



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : b87506a91a5105e9f1de

Receipt Date : 19-May-2025 03:20:40 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202500049636

Office Name : District SRO - Jamshedpur

Document Type : Development Agreement

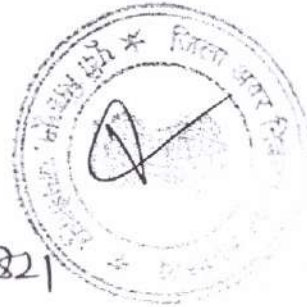
Payee Name : STEEL CITY CONSTRUCTION PRIVATE
LIMITED REP BY UPDESH SINGH
CHAWLA (Vendee)

GRN Number : 2502372345



-: For Office Use :-

2025/JSR/1977/BK1/1821



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

AJAY ROY
19/05/25

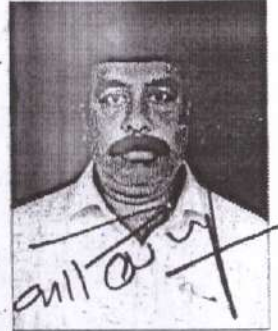
Development Agreement
4,46,12,000/-

P.S
Mango.

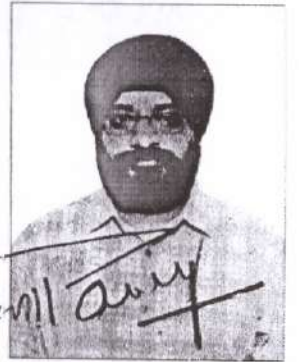
CPA
100/-



19/5/25
AVAJ GOUR



19/5/25



42 नमब 21 के अगीन ग्राह्या: भारतीय स्टाम्प-अधिनयम
(स्टाम्पन स्टाम्प ऐक्ट), 1899 की अनुसूची
या 1क, स०... 5, ... के अगीन
बधावत् स्टाम-सहित (या स्टाम्प-शुल्क
के किमुख या स्टाम्प-शुल्क अपेक्षित नही)।

खाता नम्बर... 281,
जलद नम्बर... 2117, 2118

के अतिरिक्त सूची में दर्ज नही है।

निबधन-पदाधिकारी

19/5/25

19/05/2025

DEVELOPMENT AGREEMENT

This Development Agreement is made on this the 19th day of MAY 2025
at Jamshedpur

BETWEEN

AJAY GOUR, (UID : XXXX XXXX 1437), son of Late Maheshwar Gour, by
faith Hindu, by category General, by nationality Indian, by occupation

CPA

19/5/25

दस्तावेज जाँचा

11-11,15,300=00
11-2000=00
11-03=00
11-01=00



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SM Singh
19/05/25

Business, resident of Gour Baste, Post Office Road, Mango, P.O. and P.S. Mango, Town Jamshedpur, District Singhbhum East, Jharkhand - 831012, hereinafter referred to as FIRST PARTY/ OWNER (which expression unless repugnant to the context or meaning thereon be deemed to mean and include his legal heirs, successors and assigns) of the First Part.

AND

M/s. Steel City Construction Private limited (Pan : ABPCS8387P), a company registered under the Indian Companies Act, having its registered office at H. No. 13, Tulsi Bhawan, Bistupur, P.O. and P.S. Bistupur, Town Jamshedpur, District East Singhbhum, State of Jharkhand, represented by one of its Director namely UPDESH SINGH CHAWLA (uid : xxxx xxxx 3670), son of Joginder Singh Chawla, by faith Sikh, by category General, Indian Nationality, resident of 5/1, Pluto, Aastha Space Town Mango, Dimna Road, Town Jamshedpur, District East Singhbhum, and also through its authorized signatory namely SUNDER SINGH (UID : XXXX XXXX 0754), son of Mr. Kaushal Kumar Singh, by faith Hindu, by category General, Indian Citizen, by occupation Business, resident of H. No. 16, Circuit House Area (East), P.O. and P.S. Bistupur, Town Jamshedpur, District East Singhbhum, hereinafter called SECOND PARTY/

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MAHESHWAR GOUR

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DEVELOPER/ BUILDER (which expression unless repugnant to the context shall mean and include its successors-in-office, legal representatives and assigns) of the OTHER PART.

WITNESSETH AS FOLLOWS:

WHEREAS the entire lands under Khata No. 281, Ward No.9, Mouza Mango, P.S. Mango, Town Jamshedpur, District East Singhbhum is entered and recorded in the joint names of Paresh Gour, Maheshwar Gour and Bhashkar Gour in the last survey settlement operation.

AND WHEREAS in an amicable family partition the land measuring 54.44 decimals in mouza Mango, recorded in New Khata No. 281, Plot No. 2117 (p) and 2118 (P), ward No.9, MNAC, Town Jamshedpur, District Singhbhum East, morefully described in the Schedule-A below along with other lands fell in the exclusive share of the Maheshwar Gour and said Maheshwar Gour was paying rent and other charges of the said land to the concerned authority in his name.

AND WHEREAS said Maheshwar Gour died leaving behind one son namely Ajay Gour and one daughter namely Devki Devi as his only legal heirs and successors who jointly inherited the Schedule-A land also with other lands of Maheshwar Gour.

AND WHEREAS after the death of Maheshwar Gour his legal heirs and successors amicably partition his properties and in the said partition Schedule-A land along with other lands fell in the share of Ajay Gour (First Party/ Owner) and accordingly he got the same mutated in his name vide Mutation Case No.

AN AJAY GOUR
[Signature]
[Signature]
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1653/R27 2024-2025 and is also recorded in Volume No. 117, Page No. 39, in register-II of the Anchal Adhikari Mango.

AND WHEREAS said Ajay Gour (First Party/ Owner) been in lawful possession of the Schedule-A below land and has been enjoying all acts of ownership thereto without any interruption from any corner.

AND WHEREAS the First Party/ Owner is desirous of developing the said land described in the schedule-A below by constructing multistoried building thereon consisting of residential units, parking space etc.

AND WHEREAS the First Party/ Owner himself has got no skill or knowledge of development and construction of multistoried building, and he came to know about the workman like professional and craftsmanship of the Second Party/ Developer and has approached the Second Party/ Developer, for constructing, multistoried building consisting of residential units, commercial units, parking space, servant room, etc. as per the approved plan.

AND WHEREAS the land morefully described in the Schedule-A below is hereinafter referred to as the "said Land/said property".

AND WHEREAS the Second Party, who has expertise in developing and construction building has agreed to construct multistoried building over the said land, described in the Schedule-A below consisting of residential unit, commercial units, parking pace, servant rooms etc. being fully satisfied regarding right, title and interest of the First Party after verification of all the documents.

AND WHEREAS in order to avoid any future complication regarding the terms and conditions agreed upon by the parties for the purpose of

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development and construction of multistoried building, the parties have agreed to execute this agreement containing the terms and conditions contained hereinafter.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:

1. That the Second Party shall get a proper building plan prepared through an expert architect or planner along with supporting plan such as structural, electrical, sewerage etc. for construction of multistoried building consisting of independent units, parking space, flats etc. to be over the land described in the schedule-A below.
2. That the building plan so prepared must be in conformity with the building bye-laws of M.N.A.C., Bihar and Orissa Municipality Act and other rules and regulations which are in force or will be enforced by the Government or Semi-Government authorities.
3. That it will be the responsibility of the Second Party to get such building plan approved by M.N.A.C. or any other appropriate authority or authorities that may be necessary at his expenses but the First Party shall fully co-operate with the Second Party in getting such plan approved by appropriate authority or authorities.
4. That the architecture plans may only be modified or changed with prior written consent of the Developer during the stage of approval. However after initial approval of the architecture plan, no modification, alteration or changes in the approved architecture plan shall be permitted unless submitted by the Second Party to appropriate agency certifying and approving the architecture plans.

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5. That the First Party will get 40% of the total constructed area with all amenities as his share in the multistoried building which include parking space, commercial units, flats along with common utility services, advantages, amenities privileges etc which is morefully described in Schedule-B below to be constructed by the Second Party and the remaining portion i.e. 60% of the constructed area will be allotted to the share of the Second Party is morefully described in Schedule-C below.
6. That the share allocation shall be as per the total construction area of the building constructed on the Schedule-A below land, which shall be determined after the final measurement of the land and the constructed area thereon.
7. That the First Party has empowered the Second Party to deal with the developer share morefully described in Schedule-C below in any manner the Second Party deems fit and proper, including the selling/ transferring the same to any intending purchaser.
8. That the First Party has empowered the Second Party to realize the sale proceeds in the name of the Second Party of the area belonging to the Second Party as morefully described in the Schedule-C below.
9. That the First Party has handed over the vacant possession of the schedule below land facilitating the Second Party for the purpose of new construction and start construction over the said portion as per the approved plan.
10. That after approval of the building plan by M.N.A.C. or any other appropriate authority, or authorities the Second Party will make

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construction over the land as per the approval plan and shall complete the construction of the entire project within 48 months from today i.e. the date of this agreement.

11. That if the Second Party is not able to complete construction work within the said period of 48 months and hand over possession of the Schedule-B premises to the First Party in that case the Second Party has to pay a sum of Rs.50,000/- per month as compensation First Party for delay in completion of work.
12. That the Second Party shall be entitled to sell and dispose off its shares of the proposed building i.e. Second Party's allocation, described in Schedule C below to the various buyers at its discretion to which the First Party shall have no objection and shall willfully execute the necessary instruments and documents to the effect without any further consideration payable to the First Party.
13. That this agreement shall never be deemed to constitute a partnership of any kind between the parties hereto.
14. That the Second Party shall develop the said property at its own cost and expenses and shall alone be responsible for the development of the said property and neither the First Party nor any person or persons claiming through him shall have any right or interest in the development of the said property except in relations to the share First Party allocation in the entire project.
15. That it is agreed by and between the parties that after approval of the building plan the aforesaid share of the First Party will demarcated and

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- delineated in red line in the copy of the building plan as may mutually be agreed upon in order to avoid future misunderstanding between the parties regarding the allotment of share of the First Party and the Second Party respectively which will be treated to be part of this agreement.
16. That the share of the First Party shall be constructed with the best quality material and fittings, with all electrical and sanitary fittings and sewerage, electric supply and fittings and water supply etc. The common specification treated as part of this agreement which is annexed herewith as Annexure-I and shall form the part of this agreement.
 17. That the Second Party shall make all arrangements in the multistoried building for supply of water by affixing pumps and also supply of electricity with all fittings and fixtures and shall not charge any amount towards installation of power connection, water connection etc. from the First Party.
 18. That after execution of this agreement the Second Party will be entitled to commence the preliminary works in the manner stated herein above over the land described in schedule-A below and also to take steps inviting application for purchasing built up area being the share of the Second Party.
 19. That in furtherance to those mentioned in foregoing paragraphs after obtaining the approved building plan hereinafter referred to as the said building plan, on agreement between parties hereto and subject to approval of M.N.A.C., and/or of other competent authority before completion of entire construction over the said land as per the said

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building plan the said building plan may be modified for construction of additional floors.

20. That government related taxes, GST etc shall be borne by the First Party in respect of his share morefully described in Schedule-B below.
21. That the First Party will be responsible for payment of ground rent, municipal charges, electricity charges and other charges, taxes, outgoing etc. including any dues with respect to Schedule-A land till date of signing of this agreement and handover possession to the Second Party to develop and commence construction and during the course of construction and till the completion of construction both the parties will pay proportionate ground rent and municipal charges. The Second Party exclusively liable to pay the electricity charges and other taxation charges as may be charged by MNAC and other authority/authorities and on completion of construction and getting possession thereof the First Party shall pay proportionate of municipal charges, ground rent and other outgoing and rent, tax etc. for Schedule-A land the structure to be constructed thereon and the First Party shall be responsible for payment of ground rent, municipal charges and maintenance cost of his 40% of the total built up area as may be assessed or fixed.
22. That the Second Party shall be entitled to accept and confirm the booking of public who are interested to purchase the units of the share of the Second Party in the building to be constructed in schedule-A land and the Second Party will be entitled to fix the price of his share as per the terms

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- and conditions that may be agreed upon by the Second Party and his buyers.
23. That the Second Party shall ensure safety of man and equipment for safe execution of the work while the work in progress.
 24. That the Second Party shall complete the construction of the proposed multistoried building within 48 months from today and shall handover the possession of the share of First Party as demarcated in the map annexed herewith within the said period.
 25. That the First Party shall execute all documents including any consent letter, agreement, power of attorney, sale deed relating to share of Second Party or any part thereof without any new construction as the case may be which will be required to be executed, signed and /or registered separately or along with the Second Party or in favour of any of the aforesaid prospective purchasers of the undivided part of the Schedule-A land the unit to give effect of the terms of this agreement and also of the terms between parties to this deed and aforesaid prospective purchasers as and when be required and in all such cases the First Party shall not be required to spend any amount.
 26. That this agreement does not constitute any partnership between the parties or any joint venture between the parties in this deed and the First party shall not be in any way responsible for any act or omission of Second Party or for the prospective purchaser out of the share of the Second Party and in respect of any construction work or anything done by the Second Party in contravention with law or any other provision or

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- of any labour problem nor they will interfere or make any obstruction in day to day work or progress of the work.
27. That if dispute/ case/ proceeding arise during or after the construction of the said multistoried building over the Schedule-A below land either from MNAC or any other concerned Authority for any violations of any norms, the Second Party shall be completely held responsible for the same and in no way the First Party shall be held responsible. That in case of any financial liability the Second Party shall have to bear the same.
28. That prior to this agreement, the First Party has neither sold, agreed to sale either full or in part thereof, the said property, mortgaged, leased, assigned nor have entered into any Development Agreement with any person or created any encumbrance on the Schedule below land or any part thereof by way of sale gift, mortgage, exchange, lease, trust assignment, llens, leave, license, rent, possession, charges or any other encumbrances, whatsoever etc. with regards to or concerning with the Schedule-A below land in any manner.
29. That no notice or notification for acquisition/ requisition under any of the statutes either in the past or at present is in force, served or passed by Income Tax Department or any other Government, Quasi Government or semi Government authority or authorities of MNAC, relating to the Schedule-A below land or any part thereof.
30. That there are no attachments either before or after Judgment and there are no claim, demands, suits, decrees, injunctions, orders or orders

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- affecting the schedule below property or any part thereof. The First Party is not benamidar or trustee for anyone in respect of the said property or any part thereof.
31. That the First Party hereby undertake not to sell, dispose off, alienate, charge, encumber or otherwise transfer the Schedule-A below land or any part thereof during the pendency of this agreement and undertake not to do any act, deeds or things as shall be in breach of the terms of this agreement.
 32. That the parties may later on amend any terms of this development agreement, mutually if found necessary.
 33. That as per Section 5 of the Jharkhand Apartment (Flat) ownership Act 2011, both the parties , i.e. the First Party and the Second Party are competent to execute and enter into agreement for sale, sale deeds of their respective share.
 34. That for any purpose the court having original jurisdiction over the said land shall have the jurisdiction in all mater relating to or arising out of this agreement.
 35. That the court of Jamshedpur shall have alone the jurisdiction to try in all actions its proceeding arising out of this agreement.

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SCHEDULE-A

(Description of the entire premises as above referred)

All that land measuring an area **54.44 DECIMALS**, recorded in New Khata No. 281, being Plot Nos. 2117 (measuring 8.92 Decimals) and Plot no. 2118 (measuring 45.52 Decimals), **MOUZA MANGO**, Under Ward no. 9, MNAC, P.S. Mango, Anchal Mango, Halka no. 2, Thana no. 16412 (current), Town Jamshedpur, District Sub Registry office at Jamshedpur, District East Singhbhum, bounded as follows:

North : Plot No. 2115;

South : Avinash Nagar;

East : Portion of Plot No. 2117 and 2118;

West : Portion of Plot No. 2117 and 2118.

SCHEDULE-B

(Description of the share of the Owner / First Party)

The Developer / Second Party shall allot 40 % of the total constructed area comprising of the following Flats / Shops to the First Party / Owner :

Sl. No.	Shop / Flat no.	Area (Super Built up area)	Floor
1	Shop no. 1	357 Sq.Ft.	Ground
2	Shop no. 2	676 Sq.Ft.	Ground
3	Shop no. 8	741 Sq.Ft.	Ground
4	Shop no. 11	714 Sq.Ft.	Ground
5	Flat no. 102	1500 Sq.Ft.	First
6	Flat no. 106	1556 Sq.Ft.	First
7	Flat no. 205	1116 Sq.Ft.	Second

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8	Flat no. 206	1556 Sq.Ft.	Second
9	Flat no. 305	1116 Sq.Ft.	Third
10	Flat no. 302	1500 Sq.Ft.	Third
11	Flat no. 405	1116 Sq.Ft.	Fourth
12	Flat no. 406	1556 Sq.Ft.	Fourth
13	Flat no. 502	1500 Sq.Ft.	Fifth
14	Flat no. 506	1556 Sq.Ft.	Fifth
15	Flat no. 601	1523 Sq.Ft.	Sixth
16	Flat no. 602	1500 Sq.Ft.	Sixth
17	Flat no. 703	1479 Sq.Ft.	Seventh
18	Flat no. 706	1556 Sq.Ft.	Seventh
19	Flat no. 802	1500 Sq.Ft.	Eight
20	Flat no. 805	1116 Sq.Ft.	Eight

Further 40% of the total parking area along with proportionate share of land shall be also allotted by the Developer / Second Party to the Owner / First Party, along with all common services and amenities subsisting therein.

SCHEDULE-C

(Description of the share of the Developer / Second Party)

All apart from the aforesaid the Second Party / Developer shall be owner of the all remaining 60% constructed area comprising of the following Flats / Shops:

Sl. No.	Shop / Flat no.	Area (Super Built up area)	Floor
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Alif Grocer

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19/5/20

1.	Flat no. 03	794 Sq.Ft	Ground
2.	Flat no. 04	464 Sq.Ft	Ground
3.	Flat no. 05	777 Sq.Ft	Ground
4.	Flat no. 06	657 Sq.Ft	Ground
5.	Flat no. 07	651 Sq.Ft	Ground
6.	Flat no. 09	777 Sq.Ft	Ground
7.	Flat no. 10	603 Sq.Ft	Ground
8.	Flat no. 101	1523 Sq.Ft	First
9.	Flat no. 103	1479 Sq.Ft	First
10.	Flat no. 104	1235 Sq.Ft	First
11.	Flat no. 105	1116 Sq.Ft	First
12.	Flat no. 201	1523 Sq.Ft	Second
13.	Flat no. 202	1500 Sq.Ft	Second
14.	Flat no. 203	1479 Sq.Ft	Second
15.	Flat no. 204	1235 Sq.Ft	Second

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10/15/16

16.	Flat no. 301	1523 Sq.Ft	Third
17.	Flat no. 303	1479 Sq.Ft	Third
18.	Flat no. 304	1235 Sq.Ft	Third
19.	Flat no. 306	1556 Sq.Ft	Third
20.	Flat no. 401	1523 Sq.Ft	Forth
21.	Flat no. 402	1500 Sq.Ft	Forth
22.	Flat no. 403	1479 Sq.Ft	Forth
23.	Flat no. 404	1235 Sq.Ft	Forth
24.	Flat no. 501	1523 Sq.Ft	Fifth
25.	Flat no. 503	1479 Sq.Ft	Fifth
26.	Flat no. 504	1235 Sq.Ft	Fifth
27.	Flat no. 505	1116 Sq.Ft	Fifth
28.	Flat no. 603	1479 Sq.Ft	Sixth
29.	Flat no. 604	1235 Sq.Ft	Sixth
30.	Flat no. 605	1116 Sq.Ft	Sixth
31.	Flat no. 606	1556 Sq.Ft	Sixth

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नाम अधिसूचित क्षेत्र जमशेदपूर

वार्ड संख्या 9

चादर संख्या 9

राजस्व थाना घाटशिला

जिला सिंहभूम

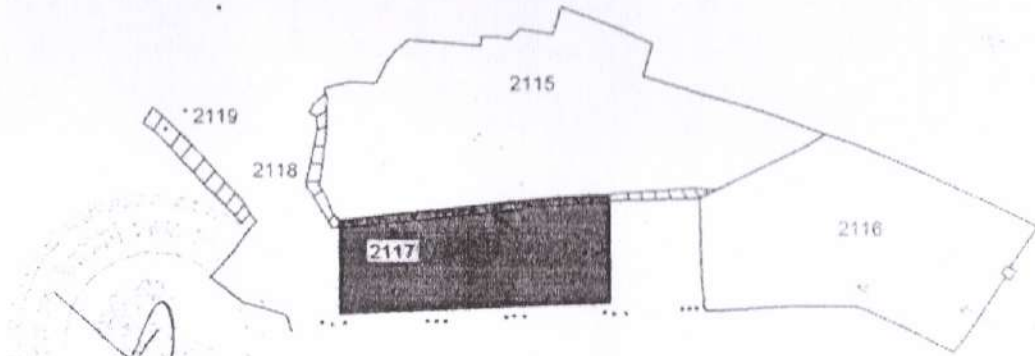
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पैमाना 1से0मी = 20 मी0 या प्र0भि0- 1:2000 सन् 1970-71 ईस्वी

New Khata-No	New Plot No-	Area	which is bounded by:
281	2117	8.92 Decimals	North- Plot No-2115 South- Avinash Nagar
281	2118	45.52 Decimals	East- Portion of Plot No. 2117 and 2118 West- Portion of Plot No. 2117 and 2118

Total:- 54.44 Decimals

प्रस्तावित भूमि को लाल रंग में दर्शाया गया है।



28/08/20/10



AJAY GOSWAMI

MANGO NAGAR NIGAM

झारखण्ड नगरपालिका अधिनियम-2011 की धारा 152 (3) के अन्तर्गत स्वनिर्धारित किये गये सम्पत्ती कर की सूचना।

Memo No. : 1117946070525113706

Date : 07-05-2025

प्रभावी : तृतीय तिमाही 2024-2025

श्री/श्रीमती/सुश्री AJAY GOUR S/O MAHESHWAR GOUR,

मोहल्ला WARD NO 9 ANCHAL MANGO KHATA NI 281 PLOT NO 2117 2118 MOUZA MANGO JAMSHEDPUR

EAST SINGHBHUM , 831012

9334031000

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं० - 0090017664000MO वार्ड सं० 9 हुआ है, आपके स्व निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0/- रु० निर्धारित किया गया है। इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना		
क्रम सं०	Particulars	Amount (In Rs.)
1.	गृह कर	1,652.00
2.	जल कर	0.00
3.	शौचालय कर	0.00
4.	बिजली कर	0.00
5.	अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रति तिमाही)		1,652.00



To be signed by the Applicant

नोट:-

- कर निर्धारण की सूची, MANGO NAGAR NIGAM Website, suda.jharkhand.gov.in पर प्रदर्शित है।
- नियमावली कंडिका 11.4 के आलोक में वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पत्ति कर का 50% होगा। हिदायत दी जाती है कि, वर्षा जल संरक्षण संरचना लगा कर निगम को सूचित करे तथा अतिरिक्त गृह कर से राहत पाये।
- प्रत्येक वित्तीय वर्ष में सम्पत्ति कर का भुगतान त्रैमासिक देय होगा।
- यदि किसी वर्ष के लिए सम्पूर्ण घृति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियायत दी जाएगी।
- किसी देय घृति को निर्दिष्ट समयावधि (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं चुकाया जाता है, तो 1% प्रतिमाह की दर से साधारण ब्याज देय होगा।
- यह कर निर्धारण आपके स्व-निर्धारण एवं की गई घोषणा के आधार पर की जा रही है, इस स्व-निर्धारण -सह-घोषणा पत्र की स्थानीय जांच यथा समय निगम करा सकती है एवं तथ्य गलत पाए जाने पर नियमावली कंडीका 13.2 के अनुसार निर्धारित शास्ति (Fine) एवं अंतर राशि देय होगा।
- MANGO NAGAR NIGAM द्वारा संग्रहित इस सम्पत्ति कर इन इमरतों/ढांचों को कोई कानूनी हैसियत प्रदान नहीं करता है और/या न ही अपने मालिकों / दखलकार को कोई कानूनी अधिकार प्रदान करता है।
- अगर आपके नये होल्डिंग नं० का आखिरी अंक 5/6/7/8 है तो यह विशिष्ट संरचनाओं की श्रेणी के अन्तर्गत माना जायेगा।

NOTE : This is a Computer generated receipt. This receipt does not require physical signature.

AJAY GOUR



झारखंड सरकार

राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र

CRSLP181215475 3/29/2025



पिता का नाम पूर्ण सिकरुम अनुसूचित नाम धालभूम अंचल का नाम मानभो रकत रकत-2
 स्टेट का नाम झारखण्ड भाग वर्तमान (VOL) 117 पृष्ठ संख्या वर्तमान 39 धाना न. 16412

क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व धाना न.	धाना का नाम	स्वीकृत दाय और तिथि	परिवर्तन प्रकार	अभिप्रेत विषय नामांतरण संवर्धित है खता न. भाग वर्तमान पृष्ठ संख्या वर्तमान	कारोबार विस्तृत सूचना खता न. प्लॉट न. क्षेत्रफल	लागन	रजिस्टर 2 अद्यतन तिथि अभ्युक्ति
15475	1653 /R27 2024 - 2025	वाई न.-9 अ.क्षे मानभो/ 16412	धालभाला	(अचलाधिकारी) 29/03/2025	By Succession Deed No. Dated	281 31 40 281 31 40 281 31 40 281 31 40 281 31 40	281 2117 8.92 281 2118 45.52 281 2122 10.77 281 2123 14 281 2125 23.96 281 2126 2.46	1050	29/03/2025 (अचलाधिकारी)

अचलाधिकारी का नाम: (AJAY GOUR, पिता- LATE MAHESHWAR GOUR, आदि--
 पता- GOUR BASTI POST OFFICE ROAD MANGO)
 जमादती रयत का नाम : नरेश्वर गौड़-पिता-रस खेमोहन गौड़
 पुरेक : MAHESHWAR GOUR, पिता- KHETRAMOHAN GOUR, आदि--
 पता- MANGO

राजस्व कर्मचारी हल्का-2 को आवश्यक कार्रवाई एवं सूचनाएं हस्तान्तरित।
 यह एक कंप्यूटर जनित प्रति है
 यह प्रथम केवल प्रार्थी की जानकारी के लिए है
 इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

Approved By : **BRAJESH KUMAR BHATTASTAVA**
 अचलाधिकारी

MAHESHWAR GOUR
 अचलाधिकारी का कार्यालय
 पता- MANGO

Correction Slip Successfully signed and Saved.

Ajay Gour



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

May 16, 2025

पंजी II प्रति

भाग वर्तमान	117	पृष्ठ संख्या	39						
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	घालभूम	अंचल का नाम	मानगो	हलका का नाम	हल्का-2	इस्टेट का नाम	JHARKHAND
मौजा का नाम	वार्ड नं.-9 अ.क्ष.मानगो	होलिंग संख्या	281	तौजी संख्या		धाना नम्बर	16412	खाता का प्रकार	---

AJAY GOUR, पिता-LATE MAHESHWAR GOUR

खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	लगान	सेस
281	2117	0 ऐ 8.92 डि 0 हे	नामान्तरण मुकदमा संख्या 1653/2024 - 2025	1050	0
281	2118	0 ऐ 45.52 डि 0 हे			
281	2122	0 ऐ 10.77 डि 0 हे			
281	2123	0 ऐ 14 डि 0 हे			
281	2125	0 ऐ 23.96 डि 0 हे			
281	2126	0 ऐ 2.46 डि 0 हे			
	कुल परिमाण	0 ऐ 105.63 डि 0 हे			

तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	लागत बकाया	लागत चालू सात	रोड सेस बकाया	रोड सेस चालू सात	शिक्षा सेस बकाया	शिक्षा सेस चालू सात	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू सात	कृषि सेस बकाया	कृषि सेस चालू सात
05-06-2025	0280698081	2024-2025	2025-2026	1050	1050	262.5	262.5	525	525	525	525	210	210

List Of Case Status Details

नया प्रारंभ



BACK

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

AJAY GOUR



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

रैयत का नाम, अभिभावक का नाम, रिश्ता

परेश गौड़, पिता - खेत्र मोहन गौड़, एक अंश, जाति- अज्ञात, निवासी- अज्ञात व भास्कर गौड़, पिता - खेत्र मोहन गौड़, एक अंश, जाति- अज्ञात, निवासी- अज्ञात व महेश्वर गौड़, पिता - खेत्र मोहन गौड़, एक अंश, जाति- अज्ञात, निवासी- अज्ञात

जिला का नाम पूर्व सिंहभूम अंचल का नाम मानगो नाम हलका का नाम हल्का-2 नाम मौजा का नाम वार्ड नं.-9 अ.क्षे.मानगो का प्रकार खाता रैयती का प्रकार

खेवट नम्बर खाता नम्बर 281 थाना का नाम घाटशिला थाना नम्बर 16412

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)	
281	2117	? अज्ञात ? अज्ञात	मोटी आड़ 0	0 हेक्टर	7 आर		काबिल लगान	0	0	0	1 - कायमी
	2119	? अज्ञात ? अज्ञात	मोटी आड़ 0	0 हेक्टर	6 आर		काबिल लगान				
	2124	? अज्ञात ? अज्ञात	मोटी आड़ 0	0 हेक्टर	4 आर		काबिल लगान				
	2125	? बिहार सरकार ? निज	दौन-02 0	0 हेक्टर	9 आर		काबिल लगान				
	2118	? निज ? बिहार सरकार	दौन-02 0	0 हेक्टर	61 आर		काबिल लगान				
	2122	? निज ? निज	दौन-02 0	0 हेक्टर	36 आर		काबिल लगान				
	2123	? निज ? निज	दौन-02 0	0 हेक्टर	5 आर		काबिल लगान				
	2126	? निज ? बिहार सरकार	दौन-02 0	0 हेक्टर	1 आर		काबिल लगान				
	2140	? डिम्बु हो ? निज	दौन-02 0	0 हेक्टर	43 आर		काबिल लगान				
	2141	? निज ? निज	दौन-02 0	0 हेक्टर	15 आर		काबिल लगान				
	2142	? निज ? निज	दौन-02 0	0 हेक्टर	4 आर		काबिल लगान				
	2143	? निज ? अविनाश चन्द्र	दौन-02 0	0 हेक्टर	6 आर		काबिल लगान				
2130/5036	? डिम्बु हो ? डिम्बु हो	गोड़ा-02 0	0 हेक्टर	0 हेक्टर	9 आर	अवैध दखल डिम्बु हो पिता चम्बरा हो अवधि 1965 से	काबिल लगान				

AS JAGOUR

2134	? वीना पुरती ? बिहार सरकार	गोड़ा-03 0	0 हेक्टर	20 आर		काबिल लगान	
2131	? वीना पुरती ? डिम्बु हो	गोड़ा-03 0	0 हेक्टर	20 आर		काबिल लगान	
2150	? निज ? निज	दौन-03 0	0 हेक्टर	29 आर		काबिल लगान	
2144	? निज ? चन्द्र कुमार	दौन-02 0	0 हेक्टर	9 आर	अवैध दखल दुराई विरूवा तथा दासमती विरूवा पिता वाटुआ विरूवा अंश समान अवधि सन् 1964 से	काबिल लगान	
2145	? निज ? निज	दौन-02 0	0 हेक्टर	9 आर	अवैध दखल दुराई विरूवा ई- वसरह न- 2144	काबिल लगान	
2146	? निज ? वाल चन्द्र सिंह	दौन-02 0	0 हेक्टर	12 आर	अवैध दखल दुराई विरूवा ई- वसरह न- 2144	काबिल लगान	
2151	? डिम्बु हो ? निज	दौन-03 0	0 हेक्टर	14 आर	अवैध दखल दुराई विरूवा ई- वसरह न- 2144	काबिल लगान	
खाता मे कुल प्लोट संख्या		20	खाता का कुल मिजान (खतियान के अनुसार)	3	49	खाता का कुल लगान	0 0 0

यह एक कंप्यूटर जनित प्रति है

5/16/2025

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।

AJAY GOULR

मानगो | वार्ड नं.-9 अ.क्षे.मानगो | 16412 | AJAY GOUR

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
281	2117,2118,2122,2123,2125,2126	0 एकड़ 105.63 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावती	तफसील हिसाब लगान भावती

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

मांग बावत	सालाना	बकाया				हाल (2025-2026)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2024-2025)	
माल (नकदी)	1050.00				1050.00	1050.00
गुजारी (भावती)	262.50				262.50	262.50
सेस	525.00				525.00	525.00
सूद	525.00				525.00	525.00
मुतफरकात	210.00				210.00	210.00
मीजान	2572.50				2572.50	2572.50

तफसील अदायकारी

अदायकारी बाबत	बकाया				मौतालबा हाल (2025-2026)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2024-2025)		
माल (नकदी)				1050.00	1050.00	
गुजारी (भावती)				262.50	262.50	
सेस				525.00	525.00	
सूद				525.00	525.00	
मुतफरकात				210.00	210.00	
मीजान अदायकारी				2572.50	2572.50	

(१) मीजान कुल (लफ्जों में) : Five Thousand One Hundred Fourty Five Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 5145.00

तारीख अमला तहसील कुनिन्दा : 06-05-2025

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



यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

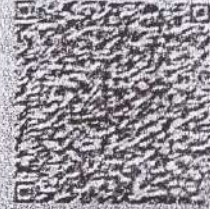
AJAY GOUR



भारत सरकार
Government of India



अजय गौर
Ajay Gour
जन्म तिथि/ DOB: 05/10/1972
पुरुष / MALE



~~XXXXXXXXXXXX~~ 1437

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O महेश्वर गौर, गौड बस्ती पोस्ट
ऑफिस रोड मानगो, पोस्ट-मानगो
थाना-मानगो जमशेदपुर, पूर्वी सिंहभूम,
झारखण्ड - 831012

Address:
S/O Maheshwar Gour, Gour
Basti Post Office Road Mango,
Post-Mango Thana-Mango,
Jamshedpur, Purbi Singhbhum,
Jharkhand - 831012

~~XXXXXXXXXXXX~~ 1437



help@uidai.gov.in



www.uidai.gov.in

Ajay Gour



भारत सरकार

Government of India

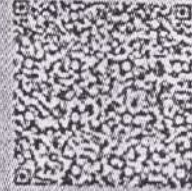


उपदेश सिंह चावला

Updesh Singh Chawla

जन्म तिथि/ DOB: 06/07/1976

पुरुष / MALE



~~3670~~ ~~3670~~ 3670

मेरा आधार, मेरी पहचान

Updesh



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता:

आत्मज: जोगिन्दर सिंह चावला, प्लूटो
5/1, आस्था स्पेस टाउन, डिमना रोड,
नजदीक बीएसएनएल ऑफिस, मानगो
जमशेदपुर, जमशेदपुर, पूर्वी सिंहभूम,
झारखण्ड - 831012

Address:

S/O: Joginder Singh Chawla,
PLUTO 5/1, ASHTHA SPACE
TOWN, DIMNA ROAD, NEAR
BSNL OFFICE, MANGO
JAMSHEDPUR, Jamshedpur,
East Singhbhum,
Jharkhand - 831012

~~3670~~ ~~3670~~ 3670



1947



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सत्यमेव जयते

**GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS**

Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that STEEL CITY CONSTRUCTION PRIVATE LIMITED is incorporated on this SEVENTH day of APRIL TWO THOUSAND TWENTY FIVE under the Companies Act, 2013 (18 of 2013) and that the company is Company limited by shares

The Corporate Identity Number of the company is U41000JH2025PTC024510

The Permanent Account Number (PAN) of the company is ABPCS8387P*

The Tax Deduction and Collection Account Number (TAN) of the company is RCHS10688G*

Given under my hand at Manesar this SEVENTH day of APRIL TWO THOUSAND TWENTY FIVE

Certification signature by DS MINISTRY OF CORPORATE AFFAIRS, CRC MANESAR 2 ->@CRC@MCA.GOV.IN<-
Validity Unknown

Digitally signed by
DS MINISTRY OF CORPORATE
AFFAIRS, CRC MANESAR 2
Date: 2025.04.08 01:14:35 IST

BINNY OBEROI

Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

STEEL CITY CONSTRUCTION PRIVATE LIMITED

H. No. 13, Tulsi, Bhawan, Bistupur, Jamshedpur, Jamshedpur, East Singhbhum- 831001, Jharkhand

*as issued by Income tax Department



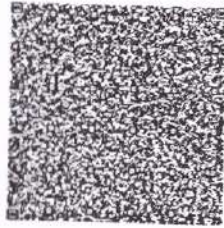


भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0648/00019/19751

To
सुंदर सिंह
Sunder Singh
S/O: Kaushal Kumar Singh
H NO-16
C H AREA, ROAD NO-9
BISTUPUR, JAMSHEDPUR
Kalimali
East Singhbhum Jharkhand - 831001
8197768107



आपका आधार क्रमांक / Your Aadhaar No. :

~~9109 7128 5770 7127~~ 0754

VID : 9109 7128 5770 7127

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



सुंदर सिंह
Sunder Singh
जन्म तिथि/DOB: 21/09/1994
पुरुष/ MALE

Issue Date: 15-05-2013

~~9109 7128 5770 7127~~ 0754

VID : 9109 7128 5770 7127

मेरा आधार, मेरी पहचान



Government of India



सूचना

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

INFORMATION

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

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



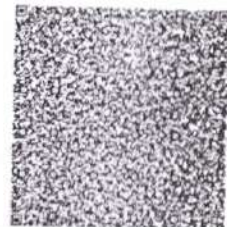
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
S/O: Kaushal Kumar Singh, एच नो-16, सी एच एरिया,
रोड नो-9, बिस्तपुर, जमशेदपुर, कलिमाली, पूर्वी सिंहभूम,
झारखण्ड - 831001

Address:
S/O: Kaushal Kumar Singh, H NO-16, C H
AREA, ROAD NO-9, BISTUPUR, JAMSHEDPUR,
Kalimali, East Singhbhum,
Jharkhand - 831001

Download Date: 22/09/2012



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VID : 9109 7128 5770 7127

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www.uidai.gov.in

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भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
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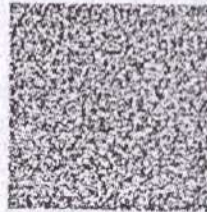
नामांकन क्रम/ Enrolment No.: 1093/52022/09447

Download Date: 03/08/2020

To
निरंजन कुमार सिंह
Niranjan Kumar Singh
S/O Rajendra Prasad Singh
H.No-7
Road No-3, Baikunth Nagar, Mango
Po-Mango, Thana-Mango
Near Mango Gurudwara
Mango Jamshedpur
Mango
Purbi Singhbhum Jharkhand - 831012
8986630533

Issue Date: 28/11/2011

Signature Not Verified
Unique Identification
Authority of India
Govt of India



आपका आधार क्रमांक / Your Aadhaar No. :

~~XXXXXXXXXXXX~~ 4987

VID : 9176 1842 2433 4457

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Download Date: 03/08/2020



निरंजन कुमार सिंह
Niranjan Kumar Singh
जन्म तिथि/DOB: 03/01/1965
पुरुष/ MALE

Issue Date: 28/11/2011

~~XXXXXXXXXXXX~~ 4987

VID : 9176 1842 2433 4457

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



सूचना

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

INFORMATION

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- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
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भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

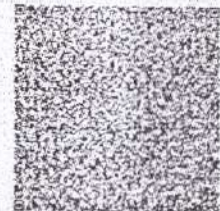


पता:

S/O राजेंद्र प्रसाद सिंह, मन्-७, रोड नं-३, बैकुंठ नगर,
मन्गो, मन्गो गुरुद्वारा के पास, पो-मन्गो, थाना-मन्गो,
मन्गो जमशेदपुर, पूर्वी सिंहभूम,
झारखण्ड - 831012

Address:

S/O Rajendra Prasad Singh, H.No-7, Road
No-3, Baikunth Nagar, Mango, Near Mango
Gurudwara, Po-Mango, Thana-Mango, Mango
Jamshedpur, Purbi Singhbhum,
Jharkhand - 831012



~~XXXXXXXXXXXX~~ 4987

VID : 9176 1842 2433 4457



1847



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Handwritten signature

Transaction Success! Please Note Your Transaction Id.

Name	SteelCityConstructionPrivateLimitedRepByUpdeshSinghChawla
Token No / Depositor ID	202500049636
Amount	1118654
Transaction ID	a2cc78f6f83948594762
GRN	2502372173
CIN	10002162025051912605
Time	2025-05-19 15:11:46

AJAY CHAWLA



Pre Registration Docket

Date :- 19-05-2025 05:46 pm

Office Name :- District SRO - Jamshedpur

Token No:- 202500049636

Appointment :- 19-May-2025 Time:- 13:40

Article	Development Agreement
Pre Registration Date	17-Apr-2025
No. Of Pages	45
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 11,18,654.

Property Id: **1440684**

Valuation No. : 2007430 / 2025	:- 2025-2026	Date : 19-May-2025 16:33:PM	
State : Jharkhand	District : EastSinghbhum	Tahsil : Mango	
Land Type : Urban	Corporation : Mango Nagar Nigam	Village/City : Mango Mango Word No-9	
Mango Mango Word No-9 Halka No 2 Village Code 16412 - Other Road			
Khata Number - 281			
Plot Number - 2117			
Volume Number - 117			
Page Number - 39			
Holding Number - 0090017664000M0			
Property Rates			
Commercial Land (Y)			
₹819470/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	8.92 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 8.92 x 819470=7309672.4	₹73,09,672/-
A	Total		₹73,09,672/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹73,09,700/-
Total Amount in Words : Seventy Three Lakhs Nine Thousand Seven Hundred Rupees Only			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO 2117 AND 2118 , West: PLOT NO 2117 AND 2118 , South: AVINASH NAGAR, North: PLOT NO 2115
Area	Land area : 8.92 Decimal
Other Description of the Property	Pin Code - 831012
Government/Market Value	7309672.4
Transaction Amount	-

Property Id: **1467404**

Valuation No. : 2007441 / 2025	:- 2025-2026	Date : 19-May-2025 17:22:PM	
State : Jharkhand	District : EastSinghbhum	Tahsil : Mango	
Land Type : Urban	Corporation : Mango Nagar Nigam	Village/City : Mango Mango Word No-9	
Mango Mango Word No-9 Halka No 2 Village Code 16412 - Other Road			
Volume Number - 117			
Page Number - 39			
Holding Number - 0090017664000M0			
Khata Number - 281			
Plot Number - 2118			
Property Rates			
Commercial Land (Y)			
₹819470/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	45.52 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 45,52 x 819470=37302274.4	₹3,73,02,274/-
A	Total		₹3,73,02,274/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹3,73,02,300/-
Total Amount in Words : Three Crore Seventy Three Lakhs Two Thousand Three Hundred Rupees Only			

Land measurement, Sub Part and House No.	Property Boundaries East: PORTION OF PLOT NO 2117 AND 2118, West: PORTION OF PLOT NO 2117 AND 2118, South: AVINASH NAGAR, North: PLOT NO 2115
Area	Land area : 45.52 Decimal
Other Description of the Property	Pin Code - 831012

Government/Market Value	37302274.4
Transaction Amount	-

CLAIMANT	-Ms. STEEL CITY CONSTRUCTION PRIVATE LIMITED REP BY UPDESH SINGH CHAWLA, ,Father/Husband Name JOGINDER SINGH CHAWLA,, Party Category-Individual , PAN No.- Date Of Birth-06-Jul-1976,Permission Case No.- , Aadhaar No. *****3670, Country-INDIA, State Name-Jharkhand, District Name-EAST SINGHBHUM, City/Village/Town Name-JAMSHEDPUR, Locality-BISTUPUR,Address - OFFICE AT H NO. 13 TULSI BHAWAN PS BISTUPUR JAMSHEDPUR AND RESIDENT OF 5/1, PLUTO, AASTHA SPACE TOWN MANGO DIMNA ROAD, JAMSHEDPUR, Pin Code-831001
	-Ms. STEEL CITY CONSTRUCTION PRIVATE LIMITED REP BY SUNDER SINGH, ,Father/Husband Name KAUSHAL KUMAR SINGH,, Party Category-Individual , PAN No.- Date Of Birth-21-Sep-1994,Permission Case No.- , Aadhaar No. *****0754, Country-INDIA, State Name-Jharkhand, District Name-EAST SINGHBHUM, City/Village/Town Name-., Locality-.,Address - OFFICE AT- H. NO. 13, TULSI BHAWAN, BISTUPUR, JAMSHEDPUR AND RESIDENT OF H. NO. 16 C H AREA EAST ROAD NO. 9 BISTUPUR JAMSHEDPUR, Pin Code-831001
EXECUTANTS	-Mr. AJAY GOUR, ,Father/Husband Name LATE MAHESHWAR GOUR,, Party Category-Individual , PAN No.- Date Of Birth-05-Oct-1972,Permission Case No.- , Aadhaar No. *****1437, Country-INDIA, State Name-Jharkhand, District Name-EAST SINGHBHUM, City/Village/Town Name-JAMSHEDPUR, Locality-MANGO,Address - GOUR BASTI POST OFFICE ROAD MANGO JAMSHEDPUR, Pin Code-831012

Witness Information	Mr. KIRAT SINGH , Address - 8-B REFUGEE COLONY, AGRICO JAMSHEDPUR-, Father/Husband Name-RAVINDER SINGH
---------------------	--

Identifier Details	Mr. NIRANJAN KUMAR SINGH , Address - H. NO 7 ROAD NO.3 BAIKUNTH NAGAR MANGO JAMSHEDPUR-, Father/Husband Name-RAJENDRA PRASAD SINGH
--------------------	--

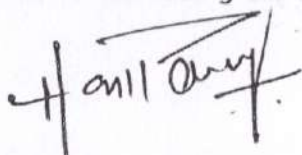
Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,350
Total		1,350

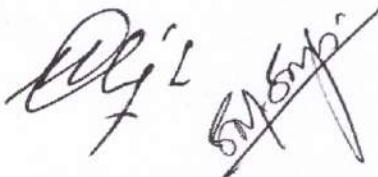
Fee Rule:Development Agreement		
1	A1	11,15,300
2	E	2,000
3	LL	3
4	PR	1

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

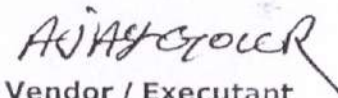
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I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



Deed Writer / Advocate



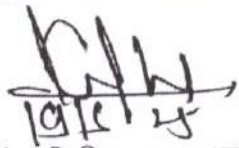
Vendee / Claimant




Vendor / Executant

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


 जाँच लिपिक का हस्ताक्षर
 तिथि सहित
ROBIN KUJUR


 निबंधन पदाधिकारी का हस्ताक्षर
 तिथि सहित



Document Registration Summary 1

Date :-19-May-2025

- Government/Market Value: ₹44612000/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹100/-

On Date 19-05-2025 Presented at District SRO -
Jamshedpur
Signature of Presenter

AJAY KOUR
District SRO - Jamshedpur

Receipt : 1212067

Receipt Date : 19-05-2025


Presenter Name: - *AJAY KOUR*


E ₹2000
PR ₹1
SP ₹1350
LL ₹3
A1 ₹1115300
Stamp Duty ₹100

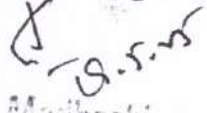
Total ₹1118754

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	SteelCityConstructionPrivateLimitedRepByUpdeshSinghChawla	• GRN Number : 2502372345 • DEPT Transaction Id : b87506a91a5105e9f1de • Transaction Type :	100
E	2000	2000	0	GRAS	SteelCityConstructionPrivateLimitedRepByUpdeshSinghChawla	• GRN Number : 2502372173 • DEPT Transaction Id : a2cc78f6f83948594762 • Transaction Type :	2000
PR	1	1	0	GRAS	SteelCityConstructionPrivateLimitedRepByUpdeshSinghChawla	• GRN Number : 2502372173 • DEPT Transaction Id : a2cc78f6f83948594762 • Transaction Type :	1
SP	1350	1350	0	GRAS	SteelCityConstructionPrivateLimitedRepByUpdeshSinghChawla	• GRN Number : 2502372173 • DEPT Transaction Id : a2cc78f6f83948594762 • Transaction Type :	1350
A1	1115300	1115300	0	GRAS	SteelCityConstructionPrivateLimitedRepByUpdeshSinghChawla	• GRN Number : 2502372173 • DEPT Transaction Id : a2cc78f6f83948594762 • Transaction Type :	1115300
LL	3	3	0	GRAS	SteelCityConstructionPrivateLimitedRepByUpdeshSinghChawla	• GRN Number : 2502372173 • DEPT Transaction Id : a2cc78f6f83948594762 • Transaction Type :	3
Sub Total	1118658	1118754	-96				

Article : Development Agreement Number of Pages : 90


Signature of Operator


Signature of Head Clerk
ROBIN KUJUR


Signature of Registering Officer
Ravi Kumar Madhoshiya



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

Deed Endorsement

Token No :- 202500049636

Deed Type	Development Agreement
Number of Pages	90
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1350, A1 :- Rs. 1115300, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.7309672/- ,Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Mango , Village Name :- Mango Mango Word No-9 Location :- Other Road, Mango Mango Word No-9 Halka No 2 Village Code 16412 Property Boundaries :- East: PLOT NO 2117 AND 2118 , West: PLOT NO 2117 AND 2118 , South: AVINASH NAGAR, North: PLOT NO 2115 Khata Number - 281Plot Number - 2117Volume Number - 117Page Number - 39Holding Number - 0090017664000M0 Area Of Land :- 8.92 Decimal
Property No.	2
Valuation Details	Value :- Rs.37302274/- ,Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Mango , Village Name :- Mango Mango Word No-9 Location :- Other Road, Mango Mango Word No-9 Halka No 2 Village Code 16412 Property Boundaries :- East: PORTION OF PLOT NO 2117 AND 2118, West: PORTION OF PLOT NO 2117 AND 2118, South: AVINASH NAGAR, North: PLOT NO 2115 Volume Number - 117Page Number - 39Holding Number - 0090017664000M0Khata Number - 281Plot Number - 2118 Area Of Land :- 45.52 Decimal

Sh./Smt.AJAY GOUR sold/o/w/o LATE MAHESHWAR GOUR has presented the document for registration in this office







today dated :- 19-May-2025 Day :- Monday Time :- 17:38:17 PM






AJAY GOUR(Individual)




Party Name	Document Type	Document Number
------------	---------------	-----------------

AJAY GOUR	PANUID	*****1437
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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	AJAY GOUR Address1 - GOUR BASTI POST OFFICE ROAD MANGO JAMSHEDPUR, Address2 - MANGO , , , Jharkhand, PAN No.: ,Permission Case No.-	No	Yes	Ajay Gour Address:- , , Gour Basti Post Office Road Mango, Post-Mango Thana-Mango, Jamshedpur, , Purbi Singhbhum, 831012, Mango, Jharkhand, India		EXECUTANTS Age:52			
2	STEEL CITY CONSTRUCTION PRIVATE LIMITED REP BY UPDESH SINGH CHAWLA Address1 - OFFICE AT H NO. 13 TULSI BHAWAN PS BISTUPUR JAMSHEDPUR AND RESIDENT OF 5/1, PLUTO, AASTHA SPACE TOWN MANGO DIMNA ROAD, JAMSHEDPUR, Address2 - BISTUPUR , , , Jharkhand PAN No.: ,Permission Case No.-	No	Yes	Updesh Singh Chawla Address:- PLUTO 5/1, ASHTHA SPACE TOWN, NEAR BSNL OFFICE, DIMNA ROAD, MANGO JAMSHEDPUR, Jamshedpur, Dhalbhumgarh, East Singhbhum, 831012, Mango, Jharkhand, India		CLAIMANT Age:48			

Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	STEEL CITY CONSTRUCTION PRIVATE LIMITED REP BY SUNDER SINGH Address1 - OFFICE AT- H. NO. 13, TULSI BHAWAN, BISTUPUR, JAMSHEDPUR AND RESIDENT OF H. NO. 16 C H AREA EAST ROAD NO. 9 BISTUPUR JAMSHEDPUR, Address2 - . . . Jharkhand PAN No.: Permission Case No.-	No	Yes	Sunder Singh Address:- H NO-16, , C H AREA, ROAD NO-9, BISTUPUR, JAMSHEDPUR, Kalimali, Golmuri, East Singhbhum, 831001, Jamshedpur, Jharkhand, India		CLAIMANT Age:30			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	NIRANJAN KUMAR SINGH S/o-D/o RAJENDRA PRASAD SINGH Address1 - H. NO 7 ROAD NO.3 BAIKUNTH NAGAR MANGO JAMSHEDPUR, Address2 - . . . Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature

1	KIRAT SINGH Address1 - 8-B REFUGEE COLONY, AGRICO JAMSHEDPUR, Address2 - ... Jharkhand			
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Signature of Operator



Seal and Signature of Registering Officer
Rama Kumar Madheshiya

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (AJAY GOUR), has/have admitted the execution before me. He/ She/ They has / have been identified by (NIRANJAN KUMAR SINGH) Son/Daughter/Wife of (RAJENDRA PRASAD SINGH) resident of (H. NO 7 ROAD NO.3 BAIKUNTH NAGAR MANGO JAMSHEDPUR) and by occupation (Service).

Signature of Registering Officer

Rama Kumar Madheshiya



Seal and Signature of Registering Officer

Rama Kumar Madheshiya

Date:- 19-May-2025

Token No.: 202500049636

CERTIFICATE

Office of the District SRO - Jamshedpur

This Development Agreement was presented before the registering officer on date **19-May-2025** by **AJAY GOUR, S/O, D/O, W/O LATE MAHESHWAR GOUR** resident of GOUR BASTI POST OFFICE ROAD MANGO JAMSHEDPUR, MANGO.

This deed was registered as Document No:- **2025/JSR/1977/BK1/1821** in Book No :- **BK1**, Volume No :- **353** from Page No :- **1** to **90** at, office of District SRO - Jamshedpur

Date:- **19-May-2025**

Registering Officer
Ram Kumar Maheshiya