



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : cc5813f8df8846c2d04b

Receipt Date : 14-Aug-2024 11:33:21 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202400095422

Office Name : District SRO - Jamshedpur

Document Type : Development Agreement

Payee Name : MY HOME MAKERS Rep By JITENDRA KUMAR SINGH ( Vendee )

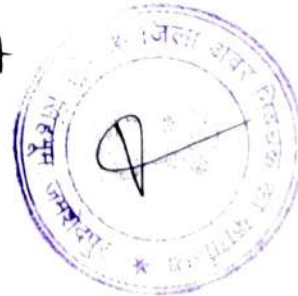
GRN Number : 2403655574

57729/अंश  
Bikramditya Kundu 14/8/2024  
Bhola Nath Mandali 14/8/2024  
Pratima Mandali 14/8/2024



-: For Office Use :-

2024 | JSR | 3905 | BK1 | 3617



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

इस रसीद के माध्यम से कुछ अंशों का भुगतान किया गया है।

Jitendra Kumar Singh 14/8/2024

Development Agreement  
5,53,70,800/-

P.S.  
Sohani

CHP  
14/8/24

Attested by  
  
SOMNATH SARKAR  
Advocate, Court



Attested by

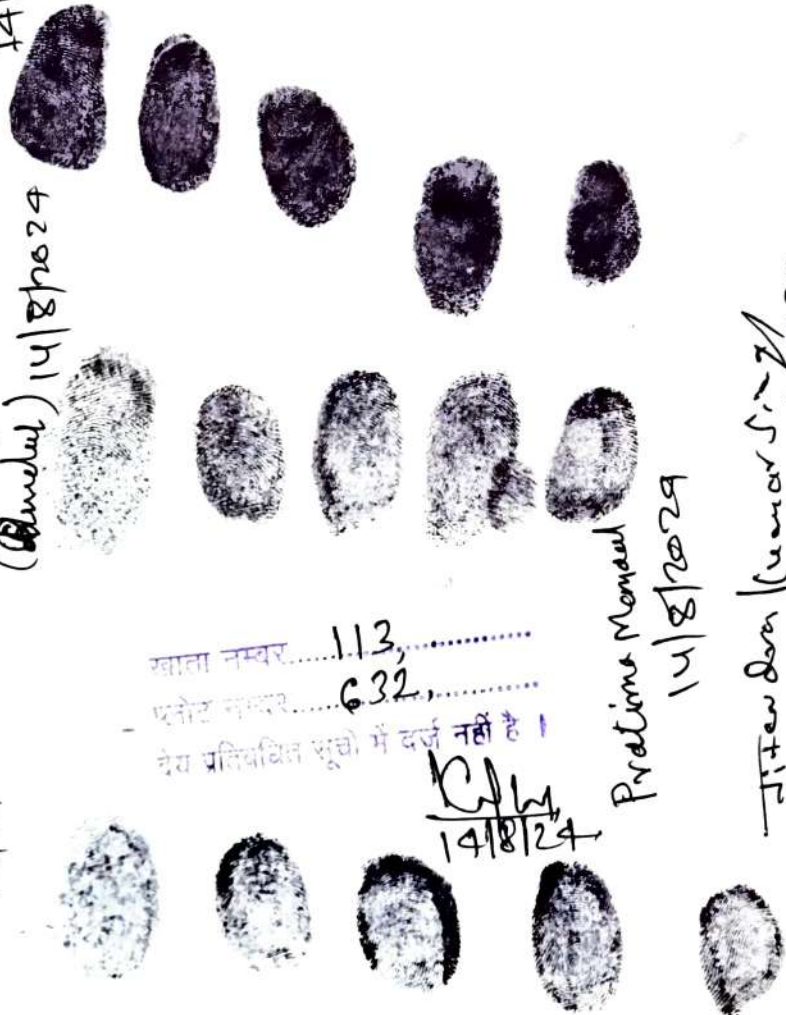
DEAN

Bikramaditya Mandal  
(Bundel) 14/8/2024

Bhola Nath Mandal  
14/8/2024

Attested by

SOMNATH SARKAR  
Advocate



खाता नम्बर.....113.....  
फोटो नम्बर.....632.....  
देय प्रतिबन्धित सूची में दर्ज नहीं है।

  
14/8/24


Prathima Mandal  
14/8/2024


Jiten Das (Kumar S...)  
14/8/2024

 DEVELOPMENT AGREEMENT  
निबंधन-पदाधिकारी

THIS DEVELOPMENT AGREEMENT MADE ON THIS THE 14<sup>th</sup> DAY OF AUGUST 2024 AT JAMSHEDPUR, BETWEEN :- :-

1) MRS. GAYATRI MANDAL, (UID No.:- XXXX XXXX 8119 & PAN:- BREPM0598R), Wife of Late Kokil Chandra Mandal, by Occupation Household Affairs,

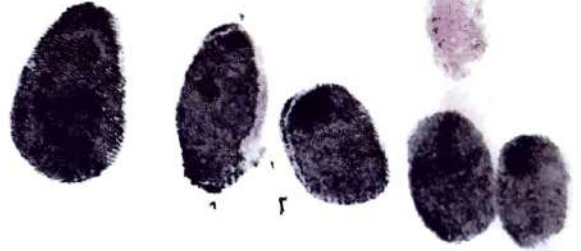
  
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 जाँचा



SOMNATH SARKAR  
Advocate, JSR Court

जयश्री मंडल  
141814



श्री. जयश्री मंडल पति. जय. लोकेश चंद्र मंडल  
निवास-स्थान. सावाली, जाति. पेशा. जो  
लेख्यकारी, दस्तावेज. पाता. सावाली  
पुस्तकारनामा. 20. 10/14  
राज्य में पंजीकृत (अ. नं. ) के  
ए. नं. (या अपवाद) में अवर निबंधन के लिए पेश किया।

निबंधन-पत्राधिकारी हस्ताक्षर  
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14/8/2024  
Bikramaditya Mandal  
14/8/2024  
Bhola Nath Mandal  
14/8/2024



Pratima Mandal  
14/8/2024



Jitendra Kumar Singh

2) **MR. BIKRAMADITYA MANDAL**, (UID No.:- XXXX XXXX 8354 & PAN:- AKCPM3573C), Son of Late Kokil Chandra Mandal, by Occupation Homeopathy Practitioner,

3) **MR. BHOLA NATH MANDAL**, (UID No.:- XXXX XXXX 3353 & PAN:- AXNPM2050N), Son of Late Kokil Chandra Mandal, by Occupation Astrologer, and

4) **MRS. PRATIMA MANDAL**, (UID No.:- XXXX XXXX 0753 & PAN:- BREPM0599Q), Daughter of Late Kokil Chandra Mandal, by Occupation Household Affairs,

all by faith Hindu, by Category General (Non C.N.T.), Nationality Indian, resident of Road No. 5 Extension, Near Hari Mandir, P.O. and P.S. Sonari, Town Jamshedpur, District East Singhbhum, Jharkhand, Pin 831011, hereinafter called the **FIRST PARTY MEMBERS/ OWNERS**, (which expression shall unless repugnant to the context include their legal heirs, successor s, administrators and representatives) of the **ONE PART**;

A N D

**MY HOME MAKERS**, a Real Estate Proprietorship firm, having its office at 503, K. Road, Sonari West Layout Area, within P.O. and P.S. Sonari, Town Jamshedpur, District East Singhbhum, Jharkhand-831011, represented by its Proprietor **MR. JITENDRA KUMAR SINGH**, (UID No.:- XXXX XXXX 8224 & PAN :-AKXPS8567K), Son of Late Surendra Prasad Singh, by faith Hindu, by Category General (Non C.N.T.), by Occupation Business, Nationality Indian, resident of Flat No. 301, Krishna Condominium, H. No. 503, K. Road, Sonari West Layout Area, within P.O. and P.S. Sonari, Town Jamshedpur,



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19/8/2024  
Bikramulal Singh  
Bhola Nath  
Pratima Mandal  
19/8/2024



Attested  
SOMNATH SARKAR  
Address: 187, Govind

Tifendora (Lunar)  
Sin-2  
19/8/2024



District East Singhbhum, Jharkhand (hereinafter called the DEVELOPER/  
BUILDER/ SECOND PARTY MEMBER (which expressions shall unless  
repugnant to the context include its/his/theirs legal heirs, successors-in-  
office, administrators, representatives and assigns ) of the OTHER PART

**WITNESS AS FOLLOWS:-**

**WHEREAS**, the first party members are the absolute and lawful owner of all that piece and parcel of land measuring **11467 Sq.ft. i.e. 26.32 Decimals**, being in portion of Old Plot No. 21, recorded under Old Khata No.4, corresponding to portion of New Plot No. 632, recorded under New Khata No. 113, situated in Mouza SONARI, P.S. Sonari, Survey Thana No. 1156, Ward No.1 J.N.A.C., within District East Singhbhum, District Sub Registry Office Jamshedpur, referred as entire landed property, morefully described in the schedule 'A' below;

**AND WHEREAS**, the aforesaid landed property, under Old Khata No. 4, Old Plot No. 21, morefully described in the Schedule 'A' below along with other plot of lands recorded in the Old (R.S.) survey settlement record, in the name of Aditya Mandal;

**AND WHEREAS**, after death of said Aditya Mandal, his legal heirs and successors namely Kokil Chandra Mandal, Phanindra Nath Mandal, Narahari Mandal, Kalipada Mandal, Sasadhar Mandal, Lakhipada Mandal, Khudi Ram Mandal and Awadhbala Dasi came in possession of the same;

**AND WHEREAS**, while aforesaid legal heirs of Aditya Mandal came in possession of the same, in the year 1995 survey settlement the name of the said legal heirs, recorded as raiyat, in the Khatiyani jointly and said portion of land, recorded under Old Khata No. 4, Old Plot No. 21, entered and converted under New Khata No.113, New Plot No. 632, and same has been recorded in the name of Kokil Chandra Mandal, Phanindra Nath Mandal,



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Pratima Mandal  
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Mandal  
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Bikram Mohan  
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Mandal  
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Narahari Mandal, Kalipada Mandal, Sasadhar Mandal, Lakhpada Mandal, Khudi Ram Mandal and Awadhbala Dasi, in the present municipal survey settlement operation finally published in the year 1995;

**AND WHEREAS**, amongst the aforesaid legal heirs, Sasadhar Mandal and Khudiram Mandal died un-married issueless and later on Awadh Bala Dasi, widow of said Aditya Mandal also expired leaving behind Kokil Chandra Mandal, Phanindra Nath Mandal, Narahari Mandal, Kalipada Mandal and Lakhpada Mandal;

**AND WHEREAS**, during the life time of said Kokil Chandra Mandal, a Deed of Partition by way of family arrangement was established amongst all the legal heirs of said Aditya Mandal in respect of their respective share of land which has been allotted to them, on 30.12.2008, before Notary Public in Jamshedpur and as per the said mutual Deed of Partition by way of family arrangement, the land mentioned in the schedule 'A' below along with other lands have been fallen exclusively in the share of said Kokil Chandra Mandal and accordingly he hold and possessed the same as absolute owner thereof without any interruption from anybody till his life time;

**AND WHEREAS**, said Kokil Chandra Mandal died leaving behind present first party No.1, being his widow, first party Nos. 2 & 3, being his sons and first party No. 4, being his daughter, all being legal heirs and successors jointly inherited the schedule 'A' below landed property along with other lands, left by deceased Kokil Chandra Mandal and came in possession of the same and also first party members mutated the same in their name in the record of the landlord of the State of Jharkhand, through the office of the Anchal Adhikary (C.O.) Jamshedpur, vide **Succession Mutation Case No.1171 / 2012-13**, order dated **23.02.2013** and paying ground rent etc. for the same, in their names by obtaining rent receipt from the said office as such their names have been noted in Volume No. 6, Page No. 182, in Register II of the said Office and accordingly first party members jointly hold

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Bikramaditya  
Mandal  
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Bhola Nath Mandal  
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Pratima Mandal  
14/8/2029

Jitendra Kumar  
Singh  
14/8/2029

and possesses the schedule 'A' below landed property along with other lands as absolute owner thereof without any interruption from anybody;

**AND WHEREAS,** now the first party members/ owners are jointly desirous to develop their joint landed property i.e. all that piece and parcel of land measuring 11467 Sq.ft. i.e. 26.32 Decimals, being in portion of Old Plot No. 21, recorded under Old Khata No.4, corresponding to portion of New Plot No. 632, recorded under New Khata No. 113, situated in Mouza SONARI, P.S. Sonari, Survey Thana No. 1156, Ward No.1 J.N.A.C., within District East Singhbhum, morefully described in Schedule 'A' below and to construct multistoried building over the same, but the first party members are not in a position to developed the same at their own cost for which they approached to the Second party member/ Builder and second party member agreed with the offer comes from the first party members for its development of Schedule 'A' below land and to construct Multistoried Residential Building consisting of Flats, Parking space, etc, and the first party members and second party member have entered in to this agreement for avoiding future litigation, on following terms and conditions:-

In this Development Agreement, the following expressions unless repugnant to the context shall have the meaning assigned thereto;

- a) **FIRST PARTY MEMBERS/LAND OWNERS :-** means the above named, 1) **MRS. GAYATRI MANDAL,** 2) **MR. BIKRAMADITYA MANDAL,** 3) **MR. BHOLA NATH MANDAL** and 4) **MRS. PRATIMA MANDAL,** include his/her/theirs heirs, successors, legal representatives, executors, nominees, administrators and assigns.
- b) **SECOND PARTY MEMBER /DEVELOPER /BUILDER** means the above named company **MY HOME MAKERS,** represented by its proprietor **JITENDRA KUMAR SINGH** include it/his heirs, successors, successors-in-office, legal representatives, executors, nominees, administrators and assigns.

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Bikramaditya Mandal  
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Akshaya Nath Mandal  
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Pratima Mandal  
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Titendra Kumar  
Singh  
14/8/29

c) **LAND PROPERTY** :-The said land means all that piece and parcel of land measuring 11467 Sq.ft. i.e. 26.32 Decimals, being in portion of Old Plot No. 21, recorded under Old Khata No.4, corresponding to portion of New Plot No. 632, recorded under New Khata No. 113, situated in Mouza SONARI, P.S. Sonari, Survey Thana No. 1156, Ward No.1 J.N.A.C., within District East Singhbhum, more specifically described in the Schedule 'A' hereunder written is the subject matter of this Development Agreement.

d) **BUILDING** :- shall mean the new Multistoried building consists of several units for residential use to be constructed on the land given in Schedule-A of this Deed by the Developer at its/their cost and expenses as per plan duly sanctioned by the competent authority.

e) **UNIT/FLAT** :- shall mean a covered area available for independent use and occupation for residential purpose i.e. entire covered areas as per sanctioned building plan/map by its competent authority and shall include the plinth area of the unit, plinth area consisting of bedroom, living room, bathroom, kitchen, balcony/veranda;

f) **PARKING SPACE** :- shall mean any place in covered area or open area out of portion of schedule land reserved for parking of motor car, scooter or any other vehicle.

g) **COMMON PART** :- shall mean common passage corridors, staircase, lift, common lavatories pump room, tubewell, over head tank, water pumps and common facilities and amenities for common use and enjoyments and all fixture and fittings.

h) **SUPER BUILT -UP AREA**:- mean and includes the carpet area, verandah, balconies stair case, common part etc. of the proposed multistoried building.

i) **LAND OWNER'S SHARE** :- The first party members/ owner's allocation shall mean 60 % of constructed area i.e. flats, Parking Space in parking area in the proportionate ratio of the respective flats i.e. one parking space for one

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Singh  
14/8/2029

flat, along with its undivided proportionate share of land, including roof of said ratio, together with all common spaces of the said multistoried building at the said proposed building to be constructed over the Schedule 'A' out of total constructed area morefully described in the schedule 'B' below,

j) DEVELOPER/BUILDER SHARE :-The Second party/ builder/ Developer's allocation shall means remaining of 40 % constructed area, i.e. flats, parking space, together with roof of said ratio along with all common spaces at the said ratio of the said multistoried building morefully described in schedule 'C' below within the proposed building to be constructed over the Schedule 'A' below property hereunder written.

k) FORCE MAJEURE :- shall describe flood, earthquake, riot, war storm, civil commotion Strike, lock out, labor problem, pandemic situation, lockdown, and/or any other act of commotion beyond the control of the developer.

Be it noted that roof of the said multistoried building divided at the ratio i.e. 60 % first party allocation and remaining 40 % second party allocation, if any further construction shall be done on the roof of the proposed multistoried building in the that event allocation shall demarcated as 60 % with the first party members and remaining 40 % with the second party members

**NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

- 1) That the first party members, hereby entrusted and handed over to the Second Party the work and right of Development of the Schedule 'A' below property.
- 2) That the first party members handed over all that piece and parcel of land measuring 11467 Sq.ft. i.e. 26.32 Decimals, being in portion of Old Plot No. 21, recorded under Old Khata No.4, corresponding to portion of New Plot No. 632, recorded under New Khata No. 113, situated in Mouza SONARI, P.S. Sonari, Survey Thana No. 1156, Ward No.1 J.N.A.C., within District East

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Bikramaditya Mandal

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Pratima Mandal

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Jitendra Kumar

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Singhbhum, morefully described in the schedule 'A' below for its development and to construction of Multistoried building over the same.

3) That the Second party/developer has offered to develop and to construct the multi-storied residential building on the said land morefully described in Schedule Below 'A' at its own cost and First Party Members have agreed with the Second Party.

4) That the Second Party / Developer shall prepare the Building Plan along-with supporting plans such as structural, Electrical, Sewerage etc. through competent civil, engineer, architect and proper planner and shall get the same sanctioned or approved from Notified Area/Nagar Nigam/ Zila Parishad/Panchyat Office, etc. or its appropriate authority at its own cost. The plan so prepared, if required, during or after sanction by the authority, may be modified or revised as per agreement /or feasibility of the proposed project with mutual understanding between the parties mentioned above and the second party also obtained other permission or clearance from its competent authority/es, which is necessary to construct proposed multistoried building.

5) That the First Party Members shall have no objection if the aforesaid building plans are submitted to the local authorities in the name of the First Party Members or for other permissions, or if approvals are obtained in the name of First Party Members and the First Party Members have agreed to sign all such papers that may be deemed necessary for the development of the building, however all fees, costs, charges, and expenses relating to such approvals/ sanction shall be borne by the Second Party. Be it noted that if building plans are sanctioned in the name of Second party in that event first party members shall have no objection.

6) That after passing the building plan and getting approval of all permission/clearance from the Competent Authority and after approving JHRERA from the competent authority, the second party shall start the erection of the said Multistoried building over the said land and same shall

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Jitendra Singh  
14/8/2024

complete within 36 months. Be it noted that if the construction is delayed due to act of God, natural calamities, riot, etc. which are beyond the control or reach of the human beings, for such delayed, the Developer/builder will not be liable for the such delayed.

7) That on completion of the said multistoried building on the said land mentioned in schedule 'A' below, the second party member shall hand over 60 % constructed area in the shape of Flat, parking space, (one parking for each flat), roof at that ratio, along with its undivided proportionate share of land in the proposed building to be constructed over the Schedule 'A' out of total constructed area morefully described in schedule 'B' below, within the proposed building to be constructed over the Schedule 'A' below property hereunder written and first party members have no right on the other construction or other flat developed by the second party member except of their respective individual allocation area remaining of 40 % constructed area i.e. flats, parking space, roof of said ratio, together with all common spaces of the said multistoried building will fall in the exclusive share of the Second Party.

8) That the second party shall make all arrangements in the multistoried building for supply of water through Tubewell or its any concerning organization and also by affixing pumps with overhead tanks for supplying water to the residents of the said multistoried building/s and also supply of electricity with all fittings and fixtures as per common specification.

9) That after execution of this agreement, the second party will be entitled to commence the preliminary works in the manner stated herein above over the land described in the Schedule 'A' below and also to take or receive booking amount or entire consideration amount or inviting applications from the purchaser/s for sale of flat/s parking space, etc., being the share of the Second Party only after the division/ demarcation of Share between First Party Members and Second Party. This demarcation will be done just after sanction of Building Plan.

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10) That the first party Members shall have no concerned with the deal in and transaction between the Second Party and its purchaser/s

11) That after completion of the proposed building the Second party/ Developer shall deliver the flats, parking space in parking area, at the ratio of 60 % (i.e. ready flats, Parking space for each flat), along with its undivided proportionate share of land including roof right of the said ratio in the proposed building to be constructed over the Schedule 'A' out of total constructed area morefully described in schedule 'B' below and the first party members have right of undivided proportionate share of land in respect of theirs flat/s and together with common utility services, advantages, amenities, privileges etc. i.e. The owner's share/ allocation in favour of the first party members more specifically described in the Schedule 'B' hereunder written. Further the Second party/ Developer will have sole and complete right of 40 % of construction area i.e. 40 % flat/s and parking space, including roof of said ratio, etc. and full right to transfer the said unit/s to any intending buyer/s and give delivered possession of the same.

12) That the first party members have absolute right to sell, gift, mortgage, etc. in respect of his/her/theirs respective portion morefully described in Schedule 'B' below and have also right to receive the consideration amount from its intending purchaser/s in respect of their shares of units and to sign such documents and execute the deed i.e., sale, transfer, conveyance, contract, or any document or documents in favour of the intending purchaser/s and present the same in any register, Sub- Registrar or District Registrar or Officer empowered to register the document under the Indian Registration Act and admit execution for the same for their respective unit/s and similarly Second Party member has absolute right of rest of 40 % portion of units (more fully described Schedule 'C' below) and has fully entitled to sell, gift, to any intending person/s, buyer/s, and also mortgage or transfer the same in any manner according to the Apartment Act. and also have right to receive the consideration amount from its intending buyers.

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Jitendra Kumar  
Sinh  
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13) That by this document Second Party have fully entitled to sell its respective share i.e. 40 % of constructed area consisting of flats, parking , etc. to any intending purchaser/s and to sign such documents and execute the deed i.e., sale, transfer, conveyance, contract, or any document or documents in favour of the intending purchaser/s and present the same to any register, Sub- Registrar or District Registrar or Officer empowered to register the document under the Indian Registration Act and admit execution for the same and also right to receive the consideration amount from its intending purchaser/s.

14) THAT THE FIRST PARTY MEMBERS HEREBY DECLARE AND COVENANT :-

a) That they are the lawful owners of lands morefully described in the Schedule 'A' below and there is no other co-owner, co-sharers owner of the said land.

b) That prior to execution of this Development agreement the first party members jointly or severally have/has not sold or transferred or conveyed the Schedule 'A' below property or part thereof to any party, persons or concern not entered in any similar Agreement with anyone else and the same is free from all encumbrances, charges, mortgages litigation pending suit/case in any court or office.

c) That the first party members hereby assures the Second party to execute or sign any further paper, plan drawing document etc. in favour of the Second party and for the interest of the proposed building to be constructed thereon and for disposing off Second party's allocation to various parties.

d) That the first party members hereby assures the Second party to extend all their co-operation for the development of the said land and or disposal of the proposed flat/s parking, falling to the share of the Second party to the intending buyers or parties.

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e) That after getting delivery of possession of owner's allocation, the first party members shall be liable to pay the maintenance and electricity charges with respect to the unit/units under their allocation.

15) THAT THE DEVELOPER/SECOND PARTY HEREBY DECLARES AND COVENANTS:-

a) That the Second party will be entitled to enter agreements with various intending buyers in respect of its/their allocation/ share.

b) That the expenses that may be incurred towards preparation of building plan, passing of such plan or plans, payment to owners, architect, civil engineer, labors, workmen, guard, purchase of the building materials, fixtures, fittings, installation and or other service connection to be installed therein documentation, any miscellaneous charges, levied, fines penalties imposed by Municipality/J.N.A.C. or any other authorities during the construction will be borne by Second party.

c) That the Second party shall take all responsibilities towards construction of proposed building and in case of any accident or incident or theft or damage that occurs during the period of construction the Second party will be totally responsible for the same. In case of any dispute that may arise between the Second Party and other buyers, or any concern etc. in such event the First party Members shall not be liable or questionable for such incident, occurrence, event or proceedings in any circumstances.

16) THAT BOTH THE PARTIES HEREBY DECLARE AS FOLLOWS:-

i) 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 in proper court of law/or through recourse to law.

ii) The parties shall put and render their sincere efforts for the grand success of the proposed project, which however shall never be constituted for any partnership between the parties.

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iii) After execution of this Development Agreement the owners/First party shall execute a Registered 'General Power of Attorney' within 10 days in favour of the Developer/2<sup>nd</sup> party for carrying out day to day operation related to development and construction and also for negotiations and entering into Agreement with various prospective buyers in respect of the proposed project.

iv) After execution of the present Development Agreement and General Power of Attorney the Second party/Builder will prepare drawing and submit for passing by payment of fees to the passing authority of J.N.A.C or its other concerning authority/es within 60 days from the date of execution of this Development Agreement.

v) In case the Builder/Second party leaves or abandance the project not because of omission and commission on the part of owner/First party , without completing the same the owners shall have right to appoint New Builder of their choice for completion of the project .

vi) If the project work is delayed by the Second party beyond the stipulated period of 3 years without any unavoidable reason or not on account of the omission or commission on the part of the owners, the Builder will be liable to pay monthly house rent to each owner as compensation for their delay in the project.

vii) The respective share and allocation of Owners and Builder has been decided in terms of sketch Map of building layout , which is also a part of this Agreement as Appendix 'A'.

viii) Any manner of indirect taxes arising out from this Agreement will be responsibility of the builder to discharge and all incident of direct or personal taxes shall be the respective liability of the parties.

ix) The Builder shall not be responsible or liable to any Income Tax in respect of transfer to be made by the owners out of their allocated 60% share of super built-up area in the proposed project. Similarly, the owner shall not

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Bhola Nath Mendal

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Pratima Mendal

14/8/2024

Jitendra Kumar

Singh

14/8/2024

be responsible to pay any Income Tax in respect of transfer to be made by the Builder in favour of proposed buyers out of their 40% allocated share of super built-up area in the proposed project.

x) The architecture plan if altered for the reason of its passing from the authority, the Builder shall give prior information and consent of the owners.

xi) The Second party shall or may publish in news paper or any media for disposing off its/their units area i.e. the Developer's Allocation to the intending buyers or parties and have also right to enter in to buyers agreement to its intending buyers.

xii) The parties hereto shall save harmless and keep indemnified each other against any loss, damage, incident suit or proceedings.

xiii) The parties may on mutually agreeable conditions alter or amend any terms of the Development Agreement and /or include or modify, exclude any further terms therein, if found necessary.

xiv) The parties hereof including their respective heirs, successors, successors-in-office, administrators, legal representatives and /or person claiming through or in trust of them shall comply, honor and abide by all terms of the agreement.

xv) All disputes and differences arising out of this agreement between the parties regarding interpretation of terms and conditions herein contained may be referred to arbitrator under the provision of Indian Arbitration and conciliation Act. 1996.

xvi) That by execution of this development agreement, the owner/First Party members will empower the builder's to sell 40 % of Builders allocation as demarcated in map or the units to any intending purchaser/s and receive the consideration amount for the same with respect to its allocation area morefully described in Schedule 'C' below.

सप्टिमील  
14/8/2024  
Bikramaditya  
Mandal  
14/8/2024  
Bhola Nath Mandal  
14/8/2024  
Pratima Mandal  
14/8/2024

Jitendra Kumar  
S. N.  
14/8/2024

xvii) The parties herein including their heirs shall be fair and none of them shall cheat, deceive and deprive the other, the deprived party/parties shall have right to take shelter of law under specific of performance act, relief act and damages and or any other act that may suit to the parties.

xviii) It has been agreed by and between the parties that the builder and owners shall be entitled to book any flat, parking space and transfer thereof to any respective buyer or buyers out of their respective shares of super structures allotted to them respectively right from the commencement of the project.

xix) That as per the Jharkhand Apartment (Flat) Ownership Act. 2011, under section 5, both the party owners and Developers are competent to execute and entered into Agreement for Sale / Sale Deed of their respective share.

xx) No Part of this agreement can be assigned by the builder to any Builder without obtaining the prior written permission of the owners.

17) That the Second party shall indemnify and keep indemnified the First party Members from and against all criminal or administrative proceedings, fines penalties and all other cost, charges expenses damages, incurred or suffered by the first party in course of development of schedule below property.

18) That the second party shall be entitled to put up any hoarding or sign boards upon the schedule below property advertising development construction of Apartment and for its sale if necessary.

19) That both the parties agree that if any levy is imposed by any other public body/ bodies for the Development/betterment of the area in which the said property is located or any other levy becomes applicable on the said property or the Building thereon, then the same shall be paid by the land owner and his purchaser and also by the developer and its purchaser.

5727/2/5/3/2  
14/8/2029  
Bikramaditya  
Mishra  
14/8/2029  
Bhola Nath Mandal  
14/8/2029  
Pratima Mandal  
14/8/2029  
Jitendra Kumar  
Sic-21  
14/8/2029

20) That the First party members have handed over their landed property morefully described in Schedule 'A' below to the Second party peacefully and they also undertake that this land is free from all encumbrances, lien and charges and this holding is not mortgaged anywhere for availing financial facility.

21) That the second party shall supervise, manage, and look after the construction of the proposed building and other affairs of the proposed project and shall be entitled to appoint employees, workmen, civil experts, architect, civil engineer, skill labors agent staffs, guards, etc, and shall or may discharge such labors or staffs as and when necessary and similarly the first party has also right to inspect the same.

22) That the Second party shall pay all the taxes and other charges with respect to schedule below property for the period from executions of this Agreement. The First party member shall be liable to clear up all the dues prior to execution of this agreement.

23) That the First party members hereby declare that if there is any defect of title, possession or for any action of the First party members and the Second party is deprived from the aforesaid property in question hereby sold, fully described in schedule below, in that event the First party members will be bound to compensate the second party for all its loss and damages.

24) That if any misunderstanding arise between the parties then the court of jurisdiction is the court of Jamshedpur or its highest court.

25) That both the parties will obey the above mentioned terms and conditions faithfully.

26) That the first party members have delivered Xerox copy of all the documents in connection of said land and similarly the second d party shall delivered a copy of registered Development Agreement, General Power of Attorney, Passing plan etc. to the first party members in connection of said land

Ju B's (Sister)  
14/8/2024  
Bikramadihya  
Mehul  
14/8/2024  
Bhola Nath Mandal  
14/8/2024  
Pratima Mandal  
14/8/2024

Jitendra Kumar  
Sis  
14/8/2024

27. That both parties shall be just fair and faithful to each other in connection with the aforesaid transfer and transaction and either party shall not deprive the other if so the deprived party shall have every right to take the shelter of law.

### SPECIFICATION

1. **STURCTURE**: Structure Designed by second party's authorized architecture/consultant.
2. **INTERNAL FINISH**: Internal wall and ceiling surfaces will be pop over cement plaster and to be finished with a coat of Distemper over wall pop.
3. **EXTERNAL FINISH**: External wall surfaces to be finished with Exterior paint over wall putty/putty wash.
4. **FLOORING/SKIRTING**: Drawing cum Dining room to be finished with Vitrified Tiles flooring. Kitchen and toilet to be finished with ceramic tiles All bedrooms passage and balcony finished with Normal Tiles flooring. Staircase including common passage to be finished with Marble/Tiles/kota stone etc.
5. **ALL DOORS**: All doors and frames will have wooden/MS Sheet/Angel frame and flush door shutter with anodized C.P. fittings and hinges.
6. **WINDOWS AND VENTILATORS**: Aluminum windows and ventilators supported by bar grill.
7. **KITCHEN FINISHING**: RCC/kadapa raised cooking platform with granite top and tiles up to 5 feet height.
8. **TOILET FINISHING**: Toilet walls will be finished with glazed tiles with necessary bath fittings.
9. **ELECTRICAL FITTINGS**: Each flat to have two AC point, kitchen and dinning to have power point refrigerator . All the toilets to have 15 amp power point for geyser.
10. **WATER SUPPLY**: Uninterrupted water supply by JUSCO/boring from underground tank to over head tank through pump.
11. **ELECTRICAL POWER SUPPLY**: Electrical supply by JUSCO electricity
12. **SEWAGE DISPOSAL**: Sewage disposal system by safety tank.
13. **TV / CABLE POINT** : Each unit to be provided with a TV /CABLE point (not connection).

19/8/2024  
Bikramjit Singh  
Bhola Nath  
Pratima Mandal  
19/8/2024

Tifendra Kumar  
S.M.  
19/8/2024

14. **TELEPHONE/Broadband**: One telephone point (not connection) will be provided in each flat.

15. **DRAINAGE** : Suitable underground drainage system will be provided around the apartment.

16. **ELEVATOR** : Apartment will be provided with branded elevator.

**Note** : All sizes, specifications, layout etc., are subject to variation/ addition/ alteration as directed by Second party.

That the multistoried building consisting of several residential flats, parking/s, etc., with all advantages, services, and other facilities being provided therein, constructed over the Schedule 'A' below holding. and the entire multistoried premises shall be Known as **"KOKIL KUNJ"**

This Deed valued at

Value of land Rs.5,53,70,800/- only.

#### SCHEDULE :- 'A'

( entire land)

ALL THAT piece and parcel of land measuring 11467 Sq.ft. i.e. 26.32 Decimals, being in portion of Old Plot No. 21, recorded under Old Khata No.4, corresponding to portion of New Plot No. 632, recorded under New Khata No. 113, situated in Mouza SONARI, P.S. Sonari, Survey Thana No. 1156, Ward No.1 J.N.A.C., within District East Singhbhum, District Sub Registry Office Jamshedpur, which is bounded as follows:-

NORTH:- Part of Same Plot 632;

SOUTH:- Road 16 feet

EAST:- Govt. Road;

WEST:- Road 20 Feet;

Its SAF:- SAF846733130824062328

14/8/2029

14/8/2029

Bikramaditya Mandal  
14/8/2029

Bhola Nath Mandal  
14/8/2029

Prabino Mandal  
14/8/2029

**SCHEDULE- 'B'**

(Land owner's allocation)

Jitendra Kumar Sin Z  
14/8/2029

The "first party members/ owners allocation shall means 60 % of share of constructed area according to their measurement of land in the shape of Flat, Parking Space in parking area, in the proportionate ratio of the respective flat (one parking for each flat), along with its undivided proportionate share of land including roof of said ratio, in the proposed building to be constructed over the Schedule 'A' and the division/ demarcation of Share between First Party Members and Second Party will be done just after sanction of Building Plan.

**SCHEDULE- 'C'**

(Developer's allocation)

Save and except the first party Member's allocation, the Developer's allocation shall mean and include the remaining 40 % constructed area i.e. Flat/s, Parking Space in parking area (one parking for each flat), along with its undivided proportionate share of land and roof of said ratio in the proposed building to be constructed over the Schedule 'A' below and the division/ demarcation of Share between First Party Members and Second Party will be done just after sanction of Building Plan

In Witness whereof both the parties have put their respective signature in presence of the witnesses after going through the content found it to be true and correct

14/8/2029  
Bikramaditya Mandal  
Bhola Nath Mandal  
Pratima Mandal  
14/8/2029

Jitendra Kumar Si-M.  
14/8/2029

**Witnesses :-** Charu

1. Shashwat Aditya S.o Bikramaditya Mandal  
Road no 5 Ext., Sonari, Near Hari Mandir, Tsr
2. LAMIR KUMAR KAR  
G/O Hiralal KAR.  
B/SI, Bhandaban Garden  
Sonari, Samalpur.

1. ज्ञानेश्वर
2. Bikramaditya Mandal
3. Bhola Nath Mandal
4. Pratima Mandal

Signature of the first party members

Jitendra Kumar Si-M.

Signature of the Second party member

TYPED BY :



DRAFTED BY :

Baner  
ADVOCATE

Certified that the finger prints of the left hand of each person, whose photographs is/are affixed in the document, have been obtained by me or before me.

Baner  
Advocate





## JAMSHEDPUR(NAC)

### जमशेदपुर अधिसूचित क्षेत्र समिति



Welcome, **GAYATRI MANDAL AND OTHERS**

Mobile : 9430307985

[Log out](#)

जमशेदपुर  
Bikramdihya Mandal  
Bhola Nath Mandal  
Pratima Mandal

Jitendra Kumar Singh

|                                 |                                  |                                 |                                    |                        |
|---------------------------------|----------------------------------|---------------------------------|------------------------------------|------------------------|
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Your applied application no. is **SAF846733130824062328**. You can use this application no. for future reference.

**Current Status : Document Uploaded But Payment Not Done**

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|                 |                                 |             |                    |
|-----------------|---------------------------------|-------------|--------------------|
| SAF No          | : SAF846733130824062328         | Ward No     | : 1                |
| Address         | : LAND SITUATED IN MOUZA SONARI | Road Type   | : Other Road       |
| Applicant Type  | : New Assessment                | Old Holding | : No               |
| Ownership Type  | : Individual                    | Property    | : Vacant Land Type |
| Entry Date      | : 13-08-2024                    | Form No.    | :                  |
| New Holding No. | : N/A                           | Transfer    | : Type             |
| Concession      | : Sr. Citizen                   | Is Slum?    | : No               |
| Category        |                                 |             |                    |

[Applicant Details](#)

| Image | Name | Gender | Guardian Name | Relation | Mobile No. | Date of Birth | Aadhar No. | PAN No. | Email ID |
|-------|------|--------|---------------|----------|------------|---------------|------------|---------|----------|
|-------|------|--------|---------------|----------|------------|---------------|------------|---------|----------|



GAYATRI  
MANDAL  
AND  
OTHERS

Female LATE KOKIL W/O  
CHANDRA  
MANDAL

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बिहारी लाल  
बिहारी लाल  
Bhola Nath Mandal  
Pratima Mandal

Amis (Amis) / W/O / Prati

Details - As per old rule (Effect Upto 31-03-2016)

| SI No. | ARV  | Effect From            | Holding Tax | Water Tax | Conservancy/ Latrine Tax | Education Cess | Health Cess | Lighting Tax | Quarterly Tax |
|--------|------|------------------------|-------------|-----------|--------------------------|----------------|-------------|--------------|---------------|
| 1      | 0.00 | Qtr : 1 FY : 2016-2017 | 399.00      | 0.00      | 0.00                     | 0.00           | 0.00        | 0.00         | 399.00        |

Details - As per New rule (Effect from 01-04-2016)

| SI No. | ARV  | Effect From            | Holding Tax | Water Tax | Conservancy/ Latrine Tax | Education Cess | Health Cess | Water Harvesting Tax |
|--------|------|------------------------|-------------|-----------|--------------------------|----------------|-------------|----------------------|
| 1      | 0.00 | Qtr : 1 FY : 2022-2023 | 799.00      | 0.00      | 0.00                     | 0.00           | 0.00        | 0.00                 |

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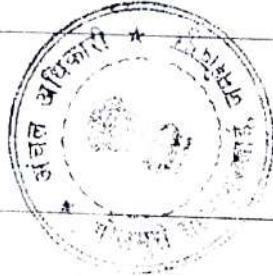
[Application Status](#)

Schedule Sp. N.S.

Form No. V40

**CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TENANCIES IN ESTATES VESTED IN GOVERNMENT**  
District : East Singhbhum  
Name of State : Jharkhand  
Circle/Anchal : Jamshedpur  
Sub Division : Dhalbhum  
Halka : X  
Tauzi Number :

| Sl. No. | Mutation case number in Register 27 | Village | Thana and Thana Number | Khata No. with which mutation relates | Authority sanctioning mutation with date of order | Whether mutation is due to sale gift exchange or succession or partition | Full details of exchanges affected by Mutation   | Date of correction of the Halkas Register by the karmachari | Remarks |
|---------|-------------------------------------|---------|------------------------|---------------------------------------|---|--|--|---|---------|
| 1       | 2                                   | 3       | 4                      | 5                                     | 6   | 7  | 8  | 9   | 10      |
|         | 1171<br>2012-13                     | सोनारी  | घाटशिला<br>1156        | 4<br>6-78                             | अंचल<br>अधिकारी<br>जमशेदपुर<br>23.02.2013         | उत्तराधिकारी   | पूर्व जमाबंदी रयत - कोकिल चन्द्र मंडल, आदित्य मंडल<br><br>खाता नं० प्लॉट नं० रकबा<br>4 21 25553 वर्गफीट<br>325 1084 वर्गफीट<br>312 5050 1/2 वर्गफीट<br>कुल 31687 1/2 वर्गफीट<br><br>वार्षिक लगान 10.00 (दस) रुपये प्रति जिसमें अलावे सेत के साथ SMT. GAYTRI MANDAL, Wife of Late Kokil Mandal, BIKRAMADITYA MANDAL, BHOLANATH MANDAL, Son of Late Kokil Mandal and PRATIMA MANDAL, D/o Late Kokil Mandal, सा०-सोनारी, जमशेदपुर के नाम पर नामान्तरण स्वीकृत किया गया। |   |         |



Forwarded to the karmachari, Halka No. X  
श्री स्वप्न कुमार मिश्रा

For Information and necessary action

Circle Officer/Anchal Adhikari, Jamshedpur.  
Circle/Anchal : Jamshedpur.

जमशेदपुर  
Bikramodi bya kind  
Bhola Nath Mandal  
Pratima Mandal

F No 1800

सर्विस मासगुजारी

गोचर सकेल । नाम मौजा मय

मोता वी थाना नम्बर

जमशेदपुर | सोनारी | 1156 | गायत्री मंडल, प्रतिमा मंडल, भोला नाथ मंडल, विक्रमादित्य मंडल

फरद नम्बर। फरद रैपती Page No. 182

नाम रेपत मय वलिदयत जमाबन्दी Vol. No. 6

वी सकनत नम्बर। Receipt No. 0596921858

V

खाता संख्या

4

खेसारा संख्या

21,312,325

रकबा (एकड़ में)

0 एकड़ 72.74 डिसमील 0 हेक्टर

आजी नकदी

आराजी भावली

तफसील हिसाब लगान भावली

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

| मांग बावत      | साताना  | बकाया              |           |           | हाल<br>(2023-2024) |
|----------------|---------|--------------------|-----------|-----------|--------------------|
|                |         | तीन वर्ष से ज्यादा | ३ रा वर्ष | २ रा वर्ष |                    |
| माल (नकदी)     | 727.00  |                    |           |           | 727.00             |
| गुजारी (भावली) | 181.75  |                    |           |           | 181.75             |
| सेस            | 363.50  |                    |           |           | 363.50             |
| सूद            | 363.50  |                    |           |           | 363.50             |
| मुताफरकात      | 145.40  |                    |           |           | 145.40             |
| मीजान          | 1781.15 |                    |           |           | 1781.15            |

तफसील अदायकारी

| अदायकारी बाबत  | साताना | बकाया              |           |           | मौतालबा<br>हाल<br>(2023-2024) | फाजिल |
|----------------|--------|--------------------|-----------|-----------|-------------------------------|-------|
|                |        | तीन वर्ष से ज्यादा | ३ रा वर्ष | २ रा वर्ष |                               |       |
| माल (नकदी)     |        |                    |           |           | 727.00                        |       |
| गुजारी (भावली) |        |                    |           |           | 181.75                        |       |
| सेस            |        |                    |           |           | 363.50                        |       |
| सूद            |        |                    |           |           | 363.50                        |       |
| मुताफरकात      |        |                    |           |           | 145.40                        |       |
| मीजान अदायकारी |        |                    |           |           | 1781.15                       |       |

(१) मीजान कुल (लाफजों में) : One Thousand Seven Hundred Eighty One Rupees and Fifteen Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 1781.15

तारीख अमला तहसील कुमिनदा 29-04-2024

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



यह एक कम्प्यूटर 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।

जयश्रीमंडल  
Bikramaditya Mandal  
Bhola Nath Mandal  
Pratima Mandal

Jitendra Kumar Singh

नमो भगवते वासुदेवाय  
 Bikramedihya  
 Mandel  
 Bhola Nathi Mandel  
 Pratima Mandel

Jitendra Kumar Singh

| Sl. No. | Name      | Address   | Age | Signature |
|---------|-----------|-----------|-----|-----------|
| 507     | स. क. भगत | स. क. भगत | 69  |           |
| 632     | स. क. भगत | स. क. भगत | 63  |           |
| 634     | स. क. भगत | स. क. भगत | 24  |           |
| 183     | स. क. भगत | स. क. भगत | 20  |           |
| 7       | स. क. भगत | स. क. भगत | 34  |           |

NOTARY PUBLIC  
 P. K. BHAGAT  
 REGD. NO. 2842(J)  
 98, East Singhbhum  
 24 DEC 1995



ATTESTED  
 23 JUL 2014  
 P. K. Bhagat  
 Notary Public  
 Regd. No. 2842(J)  
 98, East Singhbhum

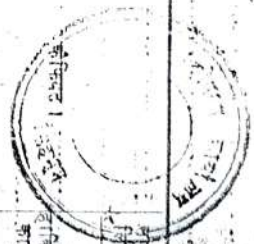
राज्य नंबर: 1418 पुराना नंबर: 1418  
 जिला नंबर: 1418 नया नंबर: 1418

संवत् 1954  
 1418/2024

| संख्या | खेसरा नम्बर | किसम जमीन | रकबा |      | विवरण | टिप्पणी |
|--------|-------------|-----------|------|------|-------|---------|
|        |             |           | वर्ग | घंटा |       |         |
| 1      | 403         | क         | 0.24 | 30   |       |         |
| 2      | 404         | ख         | 0.28 | 00   |       |         |
| 3      | 405         | ग         | 0.28 | 00   |       |         |
| 4      | 406         | घ         | 0.28 | 00   |       |         |
| 5      | 407         | ङ         | 0.28 | 00   |       |         |
| 6      | 408         | च         | 0.28 | 00   |       |         |
| 7      | 409         | छ         | 0.28 | 00   |       |         |
| 8      | 410         | ज         | 0.28 | 00   |       |         |
| 9      | 411         | झ         | 0.28 | 00   |       |         |
| 10     | 412         | झ         | 0.28 | 00   |       |         |
| 11     | 413         | झ         | 0.28 | 00   |       |         |
| 12     | 414         | झ         | 0.28 | 00   |       |         |
| 13     | 415         | झ         | 0.28 | 00   |       |         |
| 14     | 416         | झ         | 0.28 | 00   |       |         |
| 15     | 417         | झ         | 0.28 | 00   |       |         |
| 16     | 418         | झ         | 0.28 | 00   |       |         |
| 17     | 419         | झ         | 0.28 | 00   |       |         |
| 18     | 420         | झ         | 0.28 | 00   |       |         |
| 19     | 421         | झ         | 0.28 | 00   |       |         |
| 20     | 422         | झ         | 0.28 | 00   |       |         |
| 21     | 423         | झ         | 0.28 | 00   |       |         |
| 22     | 424         | झ         | 0.28 | 00   |       |         |
| 23     | 425         | झ         | 0.28 | 00   |       |         |
| 24     | 426         | झ         | 0.28 | 00   |       |         |
| 25     | 427         | झ         | 0.28 | 00   |       |         |
| 26     | 428         | झ         | 0.28 | 00   |       |         |
| 27     | 429         | झ         | 0.28 | 00   |       |         |
| 28     | 430         | झ         | 0.28 | 00   |       |         |
| 29     | 431         | झ         | 0.28 | 00   |       |         |
| 30     | 432         | झ         | 0.28 | 00   |       |         |
| 31     | 433         | झ         | 0.28 | 00   |       |         |
| 32     | 434         | झ         | 0.28 | 00   |       |         |
| 33     | 435         | झ         | 0.28 | 00   |       |         |
| 34     | 436         | झ         | 0.28 | 00   |       |         |
| 35     | 437         | झ         | 0.28 | 00   |       |         |
| 36     | 438         | झ         | 0.28 | 00   |       |         |
| 37     | 439         | झ         | 0.28 | 00   |       |         |
| 38     | 440         | झ         | 0.28 | 00   |       |         |
| 39     | 441         | झ         | 0.28 | 00   |       |         |
| 40     | 442         | झ         | 0.28 | 00   |       |         |
| 41     | 443         | झ         | 0.28 | 00   |       |         |
| 42     | 444         | झ         | 0.28 | 00   |       |         |
| 43     | 445         | झ         | 0.28 | 00   |       |         |
| 44     | 446         | झ         | 0.28 | 00   |       |         |
| 45     | 447         | झ         | 0.28 | 00   |       |         |
| 46     | 448         | झ         | 0.28 | 00   |       |         |
| 47     | 449         | झ         | 0.28 | 00   |       |         |
| 48     | 450         | झ         | 0.28 | 00   |       |         |
| 49     | 451         | झ         | 0.28 | 00   |       |         |
| 50     | 452         | झ         | 0.28 | 00   |       |         |
| 51     | 453         | झ         | 0.28 | 00   |       |         |
| 52     | 454         | झ         | 0.28 | 00   |       |         |
| 53     | 455         | झ         | 0.28 | 00   |       |         |
| 54     | 456         | झ         | 0.28 | 00   |       |         |
| 55     | 457         | झ         | 0.28 | 00   |       |         |
| 56     | 458         | झ         | 0.28 | 00   |       |         |
| 57     | 459         | झ         | 0.28 | 00   |       |         |
| 58     | 460         | झ         | 0.28 | 00   |       |         |
| 59     | 461         | झ         | 0.28 | 00   |       |         |
| 60     | 462         | झ         | 0.28 | 00   |       |         |
| 61     | 463         | झ         | 0.28 | 00   |       |         |
| 62     | 464         | झ         | 0.28 | 00   |       |         |
| 63     | 465         | झ         | 0.28 | 00   |       |         |
| 64     | 466         | झ         | 0.28 | 00   |       |         |
| 65     | 467         | झ         | 0.28 | 00   |       |         |
| 66     | 468         | झ         | 0.28 | 00   |       |         |
| 67     | 469         | झ         | 0.28 | 00   |       |         |
| 68     | 470         | झ         | 0.28 | 00   |       |         |
| 69     | 471         | झ         | 0.28 | 00   |       |         |
| 70     | 472         | झ         | 0.28 | 00   |       |         |
| 71     | 473         | झ         | 0.28 | 00   |       |         |
| 72     | 474         | झ         | 0.28 | 00   |       |         |
| 73     | 475         | झ         | 0.28 | 00   |       |         |
| 74     | 476         | झ         | 0.28 | 00   |       |         |
| 75     | 477         | झ         | 0.28 | 00   |       |         |
| 76     | 478         | झ         | 0.28 | 00   |       |         |
| 77     | 479         | झ         | 0.28 | 00   |       |         |
| 78     | 480         | झ         | 0.28 | 00   |       |         |
| 79     | 481         | झ         | 0.28 | 00   |       |         |
| 80     | 482         | झ         | 0.28 | 00   |       |         |
| 81     | 483         | झ         | 0.28 | 00   |       |         |
| 82     | 484         | झ         | 0.28 | 00   |       |         |
| 83     | 485         | झ         | 0.28 | 00   |       |         |
| 84     | 486         | झ         | 0.28 | 00   |       |         |
| 85     | 487         | झ         | 0.28 | 00   |       |         |
| 86     | 488         | झ         | 0.28 | 00   |       |         |
| 87     | 489         | झ         | 0.28 | 00   |       |         |
| 88     | 490         | झ         | 0.28 | 00   |       |         |
| 89     | 491         | झ         | 0.28 | 00   |       |         |
| 90     | 492         | झ         | 0.28 | 00   |       |         |
| 91     | 493         | झ         | 0.28 | 00   |       |         |
| 92     | 494         | झ         | 0.28 | 00   |       |         |
| 93     | 495         | झ         | 0.28 | 00   |       |         |
| 94     | 496         | झ         | 0.28 | 00   |       |         |
| 95     | 497         | झ         | 0.28 | 00   |       |         |
| 96     | 498         | झ         | 0.28 | 00   |       |         |
| 97     | 499         | झ         | 0.28 | 00   |       |         |
| 98     | 500         | झ         | 0.28 | 00   |       |         |
| 99     | 501         | झ         | 0.28 | 00   |       |         |
| 100    | 502         | झ         | 0.28 | 00   |       |         |

जयश्रीमदुल  
 Bikramadibya Mandal  
 Shota Nath Mandal  
 Pratima Mandal  
 Jitendra Kumar, etc

1418/2024





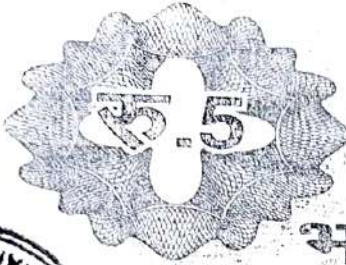


भारतीय गैर न्यायिक

FIVE RUPEES

पाँच रुपये

FIVE RUPEES



भारत INDIA

INDIA NON JUDICIAL



JHARKHAND

Kokil Chandra Mandal

Jagdish Chandra Mandal

Chitta Prasad Mandal

Chitra Basal Mandal

Jaganath Prasad Mandal

Ramesh Prasad Mandal

Uttam K. Mandal

Jalipada Mandal

Chhappada Mandal

01AA

Signed in my presence

Advocate, Jamshedpur

DEED OF PARTITION BY WAY OF FAMILY ARRANGEMENT.

THIS INDENTURE IS MADE ON THIS THE 30th DAY OF Dec '2008 AT JAMSHEDPUR; AMONGST :-

1) KOKIL CHANDRA MANDAL Son of Late Aditya Mandal, by faith Hindu, by Caste Suri, by occupation Cultivation, resident of Old Sonari, P.S. Sonari, Jamshedpur, District Singhbhum (East) hereinafter called the FIRST PARTY of the ONE PART ;

A N D

JAGADISH CHANDRA MANDAL son of Late Fanindra Nath Mandal,

Jagdish Chandra Mandal, son of Late Fanindra Nath Mandal, hereinafter called the SECOND PARTY of the ONE PART ;

...P/2.



Kokil Chandra Mandal

Jogadesh Chandra Mandal  
STATIONER

Chitta prasad Mandal

Shri Prasad Mandal

Jogamath Prasad Mandal

Kanai Prasad Mandal  
Kustura Prasad Mandal

Kali pada Mandal

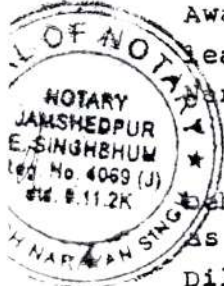
Lakhi pada Mandal

Known to me and  
Signed in my presence  
Advocate, Jamshedpur  
30-12-08

AND WHEREAS after death of said Aditya Mandal his legal heirs successors namely kokil Chandra Mandal, Phanindra Nath Mandal, Narahari Mandal, Kalipada Mandal, Sasadhar Mandal, Lakhipada Mandal, Khudi Ram Mandal and Awadhbala Dasi came in Possession of the same;

AND WHEREAS while said aforesaid legal heirs of Aditya Mandal came in possession of the same, in the year 1995, survey settlement the name of the said legal heirs, recorded as raiyat in the Khatian jointly;

AND WHEREAS amongst the aforesaid legal heirs, sasadhar Mandal and Khudiram Mandal died unmarried issueless and later on Awadh Bala Dasi the widow of said Aditya Mandal also expired leaving behind the Kokil Chandra Mandal, phanindra Nath Mandal, Narahari Mandal, Kalipada Mandal and Lakhipada Mandal;



AND WHEREAS aforesaid Phanindra Nath Mandal died leaving behind the aforesaid second party member and Dilip Mandal as his Son's legal heirs, successors. Unfortunetly the said Dilip Mandal died unmarried issueless on 15.10.2007 and after his death the second party is the only legal heir and successors of said Phanindra Nath Mandal;

AND WHEREAS Narahari Mandal also expired leaving behind his legal heirs, successors the third party members;

AND WHEREAS the aforesaid first party and fourth party and fifth party being recorded tenants and the second party, third party members being the legal heirs of the aforesaid recorded tenant have been exercising all rights of ownership over the Schedule - 'A' land without any interruption from any body;

AND WHEREAS since the aforesaid first party, second party,

STATIONER

Bikramchandra Mandal

Shela Nath Mandal

ratima Mandal

Jitendra Kumar

Sir M.

.....P/4.

Kokil Chandra  
Mandal

Jagdish Chandra Mandal  
SITABDI 2018

Chitta Prasad Mandal

Chitra Prasad Mandal

Jagannath Prasad Mandal

Kanai Prasad Mandal

Uttam Kumar Mandal

Kali Prada Mandal

Chokh Prada Mandal

KNOW TO ALL THAT  
Signed in my presence

Advocate, Barabanki  
20/2/08

third party members, fourth party and fifth party are the joint owners of the schedule 'A' land and house property a family arrangement has already been arrived amongst the aforesaid first party, second party, third party members, fourth party and the fifth party regarding division of the schedule -'A' property amongst themselves in the following manners hereafter appearing ;

The parties are also executing this Memorandum of partition by way of family arrangement in writing in respect of their respective shares of property which has been allotted to them mentioned herein schedules below on the following terms and conditions to avoid any future dispute or misunderstanding if arisen in future amongst the parties or their legal heirs ;

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

1. That the first party shall possess and enjoy the land and house property mentioned in the Schedule 'B' below as his own share which is the part of the Schedule 'A' Property.
2. That the second party have also been allotted the schedule -'C' property (out of the schedule-'A' property) as their own shares and they will possess and enjoy the same as absolute owner thereof.
3. That the property mentioned in the schedule-'D' below herein, out of the schedule -'A' property has also been allotted to the third party members as their own shares who will possess and enjoy the same as absolute owners thereof without any interruption from any body.



मन्सिनी मन्सुल  
Kamunoditya Mandal  
Shola Nath Mandal  
ratima Mandal  
Titendra  
Kumar  
Sinha

....P/5.

Kokil Chandra  
Mandal

Jagdish Chandra Mandal  
SITAPATI CHITTI

Chitto Prasad Masal

1:

5  
Shri Prasad Mandal

Jagdish Prasad Mandal

Manoj Prasad Mandal

Uttam Kumar Mandal

Kalipada Mandal

Chittr Prasad Mandal

Agree to see and  
Signed in my presence

M. Prasad, Mandal  
30/12/08

4. That the property mentioned in the Schedule 'E' below shall be possession and enjoyed by the fourth party as his own share which is the part of the schedule - 'A' property.

5. That the land and house property as shown in Schedule 'F' herein below is the own share of property of the fifth party who will possess and enjoy the same as his own share which is the part of the schedule 'A' property.

6. That each party shall be the sole and absolute owner/s of his/their/her respective share of property as allotted to them and fallen in his/her/their shares without any interruption or obstruction from the side of the other Party/parties.

7. That each party shall have no claim, demand, right, title over the share/shares of property of the other parties hereof.

8. That each party shall have every right to get his/her/their share of land and house property mutated in the records the landlord the state of Jharkhand through C.O. Jamshedpur and shall pay rent and other charges thereof in his/her/their names.

9. That each party hereby undertakes that neither he/she/they nor their legal heirs, successors will interfere or disturb the peaceful possession of the other party in future.

10. That the parties hereof also agree/s that neither he/she/they nor their legal heirs, successors shall encroach the property of the other share of property of this deed.

11. That the parties hereof also shall be entitled to dispose of his/her/their shares of property by way of sale, gift etc. to any person or persons he/she/they like/s.



Shri Prasad Mandal  
Shri Prasad Mandal  
Shri Prasad Mandal  
Shri Prasad Mandal

Kokil Chandio  
Mandal

Jagadish Chaudhary Mandal

Sonari Mandal

Chittoor Mandal

12

for the purpose of the schedule

Jaganmohan Prasad Mandal

Kanuni Prasad Mandal

Kali pada Mandal

Chakhi pada Mandal

12. That the parties hereof also hereby admit this partition of the schedule 'A' property as has fallen in his/her/their shares mentioned herein schedule below voluntarily without any pressure from any corner and they are satisfied with the property as fallen in their respective share.

The terms and conditions of this memorandum of partition by way of family arrangement shall be binding on all the parties including their heirs, successors.

Be it also noted that this document is typed five sets in original and each copy (document) is substract & exact to each other bearing the signatures of the parties.

SCHEDULE - 'A'

(Description of the property (entire property))

District Singhbhum (East), District Sub-Registry Office at Jamshedpur, in Mouza Sonari, P.S. Sonari, Thana No. 1156, Ward No. 1, J.N.A.C. under -

| <u>Khata No.</u> |            | <u>Plot No.</u> |            | <u>Area</u>   |
|------------------|------------|-----------------|------------|---------------|
| <u>Old</u>       | <u>New</u> | <u>Old</u>      | <u>New</u> | <u>Hector</u> |
| 4                | 113        | 21              | 507        | 0.09.65 Hect. |
| "                | "          | "               | 632        | 0.42.84 "     |
| "                | "          | "               | 634        | 0.24.00 "     |
| "                | "          | 314             | 402a       | 0.00.60 "     |
| "                | "          | 313             | 402b       | 0.00.75 "     |
| "                | "          | 312, 314        | " c        | 0.00.40 "     |
| "                | "          | 313             | " d        | 0.00.50 "     |
| "                | "          | 313             | " e        | 0.01.20 "     |
| "                | "          | 312, 314        | 403        | 0.24.90 "     |
| "                | "          | 314             | 683        | 0.00.80 "     |



...P/7.  
Kramaditya Mandal  
Lola Nath Mandal  
ratima Mandal  
Jitendra (Sung)  
Singh

201208  
Signature, Date

Kokil Chandra Mandal  
 Jagdish Chandra Mauda  
 SITAPATI  
 Chitta prasad Maoudal

SCHEDULE - 'B'

Chitta prasad Maoudal  
 Jagannath Prasad Mandal  
 Kanna Prasad Mandal  
 Kulkarni Prasad Mandal  
 Kalkipada Mandal  
 Kalkipada Mandal.

As per the map  
 signed in my presence  
 Dinesh Narayan Singh

(Description of the Property fallen in the share of Kokil Chandra Mandal first party hereof)

District Singhbhum (East), District Sub-Registry Office at Jamshedpur, in Mouza Sonari, P.S. Sonari, Thana No. 1156, Ward No. 1, J.N.A.C. under -

| Old     | Khata No. |     | Plot No.                    |     | Area in Sq. ft. | Boundary   |
|---------|-----------|-----|-----------------------------|-----|-----------------|--|
|         | New       | Old | New                         | Old |                 |  |
| 4       | 113       | 21  | 632(P)<br>(Sub-plot C)      |     | 14,086.00       | N:Lakhipada Mandal;<br>S:Jagdish Ch.Mandal;<br>& others;<br>E:Proposed Road 10' ft.<br>W:Satyam Enclave; |
| "       | "         | "   | 632(P)<br>(Sub-Plot No.3/A) |     | 11,467.00       | N:6' ft. Alley then house of Dr.G.B. Singh;<br>S:16' ft. Road;<br>E:Road;<br>W:20' ft. Road;             |
| "       | "         | 325 | 634(P)<br>(Sub-plot No.3/B) |     | 1,084.00        | N:Kali Pada Mandal;<br>S:16' ft. Road;<br>E:Mallika Mandal & others;<br>W:Lakhipada Mandal;              |
| "       | "         | 312 | 403(P)<br>(Sub-plot No.K/1) |     | 4,208.00        | N:Bank Colony;<br>S:12' ft. Road;<br>E:Portion of Plot No.403;<br>W:Smt. SanaKa Mandal & others.         |
| "       | "         | "   | 403(P)<br>(sub-plot No.J/1) |     | 842.50          | N:Bank Colony;<br>S:Road;<br>E:Bikram Mahato;<br>W:Jagdish Ch. Mandal;                                   |
| Total : |           |     |                             |     | 31,688.18       | Sq. ft.  |

Which is the part of the schedule 'A' property .

...P/8.



Sitendra Kumar Singh  
 Sikaramditya Mandal  
 Shola Nath Mandal  
 Valima Mandal

Kohil Chandra Mandal  
 Jagadish Chandra Mandal  
 Chittoor Prasad Mandal

- 8

Chittor Prasad Mandal  
 Jagannath Prasad Mandal  
 Ranu Prasad Mandal  
 Lokenath Prasad Mandal  
 Kali Pada Mandal  
 Chakrapada Mandal

Advocate, Jamshepur

The above schedule 'B' property shown in Green Colour in the sketch map annexed herewith which shall form part of this deed.

SCHEDULE- 'C'

(Description of the property fallen in the share of Jagadish Chandra Mandal, 2nd party hereof)

District Singhbhum (East), District Sub-Registry Office at Jamshepur in Mouza Sonari, P.S. Sonari, Thana No. 1156, Ward No. 1, J.N.A.C. under-

|            | <u>Khata No.</u> | <u>Plot No.</u>     | <u>Area</u>                                | <u>Boundary</u>   |   |
|------------|------------------|---------------------|--|-------------------|---|
| <u>Old</u> | <u>New</u>       | <u>Old</u>          | <u>New</u>                                 | <u>in Sq. ft.</u> |   |
| 4          | 113              | 21<br>(Sub Plot -D) | 632(P)                                     | 14,086.00         | N:K.C.Mandal;<br>S:C.P.Mandal & Others;<br>E:10' ft. Road;<br>W:Satyam Enclave;     |
| "          | "                | "                   | 632(P)<br>(Sub-Plot-1/A<br>1/B, 1/C & 1/D) | 11,552.00         | N:Gurucharan Mahato<br>S:C.P.Mandal & Others;<br>E:20' ft. Road;<br>W:L.I.C.Colony; |
| "          | "                | 325                 | 634(P)                                     | 1,084.68          | N:Kali Pada Mandal;<br>S:15' ft. Rasta;<br>E:Road;<br>W:C.P.Mandal & Others;        |
| "          | "                | 312, 314            | 403(P)<br>(Sub-Plot-F)                     | 3,504.00          | N:12' ft. Road;<br>S:Road;  |
| "          | "                | 314                 | 683(P)<br>(Sub-Plot-F)                     | 645.50            | E:Alley 2' ft.<br>W:Road;   |
| "          | "                | 312                 | 403(P)<br>(Sub-Plot No. J/2)               | 842.50            | N:Bank Colony;<br>S:Road;<br>E:K.C.Mandal;<br>W:Mallika Mandal & Others;            |

Total: 31,714.68 Sq. ft.

Which is the Part of the schedule 'A' property.

...P/9.

Prasad Mandal  
 Braunditya Mandal  
 Bela Nath Mandal  
 Atima Mandal  
 Jagan Mohan Mandal  
 Ram Prasad Mandal



Kokil Chandra  
Mandal  
Jagdish Chandra Mahto  
S. Prasad  
Chittu Prasad Mahto

Pr. Singh Prasad  
Jagannath Prasad  
Mandal  
Manoj Prasad Mahto  
Vidyanandan Prasad  
Kali Pada Mandal  
Kali Pada Mandal

... P/10

The above Schedule 'C' property shown in Brown Colour in the Sketch Map annexed herewith which shall form part of this deed.

SCHEDULE-'D'

(Description of the property fallen in the share of Mallika Mandal & Others, 3rd Party hereof)

Dist. Singhbhum (East), District Sub-Registry Office at Jamshedpur, in Mouza Sonari, P.S. Sonari, Thana No. 1156, Ward No. 1, J.N.A.C. Under -

| Old    | Khata No. |     | Plot No. |                          | Area in Sq. ft. | Boundary  |
|--------|-----------|-----|----------|--------------------------|-----------------|---|
|        | Old       | New | Old      | New                      |                 |   |
| 4      |           | 113 | 21       | 632(P)<br>(Sub-Plot-E)   | 14,086.00       | N: Jagdish Ch. Mandal & another;<br>S: Aditya Homes<br>E: 10' ft. Road;<br>W: Satyam Enclave; |
| "      | "         | "   | "        | 632(P)<br>(Sub-Plot 2/A) | 671.00          | N: Jagdish Ch. Mandal & others;   |
| "      | "         | "   | "        | " 2/B                    | 2,684.00        | S: Nij;<br>E: 20' ft. Road;<br>W: LIC Colony;   |
| "      | "         | "   | 325      | 634(P)<br>(Sub-Plot 2/B) | 183.00          | N: Nij;<br>S: Vacant Land;  |
| "      | "         | "   | "        | " 2/C                    | 7,991.00        | E: 20' ft. Road;<br>W: LIC Colony;  |
| "      | "         | "   | 325      | 634(P)<br>(Sub-Plot 2/D) | 1,084.68        | N: Kali Pada Mandal;<br>S: 16' ft. Rasta;<br>E: J.C. Mandal & other;<br>W: K.C. Mandal;       |
| "      | "         | "   | 312      | 403(P)                   | 3,619.00        | N: 12' ft. Road;  |
| "      | "         | "   | 314      | 402 a                    | 646.00          | S: Road;  |
| "      | "         | "   | "        | 402c(P)<br>(Sub-Plot-N)  | 161.00          | E: 11' ft. Road;<br>W: Alley 2' ft.   |
| "      | "         | "   | 312      | 403<br>(Sub-Plot-J/3)    | 842.50          | N: Bank Colony;<br>S: Road;<br>E: Jagdish Ch. Mandal;<br>W: Kali Pada Mandal;                 |
| Total: |           |     |          |                          | 31,968.18       | Sq. ft.   |



Which is the part of the schedule 'A' property.

Pr. Singh Prasad  
Kramadibya Mandal  
ola Naath Mandal  
atirna Mandal  
Jitendra Prasad  
Kumar Singh

Koki Chandra Mandal  
 Jagdish Chandra Mandal  
 Chitta Prasad Mandal  
 Jagan Prasad Mandal  
 Jagannath Prasad Mandal  
 Nageswari Prasad Mandal  
 Kalyan Prasad Mandal  
 Lakshipada Mandal

--: 10

The above Schedule 'D' property shown in pink colour in the sketch map annexed herewith which shall form part of this deed.

SCHEDULE - 'E'

(Description of the property fallen in the share of Kalipada Mandal, 4th party hereof)  
 Dist. Singhbhum East, Dist. Sub-Registry Office at Jamshedpur, in Mouza Sonari, P.S. Sonari, Thana No.1156, Ward No.1, J.N.A.C. under-

| Old     | Khata NO. |                | Plot No.                 |  | Area in Sq.ft. | Boundary   |
|---------|-----------|----------------|--------------------------|--|----------------|--|
|         | New       | Old            | New                      |  |                |  |
| 4       | 113       | 21             | 632(P)                   |  | 5,442.00       | N: Vacant land;<br>S: Lakhipada Mandal;<br>E: 10' ft. Road;<br>W: Zahira Than;         |
| "       | "         | "              | 507<br>(Sub-Plot -A)     |  | 8,503.00       |  |
| "       | "         | "              | 632(P)<br>(Sub-Plot-5/A) |  | 2,100.00       | N: L.P. Mandal;<br>S: Nij;<br>E: Road;<br>W: 20' ft. Road;                             |
| "       | "         | "              | 634(P)<br>(Sub-Plot-5/A) |  | 1,660.00       | N: Nij;<br>S: Sub Plot No. 4/D, 3/D, 2/D<br>1/E & Nij;<br>E: Road;<br>W: 20' ft. Road; |
| "       | "         | "              | 5/B                      |  | 7,815.00       |  |
| "       | "         | 312            | 403(P)                   |  | 1,498.50       | N: 12' ft. Road;<br>S: Road;   |
| "       | "         | 313            | 402 b                    |  | 807.00         | E: 9.5' ft. Road;<br>W: 11' ft. Road;  |
| "       | "         | "              | 402 c(P)                 |  | 269.00         |  |
| "       | "         | "              | 402 d                    |  | 538.00         |  |
| "       | "         | "              | 402 e                    |  | 1,291.00       |  |
| "       | "         | (Sub-Plot K/2) |                          |  |                |  |
| "       | "         | 312            | 403(P)                   |  |                | N: Bank Colony;<br>S: Road;<br>E: Mallika Mandal & Others;<br>W: Lakhi Pado Mandal;    |
| "       | "         | (Sub-Plot J/4) |                          |  | 842.50         |  |
| Total : |           |                |                          |  | 31,850.68      | Sq. ft.  |



which is the part of the Schedule 'A' property.

Ramaditya Mandal  
 Ola Nath Mandal  
 Sima Mandal  
 Jiteswar Mandal  
 Kumar Mandal  
 Singh Mandal

....P/11.

known to me  
 signed in  
 presence of  
 me

Kokil Chandray  
 Man Lalai  
 Jagdish Chandra Mandal  
 Chitta prasad mead  
 11  
 Jaganath Prasad Mandal  
 Manoj Prasad Mandal  
 (Gharan for Mandal)  
 Kali pada Mandal  
 Lakhi pada Mandal

Known to me  
 Signed in P.S. Sonari  
 30.12.08

The above schedule 'E' property shown in Red Colour in the sketch map annexed herewith which shall form part of this deed.

**SCHEDULE- 'F'**

(Description of the property fallen in the share of Lakhi Pada Mandal, 5th Party hereof)

District Singhbhum East, District Sub-Registry Office at Jamshedpur, in Mouza Sonari, P.S. Sonari, Thana No.1156, Ward No.1, J.N.A.C. under ; -

| Old           | Khata No. |     | Plot No. |                                     | Area in Sq. ft.  | Boundary  |
|---------------|-----------|-----|----------|-------------------------------------|------------------|---|
|               |           | New | Old      | New                                 |                  |   |
| 4             |           | 113 | 21       | 632(P)<br>(Sub-Plot-B)              | 13,945.00        | N:Kalipada Mandal;<br>S:Kokil Ch.Mandal;<br>E:10' ft.Road;<br>W:Satyam Enclave & Zahira than; |
| "             | "         | "   | "        | 632(P)<br>(Sub-Plot-4/A, 4/B & 4/C) | 11,447.56        | N:20' ft.Road;<br>S:Kalipada Mandal;<br>E:Road;<br>W:20' ft.Road;                             |
| "             | "         | "   | 325      | 634(P)<br>(Sub-Plot-4/D)            | 1,084.68         | N:Kali Pada Mandal;<br>S:16' ft.Rasta;<br>E:Kokil Ch.Mandal;<br>W:Kalipada Mandal;            |
| "             | "         | "   | 312      | 403(P)<br>(Sub-Plot-L)              | 4,307.00         | N:12' ft.Rasta;<br>S:Rasta;<br>E:8'6" Alley then Gridhar Mahato;<br>W:9'6" Road;              |
| "             | "         | "   | 312      | 403(P)<br>(Sub-Plot No.J/5)         | 842.50           | N: Bank Colony;<br>S:Road;<br>E:Kali Pada Mandal;<br>W:K. C.Mandal;                           |
| <b>Total:</b> |           |     |          |                                     | <b>31,626.74</b> | <b>Sq.ft.</b>   |



which is the part of the schedule 'A' Property.

The above schedule 'F' property shown in blue Colour in the sketch map annexed herewith which shall form part of this deed.

नमो भगवते वासुदेवाय  
 Karamditya Mandal  
 Kola Nath Mandal  
 Lima Mandal  
 Tit esher Mandal  
 S-15

IN WITNESS WHEREOF the parties are executing this document on this the date first above written.

Read over and explained the contents of this document to the Executants in Bengali who admit the same to be true and correct. *A. G. Mahanta*

WITNESSES:

1.

*Kakil Chandra Mandal*

FIRST PARTY

2.

*Jagdish Chandra Mandal*

SECOND PARTY



BE IT NOTED :-

That there is an alley measuring an area North to south 58' ft. and East to west 2' wide in between the share of land of second Party and third party.

And it is also noted here that there is a vacant land on the western side of plot No.403, and if in future any construction will be made on the said vacant land for Garage purpose then five - Garages shall be constructed on the said vacant land and each Garage shall be allotted to the each share of the parties hereof.

1. *श्रीमती ललि*

2. *Chitto prasad Mandal*

3. *Chitraprasad Mandal*

4. *Jagannath Prasad Mandal*

5. *Kanani Prasad Mandal*

6. *Uttam K. Mandal*

THIRD PARTY

*Kalipada Mandal*

FOURTH PARTY

*Kalipada Mandal*

FIFTH PARTY

*S.K. SUMAN*  
Advocate  
Jamshedpur  
30.12.08

Witnesses and Signatures of Executants which is mentioned in this document. *S.K. Suman* Advocate, Jamshedpur.

*30.12.08*  
*Dinesh Narayan Jaiswamidpur*  
**NOTARY**  
**JAMESWIDPUR**

Reg. No. 4009 (J) dated 2.11.2008

*बिक्रमदीप्य मण्डल*  
*Bikramaditya Mandal*  
*शोला नाथ मण्डल*  
*Shola Nath Mandal*  
*रालिमा मण्डल*  
*Ralima Mandal*

*जितेंद्र कुमार*  
*Jiten Kumar*  
*30-12-08*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

GAYATRI MANDAL  
PHANINDRA NATH MANDAL  
16/05/1944

Permanent Account Number

BREPM0598R

आयश्री मंडल

Signature



आयश्री मंडल



भारत सरकार  
GOVERNMENT OF INDIA



गायत्री मंडल  
Gayatri Mandal  
जन्म वर्ष : Year of Birth: 1944  
लिंग : Gender: Female



8119

आधार — आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: W/O कवि चंद्रा मंडल, पं.  
मंडल, ए. नंबर 5, एक्सटेंशन  
नियर मान मंदिर पो-सोनार  
जमशेदपुर, सोनार, पूर्बि  
सिन्धुम, झारखण्ड 831011

Address: W/O Kavi Chandra  
Mandal, Road No. 5, Extension  
Near Man Mandir, po-Sonar  
JAMSHEDPUR, Sonar, Purbi  
Singbhum, Jharkhand, 831011



WWW

जायत्री मंडल

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

BIKRAMADITYA MANDAL  
KOKIL CHANDRA MANDAL



21/01/1969  
Permanent Account Number  
AKCPM3573C

*Randal*  
Signature

*Bikramaditya Mandal*  
*Randal*

*15/01/1969*



भारत सरकार  
GOVERNMENT OF INDIA



बिक्रमदित्य मंडल  
Bikramaditya Mandal

जन्म वर्ष / Year of Birth: 1969  
पुरुष / Male



8354

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O कोकिल मंडल, रोड नो-05, Address: S/O Kokil Mandal  
एक्सटेंशन, हरी मंदिर, पो-सोनारी, ROAD NO-05 EXTENSION  
जमशेदपुर, पूर्वी सिंहभूम जिल्ला, NEAR HARI MANDIR,  
831011. PO-SONARI, JAMSHEDPUR,  
Sonari, Purbi Singhbhum,  
Jharkhand, 831011



1947  
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in

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

Bikramaditya Mandal

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PRATIMA MANDAL  
KOKIL CHANDRA MANDAL  
22/05/1970

Permanent Account Number  
BREPM0599Q

*Pratima Mandal*  
Signature



Pratima Mandal



भारत सरकार  
GOVERNMENT OF INDIA



प्रतिमा मण्डल  
Pratima Mandal  
जन्म वर्ष / Year of Birth: 1970  
महिला / Female



~~XXXXXXXXXXXX~~ 0753

आधार — आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: D/O कोकिल चंद्रा मण्डल, रोड  
नं. 5-ए, एक्सटेंशन, नर्मदा हरी मन्दिर,  
पो-सोनारी, जमशेदपुर, सोनरी, पूर्वी  
सिन्धुभूम, झारखण्ड, 831011

Address: D/O Kokil Chandra  
Mandal, Road No-5 Extension,  
Near Hari Mandir, Po-Sonari,  
JAMSHEDPUR, Sonari, Purbi  
Singhbhum, Jharkhand, 831011



Pratima Mandal



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

नमोद्वारण क्रमांक / Enrolment No.: 1093/53003/00482

Download Date: 25/02/2021

श्री भोला नाथ मंडल  
Bhola Nath Mandal  
S/O Kokil Chandra Mandal  
Road No-5, Extn  
Po-Sonar  
Near-Hari Mandir  
Sonari Jamshedpur  
Sonari  
Purbi Singhbhum Jharkhand - 831011  
9430307985

Issue Date: 30/11/2011

Signature Not Verified

Digitally signed by Bhola Nath Mandal, DN: cn=Bhola Nath Mandal, o=Unique Identification Authority of India, email=bhola.nath.mandal@uidai.gov.in



आपका क्रमांक / Your No.

~~XXXXXXXXXX~~ 3353  
VID : 9143 8054 6471 9862

मेरा पहचान, मेरी पहचान



भारत सरकार  
Government of India



श्री भोला नाथ मंडल  
Bhola Nath Mandal  
जन्म तिथि/DOB: 28/02/1975  
पुरुष MALE

Issue Date: 30/11/2011

Download Date: 25/02/2021

~~XXXXXXXXXX~~ 3353  
VID : 9143 8054 6471 9862

मेरा पहचान, मेरी पहचान



- पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

AUTHENTICATION

is a proof of identity, not of citizenship  
Verify identity using Secure QR Code/ Offline XML/ Online Authentication  
This is electronically generated letter

- देश भर में मान्य है।
- कई सरकारी और गैर सरकारी सेवाओं का प्रयोग आसानी करता है।
- मेरे मोबाइल नंबर और ईमेल ID अपडेट रखें।
- को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

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भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पति:  
S/O Kokil Chandra Mandal, Road No-5, Extn, Hari Mandir  
के पास, पो-सोनारी, सोनारी जमशेदपुर, पूर्वी सिंहभूम  
झारखण्ड - 831011

Address:  
S/O Kokil Chandra Mandal, Road No-5, Extn,  
Near-Hari Mandir, Po-Sonar,  
Jamshedpur, Purbi Singhbhum  
Jharkhand - 831011



~~XXXXXXXXXX~~ 3353  
VID : 9143 8054 6471 9862

Bhola Nath Mandal

आयकर विभाग

INCOME TAX DEPARTMENT

BHOLA NATH MANDAL

KOKIL CHANDRA MANDAL

28/02/2013

AXNFM2013

*Bhola Mandal*

भारत सरकार

GOVT. OF INDIA



*Bhola Nath Mandal*

आयकर विभाग  
INCOME TAX DEPARTMENT

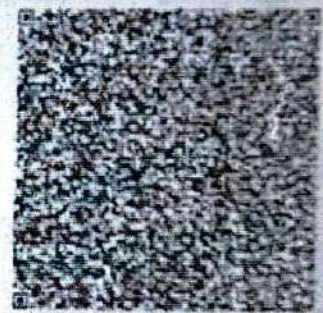


भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AKXPS8567K



नाम / Name  
JITENDRA KUMAR SINGH

पिता का नाम / Father's Name  
SURENDRA PRASAD SINGH

जन्म की तारीख /  
Date of Birth  
24/06/1973

*Jitendra Singh*  
हस्ताक्षर / Signature

09032023

*Jitendra Kumar Singh*



भारत सरकार  
Government of India



Issue Date: 05/08/2011



जितेन्द्र कुमार सिंह  
Jitendra Kumar Singh  
जन्म तिथि/DOB: 24/06/1973  
पुरुष/ MALE

~~XXXXXXXXXXXX~~ ~~XXXXXX~~ 8224

VID : 9133 6703 3235 1157

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



पता:

पारबती देवी, कृष्णा कॉन्डोमिनियम 3rd फ्लोरक, क रोड  
सोनारी वेस्ट ले आउट, नियर किडजी प्ल स्कूल,  
जमशेदपुर, सोनारी, ईस्ट सिंगभूम,  
झारखण्ड - 831011

Address:

Parbati devi, Krishna condominium 3rd floor,  
K road sonari west lay out, Near kidzee play  
school, Jamshedpur, Sonari, East Singhbhum,  
Jharkhand - 831011



~~XXXXXXXXXXXX~~ ~~XXXXXX~~ 8224

VID : 9133 6703 3235 1157

1947



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www.uidai.gov.in

Jitendra Kumar Singh

**Transaction Success!** Please Note Your Transaction Id

ok

|                         |                                     |
|-------------------------|-------------------------------------|
| Name                    | MyHomeMakersRepByJitendraKumarSingh |
| Token No / Depositor ID | 202400095422                        |
| Amount                  | 1388254                             |
| Transaction ID          | 58a53f08395fb269a0b5                |
| GRN                     | 2403658976                          |
| CIN                     | 10002162024081408160                |
| Time                    | 2024-08-14 12:30:39                 |

जायश्रीमनुज



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

जमीनदार नाम

रैयत का नाम, अभिभावक का नाम, रिश्ता

झारखण्ड सरकार

कालीपद मंडल, पिता - आदित्य मंडल, 63, जाति- अज्ञात, निवासी- निजवाड़ व कोकिलचन्द्र मंडल, पिता - आदित्य मंडल, 63, जाति- अज्ञात, निवासी- निजवाड़ व खुदीराम मंडल, पिता - आदित्य मंडल, 63, जाति- अज्ञात, निवासी- निजवाड़ व नरहरि मंडल, पिता - आदित्य मंडल, 63, जाति- अज्ञात, निवासी- निजवाड़ व फणीन्द्रनाथ मंडल, पिता - आदित्य मंडल, 63, जाति- अज्ञात, निवासी- निजवाड़ व लखीपद मंडल, पिता - आदित्य मंडल, 63, जाति- अज्ञात, निवासी- निजवाड़ व श्रीमति अशोक बाला दास, पति - आदित्य मंडल, एक अण, जाति- अज्ञात, निवासी- निजवाड़ व शसधर मंडल, पिता - आदित्य मंडल, 63, जाति- अज्ञात, निवासी- निजवाड़

| जिला का नाम | पूर्वी सिंहभूम | अंचल का नाम | जमशेदपुर | हलका का नाम | हल्का-6 | मौजा का नाम | वार्ड नं.-1 अ.क्षे. जमशे | खाता का प्रकार | रैयती |
|-------------|----------------|-------------|----------|-------------|---------|-------------|--------------------------|----------------|-------|
| खेवट नम्बर  |                | खाता नम्बर  | 113      | थाना का नाम | घाटशिला | थाना नम्बर  | 9001                     |                |       |

| खाता नम्बर               | खेसरा नम्बर | चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4 जमीन | किस्म जमीन              | मिजान                | केफियत / 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)      |
|                          | 402 क       | अज्ञात अज्ञात                         | खलिहान 0                | 0 (हेक्टर) 0 (आर) 0  |                    | 63 - 83 पैसे तीरसठ रुपये तीरसठी पैसे आलावे सेस । | 0 0 0                  |           |
|                          | 402 ख       | अज्ञात अज्ञात                         | 2मकान पक्का 0           | 0 (हेक्टर) 0 (आर) 0  |                    | 63 - 83 पैसे तीरसठ रुपये तीरसठी पैसे आलावे सेस । | 0 0 0                  |           |
|                          | 402 ग       | अज्ञात अज्ञात                         | 2मकान पक्का 0           | 0 (हेक्टर) 0 (आर) 0  |                    | 63 - 83 पैसे तीरसठ रुपये तीरसठी पैसे आलावे सेस । | 0 0 0                  |           |
|                          | 402 घ       | अज्ञात अज्ञात                         | ओगान 0                  | 0 (हेक्टर) 0 (आर) 0  |                    | 63 - 83 पैसे तीरसठ रुपये तीरसठी पैसे आलावे सेस । | 0 0 0                  |           |
|                          | 402 ङ       | अज्ञात अज्ञात                         | 1मकान कच्चा खपड़ा पीस 0 | 0 (हेक्टर) 1 (आर) 0  |                    | 63 - 83 पैसे तीरसठ रुपये तीरसठी पैसे आलावे सेस । | 0 0 0                  |           |
| 113                      | 403         | कोकिलचन्द्र मंडल कोकिलचन्द्र मंडल     | गोडा-01 0               | 0 (हेक्टर) 24 (आर) 0 |                    | 63 - 83 पैसे तीरसठ रुपये तीरसठी पैसे आलावे सेस । | 0 0 0                  | 1 - कायमी |
|                          | 404         | ज्योतिन्द्र मंडल राजाराम मंडल         | दोन-02 2                | 0 (हेक्टर) 28 (आर) 0 |                    | 63 - 83 पैसे तीरसठ रुपये तीरसठी पैसे आलावे सेस । | 0 0 0                  |           |
|                          | 405         | गोडा कम्पनी कोकिलचन्द्र मंडल          | दोन-03 0                | 0 (हेक्टर) 9 (आर) 0  |                    | 63 - 83 पैसे तीरसठ रुपये तीरसठी पैसे आलावे सेस । | 0 0 0                  |           |
|                          | 632         | परसी निज                              | दोन-02 0                | 2 (हेक्टर) 63 (आर) 0 |                    | 63 - 83 पैसे तीरसठ रुपये तीरसठी पैसे आलावे सेस । | 0 0 0                  |           |
|                          | 634         | कोकिलचन्द्र मंडल कायमी                | दोन-03 0                | 0 (हेक्टर) 24 (आर) 0 |                    | 63 - 83 पैसे तीरसठ रुपये तीरसठी पैसे आलावे सेस । | 0 0 0                  |           |
|                          | 635         | अज्ञात अज्ञात                         | 1मकान कच्चा खपड़ा पीस 0 | 0 (हेक्टर) 1 (आर) 0  |                    | 63 - 83 पैसे तीरसठ रुपये तीरसठी पैसे आलावे सेस । | 0 0 0                  |           |
| खाता मे कुल प्लोट संख्या | 11          | खाता का कुल मिजान                     | 3 ( ) 54 (डिसमोल) ( )   | खाता का कुल          | 0 0 0              |  |                        |           |

उपरोक्त  
Bikramulidipya Murali  
Bhola Nath Mandal  
Pralima Mandal

यह एक कम्प्यूटर जनित प्रति है

5/3/2024 9:27:07 AM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

Handwritten signature



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

जमीनदार नाम

रेयत का नाम, अभिभावक का नाम, रिश्ता

झारखंड

अदिव्य मंडल, पिला - बनमाली मंडल, जाति- सुन्दी, निवासी- नीजग्राम

|             |                |             |             |             |            |             |        |                |       |
|-------------|----------------|-------------|-------------|-------------|------------|-------------|--------|----------------|-------|
| जिला का नाम | पूर्वी सिंहभूम | अंचल का नाम | जमशेदपुर    | हलका का नाम | हल्का-6    | मौजा का नाम | सोनारी | खाता का प्रकार | रेयती |
| खेवट नम्बर  | खाता नम्बर     | 4           | थाना का नाम | घाटशिला     | थाना नम्बर | 1156        |        |                |       |

| खाता नम्बर                 | खेसरा नम्बर | चौहद्दी उत्तर<br>3 चौहद्दी<br>दक्खिन 4 | किस्म<br>जमीन          | मिजान                       | कैफियत<br>/ अभ्युक्ति | हाकिम के<br>तहकीकात<br>मुताबिक लगान/<br>सेस | लगान       |           |            | खास शर्त |
|----------------------------|-------------|--|------------------------|-----------------------------|-----------------------|---|------------|-----------|------------|----------|
|                            |             |  |                        |                             |                       |   | री<br>(10) | आ<br>(11) | पै<br>(12) |          |
| (1)                        | (2)         | (3)                                    | कियारी संख्या<br>(5)   | क्षेत्र                     | (8)                   | (9)   | (10)       | (11)      | (12)       | (13)     |
|                            | 21          | धानी मकर<br>माझी धानी<br>नीज           | दौन-02 2               | 6 (एकड़) 95 (डिसमील)<br>(1) |                       |   | 0          | 0         | 0          |          |
|                            | 267         | धानी हरिषदो<br>गोड़ा नीज               | दौन-02 2               | 0 (एकड़) 72 (डिसमील)<br>(1) |                       |   | 0          | 0         | 0          |          |
|                            | 312         | धानी नीज<br>रास्ता                     | गोड़ा-01 1             | 0 (एकड़) 65 (डिसमील)<br>(1) |                       |   | 0          | 0         | 0          |          |
| 4                          | 313         | गोड़ा नीज<br>रास्ता                    | वास्तुघर-4, आगन/1<br>0 | 0 (एकड़) 5 (डिसमील) (1)     |                       |   | 0          | 0         | 0          | 1- कायमी |
|                            | 314         | गोड़ा नीज<br>रास्ता                    | मकान 1                 | 0 (एकड़) 8 (डिसमील) (1)     |                       |   | 0          | 0         | 0          |          |
|                            | 325         | धानी नीज<br>गोड़ा आवद                  | दौन-03 2               | 0 (एकड़) 64 (डिसमील)<br>(1) |                       |   | 0          | 0         | 0          |          |
|                            | 345         | धानी<br>मुनसाराम<br>मडल गोड़ा<br>अरजु  | गोड़ा-02 1             | 0 (एकड़) 23 (डिसमील)<br>(1) |                       |   | 0          | 0         | 0          |          |
| खाता मे कुल प्लोट संख्या 7 |             |  | खाता का कुल मिजान      | 9 (एकड़) 32 (डिसमील) (1)    | खाता का कुल           |   |            | 0         | 0          | 0        |

यह एक कंप्यूटर जनित प्रति है

5/3/2024 9:25:52 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।

जयश्रीमन्त  
Bikramdihya Mandal  
Bhola Nath Mandal  
Pratima Mandal

T. K. K.



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

August 13, 2024

पंजी ॥ प्रति

|             |                |                 |        |              |             |         |                |         |
|-------------|----------------|-----------------|--------|--------------|-------------|---------|----------------|---------|
| भाग वर्तमान | 6              | पृष्ठ संख्या    | 182    | जमशेदपुर     | हलका का नाम | हल्का-6 | इस्टेट का नाम  | झारखण्ड |
| जिला का नाम | पूर्वी सिंहभूम | अनुमंडल नाम     | धालभूम | अंचल का नाम  | थाना नम्बर  | 1156    | खाता का प्रकार | ---     |
| मौजा का नाम | सोनारी         | होलिडिंग संख्या | 4      | तोड़ी संख्या |             |         |                |         |

गायत्री मंडल, पति-स्व० कोकिल मंडल, जाति- अज्ञात एवं प्रतिमा मंडल, भोला नाथ मंडल, विक्रमादित्य मंडल, पिता-स्व० कोकिल मंडल, जाति- अज्ञात

| खाता नम्बर | प्लॉट संख्या | रकबा              | परिवर्तन के लिए प्राधिकार   | लगान | सेस     |
|------------|--------------|-------------------|---|------|---------|
|            |              |                   | नामांतरण मुकदमा संख्या . 1171/camp - /2013-2014 दिनांक 23/02/2013 | 727  | 1054.15 |
| 4          | 21           | 0 ऐ 58.66 डि 0 हे |   |      |         |
| 4          | 325          | 0 ऐ 2.49 डि 0 हे  |   |      |         |
| 4          | 312          | 0 ऐ 11.59 डि 0 हे |   |      |         |
|            | कुल परिमाण   | 0 ऐ 72.74 डि 0 हे |   |      |         |

| तारीख                  | प्राप्ति पत्र संख्या | सात से    | सात तक    | लागत बकाया | लागत चात् साल | रोड सेस बकाया | रोड सेस चात् साल | शिक्षा सेस बकाया | शिक्षा सेस चात् साल | स्वास्थ्य सेस बकाया | स्वास्थ्य सेस चात् साल | कृषि सेस बकाया | कृषि सेस चात् साल |
|------------------------|----------------------|-----------|-----------|------------|---------------|---------------|------------------|------------------|---------------------|---------------------|------------------------|----------------|-------------------|
| 01/12/1913             | 5446594              | 2012-2013 | 2013-2014 | 727        | 727           | 181.75        | 0                | 363.5            | 0                   | 363.5               | 0                      | 145.4          | 0                 |
| 08-21-2018             | 0018618636           | 2015-2016 | 2018-2019 | 2181       | 727           | 545.25        | 181.75           | 1090.5           | 363.5               | 1090.5              | 363.5                  | 436.2          | 145.4             |
| 2020-09-03<br>16.20.19 | 0635352599           | 2019-2020 | 2020-2021 | 727        | 727           | 181.75        | 181.75           | 363.5            | 363.5               | 363.5               | 363.5                  | 145.4          | 145.4             |
| 09-09-2022             | 0243551029           | 2021-2022 | 2022-2023 | 727        | 727           | 181.75        | 181.75           | 363.5            | 363.5               | 363.5               | 363.5                  | 0              | 145.4             |
| 04-29-2023             | 0596921858           | 2023-2024 | 2023-2024 | 0          | 727           | 0             | 181.75           | 0                | 363.5               | 0                   | 363.5                  | 0              | 145.4             |

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति  
यह प्रपत्र केवल प्राप्ति की जानकारी के लिए है  
कि-सी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें  
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

अवस्था देखें



BACK

जयश्री मंडल

Bikramdityu Mandal  
Bhola Nath Mandal  
Pratima Mandal

राम



## Pre Registration Docket

Date :- 13-08-2024 06:03 pm

Office Name :- District SRO - Jamshedpur

Token No:- 202400095422

Appointment :- 14-Aug-2024 Time:- 11:0

|                       |                       |
|-----------------------|-----------------------|
| Article               | Development Agreement |
| Pre Registration Date | 26-Jul-2024           |
| No. Of Pages          | 66                    |
| Stamp Duty            | 4                     |
| Paid Stamp Duty       | 0                     |
| Total Fees            | ₹ 13,88,254.          |

Property Id: **1274007**

|                                    |                               |                                |
|------------------------------------|-------------------------------|--------------------------------|
| Valuation No. : 1754808 / 2024     | :- 2024-2025                  | Date : 13-August-2024 18:41:PM |
| State : Jharkhand                  | District : EastSinghbhum      | Tahsil : Jamshedpur            |
| Land Type : Urban                  | Corporation : Jamshedpur(NAC) | Village/City : Sonari          |
| Sonari - Other Road                |                               |                                |
| Volume Number - 6                  |                               |                                |
| Page Number - 182                  |                               |                                |
| Khata Number - 113                 |                               |                                |
| Plot Number - 632                  |                               |                                |
| Ward Number - 1                    |                               |                                |
| SAF Number - SAF846733130824062328 |                               |                                |

|                            |
|----------------------------|
| Property Rates             |
| <b>Commercial Land (Y)</b> |
| ₹2103752/- Decimal         |

Valuation Rule : Commercial land

|                  |               |
|------------------|---------------|
| Property Details |               |
| 1 Land area      | 26.32 Decimal |

| Calculation Details |                     |                                |                |
|---------------------|---------------------|--------------------------------|----------------|
| Sr.No.              | Description         | Calculation                    | Total          |
| 1                   | Open Land Valuation | 1. 26.32 x 2103752=55370752.64 | ₹5,53,70,753/- |
| A                   | Total               |                                | ₹5,53,70,753/- |

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹5,53,70,800/-

Total Amount in Words : Five Crore Fifty Three Lakhs Seventy Thousands Eight Hundred Rupees Only.

|  |   |
|--|---|
| Land measurement, Sub Part and House No. | <b>Property Boundaries</b><br>East: Govt. Road, West: Road 20 Feet, South: Road 16 feet, North: Part of Same Plot 632 |
| Area                                     | Land area : 26.32 Decimal   |
| Other Description of the Property        | Pin Code - 831011   |
| Government/Market Value                  | 55370752.64   |
| Transaction Amount                       | -   |

|            |   |
|------------|---|
| CLAIMANT   | <b>MY HOME MAKERS-Mr. JITENDRA KUMAR SINGH, ,Father/Husband Name</b> Late Surendra Prasad Singh,, <b>Party Category-Proprietorship , PAN No.- Date Of Birth-24-Jun-1973,Permission Case No.- , Aadhaar No. *****8224, Country-India, State Name-Jharkhand, District Name-EAST SINGHBHUM, City/Village/Town Name-Jamshedpur, Locality-Sonari,Address</b> - office at 503, K. Road, Sonari West Layout Area, within P.O. and P.S. Sonari, Town Jamshedpur, District East Singhbhum, Jharkhand, <b>Pin Code-831011</b> |
| EXECUTANTS | <b>-Mr. BHOLA NATH MANDAL, ,Father/Husband Name</b> Late Kokil Chandra Mandal,, <b>Party Category-Individual , PAN No.- Date Of Birth-28-Feb-1975,Permission Case No.- , Aadhaar No. *****3353, Country-India, State Name-Jharkhand, District Name-EAST SINGHBHUM, City/Village/Town Name-Jamshedpur, Locality-Sonari,Address</b> - Road No. 5 Extension, Near Hari Mandir, P.O. and P.S. Sonari, Town Jamshedpur, District East Singhbhum, Jharkhand, <b>Pin Code-831011</b>                                       |
|            | <b>-Mrs. PRATIMA MANDAL, ,Father/Husband Name</b> Late Kokil Chandra Mandal,, <b>Party Category-Individual , PAN No.- Date Of Birth-22-May-1970,Permission Case No.- , Aadhaar No. *****0753, Country-India, State Name-Jharkhand, District Name-EAST SINGHBHUM, City/Village/Town Name-Jamshedpur, Locality-Sonari,Address</b> - Road No. 5 Extension, Near Hari Mandir, P.O. and P.S. Sonari, Town Jamshedpur, District East Singhbhum, Jharkhand, <b>Pin Code-831011</b>   |
|            | <b>-Mr. BIKRAMADITYA MANDAL, ,Father/Husband Name</b> Late Kokil Chandra Mandal,, <b>Party Category-Individual , PAN No.- Date Of Birth-21-Jan-1969,Permission Case No.- , Aadhaar No. *****8354, Country-India, State Name-Jharkhand, District Name-EAST SINGHBHUM, City/Village/Town Name-Jamshedpur, Locality-Sonari,Address</b> - Road No. 5 Extension, Near Hari Mandir, P.O. and P.S. Sonari, Town Jamshedpur, District East Singhbhum, Jharkhand, <b>Pin Code-831011</b>                                     |
|            | <b>-Mrs. GAYATRI MANDAL, ,Father/Husband Name</b> Late Kokil Chandra Mandal,, <b>Party Category-Individual , PAN No.- Date Of Birth-16-May-1944,Permission Case No.- , Aadhaar No. *****8119, Country-India, State Name-Jharkhand, District Name-EAST SINGHBHUM, City/Village/Town Name-Jamshedpur, Locality-Sonari,Address</b> - Road No. 5 Extension, Near Hari Mandir, P.O. and P.S. Sonari, Town Jamshedpur, District East Singhbhum, Jharkhand, <b>Pin Code-831011</b>   |

|                     |  |
|---------------------|--|
| Witness Information | <b>Mr. SAMIR KUMAR KAR , Address</b> - B-51, B-Block, Brindaban Garden, Near Swarn Vihar, Sonari, Jamshedpur-, <b>Father/Husband Name-Hira Lal Kar</b> |
|---------------------|--|

|                    |   |
|--------------------|---|
| Identifier Details | <b>Mr. SHASHWAT ADITYA</b> , Address - Road No. 5 Extension,<br>Near Hari Mandir, P.O. and P.S. Sonari, Town Jamshedpur, District<br>East Singhbhum, Jharkhand-, <b>Father/Husband Name-</b><br>Bikramaditya Mandal |
|--------------------|---|

|                                       |            |   |
|---------------------------------------|------------|---|
| <b>Fee Rule:Development Agreement</b> |            |   |
| 1                                     | Stamp Duty | 4 |

|              |    |              |
|--------------|----|--------------|
| 1            | SP | 1,980        |
| <b>Total</b> |    | <b>1,980</b> |

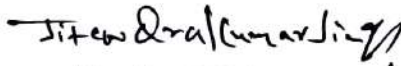
|                                       |    |                  |
|---------------------------------------|----|------------------|
| <b>Fee Rule:Development Agreement</b> |    |                  |
| 1                                     | A1 | 13,84,270        |
| 2                                     | E  | 2,000            |
| 3                                     | LL | 3                |
| 4                                     | PR | 1                |
| <b>Total</b>                          |    | <b>13,86,274</b> |

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**

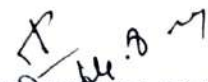
बिक्रम अदित्या मण्डल  
Bikramaditya Mandal  
Bhola Nath Mandal  
Pratiima Mandal

**Vendor / Executant**

## 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—<br>(i) अंचलाधिकारी द्वारा प्रमाणित पंजी—II अथवा<br>(ii) भू-स्वामित्व प्रमाण पत्र अथवा<br>(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.       | होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)   | ✓   |    |

  
 जाँच लिपिक का हस्ताक्षर  
 तिथि सहित  
**ROBIN KUJUR**

  
 निबंधन पदाधिकारी का हस्ताक्षर  
 तिथि सहित



## Document Registration Summary 1

Date :-14-Aug-2024

- Government/Market Value: ₹55370800/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 1074902

Receipt Date : 14-08-2024

Presenter Name: - **GAYATRI MANDAL**

On Date 14-08-2024 Presented at District SRO -  
Jamshedpur

Signature of Presenter

*जयश्री मण्डल*

District SRO - Jamshedpur

|            |          |
|------------|----------|
| E          | ₹2000    |
| PR         | ₹1       |
| SP         | ₹1980    |
| LL         | ₹3       |
| A1         | ₹1384270 |
| Stamp Duty | ₹100     |

**Total** ₹1388354

| Payment Head | Amount To Be paid | Paid Amount | Balance Amount | Payment Mode | Payer Name                          | Reference No.   | Payment Amount |
|--------------|-------------------|-------------|----------------|--------------|-------------------------------------|---|----------------|
| Stamp Duty   | 4                 | 100         | -96            | GRAS         | MyHomeMakersRepByJitendraKumarSingh | • GRN Number :<br>2403655574<br>• DEPT Transaction Id :<br>cc5813f8df8846c2d04b<br>• Transaction Type : | 100            |
| E            | 2000              | 2000        | 0              | GRAS         | MyHomeMakersRepByJitendraKumarSingh | • GRN Number :<br>2403658976<br>• DEPT Transaction Id :<br>58a53f08395fb269a0b5<br>• Transaction Type : | 2000           |
| PR           | 1                 | 1           | 0              | GRAS         | MyHomeMakersRepByJitendraKumarSingh | • GRN Number :<br>2403658976<br>• DEPT Transaction Id :<br>58a53f08395fb269a0b5<br>• Transaction Type : | 1              |
| SP           | 1980              | 1980        | 0              | GRAS         | MyHomeMakersRepByJitendraKumarSingh | • GRN Number :<br>2403658976<br>• DEPT Transaction Id :<br>58a53f08395fb269a0b5<br>• Transaction Type : | 1980           |
| A1           | 1384270           | 1384270     | 0              | GRAS         | MyHomeMakersRepByJitendraKumarSingh | • GRN Number :<br>2403658976<br>• DEPT Transaction Id :<br>58a53f08395fb269a0b5<br>• Transaction Type : | 1384270        |
| LL           | 3                 | 3           | 0              | GRAS         | MyHomeMakersRepByJitendraKumarSingh | • GRN Number :<br>2403658976<br>• DEPT Transaction Id :<br>58a53f08395fb269a0b5<br>• Transaction Type : | 3              |

|           |         |         |     |  |  |  |  |
|-----------|---------|---------|-----|--|--|--|--|
| Sub Total | 1388258 | 1388354 | -96 |  |  |  |  |
|-----------|---------|---------|-----|--|--|--|--|

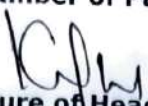
**Article : Development Agreement Number of Pages : 132**

**Signature of Operator**



**Signature of Head Clerk**

**ROBIN KUJUR**



**Signature of Registering Officer**

**Ravi Kumar Madhesiya**





**OFFICE OF THE SUB REGISTRAR**

**Office Name :- District SRO - Jamshedpur**

**District Name :- EastSinghbhum**

**State Name :- Jharkhand**

**Deed Endorsement**

Token No :- 202400095422

|                          |   |
|--------------------------|---|
| <b>Deed Type</b>         | Development Agreement   |
| <b>Number of Pages</b>   | 132   |
| <b>Fee Details</b>       | Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1980, A1 :- Rs. 1384270, LL :- Rs. 3,  |
| <b>Property No.</b>      | 1   |
| <b>Valuation Details</b> | Value :- Rs.55370753/- ,Transaction Amount :- Rs.0/-  |
| <b>Property Details</b>  | District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Sonari Location :- Other Road, Sonari<br>Property Boundaries :- East: Govt. Road, West: Road 20 Feet, South: Road 16 feet, North: Part of Same Plot 632<br>Volume Number - 6Page Number - 182Khata Number - 113Plot Number - 632Ward Number - 1SAF Number - SAF846733130824062328<br>Area Of Land :- 26.32 Decimal |







Sh./Smt.**GAYATRI MANDAL** s/o/d/o/w/o **Late Kokil Chandra Mandal** has presented the document for registration in this office





today dated :- **14-Aug-2024** Day :- **Wednesday** Time :- **15:36:23 PM**






**GAYATRI MANDAL**(Individual)




| <b>Party Name</b> | <b>Document Type</b> | <b>Document Number</b> |
|-------------------|----------------------|------------------------|
| GAYATRI MANDAL    | PAN/UID              | *****8119              |

| Sr.NO | Party Name and Address   | IS PAN Verified? | Is e-KYC Verified? | e-KYC Details  | Power Of Attorney | Party Type           | Party Photo   | Finger Print  | Signature   |
|-------|--|------------------|--------------------|--|-------------------|----------------------|---|---|---|
| 1     | <b>GAYATRI MANDAL</b><br><b>Address1 -</b><br>Road No. 5 Extension, Near Hari Mandir, P.O. and P.S. Sonari, Town Jamshedpur, District East Singhbhum, Jharkhand,<br><b>Address2 -</b><br>Sonari , , Jharkhand<br><b>PAN No.:</b><br><b>Permission Case No.-</b>      | No               | Yes                | Gayatri Mandal<br><b>Address:-</b> ,<br>Near Hari Mandir, Road No-5 Extension, po- Sonari, JAMSHEDPUR, , Purbi Singhbhum, 831011, Sonari, Jharkhand, India |                   | EXECUTANTS<br>Age:80 |  |  |    |
| 2     | <b>BIKRAMADITYA MANDAL</b><br><b>Address1 -</b><br>Road No. 5 Extension, Near Hari Mandir, P.O. and P.S. Sonari, Town Jamshedpur, District East Singhbhum, Jharkhand,<br><b>Address2 -</b><br>Sonari , , Jharkhand<br><b>PAN No.:</b><br><b>Permission Case No.-</b> | No               | Yes                | Bikramaditya Mandal<br><b>Address:-</b> ,<br>NEAR HARI MANDIR, ROAD NO-05 EXTENSION, PO-SONARI, JAMSHEDPUR, , Purbi Singhbhum, 831011, , Jharkhand, India  |                   | EXECUTANTS<br>Age:55 |  |  |  |

| Sr.NO | Party Name and Address  | IS PAN Verified? | Is e-KYC Verified? | e-KYC Details  | Power Of Attorney | Party Type           | Party_Photo  | Finger Print  | Signature         |
|-------|---|------------------|--------------------|--|-------------------|----------------------|--|---|-------------------|
| 3     | <b>PRATIMA MANDAL</b><br><b>Address1 -</b><br>Road No. 5<br>Extension, Near<br>Hari Mandir,<br>P.O. and P.S.<br>Sonari, Town<br>Jamshedpur,<br>District East<br>Singhbhum,<br>Jharkhand,<br><b>Address2 -</b><br>Sonari<br>, , , Jharkhand<br><b>PAN No.:</b><br><b>Permission</b><br><b>Case No.-</b>    | No               | Yes                | Prtima Mandal<br><b>Address:-</b> ,<br>Near Hari<br>Mandir, Road<br>No-5<br>Extension, Po-<br>Sonari,<br>JAMSHEDPUR,<br>, Purbi<br>Singhbhum,<br>831011,<br>Sonari,<br>Jharkhand,<br>India         |                   | EXECUTANTS<br>Age:54 |   |  | Pradima Mandal    |
| 4     | <b>BHOLA NATH MANDAL</b><br><b>Address1 -</b><br>Road No. 5<br>Extension, Near<br>Hari Mandir,<br>P.O. and P.S.<br>Sonari, Town<br>Jamshedpur,<br>District East<br>Singhbhum,<br>Jharkhand,<br><b>Address2 -</b><br>Sonari<br>, , , Jharkhand<br><b>PAN No.:</b><br><b>Permission</b><br><b>Case No.-</b> | No               | Yes                | Bhola Nath<br>Mandal<br><b>Address:-</b> ,<br>Near-Hari<br>Mandir, Road<br>No-5, Extn., Po-<br>Sonari, Sonari<br>Jamshedpur, ,<br>Purbi<br>Singhbhum,<br>831011,<br>Sonari,<br>Jharkhand,<br>India |                   | EXECUTANTS<br>Age:49 |  |  | Bhola Nath Mandal |

| Sr.NO | Party Name and Address   | IS PAN Verified? | Is e-KYC Verified? | e-KYC Details  | Power Of Attorney | Party Type       | Party_Photo   | Finger Print  | Signature   |
|-------|--|------------------|--------------------|--|-------------------|------------------|---|---|---|
| 5     | <b>JITENDRA KUMAR SINGH</b><br>Address1 - office at 503, K. Road, Sonari West Layout Area, within P.O. and P.S. Sonari, Town Jamshedpur, District East Singhbhum, Jharkhand,<br>Address2 - Sonari , , Jharkhand<br>PAN No.:<br>Permission<br>Case No.- | No               | Yes                | Jitendra Kumar Singh<br>Address:-<br>Krishna condominium<br>3rd floor, Near kidzee play school, K road sonari west layout,<br>Jamshedpur, Sonari, , East Singhbhum, 831011, Sonari, Jharkhand, India |                   | CLAIMANT<br>Age: |  |  |  |

**Identification:**

| Sr.NO | Party Name and Address  | Photo   | FingerPrint   | Signature   |
|-------|---|---|---|---|
| 1     | <b>SHASHWAT ADITYA</b><br>S/o-D/o Bikramaditya Mandal<br>Address1 - Road No. 5 Extension, Near Hari Mandir, P.O. and P.S. Sonari, Town Jamshedpur, District East Singhbhum, Jharkhand, Address2 - , , Jharkhand<br>PAN No.: |  |  |  |

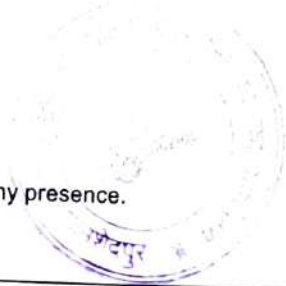
**Witness:**

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

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|------------------------|-------|-------|-----------|
|       |                        |       |       |           |

|   |   |  |  |   |
|---|---|--|--|---|
| 1 | <b>SAMIR KUMAR KAR</b><br><b>Address1 - B-51, B-Block, Brindaban Garden, Near Swarn Vihar, Sonari, Jamshedpur,</b><br><b>Address2 -</b><br><b>, , , Jharkhand</b> |  |  |  |
|---|---|--|--|---|

Signature of Operator

Seal and Signature of Registering Officer  
 Ram Kumar Madheshiya



Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( **GAYATRI MANDAL , BIKRAMADITYA MANDAL , BHOLA NATH MANDAL , PRATIMA MANDAL**), has/have admitted the execution before me. He/ She/ They has / have been identified by (SHASHWAT ADITYA) Son/Daughter/Wife of (Bikramaditya Mandal) resident of (Road No. 5 Extension, Near Hari Mandir, P.O. and P.S. Sonari, Town Jamshedpur, District East Singhbhum, Jharkhand) and by occupation (Unemployed).

Signature of Registering Officer  
 Ram Kumar Madheshiya



Date:- 14-Aug-2024



Seal and Signature of Registering Officer  
 Ram Kumar Madheshiya



Token No.: 202400095422

# CERTIFICATE

## Office of the District SRO - Jamshedpur

This **Development Agreement** was presented before the registering officer on date **14-Aug-2024** by **GAYATRI MANDAL, S/O, D/O, W/O Late Kokil Chandra Mandal** resident of Road No. 5 Extension, Near Hari Mandir, P.O. and P.S. Sonari, Town Jamshedpur, District East Singhbhum, Jharkhand ,Sonari.  
This deed was registered as Document No:- **2024/JSR/3905/BK1/3617** in Book No :- **BK1**, Volume No :- 684 from Page No :- 1 to 132 at, office of **District SRO - Jamshedpur**

Date:- **14-Aug-2024**

  
**Registering Officer**  
Ram Kumar Madheshiya