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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 70132b962147e8824985

Receipt Date : 16 Apr 2023 09:40:45 am

Receipt Amount : 500/-

Amount In Words : Five Hundred Rupees Only

Token Number : 202300047777

Office Name : SRO - Dhanbad

Document Type : Development Agreement

Payee Name : PANKAJ KUMAR ANAND FOR OM REALTY
(Vendee)

GRN Number : 2316742418



-: For Office Use :-

कानून नम्बर 21 के अधीन और कानून नम्बर 21 के अधीन
शुल्क का भुगतान करने के लिए
नया दस्तावेज और डाकडल - प्रमाण एन. 899
का अनुसूची 1 का 1 क 5 के अधीन
प्रभावित दस्तावेज लागू है। अथवा लिखित
रिपोर्ट में विस्तृत है या दस्तावेज - शुल्क अयोग्य
है।

Dhananjay Chandra Manohar
Pankaj Kumar Anand
18/04/23
Smt. Meenakshi
Som Mukh Mazumdar
Dip Mazumdar
Poojit Mazumdar
गोपाल मजुमदार

18/04/23

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

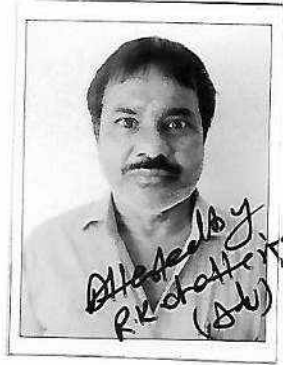
Develop Agreement Staff 500/- Value 1229/000/ Jaindhar

313929.00

16742151

DATE 7/4/23

Devendra Chandra Mazumdar



Jaydev Mazumdar

Sanjay Mazumdar

Somnath Mazumdar

Dilip Mazumdar

Pradip Mazumdar

Gopal Mazumdar

18/04/23



Free Period
Rs. 307225.00
5000.00
150.00
1.25.00
15.31.29.00
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तफसील बर्णित जमीन का मूल्य मांगदारी के अनुसार निर्धारित मूल्य से कम नहीं है।

THIS AGREEMENT FOR ASSIGNMENT made at Dhanbad this the ...18th day of ...April....., 2023 (Two Thousand Twenty Three) at Dhanbad BY AND BETWEEN :- (1) SRI DEVENDRA CHANDRA MAZUMDAR, having PAN No. CNAPM6821N & Adhaar No. XXXX XXXX 0197, (2) SRI JAYDEV MAZUMDAR, having PAN No. ANUPM8717B & Adhaar No. XXXX XXXX 5158, (3) SRI SUKHDEV MAZUMDAR, having PAN No. BYIPM9538C & Adhaar No. XXXX XXXX 7292, (4) SRI SANJAY MAZUMDAR, having PAN No. AMGPM9362D & Adhaar No. XXXX XXXX 0579, all Sons of Late Narayan Chandra Mazumdar, (5) SRI SOMNATH MAZUMDAR, having PAN No. ANGPM5418F & Adhaar No. XXXX XXXX 9565, (6) SRI DILIP MAZUMDAR, having PAN No. CORPM6777D & Adhaar No. XXXX XXXX 1517, (7) SRI PRADIP MAZUMDAR, having PAN No. BXMPM8549Q & Adhaar No. XXXX XXXX 9497 & (8) SRI GOPAL MAJUMDAR, having PAN No. CBGPM6529P & Adhaar No. XXXX XXXX 6694, all Sons of Late Krishna Prasad Majumdar, all by faith - Hindu, by Category - General, by occupation - Business, Resident of Near Bhuiphore Temple, K.G. Ashram, P.S.- Saraidhela, Dist. - Dhanbad,

18/4/23

10.00 - 1.00

कांशी 200 ई. का ...

कार्यालय ... द्वारा ...

द्वारा ...

व्यक्तियों का दावेदार ...

पितापति का नाम ...

पता ...

...

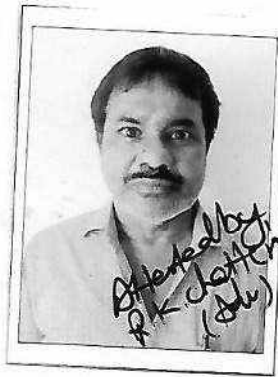
देवेंद्र चंद्र मण्डल

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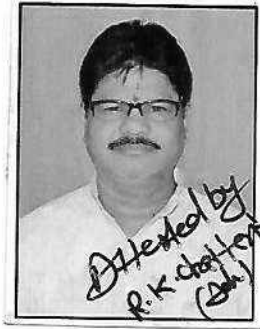
18/4/23



Devendra chandra Mondal

18/04/23





Devendra Chandra Mazumdar

Jaydev Mazumdar

-2-

Sanjay Mazumdar

Somnath Mazumdar

Dilip Mazumdar

Pradip Mazumdar

18/04/23

21/4/23

21/4/23



State - Jharkhand, hereinafter called and referred to as the LAND OWNERS (which expression shall unless excluded by and repugnant to the context shall include his successors, legal representatives, executors administrator and/or person claiming under or in Trust of them and assigns.

AND

OM REALTY (PAN No. AAGFO4158F), having its registered office at Shop No. 06, Lotus Tower, Main Road Saraidhela, P.S. - Saraidhela, Dist. - Dhanbad, State - Jharkhand, represented by **SRI PANKAJ KUMAR ANAND** (Aadhar No. - XXXX XXXX 1842), S/o. Late Anand Kishore Prasad, by faith - Hindu, by Category - General, by occupation - Business, resident of Vikas Nagar, P.O. - Jagjiwan Nagar, P.S. - Saraidhela, Dist. - Dhanbad, State - Jharkhand, Pin-826003 (which expression shall unless excluded by and repugnant to the context shall include his successors, legal representatives, executors administrator and/or person claiming under or in Trust of them and assigns here in after called the BUILDER/DEVELOPER, PROMOTER the OTHER PART.

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

The "land owners" means the above Named:-

- (1) Sri Devendra Chandra Mazumdar, (2) Sri Jaydev Mazumdar, (3) Sri Sukhdev Mazumdar, (4) Sri Sanjay Mazumdar, all Sons of Late Narayan Chandra Mazumdar, (5) Sri Somnath Mazumdar, (6) Sri Dilip Mazumdar, (7) Sri Pradip Mazumdar and (8) Sri Gopal Majumdar, all sons of Late Krishna Prasad Majumdar, all resident of Near Bhuiphore Temple, KG Ashram, P.S. - Saraidhela, Dhanbad.



Darshan Chandra Maamdar

Jagjit Singh

सका सं 1037511

Sri J. Maamdar

Son Pankaj Kumar

Dilip Prasad

Pradyo Nayak

18/04/23

18/04/23

-3-

The "Developer & Builder/ Developer" means the above named **OM REALTY** having its registered office at Shop No 06, Lotus Tower, Main Road Saraidhela, P.S. - Saraidhela Dist - Dhanbad, represented by **SRI PANKAJ KUMAR ANAND**, S/o Late Anand Kishore Prasad, by faith Hindu, by Caste General, by occupation - Business, resident of Vikas Nagar, P.O. Jagjiwan Nagar, P.S. Saraidhela, Dist. - Dhanbad, Jharkhand - 826003.

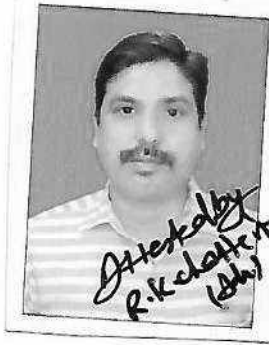
The "Immovable property" means all that piece and parcel of land measuring 30.85 Katha or say 51 decimal land Old Khata No. 17 & New Khata No. 67 being portion of Old Plot Nos. 529, 578, 579, 580, 581 & New Plot Nos. 678, 679, 680 & 681 of Mouza Sabalpur, Mouza No 126, P.S. - Govindpur, District Registry office at Govindpur, Dhanbad, more fully described in the Schedule 'A' hereunder written which is the subject matter of this Development Agreement.

The "Owner's Allocation" shall mean and include 36% out of the total Nos. of constructed flats, consisting of Parking and the some proportion space and roof of the proposed building to be constructed over the schedule 'A' below property more specifically described in the Schedule 'B' hereunder written.

The "Developer's Allocation" shall mean and include the remaining 64% of constructed Flat, consisting of parking, undivided soil right and proposed roof of the building to be constructed over the Schedule 'A' below property more Specifically described in the Schedule 'C' hereunder written.

COMMON FACILITIES AND AMENITIES:

Shall include stairways roof, landing passage, ways, vacant areas pump/Meter Box room overhead water tank other services and amenities.



Downden chandra Mazumdar

4 Jayshy Mazumdar

5 Kanta Mazumdar

6 Smt. Mazumdar

7 Smt. Mazumdar

8 Dink Mazumdar

9 Pradip Mazumdar

18/04/23

25/12/21
Sohalika



MAINTENANCE:

Maintenance of the common facilities and Management of the building shall be the joint responsibility for all the flats owners and occupiers through a managing committee to be constructed by the Flats owners.

TITLE INDENTURE:

WHEREAS The Land originally recorded in the name of Late Narayan Chandra Mazumdar & Late Krishna Prasad Mazumdar, both sons of Late Parmanand Mazumdar, purchased through Absolute Deed and acquired land measuring 111 decimal under old Khata No. 17 being portion of old Plot Nos. 529, 578, 579, 580, 581 from its former owners Pabu Maiyarani and Sri Bhikhan Maiya through Regd. Deed No. 9363, dated 30/05/1966 registered at Dhanbad Sub Registry Office and got mutation done of the aforesaid land and paying rent under old Thoka No 240, Volume No. 01, Page No. 66. And after death of Late Narayan Chandra Mazumdar (father of Landowner No. 1 to 4) on 25/12/2021 & Late Krishna Prasad Mazumdar (father of Landowner No. 5 to 8) on 31/01/1994. The present landowners are legal heirs and successors of the said land and Landowners inherited the said land and has been in peaceful possession over the said land and the present landowners mutated 51 decimals of land in their name (under Family Distribution) and landowners got Succession mutation their name vide Mutation Case No. 10253/2022-23 and entered into Register-II vide Volume No. 68, Page No. 54 in the name of Landowners.

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

That in pursuance of above agreement the landowner has agreed to get the schedule A land developed by the developer above named and the latter has agreed to develop the



Dhanu chandra Mahto

Rajiv Mishra

Singh Macumdon

Son Nath Mahto

Dilip Mahto

Pradip Mahto
18/04/23

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SABALIC



said immovable property i.e. Schedule-A through construction of multistoried Residential building thereon for the consideration / in a manner and within the time stipulated hereinafter in this agreement.

That after execution of this Development Agreement landowner will execute and register a General power of Attorney in favor of the partner / authorized representatives of the developer and said General power of Attorney shall remain valid up to completion of the building and proper adjustments of shares of the landowner and developers subject to the terms hereinafter mentioned. However, the power attorney holder or the developer shall have no right to sell or mortgage or to obtain loan from any bank in respect of shares of landowner.

That the developer shall forthwith start construction of the proposed building over the said land after getting Plan sanctioned from JHAMADA, Dhanbad and will complete the proposed construction within 36 months from the date of sanction of Plan from competent authority (JHAMADA, Dhanbad). The period of construction may be extended on the ground of natural calamities like Earth Quake, Civil War, Riot, act of God and or Situation beyond control of the human being but if in any case it is found that that the completion of the construction of the building is delayed except on the ground of Act of God or natural calamities then the Land Owner have right to cancel the Development Agreement.

That, after completion of the proposed building the builder/developer shall bring in deliverable state 36% out of the total Nos. of constructed flats Space consisting of parking, flats along with all other common utility services, advantages amenities, privileges etc constituting "Landowner Allocation" and inform the landowner about the



Dewanul Chaudhary

Jayraj Myranda

18/04/25

-6-

Santhi Mazumdar
Somyaketh Mazumdar

Dilip Mazumdar

Pradip Myranda

18/04/25



completion of their portion of proposed building and the remaining constructed area i.e. excepting the owners' allocation and common areas more specifically described in the Schedule 'B' hereunder written now and to be specified precisely in the sketch map to be annexed with a supplementary agreement showing distribution of shares of owners' allocation and developer's allocation and the developer will be entitled to sell and dispose of its/their shares of the proposed building i.e. developer' allocation for which the Landowner shall have no objections but the developer shall have no authority to sell or negotiate for sale of portion fallen in share of the owners Residential part.

That the land owner and developer will mutually decide the own portion of their flats built up area before initiation of construction work.

That the Landowners do hereby declare and covenants:-

1. That they are the lawful owners of the Schedule below property and there is no other co-owners, co-shares in this property and the land in question is mutated in the name of Landowner of the first part for which the developer has made through enquiries and is satisfied about the proper title of the landowner in respect of the property described in schedule-A hereunder.
2. That the property described in Schedule - A hereunder is free from all encumbrances like mortgage , lease, lien charge, etc.,
3. Prior to execution of this development agreement the landowners have not sold transferred or conveyed the schedule 'A' property or part thereof to any party person or concern nor entered in any agreement for transfer with any one also and the said property is free from all encumbrances, charges, mortgages, litigations or pending suit / case in any court or office.



Dwarakdas Chandra Mohan

Jayshree Mahapatra

17/09/2018

Satyam Mahapatra

Soumen Mahapatra

Diby Mahapatra

Pradeep Mahapatra

18/04/23



4. The landowners hereby assure the developer to execute or sign any further paper, document etc. In favor of the developer and for the construction and development of the proposed building to be constructed thereon.
5. During the period of construction if any dispute arises regarding title of the property in that event the landowners shall handle the situation without taking any further consideration from the developer and resolve such dispute on their own cost.
6. During the construction of the building the owners shall extend all possible help for progress of construction of the building and should not cause any hindrance for construction of the building.
7. The power of Attorney shall be executed and registered before sanction of building plan by JHAMADA, Dhanbad in order to enable the developer to construct the multistoried building.

THE DEVELOPER AND BUILDER / DEVELOPER HEREBY DECLARES AND CONVENANTS:-

1. That the developer will be entitled to enter into agreement with various intending buyers and to receive booking amounts, installments, part or full payment from such buyer/s or transferees, lessees in case of lease against construction and disposal of the proposed flats, falling to their share i.e. the Developer's allocation save and except the owner's allocation and shall take all responsibilities for construction of the proposed multistoried building.
2. The expenses that may be incurred towards preparation of building plan, passing of such plan or plans, payment to architect, civil engineer, demolition of present structure, labour workmen guards, purchase of building materials, fixtures, fitting installations and/or other service connection to be installed



Devendra Chandra Nandan

Jayraj Mohan

Prasanna K. S. K.

Sunil Mazumdar

Soumitra Mohan

Dalit Mazumdar

Pradip Nandy

21/4/23
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therein documentation any miscellaneous charge levied, fines, penalties imposed by municipality or any other authorities during the construction of the said building and would bear all expenses for execution and registration of the power of attorney to be fully borne by the developer only.

3. The Developer shall arrange for proper water line, fixtures, fittings, installation of electricity.
4. The developer shall construct the entire building in respect of developer's allocations and owner's allocation with same standard as shown in the procedures and requirements of sanctioned plan of DMC.

BOTHE THE PARTIES HEREBY DECLARE AS FOLLOWS:-

- a. Neither parties of the first part and / or the second part shall sale and transfer the proposed allocation of each others to any or more party or parties.
- b. The parties shall be fair and honest and none of the parties shall cheat, deceive and deprive the other so far as the standard of construction and other matters.
- c. The parties shall put and render their sincere efforts for the great success of the development project.
- d. The developer shall or may publish in news paper or any media for disposing of its / their area i.e. the developer's allocation to the intending buyers or parties, the developer shall or may raise funds from the intending buyers or any part and/ or financial institutions at their discretion and risk for which owner's have no objection.
- e. In case it transpires that the premises mentioned to the schedule 'A' hereunder written is not free from all encumbrances, charges or liens and

Doradim chuch Marachin

Rajesh Raju

20254 HBNCL

Sampy Marachin

Sampy Marachin

Dulal Marachin

Pradip Marachin

RISHIKESH KALBATE

18/04/23

there by any suit or case and / or defect title of the parties of the first part in that event the owners shall fully liable jointly and shall be sound to make good of all compensation or damages that may be incurred to get the said dispute settled.

- f. The developer shall construct the building as per plan approved by DMC and as shown in brochures so far as specification are concerned.
- g. The parties hereto shall have harmless and keep indemnified each other against any loss, damage, incident suit or proceedings.
- h. The parties may alter or amend any terms of this development agreement and/ or to include any further terms therein later if found necessary that the written consent of the both parties.
- i. The roof right of the building shall be jointly between the owners and builder.
- j. If any accident takes place while the building is constructed it shall be the full responsibility of the developer.
- k. The parties hereof including their respective heirs, successors, successors-in-office- administrator's legal representatives and / or persons claiming through or in trust of them shall comply honor and abide by all the terms of this Agreement.
- l. All disputes and difference arising out of this agreement between the parties regarding the performance including non performance of this agreement, interpretation of terms and conditions herein contained shall be referred to the arbitration of sole Arbitrator to be appointed jointly by both the parties or in the event of any difference between them in the matter of appointment then through the process of court of law and the decision of such arbitrator shall be final and binding on both the parties.

जमा कीमत गोविन्दपुर
के कच्चा माला सबलपुर
नम्बर 126 का का खता
निसिद्ध खता से ऊपर 1/4 मुने 1/4 का है।

Dawood Chaudhary Mazhar
Jayshir Majumdar
सुभासिनी
Sunil Mazumdar
Sonpendh Mazumdar
Prafulla Mazumdar
गोविन्दपुर
18/04/23

SCHEDULE 'A'

Within district Dhanbad, District Sub Registry Office, Dhanbad, P.S. - Govindpur, Mouza - Sabalpur (Mouza No. 126), Old Khata No. 17 (Seventeen), New Khata No. 67 (Sixty Seven), New Plot Nos. 678 (Six Hundred Seventy Eight), 679 (Six Hundred Seventy Nine), 680 (Six Hundred Eighty) & 681 (Six Hundred Eighty One), Old Plot Nos. 529 (Five Hundred Twenty Nine), 578 (Five Hundred Seventy Eight), 579 (Five Hundred Seventy Nine), 580 (Five Hundred Eighty), 581 (Five Hundred Eighty One), measuring an Area 30.85 Katha or say 51 decimal (Fifty One Decimals) of land, as demarcated in Red colour on the Plan annexed hereto, The land situated at Other Road, which is butted and bounded as follows :-

- North : Part of Plot No 675,
- South : Aman Green Apartment,
- East : Part of Plot Nos. 689 & 590,
- West : 20 ft Rasta.

SCHEDULE 'B'

OWNER'S ALLOCATIONS

The Builder shall deliver 36% out of the total Nos. of constructed, consisting of parking other built up area out of the total Nos. of flat and the same proportions of parking on the proposed building which is to be specifically whom in the supplementary agreement to be executed after approval of the building plan.

SCHEDULE 'C'

DEVELOPER'S ALLOCATION

Save and except the owner's allocation as stated herein above in schedule 'B' the remaining constructed Flats, i.e. 64% of the total nos. of constructed Flats, consisting of

Duminda Chandra Mondal

Jayshree Mishra
15/11/2018

Smit Meher

Som Nath Mondal

Dipak Mondal

Prady Mondal

21/11/2018

18/04/2018

parking, Flats and roof right, to be constructed over the Schedule 'A' below premised right to egress and ingress common right, stair space which will be specifically shown in subsequent agreement to be executed between the parties after plan is approved by JHAMADA, Dhanbad.

TECHNICAL SPECIFICATION OF COMPLEX BUILDING

- STRUCTURE** RCC framed structure with plywood brick work with cement as per design & specification of structure consultant. TMT & cement with standard quality (ISI mark)
- WALL FINISHING** (i) All Internal walls and ceilings cement plastered & finished with Wall Putty.
 (ii) All External walls finished with Putty And Weather coat Paint .
- DOORS** Door frames (Chawakats 3" x 3" size) of Sal / Kapoor Wood in all bed Rooms & Drawing rooms and Kitchen & Toilets 3" x 2" size with 30mm thick Factory made Flush doors shutters commercial ply (both sides) Single leaf With standard fitting.
- WINDOWS** Steel/ Glazes with standard fitting, duly painted 2 coats on one coat primer. A/SO/M/S Grills will be provided
- FLOORING & SKIRTING**
- (A) Flooring and Skirting's to all bed Rooms, Drawing & Dining Rooms, balconies, etc. Vitrified Tiles (Double Charged) up to 2'0" x 2'0"., and height of skirting's up to 4".
- (B) Flooring of toilets and kitchen will be Antiskid tiles up to 1'0" x 1'0" size and skirting of toilets Glazed tiles (14" x 10" size) up to door height and Skirting's of kitchen will be up to 2' 0" height above working platform with glazed tiles 14" x 10" size.

Dhanraj Chandra Mareda
 Jayshree Mysuru
 18/04/23
 Sampy Mazumdar
 Sampy Mazumdar
 Disha Mazumdar
 Poojip Mysuru
 18/04/23

- (C) Flooring of stair case & lobby with marble/ ceramic tile up to 1'x 1' size and skirting up to 6" heights.
- (D) Flooring of all other common places with IPS & skirting with smooth plaster up to 6" height.

Toilets/Bath Rooms (E) One Toilet with EWC and one Toilet with IWC with PVC cistern (Hindware/ Perryware) and For water supply ISI quality G.I.Pipes, and Geyser Point to each toilet, hot & cold plumbing bathing & wash basin, shower with hot & cold manually mixing arrangement shall be provided quality of C.P. Fittings will be as per builder's choice. (F.W.C./IWC/Wash Basin will be White Glazed)

Kitchen (F) Marble/ Granite tiles on working platform along with steel sink with a tap. R.C.C. Shelves at lintal level of one wall will be provided for Adequate storage space (Open)

Car Scooter Parking (G) Parking places Will be available on Basement / Underground (Without any partitions walls) for mid size Indian make car / Scooter.

BALCONY (i) 3'0" height wall partially of bricks walls and partially MS railing

ELECTRIC WIRING (J) Concealed PVC conduct wiring using copper conductors, with standard quality of modular electrical switches and accessories (Fans, fixtures and meter etc, with connection not included.

Note (i) All specifications, sizes and layouts are Subjects to variations, additions and modification.

D. Anand Kumar Mazumdar
 Jagdish Mazumdar
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 -13-
 Sanjay Mazumdar
 Somnath Mazumdar
 Dimple Mazumdar
 Poojita Mazumdar
 2/54/2018
 18/04/23

(ii) Extra work/Special kind & type of finishing on written request by Flat owner and will be charged as extra on advance payment. (Extra work mean as if possible.)

CONVENIENCES

- Silent Generator (Kirloskar) for common service and emergency lighting to flats upto 3 amps (750 watts).
- Lift two nos. (Six persons).
- All Flat A.C. wiring Point in Master Bed Room.
- C.C.T.V. camera on Main gate for security

SERVICES

Water Supply :- 24 Hours water supply through own tube well and head tank.

Drainage & Sanitation:- Drainage System around the Building & Sewerage system with septic Tank.

Security Guard :- Guard Room will be provided at main gate.

That, as per Development Agreement Builder/Developer to sign, present and execute any deed or document of sale, agreement, lease, mortgage before any Registrar or Sub Registrar in any Registry Office on behalf of Land Owner/First Party and to admit its execution thereof and to do all other things, which is necessary to complete the registration on our behalf in connection with our property described in the schedule below.

That, the Land Owner does not come under the Category of SC/ST and other 51 Castes mentioned in under section 46 of C.N.T. Act 1908.

That, as per rate fixed by the Jharkhand Government, the Stamp Duty and Registration Fees paid for **Rs. 1,22,91,000/- (Rupees One Crore Twenty Two Lakhs Ninety One Thousand only).**

Darshan chandra Masran

Jaydev Majumdar

স্বাক্ষর করছেন

Smita Mazumdar

Somnath Masran

Dilip Mazumdar

Pradip Majumdar

স্বাক্ষর করছেন

18/04/23

IN WITNESS WHEREOF BOTH THE PARTIES HARE HEREUNTO SET AND SUBSCRIBED THEIR HANDS AT DHANBAD ON THIS THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

Darshan chandra Masran

Jaydev Majumdar

স্বাক্ষর করছেন

Smita Mazumdar

Somnath Masran

Dilip Mazumdar

Pradip Majumdar

স্বাক্ষর করছেন



Rankaj Kumar Anand
18/04/23

Photograph and Finger prints of
The Builder/Developer :-

(Signature of the Land Owners)

Rankaj Kumar Anand
18/04/23

(Signature of Builder/Developer)

Densardan Chandra Mohan

Jaylax Majumdar

23/09/19 434511C

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Sunil Mazumdar

Soubhik Mazumdar

Dibak Mazumdar

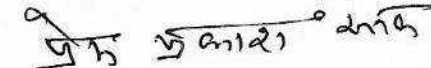
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18/04/23

IN WITNESS WHEREOF the parties here to have executed this Agreement prepared and delivered one each to the Land Owners & the Developer on the first above written in presence of witnesses.

WITNESSES :-

1. Madhusudan Kumar Singh
S/o - Late Rajkishor Singh
HONO. 27, Chauthai Kuli
Jhansi, Pin - 828117
18/04/23
2. 
18/04/23
18/04/23
3. S.K. Mukherjee
S/o Late R.N. Mukherjee
J.C. Mallick Road.
Hirapur
Dhanbad.
18/04/23

Certified that the finger prints of the left hand of each person, whose photographs is affixed in the document, have been obtained before me, prepared in my office as per draft supplied by the parties :-

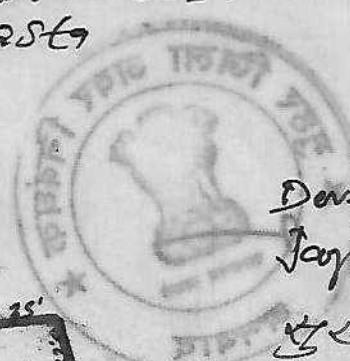
(1) Roy Kumar Chatterjee
Advocate
Dhanbad
E.No. 804/2010
18/04/23

1st Party - 1) Sri Devendra Chandra Mazumdar 2) Sri Jaydev Mazumdar 3) Sri Sukhdev Mazumdar 4) Sri Sanjay Mazumdar 5) Late Narayan Mazumdar 6) Sri Gopinath Mazumdar 7) Sri Dilip Mazumdar 8) Sri Pradip Mazumdar 9) Sri Gopal Mazumdar 10) Late Krishna Prasad Mazumdar of Near Bhuidhore Temple. H.G. Ashram. P.S. Baraidhela, Dist. Phanda.

2nd Party - Om Realty. Rep. by: Sri Pankaj Kumar Anand 11) Late Anand Mishore Prasad of Vikash Nagar, P.O. Jagjivan Nagar, P.S. Baraidhela, Dist. Phanda.

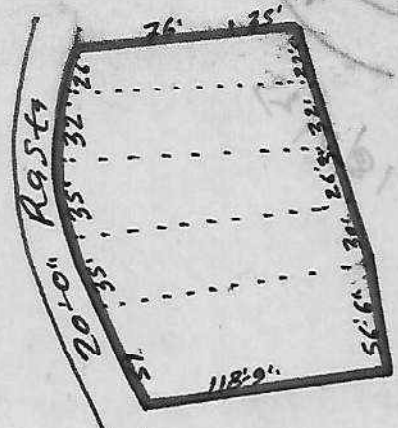
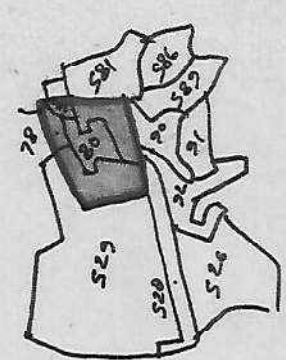
Schedule - mouza: Babalpur, no 126. Old Khota no 17. New Khota no 67. New Plot no 678, 679, 680, 681. Old Plot no 529, 578, 579, 580, 581. Area: 30.85 Katha, or to say 51 Dec.

Boundary - North: Part of Plot no 675
 South: Aman Green Apartment
 East: Part of Plot no 689, 590
 West: 20'0" Rasta



Shown in rec

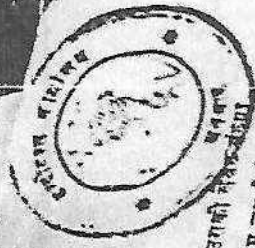
Dawar Das Choudhary
 Jagdish Mishra
 26/4/22
 Sufi Mazumdar
 Govind Mazumdar
 Dilip Mazumdar
 Pradip Mishra
 26/4/22
 18/04/23



Pankaj Kumar Anand

[Handwritten signature]

18/11/2010



रैयती खतियान

अनुसंधान सं. १६।
संबंधण एवं बन्दोबस्त पत्राति १९२७, फारम सं. ७३ (आधा)

गांव **रानावाणपुर** महाल

परगना **श्रीवा** ताली सं. **११६**

स्वतन्त्रकारी का नाम और उगकी के बन्दोबस्त का नाम
गुप्तवर्ती भू-स्वामी का नाम उसकी बन्दोबस्त संख्या, यदि हो।

श्रीवा - आसना

अधिधारी का नाम, पिता का नाम, जाति और निवास।	सेत। सेतरा संख्या।	सेत। चौहरी।	रकबा एक डि. हे०	अभियुक्ति।	गैर नगदी लगान बाते हरेक प्लाट के सामने बताया कि उगपट कलना नीसे है।		१०	११
					राजस्व पदाधिकारी द्वारा अभिनिश्चित लगान।	बंदोबस्त उचित लगान, यदि हो।		
1. वासुदेव चन्द	६७२	५	७	६	५	६	१०	११
2. मजन्दर चौकवा	६७२	५	७	६	५	६	१०	११
3. प्रसाद मजन्दर	६७२	५	७	६	५	६	१०	११
4. पिता परमानंद	६७२	५	७	६	५	६	१०	११
5. मजन्दर उरासमान	६७२	५	७	६	५	६	१०	११
6. जाति कापल	६७२	५	७	६	५	६	१०	११
7. निवाली मूड कांड	६७२	५	७	६	५	६	१०	११
8. पतामण चौ. जीव	६७२	५	७	६	५	६	१०	११
9. वासुदेव चौ. जीव	६७२	५	७	६	५	६	१०	११

0 = 37 509
अधीन
400-31000
श्रीवा

आसना

गुप्तवर्ती भू-स्वामी का नाम



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

April 15, 2023

पंजी II प्रति

भाग वर्तमान	68	पृष्ठ संख्या	54										
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	गोविन्दपुर	हलका का नाम	हलका-06	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	साबलपुर	होस्टिंग संख्या	67	तौजी संख्या		थाना नम्बर	126	खाता का प्रकार	—				
DEVENDRA CHANDRA MOZUMDAR, JAYDEV MOZUMDAR, SUKH DEV MOZUMDAR, SANJAY MOZUMDAR, पिता-NARAYAN CHANDRA MOZUMDAR, जाति- एवं GOPAL MOZUMDAR, SOMNATH MOZUMDAR, DILIP MOZUMDAR, PRADIP MOZUMDAR, पिता-KRISHNA PRASAD MOZUMDAR, जाति-...													
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार				लगान	सेस					
67	678	0 ए 6 डि 0 हे	नामान्तरण मुकदमा संख्या 10253/2022 - 2023				50	0					
67	679	0 ए 11 डि 0 हे											
67	680	0 ए 16 डि 0 हे											
67	681	0 ए 18 डि 0 हे											
	कुल परिमाण	0 ए 51 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
02-25-2023	0505719427	2022-2023	2022-2023	0	50	0	12.5	0	25	0	25	0	10

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

Mutation Cases Not Found !!

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

नक्शा देखें

BACK

खाता 670 67
प्लॉट 678, 679, 680, 681
15/4/23

जाता अनुमति
15/4/23

Darshan Chandra Mahanta

Pradip Mozumdar

सुख देव मजुमदार

Sanjay Mozumdar

Som Nath Mozumdar

Dilip Mozumdar

Pradip Mozumdar

गोपाल मजुमदार

Ranjay Kumar Anand



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख



रेयत का नाम, अभिभावक का नाम, रिश्ता									
नारायण चन्द मोदक कृष्णा प्रसाद मजेन्द्र, पिता - परमानन्द मजेन्द्र, , जाति- कायस्थ, निवासी- भुलीमोड पत्रालय के०० जी० आश्रम गोसाईडीह									
जिला का नाम	धनबाद	अंचल का नाम	गोविन्दपुर	हलका का नाम	हलका-06	मौजा का नाम	साबलपुर	खाता का प्रकार	रेयती
खेवट नम्बर	खाता नम्बर 67		थाना का नाम	थाना नम्बर 126					

खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान		कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
				कियारी संख्या (5)				रौ (10)	आ (11)	पै (12)	
	675	? मोटाआर ? निज	बाईद 0	0.000 एकड़	62.000 डिसमील		एकतीस पैसा अलावे शेष 0-31				
	678	? निज ? निज	बाईद 0	0.000 एकड़	6.000 डिसमील		एकतीस पैसा अलावे शेष 0-31				
67	679	? निज ? निज	बाईद 0	0.000 एकड़	11.000 डिसमील		एकतीस पैसा अलावे शेष 0-31	0	0	31	
	680	? नीज ? शिवा प्रसाद पाण्डे	बाईद 0	0.000 एकड़	16.000 डिसमील		एकतीस पैसा अलावे शेष 0-31				
	681	? निज ? निज	बाईद 0	0.000 एकड़	18.000 डिसमील		एकतीस पैसा अलावे शेष 0-31				
खाता मे कुल प्लोट संख्या			5	खाता का कुल मिजान (खतियान के अनुसार)		1.000 13.000	खाता का कुल लगान	0 0 31			

यह एक कंप्यूटर जनित प्रति है

4/15/2023

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।



Form 1

Maintenance of records Form of Continuous Khatian to be maintained by the Anchal Adhikari under Section 3(1)

(See Rule 4)

Continuous Khatian

Anchal- गोविन्दपुर Rev P.S- गोविन्दपुर State of- झारखण्ड Police Station- गोविन्दपुर R.T.No 126 Khata Type रैयती

खाता नम्बर	रैयत का नाम, पिता का नाम एवम जाति	प्लॉट संख्या	चौहद्दी	ए	डे	हे	लगान	कैफियत / अभ्युक्ति	भाग वर्तमान/ पृष्ठ संख्या
67	नारायण चन्द मोदक कृष्णा प्रसाद मजेन्दर, पिता-परमानन्द मजेनन्दर, जाति- कायस्थ	675		0 ऐ	62 डि	0 हे	20		1 / 66
		678		0 ऐ	0 डि	0 हे			
		679		0 ऐ	0 डि	0 हे			
		680		0 ऐ	0 डि	0 हे			
		681		0 ऐ	0 डि	0 हे			
67	श्री गुंजन कुमार, पिता-स्व0 प्रमोद चौधरी, जाति-	675		0 ऐ	2.47 डि	0 हे	4	दा0 खा0 केश स0 2999(6) 2015-16 के आदेशानुसार ज0 स0 240 से आया	1 / 304
		675		0 ऐ	2.47 डि	0 हे			
67	श्री सुधीर चन्द्र महतो, पिता-स्व0 मंगरु महतो, जाति-	675		0 ऐ	2.15 डि	0 हे	4	दा0 खा0 केश स0 789(6) 2016-17 के आदेशानुसार ज0 न0 240 से घटकर दर्ज किया गया	1 / 342
67	श्री जय प्रकाश वो श्री ओम प्रकाश, पिता-प्रमोद प्र0 सिंह, जाति-	675		0 ऐ	2.5 कठा	0 हे	3	दा0 खा0 मु0 स0 1405(6) 2014-15 के आदेशानुसार ज0 स0 240 से आया	1 / 649
		675		0 ऐ	2.5 कठा	0 हे			
67	श्रीमति सोना देवी, पति-श्री शिव शंकर साव, जाति-	679		0 ऐ	5.02 डि	0 हे	2	दा0 खा0 केश न0 327 (6) 2014-15 के अनु0 दर्ज किया ज0 न0 240 से दर्ज	1 / 687
67	जय प्रकाश साव, पिता-स्व0 धानु साव, जाति-	675		0 ऐ	4.95 डि	0 हे	2	दा0 खा0 केश न0 326 (6) 2014-15 के अनु0 दर्ज किया ज0 न0 240 से दर्ज	1 / 688

67	श्री दयानन्द साव, पिता-स्व0 महावीर साव, जाति- एवं श्रीमति सरस्वती देवी, पति-श्री दयानन्द साव, जाति-	679	0 ऐ	5.3 डि	0 हे	2	दा0 खा0 केश न0 325 (6) 2014-15 के अनु0 दर्ज किया ज0 न0 240 से	1 / 689
67	श्रीमति मीना देवी, पति-राम बाबु गुप्ता, जाति-	675,679	0 ऐ	5.77 डि	0 हे	2	दा0 खा0 केश न0 280(6) 2014-15 के अनु0 ज0 स0 240 से	1 / 700
67	उषा देवी, पति-श्री बृज राज सिंह, जाति-	675 681	0 ऐ 0 ऐ	0.65 डि 0.17 डि	0 हे 0 हे	10	दा0खा0मु0स0-1214(VI)2014-15	1 / 852
67	श्रीमती प्रतिमा पूरी, पति-श्री धीरेन्द्र कुमार पूरी, जाति- ---	675	0 ऐ	6.6 डि	0 हे	10	दा० खा० स० -149(VI)2009-10	2 / 204
67	श्रीमती रीना श्रीवास्तव, पति-श्री गौतम कुमार श्रीवास्तव, जाति- ---	675	0 ऐ	10.91 डि	0 हे	8	दा० खा० स० -150(VI)2009-10	2 / 205
67	SRI. PREM PRAKASH SAW, पिता-LATE-RAGHU SAW, जाति- तेली	681	0 ऐ	0 डि	0 हे	1	नामान्तरण मुकदमा संख्या 5112/2019 - 2020	3 / 82
67	PREMSHELA DEVI, पति-SAROJ KUMAR, जाति- तेली	675 681	0 ऐ 0 ऐ	1 डि 0.25 डि	0 हे 0 हे	10	नामान्तरण मुकदमा संख्या 5119/2019 - 2020	3 / 84
67	ROMA KUMARI, पति-BIPIN KUMAR MANDAL, जाति- ---	681	0 ऐ	0 डि	0 हे	1	नामान्तरण मुकदमा संख्या 10598/2021 - 2022	4 / 94
67	अर्चना कुमारी, पति-शैलेन्द्र कुमार सिंह, जाति- ---	681	0 ऐ	2.05 डि	0 हे	1	नामान्तरण मुकदमा संख्या 1890/2022 - 2023	67 / 14
67	DEVENDRA CHANDRA MOZUMDAR, JAYDEV MOZUMDAR, SUKH DEV MOZUMDAR, SANJAY MOZUMDAR, पिता-NARAYAN CHANDRA MOZUMDAR, जाति- एवं GOPAL MOZUMDAR, SOMNATH MOZUMDAR, DILIP MOZUMDAR, PRADIP MOZUMDAR, पिता-KRISHNA PRASAD MOZUMDAR, जाति- ...	678 679 680 681	0 ऐ 0 ऐ 0 ऐ 0 ऐ	6 डि 11 डि 16 डि 18 डि	0 हे 0 हे 0 हे 0 हे	50	नामान्तरण मुकदमा संख्या 10253/2022 - 2023	68 / 54

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

V

फरद मलकी / फरद रैयती Page No. : 54
नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 68
वो सकुनत नम्बर। Receipt No. : 0505719427

गोविन्दपुर साबलपुर 126 DEVENDRA CHANDRA MOZUMDAR, JAYDEV MOZUMDAR, SUKH DEV MOZUMDAR, SANJAY MOZUMDAR, GOPAL MOZUMDAR, SOMNATH MOZUMDAR, DILIP MOZUMDAR, PRADIP MOZUMDAR		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
67	678,679,680,681	0 एकड़ 51 डिसमील 0 हेक्टर

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

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

मांग बाबत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	50.00				50.00	
गुजारी (भावली)	12.50				12.50	
सेस					
सूद	25.00				25.00	
मुतफरकात	25.00				25.00	
मीजान	10.00				10.00	
	122.50				122.50	

तफसील अदायकारी

अदायकारी बाबत	बकाया				मातालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					50.00	
गुजारी (भावली)					12.50	
सेस						
सूद					25.00	
मुतफरकात					25.00	
मीजान अदायकारी					10.00	
					122.50	

(१) मीजान कुल (लफर्जा में) : One Hundred Twenty Two Rupees and Fifty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 122.50

तारीख अमला तहसील कुनिन्दा : 25-02-2023

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



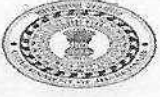
यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

Duplicate-copy CRSLP9448546

4/16/2023



नामांतरण शुद्धि-पत्र

जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	गोविन्दपुर	हल्का	हलका-06		
इस्टेट का नाम	झारखण्ड	भाग	68	पृष्ठ संख्या वर्तमान	54	थाना न.	126		
क्रमिक संख्या	केस न.	मौजा का नाम/राजस्व थाना न	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिष्टुत जिसमें नामांतरण संबंधित है खाता भाग पृष्ठ संख्या न. वर्तमान वर्तमान		कारोबार विस्तृत सूचना खाता न. प्लॉट न. क्षेत्रफल	रजिस्टर 2 अद्यतन तिथि जपपुक्ति
48546	10253 /R27 2022 - 2023	साबलपुर/ 126	गोविन्दपुर	25/02/2023	By Succession CNT से सच्छुद्धित मामलों में भूमि सुधार उप समाहर्ता द्वारा निर्गत अनुमति की प्रति Dated	67 1 66 67 1 66 67 1 66 67 1 66	67 678 6 डिसमील 67 679 11 डिसमील 67 680 16 डिसमील 67 681 18 डिसमील	50	
<p>क्रिेता का नाम : (DEVENDRA CHANDRA MOZUMDARपिता- NARAYAN CHANDRA MOZUMDAR, जाति-, पता- NEAR SHIVAM PETROL PUMP BHUIPHORE KG ASHIRAM DHANBAD) एवं (JAYDEV MOZUMDARपिता-NARAYAN CHANDRA MOZUMDAR, जाति-..., पता-NEAR SHIVAM PETROL PUMP BHUIPHORE KG ASHRAM DHANBAD) एवं (SUKH DEV MOZUMDARपिता-NARAYAN CHANDRA MOZUMDAR, जाति-, पता-NEAR SHIVAM PETROL PUMP BHUIPHORE KG ASHRAM DHANBAD) एवं (SANJAY MOZUMDARपिता-NARAYAN CHANDRA MOZUMDAR, जाति-, पता-NEAR SHIVAM PETROL PUMP BHUIPHORE KG ASHRAM DHANBAD) एवं (GOPAL MOZUMDARपिता-KRISHNA PRASAD MOJUMDAR, जाति-..., पता-NEAR SHIVAM PETROL PUMP BHUIPHORE KG ASHRAM DHANBAD) एवं (SOMNATH MOZUMDARपिता-KRISHNA PRASAD MOJUMDAR, जाति—, पता-NEAR SHIVAM PETROL PUMP BHUIPHORE KG ASHRAM DHANBAD) एवं (DILIP MOZUMDARपिता-KRISHNA PRASAD MOJUMDAR, जाति-..., पता-NEAR SHIVAM PETROL PUMP BHUIPHORE KG ASHRAM DHANBAD) एवं (PRADIP MOZUMDARपिता-KRISHNA PRASAD MOJUMDAR, जाति-..., पता-NEAR SHIVAM PETROL PUMP BHUIPHORE KG ASHRAM DHANBAD)</p>				<p>क्रिेता का नाम : NARAYAN CHANDRA MOZUMDAR, KRISHNA PRASAD MOJUMDAR, पिता-LATE PARMANAND MAJUMDAR, जाति-, पता-NEAR SHIVAM PETROL PUMP BHUIPHORE KG ASHRAM DHANBAD</p>					
<p>राजस्व कर्मचारी हलका-06 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित यह एक कंप्यूटर जनित प्रति है यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।</p>				<p>Signature valid ✓ Digitally signed by RAMJI VERMA अंचलाधिकारी गोविन्दपुर</p>					

Duplicate Copy

16-Apr-2023

आदेश

तिथि

Feb 25
2023

आदेश पर की गई
कारवाई

अभिलेख आज प्रस्तुत किया गया। क्षेत्रिय कर्मचारी ने अंचल निरीक्षक के माध्यम से प्रतिवेदन समर्पित किया। प्राप्त प्रतिवेदनानुसार आवेदित जमीन मौजा साबलपुर थाना गोविन्दपुर

खाता	प्लॉट	रकबा
67	678	0 एकड़, 6 डिसमील, 0 हेक्टर
67	679	0 एकड़, 11 डिसमील, 0 हेक्टर
67	680	0 एकड़, 16 डिसमील, 0 हेक्टर
67	681	0 एकड़, 18 डिसमील, 0 हेक्टर

का बिक्रेता

विक्रेता का नाम	रिश्ता	अभिभावक का नाम
NARAYAN CHANDRA MOZUMDAR	पिता	LATE PARMANAND MAJUMDAR
KRISHNA PRASAD MOZUMDAR	पिता	LATE PARMANAND MAJUMDAR

है जिन्होंने निबंधित बिक्री, बिक्री-केवाला संख्या दिनांक MMM d yyyy के द्वारा आवेदक को बिक्री किए हैं। उक्त जमीन का खतियानी / जमाबंदी रैयत

रैयत का नाम	रिश्ता	अभिभावक का नाम
नारायण चन्द मोदक कृष्णा प्रसाद मजेन्दर	पिता	परमानन्द मजेन्दर

वर्तमान जमीन पर आवेदक का दखल है। सर्वसाधारण सूचना का तामिला प्रतिवेदन प्राप्त हुआ। किसी ने कोई आपत्ती नहीं की है। क्षेत्रिय कर्मचारी / अं/नि. ने आवेदित भूमि का नामान्तरण आवेदक के नाम से करने हेतु अनुशंसा किया है।

राजस्व उपनिरीक्षक एवं अंचल निरीक्षक के जांच प्रतिवेदन एवं अनुशंसा के आलोक में उक्त नामान्तरण वाद को स्वीकृत किया जाता है।

अतः वार्षिक लगान **50 रुपये**

स्वीकृत

अलावे सेस के साथ नामान्तरण

किया जाता है।

शुद्धि पत्र हस्ताक्षरित कर निर्गत किया जाता है।

Digitally Signed by :

RAMJI VERMA

अंचलाधिकारी गोविन्दपुर



अंचल अधिकारी का कार्यालय

गोविन्दपुर, धनबाद

प्राप्ति रसीद

नामांतरण मुकदमा संख्या : 10253R27/ 2022 - 2023 /गोविन्दपुर

आवेदक का नाम	अभिभावक का नाम	पता
DEVENDRA CHANDRA MOZUMDAR	NARAYAN CHANDRA MOZUMDAR	NEAR SHIVAM PETROL PUMP BHUIPHORE KG ASHRAM DHANBA

से नामांतरण हेतु आवेदन (संख्या - 48546) प्राप्त किया गया।

क्रेता का विवरण

क्रेता का नाम	अभिभावक का नाम	पता
DEVENDRA CHANDRA MOZUMDAR	NARAYAN CHANDRA MOZUMDAR	NEAR SHIVAM PETROL PUMP BHUIPHORE KG ASHRAM DHANBAD
JAYDEV MOZUMDAR	NARAYAN CHANDRA MOZUMDAR	NEAR SHIVAM PETROL PUMP BHUIPHORE KG ASHRAM DHANBAD
SUKH DEV MOZUMDAR	NARAYAN CHANDRA MOZUMDAR	NEAR SHIVAM PETROL PUMP BHUIPHORE KG ASHRAM DHANBAD
SANJAY MOZUMDAR	NARAYAN CHANDRA MOZUMDAR	NEAR SHIVAM PETROL PUMP BHUIPHORE KG ASHRAM DHANBAD
GOPAL MOZUMDAR	KRISHNA PRASAD MOZUMDAR	NEAR SHIVAM PETROL PUMP BHUIPHORE KG ASHRAM DHANBAD
SOMNATH MOZUMDAR	KRISHNA PRASAD MOZUMDAR	NEAR SHIVAM PETROL PUMP BHUIPHORE KG ASHRAM DHANBAD
DILIP MOZUMDAR	KRISHNA PRASAD MOZUMDAR	NEAR SHIVAM PETROL PUMP BHUIPHORE KG ASHRAM DHANBAD
PRADIP MOZUMDAR	KRISHNA PRASAD MOZUMDAR	NEAR SHIVAM PETROL PUMP BHUIPHORE KG ASHRAM DHANBAD

विक्रेता का विवरण

विक्रेता का नाम	अभिभावक का नाम	पता
NARAYAN CHANDRA MOZUMDAR	LATE PARMANAND MAJUMDAR	NEAR SHIVAM PETROL PUMP BHUIPHORE KG ASHRAM DHANBAD
KRISHNA PRASAD MOZUMDAR	LATE PARMANAND MAJUMDAR	NEAR SHIVAM PETROL PUMP BHUIPHORE KG ASHRAM DHANBAD

भूमि का विवरण

मौजा: साबलपुर थाना : 126

MAUJA_CODE	खाता नम्बर	प्लॉट संख्या	रकबा
126	67	678	0 एकड़,6 डिसमील, 0हेक्टर
126	67	679	0 एकड़,11 डिसमील, 0हेक्टर
126	67	680	0 एकड़,16 डिसमील, 0हेक्टर
126	67	681	0 एकड़,18 डिसमील, 0हेक्टर

हस्ताक्षर

(प्राधिकृत अधिकारी)

कोरोना के कहर से बचें, घर में सुरक्षित रहे।

Sch. XIV-F.No. 180V

जिला का नाम **अबकाद**

अनुमण्डल का नाम **अबकाद**

अंचल का नाम **श्रीधरपुर**

नाम सर्कल नाम मौजा मय **आमलपुर**

थाना वों थाना नम्बर **126**

V रसीद मालगुजारी

फरद मालकी/फरद रैयती

नाम रैयत मय वल्लिदयत जमाबन्दी **240**

वों सकुनत नम्बर **JB 2995963**
41

खाता संख्या	खेसरा संख्या
17	277 1087

अराजी नकदी

अराजी भावली

तफसील हिसाब लगान भावली

नशियत फरद श्रुतकार

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

मांग बाबद	सालाना	बकाया 14-80				हाल 18-14
		तीन वर्ष से ज्यादा	उरा वर्ष	2रा वर्ष	श्रीधरपुर	
माल } (नकदी)	5:00	/	/	/	165:00	5:00
गुजारी } (भावली)	1:25				41:25	1:25
सेस	2:50				82:50	2:50
*सूद	2:50				82:50	2:50
मुतफरकात	1:00				33:00	1:00
मीजान	12:25				404:25	12:25

तफसील अदायकारी

अदायकारी बाबद	बकाया 14-80				मोतालबा 13-80	फाजिल
	तीन वर्ष से ज्यादा	उरा वर्ष	2रा वर्ष	श्रीधरपुर		
माल } (नकदी)	/	/	/	165:00	5:00	/
गुजारी } (भावली)				41:25	1:25	
सेस				82:50	2:50	
*सूद				82:50	2:50	
मुतफरकात				33:00	1:00	
मीजान अदायकारी				416:50	12:25	

- (1) मीजान कुल (लफजों में) **416:50** (सूद व बकाया) **404:25** **12:25**
 - (2) नाम देहिन्दा **X** **कुमारी प्रमोदा देवी**
 - (3) कुल बकाया-
- दस्तखत वों तारीख अमला तहसील कुनिन्दा
26/11/83

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

MCCP/807



21



सरकार झारखण्ड
 GOVERNMENT OF JHARKHAND
 योजना एवं विचार विभाग
 (एन एन एन सी) विभाग
 DEPARTMENT OF ECONOMICS & STATISTICS
 नगर निगम धनबाद
 MUNICIPAL CORPORATION DHANBAD



मृत्यु प्रमाण-पत्र
 DEATH CERTIFICATE

(अनुसूचित मृत्यु रजिस्ट्रेशन अधिनियम, 1969 की धारा 12 / 17 तथा झारखण्ड अनुसूचित मृत्यु रजिस्ट्रेशन विधायक, 2009 के नियम 2/11 के अंतर्गत जारी किया गया
 (ISSUED UNDER SECTION 12/17 OF THE REGISTRATION OF BIRTHS & DEATHS ACT, 1969 AND RULE 2/11 OF THE JHARKHAND REGISTRATION OF BIRTHS & DEATHS RULES 2009)

यह प्रमाणित किया जाता है निम्नलिखित सूचना मृत्यु के मूल अभिलेख से ली गई है जो कि नगर निगम धनबाद तहसील धनबाद-कण्डुआड़-कण्डुआड़-जगता विधान सभा क्षेत्र धनबाद झारखण्ड में रजिस्ट्रेशन में दर्ज है।
 THIS IS TO CERTIFY THAT THE FOLLOWING INFORMATION HAS BEEN TAKEN FROM THE ORIGINAL RECORD OF DEATH WHICH IS THE REGISTER FOR MUNICIPAL CORPORATION DHANBAD OF TAHSIL/BLOCK DHANBAD-CUM-KENDUADH-CUM-JAGATA OF DISTRICT DHANBAD OF STATE/JONN TERRITORY JHARKHAND INDIA.

मृतक का नाम / NAME OF DECEASED: NARAYAN CHANDRA MAJUMDAR

लिंग / SEX: पुरुष / MALE

आधार नंबर / AADHAAR NO.: XXXXXXXX242

मृत्यु की तिथि / DATE OF DEATH: 25-12-2021
 TWENTY-FIFTH-DECEMBER-TWO THOUSAND TWENTY ONE

मृत्यु का स्थान / PLACE OF DEATH: NEAR SHIVAM PETROL PUMP, BHUIPHORE K G ASHRAM, DHANBAD, DHANBAD-CUM-KENDUADH-CUM-JAGATA, DHANBAD, JHARKHAND, 828109

मृतक की उम्र / AGE OF DECEASED: 67 YEARS

पति / पत्नी का नाम / NAME OF HUSBAND / WIFE: SANDHYA DEVI

माता का नाम / NAME OF MOTHER:

पति/पत्नी का आधार नंबर / HUSBAND/WIFE AADHAAR NO:

माता का आधार नंबर / MOTHER'S AADHAAR NO:

पिता का नाम / NAME OF FATHER: PARMANAND MAJUMDAR

मृतक के समय मृतक का पता / ADDRESS OF THE DECEASED AT THE TIME OF DEATH:

पिता का आधार नंबर / FATHER'S AADHAAR NO:

NEAR SHIVAM PETROL PUMP, BHUIPHORE K G ASHRAM, SARAIWELA DHANBAD, DHANBAD, DHANBAD-CUM-KENDUADH-CUM-JAGATA, DHANBAD, JHARKHAND

मृतक का स्थायी पता / PERMANENT ADDRESS OF DECEASED:

NEAR SHIVAM PETROL PUMP, BHUIPHORE K G ASHRAM, SARAIWELA DHANBAD, DHANBAD, DHANBAD-CUM-KENDUADH-CUM-JAGATA, DHANBAD, JHARKHAND

रजिस्ट्रेशन नंबर / REGISTRATION NO: D-2021-20-00013-001851

रजिस्ट्रेशन तिथि / DATE OF REGISTRATION: 18-06-2022

टिप्पणी / REMARKS (IF ANY): OK

जारी करने वाले अधिकारी / ISSUING AUTHORITY:

रजिस्ट्रार (जन्म एवं मृत्यु)
 REGISTRAR (BIRTH & DEATH)
 नगर निगम धनबाद
 MUNICIPAL CORPORATION DHANBAD

जारी करने की तिथि / DATE OF ISSUE: 18-06-2022

UPDATED ON: 18-06-2022 18:59:35



"THIS IS A COMPUTER GENERATED CERTIFICATE WHICH CONTAINS THE SIGNATURE OF THE ISSUING AUTHORITY. THE GOVT. OF INDIA VIDE CIRCULAR NO. 173/2014-2015 DATED 21-05-2015 HAS APPROVED THIS CERTIFICATE AS A VALID LEGAL DOCUMENT FOR ALL OFFICIAL PURPOSES."
 (अनुसूचित मृत्यु रजिस्ट्रेशन अधिनियम, 1969 के अंतर्गत जारी किया गया)



प्रमाणित किया जाता है कि कुशा प्रसाद मनुमदार पिता
स्व० परमानन्द मनुमदार ग्राम भुरीकौड़ा थाना-सरईठेला,
जिला-धनबाद पोस्ट-उरौकहा, कछुरवां जौंसी आज़म का स्वामी
निवासी था, जो कुशा प्रसाद मनुमदार को मृत्यु ता० ३१/१/४८ से
हो चुकी है।

श्री कुशा प्रसाद मनुमदार
ग्राम धनबाद
जिला धनबाद
मृत्यु ३१/१/४८
धनबाद

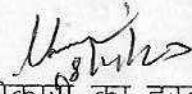


निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

टोकन संख्या :- 202300047777

क्र०सं०	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 भोलुम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4.	मूद्रांक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार का सत्यापन	✓	
7.	PAN सत्यापन		✓
8.	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)		✓

जाँच लिपिक का हस्ताक्षर
तिथि सहित


निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित



National Generic Document Registration System
Department of Land Resources
Government of India - Ministry of Rural Development

INDIA
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Payment Gateway Response

Transaction Success! Please Note Your Transaction Id.

Name	PankajKumarAnandForOmRealty
Token No / Depositor ID	202300047777
Amount	313929
Transaction ID	2d44f327479c174213bc
GRN	2316742451
CIN	10002162023041600651
Time	2023-04-16 09:47:02

Print

Site designed and developed by National Informatics Centre (<http://www.nic.in/>)
Contents provided and maintained by Department of Revenue, Registration & Land Reforms, Government of
Jharkhand

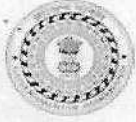
16 April 2023, 09:49:28

42 : 1

Help Desk:- helpdesk.ngdrs@nic.in Version:- 1.0

Pankaj Kumar Anand

Top



Document Registration Summary 1

Date :-18-Apr-2023

- Government/Market Value: ₹12277000/-
- Transaction Amount: ₹12291000 /-
- Paid Stamp Duty: ₹500 /-

Receipt : 814251

Receipt Date : 18-04-2023

Presenter Name: -

PR	₹1
SP	₹1500
I fee	₹5000
M(b) Fee	₹150
LL	₹3
A1	₹307275
Stamp Duty	₹500

On Date 18-04-2023 Presented at SRO - Dhanbad
Signature of Presenter

Devanchar chandra Manchar
SRO - Dhanbad

Total ₹314429

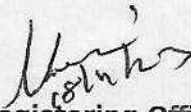
Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	500	-496	GRAS	PankajKumarAnandForOmRealty	• GRN Number : 2316742418 • DEPT Transaction Id : 70132b962147e8824985 • Transaction Type :	500
PR	1	1	0	GRAS	PankajKumarAnandForOmRealty	• GRN Number : 2316742451 • DEPT Transaction Id : 2d44f327479c174213bc • Transaction Type :	1
SP	1500	1500	0	GRAS	PankajKumarAnandForOmRealty	• GRN Number : 2316742451 • DEPT Transaction Id : 2d44f327479c174213bc • Transaction Type :	1500
I fee	5000	5000	0	GRAS	PankajKumarAnandForOmRealty	• GRN Number : 2316742451 • DEPT Transaction Id : 2d44f327479c174213bc • Transaction Type :	5000
M(b) Fee	150	150	0	GRAS	PankajKumarAnandForOmRealty	• GRN Number : 2316742451 • DEPT Transaction Id : 2d44f327479c174213bc • Transaction Type :	150

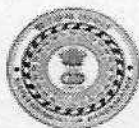
A1	307275	307275	0	GRAS	PankajKumarAnandForOmRealty	<ul style="list-style-type: none"> • GRN Number : 2316742451 • DEPT Transaction Id : 2d44f327479c174213bc • Transaction Type : 	307275
LL	3	3	0	GRAS	PankajKumarAnandForOmRealty	<ul style="list-style-type: none"> • GRN Number : 2316742451 • DEPT Transaction Id : 2d44f327479c174213bc • Transaction Type : 	3
Sub Total	313933	314429	-496				

Article : Development Agreement Number of Pages : 100


Signature of Operator


Signature of Head Clerk


Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Dhanbad

District Name :- Dhanbad

State Name :- Jharkhand

Deed Endorsement

Token No :- 202300047777

Deed Type	Development Agreement
Number of Pages	100
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1500, I fee :- Rs. 5000, M(b) Fee :- Rs. 150, A1 :- Rs. 307275, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.12276924/- , Transaction Amount :- Rs.12291000/-
Property Details	District :- Dhanbad , Tehsil :- Govindpur , Village Name :- Sabalpur Location :- Other Road, Sabalpur Word No 0 Property Boundaries :- East: PART OF PLOT NOS 689 AND 590, West: 20 FT RASTA, South: AMAN GREEN APARTMENT, North: PART OF PLOT NO 675 Volume Number - 68Page Number - 54Khata Number - 67Plot Number - 678, 679, 680, 681 Area Of Land :- 51.00 Decimal

Sh./Smt.DEVENDRA CHANDRA MAZUMDAR s/o/d/o/w/o LATE NARAYAN CHANDRA MAZUMDAR has presented the document for registration in this office










today dated :- 18-Apr-2023 Day :- Tuesday Time :- 14:04:24 PM















DEVENDRA CHANDRA
MAZUMDAR(Individual)

Party Name	Document Type	Document Number
DEVENDRA CHANDRA MAZUMDAR	PAN/UID	409157140197



Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SOMNATH MAZUMDAR Address1 - NEAR BHUIPHORE, TEMPLE, K.G ASHRAM, SARAIHELHA DHANBAD, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Somnath Mazumdar Address:- Mazumdar Car Scan, , Bhuifore, Saraidhela, Amaghata, , Dhanbad, 828109, , Jharkhand, India		EXECUTANTS Age:46			
2	DEVENDRA CHANDRA MAZUMDAR Address1 - NEAR BHUIPHORE, TEMPLE, K.G ASHRAM, SARAIHELHA DHANBAD, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Devendra Chandra Mazumdar Address:- , NEAR SHIVAM PUMP, , BHUIPHORE SAMDHA KUTTR, K.G.ASHRAM, , Dhanbad, 828109, , Jharkhand, India		EXECUTANTS Age:59			
3	GOPAL MAZUMDAR Address1 - NEAR BHUIPHORE, TEMPLE, K.G ASHRAM, SARAIHELHA DHANBAD, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Gopal Mazumdar Address:- , near bhuiphor mandir, , kolakusma, Amaghata, , Dhanbad, 828109, , Jharkhand, India		EXECUTANTS Age:49			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
4	PRADIP MAZUMDAR Address1 - NEAR BHUIPHORE, TEMPLE, K.G ASHRAM, SARAIHELHA DHANBAD, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Pradip Mazumdar Address:- , , , Bhuinphore, Post- K.G.Ashram, P.S.- Saraidhela, Amaghata, , Dhanbad, 828109, , Jharkhand, India		EXECUTANTS Age:40			<i>Pradip Mazumdar</i>
5	DILIP MAZUMDAR Address1 - NEAR BHUIPHORE, TEMPLE, K.G ASHRAM, SARAIHELHA DHANBAD, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Dilip Mazumdar Address:- MAA SERVICE CENTRE, DPS ROAD, NEAR RANI SHATI MANDIR, GOSAINDIH, Gosaidi, , Dhanbad, 828109, , Jharkhand, India		EXECUTANTS Age:41			<i>Dilip Mazumdar</i>
6	SUKH DEV MAZUMDAR Address1 - NEAR BHUIPHORE, TEMPLE, K.G ASHRAM, SARAIHELHA DHANBAD, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Sukhdev Mazumdar Address:- , , , VILL- BHUIFORE, POST- K.G ASHRAM, THANA- SAREHELHA, Gosaidi, , Dhanbad, 828109, , Jharkhand, India		EXECUTANTS Age:51			<i>Sukhdev Mazumdar</i> 828109

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
7	JAYDEV MAZUMDAR Address1 - NEAR BHUIPHORE, TEMPLE, K.G ASHRAM, SARAIHELDA DHANBAD, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Jaydev Mazumdar Address:- , Shivam Petrol Pump, , Bhuiphore, Amaghata, , Dhanbad, 828109, , Jharkhand, India		EXECUTANTS Age:54			Jaydev Mazumdar
8	SANJAY MAZUMDAR Address1 - NEAR BHUIPHORE, TEMPLE, K.G ASHRAM, SARAIHELDA DHANBAD, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Sanjay Mazumdar Address:- h.no-149, NEAR shivam petrol pump, , sivam COLONY,bhuiphore, K G ASHRAM, , Dhanbad, 828109, , Jharkhand, India		EXECUTANTS Age:39			Sanjay Mazumdar
9	PANKAJ KUMAR ANAND FOR OM REALTY Address1 - VIKASH NAGAR PS-SARAIHELDA DHANBAD, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Pankaj Kumar Anand Address:- 56, , , Vikas Nagar, Nutandi, , Dhanbad, 826003, , Jharkhand, India		CLAIMANT Age:48			Pankaj Kumar Anand

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	MADHUSUDAN KUMAR SINGH S/o-D/o RAJKISHOR SINGH Address1 - H. NO 27 TIWARI MANDIR CHOUTHAI KULHI DHANBAD, Address2 - , , , Jharkhand PAN No.:			<i>Madhusudan Kumar Singh</i>

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MADHUSUDAN KUMAR SINGH Address1 - H. NO 27 TIWARI MANDIR CHOUTHAI KULHI DHANBAD, Address2 - , , , Jharkhand			

Signature of Operator *[Signature]*Seal and Signature of Registering Officer *[Signature]*

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (DEVENDRA CHANDRA MAZUMDAR , JAYDEV MAZUMDAR , SUKH DEV MAZUMDAR , SANJAY MAZUMDAR , SOMNATH MAZUMDAR , DILIP MAZUMDAR , PRADIP MAZUMDAR , GOPAL MAZUMDAR), has/have admitted the execution before me. He/ She/ They has / have been identified by (MADHUSUDAN KUMAR SINGH) Son/Daughter/Wife of (RAJKISHOR SINGH) resident of (H. NO 27 TIWARI MANDIR CHOUTHAI KULHI DHANBAD) and by occupation (Business).

[Signature]
Signature of Registering Officer

Date:- 18-Apr-2023

[Signature]
Seal and Signature of Registering Officer



Land measurement, Sub Part and House No.	Property Boundaries East: PART OF PLOT NOS 689 AND 590, West: 20 FT RASTA, South: AMAN GREEN APARTMENT, North: PART OF PLOT NO 675
Area	Land area : 51.00 Decimal
Other Description of the Property	Pin Code - 828109
Government/Market Value	12276924
Transaction Amount	12291000

CLAIMANT	-Mr. PANKAJ KUMAR ANAND FOR OM REALTY, Address - VIKASH NAGAR PS- SARAIHELHA DHANBAD- ,Father/Husband Name LATE ANAND KISHORE PRASAD , PAN No.- ,Permission Case No.- , Aadhaar No. *****1842
EXECUTANTS	-Mr. GOPAL MAZUMDAR, Address - NEAR BHUIPHORE, TEMPLE, K.G ASHRAM, SARAIHELHA DHANBAD- ,Father/Husband Name LATE KRISHNA PRASAD MAJUMDAR , PAN No.- ,Permission Case No.- , Aadhaar No. *****6694
	-Mr. JAYDEV MAZUMDAR, Address - NEAR BHUIPHORE, TEMPLE, K.G ASHRAM, SARAIHELHA DHANBAD- ,Father/Husband Name LATE NARAYAN CHANDRA MAZUMDAR , PAN No.- ,Permission Case No.- , Aadhaar No. *****5158
	-Mr. SUKH DEV MAZUMDAR, Address - NEAR BHUIPHORE, TEMPLE, K.G ASHRAM, SARAIHELHA DHANBAD- ,Father/Husband Name LATE NARAYAN CHANDRA MAZUMDAR , PAN No.- ,Permission Case No.- , Aadhaar No. *****7292
	-Mr. DEVENDRA CHANDRA MAZUMDAR, Address - NEAR BHUIPHORE, TEMPLE, K.G ASHRAM, SARAIHELHA DHANBAD- ,Father/Husband Name LATE NARAYAN CHANDRA MAZUMDAR , PAN No.- ,Permission Case No.- , Aadhaar No. *****0197
	-Mr. SANJAY MAZUMDAR, Address - NEAR BHUIPHORE, TEMPLE, K.G ASHRAM, SARAIHELHA DHANBAD- ,Father/Husband Name LATE NARAYAN CHANDRA MAZUMDAR , PAN No.- ,Permission Case No.- , Aadhaar No. *****0579
	-Mr. SOMNATH MAZUMDAR, Address - NEAR BHUIPHORE, TEMPLE, K.G ASHRAM, SARAIHELHA DHANBAD- ,Father/Husband Name LATE KRISHNA PRASAD MAJUMDAR , PAN No.- ,Permission Case No.- , Aadhaar No. *****9565
	-Mr. DILIP MAZUMDAR, Address - NEAR BHUIPHORE, TEMPLE, K.G ASHRAM, SARAIHELHA DHANBAD- ,Father/Husband Name LATE KRISHNA PRASAD MAJUMDAR , PAN No.- ,Permission Case No.- , Aadhaar No. *****1517
	-Mr. PRADIP MAZUMDAR, Address - NEAR BHUIPHORE, TEMPLE, K.G ASHRAM, SARAIHELHA DHANBAD- ,Father/Husband Name LATE KRISHNA PRASAD MAJUMDAR , PAN No.- ,Permission Case No.- , Aadhaar No. *****9497

Witness Information	Mr. MADHUSUDAN KUMAR SINGH , Address - H. NO 27 TIWARI MANDIR CHOUTHAI KULHI DHANBAD- , Father/Husband Name-RAJKISHOR SINGH
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Identifier Details	Mr. MADHUSUDAN KUMAR SINGH , Address - H. NO 27 TIWARI MANDIR CHOUTHAI KULHI DHANBAD-, Father/Husband Name-RAJKISHOR SINGH
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Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,500
Total		1,500

Fee Rule:Development Agreement		
1	A1	3,07,275
2	LL	3
3	PR	1
4	I fee	5,000
5	M(b) Fee	150
Total		3,12,429

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.

Raj Kumar Chatterjee
 Deed Writer / Advocate

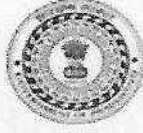
Pankaj Kumar
 Vendeo / Claimant

Madhusudan Kumar Singh
 Sany Vendor / Executant

कोरोना को दूराना है सफाई को अपनाना है



Som Nath Mehera
 दो गज की दूरी मास्क है जरूरी
Dik Mehera
Pandit Mehera
 गोपाल मजुमदार



Pre Registration Docket

Date :- 17-04-2023 05:14 pm

Office Name :- SRO - Dhanbad

Token No:- 202300047777

Appoinment :- 18-Apr-2023 Time:- 16:9

Article	Development Agreement
Pre Registration Date	15-Apr-2023
No. Of Pages	50
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 3,13,929.

Property Id: 949420

Valuation No. : 1286789 / 2023	:- 2023-2024	Date : 15-April-2023 13:14:PM	
State : Jharkhand	District : Dhanbad	Tahsil : Govindpur	
Land Type : Urban	Corporation : Sabalpur	Village/City : Sabalpur	
Sabalpur Word No 0 - Other Road	-		
Volume Number - 68			
Page Number - 54			
Khata Number - 67			
Plot Number - 678, 679, 680, 681			
Property Rates			
Commercial Land (Y)			
₹240724/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	51 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 51 x 240724=12276924	₹1,22,76,924/-
A	Total		₹1,22,76,924/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹1,22,77,000/-
Total Amount in Words : One Crore Twenty Two Lakhs Seventy Seven Thousands Rupees Only.			

Token No.: 202300047777

CERTIFICATE

Office of the SRO - Dhanbad

This **Development Agreement** was presented before the registering officer on date **18-Apr-2023** by **DEVENDRA CHANDRA MAZUMDAR, S/O, D/O, W/O LATE NARAYAN CHANDRA MAZUMDAR** resident of **NEAR BHUIPHORE, TEMPLE, K.G ASHRAM, SARAIDHELA DHANBAD .,**
This deed was registered as Document No:- **2023/DHAN/2327/BK1/2101** in Book No :- **BK1**, Volume No :- **244** from Page No :- **1** to **100** at, office of **SRO - Dhanbad**

Date:- **18-Apr-2023**

Registering Officer

