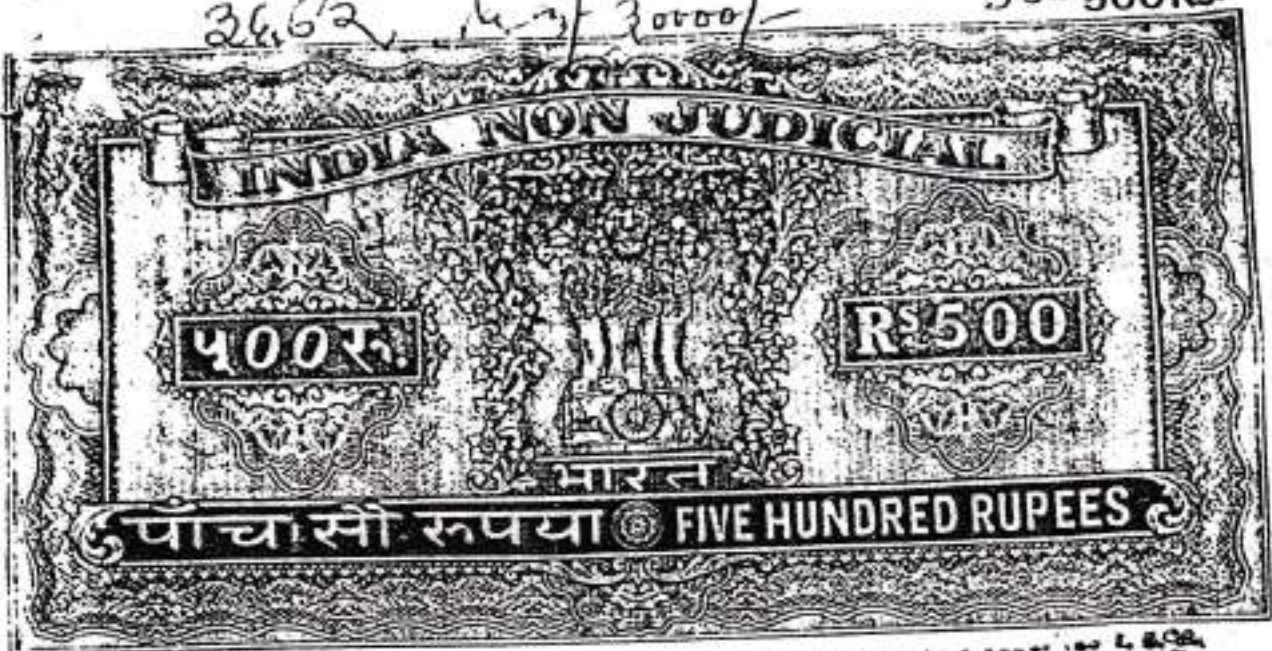


3662 No. of 30000/-

3500 500RS



Handwritten notes and signatures on the left side of the stamp, including the number '69' and some illegible text.

Handwritten notes in the center, including 'श्री कल्याण मित्रा' (Shri Kalyan Mitra) and '₹ 32,22'.

Small printed text on the right side of the stamp, likely a legal notice or disclaimer.

Handwritten signatures and notes on the right side of the stamp, including 'Kalyan Kumar Mitra'.

SALE DEED.

THIS DEED OF SALE made on this the 5th. day of September, 1978 BETWEEN 1) Sri Kalyan Kumar Mitra son of Sri Sailendra Nath Mitra by religion Hindu, by profession retired service holder, at present residing at M-36 Greater Kailash II, New Delhi 110048. (2) Sri Subinal Mitra son of Sri Prafulla Chandra Mitra (3) Sat. Juthika Shone, (4) Sat. Sunita Mitra both daughters of

Handwritten notes and signatures on the left side of the deed, including 'No' and some illegible text.

DEVAGYA ESTATES PVT. LTD. Director

Sl no 186 sold to Sri Kalyan Kumar
 No 36 Greater Kailash Part II, New
 Delhi 110048 in N.T.S. for sale
 and your following demerit:-

11500 X 3 = 15000
 12160 X 1 = 6000
 13130 X 1 = 3000

159000

As one thousand five hundred ninety thousand

[Signature]
 29/8/78

[Faded text, possibly a stamp or official document]

Kalyan Kumar Mishra
 6th September 1978
 himself and attorney
 for Subimal Mishra,
 Sri Jyotika Som,
 Smt Sumita Mishra and
 Sri Pankaj Chandra Mishra
 under power no 440 of 1978
 of Attorney S.R. Office, Calcutta.

[Faded text]

वकील
 श्री कल्याण कुमार मिश्रा
 ३३१३ बलरामपुरा
 ४४० नं० १४८, जो
 फ्लोर-प्रीमियर फ्लोर के निचले हिस्से में
 स्थित है। जिसमें ३६ सुविभाजित (2) अंशों में
 लोक (3) अंशों में सुविभाजित तथा 107 अंशों में सुविभाजित-अंश
 है तथा पावर प्रकृत है, जो 26 अंशों में विभाजित है
 है। (4) अंशों पर ध्यान दें कि यह अंश फ्लोर पर
 है। यह अंश महल (2) अंशों पर 2000 अंशों में
 है। यह अंशों में 281925 दि 6.9.78 अंशों में
 है। यह अंशों में है।

90/23



Received bank draft no AD 281925 of United Commercial
 Bank, Dehra d. dated 6th
 Sept 1978 for Rs 28000/- only
 Twenty eight thousand only

DEVAGYA ESTATES PVT. LTD.
[Signature]
 Director



-2-

Kalyan Kumar Mitra
6th September 1978

of Sri Prafulla Chandra Mitra and (5) Sri Prafulla Chandra
Mitra son of late Bipin Behari Mitra all by religion
Hindu. Executants No.2 to 4 by occupation service holder
and executant No.5 by occupation retired service holder,
all residing at 83 Regent Estate, Police Station Jadavpur,
Calcutta 32. Executant No.2 to 5 represented through their
attorney the aforesaid Executant No.1 Sri Kalyan Kumar
Mitra under General Power of Attorney registered in
The Office of the Sub-Registrar, Alipore, 24 Parg.

DEVAGYA ESTATES PVT. LTD.
Director

500Rs



*Magnum Kumare Kumar
G. in September 1978*

-3-

in Book No. IV, Volume No. 13. Pages 47 to 50 Being No. 440
for the year 1978 hereinafter called the VENDERS which
expression shall be deemed to include their heirs, succe-
ssors, representatives and assigns of the ONE PART;

A n d

Sri NARENPA NARAYAN ROY son of Sri Daroga Prasad Roy
by religion Hindu, by occupation Service Holder, resident
of Village Basbutia, F.S. Sarwan, Subdivision and Sub
Registry Deoghar, District Santhal Farganas in the State

DEVAGYA ESTATES PVT. LTD.
[Signature]
Director



*Mahajan Kinnor Mitra
6th September 1978*

-4-

of Bihar hereinafter called the PURCHASER which expression shall be deemed to include his heirs, successors, representatives and assigns of the OTHER PART;

Whereas the mother of the Vendor No.1 Smt. Shantilata Mitra since deceased and the mother of the Vendors No.2 to 4 and wife of Vendor No.5 Smt. Golsa Basini Mitra were the absolute owners of the property fully mentioned and described in schedule below having equal half and half shares in the said property was recorded jointly in the name of Smt. Shanti Lata Mitra since deceased and

DEVAGYA ESTATES PVT. LTD.
[Signature]
Director



Kalyan Kumar Mitra
6th September 1978

-3-

and Sat. Golap Basini Mitra since deceased in the records of Rohini Estate and Deoghar Municipality and whereas they were in peaceful possession of the said property till their life time by paying the annual ground rent previously to the Rohini Estate and after vesting to the State of Bihar through the Circle Officer, Deoghar and the Municipal Taxes to the Deoghar Municipality.

And whereas after the death of Sat. Shantilata Mitra her only son the aforesaid Vendor No.1 Sri Kalyan Kumar Mitra & three daughters Sat. Manjulika Bose and Shreemati Lenuka Shome and Sat. Latika Nag and her husband Sri Sailendra Nath inherited her undivided half share in the

DEVAGYA ESTATES PVT. LTD.
Director

Nayan Kumar
6th September 70

the property fully mentioned and described in Schedule, each having one fifth of the undivided half share is one-tenth of the entire property fully described in the Schedule below.

And Whereas Sat. Manjulika Bose has transferred her one tenth undivided share in the said property to her brother the aforesaid Vendor No.1 by virtue of a Deed of Gift dated 18.7.70 registered in Book No.1, Volume No. 3190/70 Pages 266 to 271 Being No.3190 for the year 1970 of Bombay Registration Office and Whereas Sat. Peneka Shome, Sat. Latika Nag and Sri Sailendra Nath Mitra have also transferred their three tenth share in the property fully mentioned and described in Schedule below in favour of the aforesaid Vendor No.1 by virtue of a Deed of Gift dated 22.5.1970 registered in Book No.1, Volume No.108 Pages 35 to 38 Being No.2726 for the

Subsequent to
16th September
1975

the year 1970 of Calcutta Registration Office and thus the Vendors are now the absolute owners of entire half share of the said property left by her mother late Smt. Shantilata Mitra and has been in peaceful possession of the said property.

And whereas after the death of Smt. Golap Banini Mitra, the Vendors no.2 to 5 have inherited her undivided half share in the property fully mentioned and described in Schedule below and have been in peaceful possession of the same.

And Whereas the Vendors announced for absolute sale of the entire property fully mentioned and described in Schedule below and whereas the Purchaser being desirous of purchasing the said property expressed his intention before the Vendors and it has been agreed between the parties that the Vendors shall sell and the Purchaser shall purchase at a cash consideration of Rs 30,000/- (Rupees Thirty Thousand) only and in token whereof the Vendor No.1 has been paid by the Purchaser a sum of Rs 2000/- (Rs. Two thousand) only by Bank Draft dated

DEVAGYA ESTATES PRIVATE LIMITED
[Signature]
Director

Handwritten notes in the top right corner, including the name 'Kalyan Kumar' and other illegible scribbles.

dated 22. 3. 78 in advance as earnest money of the
aforesaid consideration money.

NOW THIS INDEMIURE WITNESSETH that in consideration
of the said sum of Rs 30,000/- (Rs. Thirty thousand) only
out of which a sum of Rs 2000/- (Rs. Two thousand) only
paid by a bank draft dated 22.3.78 to the Vendor No. 1 in
advance as earnest money and the balance sum of Rs 28,000/-
(Rs. Twenty eight thousand) only paid to the Vendors in
hand as per memo of consideration hereunder on or before
the execution of this Deed (the receipt of which the
Vendors doth hereby acknowledge) the Vendor doth hereby
sell, convey, transfer and assign the property fully
mentioned and described in the Schedule below, unto and
to the use of the Purchaser for ever.

TO HAVE AND TO HOLD the said property unto and to

DEVAGYA ESTATES PVT. LTD.
[Signature]
Director

Highway Division
6th September 1978

to the use of the Purchaser for ever and the Vendors doth hereby covenant that the Vendors have good right, lawful and absolute authority to sell, convey, transfer and assign the property fully described in Schedule below unto and to the use of the Purchaser and the said Purchaser shall and may at all times hereinafter peacefully and quietly hold, enjoy, occupy and transfer the said property accordingly to his sweet will without any interruption claim or demand whatsoever from or by the Vendors or any person or persons claiming through the said Vendors.

ALL THAT clearly and absolutely acquitted, exonerated and discharged by the Vendors and well and effectually served, defended and kept harmless and indemnified from and against all manners of former and other states, liens charges, and encumbrances whatsoever and the Vendors

DEVAGYA ESTATES PVT. L. LTD.
Director

Kalyan Kumar
6th September
1978

Vendors shall do all acts, deeds and things upon reasonable requests and at the cost of the Purchaser for further and more perfectly conveying assigning and confirming the said property unto and to the use of the Purchaser for ever in the manner aforesaid or as by the Purchaser reasonably required.

SCHEDULE OF THE PROPERTY.

ALL THAT piece and parcel of Basouri land being Settlement Plot No.45, Town Plot No.1305, measuring more or less 50 (sixty) decimals corresponding to 10 (ten) Kathas and 8 (eight) dhurs by local measurement prevailing in the Rohini Estate together with compound walls, garden, pucca buildings, pucca well standing thereon situated in mouza Khoradah, No.402 Taluk Rohini, Police Station, Subdivision and Sub Registry Deoghar, District Santhal

DEVAGYA ESTATES PVT. LTD.
[Signature]
Director

Kalyan Kumar Mishra
6th September 1978

Santhal Farganas in the State of Bihar together with all fittings, electric fittings and electric lines, ways, paths, water courses, drains, shrubs, trees etc. and lying within the Municipal town of Deoghar in Old Ward No. VIII, Holding No.255 New Ward No.17 Holding No.150 together with all right, title and interests appertaining thereto which is butted and bounded as follows:-

- North - by Scroop Road now known as Kundanlal Seal Road.
- South - By Hari Mahato's land.
- East - by Hewani Mahato's land.
- West - by Town Plan Plot No-1307.

In witness whereof the Vendors put their hands on the day, month and year first above written.

Signed and delivered - *Kalyan Kumar Mishra*
In presence of - *6th September 1978*

1. *Prem Ranjan Das*
The Grand Hotel, Deoga
6.9.78

2. *Bijoy Kumar Gupta*
Brinulaban Dham
Bomfay Tower
8 Ballygunge, Calcutta
6.9.78

Typed by
Kausha
C.S. Irabad,
Deoghar. 6/9/78

DEVAGYA ESTATES PVT. LTD.
Director



Making Incredible Lives

CIN- U70103JH2018PTC011824

Sarojani Complex, Bajla Chowk,

Caster Town, Deoghar, Jharkhand-814112

06432-796701, 9934316096/ 9934316094/ 7352227061

Email: devagyaestates@gmail.com

CERTIFIED TRUE COPY OF RESOLUTION PASSED IN THE EXTRA ORDINARY GENERAL MEETINGS OF BOARD OF DIRECTORS OF DEVAGYA ESTATES PRIVATE LIMITED HELD ON DAY OF 4TH September, 2024 AT, REGISTERED OFFICE AT 11.00 A.M.

Authorization for Signing and produce documents for development Agreement and Power of Attorney at Registry Office Deoghar

"RESOLVED THAT pursuant to the provisions of the Companies Act, 2013 company wants to Registered a Development agreement and Power of Attorney for construction of Residential Apartment at Deoghar in the office of Sub-Registrar Deoghar purpose all the directors of company are agree for authorized to Mr. Chandra Bhanu Gupta (Director) for signing and producing all the relevant documents and information.

// CERTIFIED TRUE COPY //

DEVAGYA ESTATES PRIVATE LIMITED


KUMAR AMIT
Director


CHANDRA BHANU GUPTA
Director


SHRAVAN KUMAR GUPTA
Director

DEVAGYA ESTATES PVT. LTD.

Director



इसरोईड सरकार
राजस्व एवं भूमि सुधार विभाग

Duplicate copy CRSI/P010116138

8/23/2024



नयांतरण कुट्टी-पर

रा का नाम	देवर	अनुमोदन नाम	देवर	अनुमोदन का नाम	देवर	इकाई	हज-08
रा का नाम	इसरोईड	धारा	25	पूरा मर्यादा परीक्षण	14	कानून नं	08/0402

क्र. सं.	कैम नं.	पंजीकृत का नाम राजस्व धारक नं.	धारा का नाम	संशोधन दिनांक और तिथि	पंजीकृत प्रकार	अभिप्रेत विवरण नयांतरण संबंधित है कानून धारा नं. संख्या इकाई	आरोपित विस्तृत विवरण कानून नं. धारा नं. संख्या	नियमित मर्यादा परीक्षण
138	1207 R27 2024 - 2025	इसरोईड 08/0402	देवर	23/08/2024	NY Succession अपनी पंजीकृत वैधानिक या Notary Public द्वारा विवरण संबंध पर Dated	28/11/2024 01 01	28/11/2024 01 01	150

रा का नाम
मलारा देवीजी आ जे-02 नयांतरण राध, जति—, पता-मरिचिन
मिल पंचम कुट्ट नाल सील रोड कायम हाउस देवर) एवं (पारक
एन थिता-08 जे-02 नयांतरण राध, जति—, पता-मरिचिन मरिचिन
एन कुट्ट नाल सील रोड कायम हाउस देवर) एवं (राजिब हाउस
रा-02 जे-02 नयांतरण राध, जति—, पता-कयम हाउस देवर)
(मर्यादा कुनारी पति-02 धारक राज, जति—, पता-मरिचिन
मिल पंचम कुट्ट नाल सील रोड)

पिकेन का नाम
मल जे-02 नयांतरण राध, पता-02 धारक राज, जति—, पता-
मरिचिन मरिचिन पंचम कुट्ट नाल सील रोड कायम हाउस देवर

इसरोईड कार्यालयी इकाई-08 को अनाधिकारिक रूप से सुधारें (अनाधिकारिक)
इ एक कम्प्यूटर जतिब प्रति है
इ प्रकृत केवल धारक को अनधिकारी के लिए है
सका उपकरण किती भी उपकरण में सफा के रूप में नहीं किया जा सकता है

Signature valid
(Digitally signed by)
ANIL KUMAR
अनाधिकारी देवर

कोरोना के उड़ जाएंगे प्राण, जब सड़क पर न जाएं इन्सान |

DEVIAGYA ESTATES PVT. LTD.
Director

DEOGHAR MUNICIPAL CORPORATION, DEOGHAR

HOLDING TAX RECEIPT

Receipt No. CNT231397322072024032123

Date : 22-07-2024

Department / Section : Revenue Section

Ward No : 17

Account Description : Holding Tax & Others

Holding No. : 0170001715000A1

Owner Name NARENDRA NARAYAN ROY S/O LT DAROGA PRASAD RAY

Address : K L ROAD BOMPAS TOWN,

DEOGHAR, DEOGHAR Pin - 814112

DOB No : 8986845280

Sum of Rs. 6900.00 (in words) Six Thousand Nine Hundred Only

Mode of Payment Holding Tax & Others vide Cash

Issued 22-07-2024 Drawn on NA Place Of The Bank.

B. Online Payment/Cheque/Draft/ Bankers Cheque are Subject to realisation

Account Description	Period	Amount
Holding Tax Arrear	1 / 2023-2024 To 4 / 2023-2024	3229.80
Holding Tax Current	1 / 2024-2025 To 4 / 2024-2025	3552.00
	Total	6781.80
	Rainwater Harvesting Tax	0.00
	Penalty / Interest Amount	283.41
	Rebate on current Demand	169.55
	Adjust amount	0.00
	Amount Received	6900.00
	Advance Amount	4.00



Signature of Tax Collector

Note :-

- This is a Computer generated Receipt. This receipt does not require physical signature.
- Avail 5% rebate yearly Holding Tax amount by paying the tax before 30th June of the Financial Year.
- without prejudice to land right
- Urban Development Tax bill will not be valid as proof of ownership.
- इस संपत्ति कर का बिल स्वामित्व के साक्ष्य के लिए मान्य नहीं होगा।

For Details Please Visit : suda.jharkhand.gov.in

or Call us at 18008904115

In Collaboration With
Sri Publication & Stationers Pvt. Ltd.

DEVAGYA ESTATES PVT. LTD.
Director



भारत सरकार
राजस्व एवं भूमि सुधार विभाग

पृ. 11 प्रति

August 7, 2024

भारत वर्तमान	1	पृष्ठ संख्या	51	अपन का नाम	देवघर	हस्तांकन का नाम	हस्तांकन-08	इस्टेट का नाम	भारत सरकार
जिला का नाम	देवघर	अनुमोदन नाम	देवघर	अपन का नाम	देवघर	हस्तांकन का नाम	हस्तांकन-08	इस्टेट का नाम	भारत सरकार
श्री. का नाम	श्री. राज	संविधान संख्या	28/3493 (T)	नौवीं संख्या	0	शाना नम्बर	08/0402	शाना का प्रकार

नईद भाषा राय, -- जाति--

शाना नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	लगात	सेत
28/3493	42	0 से 56.99 डि 0 है		10.5	15.23
	कुल परिमाण	0 से 56.99 डि 0 है			

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

List Of Case Status Details

आगे बढ़ें

पिछे लौटें

यह एक कम्प्यूटर जनित प्रति
यह प्रथम क्रेडिट प्रार्थना की जानकारी के लिए है
किसी भी प्रकार की ग्राहकों के लिए सम्बन्धित अधिकारियों से संपर्क करें
प्लॉट का नम्बर देखने के लिए प्लॉट नंबर क्लिक करें।

DEVI GYA ESTATES PVT. LTD.
Director

Case No./Year/Session : 1207/2024 - 2025
 Case Status : Pending
 Date of Receipt of Application : 25-Jul-2024
 Forward from CO to DA : 28-Jul-2024
 Forward from DA to CO : Forwarded to CO
 Verified by DA :
 Verified by Karmchari : 01-Aug-2024
 Verified by CI : SYLVESTER MANUEL KERKETTA 04-Aug-2024
 Verified by CO :
 Correction slip Generation : Pending

Applicant Details

Applicant Name	Applicant's Name	Address
हेमलता देवी	स्व नरेन्द्र नारायण राय	साकिन संगीता भवन कुंद लाल शील रोड बम्पास टाउन देवघर

Details

Buyer Name	Applicant's Name	Address
हेमलता देवी	स्व नरेन्द्र नारायण राय	साकिन संगीता भवन कुंद लाल शील रोड बम्पास टाउन देवघर
परवेश रंजन	स्व नरेन्द्र नारायण राय	साकिन संगीता भवन कुंद लाल शील रोड बम्पास टाउन देवघर
राजेश रंजन	स्व नरेन्द्र नारायण राय	बम्पास टाउन देवघर
सपना कुमारी	स्व भावेश रंजन	साकिन संगीता भवन कुंद लाल शील रोड

Details

Seller Name	Applicant's Name	Address
स्व नरेन्द्र नारायण राय	स्व दरोगा प्रसाद राय	साकिन संगीता भवन कुंद लाल शील रोड बम्पास टाउन देवघर

Details

Plot Name	Village Name	Town Name	Block No	Plot No	Plot Area	Plot Area
देवघर	खोरादह	देवघर	हल्की-08	28/3493	46	0 एकड़ 56.99 डिसमील 0 हेक्टर

Copy of Receipt

DEVAGYA ESTATES PVT. LTD.

 Director

अंचल अधिकारी का कार्यालय, देवघर

दस्तावेज संख्या

पत्रांक

1256

ईमेल codeophar2017@gmail.com

फोन नं. 27 09 1017

27 09 2024

विषय

अंचल अधिकारी
देवघर।

स्थान में

जिला अवर निरीक्षक
देवघर।

विषय

आवेदकगण- श्रीमती हेमलता देवी, पति- स्व० नरेन्द्र नारायण राय, श्री परवेश रंजन व श्री राजेश रंजन, दोनों के पिता- स्व० नरेन्द्र नारायण राय एवं श्रीमती सपना कुमारी, पति- स्व० भावेश रंजन, सभी साकिन- संगीता भवन, कुंद लाल शील रोड, बम्पास टाउन, देवघर, झारखण्ड द्वारा निबंधन हेतु प्राप्त आवेदन के संबंध में जाँच प्रतिवेदन का प्रेषण।

महाशय

उपर्युक्त विषयक आवेदक द्वारा प्राप्त आवेदन के संदर्भ में अंचल अमीन/राजस्व

उप- निरीक्षक/अंचल निरीक्षक, देवघर अंचल से प्राप्त प्रतिवेदन निम्न प्रकार है :-

अमीन का विवरण :-

क्र०	मौजा का नाम	थाना सं०	खाला सं०	प्लॉट सं०	रकबा	किस्म	हस्तांतरणीय है अथवा नहीं
	1	2	3	4	5	6	7
1	खोरादह	402	28/3493	46	24824.8 वर्गफीट	सर्वेक्षित बसोड़ी	हाँ

आवेदक द्वारा दिये गये आवेदन, शपथ-पत्र तथा अंचल अमीन/राजस्व उप-निरीक्षक/अंचल निरीक्षक के जाँच प्रतिवेदन के आलोक में वर्णित भूमि की खतियान/पंजी- II /शुद्धि पत्र की प्रति संलग्न कर आवश्यक कार्रवाई हेतु भेजा जाता है।
अनुलग्नक :- यथोक्त।

विरासतमाजन

अंचल अधिकारी,
देवघर।

ज्ञापक-

1256

/रा०, देवघर,

दिनांक-

27-08-2024

प्रतिलिपि :-

आवेदकगण- श्रीमती हेमलता देवी, पति- स्व० नरेन्द्र नारायण राय, श्री परवेश रंजन व श्री राजेश रंजन, दोनों के पिता- स्व० नरेन्द्र नारायण राय एवं श्रीमती सपना कुमारी, पति- स्व० भावेश रंजन, सभी साकिन- संगीता भवन, कुंद लाल शील रोड, बम्पास टाउन, देवघर, झारखण्ड को उनके आवेदन के आलोक में सूचनार्थ प्रेषित।

अंचल अधिकारी,
देवघर।

DEVAGYA ESTATES PVT. LTD.

Director

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	Yes	
	(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	Yes	
5	निबंधन शुल्क का भुगतान	Yes	
6	आधार सत्यापन	Yes	
7	PAN सत्यापन	Yes	
8	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)		

ABITA KUMARI
बि लिपिक का हस्ताक्षर
तिथि सहित

MANOJ KUMAR
निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित

Sitaranandit
Dw. Singh

DEVIAGYA ESTATES PVT.-LTU
Director



ASSOCIATION, DEOGHAR

BEFORE THE NOTARY PUBLIC/
EXECUTIVE MAGISTRATE AT DEOGHAR

DBA- DEO/SI.No- 6172

AFFIDAVIT

एकरारनामा का शपथ पत्र

मैं/हमलोग Hemlata Devi, Parvesh Rayjan, Rajesh Rayjan
Sapna Kumari (Sapna Kumari Singh)

DEVAGYA ESTATES PVT.LTD. through Director- Chandra Bhanu
Gupta

का शपथ पूर्वक बयान करता/करती/करते हूँ/हैं कि-

1. यह कि एकरारनामा में वर्णित सम्पत्ति से संबंधित जो कागजात अनुलग्नक के रूप में संलग्न किया हूँ/किये हैं वह सही और सत्य है।

2. यह कि सम्पत्ति से संबंधित दाखिल सभी कागजात एवं सुचनायें सही एवं सत्य है यदि भविष्य में गलत पाया जाता है तो इसकी सारी जवाबदेही मुझ/हम शपथकर्ता की होगी एवं मेरी/हमारी सम्पत्ति की सुसंगत धाराओं तथा अन्य नियमों/अधिनियमों के तहत मेरे/हमलोगों के द्वारा सम्पत्ति कार्रवाही की जायेगी।

3. यह कि उक्त सम्पत्ति प्रतिबंधित सुची एवं सी. बी. आई. अथवा कोई जॉच एजेन्सी की जॉच के द्वारा नहीं है तथा भूमि पर किसी माननीय न्यायालय अथवा सक्षम प्राधिकार का stay (स्थगना) वर्जित आदेश नहीं है व सम्पत्ति के बावत किसी न्यायालय में मुकदमा विचाराधीन नहीं है।

4. यह कि उपर्युक्त बातें मेरी/हमलोगों जानकारी में सत्य है और मैं/हमलोग सही आदमी हूँ/हैं।

शपथकर्ता ने मेरे सामने
इस शपथ पत्र पर अपना
हस्ताक्षर बनाये

अधिवक्ता देवघर *Devo Spalun*

Hemlata Devi
Parvesh Rayjan
Sapna Kumari Singh

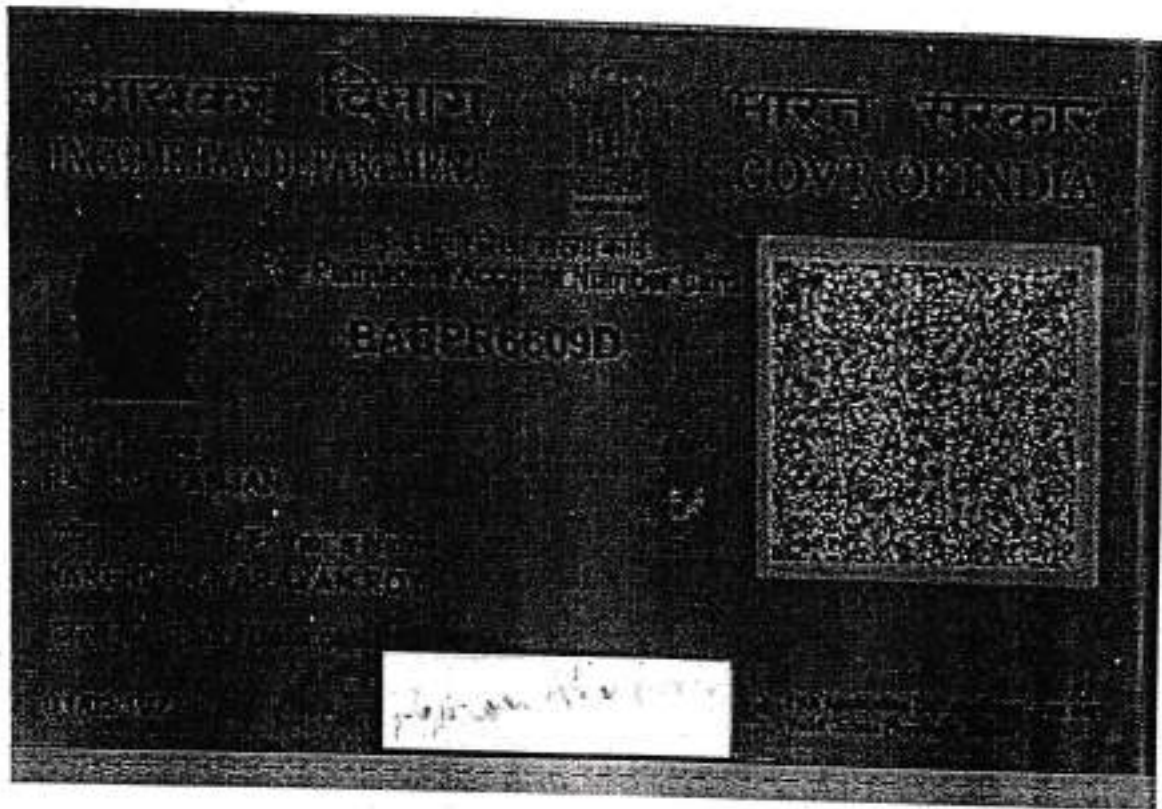
शपथ कर्ता का हस्ताक्षर

उपर्युक्त शपथकर्ता, ने इस शपथ पत्र में
उल्लिखित कथन को स्वीकार व अंगीकार किये

Jagdish Kumar Lal
NOTARY, DEOGHAR
(JHARKHAND) पब्लिक देवघर

DEVAGYA ESTATES PVT. LTD.

Chandra Bhanu Gupta
Director



पुजे श्री राजेश

DEVAGYA ESTATES PVT. LTD.

[Signature]
Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

EMLATA DEVI

NOTI RAM SINGH

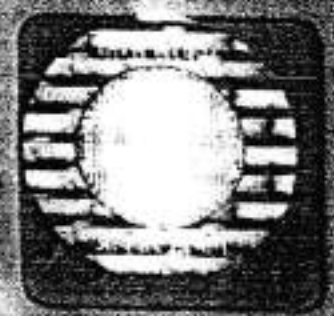
1/01/1965

Permanent Account Number

UNPD6873B

हेमलता देवी

Signature

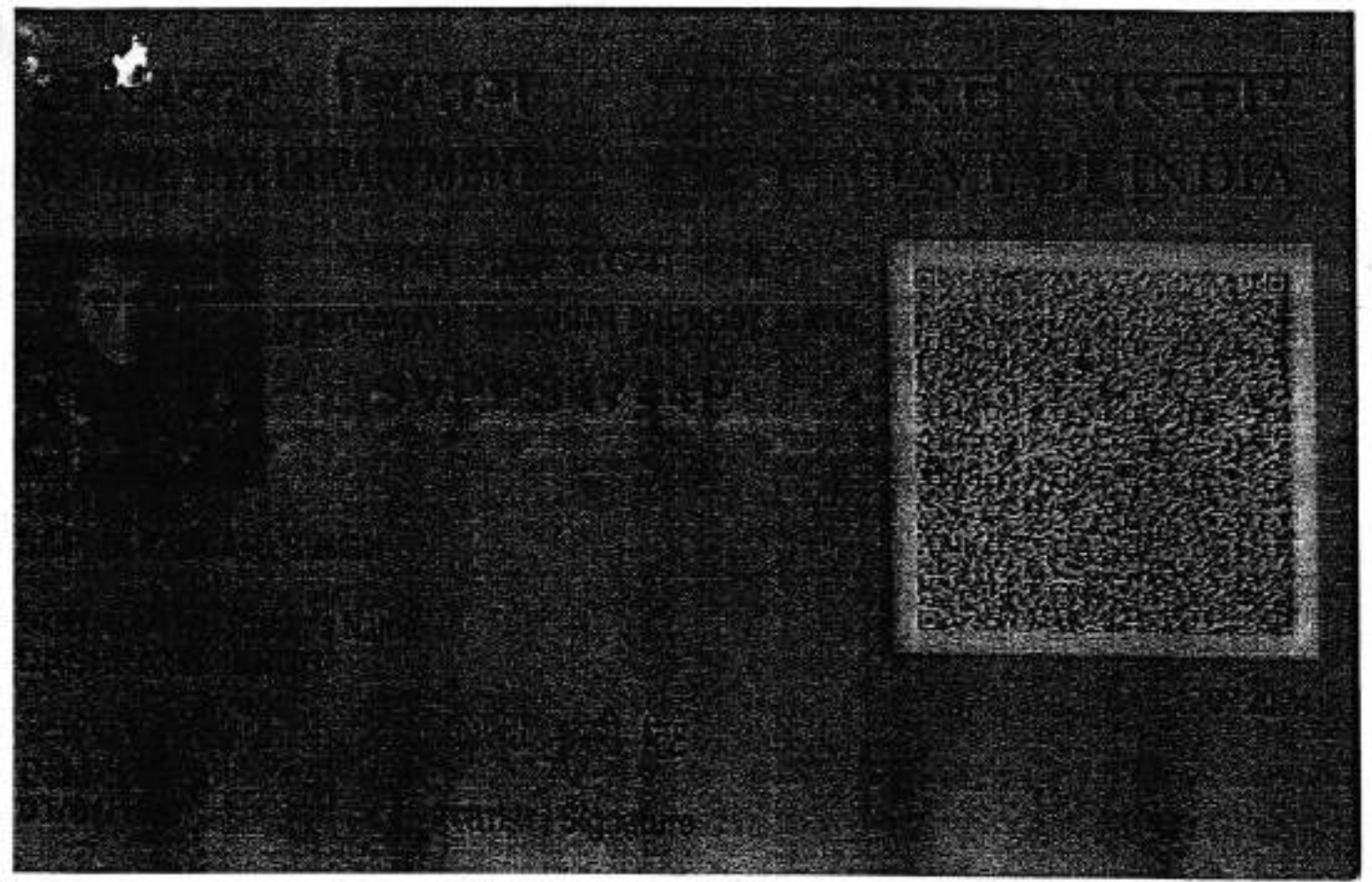


हेमलता देवी

DEVAGYA ESTATES PVT. LTD.
[Signature]
Director



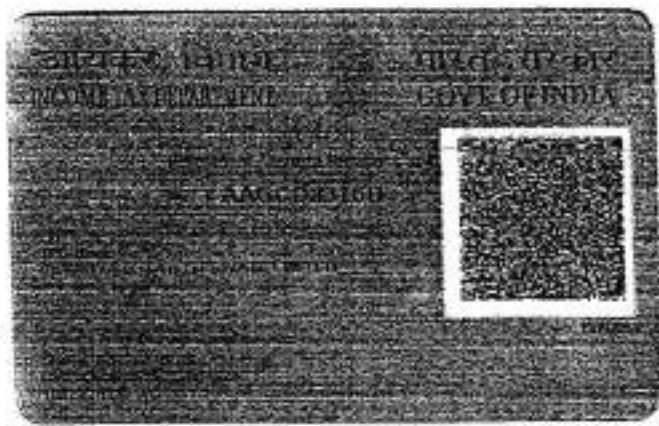
DEVAGYA ESTATES PVT. LTD.
[Signature]
Director



सपना कुमारी सिंह

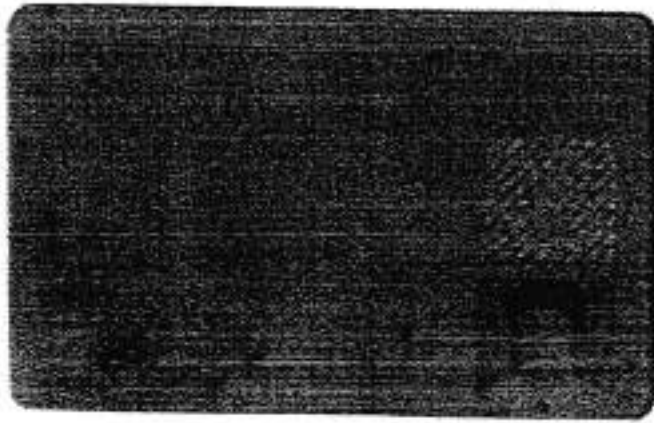
DEVAGYA ESTATES PVT. LTD.

[Handwritten Signature]
Director



DEVAGYA ESTATES PVT-LTD.

[Handwritten Signature]
Director



DEVAGYA ESTATES PVT. LTD.

[Handwritten Signature]
Director

Transaction Successful

Name	ChandraBhanuGupta
Token No / Depositor ID	202400110608
Amount	100
Transaction ID	722da7342cc66fdb612
GRN	2403885161
CIN	10002162024082910197
Time	2024-08-29 12:47:03

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

DEVAGYA ESTATES PVT.LTD


Director

DEVAGYA ESTATES PVT.LTD.


Director



Pre Registration Docket

Date :- 06-09-2024 02:11 pm

Office Name :- SRO - Deoghar

Token No:- 202400110608

Appointment :- 06-Sep-2024 Time:- 13:0

Article	Development Agreement
Pre Registration Date	29-Aug-2024
No. Of Pages	57
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 10,96,047.

Property Id: 1296465

Valuation No. : 1769605 / 2024	:- 2024-2025	Date : 29-August-2024 12:14:PM	
State : Jharkhand	District : Deoghar	Tahsil : Deoghar	
Land Type : Urban	Corporation : Deoghar Municipality	Village/City : Khoradah	
Khoradah Word No 35 - Other Road	-		
Khata Number - 28/3493			
Plot Number - 46			
Ward Number - 35			
Property Rates			
Commercial Land (Y)			
₹1044045/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	41.85 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 41.85 x 1044045=43693283.25	₹4,36,93,283/-
A	Total		₹4,36,93,283/-
Note : Final Valuation is Rounded to Next 100/-			

DEVAGYA ESTATES PVT. LTD.

Director

Total Valuation (A)	₹4,36,93,300/-
Total Amount in Words : Four Crore Thirty Six Lakhs Ninety Three Thousands Three Hundred Rupees Only.	

Land measurement, Sub Part and House No.	Property Boundaries East: , West: , South: , North:
Area	Land area : 41.85 Decimal
Other Description of the Property	Pin Code - 814112
Government/Market Value	43693283.25
Transaction Amount	-

CLAIMANT	DEVAGYA ESTATES PRIVATE LIMITED-Mr. CHANDRA BHANU GUPTA, ,Father/Husband Name RAJ KISHOR GUPTA,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-10-Sep-2018,Permission Case No.- , Aadhaar No. *****0050, Country-INDIA, State Name-Jharkhand, District Name-DEOGHAR, City/Village/Town Name-DEOGHAR, Locality-DEOGHAR,Address - CASTAIRS TOWN, DEOGHAR, Pin Code-814112
EXECUTANTS	-Mrs. HEMLATA DEVI, ,Father/Husband Name MOTI RAM SINGH,, Party Category-Individual , PAN No.- Date Of Birth-01-Jan-1965,Permission Case No.- , Aadhaar No. *****4389, Country-INDIA, State Name-Jharkhand, District Name-DEOGHAR, City/Village/Town Name-DEOGHAR, Locality-DEOGHAR,Address - BOMPASS TOWN, DEOGHAR, Pin Code-814112
	-Mr. PARVESH RANJAN, ,Father/Husband Name NARENDRA NARAYAN ROY,, Party Category-Individual , PAN No.- Date Of Birth-14-Dec-1973,Permission Case No.- , Aadhaar No. *****4828, Country-INDIA, State Name-Jharkhand, District Name-DEOGHAR, City/Village/Town Name-DEOGHAR, Locality-DEOGHAR,Address - BOMPASS TOWN, DEOGHAR, Pin Code-814112
	-Mrs. SAPNA KUMARI SINGH, ,Father/Husband Name DASHRATH SINGH,, Party Category-Individual , PAN No.- Date Of Birth-01-Jan-1997,Permission Case No.- , Aadhaar No. *****9598, Country-INDIA, State Name-Jharkhand, District Name-DEOGHAR, City/Village/Town Name-DEOGHAR, Locality-DEOGHAR,Address - BOMPASS TOWN, DEOGHAR, Pin Code-814112
	-Mr. RAJESH RANJAN, ,Father/Husband Name NARENDRA NARAYAN ROY,, Party Category-Individual , PAN No.- Date Of Birth-01-Jan-1975,Permission Case No.- , Aadhaar No. *****0378, Country-INDIA, State Name-Jharkhand, District Name-DEOGHAR, City/Village/Town Name-DEOGHAR, Locality-DEOGHAR,Address - BOMPASS TOWN, DEOGHAR, Pin Code-814112

DEVAGYA ESTATES PVI

 Director

Witness Information	Mr. VIKRAM KUMAR JAISWAL , Address - HARI KISHUN SAH LANE, DEOGHAR-, Father/Husband Name-SHYAM KARTIK JAISWAL
---------------------	---

Identifier Details	Mr. VIKRAM KUMAR JAISWAL , Address - HARI KISHUN SAH LANE, DEOGHAR-, Father/Husband Name-SHYAM KARTIK JAISWAL
--------------------	---

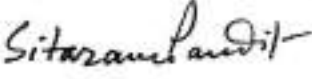

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,710
Total		1,710

Fee Rule:Development Agreement		
1	A1	10,92,333
2	E	2,000
3	LL	3
4	PR	1
Total		10,94,337

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	DEVAGYA ESTATES PVT LTD  Director Vendee / Claimant	Poojesh Ranjan सपना कुमारी सिंह देवमती देवी Vendor / Executant
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कोरोना को हराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी

DEVAGYA ESTATES PVT. LTD.

 Director



Document Registration Summary 1

Date :-06-Sep-2024

- Government/Market Value: ₹43693300/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹100/-

Receipt : 1087311

Receipt Date : 06-09-2024

Presenter Name: -

E	₹2000
PR	₹1
SP	₹1710
LL	₹3
A1	₹1092333
Stamp Duty	₹100

हेमलता देवी

On Date 06-09-2024 Presented at SRO - Deoghar
Signature of Presenter

SRO - Deoghar

Total ₹1096147

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	ChandraBhanuGupta	GRN Number : 2403885161 DEPT Transaction Id : 722da7342cc66fdb612 Transaction Type :	100
E	2000	2000	0	GRAS	ChandraBhanuGupta	GRN Number : 2404003327 DEPT Transaction Id : c7145ce7660990e27ac6 Transaction Type :	2000

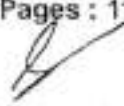
DEVAGYA ESTATES PVT-LTD
Director

PR	1	1	0	GRAS	ChandraBhanuGupta	GRN Number : 2404003327 DEPT Transaction Id : c7145ce7660990e27ac6 Transaction Type :	1
SP	1710	1710	0	GRAS	ChandraBhanuGupta	GRN Number : 2404003327 DEPT Transaction Id : c7145ce7660990e27ac6 Transaction Type :	1710
A1	1092333	1092333	0	GRAS	ChandraBhanuGupta	GRN Number : 2404003327 DEPT Transaction Id : c7145ce7660990e27ac6 Transaction Type :	1092333
LL	3	3	0	GRAS	ChandraBhanuGupta	GRN Number : 2404003327 DEPT Transaction Id : c7145ce7660990e27ac6 Transaction Type :	3
Sub Total	1096051	1096147	-96				

Article : Development Agreement Number of Pages : 114



Signature of Operator



SABITA KUMARI
Signature of Head Clerk



MANOJ KUMAR
Signature of Registering Officer

DEVIAGYA ESTATES PVT. LTU.

Director



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Deoghar

District Name :- Deoghar

State Name :- Jharkhand

Deed Endorsement

Token No :- 202400110608

Deed Type	Development Agreement
Number of Pages	114
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1710, A1 :- Rs. 1092333, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.43693283/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Deoghar , Tehsil :- Deoghar , Village Name :- Khoradah Location :- Other Road, Khoradah Word No 35 Property Boundaries :- East: , West: , South: , North: Khata Number - 28/3493Plot Number - 46Ward Number - 35 Area Of Land :- 41.85 Decimal

Sh./Smt.HEMLATA DEVI s/o/d/o/w/o MOTI RAM SINGH has presented the document for registration in this office

today dated :- 06-Sep-2024 Day :- Friday Time :- 15:32:17 PM



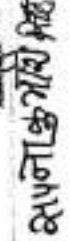


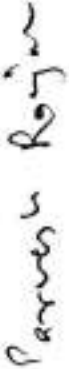








HEMLATA DEVI(Individual)

Party Name	Document Type	Document Number
HEMLATA DEVI	PAN/UID	*****4389

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	RAJESH RANJAN Address1 - BOMPASS TOWN, DEOGHAR, Address2 - DEOGHAR ... Jharkhand PAN No.: Permission Case No.-	No	Yes	Rajesh Ranjan Address:- , , , Bampas Town Khoradah, Dulampur, Deoghar, Deoghar, 814114, Deosang B.t, Jharkhand, India		EXECUTANTS Age:49			



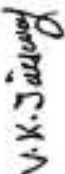
DEVAGYA ESTATES PVT.LTD.
[Signature]
Director

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	SAPNA KUMARI SINGH Address1 - BOMPASS TOWN, DEOGHAR, Address2 - DEOGHAR ... Jharkhand PAN No.: Permission Case No.-	No	Yes	Sapna Kumari Singh Address:- , , , Gram-Basbutiya, Post-Magdiha, Sonaraythari, Magdiha, Sarwan, Deoghar, 814150, Magdiha, Jharkhand, India		EXECUTANTS Age:27			
3	PARVESH RANJAN Address1 - BOMPASS TOWN, DEOGHAR, Address2 - DEOGHAR ... Jharkhand PAN No.: Permission Case No.-	No	Yes	Parvesh Ranjan Address:- 272, Sangeeta Bhawan, , kund lal Seal Road, Bompas Town, Deoghar, Deoghar, 814112, B. Deoghar, Jharkhand, India		EXECUTANTS Age:50			
4	HEMLATA DEVI Address1 - BOMPASS TOWN, DEOGHAR, Address2 - DEOGHAR ... Jharkhand PAN No.: Permission Case No.-	No	Yes	Hemlata Devi Address:- Gram basbutiya. , Post magdiha.Thana Sonaraithari, , Magdiha, Sarwan, Deoghar, 814150, Magdiha, Jharkhand, India		EXECUTANTS Age:59			
5	CHANDRA BHANU GUPTA Address1 - CASTAIRS TOWN, DEOGHAR, Address2 - DEOGHAR ... Jharkhand PAN No.: Permission Case No.-	No	Yes	Chandra Bhanu Gupta Address:- Navya Rukmani Complex ,Flat No- F3 3rd Floor, Near St Francis School, Castair Town, Deoghar, Deoghar, Deoghar, Deoghar, 814112, B. Deoghar, Jharkhand, India		CLAIMANT Age:			


DEVAGYA ESTATES PVT. L.L.P.

 Director

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	VIKRAM KUMAR JAISWAL S/o-D/o SHYAM KARTIK JAISWAL Address1 - HARI KISHUN SAH LANE, DEOGHAR, 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	VIKRAM KUMAR JAISWAL Address1 - HARI KISHUN SAH LANE, DEOGHAR, Address2 - ... Jharkhand			


 Signature of Operator


MANOJ KUMAR
 Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**HEMLATA DEVI , PARVESH RANJAN , SAPNA KUMARI SINGH , RAJESH RANJAN**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**VIKRAM KUMAR JAISWAL**) Son/Daughter/Wife of (**SHYAM KARTIK JAISWAL**) resident of (**HARI KISHUN SAH LANE, DEOGHAR**) and by occupation (**Business**).


MANOJ KUMAR
 Signature of Registering Officer

Date:- 06-Sep-2024


MANOJ KUMAR
 Seal and Signature of Registering Officer

DEVI & GYA ESTATES PVT. LTD.

 Director



Token No.: 202400110608

CERTIFICATE

Office of the SRO - Deoghar

This Development Agreement was presented before the registering officer on date **06-Sep-2024** by **HEMLATA DEVI, S/O, D/O, W/O MOTI RAM SINGH** resident of BOMPASS TOWN, DEOGHAR, DEOGHAR. This deed was registered as Document No:- **2024/DEO/893/BK1/803** in Book No :- **BK1**, Volume No :- **310** from Page No :- **1** to **114** at, office of **SRO - Deoghar**

Date:- **06-Sep-2024**



DEVAGYA ESTATES PVT. LTD.
[Signature]
Director