

1819

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## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 395149ddd0f9955f5857

Receipt Date : 16-Jun-2025 09:24:19 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202500083451

Office Name : SRO - Saraikela

Document Type : Development Agreement

Payee Name : SHREE TRIVENI REALTORS LLP THRO  
ITS PARTNER MUKESH PANDEY ( Vendee  
)

GRN Number : 2502845198



:- For Office Use :-



Vendee Partner,  
P.O. Padhi.  
Guruman Singh  
Anil K. Singh  
Shiv Nandan Bhanu  
Bimra  
Anil K. Singh

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।

*(Signature)*

*(Signature)*

Development agreement value: 130987500 Stamp - 100 Adityapur

सुस्थापित सूची के अंतर्गत

दस्तावेज जो एक महीने पाय।

सुस्थापित दस्तावेज में लेखकारा की जाति अज्ञात अंकित है। यह जाति C.N.T Act 1908 की धारा 461(B) के

नियम-21 के अधीन अंकित नहीं है। भारतीय स्टाम्प अधिनियम (इण्डियन स्टाम्प एक्ट-1899) की अनुसूची-1 या 1 (क) से 2 के अधीन संपादित स्टाम्प सहित या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क अंकित नहीं



Vivekanand Pradhan 17/6/25

**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT is made at Seraikela on this 17<sup>th</sup> day of June 2025 of the Christian era..

**BETWEEN**

Handwritten notes: (A) - 325968750, B - 2000, 326168750, and a stamp from 'विद्यमान महाकुंड प्रमोद सिंह' dated 13/6/25.

- Vivekanand Pradhan**, (Aadhar No. XXXX XXXX 7771)
- Parmanand Pradhan**, (Aadhar No. XXXX XXXX 0822)
- Devanand Pradhan**, (Aadhar No. XXXX XXXX 8712 )
- Arvind Kumar Pradhan**, (Aadhar No. XXXX XXXX 9257) All the above 1 to 4 are sons of Late Laxmi Narayan Pradhan & Grand Sons of Late Atal Gour,
- Mr. Shiv Nandan Pradhan** (Aadhar No. XXXX XXXX 1520), S/o Late Chandra Shekhar Pradhan, grand Son of Late Atal Gaur
- Sri Birendra Pradhan**(Aadhar No. XXXX XXXX 8095)
- Sri Anand Pradhan** (Aadhar No. XXXX XXXX 2346)
- Sri Binod Pradhan** (Aadhar No. 8690 1777 8297), All the above 6 to 8 are sons of Late S/o Late Atal Gour, & Grand Sons of Late Luttu Gour,



Handwritten signature at the bottom left.



Vinayak Prasad  
17/6/25



श्री विवेकानंद प्रसाद  
पिता श्री श्री कृष्ण गणेश प्रसाद  
पत्नी श्री आर्यभट्टा - पत्नी श्री आर्यभट्टा  
ने निबंधन के लिए  
इस्तावेज पेश किया।

सम्बन्धक का हस्ताक्षर

निबंधन पदाधिकारी



17/06/2025






**Signature, Photograph & Five Fingers Impressions of Left Hand of the Land Owner 3.**

*Gurmandeep Singh*

Little	Ring	Middle	Index	Thumb
				




*Harmandeep Singh*  
**Land Owner 4.**

Little	Ring	Middle	Index	Thumb
				



*Shiv Nandan Pradhan*  
**Land Owner 5.**






Little	Ring	Middle	Index	Thumb
				



*Pranav K*






**Land Owner 6.**

*Singh*

Little	Ring	Middle	Index	Thumb
				








*Air & Path*  
**Land Owner 7.**

Little	Ring	Middle	Index	Thumb
				



**Land Owner 8.**

*Singh prasad*

Little	Ring	Middle	Index	Thumb
				



*Singh prasad*

All are - By Faith Hindu, By Nationality Indian, By Caste General (Excluded from CNT Act, 1908), By Occupation: Business (First Party Nos. 2, 4, 5, 7 & 8) and Service (First Party Nos. 1 & 3), Retd. Serviceman (First Party Nos. 6) respectively, All Resident of Village Asangi, P.O. Adityapur Industrial Area, P.S. Adityapur, District Seraikela - Kharsawan, Pin-832109, (Jharkhand), hereinafter jointly called the **LAND OWNERS / FIRST PARTY** (Which expression shall unless excluded by or repugnant to the context mean and include their legal heirs, successors, executors, administrators, legal representatives and assignees) of the **ONE PART**.

**AND**

**M/S. SHREE TRIVENI REALTORS LLP, PAN-ADCFS1027N** (a Partnership Firm) having its office at :: 301, 3<sup>rd</sup> Floor, H.R. Complex, Main Road Kadru, Argora, Ranchi-834002, Jharkhand, represented by its Partner namely **MR. MUKESH PANDEY** (PAN : AADHAAR No. XXXX XXXX 9319), son of : Sri R.D. Pandey, by faith : Hindu, by caste : Brahmin, by occupation : Business, Indian Citizen, hereinafter called the **DEVELOPER / SECOND PARTY**, (which expression unless repugnant to the context shall mean and include its successors-in-office, legal representatives and assigns) of the **OTHER PART**.

*Vivekanand Sharma*  
17/6/15

*Shiv Narayan Prasad Singh*  
*Partner*

**WITNESSETH AS FOLLOWS:**

**WHEREAS**, the land owners/first party are absolute owners seized peaceful position and having well and sufficient right, title and interest over the land under development having total admeasuring area = **(19 Decimal + 75 Decimal + 60 Decimal + 12 Decimal + 18 Decimal) = 184 Decimals**, recorded under Khata No 7, being Plot No 1076 area measuring 19 Decimal, Plot No. 1084 area measuring 75 Decimal, Plot No. 1086 area measuring 60 Decimal, Plot No. 1087 area measuring 12 Decimal **AND** Khata No. 7, Plot No. 1087 area measuring 18 Decimal corresponding to Holding no 0220001612000MO within Ward No.-22 of ANC are situated at : Mouza Asangi, Thana No.-01/0131, P.S.: Gamharia, Circle - Gamharia, Halka No. 01, Seraikela, Dist.: Saraikela-Kharsawan, State Jharkhand. Free from all sort of encumbrances, morefully and particularly described in Schedule A

**AND WHEREAS**, the said land under development is recorded in the name of **Atal Gaur and Raghu Gaur**, both sons of : Luttu Gaur in the Survey Khatiyān of the last survey settlement and recorded as **Kayami**.

**AND WHEREAS**, Atal Gaur and Raghu Gaur amicably partitioned their entire land and land under development came in the share of **Atal Gaur**, who died leaving behind his five sons namely (1) Laxmi Narayan Pradhan, (2) Sri Chandra

Vishwanath Prasad  
17/6/25

Gyanprakash Prasad

Shiv Narayan Pradhan  
Aid to father



Bindu Prasad

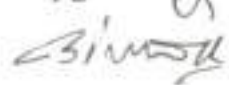
pg. 3  
Sindhu  
Aid to

Shekhar Pradhan, (3) Sri Birendra Pradhan, (4) Sri Anand Pradhan, (5) Sri Binod Kumar Pradhan as his legal heirs and successors. The said Laxmi Narayan Pradhan also died leaving behind his four sons namely (1) Vivekanand Pradhan, (2) Parmanand Pradhan, (3) Devanand Pradhan and (4) Arvind Pradhan **and** Chandra Shekhar Pradhan also died leaving behind his son namely Sri Shiv Nandan Pradhan as their legal heirs and successors. Presently all of them (First Parties) jointly inherited the same by way of succession and are in peaceful physical possession and occupation over the same without any let, hindrance or disturbances from any person or corner and are the absolute, lawful and bonafide owners thereof, by exercising all acts of ownership thereto;

**AND WHEREAS**, later on, the First Party members above named, in order to further ensure their right, title and interest over the aforesaid inherited property, have mutated the same in their joint names vide **Mutation Case No. 849/R27/2021-22**, entered in Volume No. 17, Page No. 27 of Register II, **AND Mutation Case No. 2115/R27/2024-25**, entered in Volume No. 22, Page No. 54 of Register II respectively, on the basis of succession from their ancestors, through the Circle Officer, Gamharia, Seraikela- Kharsawan and also got mutation in capital ANC by vide its Holding No.-0220001612000M0 within Ward No.-22 land revenue/Taxes is being paid to the State Government against the aforesaid property and obtaining rent receipt in their favour.



pg. 4



Binod Pradhan

Arvind Pradhan

Vivekanand Pradhan  
17/6/25

Arvind Pradhan

Shiv Nandan Pradhan

Shiv Nandan Pradhan

**AND WHEREAS**, now the said (1) Vivekanand Pradhan, (2) Premanand Pradhan, (3) Devanand Pradhan and (4) Arvind Pradhan, all sons of : Late Laxmi Narayan Pradhan, and (5) Sri Shiv Nandan Pradhan, (6) Sri Birendra Pradhan, (7) Sri Anand Pradhan, (8) Sri Binod Kumar Pradhan being the landowners/First Party with intention to develop their land (duly described in Schedule-A) by constructing a multistoried building in the form of residential/commercial units/flats (Simplex & Duplex) by a reputed developer on **Conversion-cum-Ownership Basis** and for the said purpose they jointly approached the Second Party/Developer.

**AND WHEREAS**, after coming to know about the aforesaid desire of the Land Owners / First Party Members, the Second Party/Developer, who is a reputed developer and builder having vast experience in the field of developing various properties, and also in search of a suitable site for developing and constructing buildings, consisting of residential/commercial flats, parking space, office space, etc., accepted the proposal of the Land Owners / First Party Members to develop their land by constructing Multistoried residential/commercial Buildings (Simplex as well as Duplex) as per sanctioned plan on the cost of the Developer with certain mutually agreed terms and conditions.

**AND WHEREAS**, in lieu of this said development of land, the Developer/Second Party has got the Building Plan approved by A.N.A.C., Adityapur vide Building Permit Case No. **AMC/GH/0149/W22/2022 dated 20.12.2024.**

Vivekanand Pradhan  
17/6/25

Arvind Pradhan  
Premanand Pradhan

Shiv Nandan Pradhan

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*[Handwritten signature]*

*[Handwritten signature]*

**AND WHEREAS**, the Government of Jharkhand had issued notification with respect to necessary registration of Development Agreement and as such the land owners and the developer have decided to avoid any future legal complication, are executing this development agreement and get the same registered before the appropriate authority for registration. The responsibility and expenses for getting this agreement registered shall be on Developer / Second Party.

**AND WHEREAS** all the payments made by the Developer to the Land Owner/first party shall be adjustable / refundable before handing over the Landowner's allocated share. It is also relevant to mention here that whatever the Developer will pay some amount to the Land Owners individually on different dates as per their demands which shall be acknowledged by all the Land Owners and that amount shall also be treated as refundable/adjustable advance. In case of non-refund of the total advance by the First Party members to the Second Party, the same shall stand adjusted as per the construction cost of **Rs.1,200/- per Sq. ft** of Super built up area from the allocated share of Land Owners (First Party members), without any objection.

**AND WHEREAS** the developer shall arrange all finance and bear all the expenses / Charge exclusively for the development of the schedule - "A" property such as:



Shiv Nandan Budha

pg. 6

Shiv Nandan Budha  
Arvind Bish

Vivek Kumar  
17/6/25

Prakash

Arvind Kumar Budha

Shiv Nandan Budha

- a. Expenses towards approval of drawing / plans.
- b. The Cost of entire construction of the multi storied complex including all fitting etc.
- c. The Labour Cess charge i.e. 1% of total construction, as per the norm of Jharkhand Govt. Labour Cess Act.
- d. It shall be the liability of the Developer and the Land Owners to pay the GST/Service Tax & other Government Liabilities for their respective allotted shares separately.
- e. Any other expenses which may be incurred for the development of the schedule - "A" land.
- f.

Vivekanand Pradhan  
17/6/25

Pre. Pradhan

Arvind K. Pradhan

**AND WHEREAS** this Development Agreement is hereby executed under Section 5 (1) & (2) of Jharkhand Apartment (Flat) Ownership Act, 2011 between landowners and developer. The parties hereto have decided to reduce the terms and conditions in writing to avoid any dispute and misunderstanding which may arise in future. Now both the parties hereby bind themselves to accept the terms and conditions of this Development Agreement.

**NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:**

**1. DEFINITIONS** - Unless there is anything repugnant to the subject or context, the following terms will have the meaning assigned to them:

- a. "LAND OWNERS" will mean (1) **Vivekanand Pradhan**, (2) **Premanand Pradhan**, (3) **Devanand Pradhan** and (4) **Arvind Kumar Pradhan** all sons of

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

Shiv K. Pradhan

Late Laxmi Narayan Pradhan, and (5) Shiv Nandan Pradhan, Son of Late Chandra Shekhar Pradhan, (6) Sri Birendra Pradhan, (7) Sri Anand Pradhan, (8) Sri Binod Pradhan and their respective legal heirs, legal representatives, executors, administrators, successors and assignees;

Vivekanand Pradhan  
17/6/25

b. "THE DEVELOPER" shall mean M/S. SHREE TRIVENI REALTORS LLP, and its legal heirs, legal representatives, executors, administrators, successors and assignees;

c. "THE SAID LAND" shall mean the entire land under development having Total Admeasuring Area = (19 Decimal + 75 Decimal + 60 Decimal + 12 Decimal + 18 Decimal) = 184 Decimals under Khata No. 7, Plot No. 1076 area measuring 19 Decimal, Plot No. 1084 area measuring 75 Decimal, Plot No. 1086 area measuring 60 Decimal, Plot No. 1087 area measuring 12 Decimal belonging to Shiv Nandan Pradhan (Son of Late Chandra Sekhar Pradhan), Anand Pradhan, Binod Pradhan & Birendra Pradhan AND Khata No. 7, Plot No. 1087 area measuring 18 Decimal belonging to Vivekanand Pradhan, Devanand Pradhan, Parmanand Pradhan & Arvind Pradhan, which are situated at Mouza - Asangi, Thana No.- 01/0131, P.S. Gamharia, Circle Gamharia, Halka No. 01, Seraikela, Dist.: Saraikela-Kharsawan, State Jharkhand.

Anand Pradhan Pradhan. Pradhan.

d. "NEW BUILDING" shall mean (B+G+UG+12)

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*[Handwritten signature]*

*[Handwritten signature]*  
Anand Pradhan

Shiv Nandan Pradhan

residential/commercial buildings consisting of units/flats/Simplex & Duplex, with lifts, staircases and other common facilities to be constructed over THE SAID LAND as per specification mentioned in Schedule "D" below and according to the plan sanctioned by ANAC, Adityapur and shall be known and promoted as "**TRIVENI IMPERIAL**"

Vinay Kumar  
17/11/25

e. "**LAND OWNERS ALLOCATION**" shall mean **33% (thirty-three percent)** in the entire multistoried building units/flats (Simplex & Duplex) along with car parking space, undivided proportionate share of land and all common amenities & facilities as provided by the Developer/Second Party in the said proposed multistoried building on **Conversion-cum-Ownership Basis**. This 33% share will be deemed as Land Owner's allocation in the proposed project. Be it noted that the First Party members will get their allocated share from the developer and shall gift, lease, mortgage, sale, transfer and/or convey their allocated share to any person/s or institution or organization or intending buyer/s of their choice by way of any recognized mode of conveyance or transfer, as and when and on such terms and rate as they may decide, for which the developer shall have no objection.

Amrith Kumar  
Amrith Kumar

2. "**DEVELOPER'S ALLOCATION**" shall mean **67% (sixty-seven percent)** in the multistoried building



Amrith Kumar

Amrith Kumar

Shiv Nandan Pradhan

units/flats (Simplex & Duplex) along with car parking, undivided proportionate share of land and all common amenities and facilities. This 67% share shall be deemed as Developer's allocation in the proposed project on **Conversion-cum-Ownership Basis**. The Builder / Second Party is entitled to gift, lease, mortgage, sell, transfer and/or convey his allocated share to any person/s or institution or organization or any intending buyer/s of his choice by way of any recognized mode of conveyance or transfer, as and when and on such terms and rate as the Developer may decide, for which the Land Owners / First Party members do not have any objection.

Except this above stated 67% of share, the Developer shall also retain the entire special amenities as provided by the Developer in the campus of the Project TRIVENI IMPERIAL as his allocated share and he shall reserve all transferable rights over the same. The Land Owners/First Parties are not entitled to claim their right, title and possession over these provided Special Amenities in any manner.

### 3. SCHEME FOR DEVELOPMENT:

- a. The Land Owners / First Party Members have already handed over the vacant & encumbrance free possession of the land duly mentioned in Schedule "A" below to the Developer / Second Party and shall further permit the Developer / Second Party to

pg. 10

*[Signature]*

*Srinidhi Prasad*

*Anand Raj*

*[Signature]*

*Shiv Hanuman Pradhan*

*Anand for further*

*Anand Pradhan*

*Vishwanath  
17/6/15*

develop 'The Said Land'.

- b. The Developer / Second Party have got the building plan prepared from a qualified Architect and got the same sanctioned from ANAC, Adityapur for the construction of the new residential/commercial building (Simplex & Duplex) over the Schedule "A" under development.
- c. The Developer / Second Party shall be entitled to modify the approved plan, as they deem fit and proper, such modifications are permissible and/or within the provisions of building bye-laws or as per approved scheme laid down by ANAC, Adityapur or other Competent Authority.
- d. The Developer shall bear all costs and expenses whatsoever including the Architect's fee, costs for obtaining necessary sanction / permission and/or clearance of the building plan, including any modified plan and construction of the New Building comprising of residential/commercial areas thereon with the right to get refund thereof, if any. The Land Owners / First Party Members shall have no responsibility for bearing such expenses whatsoever.
- e. The Developer / Second Party shall at its own costs construct the New residential/commercial Building (Simplex & Duplex) over the said land as per the plan duly sanctioned by ANAC, Adityapur vide Building Plan Case no. **AMC/GH/0149/W22/2022** dated **20.12.2024** under affordable **LIG** and **EWS** group

pg. 11



Bimal Pradhan



Vivek Kumar  
17/12/25

Prakash Prasad

Shiv Homban Pradhan

housing scheme under affordable LIG and EWS group housing scheme and terms & conditions imposed by the concerned authorities while sanctioning the said plans and as per specifications mentioned in Schedule "D". The Land Owners / First Party Members shall not bear any expenses for the purpose of development of land and construction & completion of the said building over the same.

- f. The Land Owners / First Party Members will render to the Developer / Second Party all reasonable assistance in obtaining all sanctions, permissions, approvals or any other documentation works as and when required by the Developer / Second Party from ANAC Adityapur, and/or any other Competent & concerned Authority/ies, if any.
- g. The Developer / Second Party will have all right to gift the land for widening of approaching road, if necessary, to ANAC, Adityapur for better development of land or sanctioning of building Plan/Map, in which the Land Owners / First Party Members shall have no objection.
- h. From the date of signing of this agreement and till the completion of the new proposed buildings, the Developer / Second Party shall hold possession of the said property and bear all incurred expenses during the period of construction for maintaining peaceful possession thereof.
- i. The Developer / Second Party shall be entitled to take temporary and/or permanent connections of

pg. 12



E. Vinod Prasad

Shiv Nandan Pradhan

Vinod Prasad  
17/6/25

Shiv Nandan Pradhan

Approved by further  
Approved by further

Water Supply/Boring, Electricity connections and/or other facilities as required for the New Building, under his own signature.

*Vinayak Prasad*  
17/11/25

**4. LAND OWNERS' COVENANT: That's,**

- a. The Land Owners / First Party Members are seized and possessed of or otherwise well and sufficiently entitled to as the absolute owners in respect of the 'The said Land' more fully described in Schedule "A" herein below.
- b. The Said Land' is free from all encumbrances and the Land Owners / First Party Members have acquired a good, clear and marketable title over the same. The Said Land' has neither been acquired, requisitioned, restored nor any proceeding for acquisition, requisition or restoration of the same is pending in any Court of law or Govt. Department.
- c. That there is no attachment, either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders, lis-pendens, notices, petitions or adjudication orders affecting the said property or any part thereof.
- d. That apart from the Land Owners / First Party Members, none else is/are entitled to or has/have any share, right, title or interest, over and in respect of the said property or any part thereof as a partner or partnership of co-partner in any joint family or in any

*Indrak*

*Arindam Prasad*

*Shiv Hanu Singh*

*[Signature]*

*Prasad Prasad*

*[Signature]*

other manner howsoever.

- e. That the Land Owners / First Party Members shall cooperate with the Developer / Second Party in all matters relating to the Scheduled land, especially in support of their right, title, interest and possession over it, including supply of documents, rent revenue receipts, etc. and also by presenting themselves personally before any court or office of competent authority as and when the same will be required by the Developer/Second Party.

It is reiterated that the Land Owners / First Party Members have already provided photocopy of documents relating to the lands more-fully described in Schedule-A below to the Developer / Second Party for his study and satisfaction. The Developer / Second Party after studying & due diligence of these supplied documents and after being fully satisfied has agreed to enter into this agreement. All the original documents with regard to the land under development are with the First Party members and shall be supplied to the Second Party as per his need/demand.

- f. The Land Owners / First Party Members hereby agree and covenant with the Developer / Second Party not to cause any interference or hindrance in the matter of development of land & construction of the New Buildings by the Developer / Second Party as per the approved Plan.

Vivek Sharma  
15/6/25

And verified - Mumukshu Prasad

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

ShirHondan Prudha

- g. The Land Owners / First Party Members hereby agree and covenant with the Developer / Second Party not to let out, grant, lease, mortgage and/or charge 'The Said Land' or any portion thereof, without written consent of the Developer / Second Party or his authorized representative / assignee / nominee / Successor in interests.
- h. The Land Owners / First Party Members hereby agree that for the development of the Schedule-A land, the Developer / Second Party may take loan from any Nationalize Bank or any financial institution for his allotted share of flat/unit in the proposed multi-storied building (Simplex & Duplex) at his own risk and cost.
- i. The Land Owners / First Party Members do hereby undertake that the Developer / Second Party shall be entitled to complete the developmental work of 'The said Land' including construction of the new Building and to enjoy his allocated space without any interference and/or disturbance by, from or through the Land Owners / First Party Members.
- j. The Land Owners / First Party Members declare that they have not agreed, committed to or contracted or entered into any agreement for sale or lease of 'The Said Land' or any part thereof to any person other than the Developer / Second Party and that they have not created any lien, charge, mortgage or encumbrance on the said property and it would keep 'The Said Land'

Vinayakumar  
17/6/25-

Arindam Saha  
Guram Saha  
Rudra

Shiv Nandan Saha

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

free from all encumbrances during the subsistence of these presents.

Vinayak  
17/11/25

- k. The Land Owners further declare that they have not received and to their knowledge nor have the government, local authority, municipal authority or any other authority issued any notice adversely affecting 'The Said Land' or imposing any restriction on the development of 'The said Land' in the manner proposed therein.
- l. The Developer / Second Party shall have full right to enter into any agreement for sale, absolute sell, transfer / conveyance by any means, mortgage, lease, gift of his allotted share of flat/unit in the said multistoried building with any person/s or intending purchaser/s which the Land Owners have no objection in any manner.
- m. The land Owners / First Party will not involve or take any part in construction of multi storied building.
- n. The Land Owners / First Party members undertake that they shall bear and pay the **GST** & other Government Tax liabilities over the construction/Super built up area/Carpet area of their allotted shares of units/flats to the Developer before handing over the possession of the same. The Developer shall not liable to pay the any **GST** & other Government Tax liabilities of the allotted share of Land Owners / First Party members in any manner whatsoever.

Proposed

Spinning Section  
Hind to findan

Shiv Nam Sanjodhan

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

- o. The Land Owners / First Parties shall not be entitled to claim any right over the special amenities as provided by the Developer in the campus of the Project TRIVENI EMPERIAL. The Land Owners / First Parties shall have no concern with these special amenities & facilities and the Developer shall have all rights over the same. The Developer shall have full control over these special amenities & facilities without any objection from any corner. The Developer shall also reserve his all-transferable rights over the same.

Vishnu Prasad  
17/6/25

Jayashree Reddy

**5. DEVELOPER'S COVENANT: That's,**

- a. The Developer/ Second Party shall carry out the development of 'The Said Land' and construction of a multistoried building (Simplex & Duplex) thereon in accordance with the plan sanctioned by ANAC, Adityapur and also in accordance with the relevant laws and Rules, Regulation, bye-laws, if any, and directions time to time issued by Municipal or local authorities with the best quality construction material.
- b. The Developer / Second Party shall indemnify the accidents occurring at the site of 'The Said Land' arising out of any Developer's negligence with regard to the Development of 'The said Land'.
- c. The Developer hereby agrees and covenants with the Land Owners not to violate or contravene any of the provisions or rules applicable for construction of "The New Buildings" and the Developer also agrees to

Arvind Kumar

*[Handwritten Signature]*

Arvind Kumar

pg. 17  
*[Handwritten Signature]*

*[Handwritten Signature]*

Shiv Narayan Reddy

obtain the Completion Certificate / Possession Certificate from ANAC, Adityapur.

- d. The Developer hereby agrees and covenants with the Land Owners not to do any act, deed or thing by which the Land Owners may suffer from any difficulties or liabilities.
- e. Any notice required to be given by the Developer shall be served upon the Land Owners either delivered by hand and duly acknowledged and/or sent by registered post with acknowledgement due and shall likewise be deemed to have been served upon the Developer if delivered by hand or sent by pre-paid registered post to the last known address of the Developer by the Land Owners.
- f. That development of the said land and construction of the residential/commercial building over the Schedule-A land, will be at the sole risk and expenses of the Second Party / Developer who will comply with all statutory provisions, rules and regulations in relation thereto.
- g. That the Developer / Second Party shall take all responsibilities towards construction of the proposed residential/commercial building and in case any accident occurs and/or any dispute or proceeding arises in-between the Developer / Second Party and prospective purchaser(s) or any concern etc. with respect to Developer's Allocation, in such event the Land Owners / First Party Members shall in no way be liable or questionable or answerable for such dispute,

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incident, occurrence, proceedings or consequences, etc.

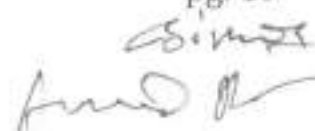
- h.** The Developer / Second Party being interested and agreed to undertake construction of the proposed multi-storied (Simplex) & Duplex buildings over the Schedule-A property on **Conversion-cum-Ownership Basis**, relying on the aforesaid declaration of the LAND OWNERS and believing the same to be true and acting on good faith, has agreed to develop the SAID PROPERTY by constructing a **(B+G+UG+12)** multi-storied (Simplex) building(s) / apartment complexes & Duplex thereon as per the plan(s) dully sanctioned by the competent authority and the said **(B+G+UG+12)** multi-storied buildings/apartment & Duplex shall be commonly known as **"TRIVENI IMPERIAL"**.
- i.** Within the campus of the Project TRIVENI EMPERIAL, the Developer will provide the following **special amenities** which are fully chargeable in all respects @ charge fixed by the Developer. The Developer shall have full control over these amenities & facilities without any objection from any corner and he shall also reserve his all-transferable rights over the same.

**Block - A:**

**Commercial Space:**

1. Commercial Area 11 X 12 (Sq.Ft.) in Ground Floor
2. Commercial Area 14 X 11 (Sq.Ft.) in



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- Ground Floor
3. Commercial Area 15 X 11 (Sq.Ft.) in Ground Floor
  4. Commercial Area 20 X 12 & 26 X 22 (Sq.Ft.) in Ground Floor (Departmental Store).
  5. Commercial Space: 28 X 14 & 14 X 14 (Sq.Ft.) in Ground Floor
  6. Commercial Space: 13 X 13 (Sq.Ft.) in Ground Floor
  7. Commercial Space: 21 X 12 (Sq.Ft.) in Ground Floor
  8. Commercial Space: 16 X 10 (Sq.Ft.) in Ground Floor
  9. Commercial Space: 14 X 10 & 12 X 13 (Sq.Ft.) in Ground Floor
  10. Commercial Space: 18 X 12 (Sq.Ft.) in Ground Floor.

**All the above measurements shall be for Carpet Area.**

**Block - B:**

**Commercial Space:** Guest House having Total Area of 1200 Sq.ft. which consist of duly partition 4 bed rooms, Lobby along with 4 toilet & Bathroom.

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17/6/25*

*Spandana Reddy P. S. Reddy*

*Shiv Nandan Prudhvir*

**Commercial Space: 1.** 17 X 15 (Sq. Ft.) in Ground Floor

**2.** 17 X 11 & 10 X 05 (Sq.Ft.) in Ground Floor

**3.** 13 X 18 (Sq.Ft.) in Ground Floor

**4.** 12 X 20 (Sq. Ft.) in Ground Floor

**5.** 11 X 12 (Sq.Ft.) in Ground Floor

**6.** 10 X 07 (Sq.Ft.) in Ground Floor

**7.** 17 X 17 (Sq.Ft.) in Ground Floor

**All the above measurements shall be for Carpet Area.**

- i. Within the campus of the Project TRIVENI IMPERIAL, the Developer will provide the following **common amenities & facilities** which shall be open for use to all the unit owners/residents of TRIVENI IMPERIAL and maintained by the Maintenance Representatives/Society/Agency.

**Common Amenities:** Lobby, Lift, Stair Case, Toilet, Community Hall, Swimming Pool, Lawn & Landscape Garden, Common Gymnasium, Yoga Cum Meditation Centre, Rain Water Harvesting Re-Charge Pit, , Table Tennis, Billiard Room, Jogging Track or Pathway, Temple, Reception Waiting Area etc.

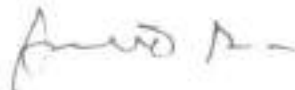
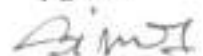
**6. TIME FOR COMPLETION OF PROJECT:**

It is mandatory for the Developer/ Second Party that he will complete the Project on time and submit the building plans to ANAC, Adityapur within 90 days from



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the date of this Agreement and obtain other clearances, N.O.C. from other authorities, if any, and complete the construction of the building within **60 (Sixty)** months or within the time limit granted by the ANAC, Adityapur for construction of the Project. However, in the event of the Developer / Second Party being unable to complete the project within the stipulated period aforesaid, excluding the period affected by FORCE MAJEURE or any other circumstances beyond its control, the Developer / Second Party shall be allowed an extra grace period of **12 (Twelve) months**.

**7. LAND OWNERS / FIRST PARTY MEMBERS RIGHT:**

The Land Owners / First Party members are entitled to get their share of **33% (Thirty three percent)** in the entire multistoried building (Simplex & Duplex) along with car parking space, undivided proportionate share of land and all common amenities & facilities as provided by the Developer / Second Party in the said proposed multistoried building. This **33%** share will be deemed as Land Owner's allocation in the proposed project. Be it noted that the First Party members will get their allocated share from the Developer and shall sale and convey their share allocation to any intending buyer/s as per their choice, which the Developer shall have no objection.

**8. DEVELOPER / SECOND PARTY RIGHTS:**

a. The Developer / Second Party shall be entitled to



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Prasad Reddy

Prasad Reddy

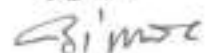
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advertise in his own name about the said development of 'The Said Land' and proposed sale of units/flats (Simplex & Duplex) of the entire constructed area or project as per his own allocation to be constructed and to put up Advertisement Board on 'The Said Land' after sanctioning the map from competent authority.

- b. The Developer / Second Party shall be entitled to obtain the services of and enter into any agreement with any Building Contractor, Architect, Engineer, Electrician, Plumber, etc. and to appoint agents at its own costs, risks and expenses.
- c. The Developer / Second Party shall have the roof right and he shall do anything whatever he wants.
- d. The Developer shall have full right to mortgage, charge or to deal with the landed property before any bank/financial institutions to secure loan for completing the Project.
- e. The Developer shall have full control over the special amenities & facilities as provided by the Developer in the campus of the Project TRIVENI IMPERIAL and he shall reserve all transferable rights over the same without any objection from any corner. The Developer is entitled to gift, lease, mortgage, sell, transfer and/or convey these special amenities & facilities to any person/s or institution or organization or any intending

  
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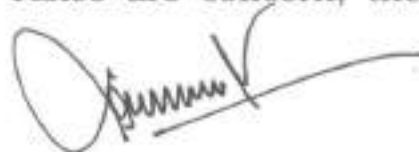
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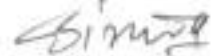
buyer/s of his choice by way of any recognized mode of conveyance or transfer, as and when and on such terms and rate as the Developer may decide.

- f. The Developer / Second Party shall be entitled to look after, book and allot units/flats of his allocated share in the entire project and/or also has the right to transfer the same to its prospective purchasers and to enter into any package deal or arrangement or agreement in relation thereto and receive booking money, advance amount, installments and other payables from prospective purchasers and grant receipt there to.
- g. The Developer shall have full right over 67% (sixty-seven percent) of the Super build-up area (including the undivided proportionate share of land area) of proposed multistoried building (Simplex & Duplex) along with car parking and all common amenities and facilities. This 67% share shall be deemed as Developer's allocation in the proposed project on **Conversion-cum-Ownership Basis**. The Builder / Second Party is entitled to gift, lease, mortgage, sell, transfer and/or convey his allocated share to any person/s or institution or organization or any intending buyer/s of his choice by way of any recognized mode of conveyance or transfer, as and when and on such terms and rate as the Developer may decide.
- h. That as far as the liability of different imposed Taxes are concern, the Developer shall bear the



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**GST** & others Government Tax Liability on his allotted share in the constructed/Super built up area/Carpet area only and for the rest part of the total construction/Super built up area/Carpet area as per allotment will be borne by the Land Owners and the same should be paid to the Developer before handing over the possession of their allotted share of units/flats. The Developer shall not liable to pay the any **GST** & other Government Tax liabilities of Land Owner's allotted share in any manner whatsoever & vice versa is also applicable.

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Srinivas Reddy

**9. RATES & TAXES:**

From the date of signing of this 'Development Agreement' till the completion of the project, the Developer / Second Party shall be liable to pay all taxes, rent and other dues, if any, on the existing plot of land, thereafter the purchaser(s) of dwelling units/flats spaces in the New Building jointly or through their Association or Co-operative Society formed for management of the building shall pay the same. The occupants / Co-Owners shall contribute to such out goings in proportion to the area they hold. All taxes and duties as per the applicable laws shall be abided by the Developer / Second Party.

Srinivas Reddy

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**10. TITLE DEEDS:**



Biswajit Reddy

Srinivas

Srinivas

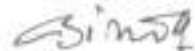
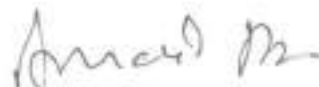


the parties hereto do not constitute an association.

- b. The Land Owners/ First Party Members hereby agree that if any prospective purchaser of any of the super built-up space desires to take loan, advance from any financial institution or bank for such purchase the Land Owner/ First Party Members shall have no objection in this respect.
- c. Nothing in these presents shall be construed as a demise or assignment or conveyance in law of 'The Said Land' or any part thereof to the Developer/ Second Party by the Land Owner/ First Party Members PROVIDED HOWEVER that the Developer/ Second Party shall be entitled to borrow money from any Bank or Banks or Financial Institution without creating any financial liability on the Land Owners/ First Party Members or it is being expressly agreed and understood that in no event either the Land Owners/ First Party Members or their estate shall be responsible and/or made liable for payment of any dues to such Bank or Banks or financiers or financial institutes and for that purpose the developer shall keep the Land Owners/ First Party Members indemnified against all the actions, suits, proceedings and costs, charges and expenses in respect thereof.
- d. Neither Party shall be entitled to cause any hindrance or stoppage of construction work of the residential/commercial building by filing any suit for



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injunction or otherwise, except for violation of any of the terms and conditions of this Agreement.

13. That the parties may later on amend any terms of this development agreement, mutually in writing if found necessary.
14. That it is mutually agreed between the parties that after proper development of the project, the Land Owners shall be bound to take possession of their allotted share of units / Flats after issuance of possession letter to them by the Developer. After the absolute sale/transfer of 1 to 5 (one to five) nos. of units/flats by the developer in any Block of the project to its intended purchaser/s, it shall be deemed that the construction work of that Block is finished and that Block is in ready to shift position in all respect. In case of absolute sale/transfer of said numbers of flats of the Developer's allocated share in a Block to any Bonafide purchaser/s then the land owners shall be liable to pay the minimum monthly maintenance charge @ **Rs.2/- per Sq.ft.** of their allocated flats/units in that block to the Maintenance Representatives Society/Agency without any objection and fail. This charge is not a fixed charge for maintenance and it may be enhanced by the Maintenance Representatives/Society/Agency as per its financial requirement.

It is also agreed by the land owners that if they will use the **special amenities** as provided by the Developer in the premises of TRIVENI EMPERIAL



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*Pradeep*

*Pradeep*

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then in that case they will also liable to pay an extra minimum monthly maintenance charge @ **Rs.2/- per Sq.ft.** either to the Developer or Maintenance Representatives/Society/Agency without any objection & fail and this charge is not a fixed charge and it may be enhanced by the Developer or Maintenance Representatives/Society/Agency as per the financial requirement. In case of failure to pay the said monthly maintenance charge for the use of special amenities, the Developer shall reserve all rights to debar them from using/availing those provided special amenities.

15. That after registration of Sale Deed in favour of the purchaser/s, the purchaser/s have to bear the monthly maintenance charge of the unit/flat and will be paid to the concern authority responsible for the maintenance, failing which the Builder has full authority to disconnect water and electricity connection of the particular person not paying maintenance.
16. That with respect to calculation of area of Flats the Certificate of the Architect shall be binding upon both the Parties.
17. That for any purpose the court having original jurisdiction over the said land i.e. Jamshedpur/East-Singhbhum Court shall have the jurisdiction in all matters relating to or arising out of this agreement or draft deed of transfer.
18. That both the parties shall abide by the terms and conditions of this Agreement with utmost cordiality and



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19. This agreement is irrevocable and both parties shall have to abide by all the terms and conditions mentioned herein.

**Commercial Land Other Road @ Rs. 7,08,626/-per decimal X 184 onwards = Rs.13,03,87,184/- only.**

**Registration fee is being paid in exemption of LIG & EWS**

SCHEDULE "A"

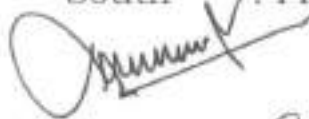
(The Said Land)

All that piece and parcel of land under development land having total admeasuring area **Total Admeasuring Area = (19 Decimal + 75 Decimal + 60 Decimal + 12 Decimal + 18 Decimal) = 184 Decimals** under Khata No 7, Plot No 1076 area measuring 19 Decimal, Plot No 1084 area measuring 75 Decimal, Plot No 1086 area measuring 60 Decimal, Plot No 1087 area measuring 12 Decimal and Khata No 7, Plot No 1087 area measuring 18 Decimals corresponding Holding No.0220001612000M0 within Ward No.-22 of AMC are situated at : Mouza Asangi, Thana No.-01/0131, P.S.: Gamharia, Circle - Gamharia, Halka No. 01, Seraikela, District Seraikela-Kharsawan, State Jharkhand.

The above property is bounded as:

North : Plot No.1084/P,1089.

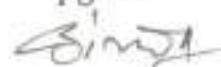
South : Plot no.1075,1007,1085.



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East : Plot No.1077,1083 & 1082.

West : Plot No.1085,1072,1088.

**SCHEDULE "B"**

**(LAND OWNERS' ALLOCATION / LAND OWNER'S SHARE)**

That in lieu of the land provided by the Land Owners to the Developer, for constructing the multi-storied building the Developer shall give **33% Super built up area** of the proposed multi-storied residential building (Simplex & Duplex) with undivided proportionate share of land and all common facilities and amenities of the proposed building, in floor wise proportionate to their share to the First Parties. Half (50%) of the share of the Land Owners shall be given by their own choice and rest 50% shall be given by the Developer's choice.

**DETAILS OF FLAT ALLOTTED AS LAND OWNER'S SHARE:**

The residential units/Flats which are being allotted to the Land owner as his areas/share, is as under:

**BLOCK - 'A'**

<u>Unit/Flat No.</u>	<u>Floor</u>	<u>Super Built-up Area</u> <u>(Sq.Ft.)</u>
UG-1	UG	1400
UG-2	UG	1021
UG-3	UG	1351
UG-4	UG	1400

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*[Signature]*

*Vivek Prasad*  
5/19/21

*Arvind Prasad Prasad Prasad*

*Shiv Nandan Prasad*

UG-5	UG	1400
UG-6	UG	1021
UG-7	UG	1021
UG-8	UG	1440
707	7 <sup>th</sup>	1021
708	7 <sup>th</sup>	1440
801	8 <sup>th</sup>	1400
802	8 <sup>th</sup>	1021
803	8 <sup>th</sup>	1351
804	8 <sup>th</sup>	1400
805	8 <sup>th</sup>	1400
806	8 <sup>th</sup>	1021
807	8 <sup>th</sup>	1021
808	8 <sup>th</sup>	1440
LIG-11/1	11 <sup>th</sup>	990
LIG-11/2	11 <sup>th</sup>	990
EWS-11/3	11 <sup>th</sup>	675
EWS-11/4	11 <sup>th</sup>	550
EWS-11/5	11 <sup>th</sup>	550
LIG-11/6	11 <sup>th</sup>	900
EWS-11/7	11 <sup>th</sup>	700
EWS-11/8	11 <sup>th</sup>	990
LIG-11/9	11 <sup>th</sup>	990
EWS-11/10	11 <sup>th</sup>	675
LIG-11/11	11 <sup>th</sup>	900
EWS-11/14	11 <sup>th</sup>	675

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*And for further information*

*Shiv Nandan Pradhan*

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*Erin Pradhan*

*[Signature]*

*And for*

<b>EWS-12/5</b>	12th	550
<b>EWS-12/7</b>	12th	700
<b>LIG-12/8</b>	12th	990
<b>LIG-12/9</b>	12th	990
<b>EWS-12/10</b>	12th	675

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12/19/14

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**BLOCK - 'B'**

<b><u>Unit/Flat No.</u></b>	<b><u>Floor</u></b>	<b><u>Super Built-up Area</u></b> <b><u>(Sq.Ft.)</u></b>
<b>UG-1</b>	UG	1400
<b>UG-5</b>	UG	1400
<b>UG-6</b>	UG	1021
<b>UG-7</b>	UG	1021
<b>UG-8</b>	UG	1440
<b>501</b>	5th	1400
<b>502</b>	5th	1021
<b>503</b>	5th	1351
<b>504</b>	5th	1400
<b>505</b>	5th	1400
<b>506</b>	5th	1021
<b>507</b>	5th	1021
<b>508</b>	5th	1440
<b>10/1</b>	10th	1400
<b>10/2</b>	10th	1021
<b>10/3</b>	10th	1351

Approved by Pankaj G. Mahapatra

Shiv Nandan Parashar

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Bijoy Prasad

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*[Signature]*

10/4	10th	1400
10/5	10th	1400
10/6	10th	1021
10/7	10th	1021
10/8	10th	1440
11/1	11th	1400
11/2	11th	1021
11/3	11th	1351
11/4	11th	1400
12/5	12th	1400
12/6	12th	1021
12/7	12th	1021
12/8	12th	1440

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**DUPLEX - EXECUTIVE FLOOR: - BLOCK- B**

<u>DUPLEX EXECUTIVE FLOOR.</u>	<u>Floor</u>	<u>Super Built-up Area (Sq.Ft.)</u>
1.	G-1& 1 <sup>st</sup> Floor	2200
2.	2 <sup>nd</sup> & 3 <sup>rd</sup> Floor	2400

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**SCHEDULE "C" (DEVELOPER'S ALLOCATION)**

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The Developer shall be in the remaining portion of **67% Super built-up area** of the proposed multi-storied residential/commercial building with undivided proportionate share of land and all common facilities and amenities of the proposed building. The Roof right always be retained by the Developers.

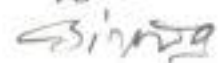
This 67% share shall be deemed as Developer's allocation in the proposed project on **Conversion-cum-Ownership Basis**. The Builder / Second Party is entitled to gift, lease, mortgage, sell, transfer and/or convey his allocated share to any person/s or institution or organization or any intending buyer/s of his choice by way of any recognized mode of conveyance or transfer, as and when and on such terms and rate as the Developer may decide.

Except this above stated 67% of share, the Developer shall also retain the entire special amenities as provided by the Developer in the campus of the Project TRIVENI IMPERIAL as his allocated share and he shall reserve all transferable rights over the same. The Land Owners/First Parties are not entitled to claim their right, title and possession over these provided Special Amenities in any manner.

For the sake of our mutual conveyance and understanding, the Unit/Flat No. as mentioned in the Sanctioned Map of the project has been changed and replaced by the new Unit/Flat No. without changing any others details. These new Unit/Flat No. has been dully mentioned in the brochures published for the advertisement of this project.

  
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Amit Lal Pradhan  
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**DETAILS OF FLAT ALLOTTED AS DEVELOPER'S SHARE:**

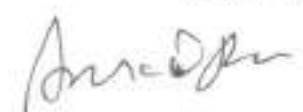
The residential/commercial units/Flats which are being allotted to the Developer/Promoter as his areas/share for development of land, is as under:

**BLOCK - 'A'**

Unit/Flat No.	Floor	Super Built-up Area
		(Sq.Ft.)
101	1st	1400
102	1st	1021
103	1st	1351
104	1st	1400
105	1st	1400
106	1st	1021
107	1st	1021
108	1st	1440
201	2nd	1400
202	2nd	1021
203	2nd	1351
204	2nd	1400
205	2nd	1400
206	2nd	1021
207	2nd	1021
208	2nd	1440
301	3rd	1400
302	3rd	1021
303	3rd	1351

  
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17/6/25

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304	3rd	1400
305	3rd	1400
306	3rd	1021
307	3rd	1021
308	3rd	1440
401	4th	1400
402	4th	1021
403	4th	1351
404	4th	1400
405	4th	1400
406	4th	1021
407	4th	1021
408	4th	1440
501	5th	1400
502	5th	1021
503	5th	1351
504	5th	1400
505	5th	1400
506	5th	1021
507	5th	1021
508	5th	1440
601	6th	1400
602	6th	1021
603	6th	1351
604	6th	1400
605	6th	1400

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Shiv Nandan Pradhan

Shiv Nandan Pradhan



<b>EWS-10/3</b>	10th	675
<b>EWS-10/4</b>	10th	550
<b>EWS-10/5</b>	10th	550
<b>LIG-10/6</b>	10th	900
<b>EWS-10/7</b>	10th	700
<b>LIG-10/8</b>	10th	990
<b>LIG-10/9</b>	10th	990
<b>EWS-10/10</b>	10th	675
<b>LIG-10/11</b>	10th	900
<b>LIG-10/12</b>	10th	900
<b>EWS-10/13</b>	10th	675
<b>EWS-10/14</b>	10th	675
<b>LIG-11/12</b>	11th	900
<b>LIG-11/13</b>	11th	675
<b>LIG-12/1</b>	12th	990
<b>LIG-12/2</b>	12th	990
<b>EWS-12/3</b>	12th	675
<b>EWS-12/4</b>	12th	550
<b>EWS-12/6</b>	12th	900
<b>LIG-12/11</b>	12th	900
<b>LIG-12/12</b>	12th	900
<b>EWS-12/13</b>	12th	675
<b>EWS-12/14</b>	12th	675

Vivek Pooni  
17/12/15

Arvind Reddy's feedback

Apind to Pradha

Shiv Nandan Pradha

**BLOCK - 'B'**

*Arvind*

*Bisesh Pradha*

*Arvind*

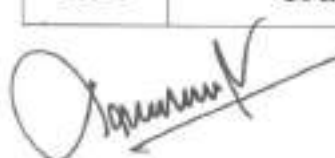
*Arvind M*


FLAT No.	FLOOR	Super Built-up Area (Sq.Ft.)
UG-2	UG	1021
UG-3	UG	1351
UG-4	UG	1400
101	1st	1400
102	1st	1021
103	1st	1351
104	1st	1400
105	1st	1400
106	1st	1021
107	1st	1021
108	1st	1440
201	2nd	1400
202	2nd	1021
203	2nd	1351
204	2nd	1400
205	2nd	1400
206	2nd	1021
207	2nd	1021
208	2nd	1440
301	3rd	1400

Vivekanand  
17/11/15

Arvind K. Soodan  
Arvind K. Soodan

Shri. Nandani Prasad

  
Arvind K. Soodan

pg. 40  


302	3rd	1021
303	3rd	1351
304	3rd	1400
305	3rd	1400
306	3rd	1021
307	3rd	1021
308	3rd	1440
401	4th	1400
402	4th	1021
403	4th	1351
404	4th	1400
405	4th	1400
406	4th	1021
407	4th	1021
408	4th	1440
601	6th	1400
602	6th	1021
603	6th	1351
604	6th	1400
605	6th	1400
606	6th	1021

Vivek Finance  
17/6/25

For: Good.

Kind for further remaining further.

Shiv Nandan Pradhan

*[Signature]*


Kind for further

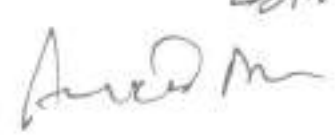
Bimoy

Kind for

607	6th	1021
608	6th	1440
701	7th	1400
702	7th	1021
703	7th	1351
704	7th	1400
705	7th	1400
706	7th	1021
707	7th	1021
708	7th	1440
801	8th	1400
802	8th	1021
803	8th	1351
804	8th	1400
805	8th	1400
806	8th	1021
807	8th	1021
808	8th	1440
901	9th	1400
902	9th	1021
903	9th	1351

Shiv Nandan Prasad  
 Head of Higher Secondary Section  
 Panchkula  
 17/6/25  
 Vinay Kumar

  
 Vinay Kumar


  
 Anand

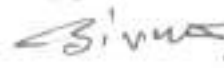
904	9th	1400
905	9th	1400
906	9th	1021
907	9th	1021
908	9th	1440
11/5	11th	1400
11/6	11th	1021
11/7	11th	1021
11/8	11th	1440
12/1	12th	1400
12/2	12th	1021
12/3	12th	1351
12/4	12th	1400

Avoid vs. funder - Grandy Jalla - Pichok. Vivent Form 17/6/25

**DUPLEX - EXECUTIVE FLOOR :- BLOCK A**

DUPLEX EXECUTIVE FLOOR.	Floor	Super Built-up Area (Sq.Ft.)
1.	G-1 & 1 <sup>st</sup> Floor	2200
2.	2 <sup>nd</sup> & 3 <sup>rd</sup> Floor	2400
DUPLEX EXECUTIVE FLOOR	Floor	Super Built-up Area (Sq.Ft.)
3.	G-1 & 1 <sup>st</sup>	2200

  
 Bindu Pradhan

  
 Anand

Shiv Nandan Pradhan

	Floor	
4.	2 <sup>nd</sup> & 3 <sup>rd</sup> Floor	2400

Vincent Forner  
17/11/21

**FLOOR: -  
BLOCK-B**

**DUPLEX-  
EXECUTIVE**

<b>DUPLEX EXECUTIVE FLOOR</b>	<b>Floor</b>	<b>Super Built-up Area (Sq.Ft.)</b>
3.	G-1 & 1 <sup>st</sup> Floor	2200
4.	2 <sup>nd</sup> & 3 <sup>rd</sup> Floor	2400

S. J. Ghosh

**SCHEDULE "D"**

**SPECIFICATIONS:**

1. Foundation and Super Structure : As per drawing and design
2. Walls : Brick work with necessary fabricated items plastered (Inside/outside) and finished with P.O.P (internally).
3. Floor : Vitrified /Ceramic floor tiles, flooring inside the flat and ceramic tiles in Common areas of the building

Arindam Kumar Ghosh

*(Handwritten signature)*

Bindu Prasad

Binu

Arindam

Shiv Nandan Pradhan

- 4. Door : All door frame made of G.I. sheet / RCC/ door, shutters 30 mm thick (flush door) Enamel painted, Main door (only front) wood polish/ Mica pasted with S.S. fittings
- 5. Window : 2 track aluminum sliding with clear glass
- 6. Water arrangement : 24 hours water supply from deep bore well connected with overhead water tank
- 7. Toilet : Flooring ceramic tiles/Anti-skid tiles, dado in ceramic tiles up to 6 ft. height in all bathrooms, sanitary ware are white glaze, CPVC (Chlorinated poly vinyl Chloride) pipes for concealed wiring fitting in bathrooms, C.P. fitting ISI Marks
- 8. Kitchen : Black / Green marble on cooking platform with steel sink and colored ceramic designer tiles upto 2" height and flooring Ceramic tiles

Vivekanandam  
17/11/2019

Prasanna Sankar

Arindam Pradhan

Shiv Nandan Pradhan

*[Handwritten signature]*

Bimal Pradhan

← Sivaram →

*[Handwritten signature]*

9. Electrical : Wiring: Concealed wiring with copper wire and switches of ISI Mark
10. Generator : Silent diesel generator for standby power supply for flats and Common area lighting, lift, water pump
11. Elevator : Standard Quality with ISI Mark

**CERTIFICATE**

This is to certify that the land which is subject matter of these presents and mentioned in the schedule herein above, is not the Government land. The same was neither acquired by the Government for Civil of Military purpose nor is it the Bhudan land, The land is outside from the forest area limited and it does not belong to B.C.C.L., E.C.L. or C.C.L.

It is further certified that the land does not belong to Adivasi Community and this land is free from Ceiling. It is not the land of any Temple, Math Church or Mosque. It is not the Khas Mahal nor Khutkathi land. Both the owner and Developer do not come under preview of C.N.T. Act.

Note: - The land does not belong to Kaiser Hind/Gairmazruwa Aam/Gairmazruwa Khas/Forest Land/Jungle Land/Acquired or Transferred for different Departments and other classes of Govt. Land.

*[Handwritten signature]*

*Bindu Prasth*

*Bindu Prasth*

*[Handwritten signature]*

*Vivek Prasth 17/10/22*  
*[Signature]*  
*Shiv Nandan Prasth*

**IN WITNESS WHEREOF** the Land Owners personally and the Developer through its Partner have set their respective hands on this Development Agreement on this the .....17/6..... day of June 2025 at Jamshedpur.

**WITNESSES**

- Anjani*
1. Anjani Tiwari  
S/O-Vachaspati Tiwari  
Vill-Mahadeva, Dehri,  
Dist-Rohtas, Bihar  
UID : XXXX XXXX 6242
  2. Pawan Kumar Pandey  
S/O-Ram Ekbal Pandey  
Add : Jamshedpur  
Dist-East Singhbhum  
UID : XXXX XXXX 1797



**Signatures of the Land Owners**

1. *Virendra Pradhan*
2. *P. S. Pradhan*
3. *Guram Singh Pradhan*
4. *Arind K Pradhan*
5. *Shiv Nandan Pradhan*
6. *Sir Pradhan*
7. *Arind Pradhan*
8. *Birind Pradhan*  
17/06/2025

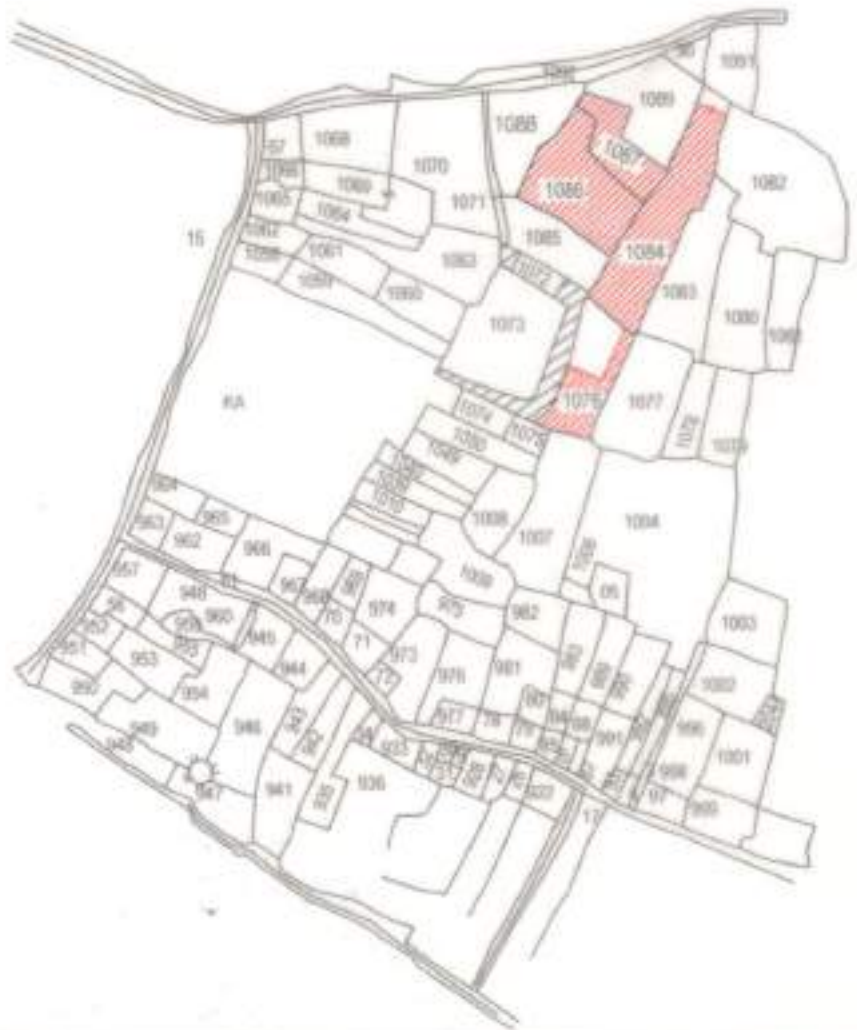
*All signatures here are taken by presence*

*[Signature]*  
17/6/2025  
Pg. 47



N

MOUZA - ASANGI  
 THANA - SARAİKELA  
 THANA NO - 131  
 SHEET NO - 1  
 DIST. - (SARAİKELA KHARSWAN)  
 SCALE - 16" = 1 Mile  
 YEAR - 1958 - 59



*Signature*

AREA SHOWN IN



KHATA NO	PLOT NO	AREA	NORTH	SOUTH	EAST	WEST
7	1076 (P)	19.0 Dec	Plot no. 1084 & 1076 (P)	Plot no. 1075 & 1007	Plot no. 1077	Plot no. 1072 & 1076 (P)
7	1084 (P)	75.0 Dec	Plot no. 1084 (P)	Plot no. 1076	Plot no. 1082 & 1083	Plot no. 1085, 1086, 1087 & 1089
7	1086	60.0 Dec	Plot no. 1087	Plot no. 1085	Plot no. 1084	Plot no. 1088
7	1087	30.0 Dec	Plot no. 1085	Plot no. 1086	Plot no. 1084	Plot no. 1088

Total Area = 184.0 Dec

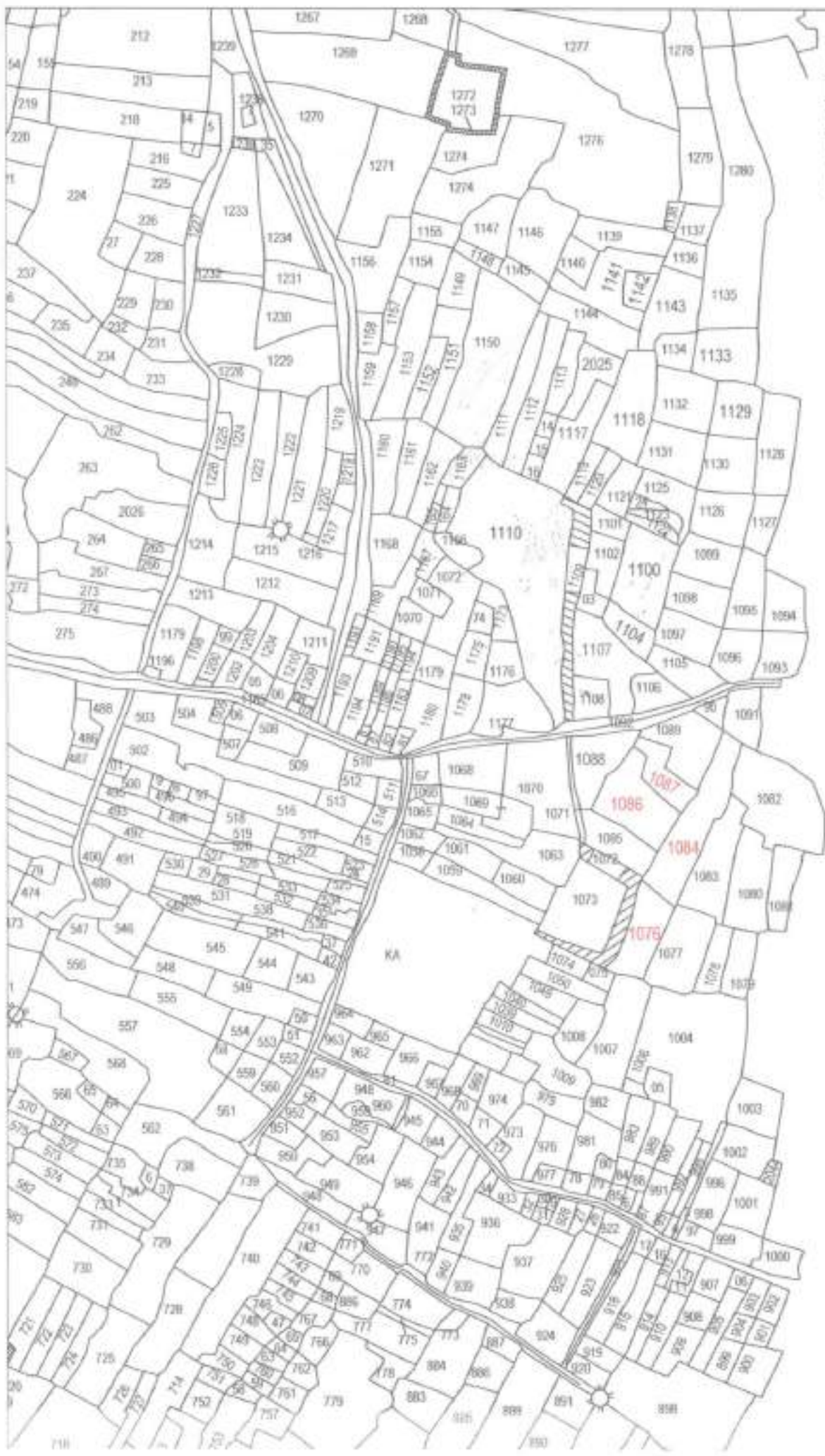


*Vivekanand Pradhan*  
 17/6/25  
*Singh Pradhan*  
*Singh*  
*Pradhan*  
*Bisod Pradhan*

*Signature*

MOUZA - ASANGI  
THANA - SARAIKELA  
THANA NO - 131  
SHEET NO - 1  
DIST. - (SERAIKELA  
KHARSWAN)

SCALE - 16"= 1 Mile  
YEAR - 1958 - 59



## Adityapur Municipal Corporation FOR APPROVAL OF BUILDING PERMIT

With respect to your Application No. **AMC/GH/0063/W22/2022** Date **29/11/2024 5:49:17 PM** permission is hereby granted in favor of,

Smt / Shri **SHREE TRIVENI REALTORS LLP**

For :

- Construction of a **New** building
- Reconstruction of **New** building
- Alteration of **New** building
- Alteration or additions in the existing building
- Institution of change of the use of building **Residential** (Specify)

In respect of Plot No. (CS) **1076,1084,1086,1087,1088** Plot No. (MSP) **1076,1084,1086,1087,1088** Khata No. **7,277** Holding No. **0220001612000M0** Village **ASANGI** of Municipal Corporations / Municipal Council / Nagar Panchayats/ Metropolitan area/ Planning Area under Planning Authority/ Gram Panchayat areas covered under Development Plan/ Planning Authorities/ or any Planning Scheme notified under Jharkhand Urban Planning and Development Act 2012 within the Development plan/ Area Development Scheme of Subject to the following conditions / restrictions.

- The land/ Building shall be used exclusively for **Residential** purpose and the uses shall not be changed to any other use without prior approval of this Authority.
- The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
- Parking space measuring **5815.05** sq. m. as shown in the approved plan shall be kept open and no part of it will be built upon.
- The land over which construction is proposed is accessible by an approved means of access of **6.7** m. width.
- The land in question must be in lawful ownership and peaceful possession of the applicant.
- The applicant shall free gift **0** m. wide strip of land of the road in the name of the authority for the purposes as mentioned in these Byelaws.
- The permission is valid for period of **29/11/2029** with effect from the date of issue.
- Permission accorded under the provision cannot be construed as evidence in respect of right title interest of the plot over which the plan is approved.
- Any dispute arising out of land record or in respect of right/title/ interest after this approval the plan shall be treated automatically cancelled during the period of dispute.
- Any other conditions.

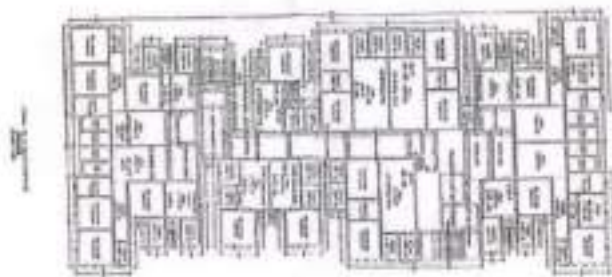
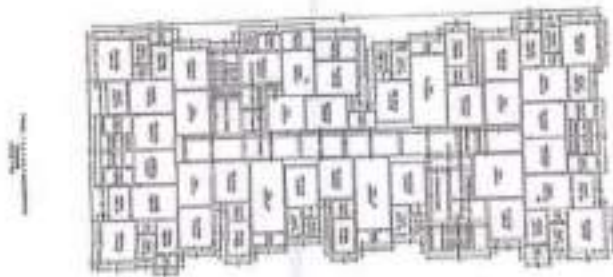
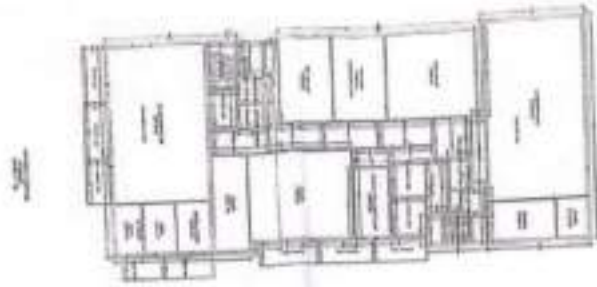
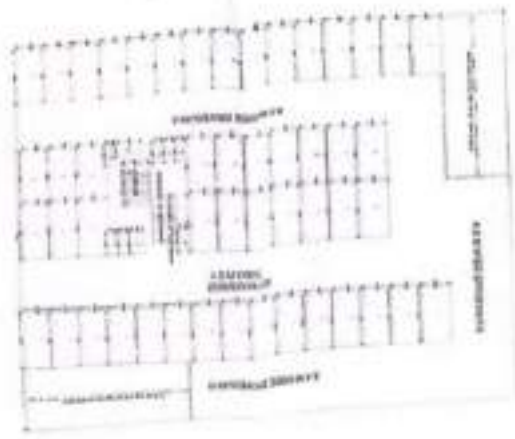
Memo No. **AMC/GH/0149/W22/2022**, Date **20/12/2024 12:51:16 PM**

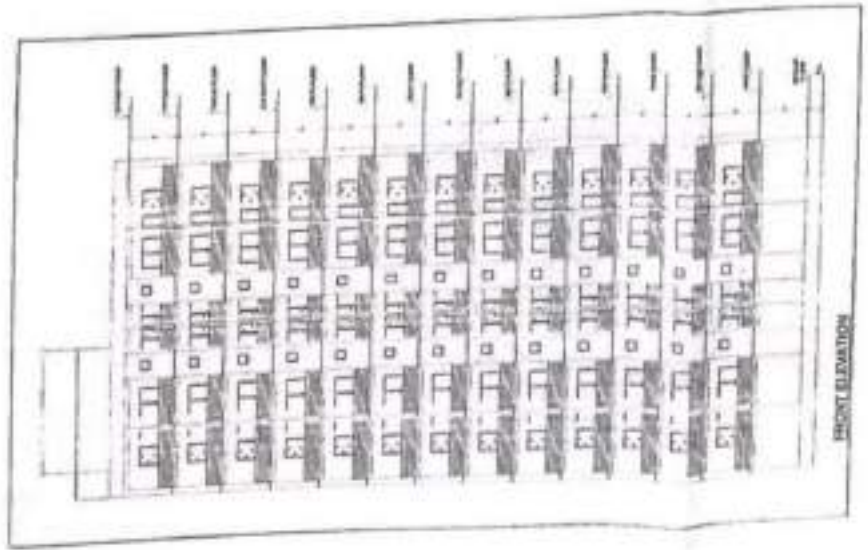
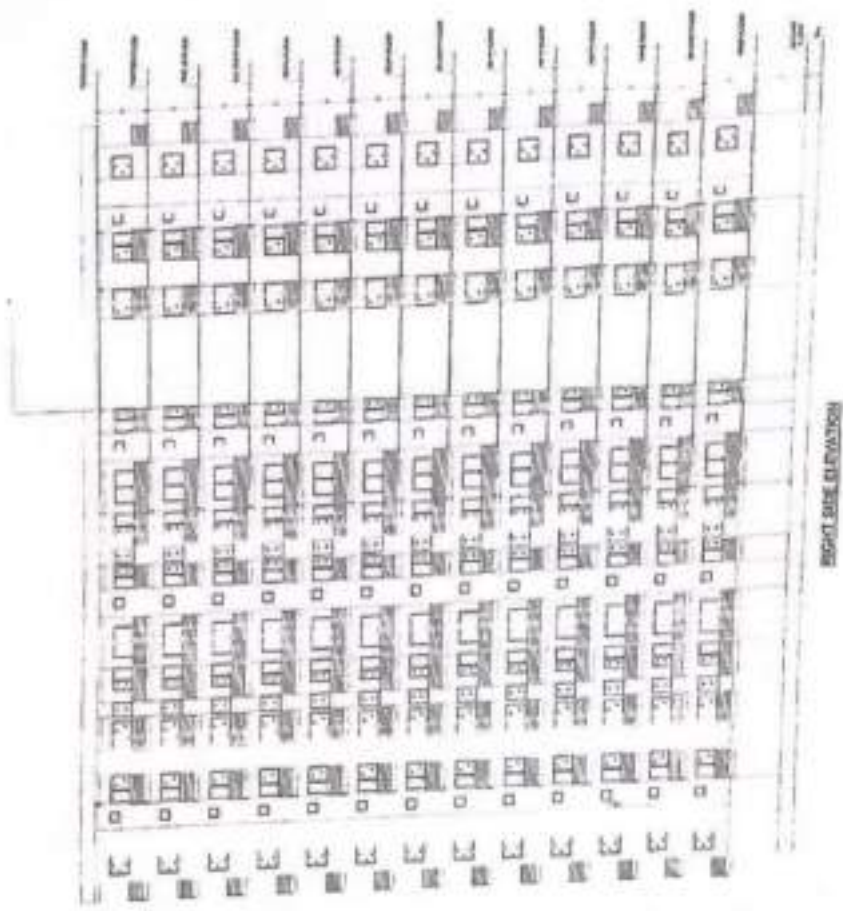
Copy along with 3 copies of the approved plans to

Smt / Shri **SHREE TRIVENI REALTORS LLP**

Name: **RAV**  
**PRAKASH**  
Designation: **A. M. C.**  
Organization:  
**PERSONAL** Officer / Authority

Copy with a copy approved plan forwarded to the **Adityapur Municipal Corporation** for information.

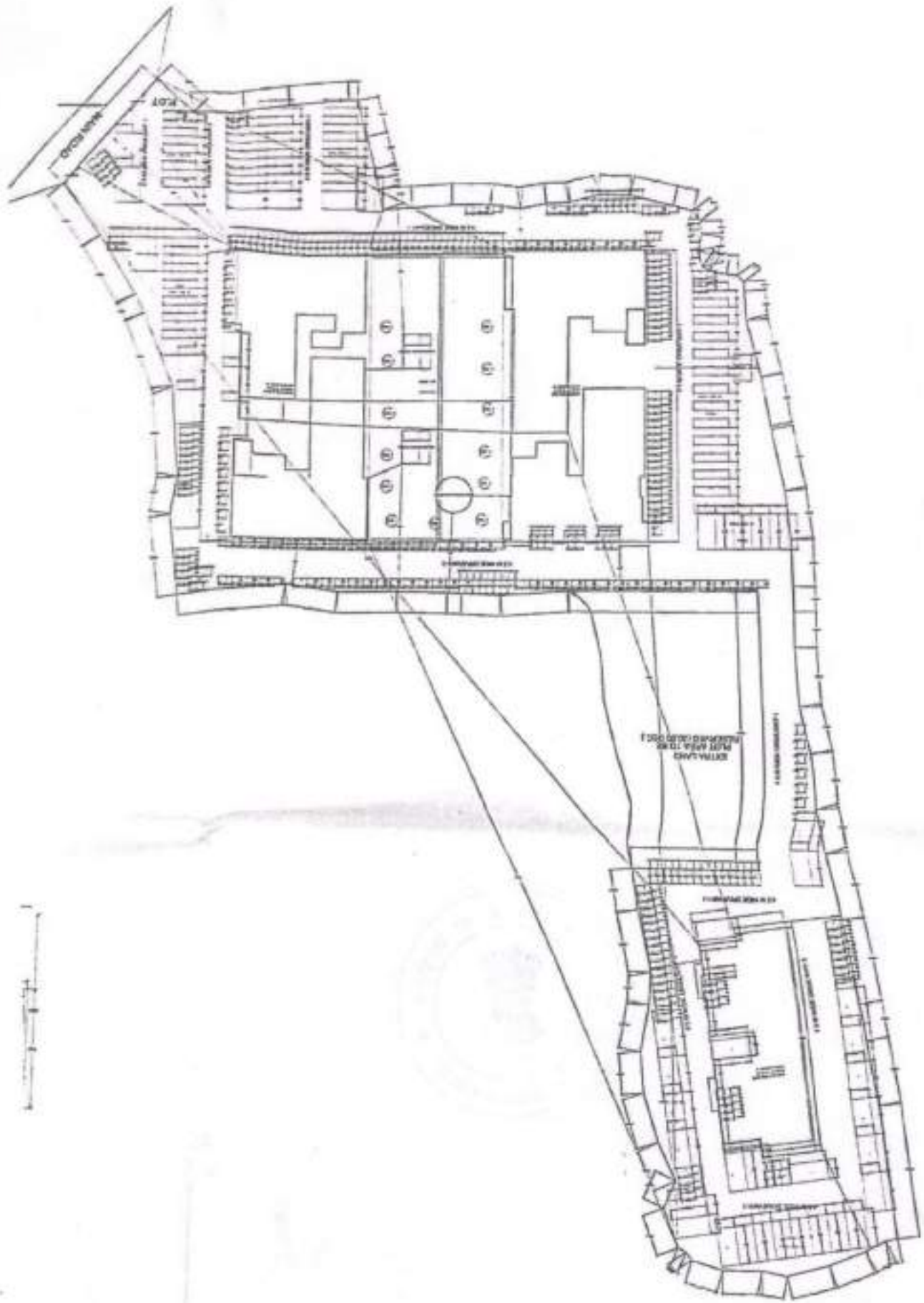


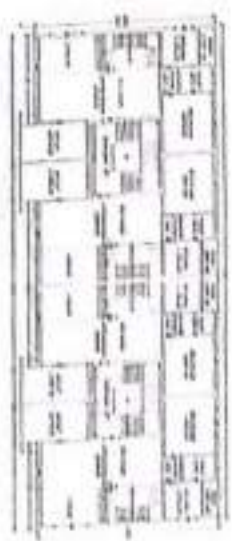
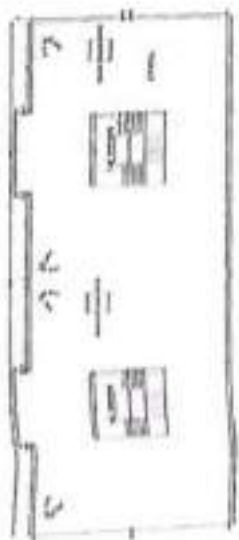
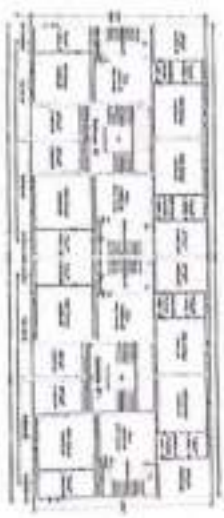
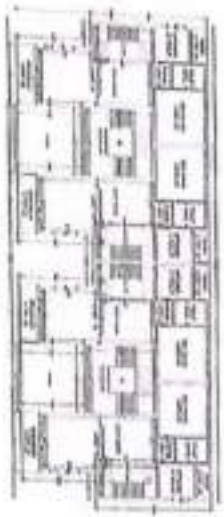
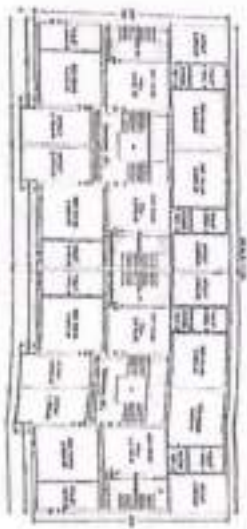


SCALE



DATE: 10/10/2018





Form No. 65  
 5825 Approved 1987 P.N. - 72 (20/8)



**फोनियों की आपूर्ति नहीं**

कारखाने के लिए आवेदन की तारीख	कारखाने और कारखानों की कारखानों की तारीख	कारखानों के लिए आवेदन की तारीख	कारखानों के लिए आवेदन की तारीख

क्र.सं.	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम		वस्तु का नाम	वस्तु का नाम
							वस्तु का नाम	वस्तु का नाम		
1	अनादी का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम
2	अनादी का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम
3	अनादी का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम
4	अनादी का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम
5	अनादी का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम
6	अनादी का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम	वस्तु का नाम

6





ಸರ್ಕಾರಿ  
 ಕಚೇರಿ  
 ಬೆಂಗಳೂರು  
 ಕರ್ನಾಟಕ  
 ಸರ್ಕಾರ

ಕ್ರ. ಸಂ.	ನಂ.	ವಿಷಯ	ತೀರ್ಮಾನ	ಮಾನ್ಯ ಅಧಿಕಾರಿ	ತಾರೀಖು	ಮಾನ್ಯ ಅಧಿಕಾರಿ
1	122	೨೦. ೨೦. ೨೦	ಶಿಕ್ಷಣ ಮತ್ತು ತರಬೇತಿ	ಶಿಕ್ಷಣ ಮತ್ತು ತರಬೇತಿ	20/10/20	ಶಿಕ್ಷಣ ಮತ್ತು ತರಬೇತಿ
2	123	೨೦. ೨೦. ೨೦	ತರಬೇತಿ	ತರಬೇತಿ	20/10/20	ತರಬೇತಿ
3	124	೨೦. ೨೦. ೨೦	ತರಬೇತಿ	ತರಬೇತಿ	20/10/20	ತರಬೇತಿ
4	125	೨೦. ೨೦. ೨೦	ತರಬೇತಿ	ತರಬೇತಿ	20/10/20	ತರಬೇತಿ



ಸಿ. ೨೦. ೨೦. ೨೦  
 ೨೦. ೨೦. ೨೦  
 ೨೦. ೨೦. ೨೦

ಸಹಾಯಕ ಮುಖ್ಯ  
 ಕಾರ್ಯದರ್ಶಿ

ಸಹಾಯಕ ಮುಖ್ಯ  
 ಕಾರ್ಯದರ್ಶಿ

मोनिटिंग की जायती वही

संख्या	वर्ग	संख्या	वर्ग	संख्या	वर्ग	संख्या	वर्ग
1	1	1	1	1	1	1	1

श्री. अशोक कुमार



क्र.सं.	नाम	पता	संख्या	वर्ग	संख्या	वर्ग
1	श्री. अशोक कुमार	10/22	1	1	1	1
2	श्री. अशोक कुमार	10/22	2	2	2	2
3	श्री. अशोक कुमार	10/22	3	3	3	3
4	श्री. अशोक कुमार	10/22	4	4	4	4
5	श्री. अशोक कुमार	10/22	5	5	5	5
6	श्री. अशोक कुमार	10/22	6	6	6	6
7	श्री. अशोक कुमार	10/22	7	7	7	7

Signature  
Deputy Director  
Muz Singhalia



Form No. 1, Form No. 5B  
 6/5/1957 P. 31 - 73 (1957)  
**फेलियों की आपूर्ति - 1957**

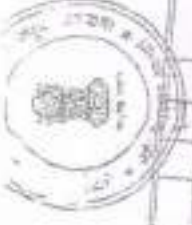
किसी भी प्रकार की अपेक्षाओं के बिना आपूर्ति की जाएगी	किसी भी प्रकार की अपेक्षाओं के बिना आपूर्ति की जाएगी	किसी भी प्रकार की अपेक्षाओं के बिना आपूर्ति की जाएगी	किसी भी प्रकार की अपेक्षाओं के बिना आपूर्ति की जाएगी
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नाम: **अखिल**  
 पता: **121**  
 जिला: **पिपरा**  
 जिला: **पिपरा**



6. **अटेलसॉड**  
**जोस विरा**  
**जिम**  
**जोस विधानसभा**

सर्वोच्च न्यायालय के लिए		राज्य सरकार के लिए		राज्य सरकार के लिए		राज्य सरकार के लिए	
क्र. सं.	विवरण	क्र. सं.	विवरण	क्र. सं.	विवरण	क्र. सं.	विवरण
1	अटेलसॉड	1	अटेलसॉड	1	अटेलसॉड	1	अटेलसॉड
2	जोस विरा	2	जोस विरा	2	जोस विरा	2	जोस विरा
3	जिम	3	जिम	3	जिम	3	जिम
4	जोस विधानसभा	4	जोस विधानसभा	4	जोस विधानसभा	4	जोस विधानसभा



Sl. No.	Name of the Candidate	Roll No.	Grade	Department	Remarks
1	ಶ್ರೀ. ಅಶ್ವಿನಿ ಕುಮಾರ್	90649	1st	ಪ್ರಾ. ಶಿಕ್ಷಣ	
2	ಶ್ರೀ. ಅಶ್ವಿನಿ ಕುಮಾರ್	90642	2nd	ಪ್ರಾ. ಶಿಕ್ಷಣ	
3	ಶ್ರೀ. ಅಶ್ವಿನಿ ಕುಮಾರ್	90643	3rd	ಪ್ರಾ. ಶಿಕ್ಷಣ	
4	ಶ್ರೀ. ಅಶ್ವಿನಿ ಕುಮಾರ್	90644	4th	ಪ್ರಾ. ಶಿಕ್ಷಣ	
5	ಶ್ರೀ. ಅಶ್ವಿನಿ ಕುಮಾರ್	90645	5th	ಪ್ರಾ. ಶಿಕ್ಷಣ	
6	ಶ್ರೀ. ಅಶ್ವಿನಿ ಕುಮಾರ್	90646	6th	ಪ್ರಾ. ಶಿಕ್ಷಣ	
7	ಶ್ರೀ. ಅಶ್ವಿನಿ ಕುಮಾರ್	90647	7th	ಪ್ರಾ. ಶಿಕ್ಷಣ	
8	ಶ್ರೀ. ಅಶ್ವಿನಿ ಕುಮಾರ್	90648	8th	ಪ್ರಾ. ಶಿಕ್ಷಣ	
9	ಶ್ರೀ. ಅಶ್ವಿನಿ ಕುಮಾರ್	90649	9th	ಪ್ರಾ. ಶಿಕ್ಷಣ	
10	ಶ್ರೀ. ಅಶ್ವಿನಿ ಕುಮಾರ್	90650	10th	ಪ್ರಾ. ಶಿಕ್ಷಣ	

ಶ್ರೀ. ಅಶ್ವಿನಿ ಕುಮಾರ್

खेलियों की आयुर्वर्ति नहीं

खेलियों की आयुर्वर्ति नहीं	खेलियों की आयुर्वर्ति नहीं	खेलियों की आयुर्वर्ति नहीं	खेलियों की आयुर्वर्ति नहीं	खेलियों की आयुर्वर्ति नहीं
1	2	3	4	5

1	2	3	4	5
1022	1023	1024	1025	1026
1027	1028	1029	1030	1031
1032	1033	1034	1035	1036
1037	1038	1039	1040	1041
1042	1043	1044	1045	1046
1047	1048	1049	1050	1051
1052	1053	1054	1055	1056
1057	1058	1059	1060	1061
1062	1063	1064	1065	1066
1067	1068	1069	1070	1071
1072	1073	1074	1075	1076
1077	1078	1079	1080	1081
1082	1083	1084	1085	1086
1087	1088	1089	1090	1091
1092	1093	1094	1095	1096
1097	1098	1099	1100	1101
1102	1103	1104	1105	1106
1107	1108	1109	1110	1111
1112	1113	1114	1115	1116
1117	1118	1119	1120	1121
1122	1123	1124	1125	1126
1127	1128	1129	1130	1131
1132	1133	1134	1135	1136
1137	1138	1139	1140	1141
1142	1143	1144	1145	1146
1147	1148	1149	1150	1151
1152	1153	1154	1155	1156
1157	1158	1159	1160	1161
1162	1163	1164	1165	1166
1167	1168	1169	1170	1171
1172	1173	1174	1175	1176
1177	1178	1179	1180	1181
1182	1183	1184	1185	1186
1187	1188	1189	1190	1191
1192	1193	1194	1195	1196
1197	1198	1199	1200	1201
1202	1203	1204	1205	1206
1207	1208	1209	1210	1211
1212	1213	1214	1215	1216
1217	1218	1219	1220	1221
1222	1223	1224	1225	1226
1227	1228	1229	1230	1231
1232	1233	1234	1235	1236
1237	1238	1239	1240	1241
1242	1243	1244	1245	1246
1247	1248	1249	1250	1251
1252	1253	1254	1255	1256
1257	1258	1259	1260	1261
1262	1263	1264	1265	1266
1267	1268	1269	1270	1271
1272	1273	1274	1275	1276
1277	1278	1279	1280	1281
1282	1283	1284	1285	1286
1287	1288	1289	1290	1291
1292	1293	1294	1295	1296
1297	1298	1299	1300	1301
1302	1303	1304	1305	1306
1307	1308	1309	1310	1311
1312	1313	1314	1315	1316
1317	1318	1319	1320	1321
1322	1323	1324	1325	1326
1327	1328	1329	1330	1331
1332	1333	1334	1335	1336
1337	1338	1339	1340	1341
1342	1343	1344	1345	1346
1347	1348	1349	1350	1351
1352	1353	1354	1355	1356
1357	1358	1359	1360	1361
1362	1363	1364	1365	1366
1367	1368	1369	1370	1371
1372	1373	1374	1375	1376
1377	1378	1379	1380	1381
1382	1383	1384	1385	1386
1387	1388	1389	1390	1391
1392	1393	1394	1395	1396
1397	1398	1399	1400	1401
1402	1403	1404	1405	1406
1407	1408	1409	1410	1411
1412	1413	1414	1415	1416
1417	1418	1419	1420	1421
1422	1423	1424	1425	1426
1427	1428	1429	1430	1431
1432	1433	1434	1435	1436
1437	1438	1439	1440	1441
1442	1443	1444	1445	1446
1447	1448	1449	1450	1451
1452	1453	1454	1455	1456
1457	1458	1459	1460	1461
1462	1463	1464	1465	1466
1467	1468	1469	1470	1471
1472	1473	1474	1475	1476
1477	1478	1479	1480	1481
1482	1483	1484	1485	1486
1487	1488	1489	1490	1491
1492	1493	1494	1495	1496
1497	1498	1499	1500	1501



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 The Controller of Publications, Calcutta.

Signature  
 Security Officer  
 West Bengal



Sl. No.	Name	Address	Phone No.	Remarks
722	ಶ್ರೀ. ಎ. ಎ. ಶೆಟ್ಟಿ	ಶ್ರೀ. ಎ. ಎ. ಶೆಟ್ಟಿ ಬೆಂಗಳೂರು	984567890	
723	ಶ್ರೀ. ಎ. ಎ. ಶೆಟ್ಟಿ	ಶ್ರೀ. ಎ. ಎ. ಶೆಟ್ಟಿ ಬೆಂಗಳೂರು	984567890	
724	ಶ್ರೀ. ಎ. ಎ. ಶೆಟ್ಟಿ	ಶ್ರೀ. ಎ. ಎ. ಶೆಟ್ಟಿ ಬೆಂಗಳೂರು	984567890	
725	ಶ್ರೀ. ಎ. ಎ. ಶೆಟ್ಟಿ	ಶ್ರೀ. ಎ. ಎ. ಶೆಟ್ಟಿ ಬೆಂಗಳೂರು	984567890	



ಶ್ರೀ. ಎ. ಎ. ಶೆಟ್ಟಿ  
ಬೆಂಗಳೂರು  
984567890

ಶ್ರೀ. ಎ. ಎ. ಶೆಟ್ಟಿ  
ಬೆಂಗಳೂರು  
984567890

ಶ್ರೀ. ಎ. ಎ. ಶೆಟ್ಟಿ  
ಬೆಂಗಳೂರು  
984567890

ಶ್ರೀ. ಎ. ಎ. ಶೆಟ್ಟಿ  
ಬೆಂಗಳೂರು  
984567890

गम्हरिया   जासगी   01/0131   LAXMI NARAYAN PRADHAN, CHANDRA SHEKHAR PRADHAN, BIRENDA PRADHAN, ANAND PRADHAN, BINOD PRADHAN		
खता संख्या	खसरा संख्या	रकबा (एकड़ में)
78	1058,1059,1076,1084,1086,1087,1090,1106,1108,1424,1427,1429	1 एकड़ 412.8 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जात का सालाना मांग मय तफसील (बकाया वी हाल) मौजूदा साल का।

मांग बाबत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 रा वर्ष	
माल (नकदी)	1024.00					1024.00
गुजारी (भावली)	256.00					256.00
सेस	512.00					512.00
सूद	512.00					512.00
मुतफरकत	204.80					204.80
मीजान	2508.80					2508.80

तफसील अदायकारी

अदायकारी बाबत	बकाया				मौतालका हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 रा वर्ष		
माल (नकदी)					1024.00	
गुजारी (भावली)					256.00	
सेस					512.00	
सूद					512.00	
मुतफरकत					204.80	
मीजान अदायकारी					2508.80	

(१) मीजान कुल (तफसील में) : Two Thousand Five Hundred Eight Rupees and Eighty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 2508.80

शरीख अमला तहसील कुनिन्दा : 11-01-2023

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपन केवल प्रार्थी की जामकारी के लिए है।

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

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

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

धाना वो धाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 54  
 नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 22  
 वो सकुनत नम्बर; Receipt No. : 0015842394

गम्हरिया | आसंगी | 01/0131 | VIVEKANAND PRADHAN,DEVANAND PRADHAN,PARMANAND PRADHAN,ARVIND KUMAR PRADHAN

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
7,8	1058,1059,1087,1108,1427,1429	0 एकड़ 89.9 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली

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)	150.00				150.00	150.00
गुजारी (भावली)	37.50				37.50	37.50
सेस	75.00				75.00	75.00
सूद	75.00				75.00	75.00
मुतफरकात	30.00				30.00	30.00
मौजान	367.50				367.50	367.50

तफसील अदायकारी

अदायकारी बावत	सालाना	बकाया				मोतालबा हाल (2025-2026)	फाजिल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2024-2025)		
माल (नकदी)	150.00				150.00	150.00	
गुजारी (भावली)	37.50				37.50	37.50	
सेस	75.00				75.00	75.00	
सूद	75.00				75.00	75.00	
मुतफरकात	30.00				30.00	30.00	
मौजान अदायकारी	367.50				367.50	367.50	

(१) मौजान कुल (लफजों में) : Seven Hundred Thirty Five Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 735.00

तारीख अमला तहसील कुनिन्दा : 10-04-2025

बास महाल का बकाया मालगुजारी पर (बिकाय 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 ।**



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

Duplicate copy CRSLP240520990

कामोत्तरण सुद्धि-पत्र

जिला का नाम	सरपंचकेन्द्र-खरसावा	अनुवंशिक नाम	सरपंचकेन्द्र	असेल का नाम	गन्हरिया	हन्का	हालकर-01						
इस्टेट का नाम	झारखण्ड	भाग	22	पृष्ठ संख्या वर्तमान	54	पत्र नं.	01/0131						
वर्तमान (VOL)													
क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व धाना न.	धाना का नाम	स्वीकृत दिनांक और तिथि	परिवर्तन प्रकार	जन्मिपूत जिला नं.	नामांतरण संख्या नं.	संबंधित है	कारोबार विस्तृत सूचना	समान			
20990	2115 /R27 2024 - 2023	जासंगी/ 01/0131	गन्हरिया	09/04/2025	By Succession जन्मिपूत से सम्बंधित दस्तावेज Dated	7 7 7 8 7 8	17 17 17 17 17 17	27 27 27 27 27 27	2 2 2 8 2 8	1058 1059 1082 1422 1429 1108	2.75 7.75 18 34.2 2.2 25	डिसमील डिसमील डिसमील डिसमील डिसमील डिसमील	150

पैदा का नाम : (VIVEKANAND PRADHANपिता-LAXMI NARAYAN PRADHAN, जन्मि- पत्नी-ASSANGI ADITYAPUR) एवं (DEVANAND PRADHANपिता-LAXMI NARAYAN PRADHAN, जन्मि- पत्नी-ASSANGI ADITYAPUR) एवं (PARMANAND PRADHANपिता-LAXMI NARAYAN PRADHAN, जन्मि- पत्नी-ASSANGI ADITYAPUR) एवं (ARVIND KUMAR PRADHANपिता-LAXMI NARAYAN PRADHAN, जन्मि- पत्नी-ASSANGI ADITYAPUR)	जमाबंदी रैजिस्टर का नाम : LAXMI NARAYAN PRADHAN-पिता-LATE ATAL PRADHAN	विक्रेता का नाम : LAXMI NARAYAN PRADHAN, पिता-ATA PRADHAN, जन्मि- पत्नी-ASSANGI ADITYAPUR
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राजस्व कार्याचारी हन्का-01 को आवश्यक कार्याचारी एवं सूचनाओं हस्तान्तरित |  
यह एक कंप्यूटर जनित प्रति है  
यह प्रपत्र केवल प्राचीन की जानकारी के लिए है  
हस्ता उपरोक्त किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

Signature valid

Digitally signed by

KUMAR ARVIND BEDIA

अंचलधिकारी गन्हरिया



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





GOVERNMENT OF JHARKHAND  
DEPARTMENT OF ECONOMICS & STATISTICS  
नगर निगम अदित्यपुर  
NAGAR NIGAM ADITYAPUR

मृत्यु प्रमाण पत्र  
DEATH CERTIFICATE

(जन्म और मृत्यु रजिस्ट्रेशन अधिनियम, 1969 की धारा 12/17 तथा झारखंड जन्म और मृत्यु रजिस्ट्रेशन नियम 2009 के नियम 8/13 के अंतर्गत जारी किया गया)  
(ISSUED UNDER SECTION 12/17 OF THE REGISTRATION OF BIRTHS AND DEATHS ACT, 1969 AND RULE 8/13 OF THE JHARKHAND REGISTRATION OF BIRTHS AND DEATHS RULES 2009)

यह प्रमाणित किया जाता है कि निम्नलिखित सूचना मृत्यु के मूल लेख से ली गई है जो कि नगर निगम अदित्यपुर तहसील अदित्यपुर(गमहारिया) जिला सरायकेला-खरसावाँ राज्य/संघ प्रदेश झारखंड, भारत के रजिस्टर में उल्लिखित है।

THIS IS TO CERTIFY THAT THE FOLLOWING INFORMATION HAS BEEN TAKEN FROM THE ORIGINAL RECORD OF DEATH WHICH IS THE REGISTER FOR NAGAR NIGAM ADITYAPUR OF TAHSIL/BLOCK ADITYAPUR(GAMHARIA) OF DISTRICT SARAIKELA-KHARSAWAN OF STATE/UNION TERRITORY JHARKHAND, INDIA

मृतक का नाम / NAME OF DECEASED: CHANDRA SHEKHAR PRADHAN / चंद्र  
शेखर प्रधान

लिंग / SEX: MALE / पुरुष

अधार संख्या / AADHAAR NUMBER:  
XXXX-XXXX-1829

मृतक की आयु / AGE OF DECEASED:  
73 YEARS

मृत्यु की तिथि / DATE OF DEATH:  
08-01-2025  
EIGHTH-JANUARY-TWO THOUSAND TWENTY FIVE

मृत्यु का स्थान / PLACE OF DEATH:  
ASANGI ADITYAPUR INDUSTRIAL AREA, ADITYAPUR (NAGAR NIGAM),  
ADITYAPUR(GAMHARIA), SARAIKELA-KHARSAWAN, JHARKHAND,  
832109 / असंगी अदित्यपुर इंडस्ट्रियल एरिया, अदित्यपुर(गमहारिया), सरायकेला-खरसावाँ,  
झारखंड, 832109

पति/पत्नी का नाम / NAME OF HUSBAND / WIFE:  
LATE SHUKANTI DEVI / शुक्रांती देवी

पति/पत्नी का अधार संख्या / AADHAAR NUMBER OF HUSBAND / WIFE:

माता का नाम / NAME OF MOTHER:  
LATE NISHA DEVI / निशा देवी

माता का अधार संख्या / AADHAAR NUMBER OF MOTHER:

पिता का नाम / NAME OF FATHER:  
LATE ATAL PRADHAN / अटल प्रधान

पिता का अधार संख्या / AADHAAR NUMBER OF FATHER:

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

ASANGI ADITYAPUR INDUSTRIAL AREA, ADITYAPUR (NAGAR NIGAM),  
ADITYAPUR(GAMHARIA), SARAIKELA-KHARSAWAN, JHARKHAND,  
832109 / असंगी अदित्यपुर इंडस्ट्रियल एरिया, अदित्यपुर(गमहारिया), सरायकेला-खरसावाँ,  
झारखंड, 832109

मृतक का स्थायी पता / PERMANENT ADDRESS OF DECEASED :

ASANGI ADITYAPUR (INDUSTRIAL AREA, ADITYAPUR (NAGAR NIGAM),  
ADITYAPUR(GAMHARIA), SARAIKELA-KHARSAWAN, JHARKHAND,  
832109 / असंगी अदित्यपुर इंडस्ट्रियल एरिया, अदित्यपुर(गमहारिया), सरायकेला-खरसावाँ,  
झारखंड, 832109

पंजीकरण संख्या / REGISTRATION NUMBER:  
D202520900390000192

पंजीकरण तिथि / DATE OF REGISTRATION:  
09-05-2025

टिप्पणी (यदि कोई हो) / REMARKS (IF ANY):  
OK

जारी करने की तिथि / DATE OF ISSUE:  
09-05-2025

Updated On : 09-05-2025 13:45:14



'This QR code can be used to check the authenticity of the certificate'

अधिकारी के हस्ताक्षर / SIGNATURE OF ISSUING AUTHORITY :

रजिस्ट्रार (जन्म एवं मृत्यु)  
Registrar (BIRTH & DEATH)  
नगर निगम अदित्यपुर  
NAGAR NIGAM ADITYAPUR

"प्रत्येक जन्म एवं मृत्यु का पंजीकरण सुनिश्चित करें / ENSURE REGISTRATION OF EVERY BIRTH AND DEATH"

# ADITYAPUR MUNICIPAL CORPORATION

इसकायत नगरपालिका अधिनियम-2011 की धारा 152 (3) के अन्तर्गत स्वनिर्धारित करों को सम्बन्धी कर की सूचना।

Memo No. : 679165179122040704

Date : 17-01-2022

प्रभावी : प्रथम तिमाही 2016-2017

श्री/श्रीमती/शुद्धी LAXMI NARAYAN PRADHAN S/O ATAL PRADHAN, CHANDRA SHEKHAR PRADHAN S/O ATAL PRADHAN, BIRENDRA PRADHAN S/O ATAL PRADHAN, ANAND PRADHAN S/O ATAL PRADHAN, BINOD PRADHAN S/O ATAL PRADHAN,

मोहल्ला आंगी Near Hanuman Mandir, P.S.-R.I.T Adityapur, Adityapur-2 ADITYAPUR

SARAIKELLA-KHARSIWAN, 832109

9031010003,9031010003,9031010003,9031010003,9031010003

राजद्वारा आपको सूचित किया जाता है कि आपका नाम गृह सं - 0220001612000MD नई नं 22 हुआ है, आपके स्व निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0/- रूप में 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	4,128.00
2.	जल कर	0.00
3.	सौचालय 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)		4,128.00



संकेत:-

To be signed by the Applicant

1. कर निर्धारण की सूची, ADITYAPUR MUNICIPAL CORPORATION Website, [adsa.biharindia.gov.in](http://adsa.biharindia.gov.in) पर उपलब्ध है।
2. नियमावली कडिना 11.4 के अन्तर्गत में वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाना जरीना जो समष्टि कर का 50% होगा।  
दिए गए दो बरतों में, वर्षा जल संरक्षण संरचना लागू कर निर्माण की स्थिति की तब अतिरिक्त गृह कर से छूट पाये।
3. प्रत्येक विद्युत बिल में समष्टि कर का भुगतान वैधानिक रूप होगा।
4. यदि किसी वर्ष के लिए समपूर्ण सूचित कर का भुगतान विद्युत बिल के 30 दिन के पूर्व कर दिया जाता है, तो करदाता को 5% की छूट प्राप्त हो सकती है।
5. किसी भी रूप में निर्दिष्ट समयवधि (प्रत्येक तिमाही) के अन्तर्गत या उसके पूर्व नहीं चुकाना जाता है, तो 1% प्रतिवर्ष की दर से सशुल्क ब्याज देना होगा।
6. यह कर निर्धारण आपके स्व-निर्धारण एवं की गई घोषणा के आधार पर की गई है, इसके स्व-निर्धारण-संग-घोषणा पत्र की सत्यता जांच पत्र समय विधि कर सकती है एवं तब तक यह पत्र पर नियमावली कडिना 13.2 के अन्तर्गत निर्धारित कर (Penal) पर अंतर राशि देना होगा।
7. ADITYAPUR MUNICIPAL CORPORATION द्वारा संशोधित इस समष्टि कर इन समष्टिदाताओं को कोई कानूनी दायित्व प्रदान नहीं करता है और/या न ही अपने अधिकार/ दायित्व को कोई कानूनी अधिकार प्रदान करता है।
8. अगर आपके पते में कोई परिवर्तन है तो यह प्रिण्ट संरचनाओं को वेबसाइट के अन्तर्गत सत्यापित करें।

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



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

June 17, 2025

पृथकी 11 प्रति

भाग वर्तमान	22	पृथकी संख्या	54											
जिला का नाम	सरायकेला-खरखंड	अनुमंडल नाम	सरायकेला	अंचल का नाम	गढ़रिया	हल्का का नाम	हल्का-01	इस्टेट का नाम	JHARKHAND					
प्लॉट का नाम	असंगी	हॉलिंग संख्या	7	तोबी संख्या		प्लॉट नंबर	01/0131	प्लॉट का प्रकार	—					
VIVEKANAND PRADHAN , DEVANAND PRADHAN , PARMANAND PRADHAN , ARVIND KUMAR PRADHAN , पिते-LAXMI NARAYAN PRADHAN, जाति -														
प्लॉट नंबर	प्लॉट संख्या	रकबा		परिवर्तन के लिए प्राधिकार								लगत	सेस	
Z	1058	0 ए 2.75 डि 0 हे		नामान्तरण मुकदमा संख्या 2116/2024 - 2025								150	0	
Z	1059	0 ए 7.75 डि 0 हे												
Z	1087	0 ए 18 डि 0 हे												
B	1427	0 ए 34.2 डि 0 हे												
Z	1429	0 ए 2.2 डि 0 हे												
B	1188	0 ए 25 डि 0 हे												
कुल परिमाण		0 ए 89.9 डि 0 हे												
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लगत बकाया	लगत प्राप्त साल	रोड सेस बकाया	रोड सेस प्राप्त साल	शिक्षा सेस बकाया	शिक्षा सेस प्राप्त साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस प्राप्त साल	कृषि सेस बकाया	कृषि सेस प्राप्त साल	
04-10-2025	0015842394	2024-2025	2025-2026	150	150	37.5	37.5	75	75	75	75	30	30	

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

List Of Case Status Details

17/06/25

Print PDF BACK

यह एक कम्प्यूटर जनित प्रति है।  
यह प्रपत्र केवल प्राप्ति की जानकारी के लिए है।  
किसी भी प्रकार की अप्रुवियों के लिए सम्बन्धित अधिकारियों से संपर्क करें।  
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।





झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
पंजी ॥ प्रति

June 17, 2025

भाग वर्तमान	17	पृष्ठ संख्या	27										
विल का नाम	सरायकेला-खरखवा	अनुमंडल नाम	सरायकेला	अवंत का नाम	सहृदिय	इसका का नाम	इसका-01	इस्टेट का नाम	JHARKHAND				
शेड का नाम	असंगी	हॉलिंग संख्या	7	टीजी संख्या		पत्र संख्या	01/01/31	आइट का प्रकार	---				
LAXMI NARAYAN PRADHAN , CHANDRA SHEKHAR PRADHAN , BRENDA PRADHAN , ANAND PRADHAN , BINOO PRADHAN , पितः- LATE ATAL PRADHAN, पति:-													
खारा नम्बर	प्लॉट संख्या	रकबा		परिवर्तन के लिए प्राधिकार					समान	सेस			
Z	1050	0 रे 8.20 डि 0 रे		मानान्वय मुकदमा संख्या 849/2021 - 2022					50	0			
Z	1059	0 रे 23.25 डि 0 रे											
Z	1079	0 रे 39 डि 0 रे											
Z	1084	0 रे 75 डि 0 रे											
Z	1088	0 रे 60 डि 0 रे											
Z	1097	0 रे 12 डि 0 रे											
Z	1090	0 रे 9 डि 0 रे											
B	1108	0 रे 21 डि 0 रे											
B	1108	0 रे 0 डि 0 रे											
B	1424	0 रे 29.17 डि 0 रे											
B	1427	1 रे 37.43 डि 0 रे											
Z	1429	0 रे 8.8 डि 0 रे											
	कुल परिचालन	1 रे 322.9 डि 0 रे											
वारीख	प्राप्ति पत्र संख्या	साल से	साल तक	हागाव बकाया	हागाव चालू साल	रोड सेस बकाया	रोड सेस चालू साल	विद्या सेस बकाया	विद्या सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
2021-11-02 19:03:56	0601636994	2021-2022	2021-2022	0	1024	0	256	0	512	0	512	0	204.8
01-11-2023	0799684081	2022-2023	2022-2023	0	1024	0	256	0	512	0	512	0	204.8

## List Of Case Status Details

एक एक कसमवार बुझि प्रति  
यह प्रपत्र केवल प्राप्ति की जानकारी के लिए है  
किसी भी प्रकार की अपारंप्रिय के लिए सम्बन्धित अधिकारी से संपर्क करें  
प्रपत्र का नक्का देखने के लिए पत्रा नंबा लिंक करें



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

रेपट का नाम, अभिभवक का नाम, रिस्ता																	
अटल सभा राधु गौड, पिला - लुट्ट गौड, अंध समान, जाति- बाला, निवासी- निजखम																	
जिला का नाम		सरायकेला-खरसावाँ		अंचल का नाम		गम्हरिया		हलका का नाम		हलका-01		मौजा का नाम		आसंगी		खाता का प्रकार	
खेवट नम्बर		खाता नम्बर		7		धाना का नाम		धाना नम्बर		01/0131							
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास रत	खास						
							रौ (10)	आ (11)	पै (12)								
(1)	(2)	(3)	किपाटी संख्या (5)		(6)	(9)					(13)						
1058	1. अ. 2. अ		मकान 5 खान 1 0	0.000 एकड़	11.000 डिगमील	दखल अटल गौड											
1059	1. राधु 1. घुस		गोड़ा एक 0	0.000 एकड़	31.000 डिगमील	दखल अटल गौड											
1060	1. खल 1. अटल		गोड़ा दो 0	0.000 एकड़	22.000 डिगमील	दखल राधु											
1061	1. खल 1. अटल		गोड़ा एक 0	0.000 एकड़	18.000 डिगमील	दखल राधु गौड											
1062	1. अ. 2. अ		मकान 1. खान 1 0	0.000 एकड़	12.000 डिगमील	दखल राधु गौड											
1073	1. अ. 2. अ		खान 0	0.000 एकड़	72.000 डिगमील	दखल संपुका											
1076	1. निज 1. सेता		दोन तीन 1	0.000 एकड़	41.000 डिगमील	दखल अटल											
1077	1. निज 1. निध		दोन तीन 4	0.000 एकड़	56.000 डिगमील	दखल राधु गौड											
1080	1. निज 1. गोदरा		दोन दो 4	0.000 एकड़	51.000 डिगमील	दखल राधु गौड											
1082	1. अटल 1. निज		दोन दो 1	0.000 एकड़	90.000 डिगमील	दखल राधु गौड											
1083	1. अटल 1. निज		दोन दो 4	0.000 एकड़	63.000 डिगमील	दखल राधु गौड											
1085	1. अटल 1. दुग्ध		दोन दो 3	0.000 एकड़	32.000 डिगमील	दखल राधु गौड	20	0	1		कायमी						
1086	1. निज 1. राधु		दोन दो 2	0.000 एकड़	60.000 डिगमील	दखल अटल											
1087	1. राधु 1. निज		दोन दो 2	0.000 एकड़	50.000 डिगमील	दखल अटल											
1089	1. खल 1. अटल		दोन दो 4	0.000 एकड़	46.000 डिगमील	दखल राधु गौड											
1090	1. खल 1. राधु		दोन दो 1	0.000 एकड़	9.000 डिगमील	दखल अटल											
1091	1. खल 1. निज		दोन एक 1	0.000 एकड़	31.000 डिगमील	दखल राधु गौड											
1430	1. खल 1. सुरेन्द्र		दोन दो 1	0.000 एकड़	60.000 डिगमील	दखल राधु गौड											
1429	1. खल 1. निज		दोन एक 1	0.000 एकड़	11.000 डिगमील	दखल अटल											
1228	1. अटल 1. माधव		दोन तीन 1	0.000 एकड़	32.000 डिगमील	दखल राधु गौड											
1224	1. निज 1. मीथीराम		दोन तीन 64	1.000 एकड़	36.000 डिगमील	दखल अटल											
1237	1. निज 1. अटल		दोन तीन 5	0.000 एकड़	40.000 डिगमील	दखल राधु गौड											
खाता मे कुल प्लोट संख्या		23		खाता का कुल मिजान (खतियान के अनुसार)		10.000 18.000		खाता का कुल लगान		29 0 1							

17/08/25



## Form 1

Maintenance of records Form of Continuous Khatian to be maintained by the Anchal Adhikari under Section 3(I)  
(Sec Rule 4)

## Continuous Khatian

Anchal- गढ़रिया Rev P.S- गढ़रिया State of- झारखण्ड Police Station- गढ़रिया R.T.No 01/0131 Khata Type रेपती

खता संख्या	रेपत का नाम, पिता का नाम एवम जाति	प्लॉट संख्या	बीघड़ी	ए	से	से	समान	किफियत / अशुद्धि	भाग वर्तमान/ पूर्व संख्या
7	अटल लक्ष राघु गौड, पितल-सुंदु गौड, जाति- बबला	1056		0 ऐ	11 डि	0.043 ऐ	80	-	1 / 7
7	अटल लक्ष राघु गौड, पितल-सुंदु गौड, जाति- बबला	1058		0 ऐ	31 डि	0.125 ऐ	80	-	1 / 7
7	अटल लक्ष राघु गौड, पितल-सुंदु गौड, जाति- बबला	1060		0 ऐ	02 डि	0.080 ऐ	80	-	1 / 7
7	अटल लक्ष राघु गौड, पितल-सुंदु गौड, जाति- बबला	1061		0 ऐ	18 डि	0.073 ऐ	80	-	1 / 7
7	अटल लक्ष राघु गौड, पितल-सुंदु गौड, जाति- बबला	1062		0 ऐ	12 डि	0.349 ऐ	80	-	1 / 7
7	अटल लक्ष राघु गौड, पितल-सुंदु गौड, जाति- बबला	1073		0 ऐ	72 डि	0.291 ऐ	80	-	1 / 7
7	अटल लक्ष राघु गौड, पितल-सुंदु गौड, जाति- बबला	1076		0 ऐ	45 डि	0.182 ऐ	80	-	1 / 7
7	अटल लक्ष राघु गौड, पितल-सुंदु गौड, जाति- बबला	1077		0 ऐ	72.48 डि	0 ऐ	80	-	1 / 7
7	अटल लक्ष राघु गौड, पितल-सुंदु गौड, जाति- बबला	1080		0 ऐ	71.55 डि	0 ऐ	80	-	1 / 7
7	अटल लक्ष राघु गौड, पितल-सुंदु गौड, जाति- बबला	1082		1 ऐ	25.42 डि	0 ऐ	80	-	1 / 7
7	अटल लक्ष राघु गौड, पितल-सुंदु गौड, जाति- बबला	1083		1 ऐ	10.16 डि	0 ऐ	80	-	1 / 7
7	अटल लक्ष राघु गौड, पितल-सुंदु गौड, जाति- बबला	1085		0 ऐ	32 डि	0.129 ऐ	80	-	1 / 7
7	अटल लक्ष राघु गौड, पितल-सुंदु गौड, जाति- बबला	1086		0 ऐ	60 डि	0.243 ऐ	80	-	1 / 7
7	अटल लक्ष राघु गौड, पितल-सुंदु गौड, जाति- बबला	1087		0 ऐ	30 डि	0.121 ऐ	80	-	1 / 7
7	अटल लक्ष राघु गौड, पितल-सुंदु गौड, जाति- बबला	1089		0 ऐ	81.11 डि	0 ऐ	80	-	1 / 7
7	अटल लक्ष राघु गौड, पितल-सुंदु गौड, जाति- बबला	1090		0 ऐ	8 डि	0.036 ऐ	80	-	1 / 7



7	रितेश कुमार शुक्ला , पिता-विठ्ठल कुमार शुक्ला, जति- एवं हाउसिंग डेवलपर्स प्रां लिं , डाइरेक्टर-रितेश कुमार शुक्ला , जति-.....	1228	0 ₹	27.66 ₹	0 ₹	60.85	नं= मु= वाद सं= 429/14-015 जं=अधि नगहरिया के दिया गया	6 / 2
7	बी हाउसिंग डेवलपर्स प्रां लिं , निर्देशक-रितेश कुमार शुक्ला, जति-..... एवं रितेश कुमार शुक्ला , पिता- विठ्ठल कुमार शुक्ला , जति- .	1228	0 ₹	12.81	0 ₹	44.73	608/2014-15	6 / 48
7	हाउसिंग डेवलपर्स प्रां लिं- विवेक कुमार शुक्ला पूजनलाल प्रां निर्देशक रितेश कुमार शुक्ला ,....., जति- .	1229/1174	0 ₹	30.92 ₹	0 ₹	94.66	नं= वा= सं= 859/14-15 vol 2 पैज 57	6 / 50
7	हाउसिंग डेवलपर्स प्रां लिं- विवेक कुमार शुक्ला पूजनलाल प्रां निर्देशक रितेश कुमार शुक्ला ,....., जति- .	1229/1178	0 ₹	32.11 ₹	0 ₹	94.66	नं= वा= सं= 859/14-15 vol 2 पैज 57	6 / 50
7	हाउसिंग डेवलपर्स प्रां लिं , डाइरेक्टर-रितेश कुमार शुक्ला, जति-..... एवं रितेश कुमार शुक्ला , पिता-विठ्ठल कुमार शुक्ला , जति- .	1073	0 ₹	19.74 ₹	0 ₹	43.42	769/2014-15	6 / 64
7	सहायक निधि कंसाटकसन प्रां-लिं निं- रेबील नां मिश्र पिता-अमरेन्द्रनाथ मिश्र, जति- . एवं निपु कुमारी , पति-विजय कुमार, जति- .	O- 1430/N- 512	0 ₹	3.5 ₹	0 ₹	53.13	नं=मु=वाद सं=817/15-16 जं=अधि नगहरिया के अटेशननुसार VOL-II पैज नं= 54,55 से संशोधन कर खात द्वरे किया गया	7 / 89
7	सहायक निधि कंसाटकसन प्रां-लिं निं- रेबील नां मिश्र पिता-अमरेन्द्रनाथ मिश्र, जति- . एवं निपु कुमारी , पति-विजय कुमार, जति- .	O- 1082/N- 547	0 ₹	8.7 ₹	0 ₹	53.13	नं=मु=वाद सं=817/15-16 जं=अधि नगहरिया के अटेशननुसार VOL-II पैज नं= 54,55 से संशोधन कर खात द्वरे किया गया	7 / 89
7	सहायक निधि कंसाटकसन प्रां-लिं निं- रेबील नां मिश्र पिता-अमरेन्द्रनाथ मिश्र, जति- . एवं निपु कुमारी , पति-विजय कुमार, जति- .	O- 1077/N- 680	0 ₹	2.95 ₹	0 ₹	53.13	नं=मु=वाद सं=817/15-16 जं=अधि नगहरिया के अटेशननुसार VOL-II पैज नं= 54,55 से संशोधन कर खात द्वरे किया गया	7 / 89
7	सहायक निधि कंसाटकसन प्रां-लिं निं- रेबील नां मिश्र पिता-अमरेन्द्रनाथ मिश्र, जति- . एवं निपु कुमारी , पति-विजय कुमार, जति- .	O- 1077/N- 673	0 ₹	4.7 ₹	0 ₹	53.13	नं=मु=वाद सं=817/15-16 जं=अधि नगहरिया के अटेशननुसार VOL-II पैज नं= 54,55 से संशोधन कर खात द्वरे किया गया	7 / 89
7	सहायक निधि कंसाटकसन प्रां-लिं निं- रेबील नां मिश्र पिता-अमरेन्द्रनाथ मिश्र, जति- . एवं निपु कुमारी , पति-विजय कुमार, जति- .	O- 1426/N- 548	0 ₹	4.3 ₹	0 ₹	53.13	नं=मु=वाद सं=817/15-16 जं=अधि नगहरिया के अटेशननुसार VOL-II पैज नं= 54,55 से संशोधन कर खात द्वरे किया गया	7 / 89
7	विजय कुमार , पिता-संभुचंद्र प्रसाद सिन्हा, जति- .	O- 1076/N- 681	0 ₹	8 ₹	0 ₹	45.1	नं=मु=वाद सं=828/15-16 जं=अधि नगहरिया के अटेशननुसार VOL-II पैज नं= 57,58,59 से संशोधन कर खात द्वरे किया गया	7 / 99
7	विजय कुमार , पिता-संभुचंद्र प्रसाद सिन्हा, जति- .	O- 1424/N- 501	0 ₹	4.33 ₹	0 ₹	45.1	नं=मु=वाद सं=828/15-16 जं=अधि नगहरिया के अटेशननुसार VOL-II पैज नं= 57,58,59 से संशोधन कर खात द्वरे किया गया	7 / 99
7	शरिता प्रधान , पति-विवेकानंद प्रधान , जति- .	1062	0 ₹	16.06 ₹	0 ₹	33.45	नामान्तरण मुकदमा संख्या 129/2016 - 2019	10 / 75
7	MUMI DEVI , पति-KRIPA SHANKAR OJHA, जति- .	1063	0 ₹	2.57 ₹	0 ₹	8	नामान्तरण मुकदमा संख्या 92/2020 - 2021	15 / 23
7	SANTOSH KUMAR , पति-RAMJATAN, जति- .	1077	0 ₹	5.14 ₹	0 ₹	16	नामान्तरण मुकदमा संख्या 94/2020 - 2021	15 / 24
7	MINA PANDEY , पति-SANTOSH KUMAR, जति- ..... एवं NEELAM KUMARI , पति-DEVENDRA KUMAR, जति-.....	1063	0 ₹	5.14 ₹	0 ₹	16	नामान्तरण मुकदमा संख्या 89/2020 - 2021	15 / 25

7	MALIN CHANDRA PRADHAN , विरि-LATE RADHU PRADHAN, बंदि -	1091	0 रु	7.75 डि	0 रु	100	नामनारण मुकदमा संख्या 1569/2023 - 2024	21 / 13
7	MALIN CHANDRA PRADHAN , विरि-LATE RADHU PRADHAN, बंदि -	1092	0 रु	22.5 डि	0 रु	100	नामनारण मुकदमा संख्या 1569/2023 - 2024	21 / 13
7	MALIN CHANDRA PRADHAN , विरि-LATE RADHU PRADHAN, बंदि -	1090	0 रु	20.30 डि	0 रु	100	नामनारण मुकदमा संख्या 1569/2023 - 2024	21 / 13
7	MALIN CHANDRA PRADHAN , विरि-LATE RADHU PRADHAN, बंदि -	1093	0 रु	3 डि	0 रु	100	नामनारण मुकदमा संख्या 1569/2023 - 2024	21 / 13
7	MALIN CHANDRA PRADHAN , विरि-LATE RADHU PRADHAN, बंदि -	1077	0 रु	25.00 डि	0 रु	100	नामनारण मुकदमा संख्या 1569/2023 - 2024	21 / 13
7	MALIN CHANDRA PRADHAN , विरि-LATE RADHU PRADHAN, बंदि -	1085	0 रु	10.85 डि	0 रु	100	नामनारण मुकदमा संख्या 1569/2023 - 2024	21 / 13
7	ANSHUMAN SINGH , विरि-ASHUTOSH PRASAD SINGH, बंदि -	1091	0 रु	4.53 डि	0 रु	10	नामनारण मुकदमा संख्या 1876/2023 - 2024	21 / 32
7	NAVIN KUMAR SHARMA , विरि-LATE SATYA NARAYAN SHARMA, बंदि -	1092	0 रु	2.53 डि	0 रु	10	नामनारण मुकदमा संख्या 2101/2024 - 2025	22 / 43
7	SANTOSH KUMAR GUPTA , विरि-BIJAY PRASAD GUPTA, बंदि -	1092	0 रु	11.14 डि	0 रु	7	नामनारण मुकदमा संख्या 2490/2024 - 2025	22 / 45
7	MANISH KUMAR , ANSH KUMAR , विरि-LATE TILAK DHARI SHARMA, बंदि -	1092	0 रु	2.3 डि	0 रु	10	नामनारण मुकदमा संख्या 2157/2024 - 2025	22 / 46
7	VIVEKANAND PRADHAN , DEVANAND PRADHAN , FARMANAND PRADHAN , ARVIND KUMAR PRADHAN , विरि-LAXMI NARAYAN PRADHAN, बंदि -	1098	0 रु	2.75 डि	0 रु	100	नामनारण मुकदमा संख्या 2115/2024 - 2025	22 / 54
7	VIVEKANAND PRADHAN , DEVANAND PRADHAN , FARMANAND PRADHAN , ARVIND KUMAR PRADHAN , विरि-LAXMI NARAYAN PRADHAN, बंदि -	1099	0 रु	7.76 डि	0 रु	150	नामनारण मुकदमा संख्या 2115/2024 - 2025	22 / 54
7	VIVEKANAND PRADHAN , DEVANAND PRADHAN , FARMANAND PRADHAN , ARVIND KUMAR PRADHAN , विरि-LAXMI NARAYAN PRADHAN, बंदि -	1097	0 रु	18 डि	0 रु	150	नामनारण मुकदमा संख्या 2115/2024 - 2025	22 / 54
7	VIVEKANAND PRADHAN , DEVANAND PRADHAN , FARMANAND PRADHAN , ARVIND KUMAR PRADHAN , विरि-LAXMI NARAYAN PRADHAN, बंदि -	1429	0 रु	2.2 डि	0 रु	150	नामनारण मुकदमा संख्या 2115/2024 - 2025	22 / 54

यह एक कंप्यूटर जनित प्रति है

6/17/2025

यह प्रकृत 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।



Token No:-

निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

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 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.	होलिंडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	

  
कंप्यूटर ऑपरेटर

जाँच लिपिक के हस्ताक्षर  
तिथि सहित



निबंधन पदाधिकारी का हस्ताक्षर  
तिथि सहित

GHASIRAM PINGUA  
DISTRICT SUB REGISTRAR  
SERAIKELLA-KI



## Pre Registration Docket

Date :- 17-06-2025 05:37 pm

Office Name :- SRO - Saraikela  
Token No:- 202500083451

Appointment :- 17-Jun-2025 Time:- 11:0

Article	Development Agreement
Pre Registration Date	14-Jun-2025
No. Of Pages	90
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 32,64,389.

Property Id: **1492371**

Valuation No. : 2043430 / 2025	:- 2025-2026	Date : 17-june-2025 15:37:PM	
State : Jharkhand	District : SaraikelaKharsawan	Tahsil : Gamharla	
Land Type : Urban	Corporation :	Village/City : Asangi- Ward No22 - 131	
Asangi Ward No 22 Village Code 131 - Other Road			
Khata Number - 7			
Plot Number - 1076			
Volume Number - 17			
Page Number - 27			
Holding Number - 0220001612000M0			
Ward Number - 22			
<b>Property Rates</b>			
<b>Commercial Land (Y)</b>			
₹708626/- Decimal			
Valuation Rule : Commercial land			
<b>Property Details</b>			
1	Land area	19 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 19 x 708626=13463894	₹1,34,63,894/-
A	Total		₹1,34,63,894/-
<b>Note : Final Valuation is Rounded to Next 100/-</b>			
<b>Total Valuation (A)</b>			<b>₹1,34,63,900/-</b>
<b>Total Amount in Words : One Crore Thirty Four Lakhs Sixty Three Thousands Nine Hundred Rupees Only.</b>			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: PLOT NO.1077,1083 & 1082, West: PLOT NO. 1085, 1072 & 1088, South: PLOT NO. 1075,1007,1085, North: PLOT NO. 1084/P, 1089
Area	Land area : 19.00 Decimal
Other Description of the Property	Pin Code - 832109
Government/Market Value	13463894
Transaction Amount	-

Property Id: **1492374**

<b>Valuation No.</b> : 2043431 / 2025	<b>:-</b> 2025-2026	<b>Date</b> : 17-june-2025 15:38:PM	
<b>State</b> : Jharkhand	<b>District</b> : SaraikelaKharsawan	<b>Tahsil</b> : Gamharia	
<b>Land Type</b> : Urban	<b>Corporation</b> :	<b>Village/City</b> : Asangi-Ward No22 - 131	
<b>Asangi Ward No 22 Village Code 131 - Other Road</b>		-	
<b>Khata Number - 7</b>			
<b>Plot Number - 1084</b>			
<b>Volume Number - 17</b>			
<b>Page Number - 27</b>			
<b>Holding Number - 0220001612000M0</b>			
<b>Ward Number - 22</b>			
<b>Property Rates</b>			
<b>Commercial Land (Y)</b>			
₹708626/- Decimal			
<b>Valuation Rule</b> : Commercial land			
<b>Property Details</b>			
1	Land area	75 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 75 x 708626=53146950	₹5,31,46,950/-
<b>A</b>	<b>Total</b>		₹5,31,46,950/-
<b>Note</b> : Final Valuation is Rounded to Next 100/-			
<b>Total Valuation (A)</b>			₹5,31,47,000/-
<b>Total Amount in Words</b> : Five Crore Thirty One Lakhs Forty Seven Thousands Rupees Only.			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: PLOT NO.1077,1083 & 1082, West: PLOT NO. 1085, 1072 & 1088, South: PLOT NO. 1075,1007,1085, North: PLOT NO. 1084/P, 1089
Area	Land area : 75.00 Decimal
Other Description of the Property	Pin Code - 832109

Government/Market Value	53146950
Transaction Amount	-

Property Id: **1492377**

<b>Valuation No. :</b> 2043432 / 2025	<b>:-</b> 2025-2026	<b>Date :</b> 17-june-2025 15:39:PM	
<b>State :</b> Jharkhand	<b>District :</b> SaraikelaKharsawan	<b>Tahsil :</b> Gamharia	
<b>Land Type :</b> Urban	<b>Corporation :</b>	<b>Village/City :</b> Asangi-Ward No22 - 131	
<b>Asangi Ward No 22 Village Code 131 - Other Road</b>		-	
<b>Khata Number - 7</b>			
<b>Plot Number - 1086</b>			
<b>Volume Number - 17</b>			
<b>Page Number - 27</b>			
<b>Holding Number - 0220001612000M0</b>			
<b>Ward Number - 22</b>			
<b>Property Rates</b>			
<b>Commercial Land (Y)</b>			
₹708626/- Decimal			
<b>Valuation Rule :</b> Commercial land			
<b>Property Details</b>			
1	Land area	60 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 60 x 708626=42517560	₹4,25,17,560/-
<b>A</b>	<b>Total</b>		<b>₹4,25,17,560/-</b>
<b>Note :</b> Final Valuation is Rounded to Next 100/-			
<b>Total Valuation (A)</b>			<b>₹4,25,17,600/-</b>
<b>Total Amount in Words : Four Crore Twenty Five Lakhs Seventeen Thousands Six Hundred Rupees Only.</b>			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: PLOT NO.1077,1083 & 1082, West: PLOT NO. 1085, 1072 & 1088, South: PLOT NO. 1075,1007,1085, North: PLOT NO. 1084/P, 1089
Area	Land area : 60.00 Decimal
Other Description of the Property	Pin Code - 832109
Government/Market Value	42517560
Transaction Amount	-

Property Id: **1492379**

Valuation No. : 2043433 / 2025		:- 2025-2026		Date : 17-June-2025 15:40:PM	
State : Jharkhand			District : SaraikelaKharsawan		Tahsil : Gamharia
Land Type : Urban			Corporation :		Village/City : Asangi-Ward No22 - 131
Asangi Ward No 22 Village Code 131 - Other Road					
Khata Number - 7					
Plot Number - 1087					
Volume Number - 17					
Page Number - 27					
Holding Number - 0220001612000M0					
Ward Number - 22					
<b>Property Rates</b>					
<b>Commercial Land (Y)</b>					
₹708626/- Decimal					
Valuation Rule : Commercial land					
<b>Property Details</b>					
1	Land area	12 Decimal			
<b>Calculation Details</b>					
Sr.No.	Description	Calculation		Total	
1	Open Land Valuation	1. 12 x 708626=8503512		₹85,03,512/-	
<b>A</b>	<b>Total</b>			<b>₹85,03,512/-</b>	
<b>Note</b> : Final Valuation is Rounded to Next 100/-					
<b>Total Valuation (A)</b>				<b>₹85,03,600/-</b>	
<b>Total Amount in Words : Eighty Five Lakhs Three Thousand Six Hundred Rupees Only.</b>					

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: PLOT NO.1077,1083 & 1082, West: PLOT NO. 1085, 1072 & 1088, South: PLOT NO. 1075,1007,1085, North: PLOT NO. 1084/P, 1089
Area	Land area : 12.00 Decimal
Other Description of the Property	Pin Code - 832109
Government/Market Value	8503512
Transaction Amount	-

Property Id: **1492387**

Valuation No. : 2043435 / 2025		:- 2025-2026		Date : 17-June-2025 15:42:PM	
State : Jharkhand			District : SaraikelaKharsawan		Tahsil : Gamharia
Land Type : Urban			Corporation :		Village/City : Asangi-Ward No22 - 131
Asangi Ward No 22 Village Code 131 - Other Road					

Khata Number - 7
Plot Number - 1087
Volume Number - 22
Page Number - 54
Holding Number - 0220001612000M0
Ward Number - 22

<b>Property Rates</b>			
<b>Commercial Land (Y)</b>			
₹708626/- Decimal			
Valuation Rule : Commercial land			
<b>Property Details</b>			
1	Land area 18 Decimal		
<b>Calculation Details</b>			
<b>Sr.No.</b>	<b>Description</b>	<b>Calculation</b>	<b>Total</b>
1	Open Land Valuation	1. 18 x 708626=12755268	₹1,27,55,268/-
A	Total		₹1,27,55,268/-
<b>Note : Final Valuation is Rounded to Next 100/-</b>			
<b>Total Valuation (A)</b>			₹1,27,55,300/-
<b>Total Amount in Words : One Crore Twenty Seven Lakhs Fifty Five Thousands Three Hundred Rupees Only.</b>			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: PLOT NO.1077,1083 & 1082, West: PLOT NO. 1085, 1072 & 1088, South: PLOT NO. 1075,1007,1085, North: PLOT NO. 1084/P, 1089
Area	Land area : 18.00 Decimal
Other Description of the Property	Pin Code - 832109
Government/Market Value	12755268
Transaction Amount	-

CLAIMANT	<b>SHREE TRIVENI REALTORS LLP-Ms. SHREE TRIVENI REALTORS LLP THRO ITS PARTNER MUKESH PANDEY, ,Father/Husband Name SRI RAMDEO PANDEY,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-06-Sep-2016,Permission Case No.- , Aadhaar No. , Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-ARGORA,Address - R/O- OFFICE AT 301, 3RD FLOOR, H.R. COMPLEX, KADRU MAIN ROAD, P.S. ARGORA, DISTRICT- RANCHI, Pin Code-834002</b>
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EXECUTANTS	<p><b>-Mr. BINOD PRADHAN, ,Father/Husband Name</b> LATE ATAL GOUR,, <b>Party Category</b>-Individual , <b>PAN No.- Date Of Birth</b>-01-Jan-1961,<b>Permission Case No.- , Aadhaar No. , Country</b>-INDIA, <b>State Name</b>-Jharkhand, <b>District Name</b>-SERAIKELAKHARSAWAN, <b>City/Village/Town Name</b>-SERAIKELAKHARSAWAN, <b>Locality</b>-ADITYAPUR,<b>Address</b> - R/O- ASSANGI, NEAR HARI MANDIR, P.O. ADITYAPUR INDUSTRIYAL AREA, DISTRICT- SERAIKELAKHARSAWAN, <b>Pin Code</b>-832109</p>
	<p><b>-Mr. VIVEKANAND PRADHAN, ,Father/Husband Name</b> LATE LAXMI NARAYAN,, <b>Party Category</b>-Individual , <b>PAN No.- Date Of Birth</b>-04-Feb-1979,<b>Permission Case No.- , Aadhaar No. , Country</b>-INDIA, <b>State Name</b>-Jharkhand, <b>District Name</b>-SERAIKELAKHARSAWAN, <b>City/Village/Town Name</b>-SERAIKELAKHARSAWAN, <b>Locality</b>-ADITYAPUR,<b>Address</b> - R/O- ASSANGI ADITYAPUR, P.O. ADITYAPUR INDUSTRIYAL AREA, DISTRICT- SERAIKELAKHARSAWAN, <b>Pin Code</b>-832109</p>
	<p><b>-Mr. DEVANAND PRADHAN, ,Father/Husband Name</b> LATE LAXMI NARAYAN PRADHAN,, <b>Party Category</b>-Individual , <b>PAN No.- Date Of Birth</b>-15-Aug-1980,<b>Permission Case No.- , Aadhaar No. , Country</b>-INDIA, <b>State Name</b>-Jharkhand, <b>District Name</b>-SERAIKELAKHARSAWAN, <b>City/Village/Town Name</b>-SERAIKELAKHARSAWAN, <b>Locality</b>-ADITYAPUR,<b>Address</b> - R/O- 4 ASSANGI ADITYAPUR, P.O. ADITYAPUR INDUSTRIYAL AREA, DISTRICT- SERAIKELAKHARSAWAN, <b>Pin Code</b>-832109</p>
	<p><b>-Mr. PARMANAND PRADHAN, ,Father/Husband Name</b> LATE LAXMI NARAYAN PRADHAN,, <b>Party Category</b>-Individual , <b>PAN No.- Date Of Birth</b>-18-Jan-1984,<b>Permission Case No.- , Aadhaar No. , Country</b>-INDIA, <b>State Name</b>-Jharkhand, <b>District Name</b>-SERAIKELAKHARSAWAN, <b>City/Village/Town Name</b>-SERAIKELAKHARSAWAN, <b>Locality</b>-ADITYAPUR,<b>Address</b> - R/O- 4 ASSANGI ADITYAPUR, P.O. ADITYAPUR INDUSTRIYAL AREA, DISTRICT- SERAIKELAKHARSAWAN, <b>Pin Code</b>-832109</p>
	<p><b>-Mr. ARVIND KUMAR PRADHAN, ,Father/Husband Name</b> LATE LAXMI NARAYAN PRADHAN,, <b>Party Category</b>-Individual , <b>PAN No.- Date Of Birth</b>-04-Sep-1985,<b>Permission Case No.- , Aadhaar No. , Country</b>-INDIA, <b>State Name</b>-Jharkhand, <b>District Name</b>-SERAIKELAKHARSAWAN, <b>City/Village/Town Name</b>-SERAIKELAKHARSAWAN, <b>Locality</b>-ADITYAPUR,<b>Address</b> - R/O- H NO. 4 ASSANGI ADITYAPUR, P.O. ADITYAPUR INDUSTRIYAL AREA, DISTRICT- SERAIKELAKHARSAWAN, <b>Pin Code</b>-832109</p>
	<p><b>-Mr. SHIV NANDAN PRADHAN, ,Father/Husband Name</b> LATE CHANDRASHEKHAR PRADHAN,, <b>Party Category</b>-Individual , <b>PAN No.- Date Of Birth</b>-20-Aug-1987,<b>Permission Case No.- , Aadhaar No. , Country</b>-INDIA, <b>State Name</b>-Jharkhand, <b>District Name</b>-SERAIKELAKHARSAWAN, <b>City/Village/Town Name</b>-SERAIKELAKHARSAWAN, <b>Locality</b>-ADITYAPUR,<b>Address</b> - R/O- ASSANGI ADITYAPUR, P.O. ADITYAPUR INDUSTRIYAL AREA, DISTRICT- SERAIKELAKHARSAWAN, <b>Pin Code</b>-832109</p>
	<p><b>-Mr. BIRENDRA PRADHAN, ,Father/Husband Name</b> LATE ATAL GOUR,, <b>Party Category</b>-Individual , <b>PAN No.- Date Of Birth</b>-05-Nov-1956,<b>Permission Case No.- , Aadhaar No. , Country</b>-INDIA, <b>State Name</b>-Jharkhand, <b>District Name</b>-SERAIKELAKHARSAWAN, <b>City/Village/Town Name</b>-SERAIKELAKHARSAWAN, <b>Locality</b>-ADITYAPUR,<b>Address</b> - R/O- 4-A, ASSANGI ADITYAPUR, P.O. ADITYAPUR INDUSTRIYAL AREA, DISTRICT- SERAIKELAKHARSAWAN, <b>Pin Code</b>-832109</p>

**-Mr. ANAND PRADHAN, Father/Husband Name** LATE ATAL GOUR., **Party Category**-Individual, **PAN No.**- **Date Of Birth**-01-Jan-1966,**Permission Case No.**-, **Aadhaar No.**, **Country**-INDIA, **State Name**-Jharkhand, **District Name**-SERAIKELAKHARSAWAN, **City/Village/Town Name**-SERAIKELAKHARSAWAN, **Locality**-ADITYAPUR,**Address** - R/O- ASSANGI, NEAR HARI MANDIR, P.O. ADITYAPUR INDUSTRIYAL AREA, **DISTRICT**- SERAIKELAKHARSAWAN, **Pin Code**-832109

**Witness Information** **Mr. PAWAN KUMAR PANDEY, Address** - R/O- SANKOSAI SITLA MANDIR, ROAD NO. 2, DIMNA ROAD, MANGO, **DISTRICT**- EAST SINGHBHUM-, **Father/Husband Name**-RAM EKBAL PANDEY

**Identifier Details** **Mr. ANJANI TIWARI, Address** - R/O- VILLAGE- MAHADEV, P.O. MAHADEWA, **DISTRICT**- ROHTAS-, **Father/Husband Name**-VACHASPATI TIWARI

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	2,700
<b>Total</b>		<b>2,700</b>

Fee Rule:Development Agreement		
1	A1	32,59,685
2	E	2,000
3	LL	3
4	PR	1
<b>Total</b>		<b>32,61,689</b>

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

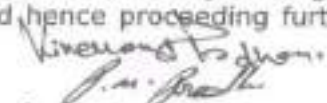
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I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



Deed Writer / Advocate



Vendee / Claimant



Vendor / Executant

Sheela Devi Budhan  
Dimna

Anand Pat

Brundhadas 7/7



## Document Registration Summary 1

Date :-17-Jun-2025

- Government/Market Value: ₹130387400/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹100 /-

*Mukesh Pandey*

On Date 17-06-2025 Presented at SRO - Saraikela  
Signature of Presenter

SRO - Saraikela

Receipt : 1231230

Receipt Date : 17-06-2025

Presenter Name: -

E	₹2000
PR	₹1
SP	₹2700
LL	₹33
A1	₹3259685
Stamp Duty	₹100

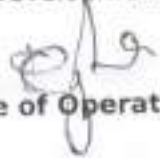
Total


₹3264519

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	ShreeTriveniRealtorsLipThroitsPartnerMukeshPandey	• GRN Number : 2502845198 • DEPT Transaction Id : 395149ddd09955f5857 • Transaction Type :	100
E	2000	2000	0	GRAS	ShreeTriveniRealtorsLipThroitsPartnerMukeshPandey	• GRN Number : 2502873930 • DEPT Transaction Id : d8321f7de1a6c970cd65 • Transaction Type :	2000
PR	1	1	0	GRAS	ShreeTriveniRealtorsLipThroitsPartnerMukeshPandey	• GRN Number : 2502873930 • DEPT Transaction Id : d8321f7de1a6c970cd65 • Transaction Type :	1
SP	2700	2700	0	GRAS	ShreeTriveniRealtorsLipThroitsPartnerMukeshPandey	• GRN Number : 2502873930 • DEPT Transaction Id : d8321f7de1a6c970cd65 • Transaction Type :	2700
A1	3259685	3259685	0	GRAS	ShreeTriveniRealtorsLipThroitsPartnerMukeshPandey	• GRN Number : 2502845626 • DEPT Transaction Id : 07a3e474614037a18e5d • Transaction Type :	74101
				GRAS	ShreeTriveniRealtorsLipThroitsPartnerMukeshPandey	• GRN Number : 2502871572 • DEPT Transaction Id : 936d052648ebcc4dd98a • Transaction Type :	600

				GRAS	ShreeTriveniRealtorsLipThroItsPartnerMukeshPandey	<ul style="list-style-type: none"> <li>• GRN Number : 2502873751</li> <li>• DEPT Transaction Id : 0989627e894b2619d210</li> <li>• Transaction Type :</li> </ul>	1800000
				GRAS	ShreeTriveniRealtorsLipThroItsPartnerMukeshPandey	<ul style="list-style-type: none"> <li>• GRN Number : 2502873930</li> <li>• DEPT Transaction Id : d8321f7de1a6c970cd65</li> <li>• Transaction Type :</li> </ul>	1384984
LL	3	33	-30	GRAS	ShreeTriveniRealtorsLipThroItsPartnerMukeshPandey	<ul style="list-style-type: none"> <li>• GRN number : 2502845626</li> <li>• DEPT Transaction Id : 07a3e474614037a18e5d</li> <li>• Transaction Type :</li> </ul>	33
Sub Total	3264393	3284519	-126				

**Article : Development Agreement Number of Pages : 180**

  
Signature of Operator

  
Signature of Head Clerk

  
Signature of Registering Officer  
**GHASIRAM PINGUA**  
DISTRICT SUB REGISTRAR  
SERAIKELLA-KHARSAWAN.



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Saraikele

District Name :- SaraikeleKharsawan

State Name :- Jharkhand

**Deed Endorsement**

Token No :- 202500083451

Deed Type	Development Agreement
Number of Pages	180
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 2700, A1 :- Rs. 3259685, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.13463894/- ,Transaction Amount :- Rs.0/-
Property Details	District :- SaraikeleKharsawan , Tehsil :- Gamharia , Village Name :- Asangi-Ward No22 - 131 Location :- Other Road, Asangi Ward No 22 Village Code 131 Property Boundaries :- East: PLOT NO.1077,1083 & 1082, West: PLOT NO. 1085, 1072 & 1088, South: PLOT NO. 1075,1007,1085, North: PLOT NO. 1084/P, 1089 Khata Number - 7Plot Number - 1076Volume Number - 17Page Number - 27Holding Number - 0220001612000M0Ward Number - 22 Area Of Land :- 19.00 Decimal
Property No.	2
Valuation Details	Value :- Rs.53146950/- ,Transaction Amount :- Rs.0/-
Property Details	District :- SaraikeleKharsawan , Tehsil :- Gamharia , Village Name :- Asangi-Ward No22 - 131 Location :- Other Road, Asangi Ward No 22 Village Code 131 Property Boundaries :- East: PLOT NO.1077,1083 & 1082, West: PLOT NO. 1085, 1072 & 1088, South: PLOT NO. 1075,1007,1085, North: PLOT NO. 1084/P, 1089 Khata Number - 7Plot Number - 1084Volume Number - 17Page Number - 27Holding Number - 0220001612000M0Ward Number - 22 Area Of Land :- 75.00 Decimal
Property No.	3
Valuation Details	Value :- Rs.42517560/- ,Transaction Amount :- Rs.0/-
Property Details	District :- SaraikeleKharsawan , Tehsil :- Gamharia , Village Name :- Asangi-Ward No22 - 131 Location :- Other Road, Asangi Ward No 22 Village Code 131 Property Boundaries :- East: PLOT NO.1077,1083 & 1082, West: PLOT NO. 1085, 1072 & 1088, South: PLOT NO. 1075,1007,1085, North: PLOT NO. 1084/P, 1089 Khata Number - 7Plot Number - 1086Volume Number - 17Page Number - 27Holding Number - 0220001612000M0Ward Number - 22 Area Of Land :- 60.00 Decimal
Property No.	4
Valuation Details	Value :- Rs.8503512/- ,Transaction Amount :- Rs.0/-
Property Details	District :- SaraikeleKharsawan , Tehsil :- Gamharia , Village Name :- Asangi-Ward No22 - 131 Location :- Other Road, Asangi Ward No 22 Village Code 131 Property Boundaries :- East: PLOT NO.1077,1083 & 1082, West: PLOT NO. 1085, 1072 & 1088, South: PLOT NO. 1075,1007,1085, North: PLOT NO. 1084/P, 1089 Khata Number - 7Plot Number - 1087Volume Number - 17Page Number - 27Holding Number - 0220001612000M0Ward Number - 22 Area Of Land :- 12.00 Decimal
Property No.	5
Valuation Details	Value :- Rs.12755268/- ,Transaction Amount :- Rs.0/-

Property Details	District :- SaraikelaKharsawan , Tehsil :- Gamharia , Village Name :- Asangi-Ward No22 - 131 Location :- Other Road, Asangi Ward No 22 Village Code 131
	Property Boundaries :- East: PLOT NO.1077,1083 & 1082, West: PLOT NO. 1085, 1072 & 1088, South: PLOT NO. 1075,1007,1085, North: PLOT NO. 1084/P. 1089
	Khata Number - 7Plot Number - 1087Volume Number - 22Page Number - 54Holding Number - 0220001612000MOWard Number - 22
	Area Of Land :- 18.00 Decimal

Sh./Gmt.VIVEKANAND PRADHAN s/o/d/o/w/o LATE LAXMI NARAYAN has presented the document for registration in this office

today dated :- 17-Jun-2025 Day :- Tuesday Time :- 18:59:25 PM











VIVEKANAND PRADHAN(Individual)



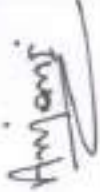
Party Name	Document Type	Document Number
VIVEKANAND PRADHAN	PAN/UID	

Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<b>SHIV NANDAN PRADHAN</b> Address1 - R/O- ASSANGI ADITYAPUR, P.O. ADITYAPUR, INDUSTRIYAL AREA, DISTRICT- SERAIKELAKHARSAWAN, Address2 - ADITYAPUR, . . . Jharkhand PAN No.: .Permission Case No.-	No	Yes	Shiv Nandan Pradhan <b>Address:-</b> , NEAR HARI MANDIR, , ASSANGI, PO.IND AREA ADITYAPURA, ADITYAPUR 2, , Seraikela-kharsawan, 832109, , Jharkhand, India		EXECUTANTS Age:37			<i>Shiv Nandan Pradhan</i>
2	<b>BINOD PRADHAN</b> Address1 - R/O- ASSANGI, NEAR HARI MANDIR, P.O. ADITYAPUR, INDUSTRIYAL AREA, DISTRICT- SERAIKELAKHARSAWAN, Address2 - ADITYAPUR, . . . Jharkhand PAN No.: .Permission Case No.-	No	Yes	Binod Pradhan <b>Address:-</b> , NEAR HARI MANDIR, ASSANGI, PO -ADITYAPUR INDUSTRIYAL AREA, Adityapur, , Seraikela-kharsawan, 832109, , Jharkhand, India		EXECUTANTS Age:64			<i>Binod Pradhan</i>

Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	<b>VIVEKANAND PRADHAN</b> Address1 - R/O- ASSANGI ADITYAPUR, P.O. ADITYAPUR INDUSTRIAL AREA, DISTRICT- SERAIKELAKHARSAWAN, Address2 - ADITYAPUR . . . Jharkhand PAN No.: ,Permission Case No.-	No	Yes	Vivekanand Pradhan. <b>Address:-</b> . . . ASSANGI ADITYAPUR, PO - ADITYAPUR INDUSTRIAL AREA, Adityapur, , Seraike-lakharsawan, 832109, , Jharkhand, India		EXECUTANTS Age:46			<i>Vivekanand Pradhan</i>
4	<b>ANAND PRADHAN</b> Address1 - R/O- ASSANGI, NEAR HARI MANDIR, P.O. ADITYAPUR INDUSTRIAL AREA, DISTRICT- SERAIKELAKHARSAWAN, Address2 - ADITYAPUR . . . Jharkhand PAN No.: ,Permission Case No.-	No	Yes	Anand Pradhan <b>Address:-</b> . . . NEAR HARI MANDIR, ASSANGI, PO- ADITYAPUR INDUSTRIAL AREA, Adityapur, , Seraike-lakharsawan, 832109, , Jharkhand, India		EXECUTANTS Age:59			<i>Anand Pradhan</i>
5	<b>DEVANAND PRADHAN</b> Address1 - R/O- 4 ASSANGI ADITYAPUR, P.O. ADITYAPUR INDUSTRIAL AREA, DISTRICT- SERAIKELAKHARSAWAN, Address2 - ADITYAPUR . . . Jharkhand PAN No.: ,Permission Case No.-	No	Yes	Devanand Pradhan <b>Address:-</b> . . . ASSANGI ADITYAPUR, PO- ADITYAPUR IND AREA, Adityapur, , Seraike-lakharsawan, 832109, , Jharkhand, India		EXECUTANTS Age:44			<i>Devanand Pradhan</i>


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
6	<b>ARVIND KUMAR PRADHAN</b> Address1 - R/O- H NO. 4 ASSANGI ADITYAPUR, P.O. ADITYAPUR INDUSTRIYAL AREA, DISTRICT- SERAIKELAKHARSAWAN, Address2 - ADITYAPUR ... , Jharkhand PAN No.: , Permission Case No.-	No	Yes	Arvind Kumar Pradhan Address:- H NO. 4, , ASSANGI, PO -ADITYAPUR, Adityapur, , Seraikela-kharsawan, 832109, , Jharkhand, India		EXECUTANTS Age:39			<i>Arvind Kumar Pradhan</i>
7	<b>PARMANAND PRADHAN</b> Address1 - R/O- 4 ASSANGI ADITYAPUR, P.O. ADITYAPUR INDUSTRIYAL AREA, DISTRICT- SERAIKELAKHARSAWAN, Address2 - ADITYAPUR ... , Jharkhand PAN No.: , Permission Case No.-	No	Yes	Parmanand Pradhan Address:- 4, , ASSANGI, PO -ADITYAPUR INDUSTRIYAL AREA, Adityapur, , Seraikela-kharsawan, 832109, , Jharkhand, India		EXECUTANTS Age:41			<i>Parmanand Pradhan</i>
8	<b>BIRENDRA PRADHAN</b> Address1 - R/O- 4-A, ASSANGI ADITYAPUR, P.O. ADITYAPUR INDUSTRIYAL AREA, DISTRICT- SERAIKELAKHARSAWAN, Address2 - ADITYAPUR ... , Jharkhand PAN No.: , Permission Case No.-	No	Yes	Birendra Pradhan Address:- 4 A, NEAR HARI MANDIR, ASSANGI, PO- ADITYAPUR INDUSTRIAL AREA, Adityapur, , Seraikela-kharsawan, 832109, , Jharkhand, India		EXECUTANTS Age:68			<i>Birendra Pradhan</i>
9	<b>SHREE TRIVENI REALTORS LLP THRO ITS PARTNER MUKESH PANDEY</b> Address1 - R/O- OFFICE AT 301, 3RD FLOOR, H.R. COMPLEX, KADRU MAIN ROAD, P.S. ARGORA, DISTRICT- RANCHI, Address2 - ARGORA ... , Jharkhand PAN No.: , Permission Case No.-	No	Yes	Mukesh Pandey Address:- H.NO 362 - A, , ROAD NO - 4, ASHOK NAGAR, Doranda, Ranchi, Ranchi, 834002, Doranda, Jharkhand, India		CLAIMANT Age:			<i>Mukesh Pandey</i>

**Identification:**

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>ANJANI TIWARI</b> S/o-D/o VACHASPATI TIWARI Address1 - R/O- VILLAGE- MAHADEV, P.O. MAHADEWA, DISTRICT- ROHTAS, 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	<b>PAWAN KUMAR PANDEY</b> Address1 - R/O- SANKOSAI SITLA MANDIR, ROAD NO. 2, DIMNA ROAD, MANGO, DISTRICT- EAST SINGHBHUM, Address2 - . . . Jharkhand			

Signature of Operator



Seal and Signature of Registering Officer



Above signature & thumb impression are affixed in my presence

Above mentioned, ( VIVEKANAND PRADHAN , HARMANAND PRADHAN , DEVANAND PRADHAN , ARVIND KUMAR PRADHAN , SHIV NANDAN PRADHAN , BIRENDRA PRADHAN , ANAND PRADHAN , BINOD PRADHAN), has/have admitted the execution before me. He/ She/ They has / have been identified by **ANJANI TIWARI** Son/Daughter/Wife of (**VACHASPATI TIWARI**) resident of (R/O- VILLAGE- MAHADEV, P.O. MAHADEWA, DISTRICT- ROHTAS) and by occupation (Business).



Signature of Registering Officer



Date:- 17-Jun-2025

Seal and Signature of Registering Officer

**GHASIRAM PINGUA**  
 DISTRICT SUB REGISTRAR  
 SERAIKELLA-KHARSA

Token No.: 202500083451

## CERTIFICATE

### Office of the SRO - Saraikela

This **Development Agreement** was presented before the registering officer on date **17-Jun-2025** by **VIVEKANAND PRADHAN**, S/O, D/O, W/O **LATE LAXMI NARAYAN** resident of R/O- ASSANGI ADITYAPUR, P.O., ADITYAPUR INDUSTRIYAL AREA, DISTRICT- SERAIKELAKHARSAWAN ,ADITYAPUR.

This deed was registered as Document No:- **2025/SAR/1819/BK1/1731** in Book No :- **BK1**, Volume No :- 351 from Page No :- 91 to 270 at, office of **SRO - Saraikela**

Date:- **17-Jun-2025**



Registering Officer  
GHASIRAM PINGUA  
DISTRICT SUB REGISTRAR  
SERAIKELLA-KHARSAWAN.