



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 8512c1fb3069262c633d

Receipt Date : 27-Nov-2024 12:41:47 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202400142063

Office Name : District SRO - Jamshedpur

Document Type : Development Agreement

Payee Name : SHEKH IMRAN (Vendee)

GRN Number : 2405174040

Souika Shankar



-: For Office Use :-



2024/JSR/5070/BK1/4692

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

SK Imran
27/11/2024

Development Agreement
49,27,900/-

P.S.
Parsudih.

CLP
100/-



Sarika Shankar
27/11/2024



Attested by
SOMNATH SARKAR
Advocate, JSH COURT



Somnath Sarkar
27/11/2024



Attested by
SOMNATH SARKAR
Advocate, JSH COURT

Section 21 के अधीन प्राप्ति: भारतीय स्वाम्य-अधिकार
नं. स्वाम्य रिकॉर्ड, 1800 को अंतर्भूत
या 1क, सं. 5 के अधीन
स्थावत् स्वाम-सहित (या स्वाम्य-शुल्क
के विनुद्ध या स्वाम्य-शुल्क अपेक्षित नहीं)।

खाता नम्बर.....818,.....
प्लॉट नम्बर.....1130, 1131,.....
देय प्रतिबन्धित सूची में दर्ज नहीं है।

जिला अदालत जिनबद्धक
इस प्रतिबन्धित दस्तावेज में लेखाकारी / विपणन
नहीं है। अक्षित की गई है।
जमशेदपुर कायदाकारी अधिनियम 1908
के धारा 43(B) के अन्तर्गत नहीं है।

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT MADE ON THIS THE 27th DAY
OF NOVEMBER 2024 AT JAMSHEDPUR, BETWEEN :-

MRS. SARIKA SHANKAR, (UID No.:- XXXX XXXX 6381 & PAN:-
BXAPS7702R), Wife of Mr. Kripa Shankar, by faith - Hindu, by Category
General (Non C.N.T.), by Occupation -Housewife, Nationality - Indian,
resident of Haludboni, P.O. Tatanagar, P.S. Parsudih, Town
Jamshedpur, District East Singhbhum, Jharkhand-831002,
hereinafter called the **FIRST PARTY / OWNER**, (which expression
shall unless repugnant to the context include her legal heirs,
successors, administrators and representatives) of the ONE PART;

AND

M/S. ISHAM CONSTRUCTION, a proprietorship firm, having its Office
at Shop No. UD-11, Bistupur Market, P.O. and P.S. Bistupur, Town
Jamshedpur, District East Singhbhum, Jharkhand-831001,

15
27/11
A1 - 123,198=00
E - 2000=00
U - 03=00
R - 01=00

27/11/24
दस्तावेज जाँचा

Saileg Shanikay
27/11/2029
27/11/2029
Saileg Shanikay

represented by its proprietor **MR. SHEKH IMRAN** (UID No.:- XXXX XXXX 4954 & PAN:- AAUPI4848N), Son of Mr. Shekh Moharram Ali, by faith Muslim, by Category General (Non C.N.T.), by Occupation Business, Nationality Indian, resident of Muslim Basti, Ghatsila, P.O. and P.S. Ghatsila, District East, Jharkhand-832303 and at present resident of Flat No. 4B, 4th Floor, Dream Tower, Professor Colony, Chepapul, Beside HDFC Bank, Azadnagar, P.S. Azadnagar, Mango, Town Jamshedpur, District East Singhbhum, Jharkhand-832110, (hereinafter called the DEVELOPER/ BUILDER/ SECOND PARTY (which expressions shall unless repugnant to the context include its/his/their legal heirs, successors-in-office, administrators, representatives and assigns) of the OTHER PART;

WITNESS AS FOLLOWS:-

WHEREAS, the first party member is the sole, absolute and lawful owner of all that piece and Parcel of land measuring 3 Decimals, being in Plot No. 1130 and land measuring 10.39 Decimals, being in Plot No. 1031, i.e. total area of land measuring **13.39 Decimals**, recorded under Khata No. 818, in Mouza - **HALUDBANI**, P.S. Parsudih, survey Thana No.1165, District East Singhbhum, District Sub Registry Office at Jamshedpur, morefully described in Schedule 'A' below, referred as entire landed property;

AND WHEREAS, the above named first party has purchased the aforesaid land with pucca house morefully described in the schedule below from its previous owners namely Bhaiya Subhash Chandra Prasad, Son of Late Bhaiya Shyam Mohan Prasad, resident of Haludboni, P.O. Tatanagar, P.S. Parsudih, District East Singhbhum, Jharkhand, by means of registered Sale Deed, bearing Sale Deed No. 4298 (Sl. No. 5040), dated 19.06.2008, registered at District Sub Registry Office Jamshedpur, which has been copied in Book No.I, Volume No. 187, pages 191 to 204, completion on 19.06.2008 and since

Savitri Shankar
27/11/2021
* Jm493
27/11/2021

purchase she came in physical possession over the same as absolute owner thereof without any interruption from anybody and she hold and possesses the same without any interruption from anybody by exercising all acts of ownership with power to dispose off the same in any manner whatsoever she likes as well as she got mutated her name in the Office of Anchal Adhikary (C.O.) Jamshedpur in respect of her aforesaid land morefully described in the Schedule 'A' below vide Mutation Case No. 595/2011-12, **order dated 27.06.2011** and paying ground rent etc. for the same in her name by obtaining rent receipt from the said office as such her name has been noted in Volume No. 20, Page No. 14, in Register II, of the said office;

AND WHEREAS, the Second party is the builder having its work to develop/construct multistoried building consisting of flats, shops, Parking Space, etc. for its sale to its intending buyer/s.

AND WHEREAS, now the first party / owner desires to develop her said land measuring 3 Decimals, being in Plot No. 1130 and land measuring 10.39 Decimals, being in Plot No. 1031, i.e. total area of land measuring **13.39 Decimals**, recorded under Khata No. 818 in Mouza - **HALUDBANI**, P.S. Parsudih, survey Thana No.1165, District East Singhbhum, morefully described in Schedule 'A' below, after demolishing the old house standing thereon and to construct multistoried building over the same, on being approached by the second party and offering plan for its development of schedule 'A' below land and to construct Multistoried Building consisting of Flat/s, Shop/s, Parking/s space, etc., and the first party and second party have agreed to enter into 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;

Sarika Shankar
27/11/2024
Shekh Imran
27/11/2024

a) FIRST PARTY MEMBER/LAND OWNER :- means the above named, **SARIKA SHANKAR**, include her heirs, successors, legal representatives, executors, nominees, administrators and assigns.

b) SECOND PARTY MEMBER /DEVELOPER /BUILDER means the above named company **M/S. ISHAM CONSTRUCTION**, represented by its proprietor **MR. SHEKH IMRAN** include it/his heirs, successors, successors-in-office, legal representatives, executors, nominees, administrators and assigns.

c) LAND PROPERTY :-The said land means all that piece and parcel of land measuring 3 Decimals, being in Plot No. 1130 and land measuring 10.39 Decimals, being in Plot No. 1031, i.e. total area of land measuring **13.39 Decimals**, recorded under Khata No. 818 in Mouza - HALUDBANI, P.S. Parsudih, survey Thana No. 1165, 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 consisting of several units for residential, commercial use to be constructed on the land given in Schedule-A of this Deed by the Developer at its/his cost and expenses as per plan duly sanctioned it deemed sanctioned by the competent authority.

e) UNIT/FLAT/SHOP :- 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/verandah, shop/s, units;

202/11/12
202/11/12
202/11/12
Sonia Singh

f) PARKING SPACE :- shall mean any place in covered area or open area out of portion of schedule land reserved for parking of four wheeler parking (car) and two wheeler parking .

g) COMMON PART :- shall mean common passage corridors, staircase, lift, common lavatories pump room, tube well, 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:- means and included the carpet area, verandah, balconies stair case, common part etc. of the proposed multistoried building.

i) LAND OWNER'S SHARE :- The first party member/ owner's allocation shall means 30 % of the constructed area 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.

j) DEVELOPER/BUILDER SHARE :-The Second party/ builder/ Developer's allocation shall mean the remaining 70 % constructed area, out of total constructed area 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 be described as flood, earthquake, riot, war storm, civil commotion Strike, lock out, Labour problem and/or any other act of commotion beyond the control of the developer.

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

1) That the first party member shall hand over the landed property to the second party for undertaking the development of the schedule 'A'

Savitri Shankar
27/11/2024
2024/11/27

below property, only after the second party has arranged the shifting of first party's family member to tenanted building.

2) That the first party member shall hand over to the second party all that piece and parcel of Homestead Vacant the land measuring 3 Decimals, being in Plot No. 1130 and land measuring 10.39 Decimals, being in Plot No. 1031, i.e. total area of land measuring **13.39 Decimals**, recorded under Khata No. 818 in Mouza - **HALUDBANI**, P.S. Parsudih, survey Thana No.1165, District East Singhbhum, for its development and construction of Multistoried building over the same.

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

4) That the First Party / Landowner has already prepared the Building Plan along-with supporting plans such as structural, Electrical, Sewerage etc. through competent civil, engineer, architect and proper planner and have got the same sanctioned or approved from East Singhbhum, Zila Parishad at the cost of Second Party vide Building Permit Memo No. ESZP/BP/0173/2023, dated 06.06.2024, through the Second party member and 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 first party and second party mentioned above.

5) That the First Party shall have no objection if the aforesaid building plans are modified or re-sanction of another floor and same submitted to the local authorities in the name of the First Party or for other permissions and if approvals are obtained in the name of First Party and the First Party has agreed to sign all such papers that may be

Savitri Shankar
27/11/2024
Dr. Amish
22/11/22

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.

6) That the second party shall start the erection of the said Multistoried building over the said land and same shall complete within **36** months, from the start of erection. but only after shifting of the first party family members as per a monthly Tenancy Agreement between Builder and House owner, 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 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 30 % constructed area of residential, commercial and parking out of the total constructed area and first party member have no right on the other construction or other flat / shop developed by the second party member except of her allocation area remaining of constructed area 70 %, constructed area of the said multistoried building which shall in the exclusive share of the Second Party member.

8) That the second party shall make all arrangements in the multistoried building for supply of water through Deep boring or its any concerning organization and also affixing pumps with overhead tanks for supplying water to the residents of the said multistoried building 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

Saika Shankar
27/11/2024
SK Shankar
27/11/24

to take or receive booking amount or entire consideration amount or inviting applications from the purchaser for sale of flat/s parking space being the share of the Second Party only after the division/ demarcation of Share between First Party and Second Party. This demarcation will be done just after sanction of Building Plan.

10) That the first party shall have no concern with the deal in and transaction between the Second Party and its purchaser. Similarly That the Second party shall have no concern with the deal in and transaction between the First Party and its purchaser

11) That the second party member shall arrange rented house or accommodation for the first party's family members

12) That the first party member have absolute right of 30 % of construction area, consisting of Flats/s, Shop/s, Parking Space/s etc., (more fully described Schedule 'B' below) to sell, gift, mortgage, etc. in respect of her respective portion morefully described in Schedule 'B' below and have also right to receive the consideration amount from its intending purchaser/s and first part member to sign such documents in favour of the intending purchaser/s and present such documents/deeds before 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 similarly Second Party member shall have absolute right over rest 70 % constructed area, (more fully described Schedule 'C' below) and 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.

13) That by this document Second Party shall be fully entitled and authorized to sell its/his respective share i.e. 70 % of construction area i.e. consisting of flats, shops, parking etc. to any intending purchaser

22/02/11/14/22
22/02/11/14/22
22/02/11/14/22
22/02/11/14/22

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 such documents/deeds before 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 MEMBER HEREBY DECLARE AND COVENANT :-

a) That she is the lawful owner of the Schedule 'A' below premises 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 member has not sold or transferred or conveyed the Schedule 'A' below property or part thereof to any party, persons or concern nor entered in any similar Agreement with any one 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 member hereby assures the Second party to execute or sign any further paper, plan drawing document etc. in favour of the Second party and in the interest of the proposed building to be constructed thereon and for disposing of Second party's allocation to various parties.

d) That the first party hereby assures the Second party to extend all her 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.

Saiika Shanka
6206/11/E2
6206/11/E2
6206/11/E2

e) That after getting delivery of possession of owner's allocation, the first party shall be liable to pay the maintenance and electricity charges with respect to the unit/units under her 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, labours, 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 Gram Panchayat/Zila Parishad. 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 shall in no way be liable or questionable for such incident, occurrence, event or proceedings..

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

a) 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

Savitri Shankar
27/11/2024
SK Jansen
28/11/2024

to take the shelter of law in proper court of law/or through recourse to law.

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

c) The Second party shall or may publish in news paper or any media for disposing of the Developer's Allocation to the intending buyers or parties and have also right to enter in to agreement to its intending buyers.

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

e) 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.

f) 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.

g) That by execution of this development agreement, the owner/First Party will empower the builder to sell 70 % of Builders allocations of Flat/s, Shop/s and parking/s etc., as demarcated in map or the units to any intending purchaser and receive the consideration amount for

Savika Shankar
20/11/2024
CamScanner
20/11/2024

the same with respect to its allocation area morefully described in Schedule 'C' below.

h) The parties herein including their heirs shall be fair and none of them shall cheat, deceive and deprive the other the deprived 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.

17) That the Second party shall indemnify and keep indemnified the First party 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 boards upon the schedule below property advertising development construction of Apartment and for its sell if necessary.

19) That the Second party shall be entitled to enter into agreements for sale of flats, parking spaces and other tenements falling its share / deliver the possession of flats, parking spaces and other tenements to its purchaser/s only after delivering the possession of share of Flats, parking space and other tenements to the first party;

20) That the First party, after execution of this Registered Development Agreement shall hand over his landed property morefully described in Schedule 'A' below to the Second party peacefully and he also undertake that this land is free from all encumbrances, liens and charges and the landed property is not mortgaged anywhere for availing financial facility.

Savitri Shankar
b202/11/E2
b202/11/E2
b202/11/E2
b202/11/E2

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, agents, 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 Development Agreement. The First party member shall be liable to clear up all the dues prior to execution of this Development 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 and the Second party is derived from the aforesaid property in question hereby developed, fully described in schedule below, in that event the First party will be bound to compensate the second party for all its loss and damages.

24) That the Second party member will pay every month monthly house rent to the First party member till the such proposed multistoried building is completed in all respect or till the First party member get/receive the possession over her share in the shape of Flats, shops, Parking space, etc. of such proposed multistoried building from the second party member

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

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

Sailesh Shankar
22/11/24
22/11/24
22/11/24
Common
JK

27) That the first party shall deliver self-attested photocopies of all required documents to the second party with an assurance that the originals of the same will be presented as and when required.

28) 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.

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

SPECIFICATION

1. **STURCTURE**: Structure Designed by second party's authorized architecture/consultant.

2. **INTERNAL FINISH**: Internal wall and ceiling surfaces will be putty over cement plaster and to be finished with a coat of primer

3. **EXTERNAL FINISH**: External wall surfaces to be finished with Sonason paint.

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.

Smita Shankar
22/11/2024
St. Ymca
22/11/24

6. **WINDOWS AND VENTILATORS**: Aluminum windows and ventilators supported by bar grill.
7. **KITCHEN FINISHING**: RCC/kadapa raised cooking platform with marble top and tiles up to 2 feet height.
8. **TOILET FINISHING**: Toilet walls will be finished with glazed tiles with necessary bath fittings.
9. **ELECTRICAL FITTINGS**: Each flat to have one AC point, kitchen and dining to have power point refrigerator . All the toilets to have 15 amp power point for geyser.
10. **WATER SUPPLY**: Uninterrupted water supply by boring from underground tank to over head tank through pump.
11. **ELECTRICAL POWER SUPPLY**: Electrical supply by DVC 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).
14. **ELEVATOR** : Apartment will be provided with 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

Sarika Shankar
27/11/2024
S.K. Jyoti
27/11/2024

“SHYAM KISHORI COMPLEX” comprising of Basement (for parking)
+ Ground (for Shop) + Three Floor (for Residential Flat)

This Deed valued at

Value of land Rs.49,27,900/- only.

SCHEDULE:- ‘A’

IN District East Singhbhum, District Sub Registry Office at Jamshedpur, in Mouza - **HALUDBANI**, P.S. Parsudih, survey Thana No.1165, Halka No. I, recorded under Khata No., Plot No., Area and Boundary is as follows:

<u>Khata No.</u>	<u>Plot No.</u>	<u>Area</u>	<u>Boundary</u>
818	1130	3 Decimals	North: Subhas Moitra, Dr. Bhadra and Ashwini Maity; South: Rasta then Anamika Prasad and Anupama Sinha;
818	1131	10.39 Decimals	East: Rasta; West: Rasta;

Total area of land measuring 13.39 Decimals of Raiyati Land

SCHEDULE- ‘B’

(Land owner's allocation)

The “Land owner's/ first Party member” allocation shall mean and include 30 % of constructed area out of total constructed area along with its undivided proportionate share of land in the proposed building to be constructed over the Schedule ‘A’ below and the division/ demarcation of Share between First Party and Second Party has been done after the sanction of Building Plan as per given below:-

Savitri Shrivastava
27/11/2024
for Jm
27/11/24

SL NO.	FLOOR	UNIT NO		B.U.A	.S.B.A.
1	GROUND FLOOR	SHOP / S-1		164 SQ.FT.	254 SQ.FT.
2	GROUND FLOOR	SHOP / S-3		158 SQ.FT.	244 SQ.FT.
3	GROUND FLOOR	SHOP / S-4		201 SQ.FT.	312 SQ.FT.
4	GROUND FLOOR	SHOP / S-5		213 SQ.FT.	330 SQ.FT.
5	2ND FLOOR	FLAT /201	3BHK	925 SQ.FT.	1156 SQ.FT.
6	2ND FLOOR	FLAT /202	3BHK	958 SQ.FT.	1198 SQ.FT.
7	2ND FLOOR	FLAT /203	2BHK	791 SQ.FT.	989 SQ.FT.
8	2ND FLOOR	FLAT /204	3BHK	958 SQ.FT.	1198 SQ.FT.

SCHEDULE- 'C'

(Developer's allocation)

Save and except the first party's allocation, the Developer's allocation shall mean and include the remaining of constructed area of 70 % of constructed area out of total constructed area along with its undivided proportionate share of land to be constructed over the Schedule 'A' below and the division/ demarcation of Share between First Party and Second Party has been done after sanction of Building Plan as given below:-

Saurika Shonka
 27/11/2029
 SK Janyan
 27/11/2029

SL NO.	FLOOR	UNIT NO		B.U.A	.S.B.A.
1	GROUND FLOOR	SHOP / S-2		243 SQ.FT.	376 SQ.FT.
2	GROUND FLOOR	SHOP / S-6		145 SQ.FT.	225 SQ.FT.
3	GROUND FLOOR	SHOP / S-7		138 SQ.FT.	214 SQ.FT.
4	GROUND FLOOR	SHOP / S-8		122 SQ.FT.	189 SQ.FT.
5	GROUND FLOOR	SHOP / S-9		122 SQ.FT.	189 SQ.FT.
6	GROUND FLOOR	SHOP / S-10		137 SQ.FT.	212 SQ.FT.
7	GROUND FLOOR	SHOP / S-11		145 SQ.FT.	225 SQ.FT.
8	GROUND FLOOR	SHOP / S-12		117 SQ.FT.	181 SQ.FT.
9	GROUND FLOOR	SHOP / S-13		111 SQ.FT.	172 SQ.FT.
10	GROUND FLOOR	SHOP / S-14		96 SQ.FT.	149 SQ.FT.
11	GROUND FLOOR	SHOP / S-15		96 SQ.FT.	149 SQ.FT.
12	GROUND FLOOR	SHOP / S-16		117 SQ.FT.	181 SQ.FT.
13	GROUND FLOOR	SHOP / S-17		117 SQ.FT.	181 SQ.FT.
14	1ST FLOOR	FLAT /101	3BHK	925 SQ.FT.	1156 SQ.FT.
15	1ST FLOOR	FLAT /102	3BHK	958 SQ.FT.	1198 SQ.FT.
16	1ST FLOOR	FLAT /103	2BHK	791 SQ.FT.	989 SQ.FT.
17	1ST FLOOR	FLAT /104	3BHK	958 SQ.FT.	1198 SQ.FT.
18	3RD FLOOR	FLAT /301	3BHK	925 SQ.FT.	1156 SQ.FT.
19	3RD FLOOR	FLAT /302	3BHK	958 SQ.FT.	1198 SQ.FT.
20	3RD FLOOR	FLAT /303	2BHK	791 SQ.FT.	989 SQ.FT.
21	3RD FLOOR	FLAT /304	3BHK	958 SQ.FT.	1198 SQ.FT.

IN WITNESS whereof all the parties have put their respective signature in presence of the witnesses after going through the content found it to be true and correct

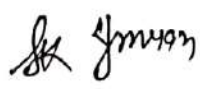
Saika Shankar
20/11/22
20/11/22
20/11/22

Witnesses :-

1. Kumar Kishan S/o Kripa Shankar
Kishori Bhawan, New IDBI bank, PanBudin, Jamshedpur

2. M. AC DM
Mansab Alam
S/o Mq. Aslam
Sardar Jagann Block
20/11/22 Kadma

Saika Shankar
Signature of the first party member

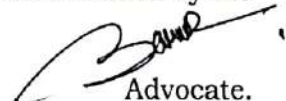

Signature of the Second party member

TYPED BY :


DRAFTED BY :

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.


Advocate.



Haludbani

नाम ग्राम हलुदबनी

चादर न 1

थाना घाटशिला

थाना न 1165

तरफ हलुदपुखुर

जिला सिंहभूम

पैमाना 16" = 1 मील सन् 1960-1961 ईस्वी

Sonika Shankar
22/11/2019
SK Jman 22/11/2019

Khata No-	Plot No-	Area	which is bounded by:
818	1130	3 Decimals	North -Subhas Moitra, Dr. Bhadra and Ashwini Maity
818	1131	10.39 Decimals	South-Rasta then Anamika Prasad and Anupam Sinha East-Rasta West-Rasta

कूलरकवा = 13.39 Decimals

प्रसतावित भूमि को लाल रंग में दर्शाया गया है।



25/11/20

Amrit Hansda
अमृत हॉसदा
JKSS Ranchi
4468 / 2014
रैंज सर्वेयर (अमीन), गोडगोड, राँची

copy with 5 billings

Form No. V40
CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TENANCIES IN ESTATES VESTED IN GOVERNMENT
 District : East Singhbhum
 Sub Division : Dhalbhum
 Circle/Anchal : Jamshedpur
 Taluza Number :
 Halka : I

2	3	4	5	6	7	8	9	10												
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 succession or partition	Details of exchanges affected by Mutation	Date of Correction of the Halkas Register by the karnachari	Remarks												
595 2011-12	हनुवरनी	घाटशिला 1165	818	अंचल आधिकारी जमशेदपुर 27.06.2011	निर्वाहित विक्री केवाला संख्या 4298 दिनांक 19.06.2008	<table border="0"> <tr> <td>खता नं०</td> <td>खॉट नं०</td> <td>रकबा</td> </tr> <tr> <td>818</td> <td>1130</td> <td>0.03 ए०</td> </tr> <tr> <td></td> <td>1131</td> <td>0.11 ए०</td> </tr> <tr> <td></td> <td>कुल</td> <td>0.14 ए०</td> </tr> </table>	खता नं०	खॉट नं०	रकबा	818	1130	0.03 ए०		1131	0.11 ए०		कुल	0.14 ए०		
खता नं०	खॉट नं०	रकबा																		
818	1130	0.03 ए०																		
	1131	0.11 ए०																		
	कुल	0.14 ए०																		



MEMO No.
 Forwarded to the District Officer, Halka No. I
 श्री बसंत लाल श्रीवास्तव

Date
 For Information and necessary action

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

(Signature)

owner of all that land alongwith house thereon fully described in the schedule below ;

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

V

फरद मलकी / फरद रैयती Page No. : 14
नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 20
वो सकुनत नम्बर। Receipt No. : 0418714605

जमशेदपुर हलुदबनी 1165 सारिका शंकर	खता संख्या	खेसरा संख्या	रकबा (एकड़ में)
	818	1130,1131	0 एकड़ 13.39 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
------------	-------------	------------------------

मांग बावत	सालाना	बकाया				हाल (2024-2025)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2023-2024)	
माल (नकदी)	56.00				56.00	56.00
गुजारी (भावली)	14.00				14.00	14.00
सेस	28.00				28.00	28.00
सूद	28.00				28.00	28.00
मुतफरकात	28.00				11.20	11.20
मीजान	11.20					
	137.20				137.20	137.20

अदायकारी बावत	बकाया				मोतालबा हाल (2024-2025)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2023-2024)		
माल (नकदी)				56.00	56.00	
गुजारी (भावली)				14.00	14.00	
सेस				28.00	28.00	
सूद				28.00	28.00	
मुतफरकात				11.20	11.20	
मीजान अदायकारी				137.20	137.20	

(१) मीजान कुल (लफजों में) : Two Hundred Seventy Four Rupees and Forty Paise

(२) नाम देहिन्दा -

तारीख अमला तहसील कुनिन्दा : 27-11-2024

(३) कुल बकाया- 274.40

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

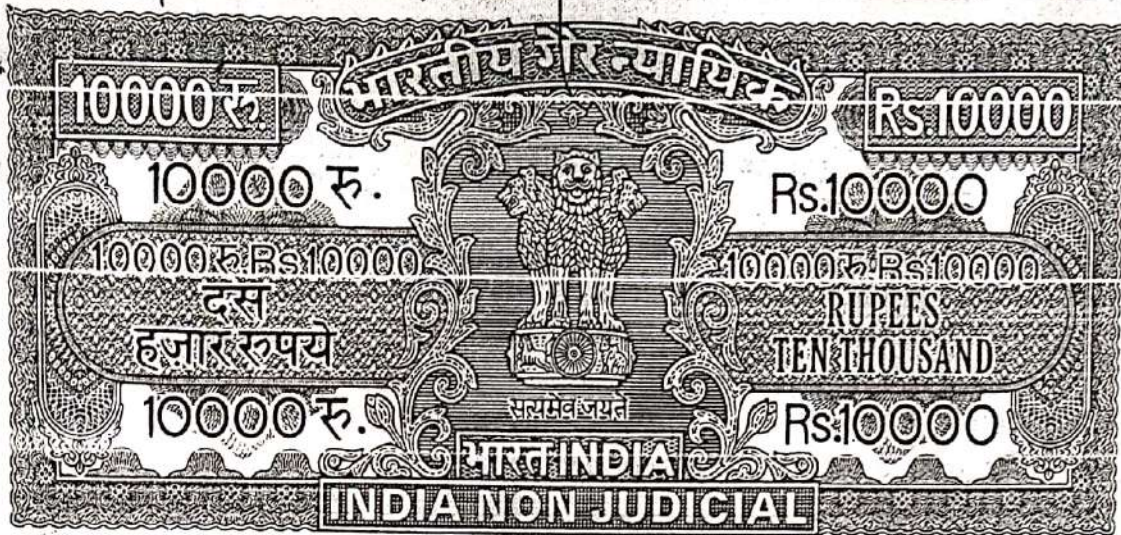


यह एक कम्प्युटर जनित प्रति है।
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

Sailekha Shenkar
S. Jagan

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

Print



Bhaiya Subhash Chandra Prasad
19.06.2008

₹ 21000/- 05AA 222260

Sonika Shankar

SALE DEED

THIS SALE DEED is made on this the (19th) day of June, 2008, at Jamshedpur; BY :-

SRI BHAIYA SUBHASHCHANDRA PRASAD Son of Late Bhaiya Shyam Prasad, by faith Hindu, by caste Kayasth, by Nationality Indian, by occupation retired Professor, resident of Haludboni, P.O. Tatanagar, P.S. Parsudih, Jamshedpur, District Singhbhum(East), Jharkhand, hereinafter called the SELLER of the ONE PART ; vide Part no - A/F/ PP/787F

IN FAVOUR OF

SMT. SARIKA SHANKAR W/o. Sri Kripa Shankar, by faith Hindu, by Nationality Indian, by caste Kayasth, by occupation Household affairs, resident of Haludboni, P.O. Tatanagar, P.S. Parsudih, Jamshedpur, District Singhbhum(East), State Jharkhand, hereinafter called the PURCHASER of the OTHER PART :

NATURE OF DEED : SALE DEED.

CONSIDERATION MONEY : Rs. 5,25,000/- (Rupees five lakhs twenty five thousand) only.

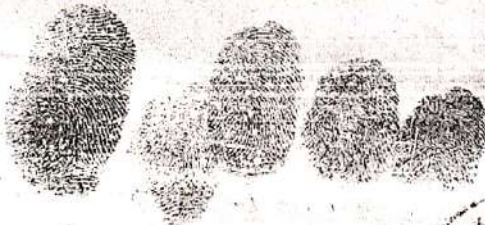
SK Jm 9/8

2
16/08
changeable
5250200
22-10
Bees 0294



For: Bhaiya Subhash Chandra Prasad A.M
 for: Sale deed
 Rs. 21000/-
 From: Jansepur Treasury
 on: 17/06/08
 Treasury Officer, JSR

Bhaiya Subhash Chandra Prasad
 19.06.2008



Bhaiya Subhash Chandra Prasad
 19-06-2008

मिथा सुभाष चन्द्र प्रसाद
 हलुफवनी पाना परसुडी
 19/6/08



10000/-





Subhash Chandra Prasad
19.06.2009
Bharat

05AA 222261d

-: 2 :-

AND WHEREAS the land along with house fully mentioned in the schedule below, along with other land purchased by the Seller from its former owner the recorded tenant Shailendra Chandra Chakraborty son of Harendra Chandra Chakraborty of Haludboni, through sale deed bearing Deed No.4863, dated 4.7.1966, registered at Sub-Registry Office at Jamshedpur, and since then the Seller came in possession of the same and has been in continuous peaceful possession over the said land and house property purchased by him including the schedule below property by constructing pucca house consisting of rooms thereon part of the land and have been exercising all acts of ownership thereof ;

AND WHEREAS after purchasing the said land including the schedule below property the Seller also got his name mutated the same in the records of the then landlord the State of Bihar through C.O. Jamshedpur vide Mutation Case No.751 of 1993-94 and paying rent and obtaining receipt in his own name.

AND WHEREAS now being in urgent need of money to meet the necessary expenditure towards treatment of the wife of the Seller, the Seller has agreed with the Purchaser for ABSOLUTE SALE of the land total measuring 14 decimals along with pucca house consisting of rooms thereon morefully mentioned in the schedule below for a total consideration amount of Rs.5,25,000/- (Rupees five lakhs twenty five

Soila Shankar

Shankar



From: *Bhaskar Subhas Chandra Prasad*
for: *Sale deed*
Rs: *2000/-*
From: *Jamshedpur*
17/06/08
[Signature]
Treasury Officer, JSR



19.6.08





Being Substantiated
19.06.2008

--: 3 :-

thousand) only and the Purchaser has agreed to purchase the same at that price ;

NOW THIS SALE DEED WITNESSETH AS FOLLOWS :-

- 1/ That in consideration of the said sum of Rs.5,25,000/- (Rupees five lakhs twenty five thousand) only paid by the Purchaser to the Seller, the receipt of which is hereby admitted and acknowledged as full and final payment in respect of sale of the land along with house thereon morefully mentioned in the schedule below herein by the Seller, the Seller does hereby absolutely and forever sell, convey, transfer the all that land along with house thereon described in the schedule below in favour of the Purchaser by this sale deed to have and to hold the same unto the Purchaser her heirs, successors without any interruption from the side of the Seller or any person/s claiming under him.
- 2/ That from this day all the right, title, claim and interest of the Seller in the schedule below land and house property will cease to exist and will vest in the purchaser will become the sole and absolute owner thereof from this day.
- 3/ That the Seller has already delivered possession of the

--P/4

--P/5

Shankar
Savitka
Sankar



Fou. n. .. Bhaiya Subhas Chandra Prasad
 for... Sales Dept.
 Rs. 2100/-
 for 17/6/08
 Treasury Officer, JSR

0119i3



19.6.08



-: 4 :-

land and house thereon fully described in the schedule below to the purchaser and from this day the purchaser will possess and enjoy the same as absolute owner in all possible ways with power to dispose of the same in any manner she likes and the purchaser shall be at liberty to get her name mutated in the records of the landlord the State of Jharkhand through C.O.Jamshedpur and shall pay rent for the same in her own name.

4/ That the property hereby transferred by this sale deed is free from all encumbrances, charges and liens.

5/ That the Seller hereby declares that he has good and perfect title over the land and house property which he has not sold, charged or transferred the same in any way to any one else prior to this sale deed.

6/ That the terms 'Seller' and 'Purchaser' used in this deed will mean and include their heirs, successors etc. unless the same are repugnant to the context.

SCHEDULE

(Description of the property hereby sold)

District Singhbhum(East), District Sub-Registry Office at Jamshedpur , in Mouza HALUDBONI, P.S. Parsudih, thana No.1165, Halka No.I, recorded under Khata No.818, Plot No. area of land , boundary given below:-

Plot No.	Area	Boundary
1130(entire)	0.03 Acre(three Dec.) with pucca house there- on consisting of rooms etc. having pucca built up area 400 Sq.ft.	N: Subhas Moitra & Niharika Srivastava; S: Anamika Prasad & Anupama Sinha ; E: Rasta ; W: Rasta ;
1131(Portion)	0.11 Acre (Eleven Dec.) out of 50 decimals.	

Total area: 0.14 Acre (fourteen decimals)
of land.

Annual rent Rs.25/- only payable to the landlord the State of Jharkhand through C.O. Jamshedpur.

IN WITNESS WHEREOF the Seller is executing this sale

Shanika

Sarika

Sr. Jmshd

-: 5 :-


Blaiye Sa

deed on the date mentioned above.

Read over the contents of this deed of sale and found it correct and true. Blaiye Subhul Chandra Prasad 19.06.2008

- WITNESSES:-
1. Shalika Prasad w/o Sri Bhairav Subhash Ch. Prasad
Hakudboni. P.S. Parsudi. J.S.R. Jamshedpur
19.6.2008
 2. Jagan Kr. Ghosh. s/o Late. B.N. Ghosh.
Hakudboni. P.S. Parsudi. J.S.R. 19.06.08

Typed by:-


Jamshedpur Court.

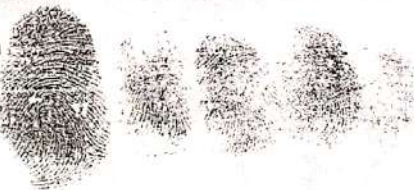
Drafted by:-


19.6.08
Advocate, J.S.R. Court.

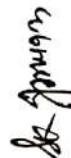
PURCHASER




Shalika Shankar
19/06/08



Shalika Shankar



Certified that the finger print of left hand of each persons whose photographs are affixed in this document have been taken by me.


19.6.08
Advocate.

Remarks / Other Details

Serial No

21000
0

Book
CNO/PNO

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area
JAMSHEDPUR (RURAL)	1165	1	HALUDBANI	818	1130			H_HOLD	3 Decimal
JAMSHEDPUR (RURAL)	1165	1	HALUDBANI	818	1131			TAANRD	11 Decimal

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
---------------	---------	-----	-------	----------	------	------	--------

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Bhaiya Subhash Chandra Prasad	Late Bhaiya Shyam Mohan Prasad	Retired	Other	N A	Vill - Haludboni, Ps Parsudih, Dist East Singhbhum
2	VENDEE	Smt Sharika Shankar	Kripa Shankar	H.Wife	Other	N A	Vill - Haludboni, Ps Parsudih, Dist East Singhbhum
3	Identifier	Tapas Kumar Ghosh	Late B N Ghosh	Adv Clerk	Other	N A	Vill - Haludboni, Ps Parsudih, Dist East Singhbhum
4	Witness1	Smt Shobha Prasad	Bhaiya Subhash Chandra Prasad	H.Wife	Other	N A	Vill - Haludboni, Ps Parsudih, Dist East Singhbhum
5	Witness2	Tapas Kumar Ghosh	Late B N Ghosh	Adv Clerk	Other	N A	Vill - Haludboni, Ps Parsudih, Dist East Singhbhum

Fee Details:

SN	Description	Amount
1	LL	
2	P	2.50
3	A1	0.94
4	SP	5,250.00
Total		210.00
		5,463.44

Bhaiya Subhash Chandra Prasad
19.06.2008

उपरोक्त प्रविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

निबंधन पूर्व सारांश में इनपुट फार्म के अनुरूप डाटा इंट्री की गई है।

मेधा सुभाष चंद्र प्रसाद

पसतकर्ता का हस्ताक्षर
डाटा इंट्री ऑपरेटर का हस्ताक्षर
Dantosh
19/6/08

उपर्युक्त स्वीकार किया ने इस दस्तावेज के निष्पादन को मेरे समक्ष

जिसकी पहचान पिता का वी.एन. घोष

निवासी पेशा ने की।

निबंधन पदाधिकारी का हस्ताक्षर
19/6/08





Savitri Shankar

SK

owner of all that land alongwith house thereon fully described in the schedule below ;

निबंधन विभाग, झारखंड
जमशेदपुर

Token No.2 Token Date: 19/06/2008 10:47:57
Deed No./Year :5040/4298/2008
Type: Sale Deed

Party Details	Photo	Thumb
Bhaiya Subhash Chandra Prasad Father/Husband Name:Late Bhaiya Shyam Mohan Prasad (VENDOR) Vill - Haludboni, Ps Parsudih, Dist East Singhbhum		
Smt Sharika Shankar Father/Husband Name:Kripa Shankar (VENDEE) Vill - Haludboni, Ps Parsudih, Dist East Singhbhum	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Tapas Kumar Ghosh Father/Husband Name:Late B N Ghosh (Identifier) Vill - Haludboni, Ps Parsudih, Dist East Singhbhum		
Smt Shobha Prasad Father/Husband Name:Bhaiya Subhash Chandra Prasad (Witness1) Vill - Haludboni, Ps Parsudih, Dist East Singhbhum	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Tapas Kumar Ghosh Father/Husband Name:Late B N Ghosh (Witness2) Vill - Haludboni, Ps Parsudih, Dist East Singhbhum	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Sarika Shankar

SK Jansan

No. 187
191 To 204
No 5040/4298
2008
19/06/2008 12:09:08

District Sub Registrar

19/6/08

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SARIKA SHANKAR

BHAIYA SUBHASH CHANDRA PRASAD

10/07/1971

Permanent Account Number

BXAPS7702R

Sarika Shankar

Signature



25/06/2008

Sarika Shankar

आयकर विभाग
INCOME TAX DEPARTMENT

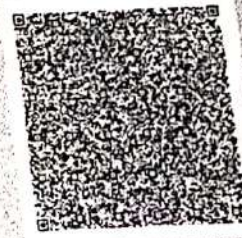


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAUPI4848N



नाम / Name
SHEKH IMRAN

पिता का नाम / Father's Name
SHEKH MOHARRAM ALI

30102021

जन्म की तारीख /
Date of Birth
01/01/1981

Shekh Imran
हस्ताक्षर / Signature

Shekh Imran

निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र० सं०	चेकलिस्ट का विषय	Yes	No
1.	खतियान की सत्यापित प्रति	✓	
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त—		
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी-II अथवा		
	(ii) भू-स्वामित्व प्रमाण पत्र अथवा		
	(iii) शुद्धि पत्र		
	(iv) अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		
2.	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।	✓	
3.	पंजी-II का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4.	मुद्रांक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार सत्यापन	✓	
7.	PAN सत्यापन		
8.	होल्डिंग 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 :-27-Nov-2024

- Government/Market Value: ₹4927900/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 1119358

Receipt Date : 27-11-2024

Presenter Name: -MRS. SARIKA SHANKAR

On Date 27-11-2024 Presented at District SRO -
Jamshedpur

Signature of Presenter

Sarika Shankar

District SRO - Jamshedpur

E	₹2000
PR	₹1
SP	₹1440
LL	₹3
A1	₹123198
Stamp Duty	₹100

Total ₹126742

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	Shekhlmran	• GRN Number : 2405174040 • DEPT Transaction Id : 8512c1fb3069262c633d • Transaction Type :	100
E	2000	2000	0	GRAS	Shekhlmran	• GRN Number : 2405177036 • DEPT Transaction Id : 97505a91d9325c64d8fe • Transaction Type :	2000
PR	1	1	0	GRAS	Shekhlmran	• GRN Number : 2405177036 • DEPT Transaction Id : 97505a91d9325c64d8fe • Transaction Type :	1
SP	1440	1440	0	GRAS	Shekhlmran	• GRN Number : 2405177036 • DEPT Transaction Id : 97505a91d9325c64d8fe • Transaction Type :	1440

A1	123198	123198	0	GRAS	Shekhlmran	<ul style="list-style-type: none"> • GRN Number : 2405177036 • DEPT Transaction Id : 97505a91d9325c64d8fe • Transaction Type : 	123198
LL	3	3	0	GRAS	Shekhlmran	<ul style="list-style-type: none"> • GRN Number : 2405177036 • DEPT Transaction Id : 97505a91d9325c64d8fe • Transaction Type : 	3
Sub Total	126646	126742	-96				

Article : Development Agreement **Number of Pages :** 96

Signature of Operator

Signature of Head Clerk
ROBIN KUJUR

Signature of Registering Officer
Ram Kumar Madhaviya



OFFICE OF THE SUB REGISTRAR
Office Name :- District SRO - Jamshedpur
District Name :- EastSinghbhum
State Name :- Jharkhand

Deed Endorsement

Token No :- 202400142063



Deed Type	Development Agreement
Number of Pages	96
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1440, A1 :- Rs. 123198, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.1104066/- ,Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Haludbani Location :- Other Road, Haludbani Urban(ct) Property Boundaries :- East: Rasta, West: Rasta, South: Rasta then Anamika Prasad and Anupama Sinha, North: Subhas Moitra, Dr. Bhadra and Ashwini Maity Volume Number - 20Page Number - 14Khata Number - 818Plot Number - 1130 Area Of Land :- 3.00 Decimal
Property No.	2
Valuation Details	Value :- Rs.3823749/- ,Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Haludbani Location :- Other Road, Haludbani Urban(ct) Property Boundaries :- East: Rasta, West: Rasta, South: Rasta then Anamika Prasad and Anupama Sinha, North: Subhas Moitra, Dr. Bhadra and Ashwini Maity Volume Number - 20Page Number - 14Khata Number - 818Plot Number - 1131 Area Of Land :- 10.39 Decimal




Sh./Smt.SARIKA SHANKAR s/o/d/o/w/o Kripa Shankar has presented the document for registration in this office today dated :- 27-Nov-2024 Day :- Wednesday Time :- 15:36:15 PM






SARIKA SHANKAR(Individual)

Party Name	Document Type	Document Number
SARIKA SHANKAR	PAN/UID	*****6381

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	SARIKA SHANKAR Address1 - Haludboni, P.O. Tatanagar, P.S. Parsudih, Town Jamshedpur, District East Singhbhum, Jharkhand, Address2 - Haludboni ... Jharkhand PAN No.: Permission Case No.-	No	Yes	Sarika Shankar Address:- Kishori Bhawan ,Haludboni Road, Near I D B I Bank, Parsudih ,P o- Tatanagar ,Jamshedpur,East Singhbhum, Jamshedpur, Haludbani, Ghatshila, East Singhbhum, 831002, Tatanagar, Jharkhand, India		EXECUTANTS Age:53			Sarika Shankar

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
2	SHEKH IMRAN Address1 - Office at Shop No. UD-11, Bistupur Market, P.O. and P.S. Bistupur, Town Jamshedpur, District East Singhbhum, Jharkhand, Address2 - Bistupur ... Jharkhand PAN No.: ,Permission Case No.-	No	Yes	Shekh Imran Address:- , , , Ghatshila Muslim Basti, Ghatshila, East Singhbhum, 832303, Ghatshila, Jharkhand, India		CLAIMANT Age:			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	KUMAR KRITYANSH S/o-D/o Kripa Shankar Address1 - Haludboni, P.O. Tatanagar, P.S. Parsudih, Town Jamshedpur, District East Singhbhum, Jharkhand, Address2 - ... Jharkhand PAN No.:			

Witness:

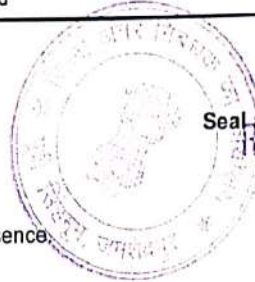
I/We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MD MAHTAB ALAM Address1 - 202, Shastrinagar, Block No. 2, Back side of Masjid, P.O. and P.S. Kadma, Town Jamshedpur, District East Singhbhum, Address2 - ... , Jharkhand			

Signature of Operator



Seal and Signature of Registering Officer



Ram Kumar Madhushiya
27.11.24

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**SARIKA SHANKAR**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**KUMAR KRITYANSH**) Son/Daughter/Wife of (**Kripa Shankar**) resident of (**Haludboni, P.O. Tatanagar, P.S. Parsudih, Town Jamshedpur, District East Singhbhum, Jharkhand**) and by occupation (**Business**).

Signature of Registering Officer

Ram Kumar Madhushiya
27.11.24

Date:- 27-Nov-2024



Seal and Signature of Registering Officer

Ram Kumar Madhushiya
27.11.24

Transaction Success! Please Note Your Transaction Id.

OK

Name	Shekhlmran
Token No / Depositor ID	202400142063
Amount	126642
Transaction ID	97505a91d9325c64d8fe
GRN	2405177036
CIN	10002162024112710620
Time	2024-11-27 14:14:43

Saifa Shankar



ह्यारखंड सरकार
राजस्य एवं भूमि सुधार विभाग

November 25, 2024

पंजी II प्रति

भाग वर्तमान	20	पृष्ठ संख्या	14											
जिला का नाम	पूर्वी सिहभूम	अनुमंडल नाम	धालभूम	अंचल का नाम	जमशेदपुर	हल्का का नाम	हल्का-1	इस्टेट का नाम	इस्टेट का प्रकार	ह्यारखण्ड	शेराती			
मौजा का नाम	हनुदबनी	होस्टिंग संख्या	818	तौजी संख्या	0	घाना नम्बर	1165							
सारिका शंकर, पति-कृपा शंकर, जाति- अज्ञात														
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार						लगाव	सेस		
318	1130	0 ए 3 डि 0 हे			नामकरण मुकदमा संख्या 595/2011-2012						56	81.2		
318	1131	0 ए 10.39 डि 0 हे												
कुल परिमाण		0 ए 13.39 डि 0 हे												
सारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत धानु साल	रोड सेस बकाया	रोड सेस धानु साल	शिक्षा सेस बकाया	शिक्षा सेस धानु साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस धानु साल	वृषि सेस बकाया	वृषि सेस धानु साल	
12-07-2018	0730523859	2011-2012	2018-2019	392	56	98	14	196	28	196	28	78.4	11.2	
02-03-2023	0681128074	2019-2020	2022-2023	168	56	42	14	84	28	84	28	33.6	11.2	

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

List Of Case Status Details

अगला पृष्ठ



BACK

यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्राप्ति की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करें
प्लॉट का नक्सा देखने के लिए प्लॉट नंबर क्लिक करें

Saika Shankar

Sr. Jm 1923



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

रैयत का नाम, अभिभावक का नाम, रिश्ता									
शैलेन्द्र चन्द्र चक्रवर्ती, पिता - हरेन्द्र चन्द्र चक्रवर्ती, एक अंश, जाति- ब्राहमण, निवासी- निजग्राम									
जिला का नाम	पूर्वी सिंहभूम	अचल का नाम	जमशेदपुर	हलका का नाम	हल्का-1	मौजा का नाम	हलुदबनी	खाता का प्रकार	रैयती
खेवट नम्बर	खाता नम्बर 818		थाना का नाम	घाटशिला	थाना नम्बर	1165			

खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान		कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
				क्रियारी संख्या (5)				रौ (10)	आ (11)	पै (12)	
818	1130	? अज्ञात ? अज्ञात	मकान, सहन 1	0 एकड़	3 डिसमील			0	0	72	1-दखलकार
	1131	? मलन्द्र ? मलेन्द्र	गोड़ा-01 1	0 एकड़	50 डिसमील						
खाता मे कुल प्लोट संख्या		2	खाता का कुल मिजान (खतियान के अनुसार)		0 53	खाता का कुल लगान		0 0 72			

यह एक कंप्यूटर जनित प्रति है

11/25/2024

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

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

।

Saika Shankar

Saika Shankar



Pre Registration Docket

Date :- 26-11-2024 07:00 pm

Office Name :- District SRO - Jamshedpur
Token No:- 202400142063

Appointment :- 27-Nov-2024 Time:- 10:15

Article	Development Agreement
Pre Registration Date	26-Nov-2024
No. Of Pages	48
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 1,26,642.

Property Id: **1344371**

Valuation No. : 1837274 / 2024	:- 2024-2025	Date : 26-November-2024 19:31:PM	
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Census	Corporation :	Village/City : Haludbani	
Haludbani Urban(ct) - Other Road	-		
Volume Number - 20			
Page Number - 14			
Khata Number - 818			
Plot Number - 1130			
Property Rates			
Commercial Land (Y)			
₹368022/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	3 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 3 x 368022=1104066	₹11,04,066/-
A	Total		₹11,04,066/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹11,04,100/-
Total Amount in Words : Eleven Lakhs Four Thousand One Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: Rasta, West: Rasta, South: Rasta then Anamika Prasad and Anupama Sinha, North: Subhas Moitra, Dr. Bhadra and Ashwini Maity
Area	Land area : 3.00 Decimal
Other Description of the Property	Address - HALUDBANI, Pin Code - 831002
Government/Market Value	1104066
Transaction Amount	-

Property Id: **1344376**

Valuation No. : 1838233 / 2024	:- 2024-2025	Date : 27-November-2024 15:24:PM	
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Census	Corporation :	Village/City : Haludbani	
Haludbani Urban(ct) - Other Road	-		
Volume Number - 20			
Page Number - 14			
Khata Number - 818			
Plot Number - 1131			
Property Rates			
Commercial Land (Y)			
₹368022/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	10.39 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 10.39 x 368022=3823748.58	₹38,23,749/-
A	Total		₹38,23,749/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹38,23,800/-
Total Amount in Words : Thirty Eight Lakhs Twenty Three Thousands Eight Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: Rasta, West: Rasta, South: Rasta then Anamika Prasad and Anupama Sinha, North: Subhas Moitra, Dr. Bhadra and Ashwini Maity
Area	Land area : 10.39 Decimal
Other Description of the Property	Address - HALUDBANI, Pin Code - 831002
Government/Market Value	3823748.58
Transaction Amount	-

CLAIMANT	ISHAM CONSTRUCTION-Mr. SHEKH IMRAN, ,Father/Husband Name Shekh Moharram Ali,, Party Category-Proprietorship , PAN No.- Date Of Birth-01-Jan-1981,Permission Case No.- , Aadhaar No. *****4954, Country-India, State Name-Jharkhand, District Name-EAST SINGHBHUM, City/Village/Town Name-Jamshedpur, Locality-Bistupur,Address - Office at Shop No. UD-11, Bistupur Market, P.O. and P.S. Bistupur, Town Jamshedpur, District East Singhbhum, Jharkhand, Pin Code-831001
EXECUTANTS	-Mrs. SARIKA SHANKAR, ,Father/Husband Name Kripa Shankar,, Party Category-Individual , PAN No.- Date Of Birth-10-Jul-1971,Permisslon Case No.- , Aadhaar No. *****6381, Country-India, State Name-Jharkhand, District Name-EAST SINGHBHUM, City/Village/Town Name-Jamshedpur, Locality-Haludboni,Address - Haludboni, P.O. Tatanagar, P.S. Parsudih, Town Jamshedpur, District East Singhbhum, Jharkhand, Pin Code-831002

Witness Information	Mr. MD MAHTAB ALAM , Address - 202, Shastrinagar, Block No. 2, Back side of Masjid, P.O. and P.S. Kadma, Town Jamshedpur, District East Singhbhum-, Father/Husband Name-Md Aslam
---------------------	---

Identifier Details	Mr. KUMAR KRITYANSH , Address - Haludboni, P.O. Tatanagar, P.S. Parsudih, Town Jamshedpur, District East Singhbhum, Jharkhand-, Father/Husband Name-Kripa Shankar
--------------------	--

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,440
Total		1,440

Fee Rule:Development Agreement		
1	A1	1,23,198
2	E	2,000
3	LL	3
4	PR	1
Total		1,25,202

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

Sk Jmua
Vendee / Claimant

Saiid Shankar
Vendor / Executant

कोरोना को डराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

Token No.: 202400142063

CERTIFICATE

Office of the District SRO - Jamshedpur

This **Development Agreement** was presented before the registering officer on date **27-Nov-2024** by **SARIKA SHANKAR**, S/O, D/O, W/O **Kripa Shankar** resident of Haludboni, P.O. Tatanagar, P.S. Parsudih, Town Jamshedpur, District East Singhbhum, Jharkhand, Haludboni.

This deed was registered as Document No:- **2024/JSR/5070/BK1/4692** in Book No :- **BK1**, Volume No :- 892 from Page No :- 61 to 156 at, office of **District SRO - Jamshedpur**

Date:- **27-Nov-2024**


Registering Officer
Ram Kumar Madheshiya