

5003

4711



## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 5e5e7cac2995dd7ef412

Receipt Date : 15-Dec-2023 10:48:26 am

Receipt Amount : 500/-

Amount In Words : Five Hundred Rupees Only

Token Number : 202300161264

Office Name : SRO - Saraikela

Document Type : Development Agreement

Payee Name : KALARJUN CONSTRUCTION PVT LTD REP  
THROUGH ITS DIRECTOR ADITYA RAJ (Vendee )

GRN Number : 2320604859

*Nitu Prabha*  
KALARJUN CONSTRUCTION PRIVATE LIMITED  
DEV / 2003 / 0005 / 2024

*Aditya Raj*



:- For Office Use :-



*Aditya Raj*  
15/12/23

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

*Aditya Raj*

*Kalpana Bhagat*

Development agreement value - 48,82,500 Stamp - 500/- Aditya Raj

15/12

मुल्यांकन सूची से ~~जौच~~ ~~15/12/23~~

दस्तावेज म बागत भूमि विवरण सूची से ~~15/12/23~~

दस्तावेज जौच ~~15/12/23~~

उपस्थापित दस्तावेज म लेख्यकारी की जाति ~~15/12/23~~ ~~15/12/23~~ है। यह जाते C.N.T Act 1908 की धारा 461(B) के अन्तर्गत नहीं है। ~~15/12/23~~

Nitu Babha Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED  
DEV / 2003 / 0005 / 2024



Attested

SUMIT KUMAR  
DEED WRITER  
Licence No. -3/2017  
SERAIKELA

Kalpana Bhagat  
15/12/23

Kalpana Bhagat

Aditya Raj 15/12/23  
~~15/12/23~~  
~~15/12/23~~  
~~15/12/23~~  
~~15/12/23~~  
~~15/12/23~~

नियम-21 के अधीन ग्राह्य  
भारतीय स्टांप अधिनियम  
(इण्डियन स्टांप एक्ट-1899) की  
अनुसूची-1 या 1 (क) से ~~15/12/23~~ के  
अधीन यथावत स्टांप सहिय या  
स्टांप शुल्क से विमुक्त या  
स्टांप शुल्क अपेक्षित नहीं

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DEVELOPMENT AGREEMENT

This Development Agreement is made on this the 15<sup>th</sup> day of December, 2023 at Seraikela between:-

KALPANA BHAGAT @ KALPANA KALWAR , W/o Shri Ravi Prakash , Daughter of Keshow Prasad Kalwar , by faith- Hindu, category - General (Non C.N.T) (does not covered under CNT ACT.1908), by Nationality- Indian, by occupation- Housewife , resident of - H.No.-4, Rajendra Nagar, Sakchi , Near Shitla Mandir, P.S.- Sakchi , Jamshedpur , District- East Singhbhum , Jharkhand , hereinafter called the First Party /Owner (Which expressions unless repugnant to the context shall mean and include her legal heirs, successors, representatives and assigns) of the ONE PART.

Aadhar No - \*\*\*\* \* 2970, Pan No - AEHPK 5771P

Nitu Prabha

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED  
DEV / 2003 / 0005 / 2024

Jalpana Bhagat

Aditya Raj

15/12/23



At  
SUMIT  
DEE WRITER  
Licence n.  
SERAIKELLA



Aditya Raj

15/12/23

-3-

AND

M/s. KALARJUN CONSTRUCTION PRIVATE LIMITED, (Company Pan no - AAECK 1504E) A Private Limited Company, having its registered office at Kalarjun Geen Enclave, Asangi, Adityapur, District-Seraikela- Kharsawan, represented through its Director **ADITYA RAJ** S/O Ashok Kumar , Grand son of - Arjun Roy, by faith - Hindu , category- General (Non C.N.T)(does not covered under CNT ACT.1908), by occupation - Business, Permanent Resident of - B/10 , Krishi Nagar, Ashiana Nagar, Patna, Bihar. At Present Residing At- CF/51, NIT Campus, Adityapur, P.S.- Adityapur, District - Seraikella - Kharsawan Jharkhand, hereinafter called the BUILDER/ SELLER/ Second Party (Which expressions unless repugnant to the context shall mean and include his legal heirs, successors, representatives and assigns) of the OTHER PART, **Aadhar No - \*\*\*\* \* 7476 , Pan No - ESDPR 8999Q.**

Nidu Prabha

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED  
DEV / 2003 / 0005 / 2024

Kulpana Bhagat

Aditya Raj

15/12/23

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**WHEREAS**, the First Party is the lawful and bonafide owner, in peaceful physical possession of a piece and parcel of land measuring 3000 Sq. ft.(6.89 decimal) having Khata No. - 33 (O) , Plot No.- 728(O) in Mouza - Asangi, Thana No.- 131, Ward No.- 15(O)/22(N), A.N.A.C., Adityapur , Dist.-Seraikela-Kharsawan , Jharkhand having been purchased the same from its previous lawful owner/s, by means of a registered Sale Deed having Sale Deed No.- 2317, Dated- 20.11.2017, registered at District Sub Registry Office at Seraikela and mutated the same in her name in the office of C.O Gamharia vide mutation case no - 193/R27 2018-2019 dated - 11/06/2018. which is recorded in Register-II, Vol - 10, Page - 58, in the office of C.O Gamharia and paid rent thereof regularly.

**AND WHEREAS**, the First Party has been planning to develop her aforesaid property more fully described in the schedule 'A' below by constructing multi-storeyed building thereon comprising of residential units, parking spaces, etc. upon Schedule 'A' below property;

**AND WHEREAS**, being unable due to lack of experience and technical skill for construction of multi-storeyed building and for other circumstances the First Party / Owner subsequently decided not to develop the aforesaid property more fully described in the Schedule 'A' below of her own and to get a multi-storeyed building constructed over it by engaging a skilful Builder;

Nidu Prabha

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED  
DEV / 2003 / 0005 / 2024

Aditya Raj

Kalpana Bagat

15/12/23

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**AND WHEREAS** the Second Party /Builder after coming to know about the aforesaid desire of the First Party / Owner has approached the First Party /Owner to develop the said land by constructing a multi-storeyed building over her aforesaid property more fully described in the schedule "A" below; AND WHEREAS the First Party / Owner has agreed to get developed her aforesaid property more fully described in the schedule below "A" below and the Second Party/Builder has agreed to develop the schedule below property by constructing a multi-storeyed building thereon on certain terms and conditions:

**AND WHEREAS** in order to avoid any litigation or future complications regarding agreed terms and conditions of development and construction of multi-storeyed building by the Second Party/Builder over the property of the First Party /Owner more fully described in the schedule "A" below, both the parties amicably decided to frame into writing, the terms and conditions to be agreed by both Parties, by executing this Development agreement.

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

1. That the First Party /Owner has handed over the landed property more fully described in the schedule "A" below to the Second Party/Builder, who has agreed to develop the same by constructing a multi-storeyed building over the said property of the First Party /Owner, more fully described in the schedule "A" below.

Nitu Prabha

Abhaya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED  
DEV / 2003 / 0005 / 2024

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Jalpana Bhagat

Abhaya Raj

15/12/23

2. That the Second Party/Builder shall provide the First Party / Owner Two number of Three BHK Flats over the sanctioned plan more fully described in the schedule "B" below along with Two Car Parking in the Ground Floor.
3. That if required, at the request of the First Party / Owner, the Second Party/Builder will execute and registered necessary deeds and documents with respect to the schedule "B" below property in favour of the First Party /Owner and fifty percent of cost of which shall be borne by the Second Party/Builder and rest fifty percent cost by the First Party /Owner.
4. That soon after execution of this Development Agreement, the First Party /Owner will execute a General Power of Attorney, appointing the Second Party / Builder as their true and lawful attorney to do various acts, deeds and things with respect to her aforesaid property more fully described in the schedule "A" below, including power of sell/transfer the various Flats/Units and other spaces to be constructed by the Second Party/ Builder over the property more fully described in the schedule "A" below in favour of prospective Purchaser/ Purchasers.
5. That the First Party / Owner shall execute any or all such documents as may be required by the Second Party/Builder for getting any required permission from the concerned authority / authorities for obtaining building permit, sanctioned building plan etc. and to run the construction work smoothly over the aforesaid property more fully described in the schedule "A"

Nitw Babha

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED  
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Aditya Raj

15/12/23

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6. That the First Party/Owner shall sign in all paper such as petition, application, objection, affidavit, indemnity bond and certificates as and when shall be needed or requested by Second Party/Builder for smooth running of construction of multi-storeyed building over the Schedule below land more fully described in the schedule "A" below.
7. That the First Party /Owner hereby assured the Second Party/ Builder that the schedule below property is free from encumbrances, charges or liens of any kind whatsoever.
8. That the First Party /Owner assured the Second Party/ Builder that the schedule below property absolutely belongs to her and she has every right to dispose-off/ sell the same and to enter into this agreement with the Second Party / Builder and no other person or persons has/have got in any manner of right, title, interest or possession over the schedule "A" property.
9. That the First Party / Owner further assures that she will extend her full co-operation to the Second Party/ Builder and shall put her signature in all such papers, application etc. whenever and wherever necessary for smooth running of the construction or in case of any litigation that may arise out of the schedule below land.
10. That the Second Party/Builder, shall complete the entire construction work at it /her own cost within sixty (60) months from the date of development agreement subject to unavoidable circumstances and will be provide report of progress of construction to the First Party / Owner on request.

Nitu Babha

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED  
DEV / 2003 / 0005 / 2024

Kalpna Bagat

Aditya Raj

15/12/23

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11. That the Second Party/Builder henceforth shall be entitled to advertise the project and shall be entitled to book the units with intending Purchaser/Purchasers to which the First Party / Owner shall have no right to object.
12. That the Second Party/Builder shall have every right to dispose off/transfer any or all flat/units/ spaces to be constructed over the schedule below property.
13. That the Second Party/Builder shall be entitled to issue "No Objection certificate" in favour of intending Purchaser / Purchasers for obtaining loan by the said Purchaser / Purchasers from Bank or any financial institution and shall be entitled to negotiate with any bank for obtaining loan by creating equitable mortgage with respect to the schedule below property and/or Flats/ Units and or structure to be constructed over the same.
14. That the cost of construction and other consequential expenses thereof, all statutory taxes and charges shall be solely and exclusively be borne by the Second Party/Builder, for which the Second Party/ Builder shall be held responsible and under no circumstances, the First Party /Owner shall be held responsible for the same.
15. That the Second Party/ Builder shall be solely responsible for any accident, if any, occurred during the course of construction and shall be liable for the same and shall settle the same at her own cost and expenses and for which the Second Party/Builder shall be responsible.

Nitu Prabha

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED  
DEV / 2003 / 0005 / 2024

Jalpana Pokagat

Aditya Raj

15/12/23

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16. That in case there be any defect in the title of the First Party / Owner or there be any liability or any encumbrances, then in such event the First Party/ Owner shall be liable to compensate the Second Party / Developer sufficiently for the loss sustained by the Second Party/ Developer.
17. That the Second Party/ Developer shall be entitled to receive and retain Photo copies of all necessary original documents of First Party /Owner's title to the Schedule "A" below property and the First Party /Owner undertakes to produce original of such title documents within a reasonable period/time for inspection by the concerned authority as and when may be asked by the Second Party/Developer.
18. That the Second Party/Developer, hereby assures to the First Party/Owner, that it will carry on and complete all the constructions work of the Owners Allocation Flats/Units etc. along with the Builders Allocation Flats/Unit etc. simultaneously and in no circumstance will leave the Owners Allocation Flats/Units etc. incomplete or will not delay in handing over of possession of the of the Owners Allocation Flats/ Units etc.
19. That the cost of registration with respect to the Flats, Units, Parking spaces etc. shall be borne by the prospective buyers.
20. That the First Party/Owner shall pay all the ground rent and other charges payable to the concerned authorities, along with the electricity, water and other maintenance charges, if any payable, to the concerned authorities, till date.

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21. That after getting possession of the Owners Allocation of Flats, Units, etc. with all facility, amenity and services as contained hereinbefore, the First Party / Owner Or Transferees of First Party/ Owner shall be liable to pay proportionate charges of ground rent, municipal, maintenance and other charges legally payable, to the Society/Association or till formation of such Society/Association to the Second Party / Builder as the case may be and so also the Second Party/Developer/ Transferees of Second Party/Developer shall be also be liable to pay proportionate charges of ground rent, municipal, maintenance and other charges legally payable to the to the Society / Association or till formation of such society/ Association to the Second Party/ Builder as the case may be.
22. That in case of any dispute or differences between the parties arising out or relating to this Development Agreement, the same shall be settled by reference of the dispute or difference to the Arbitrators appointed by the Second Party/Developer and such arbitrations shall be conducted under the provisions of the Arbitration and Reconciliation Act, and the place of Arbitration shall be at Seraikela/ Jamshedpur.
23. That with mutual discussion, both parties may change terms and conditions of this development agreement before execution of Power of Attorney given by First Party to Second Party.
24. That all the aforesaid terms and conditions shall be strictly binding upon both the parties.

Nitu Babha

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED  
DEV / 2003 / 0005 / 2024

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Kalpana Bhagat

Aditya Raj

15/12/23

**SCHEDULE "A" ABOVE REFERRED TO**

All that piece and parcel of land measuring 3000 Sq. ft.(6.89 decimal) having Khata No. - 33 (O), Plot No.- 728(O) in Mouza - Asangi, Thana No.- 131, Ward No.- 15(O)/22(N), A.N.A.C., Adityapur, Dist.-Seraikela-Kharsanwa, Jharkhand.

**Holding no - 0220002020000MO.**

**Bounded By**

**North** - 25ft Wide Road

**South** - Plot No 728(P) ( Sumita Hazra )

**East** - Road

**West** - 25ft Wide Road

**SCHEDULE "B" (First Party / Owners Allocation)**

Two number of Three BHK Flats over the sanctioned plan with Two Car Parking in the Ground Floor.

Nitu Brabha

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED  
DEV / 2003 / 0005 / 2024

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Kalpana Bhagat

Aditya Raj

15/12/23

IN WITNESS WHEREOFF the parties has put her signature today on  
this the 15<sup>th</sup> day of December. 2023 at Seraikela.

SUMIT KUMAR MUKHERJEE  
DEED WRITER  
Licence No.- 3/2017  
SERAIKELLA

Witness:

1. Mritunjay Pradhan  
S/o Manoj Pradhan  
OF Assangsi Adityapur

Mritunjay Pradhan.  
15/12/23



Attested  
Sumit 15/12/23  
SUMIT KUMAR MUKHERJEE  
DEED WRITER  
Licence No.- 3/2017  
SERAIKELLA

Mritunjay Pradhan.  
15/12/23

2. Ratilal Mahato  
S/o Anil Mahato  
Vill - Jhapuragura  
P.S - Seraikella

Ratilal Mahato  
15/12/23

Kalpana Bhagat  
15/12/23  
FIRST PARTY/ OWNER

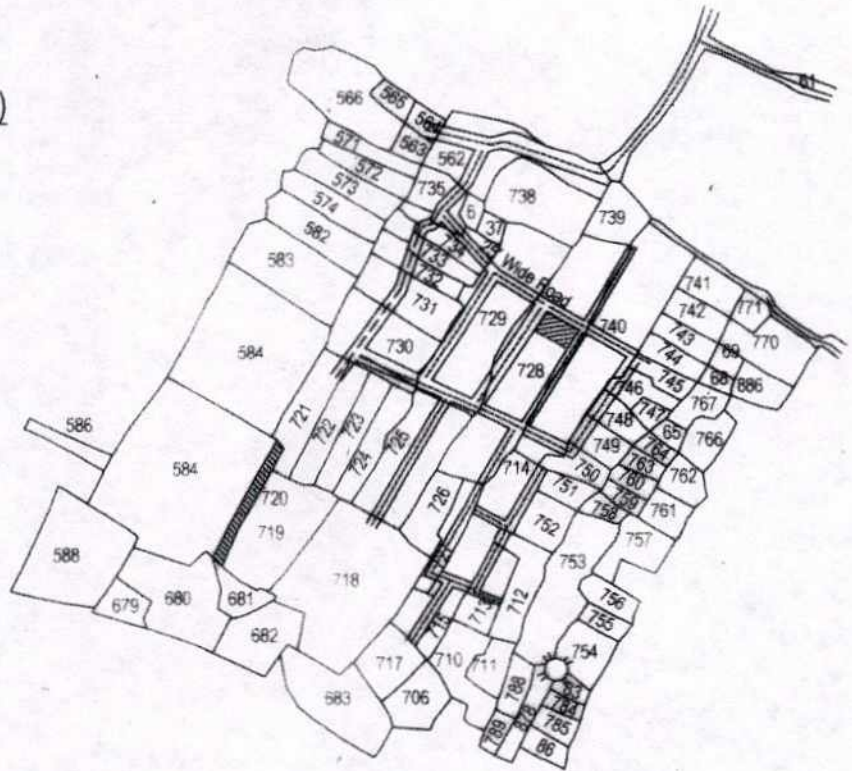
Sumit 15/12/23

SUMIT KUMAR MUKHERJEE  
DEED WRITER  
Licence No.- 3/2017  
SERAIKELLA

Aditya Raj 15/12/23  
SECOND PARTY/ BUILDER

N

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



AREA SHOWN IN



KHATA NO	PLOT NO	AREA
33	728 (P)	3000 Sqft or (6.89 Dec)

NORTH - 25' WIDE ROAD  
 SOUTH - PORTION OF PLOT NO. 728 (SUMITA HAZRA)  
 EAST - ROAD  
 WEST - 25' WIDE ROAD



Nitu Babha

Aditya Raj

**KALARJUN CONSTRUCTION PRIVATE LIMITED**  
 DEV / 2003 / 0005 / 2024

Kalpna Bhagat

Aditya Raj

15/12/23

  
 Amin

Asngi. No. 131

आचार्य

आचार्यजी चारुचरण

आचार्य

आचार्यकेल

आचार्य

१३२

आचार्य

आचार्यकेल

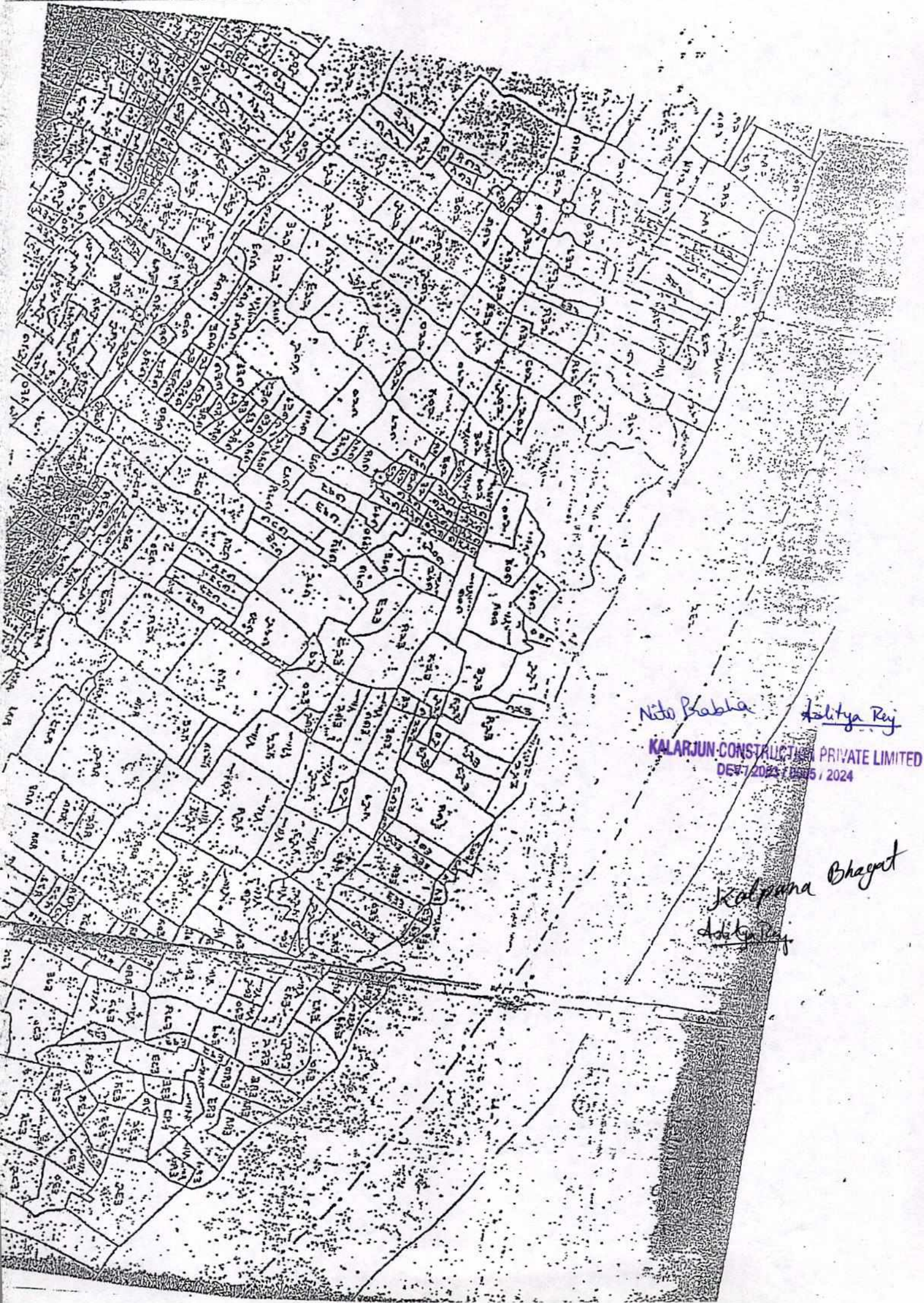
आचार्य

आचार्यकेल

Nite Prakha Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED  
DEV / 2003 / 0005 / 2024

Kalpana Bhagat  
Aditya Raj



Nito Prabha

Aditya Ray

KALARJUN CONSTRUCTION PRIVATE LIMITED  
DE-7/2023 / DE-5 / 2024

Kalpna Bhagat

Aditya Ray



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र

Duplicate-copy CRSLP24051615

12/12/2023



जिला का नाम	सरायकेला-खरसावां	अनुमंडल नाम	सरायकेला	अंचल का नाम	गम्हरिया	हल्का	हलका-01	
इस्टेट का नाम	झारखण्ड	भाग	10	पृष्ठ संख्या वर्तमान	58	थाना न.	01/0131	
वर्तमान(VOL)								
क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व थाना न.	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है	कारोबार विस्तृत सूचना	रजिस्टर 2 अद्यतन तिथि अभ्युक्ति
1615	193 /R27 2018 - 2019	आसंगी/ 01/0131	गम्हरिया	11/06/2018	By Sale Registration Deed 2317 Dated 20/11/2017	खाता न. 33 भाग वर्तमान 1 पृष्ठ संख्या वर्तमान 33	खाता न. 33 प्लॉट न. 728 क्षेत्रफल 6.89 डिसमील	लगान 12

क्रेता का नाम :

(कल्पना भगत @ कल्पना कल्वर पति-रवि प्रकाश, जाति--,  
पता-म स ४ राजेंद्र नगर साकची जमशेदपुर )

जमाबंदी रैयत का नाम :

उमाकांतगौड-पिता-पनचु गौड

विक्रेता का नाम :

पूर्णचंद्र प्रधान नविन प्रधान @ गौड़ , पिता-स्व ० नारायण प्रधान @ गौड़ , जाति-- , पत्ता-असंगी वो गंगाधर प्रधान @गौड़ शिवनाथ प्रधान @ गौड़ , पिता-स्व ० राजेंद्र प्रधान @गौड़ , जाति-- , पत्ता-असंगी वो नीतू प्रभा (पाँवर ऑफ अटॉर्नी ) , पति-अशोक कुमार , जाति-- , पत्ता-C F 51 N I T CAMPUS ADITYAPUR

Nitu Brakha  
KALARJUN CONSTRUCTION PRIVATE LIMITED  
DEV / 2003 / 0005 / 2024

राजस्व कर्मचारी हलका-01 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित।

यह एक कंप्यूटर जनित प्रति है

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

कोरोना के उद जाणगे पाण जब महक पर न जाण दन्मान ।

Signature valid

Digitally signed by

Kamini Kaushal Lakra

अंचलाधिकारी गम्हरिया

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती  
नाम रैयत मय वलिदयत जमाबन्दी  
वो सकुनत नम्बर।

Page No. : 58

Vol. No. : 10

Receipt No. : 0171105387

गम्हरिया   आसंगी   01/0131   कल्पना भगत @ कल्पना कल्बर		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
33	728	0 एकड़ 6.89 डिसमोल 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 (2023-2024)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष (2021-2022)	1 ला वर्ष (2022-2023)	
माल (नकदी)	12.00			12.00	12.00	12.00
गुजारी (भावली)	3.00			3.00	3.00	3.00
सेस	6.00			6.00	6.00	6.00
सूद	6.00			6.00	6.00	6.00
मुतफरकात	2.40			2.40	2.40	2.40
मीजान	29.40			29.40	29.40	29.40

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष (2021-2022)	1 ला वर्ष (2022-2023)		
माल (नकदी)			12.00	12.00	12.00	
गुजारी (भावली)			3.00	3.00	3.00	
सेस			6.00	6.00	6.00	
सूद			6.00	6.00	6.00	
मुतफरकात			2.40	2.40	2.40	
मीजान अदायकारी			29.40	29.40	29.40	

(1) मीजान कुल (लफ्जों में) : Eighty Eight Rupees and Twenty Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 88.20

तारीख अमला तहसील कुमिन्दा 28-04-2023

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



Kalpana Bhagat

Aditya Raj

Nitu Prabha

Aditya Raj

KALARIJUN CONSTRUCTION PRIVATE LIMITED  
DEV / 2003 / 0005 / 2024

यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

December 12, 2023

## पंजी II प्रति

भाग वर्तमान	10	पृष्ठ संख्या	58											
जिला का नाम	सरायकेला-खरसावां	अनुमंडल नाम	सरायकेला	अंचल का नाम	गम्हरिया	हलका का नाम	हलका-01	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	आसंगी	होलिडिंग संख्या	33	तौजी संख्या		धाना नम्बर	01/0131	खाता का प्रकार	रेयती					
कल्पना भगत @ कल्पना कल्वर, पति-रवि प्रकाश, जाति-														
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार						लगान	सेस		
33	728	0 ए 6.89 डि 0 हे			नामान्तरण मुकदमा संख्या 193/2018 - 2019						12	0		
कुल परिमाण		0 ए 6.89 डि 0 हे												
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल	
08-12-2020	0967139835	2018-2019	2020-2021	24	12	6	3	12	6	12	6	4.8	2.4	
04-28-2023	0171105387	2021-2022	2023-2024	24	12	6	3	12	6	12	6	4.8	2.4	

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

Mutation Cases Not Found !!

List Of Case Status Details

कपना डेटे



BACK

यह एक कम्प्युटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।

Kalpana Bhagat

Aditya Raj

Nitu Babha Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED  
DEV / 2003 / 0005 / 2024



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

रैयत का नाम, अभिभावक का नाम, रिश्ता											
उमाकांतगौड, पिता - पनचु गौड, एकांश समान, जाति- ग्वाला, निवासी- निजयाम व लालितमविर्गडिन, पति - डोमन गौड, एकांश समान, जाति- ग्वाला, निवासी- निजयाम											
जिला का नाम सरायकेला- खरसावां		अंचल का नाम गम्हरिया		हलका का नाम हलका-01		मौजा का नाम आसंगी		खाता का रैयती प्रकार			
खेवट नम्बर		खाता नम्बर 33		थाना का नाम		थाना नम्बर 01/0131					
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त	
(1)	(2)	(3)	कियारी संख्या (5)		(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)	
	726	? निज ? गदाधर	दोन एक 5	0.000 एकड़	19.000 डिसमील						
	728	? देवस्थान ? निज	दोन दो 5	1.000 एकड़	12.000 डिसमील						
	946	? कमली ? अंकुर	दोन दो 3	0.000 एकड़	42.000 डिसमील						
	996	? अ ? अ	मकान/2, सहन/1 0	0.000 एकड़	24.000 डिसमील						
	2007	? प्रसाद ? प्रसाद	गोड़ा दो परती एक साल 0	1.000 एकड़	30.000 डिसमील						
	2009	? प्रसाद ? प्रसाद	गोड़ा दो परती एक साल 0	0.000 एकड़	80.000 डिसमील						
33	1840	? रास्ता ? दुखु	गोड़ा दो 0	0.000 एकड़	50.000 डिसमील		18	0	23	कायमी	
	1824	? प्रसाद ? प्रसाद	दोन दो 2	0.000 एकड़	40.000 डिसमील	Kalpna Bhagat					
	1828	? केदार ? प्रसाद	दोन एक 1	0.000 एकड़	10.000 डिसमील	Aditya Raj					
	1847	? देवन ? निज	दोन दो 2	0.000 एकड़	30.000 डिसमील						
	1848	? देवन ? निज	दोन तीन 3	0.000 एकड़	38.000 डिसमील						
	2006	? प्रसाद ? अंकुर	दोन दो 2	1.000 एकड़	70.000 डिसमील						
खाता मे कुल प्लोट संख्या		12		खाता का कुल मिजान (खतियान के अनुसार)		7.000 72.000		खाता का कुल लगान		18 0 23	

यह एक कंप्यूटर जनित प्रति है

12/12/2023

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

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

Nitu Babha

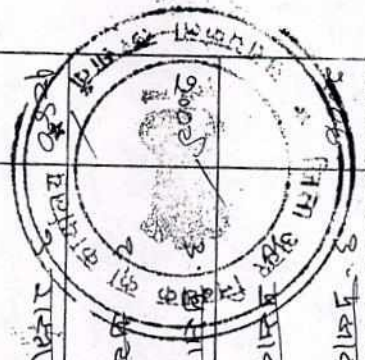
Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED,  
DEV / 2003 / 0005 / 2024



33  
 119  
 33

1	2	3	4	5	6	7	8	9	10
	प्रमाणित	9009	श. राधा बाला	गोदावरी	02014025				
	प्रमाणित	9009	श. राधा बाला	गोदावरी	02014025				
	प्रमाणित	9009	श. राधा बाला	गोदावरी	02014025				
	प्रमाणित	9009	श. राधा बाला	गोदावरी	02014025				
	प्रमाणित	9009	श. राधा बाला	गोदावरी	02014025				
	प्रमाणित	9009	श. राधा बाला	गोदावरी	02014025				
	प्रमाणित	9009	श. राधा बाला	गोदावरी	02014025				
	प्रमाणित	9009	श. राधा बाला	गोदावरी	02014025				
	प्रमाणित	9009	श. राधा बाला	गोदावरी	02014025				
	प्रमाणित	9009	श. राधा बाला	गोदावरी	02014025				



Nitu Prabha  
 Aditya Raj  
**KALARJUN CONSTRUCTION PRIVATE LIMITED**  
 DEV / 2003 / 0005 / 2024



आ का आपात नही

प्रतिनिधि के लिए आवेदन की तारीख	स्टाम्प और फोटो की आपेक्षित संख्या सूचित करने की निश्चित तारीख	आपेक्षित स्टाम्प और फोटो देने की तारीख	तारीख जबकि देने के लिए प्रतिनिधि तैयार थी	आवेदक को प्रतिनिधि देने की तारीख
25.08.14	25.08.14	12.01.15	15.01.15	15.01.15

Kalpana Bhatia  
Aditya Ray

1.	2.	3.	4.	5.	6.	7.	8.	9.	10.
नाम 33	उत्पत्ति का नाम 15/1/15	9282 खुदापुर	3-द्वारा 3-मिठा	शेखरी 3	0-32948				
		2006	3-प्रसाद 2-मकुद	योगदा 3	9-60423				
		13			662-3900				
लिखा जाता मालुकी ब्याज 12-1-15			हुलना मिठा 3-मिठा (असल) 15-1-15						
प्रबन्ध खुदापुर हेमम 15-1-15									
			3.05 प्रमाणिकरण शुल्क अमान्य ईचार्ज तुलना लिपिक 15/1/15						

Aditya Ray  
Nitu Babbar  
KALARJUN CONSTRUCTION PRIVATE LIMITED  
DEV / 2003 / 0005 / 2024

नोट  
100नं0बी0 सेक्टर धारा 25(2)(ii) के मुकदम  
नं0 912 सन् 1972 के आदेशानुसार  
क 3 पै 2006 रूपेया/  
2006 (सी) असावे सेस लगान निर्धारित  
आ निर्धारित लगान सन् 1972-73  
सत होगा  
80/असल  
नव पदादि  
19/12-62  
13 DEC 1961  
The certificate of final publication was  
signed on 13 DEC 1961  
Sd/illigiable  
Settlement Off  
SINGHRAH

सच्ची अभिप्राणित प्रतिनिधि  
15/1/15  
अभिलेखित  
उपायुक्त का कार्यालय  
पं0 सिंहभूम, चाईबासा  
अधिनियम (1) सन् 1872 के  
धारा-3 के अन्तर्गत अभिप्राणित

# ADITYAPUR MUNICIPAL CORPORATION

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

Memo No. : 952085221123120447

Date : 22-11-2023

प्रभावी : प्रथम तिमाही 2022-2023

श्री/श्रीमती/सुश्री **KALPANAN BHAGAT W/O RAVI PRAKASH,**  
मोहल्ला **ASANGI ADITYAPUR ADITYAPUR**  
**SERAIKELA KHARSAWAN , 831013**  
**9431328586**

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं - 0220002020000M0, वार्ड सं 22 हुआ है, आपके स्व-निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0/- ₹ 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	209.00
2.	जल कर	0.00
3.	शौचालय कर	0.00
4.	बिजली कर	0.00
5.	अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रति तिमाही)		209.00



To be signed by the Applicant

नोट:-

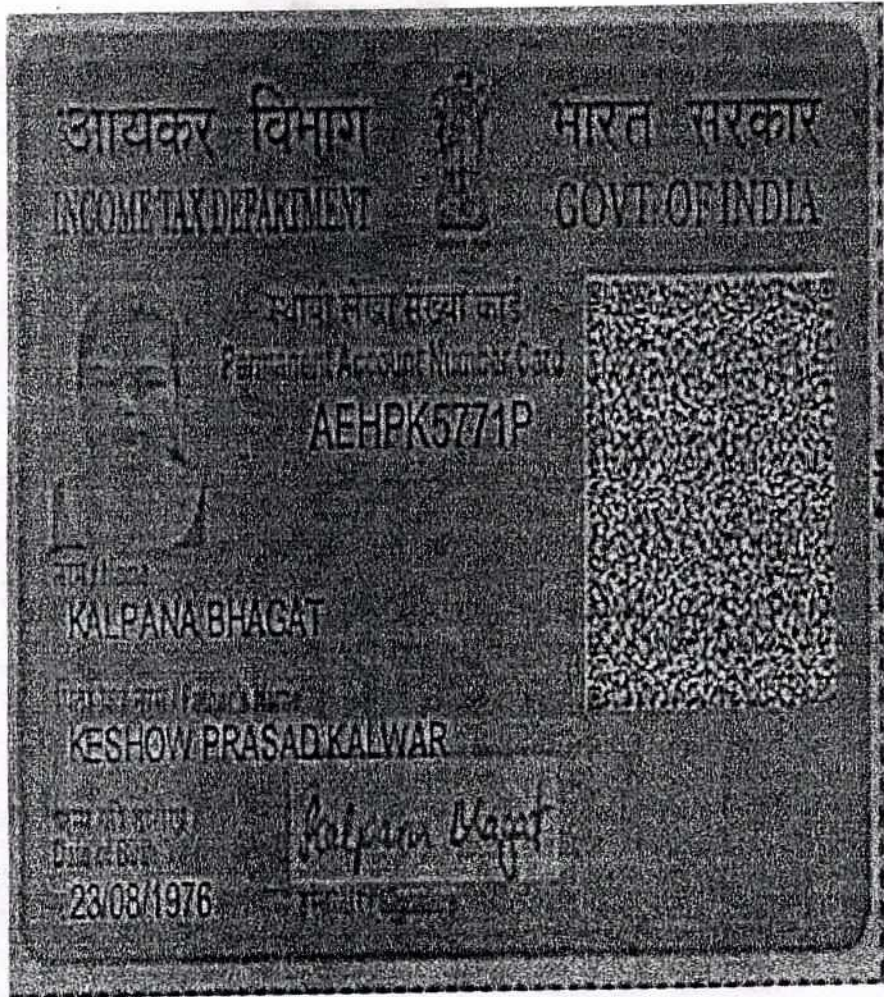
- कर निर्धारण की सूची, ADITYAPUR MUNICIPAL CORPORATION Website, [suda.jharkhand.gov.in](http://suda.jharkhand.gov.in) पर प्रदर्शित है।
- नियमावली कंडिका 11.4 के आलोक में वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पत्ति कर का 50% होगा।  
हिदायत दी जाती है कि, वर्षा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

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

Print

*Nitu Babha*  
*Aditya Raj*  
**KALARJUN CONSTRUCTION PRIVATE LIMITED**  
DEV / 2003 / 0005 / 2024

*Kalpna - Bhagat*  
*Aditya Raj*



*Kalpana Bhagat*

*Nitu Prabha*

*Aditya Raj*

**KALARJUN CONSTRUCTION PRIVATE LIMITED**  
DEV / 2003 / 0005 / 2024



*Aditya Raj*

*Nitu Babha*

*Aditya Raj*

**KALARJUN CONSTRUCTION PRIVATE LIMITED**  
DEV / 2003 / 0005 / 2024



प्रारूप 1

पंजीकरण प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U45200JH2010PTC014476

2010 - 2011

मे एतद्वारा सत्यापित करता हूँ कि मैसर्स

KALARJUN CONSTRUCTION PRIVATE LIMITED

का पंजीकरण, कम्पनी अधिनियम 1956 (1956 का 1) के अंतर्गत आज किया जाता है और यह कम्पनी प्राइवेट लिमिटेड है।

यह निगमन-पत्र आज दिनांक सत्ताईस अक्तूबर दो हजार दस को मेरे हस्ताक्षर से पटना में जारी किया जाता है।

Form 1

Certificate of Incorporation

Corporate Identity Number : U45200JH2010PTC014476

2010 - 2011

I hereby certify that KALARJUN CONSTRUCTION PRIVATE LIMITED is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is private limited.

Given under my hand at Patna this Twenty Seventh day of October Two Thousand Ten.

(O P SHARMA)

कम्पनी रजिस्ट्रार / Registrar of Companies

बिहार एवं झारखण्ड

Bihar and Jharkhand

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पत्राचार का पता :

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

KALARJUN CONSTRUCTION PRIVATE LIMITED

CF-51, NIT CAMPUS, ADITYAPUR,

JAMSHEDPUR - 831014,

Jharkhand, INDIA

कम्पनी रजिस्ट्रार, बिहार एवं झारखण्ड

Registrar of Companies Bihar & Jharkhand

Nitu Prabha

Aditya Ray

Aditya Ray

KALARJUN CONSTRUCTION PRIVATE LIMITED  
DEV / 2003 / 0005 / 2024

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ESDPR8999Q

नाम / Name  
ADITYA RAJ

पिता का नाम / Father's Name  
ASHOK KUMAR

जन्म की तारीख / Date of Birth  
12/02/2002

*Aditya Raj*



*Aditya Raj*

*Nitu Prabha*      *Aditya Raj*  
KALARJUN CONSTRUCTION PRIVATE LIMITED  
DEV / 2003 / 0005 / 2024

निबंधन कार्यालय में दस्तावेजों की जांच 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 पदाधिकारी 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 पदाधिकारी द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।	✓	
3.	पंजी- II का बाल्यूग संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4.	मुद्राक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार सत्यापन	✓	
7.	PAN सत्यापन	✓	
8.	हॉलडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	

जांच लिपिक की जांच तिथि सहित

निबंधन पदाधिकारी का हस्ताक्षर तिथि सहित  
15/12/23

Nitu Prabhakar      Aditya Raj  
**KALARJUN CONSTRUCTION PRIVATE LIMITED**  
DEV / 2003 / 0005 / 2024



## Pre Registration Docket

Date :- 13-12-2023 10:50 am

Office Name :- SRO - Saraikela

Token No:- 202300161264

Appoinment :- 13-Dec-2023 Time:- 11:20

Article	Development Agreement
Pre Registration Date	12-Dec-2023
No. Of Pages	36
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 1,25,147.

Property Id: **1120900**

<b>Valuation No. :</b> 1522006 / 2023	<b>:-</b> 2023-2024	<b>Date :</b> 12-December-2023 20:56:PM	
<b>State :</b> Jharkhand	<b>District :</b> SaraikelaKharsawan	<b>Tahsil :</b> Gamharla	
<b>Land Type :</b> Urban	<b>Corporation :</b> Adityapur Notified Area Committee	<b>Village/City :</b> Asangi-Ward No22 - 131	
<b>Asangi Ward No 22 Village Code 131 - Other Road</b> -			
<b>Khata Number - 33</b>			
<b>Plot Number - 728</b>			
<b>Volume Number - 10</b>			
<b>Page Number - 58</b>			
<b>Holding Number - 0220002020000M0</b>			
<i>Nitu Babha</i> <i>Aditya Raj</i> <b>KALARJUN CONSTRUCTION PRIVATE LIMITED</b> DEV / 2003 / 0005 / 2024			
<b>Property Rates</b>			
<b>Commercial Land (Y)</b>			
₹708626/- Decimal			
<b>Valuation Rule :</b> Commercial land			
<b>Property Details</b>			
1	Land area	6.89 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 6.89 x 708626=4882433.14	₹48,82,433/-
A	Total		₹48,82,433/-
<b>Note :</b> Final Valuation is Rounded to Next 100/-			
<b>Total Valuation (A)</b>			₹48,82,500/-
<b>Total Amount in Words : Forty Eight Lakhs Eighty Two Thousands Five Hundred Rupees Only.</b>			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: ROAD, West: 25' FT. WIDE ROAD, South: PLOT NO. 728(P) (SUMITA HAZRA), North: 25' FT. WIDE ROAD
Area	Land area : 6.89 Decimal
Other Description of the Property	Pin Code - 831013, Flat Number/Commercial Space Number - , Building Name -
Government/Market Value	4882433.14
Transaction Amount	-

CLAIMANT	<b>-Ms. KALARJUN CONSTRUCTION PRIVATE LIMITED REPRESENTED THROUGH ITS DIRECTOR ADITYA RAJ, Father/Husband Name ASHOK KUMAR , PAN No.- Date Of Birth-12-Feb-2002,Permission Case No.- , Aadhaar No. *****7476, Country-India, State Name-Jharkhand, District Name-Singhbhum West, City/Village/Town Name-., Locality-.,Address - REGISTERED OFFICE AT- KALARJUN GREEN ENCLAVE, ASANGI, ADITYAPUR, DIST- SERAIKELLA KHARSAWAN, Pin Code-831013</b>
EXECUTANTS	<b>-Mrs. KALPANA BHAGAT ALIAS KALPANA KALWAR, Father/Husband Name RAVI PRAKASH AND DAUGHTER OF KESHOW PRASAD KALWAR , PAN No.- Date Of Birth-23-Aug-1976,Permission Case No.- , Aadhaar No. *****2970, Country-INDIA, State Name-Jharkhand, District Name-Singhbhum West, City/Village/Town Name-., Locality-.,Address - H. NO. 4, RAJENDRA NAGAR, SAKCHI, NEAR SHITLA MANDIR, P.S. SAKCHI, JAMSHEDPUR, DIST- EAST SINGHBHUM, Pin Code-831001</b>


Witness Information	<b>Mr. RATILAL MAHATO , Address - VILL- JHAPURAGURA, P.O. NARAYANPUR, P.S. SERAIKELLA, DIST- SERAIKELLA KHARSAWAN-, Father/Husband Name-ANIL MAHATO</b>
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Identifier Details	<b>Mr. MRITUNJAY PRADHAN , Address - 18, ASSANGI, NEAR HARI MANDIR, ADITYAPUR, P.S. ADITYAPUR, DIST- SERAIKELLA KHARSAWAN-, Father/Husband Name-MANOJ PRADHAN</b>
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<b>Fee Rule:Development Agreement</b>		
1	Stamp Duty	4

1	SP	1,080
<b>Total</b>		<b>1,080</b>

<b>Fee Rule:Development Agreement</b>		
1	A1	1,22,063
2	E	2,000
3	LL	3
4	PR	1

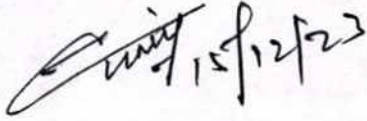
  
*Nitv Prabha Aditya Raj*  
**KALARJUN CONSTRUCTION PRIVATE LIMITED**  
 DEV / 2003 / 0005 / 2024

Total

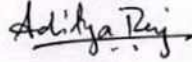
1,24,067

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



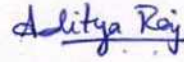
Vendor / Executant

कोरोना को हरना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

Nitu Brabha



KALARJUN CONSTRUCTION PRIVATE LIMITED  
DEV / 2003 / 0005 / 2024



# Document Registration Summary 1

Date :-15-Dec-2023

- Government/Market Value: ₹4882500/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹500 /-

Receipt : 946576

Receipt Date : 15-12-2023

Presenter Name: -

E ₹2000

PR ₹1

SP ₹1080

LL ₹3

A1 ₹122063

Stamp Duty ₹500

On Date 15-12-2023 Presented at SRO - Saraikela  
Signature of Presenter

*Kalpana Bhagat*

SRO - Saraikela

*Nitu Babha*  
Total

*Aditya Raj*

₹125647

**KALARJUN CONSTRUCTION PRIVATE LIMITED**  
DEV / 2003 / 0005 / 2024

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	500	-496	GRAS	KalarjunConstructionPvtLtdRepThroughItsDirectorAdityaRaj	GRN Number : 2320604859 DEPT Transaction Id : 5e5e7cac2995dd7ef412 Transaction Type :	500
E	2000	2000	0	GRAS	KalarjunConstructionPvtLtdRepThroughItsDirectorAdityaRaj	GRN Number : 2320605267 DEPT Transaction Id : 1d0502a463d737b6426c Transaction Type :	2000
PR	1	1	0	GRAS	KalarjunConstructionPvtLtdRepThroughItsDirectorAdityaRaj	GRN Number : 2320605267 DEPT Transaction Id : 1d0502a463d737b6426c Transaction Type :	1
SP	1080	1080	0	GRAS	KalarjunConstructionPvtLtdRepThroughItsDirectorAdityaRaj	GRN Number : 2320605267 DEPT Transaction Id : 1d0502a463d737b6426c Transaction Type :	1080
A1	122063	122063	0	GRAS	KalarjunConstructionPvtLtdRepThroughItsDirectorAdityaRaj	GRN Number : 2320605267 DEPT Transaction Id : 1d0502a463d737b6426c Transaction Type :	122063
LL	3	3	0	GRAS	KalarjunConstructionPvtLtdRepThroughItsDirectorAdityaRaj	GRN Number : 2320605267 DEPT Transaction Id : 1d0502a463d737b6426c Transaction Type :	3
Sub Total	125151	125647	-496				

Article : Development Agreement Number of Pages : 72

Signature of Operator

*[Signature]*

Signature of Head Clerk

*[Signature]*

Signature of Registering Officer

*[Signature]*



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Saraikela

District Name :- SaraikelaKharsawan

State Name :- Jharkhand

Deed Endorsement

Token No :- 202300161264

Deed Type	Development Agreement
Number of Pages	72
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1080, A1 :- Rs. 122063, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.4882433/- ,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: ROAD, West: 25' FT. WIDE ROAD, South: PLOT NO. 728(P) (SUMITA HAZRA), North: 25' FT. WIDE ROAD Khata Number - 33Plot Number - 728Volume Number - 10Page Number - 58Holding Number - 0220002020000M0 Area Of Land :- 6.89 Decimal



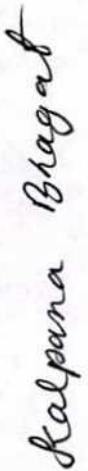


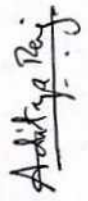
Sh./Smt.KALPANA BHAGAT ALIAS KALPANA KALWAR s/o/d/o/w/o  
RAVI PRAKASH AND DAUGHTER OF KESHOW PRASAD KALWAR has  
presented the document for registration in this office  
today dated :- 15-Dec-2023 Day :- Friday Time :- 15:38:48 PM



KALPANA BHAGAT ALIAS  
KALPANA KALWAR(Individual)

Party Name	Document Type	Document Number
KALPANA BHAGAT ALIAS KALPANA KALWAR	PAN/UID	841575242970

*Nitu Babha* *Aditya Raj*  
KALARJUN CONSTRUCTION PRIVATE LIMITED  
DEV / 2003 / 0005 / 2024

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<b>KALPANA BHAGAT ALIAS KALPANA KALWAR</b> Address1 - H. NO. 4, RAJENDRA NAGAR, SAKCHI, NEAR SHITLA MANDIR, P.S. SAKCHI, JAMSHEDPUR, DIST- EAST SINGHBHUM, Address2 - , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Kalpana Bhagat <b>Address:- H. NO - 4, NEAR SHITLA MANDIR, RAJENDRA NAGAR, SAKCHI, PO - SAKCHI, Kalimali, , Purbi Singhbhum, 831001, Jamshedpur, Jharkhand, India</b>		EXECUTANTS Age:47			
2	<b>KALARJUN CONSTRUCTION PRIVATE LIMITED</b> REPRESENTED THROUGH ITS DIRECTOR ADITYA RAJ Address1 - REGISTERED OFFICE AT- KALARJUN GREEN ENCLAVE, ASANGI, ADITYAPUR, DIST- SERAIKELLA KHARSAWAN, Address2 - , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Aditya Raj <b>Address:- CF-51, , NIT CAMPUS,, ADITYAPUR- 2, RIT, Rit, Adityapur, Seraikela- Kharsawan, 831013, Adityapur, Jharkhand, India</b>		CLAIMANT Age:21			

*Nitu Prabha*

*Aditya Raj*

**KALARJUN CONSTRUCTION PRIVATE LIMITED**  
 DEV / 2003 / 0005 / 2024

Identification:

Sr.NO

Party Name and Address

Photo

FingerPrint

Signature

1

MRITUNJAY PRADHAN

S/o-D/o MANOJ PRADHAN

Address1 - 18, ASSANGI, NEAR HARI MANDIR, ADITYAPUR,  
P.S. ADITYAPUR, DIST- SERAIKELLA KHARSAWAN, Address2 -  
, , , Jharkhand  
PAN No.:



Mritunjay Pradhan

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	RATILAL MAHATO Address1 - VILL- JHAPURAGURA, P.O. NARAYANPUR, P.S. SERAIKELLA, DIST- SERAIKELLA KHARSAWAN, Address2 - , , , Jharkhand			Ratilal Mahato

Signature of Operator

Seal and Signature of Registering Officer

जिला अवर निबंधक  
सरयकेला खरसान

Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( KALPANA BHAGAT ALIAS KALPANA KALWAR), has/have admitted the execution before me. He/ She/ They has / have been identified by (MRITUNJAY PRADHAN) Son/Daughter/Wife of (MANOJ PRADHAN) resident of (18, ASSANGI, NEAR HARI MANDIR, ADITYAPUR, P.S. ADITYAPUR, DIST- SERAIKELLA KHARSAWAN) and by occupation (Business).

Signature of Registering Officer

Date:- 15-Dec-2023

Seal and Signature of Registering Officer

जिला अवर निबंधक  
सरयकेला खरसान

Nitu Prabha

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED  
DEV / 2003 / 0005 / 2024

Token No.: 202300161264

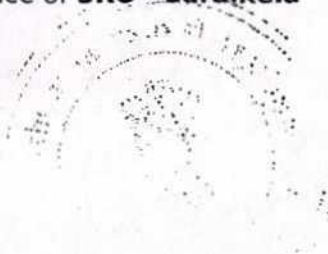
## CERTIFICATE

### Office of the SRO - Saraikela

This **Development Agreement** was presented before the registering officer on date **15-Dec-2023** by **KALPANA BHAGAT ALIAS KALPANA KALWAR, S/O, D/O, W/O RAVI PRAKASH AND DAUGHTER OF KESHOW PRASAD KALWAR** resident of H. NO. 4, RAJENDRA NAGAR, SAKCHI, NEAR SHITLA MANDIR, P.S. SAKCHI, JAMSHEDPUR, DIST- EAST SINGHBHUM ,..

This deed was registered as Document No:- **2023/SAR/5003/BK1/4711** in Book No :- **BK1**, Volume No :- 815 from Page No :- 1 to 72 at, office of **SRO - Saraikela**

Date:- **15-Dec-2023**



Registering Officer

Nitu Prabhua  
KALARJUN CONSTRUCTION PRIVATE LIMITED  
DEV / 2003 / 0005 / 2024