATHROOM/TOILETS** : (a) Floor : Mat finish ceramic tiles.
- & KITCHEN** (b) Walls : Printed glazed tiles upto 6'-0"
- (c) Sanitary ware : Vitreous white ceramic sanitary ware of standard make with PVC cistern.
- (d) Fittings : In attached toilet one European W.C. with PVC L/D cistern & one wash basin (White). One mirror, one towel rail, one shower, one soap tray in general toilet one I.C. with PVC/L/D cistern and one wash basin, one towel rail, one shower, one soap tray.

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m/s/13/m

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(c) Hot & Cold water line : Hot and cold water line will be provided in attached toilet only (no geyser)

(f) One Wash basin, one mirror and one towel ring will be provided in dining area at suitable place.

(g) All C.P. fittings will be of standard make.

Two common wash rooms will be provided in the ground floor and first floor of the proposed building.

KITCHEN : Cooking platform -black granite & printed glazed tiles in walls upto 3'-0" over cooking platform area. One Stainless steel sink will be provided with one C. P. bib Cock.

DOORS : 32mm thick flush door finished with one coat of wood primer and 2 coats of synthetic enamel paint.

DOOR FRAME : M.S.Steel metal door frame.

WINDOWS : Aluminums with plane glass 4 mm thick.

ELECTRICAL : All rooms with concealed wiring with copper conductor of standard make. All rooms to have two light points, one fan point and one 5 amps plug point. In drawing and dining space, two fan points, four light points, two nos. of 5 amp. plug point and one refrigerator and one T.V. point & telephone point will be provided at suitable place. In kitchen one 15 amp. & 1 No. 5 amps. plug point, 1 light point & one exhaust fan point will be provided. In balcony one fan point & one light point will be provided. In toilet, one exhaust



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fan, one light and one geyser (A.T.) point will be provided. One Call Bell point outside the main door.

Note : The Consumer (Buyer) have to pay the cost of meter and any security deposit to the concern authority through our company.

SEWERAGES : I.S.I. marked PVC pipe for sewer line work.

ELECTRICITY : Electricity will be provided through JBVNL/or any other Authority concern.

GENERATOR : Separate generators for residential and commercial area will be installed of adequate capacity. All generators will be soundless and pollution free of Branded company.

LIFT : One lift of 8 persons and another of 8 persons will be installed. Both the lifts will be of JOHNSON Company having good quality and performance.

WATER SUPPLY : Round the clock water supply ensured with overhead tank from suitable sources.

PURPORT WALL AND STAIR ROOM : Purport wall and stair room over the top roof will be complete finished.

Note : All the Building plans, layouts, specifications etc. are tentative and subject to variation and modifications as decided by the Company. All accessories such as furniture, electrical appliances cabinets etc. shown in the layout plans are only indicative and not part of sale.



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SCHEDULE "E"

(Above referred to)

(Description of common areas and facilities)

The Owner, Developer, intending Purchaser or Purchasers will be entitled to common use of the common areas and the common parts mentioned in this indenture shall include:-

1. Stair cases on all the floors.
2. Stair cases landing on all floors,
3. Main gate of the said building/premises and common passage and lobby on the Ground Floor to Top floor.
4. Lift, Generator, Water Pumps, water Tank, water Pipes and Overhead tank and other common Plumbing installation and also pump. Top roof of the Building will be the joint property of the owner and Builder having ratio of 50% and 50% each.
5. Installation of common services Viz. electricity, water pipes, Sewerage, rain water pipes.
6. Lighting in common Space, Passage, staircase including electric meter fittings etc.
7. Common Electric meter and box. Electric wiring, meter for lighting stair cases, lobbies and other common areas (excluding those as are installed for any particular floor) and space required thereof, common walls in between the unit being the flat hereunder sell, and any other unit beside the same on any side thereof.
8. Windows, Doors, Grills and other fittings of the common areas of the premises.



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9. Such other common parts, areas equipment, installation, fixtures, fittings, covered and open Space in or about the said premises of the building as are necessary for use and occupancy of the units. Electrical wirings, meters (excluding those installed for any particular UNIT).

GENERAL COMMON ELEMENTS of all appurtenances and facilities and other items which are not part of the said 'UNIT'

- a. All private ways, curves, side-walls and areas of the said premises.
- b. Exterior utility lines, underground storage tanks.
- c. Public connection, meters, electricity, telephone and water owned by public utility or other agencies providing such services, and located outside the building.
- d. Exterior lighting and other facilities necessary to the upkeep and safety of the said building.
- e. All other facilities or elements or any improvement outside the flat but upon the said building which is necessary for or convenient to the existence, management, operation, maintenance and safety of the building or normally in common use.
- f. The foundation, corridor, lobbies, stairways entrance and exists, Path ways, footings, Columns, Beams, Supports, and exterior walls beyond the said 'UNIT', side or interior load bearing walls within the building or concrete floor slab and all concrete ceiling and all staircase in the said building.



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- g. Utility lines, telephone and electrical systems contained within the said building. The structure in the said building will jointly be undivided property among the Co-Owner, the Owner and the intending Purchaser or purchasers of different units, subject to limitation, if any, to their such rights of the said building, the purchaser or purchasers being together entitled to use and enjoy the ultimate roof and/or terrace with the Owner, intending purchaser or purchaser without causing inconvenience to one another, but none of the co-Owner/occupants of the building will claim for top roof & Corridor of the building, these will be controlled and maintained by the Builder.

SCHEDULE "F"

(Above referred to)

(Description of Developer's obligation)

The Owner and intending Purchaser or Purchasers within the building shall have to bear proportionately: -

1. The expenses of administration, maintaining, repair, replacement of the common parts, equipments, accessories, common areas, and facilities including white washing, painting and decorating the exterior portion of the said building, the boundary walls, entrance, the stair cases, the landing, the gutters, rainwater pipes, motors, pumps, water, electric wiring, Installations, sewerages, drains and all other common parts, fixtures, fittings and equipments, in, under or upon the building enjoyed or used in common by the Owner, developer and intending purchaser or other occupiers thereof..
2. The cost of clearing, maintaining and lighting the main entrance, passage, landings, stair case and other parts of the

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building as shall be enjoyed or used in common by the occupiers of the said building.

3. The cost and charges reasonably required for the maintenance of the building and for keeping strict vigilance round the clock and other incidental expenses relating thereto.
4. The cost of decorating the exterior of the building.
5. The cost of repairing and maintenance of water pump, electrical installations, over lights and services charges, and suppliers of common utilities.
6. Insurance premium, if any, for insuring the building against any damage due to earthquake, fire, lightning, civil commotion, etc.
7. Ground rent, municipal taxes, multistoreyed building tax, if any, and other similar taxes save those separately assessed on respective UNIT.
8. Such other expenses as are necessary or incidental expenses for maintenance and up-keep of the building and Govt. duties, as may be determined by the flat and/or Unit Owner' Association, as shall be formed by the Unit-Owner, as soon as possible for the purpose or purposes as aforesaid, such formation of Association thereof in accordance with the provisions of law in the State or as amended from time to time being obligatory on their part in the fullest legal sense of the term.
9. The share of the Owner, and intending purchaser or purchasers in such common expenses shall be generally proportionate in accordance with the liability of any unit, as against the total amount as may be incurred in any of the heads of such



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expenses with the proportion of the areas within the same as against the total areas within the proposed building to be covered thereunder.

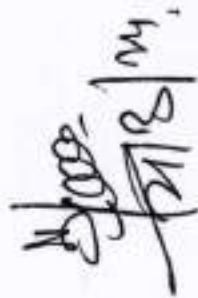
SCHEDULE "G"

(Above referred to)

(Description of guidance and restrictions)

The guidance respecting possession and/or user of the Unit/Flat inter-alia shall include the impositions and restriction as under:-

1. The Owner and intending Purchaser or Purchaser and other occupier, if any, of the building, shall not be entitled to use the aforesaid UNIT for the following purpose.
2. To use the said 'UNIT' and ultimate roof or terrace or any portion thereof in such manner which may or is likely to cause injury, damage, nuisance, or annoyance to the Owner or occupiers of the other units, nor to use the same for any illegal or immoral purpose in any manner whatsoever,
3. To carry on or permit to be carried on upon any 'UNIT' any offensive or unlawful business whatsoever, nor to do or permit to be done anything in any flat which may be illegal or forbidden under any law for the time being in force.
4. To demolish or cause to be demolished or damaged any 'UNIT' or any part thereof.
5. To claim division or partition of the said land and/or the building thereon, and common areas within the same.



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6. To do or permit to be done any act deed or thing which may render void or voidable any Insurance of any flat and/or unit, any part thereof, or cause any increase in premium payable in respect thereof.
7. To decorate the exterior of any unit, which may affect the other UNIT within the said building, or the structure thereof, in any manner whatsoever.
8. To throw or accumulate any dirt, rubbish or other refuse or permit the same to be thrown, or accumulate in any 'UNIT', or any portion of the building housing the same.
9. To avoid the liability or responsibility of repairing any portion, or any component part of any unit, or fittings and fixtures therein for storing water, sewerages etc. in the event of such portion or part, or fixtures and fittings within any unit, and/or unit demanding repairs thereby causing inconvenience and injuries to other unit Owner as may be affected in consequence nor to avoid obligation for going free access to any unit or portion thereof to men agent, masons, as may be required by the Unit Owner' Association from time to time therefore on request therefore by such Association,
10. To paint outer walls or portion of their unit, common walls or portions of the building, exclusive of the getup thereof, they being entitled to paint inside the walls and portions of their unit only in any colour of their choice.
11. To encroach any common portion of the building, not to obstruct, jeopardize the user thereof, not to encumber any of such portion in any manner whatsoever.

12. The Owner of any UNIT shall, must have the obligations to form an association of such unit Owner being members thereof for such purpose according to the provisions of Apartment Ownership Act. And bye Laws as amended upto date, the decisions of the said Association as per unanimous resolution of the members thereof shall always be binding on the members, be that in relation to guidance of members, or maintenance, safety and security of the building or otherwise as shall be taken in the Interest thereof.

IN WITNESS WHEREOF both the parties have hereunto set their respective hands and signatures on this the day, month, year and place first mentioned above at the outset.

WITNESSES:

1. (Anwarjeet Kumar)
R/O: - Govind Mistra.
R/O: - Telco, Signature of the first party/Owner

2. (Anwar Khan)
R/O: - Akhtar Khane.
R/O: - Zakir
Abdurazim, Signature of the Second Party/Developer

Drafted by and printed through Computer in my office.

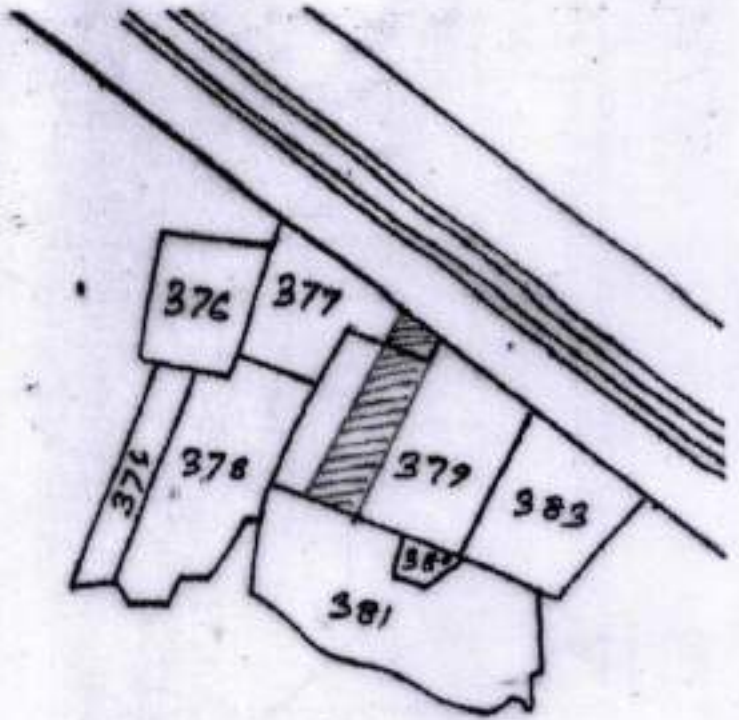
Advocate, Jamshedpur Court.
21/3/24

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[Handwritten signature]

Certified that the finger prints of the left hand of each persons, whose photographs are affixed in this Agreement have been obtained by me.

[Handwritten signature]
Advocate, Jamshedpur.
[Handwritten signature]

M.N.A.C. JAMSHEDPUR
 Ward No-9
 Sheet No-3
 Thana- Mangra
 Thana No-1641
 Year of:- 1970-71
 Scale of:- 1 CM = 20 M.



Land Mark on-

Khata No	Plot No	Area	Bounded by
208	377	1.57 katha = 2166 Dcc	N- National Highway 23. S- plot No-381
94	379	9 katha = 14.8 Dcc.	E- Portion of plot No-379 W- Portion of plot No-379 & 377.

Total Area = 10.57 katha
 = 17.46 Dcc.

Niketan construction
 office :- Road no. 1,
 Gulf complex, Azadnagar,
 Mangra, Jh.



P. G. Mahato

Surveyor
 P. G. Mahato
 Mangra, Jh.
 Regd. No. 2153/2011

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

HIRMAL KUMAR SHRIVASTAVA
SHIV CHANDRA PRASAD SHRIVASTAVA

20/08/1984
Permanent Account Number

AIMP896100

[Signature]
Signature

[Portrait]

06012011

[Handwritten Signature]



GSTIN

20A1MPS9610C1ZG

Legal Name

NIRMAL KUMAR SHRIVASTAVA

Trade Name, if any

NIKETAN CONSTRUCTION

Details of Proprietor



Name

NIRMAL KUMAR SHRIVASTAVA

Designation/Status

PROPRIETOR

Resident of State

Jharkhand

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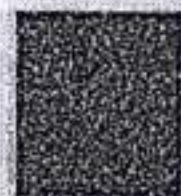


भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

एनआर ईए/ Enrollment No.: 1003/52002/0094

To
श्री कृष्ण शिवराव
Shri Krunal Shivrao
S/O Shivdanda Prasad Shivrao
H NO-5/23, Chandrawli Nagar
M H 33, Dama Enclave Mangi Park Road
Post Mangi, Thane Mangi
Jambhede
Pudh. Singhapur, Jambhede - 421514
952893175



आपका आधार नम्बर / Your Aadhaar No. :

03547

UID: 813471402229852

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



श्री कृष्ण शिवराव
Shri Krunal Shivrao
का ईड/DOB: 20/08/1964
पुंन लिंग

03547

UID: 813471402229852

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑनलाइन XML / ऑनलाइन अथॉरिजेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रतिलिपि दस्तावेज़ है।

INFORMATION

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- Verify Identity using Secure QR Code/ Online XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं से जुड़े अलग-अलग सेवाएं है।
- आधार में परिवर्तन में आने पर इसे 30 दिनों में अपडेट करें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

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Unique Identification Authority of India

श्री कृष्ण शिवराव
Shri Krunal Shivrao
का ईड/DOB: 20/08/1964
पुंन लिंग

Address
S/O Shivdanda Prasad Shivrao, H NO-
5/23, Chandrawli Nagar, M H 33, Dama
Enclave Mangi Park Road, Post-
Mangi, Thane Mangi, Jambhede, Pwd
Singapur, Jambhede - 421514

03547

UID: 813471402229852

52 1947 | 022 26434444 | www.uidai.gov.in

Signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SYED ASGHAR IMAM

SYED ABDUL GHAFFAR

15/01/1970

Permanent Account Number

AAUPI6372F


Signature



AAUPI6372F



भारतीय पहचान प्रधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India



E-Aadhaar Letter

नामांकन क्रमांक/Enrolment No.: 1124/55104/07591

Syed Asghar Inam (सैयद अशगर इनाम)
 S/O: Syed Abdul Ghaflar, Road No-15, Bari
 Colony, Jawaharnagar, Behind I P G Godown,
 Jamshedpur, Azadnagar, East Singhbhum,
 Jharkhand - 832110

पुरुष/मा

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

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आधार अक्षर क्रमांक/ Your Aadhaar No.:

~~XXXXXXXXXXXX~~ 2079



मेरा आधार, मेरी पहचान

[1920](tel:1920) help@uidai.gov.in www.uidai.gov.in

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 System used for Aadhaar
 AUTHENTICATION AUTHORITY OF INDIA
 Date: 20/02/2015 15:04:07

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- पुरुष/मा अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं। इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहायिता होगी।

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 भारत सरकार



भारतीय पहचान प्रधिकरण
 भारत सरकार



सैयद अशगर इनाम
 Syed Asghar Inam
 जन्म तिथि/DOB: 15/01/1970
 पुरुष /MALE





पता:
 S/O: सैयद अब्दुल गफ्लार,
 रोड नं-15, बारी
 कॉलोनी, जवाहरनगर, एन
 पी जी गोडौन के पीछे,
 जमशेदपुर, अजादनगर, पूर्वी
 सिंहभूम,
 जमशेदपुर - 832110

4354 5839 2079


~~XXXXXXXXXXXX~~ 2079

मेरा आधार, मेरी पहचान

MEERA AADHAAR, MERI PEHACHAN

~~भारत सरकार~~
~~उपस्थान विधि/आधिकारण~~



अमरजीत कुमार
Amerjeet Kumar
जन्म तिथि/DOB: 04/08/1979
पुरुष/ MALE

~~4686~~ **4686**
VID : 9149 1371 4510 7460

मेरा आधार, मेरी पहचान




~~भारत सरकार~~ **उपस्थान विधि/आधिकारण**
~~उपस्थान विधि/आधिकारण~~ **Identification Authority of India**

पता:
S/O: गोविन्द मिस्त्री, रोड न0 - 1 गुरुद्वारा रोड आज़ाद
बस्ती टेलको, जमशेदपुर, गोविन्दपुर, पूर्वी सिंहभूम,
झारखण्ड - 831004

Address:
S/O: Govind Mistry, Road No - 1 Gurudwara
Road Azad Basti Telco, Jamshedpur,
Gobindpur, East Singhbhum,
Jharkhand - 831004



~~4686~~ **4686**
VID : 9149 1371 4510 7460

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 help@uidai.gov.in |
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Amerjeet

भारत सरकार
Government of India

अनवर खान
Anwar Khan
जन्म तिथि/DOB: 10/02/1978
पुरुष/ MALE

Download Date: 24/02/2023

7321
VID : 9145 9714 3818 7621

मेरा आधार, मेरी पहचान

भारत सरकार
भारतवर्षा/भारत/भारत Authority of India

पता:
S/O: अनवर खान, रोड न - 17 हुसैनी मोहल्लाह
प्रदीप नगर ईस्ट, एकता समिती के पास, जमशेदपुर,
आज़ादनगर, पूर्वी सिंहभूम,
झारखण्ड - 832110

Address:
S/O: Akhtar Khan, Road No - 17 Hussaini
Mohallah Zakir Nagar East, Near Ekta
Committee, Jamsbedpur, Azadnagar, East
Singbhum,
Jharkhand - 832110

7321
VID : 9145 9714 3818 7621

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Anwar Khan

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-11 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-11 का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4.	मुद्रांक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार सत्यापन	✓	
7.	PAN सत्यापन		
8.	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	

जाँच लिपि सहित

ROBIN KUJUR

निबंधन पदाधिकारी का हस्ताक्षर

लिपि सहित



Document Registration Summary 1

Date :-21-Mar-2024

- Government/Market Value: ₹15193000/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹4100 /-

Receipt : 995693

Receipt Date : 21-03-2024

Presenter Name: -

On Date 21-03-2024 Presented at District SRO -
Jamshedpur
Signature of Presenter

District SRO - Jamshedpur

E ₹2000
PR ₹2
SP ₹7050
LL ₹5
A1 ₹382825
Stamp Duty ₹4100

Total ₹395982

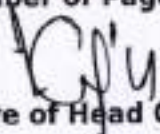
Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4004	4100	-96	GRAS	NiketanConstructionRepByNirmalKumarShrivastava	• GRN Number : 2401221392 • DEPT Transaction Id : 121987e274015b6fb07b • Transaction Type :	4100
E	2000	2000	0	GRAS	NiketanConstructionRepByNirmalKumarShrivastava	• GRN Number : 2401221499 • DEPT Transaction Id : bf590d845cad2dff88dd • Transaction Type :	2000
PR	2	2	0	GRAS	NiketanConstructionRepByNirmalKumarShrivastava	• GRN Number : 2401221499 • DEPT Transaction Id : bf590d845cad2dff88dd • Transaction Type :	2
SP	7050	7050	0	GRAS	NiketanConstructionRepByNirmalKumarShrivastava	• GRN Number : 2401221499 • DEPT Transaction Id : bf590d845cad2dff88dd • Transaction Type :	7050
A1	382825	382825	0	GRAS	NiketanConstructionRepByNirmalKumarShrivastava	• GRN Number : 2401221499 • DEPT Transaction Id : bf590d845cad2dff88dd • Transaction Type :	382825
LL	5	5	0	GRAS	NiketanConstructionRepByNirmalKumarShrivastava	• GRN Number : 2401221499 • DEPT Transaction Id : bf590d845cad2dff88dd • Transaction Type :	5
Sub Total	395886	395982	-96				

Article : Development Agreement Number of Pages : 470

Signature of Operator



Signature of Head Clerk



ROBIN KUJUR

Signature of Registering Officer



DHARMENDRA KUMAR



OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

Deed Endorsement

Token No :- 202400030380

Deed Type	Development Agreement
Number of Pages	470
Fee Details	Stamp Duty :- Rs. 4004, E :- Rs. 2000, PR :- Rs. 2, SP :- Rs. 7050, A1 :- Rs. 382825, LL :- Rs. 5,
Property No.	1
Valuation Details	Value :- Rs.2314612/- ,Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Mango , Village Name :- Pardih Mango Word No- 9 Location :- Main Road, Pardih Mango Word No-9 Haika No 2 Village Code 16412 Property Boundaries :- East: PORTION OF PLOT NO 379, West: PORTION OF PLOT NO 379 AND 377, South: PORTION OF PLOT NO 381, North: NATIONAL HIGHWAY 33 Khata Number - 208Plot Number - 377Volume Number - 115Page Number - 69 67Holding Number - 0090008170000M0 0090016450000A4 Area Of Land :- 2.66 Decimal
Property No.	2
Valuation Details	Value :- Rs.12878294/- ,Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Mango , Village Name :- Pardih Mango Word No- 9 Location :- Main Road, Pardih Mango Word No-9 Haika No 2 Village Code 16412 Property Boundaries :- East: PORTION OF PLOT NO 379, West: PORTION OF PLOT NO 379 AND 377, South: PORTION OF PLOT NO 381, North: NATIONAL HIGHWAY 33 Khata Number - 94Plot Number - 379Volume Number - 1Page Number - 16Holding Number - 0090008170000M0 0090016450000A4 Area Of Land :- 14.80 Decimal

Sh./Smt.SYED ASGHAR IMAM s/o/d/o/w/o LATE SYED ABDUL GHAFAR has presented the document for registration in this office





today dated :- 21-Mar-2024 Day :- Thursday Time :- 14:04:29 PM




SYED ASGHAR IMAM(Individual)

Party Name	Document Type	Document Number
SYED ASGHAR IMAM	PAN/UID	*****2079

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
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1	SYED ASGHAR IMAM Address1 - FLAT NO TULIP T 305 B BLOCK THIRD FLOOR ASHIANA SEHAR ENTRANCE FROM VATIKA GREEN CITY CHEPAPUL PARDIH JAMSHEDPUR, Address2 - PARDIH ... Jharkhand PAN No.: ,Permission Case No.-	Yes	Syed Asghar Imam Address:- , Behind I P G Godown, Road No-15,Bari Colony,Jawaharnagar, Jamshedpur, Azadnagar, Jamshedpur, East Singhbhum, 832110, Azadnagar, Jharkhand, India	EXECUTANTS Age:54			
2	NIKETAN CONSTRUCTION REP BY NIRMAL KUMAR SHRIVASTAVA Address1 - OFFICE AT ROAD NO 1 GULF COMPLEX AZADNAGAR MANGO JAMSHEDPUR, Address2 - MANGO ... Jharkhand PAN No.: ,Permission Case No.-	Yes	Nirmal Kumar Shrivastava Address:- H NO-E/2/3,chandrawati Nagar, , N.H-33,Dalma Enclave Mango Pardih Road, Post-Mango,Thana-Mango, Jamshedpur, , Purbi Singhbhum, 831018, , Jharkhand, India	CLAIMANT Age:39			


Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	AMARJEET KUMAR S/o-D/o GOVIND MISTRY Address1 - RD NO 1 GURUDWARA ROAD AZADBASTI TELCO 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	<p style="text-align: center;">ANWAR KHAN Address1 - RD NO 17 HUSSAINI MOHALLAH ZAKIRNAGAR EAST NEAR EKTA COMMITTEE AZADNAGAR JAMSHEDPUR, Address2 - ... Jharkhand</p>			
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Signature of Operator



Seal and Signature of Registering Officer

DHARMENDRA KUMAR

Above signature & thumb Impression are affixed in my presence

Above mentioned, (**SYED ASGHAR IMAM**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**AMARJEET KUMAR**) Son/Daughter/Wife of (**GOVIND MISTRY**) resident of (**RD NO 1 GURUDWARA ROAD AZADBASTI TELCO JAMSHEDPUR**) and by occupation (**Advocate**).



Signature of Registering Officer

DHARMENDRA KUMAR

Date:- 21-Mar-2024

Seal and Signature of Registering Officer

DHARMENDRA KUMAR



Pre Registration Docket

Date :- 21-03-2024 11:38 am

Office Name :- District SRO - Jamshedpur
Token No:- 202400030380

Appoinment :- 21-Mar-2024 Time:- 12:5

Article	Development Agreement
Pre Registration Date	06-Mar-2024
No. Of Pages	235
Stamp Duty	4004
Paid Stamp Duty	0
Total Fees	₹ 3,91,882.

Property Id: **1177975**

Valuation No. : 1616828 / 2024	:- 2023-2024	Date : 21-March-2024 11:34:AM	
State : Jharkhand	District : EastSinghbhum	Tahsil : Mango	
Land Type : Urban	Corporation : Mango Nagar Nigam	Village/City : Pardih Mango Word No- 9	
Pardih Mango Word No-9 Halka No 2 Village Code 16412 - Main Road			
Khata Number - 208			
Plot Number - 377			
Volume Number - 115			
Page Number - 69 67			
Holding Number - 0090008170000M0 0090016450000A4			
Property Rates			
Commercial Land (Y)			
₹870155/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	2.66 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2.66 x 870155=2314612.3	₹23,14,612/-
A	Total		₹23,14,612/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹23,14,700/-
Total Amount In Words : Twenty Three Lakhs Fourteen Thousands Seven Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PORTION OF PLOT NO 379, West: PORTION OF PLOT NO 379 AND 377, South: PORTION OF PLOT NO 381, North: NATIONAL HIGHWAY 33
Area	Land area : 2.66 Decimal
Other Description of the Property	Pin Code - 831012
Government/Market Value	2314612.3
Transaction Amount	-

Property Id: **1177995**

Valuation No. : 1616830 / 2024	:- 2023-2024	Date : 21-March-2024 11:35:AM	
State : Jharkhand	District : EastSinghbhum	Tahsil : Mango	
Land Type : Urban	Corporation : Mango Nagar Nigam	Village/City : Pardih Mango Word No- 9	
Pardih Mango Word No-9 Halka No 2 Village Code 16412 - Main Road			
Khata Number - 94			
Plot Number - 379			
Volume Number - 1			
Page Number - 16			
Holding Number - 0090008170000M0 0090016450000A4			
Property Rates			
Commercial Land (Y)			
₹870155/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	14.80 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 14.8 x 870155=12878294	₹1,28,78,294/-
A	Total		₹1,28,78,294/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹1,28,78,300/-
Total Amount in Words : One Crore Twenty Eight Lakhs, Seventy Eight Thousands Three Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PORTION OF PLOT NO 379, West: PORTION OF PLOT NO 379 AND 377, South: PORTION OF PLOT NO 381, North: NATIONAL HIGHWAY 33
Area	Land area : 14.80 Decimal
Other Description of the Property	Pin Code - 831012

Government/Market Value	12878294
Transaction Amount	-

CLAIMANT	-Mr. NIKETAN CONSTRUCTION REP BY NIRMAL KUMAR SHRIVASTAVA, Father/Husband Name LATE SHIVCHANDRA PRASAD SHRIVASTAVA, PAN No.- Date Of Birth-01-Jan-1985, Permission Case No.-, Aadhaar No. *****3547, Country-INDIA, State Name-Jharkhand, District Name-EAST SINGHBHUM, City/Village/Town Name-JAMSHEDPUR, Locality-MANGO, Address - OFFICE AT ROAD NO 1 GULF COMPLEX AZADNAGAR MANGO JAMSHEDPUR, Pin Code-831012
EXECUTANTS	-Mr. SYED ASGHAR IMAM, Father/Husband Name LATE SYED ABDUL GHAFFAR, PAN No.- Date Of Birth-15-Jan-1970, Permission Case No.-, Aadhaar No. *****2079, Country-INDIA, State Name-Jharkhand, District Name-EAST SINGHBHUM, City/Village/Town Name-JAMSHEDPUR, Locality-PARDIH, Address - FLAT NO TULIP T 305 B BLOCK THIRD FLOOR ASHIANA SEHAR ENTRANCE FROM VATIKA GREEN CITY CHEPAPUL PARDIH JAMSHEDPUR, Pin Code-831020

Witness Information	Mr. ANWAR KHAN, Address - RD NO 17 HUSSAINI MOHALLAH ZAKIRNAGAR EAST NEAR EKTA COMMITTEE AZADNAGAR JAMSHEDPUR-, Father/Husband Name-AKHTAR KHAN
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Identifier Details	Mr. AMARJEET KUMAR, Address - RD NO 1 GURUDWARA ROAD AZADBASTI TELCO JAMSHEDPUR-, Father/Husband Name-GOVIND MISTRY
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Fee Rule:Development Agreement		
1	Stamp Duty	4,000
2	Stamp Duty	4

1	SP	7,050
Total		7,050

Fee Rule:Development Agreement		
1	A1	3,000
2	A1	3,79,825
3	E	2,000
4	LL	5
5	PR	2
Total		3,84,832

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

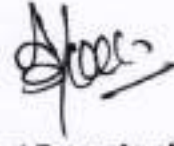
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I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



Deed Writer / Advocate



Vendee / Claimant



Vendor / Executant



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख



जमीनदार नाम	रैयत का नाम, अभिभावक का नाम, रिश्ता							
झारखण्ड सरकार	लरनी प्रसाद नन्दी, पिता - भगीरथी नन्दी, एक अंश, जाति- अजात, निवासी- अजात							
जिला का नाम	पूर्वी सिंहभूम अंचल का नाम	मानगो नाम	हलका का नाम	हल्का-2	मौजा का नाम	वार्ड नं.-9	खाता नं. का प्रकार	रैयती
खेवट नम्बर	खाता नम्बर 208	थाना का नाम	घाटशिला	थाना नम्बर	16412			

खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान क्षेत्र	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
							रौ (10)	आ (11)	पै (12)	
(1)	(2)	(3)	क्रियारी संख्या (5)		(8)	(9)				(13)
208	374	गाराचन्द्र शेखर गगन चन्द्र	पुरानी परती काबिल अबाद 0	0 (हेक्टर) 6 (आर) 0		काबिल लगान	0	0	0	1 - कायमी
	377	भारत सरकार सड़क पक्की निज	पुरानी परती काबिल अबाद 0	0 (हेक्टर) 9 (आर) 0		काबिल लगान	0	0	0	
	378	निज वैकिन्ठ महतो	दौन-03 1	0 (हेक्टर) 18 (आर) 0		काबिल लगान	0	0	0	
	385	सड़क पक्की दुबु डोम	दौन-03 1	0 (हेक्टर) 10 (आर) 0		काबिल लगान	0	0	0	
	389	निज अवतार सिंह	पुरानी परती काबिल अबाद 0	0 (हेक्टर) 17 (आर) 0		काबिल लगान	0	0	0	

Sch XIV- F.No. 180v
 रसीद मालगुजारी
 नाम सरकस । नाम मौजा मय
 धाना वो धाना नम्बर

फरद मलकी / फरद रैयती Page No. : 69
 नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 115
 वो सकुनत नम्बर। Receipt No. : 0659622914



मानगो वार्ड नं.-9 अ.क्षे.मानगो 16412 SYED ASGHAR IMAM		
खाता संख्या	खेसुरा संख्या	रकबा (एकड़ में)
208	377	0 एकड़ 2.66 डिसमील 0 हेक्टर

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

मांग बाबत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष	
माल (नकदी)	27.00					27.00
गुजारी (भावली)	6.75					6.75
सेस	13.50					13.50
सूद	13.50					13.50
मुतफरकात	5.40					5.40
मीजान	66.15					66.15

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष		
माल (नकदी)					27.00	
गुजारी (भावली)					6.75	
सेस					13.50	
सूद					13.50	
मुतफरकात					5.40	
मीजान अदायकारी					66.15	

(1) मीजान कुल (तफजों में) : Sixty Six Rupees and Fifteen Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 66.15

तारीख अमला तहसील कुनिन्दा : 17-01-2024

खास म्हाल 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 ।



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

January 17, 2024

पंजी II प्रति

भाग वर्तमान	115	पृष्ठ संख्या	69											
जिला का नाम	पूर्वी सिंहभूम	अनुमोदन नाम	धातभूम	अपेक्ष का नाम	मालगी	हलका का नाम	हलका-2	इस्टेट का नाम	JHARKHAND					
सीटा का नाम	वाई नं.-0 अ.सी.मजगो	होदिंग संख्या	208	सीटी संख्या		घरना नम्बर	16412	खाल का प्रकार	--					
SYED ASGHAR IMAM, पित- LATE SYED ABDUL GHAFFAR														
खाला नम्बर	फ्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार						समान	सेस				
208	377	0 हे 2.66 डि 0 हे	नामजस्तान मुकदमा संख्या 1589/2023 - 2024						27	0				
	कुल परिमाण	0 हे 2.66 डि 0 हे												
तारीख	संश्लेष संख्या	साम	साम	सागत	संगत धाम्	रोड सेस	रोड सेस धाम्	विद्या सेस	विद्या सेस धाम्	स्वास्थ्य सेस	स्वास्थ्य सेस धाम्	कृषि सेस	कृषि सेस धाम्	
		हे	तक	बकाया	साम	बकाया	साम	बकाया	साम	बकाया	साम	बकाया	साम	

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 अपर केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारिकारी से संपर्क करें
पता: बल संकलन इकाई के लिए पता संख्या लिखत करें।



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र



जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम	अंचल का नाम	मानगो	हल्का	हल्का-2
इस्टेट का नाम	झारखण्ड	भाग	115	पृष्ठ संख्या वर्तमान	69	थाना नं.	16412
क्रमिक संख्या	केस नं.	मौजा का नाम/राजस्व थाना नं.	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है	कारोबार विस्तृत सूचना
12972	1589/R27 2023-2024	वार्ड नं.-9 अ.क्षे.मानगो/ 16412	घाटशिला	16/01/2024	By Sale Registration Deed 2023/JSR/5612/BK1/5227 Dated 16/10/2023	खाता नं. 208 39 36	खाता नं. 208 377 2.66 डिसमील
							लभान रजिस्ट्रार जामशेदपुर

विक्रेता का नाम :

CHANDANA NANDI THROUGH, पति-LATE
DEBASISH NANDI, जति-..., पत्ता-H NO 59 PENNAR
ROAD SAKCHI JAMSHEDPUR वी HENA NANDI
THROUGH, पति-LATE HARENDRA NANDI, जति-...,
पत्ता-H NO 59 PENNAR ROAD SAKCHI
JAMSHEDPUR वी NAVNEET KUMAR, पिता-
NARENDRA KUMAR SINGH, जति-..., पत्ता-H NO
102 NEW SUBHASH COLONY MANGO
JAMSHEDPUR वी SASTHI NANDI THROUGH, पिता-
LATE TARANI PRASAD NANDI, जति-..., पत्ता-H NO
59 PENNAR ROAD SAKCHI JAMSHEDPUR

क्रेता का नाम :

(SYED ASGHAR IMAMPिता-LATE SYED ABDUL
GHAFFAR, जति-..., पता-RD NO 15/A BARI COLONY
NEAR LPG GAS GODOWN JAWAHARNAGAR PS
MANGO JAMSHEDPUR)

जमाबंदी रैयत का नाम :

तारनी प्रसाद नन्दी-पिता-मगीरथी नन्दी

राजस्वकारियों के उडे जाणे प्राण, अब सडकच न जाए इन्सान ।
यह एक कंप्यूटर जनित पति 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।

Digitally signed by

BRAJESH KUMAR SRIVASTAVA

अंचलधिकारी मानगो





झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

जमीनदार नाम		रैयत का नाम, अभिभावक का नाम, रिश्ता								
झारखण्ड सरकार		गगन चन्द्र खां, पिता - कृष्णा चन्द्र खां, एक अंश, जाति- अजात, निवासी- अजात व विभूति भूषण खां, पिता - कृष्णा चन्द्र खां, एक अंश, जाति- अजात, निवासी- अजात								
जिला का नाम	पूर्वी सिंहभूम अंचल का नाम	मानगो नाम	हलका का नाम	हल्का-2 नाम	मौजा का नाम	वार्ड नं.-9 अ.क्षे.मानगो का प्रकार	खाता नम्बर	रैयती प्रकार		
खेट नम्बर	खाता नम्बर 94		थाना का नाम	घाटशिला	थाना नम्बर	16412				
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किन्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
94	379	सडक पक्की नील मोहन	दौन-03 1	0 (हेक्टर) 24 (आर) 0		1 - काबिल लगान	0	0	0	1 - कायमी
खाता मे कुल प्लोट संख्या		खाता का कुल मिजान		0 (एकड़) 24 (आर) 0		खाता का कुल			0 0 0	

यह एक कंप्यूटर जनित प्रति है

1/17/2024
4:31:11
PM

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।

Sch XIV- F.No. 180v
रसीद मालगुजारी
नाम सर्कल । नाम मौजा मय
थाना व थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 67
नाम रैयत मय बलिदयत जमाबन्दी Vol. No. : 115
वो सकुनत नम्बर। Receipt No. : 0437385965

मानगो वार्ड नं.-9 अ.क्षे.मालगो 16412 SYED ASGHAR IMAM		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
94	379	0 एकड़ 14.8 डिसमील 0 हेक्टर

जराजी नकदी	जराजी भावली	लफ्सील हिसाब लगान भावली
------------	-------------	-------------------------

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

मांग बावत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष	
माल (नकदी)	150.00					150.00
गुजारी (भावली)	37.50					37.50
सेस	75.00					75.00
सूद	75.00					75.00
मुतफरकात	30.00					30.00
मीजान	367.50					367.50

तफसील अदायकारी

अदायकारी बावत	सालाना	बकाया				मोतालबा हाल (2023-2024)	फाजिल
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष		
माल (नकदी)	150.00					150.00	
गुजारी (भावली)	37.50					37.50	
सेस	75.00					75.00	
सूद	75.00					75.00	
मुतफरकात	30.00					30.00	
मीजान अदायकारी	367.50					367.50	

(1) मीजान कुल (लफ्जी में) : Three Hundred Sixty Seven Rupees and Fifty Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 367.50

तारीख अमला तहसील कुनिन्दा : 17-01-2024

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



यह एक कम्प्युटर जनित प्रति है।
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
किसी भी प्रकार की आशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान ।



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

January 17, 2024

पंजी II प्रति

भावा वर्तमान	115	पृष्ठ संख्या	67									
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धामभूम	अंचल का नाम	सागरी	हल्का का नाम	हल्का-2	इस्टेट का नाम	JHARKHAND			
मौज का नाम	खंड नं.-0 अ.शे.मालवी	होलिंग संख्या	94	लीजी संख्या		घाना नम्बर	16412	खाना का प्रकार	---			
SYED ASGHAR IMAM , पिता-LATE SYED ABDUL GHAFFAR												
खाना नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार					अमान	वीस			
24	329	0 हे 14.8 डि 0 हे	समान्तरण मुकदमा संख्या 1592/2023 - 2024					150	0			
	कुल परिमाण	0 हे 14.8 डि 0 हे										
तारीख	प्राप्ति पत्र संख्या	साल से तक	सागत बकाया	सागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	शुल्क सेस बकाया	शुल्क सेस चालू साल

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

List Of Case Status Details

अपडेट प्रिंट

यह एक कंप्यूटर जनित प्रति
यह प्रत्यक्ष केवल प्राप्ति की जानकारी के लिए है
किसी भी प्रकार की असुविधियों के लिए सम्बन्धित अधिकारिवादी से संपर्क करे
पताद का उल्लेख देखने के लिए पताद सेस मिलान करें।



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र



जिला का नाम	पूर्व सिंहरूम	अनुमंडल नाम	धालभूम	अचल का नाम	मानगो	हल्का	हल्का-2
इस्टेट का नाम	झारखण्ड	भाग	115	पृष्ठ संख्या वर्तमान	67	थाना न.	16412
कामिक संख्या	केस न.	मीजा का नाम/ राजस्व थाना न.	थाता का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिप्लत विसर्ग नामांतरण संबंधित है खाता भाग न. वर्तमान	पृष्ठ संख्या वर्तमान
12975	1592/R27 2023-2024	वार्ड नं.-9 अ.सं.मानगो/ 16412	घाटशिला	10/01/2024	By Sale Registration Deed 2023/JSR/5613/BK1/5228 Dated 16/10/2023	94 35 205	94 379 14.8 डिसमील
						खाता न.	प्लॉट न.
						94	379
						150	
क्रमांक संख्या	12975	वार्ड नं.-9 अ.सं.मानगो/ 16412	घाटशिला	10/01/2024	By Sale Registration Deed 2023/JSR/5613/BK1/5228 Dated 16/10/2023	94 35 205	94 379 14.8 डिसमील
जिला का नाम :	(SYED ASGHAR IMAMPITA-LATE SYED ABDUL GHAFAR, जति-..., पता-RD NO 15/A BARI COLONY NEAR LPG GAS GODOWN JAWAHARNAGAR PS MANGO JAMSHEDPUR)	जमाबंदी रैयत का नाम :	विक्रेता का नाम : NIRANJAN PRASAD KEDIA, पित- LATE GOURI SHANKAR KEDIA, जति-..., पता-FLAT NO 403 ARJUN TOWER NEAR UCO BANK PURULIA ROAD MANGO JAMSHEDPUR				
राजस्व कर्मचारी हल्का-2 को आवश्यक कार्यवाही एवं सूचनाय 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 BRAJESH KUMAR SRIVASTAVA अंचलाधिकारी मानगो			

Transaction Success! Please Note Your Transaction Id.

OK

Name	NiketanConstructionRepByNirmalKumarShrivastava
Token No / Depositor ID	202400030380
Amount	391882
Transaction ID	bf590d845cad2dff88dd
GRN	2401221499
CIN	10002162024031810949
Time	2024-03-18 14:17:58

1/1000.
21/3/24

Token No.: 202400030380

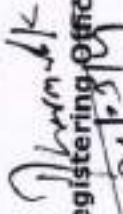
CERTIFICATE

Office of the District SRO - Jamshedpur

This **Development Agreement** was presented before the registering officer on date **21-Mar-2024** by **SYED ASGHAR IMAM, S/O, D/O, W/O LATE SYED ABDUL GHAFFAR** resident of **FLAT NO TULIP T 305 B BLOCK THIRD FLOOR ASHIANA SEHAR ENTRANCE FROM VATIKA GREEN CITY CHEPAPUL PARDIH JAMSHEDPUR, PARDIH.**

This deed was registered as Document No:- **2024/JSR/1373/BK1/1278** in Book No :- **BK1**, Volume No :- **247** from Page No :- **1 to 470** at, office of **District SRO - Jamshedpur**

Date:- **21-Mar-2024**


Registering Officer
DHARMENDRA KUMAR