

4925

4637



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 348fdda7c0de7956dd8d

Receipt Date : 13-Dec-2023 12:25:37 pm

Receipt Amount : 500/-

Amount In Words : Five Hundred Rupees Only

Token Number : 202300161330

Office Name : SRO - Saraikela

Document Type : Development Agreement

Payee Name : KALARJUN CONSTRUCTION PRIVATE LIMITED REPRESENTED THROUGH ITS DIRECTOR ADITYA RAJ (Vendee)

GRN Number : 2320572573

Nitu Prabha

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024



:- For Office Use :-



Aditya Raj
13/12/23

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।

Sumit Hazra

Aditya Raj

Development agreement value - 2487.700/- Stamp - 500/- Aditya

मुल्यांकन सूची से जाँच *13/12/23*

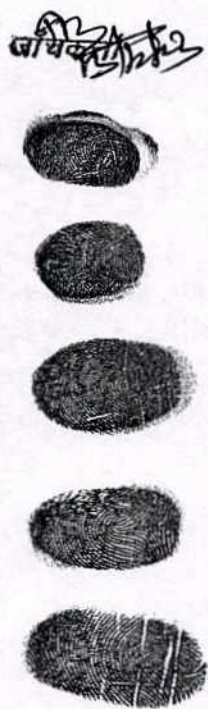
दस्तावेज जाँच *13/12/23*

दस्तावेज में वर्णित मूल्य
विबिंधि सूची से *13/12/23*

उपस्थापित दस्तावेज में लेख्यकारी
की जाति *Hin)* अंकित है। यह जाति
C.N.T Act 1908 की धारा 461(B) के
अन्तर्गत नहीं है। *13/12/23*



Sumita Hazra
Aditya Raj
13/12/23



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

Attested
Sumit Kumar
DEED V
Licence No. - 50017
SERAIKELLA

Sumita Hazra
13/12/23

नियम-21 क अधीन ग्राहय
भारतीय स्टाम्प अधिनियम
(इण्डियन स्टाम्प एक्ट-1899) की
अनुसूची-1 या 1 (क) सेके
अधीन यथावत स्टाम्प सहित या
स्टाम्प शुल्क से विमुक्त या
स्टाम्प शुल्क अपेक्षित नहीं

DEVELOPMENT AGREEMENT

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

Sumita Hazra
13/12/23
SUMITA HAZRA, W/o Murlidhar Hazra , Daughter of Samir Kumar
Mukherjee , by faith- Hindu, category - General (Non C.N.T) (does
not covered under CNT ACT.1908), by Nationality- Indian, by
occupation- Service , resident of - Chilgu, Po- Chilgu, Ps- Chandil,
District- Seraikella Kharsawan , 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 - ** * 3378, Pan No - AFVPH 9349M.**

Aditya
A(1)-609425D
E- 2000.00
629425D

13/12/23

Nites Babha

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Sumita Hazra.

Aditya Raj

13/12/23



Attested

13/12/23
WRITER
No - 3/2017
SER KELLA



Aditya Raj

13/12/23

-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.****

Nitu Prabha

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

-4-

Sumita Hazra

Aditya Raj

13/12/23

WHEREAS, the First Party is the lawful and bonafide owner, in peaceful physical possession of a piece and parcel of land measuring 1500 Sq. ft.(3.44 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.- 3931, Dated- 15.12.2021, 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 - 2241/R27 2021-2022 dated - 06/04/2022. which is recorded in Register-II, Vol - 18, Page - 32, 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;

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

Sumita Hazra.

Aditya Raj
13/12/23

-5-

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

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Sumita Hazra

Aditya Raj

13/12/23

-6-

2. That the Second Party/Builder shall provide the First Party / Owner One number of Three BHK Flats over the sanctioned plan more fully described in the schedule "B" below along with One 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"

Nitu Prabha

Abhitya Ray

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Sumita Hazra

Abhitya Ray

13/12/23

-7-

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.

Nidu Prabha

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

-8-

Sumita Hazra

Aditya Raj

13/12/23

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

Abitya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

-9-

Sumita Hazra

Abitya Raj

12/12/23

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 carryon 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.

Nitu Babha

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

-10-

Sumita Hazra

Aditya Raj

13/12/23

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 Prabha

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

-11-

Sumita Harra

Aditya Raj

13/12/23

SCHEDULE "A" ABOVE REFERRED TO

All that piece and parcel of land measuring 1500 Sq. ft.(3.44 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 - 0220002021000MO.

Bounded By

North - Plot no - 728 (P) (Kalpana Bhagat)

South - Plot No 728(P) (Ashok Kumar)

East - Road

West - 25ft Wide Road

SCHEDULE "B" (First Party / Owners Allocation)

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

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

-12-

Sumita Hazra
Aditya Raj
13/12/23

IN WITNESS WHEREOFF the parties has put her signature today on
this the 3rd day of December. 2023 at Seraikela.

13/12/23
SUMIT KUMAR MUKHERJEE
DEED WRITER
Licence No.- 3/2017
SFRAIKELLA

Witness:

1. Mrityunjay Pradhan.
S/O Manoj Pradhan.
As per N.S.T. Aditya Raj



Attested
Sumit, 13/12/23
SUMIT KUMAR MUKHERJEE
DEED WRITER
Licence No.- 3/2017
SFRAIKELLA

2. Ratilal Mahato
S/O Anil Mahato
Vill - Thepura
P.S - Seraikella
Attested
13/12/23

Mrityunjay Pradhan,
13/12/23

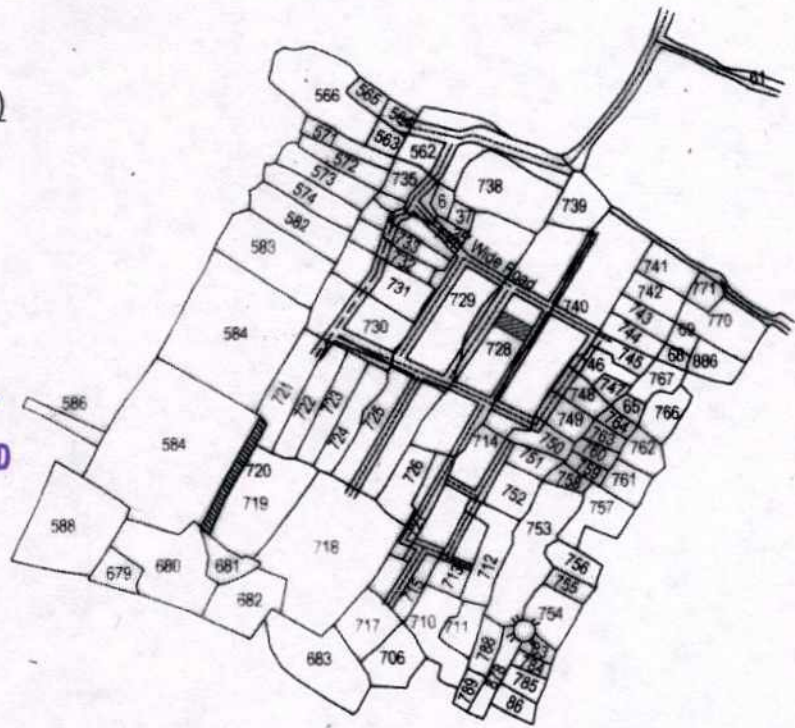
Sumita Hazra, 13/12/23
FIRST PARTY/ OWNER

13/12/23
SUMIT KUMAR MUKHERJEE
DEED WRITER
Licence No.- 3/2017
SFRAIKELLA

Aditya Raj, 13/12/23
SECOND PARTY/ BUILDER

N

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



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

AREA SHOWN IN

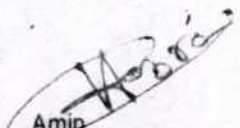


KHATA NO	PLOT NO	AREA
33	728 (P)	1500 Sqft or (3.44 Dec)

NORTH - PORTION OF PLOT NO. 728 (KALPANA BHAGAT)
 SOUTH - PORTION OF PLOT NO. 728 (ASHOK KUMAR)
 EAST - ROAD
 WEST - 25' WIDE ROAD



Sumita Hazra
Aditya Raj
 12/12/23


 Amin
 Reg.no - 784/02-03

Nitu Prabha

Halitja Ray

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Asngi. No 131

नामग्राम	आसंगी	वाढकं १
हाम्ना	मगायकेला	
शान्नां०	१३२	
अंचल	आदिव्यपुर	
जिला	सिंहभूम	

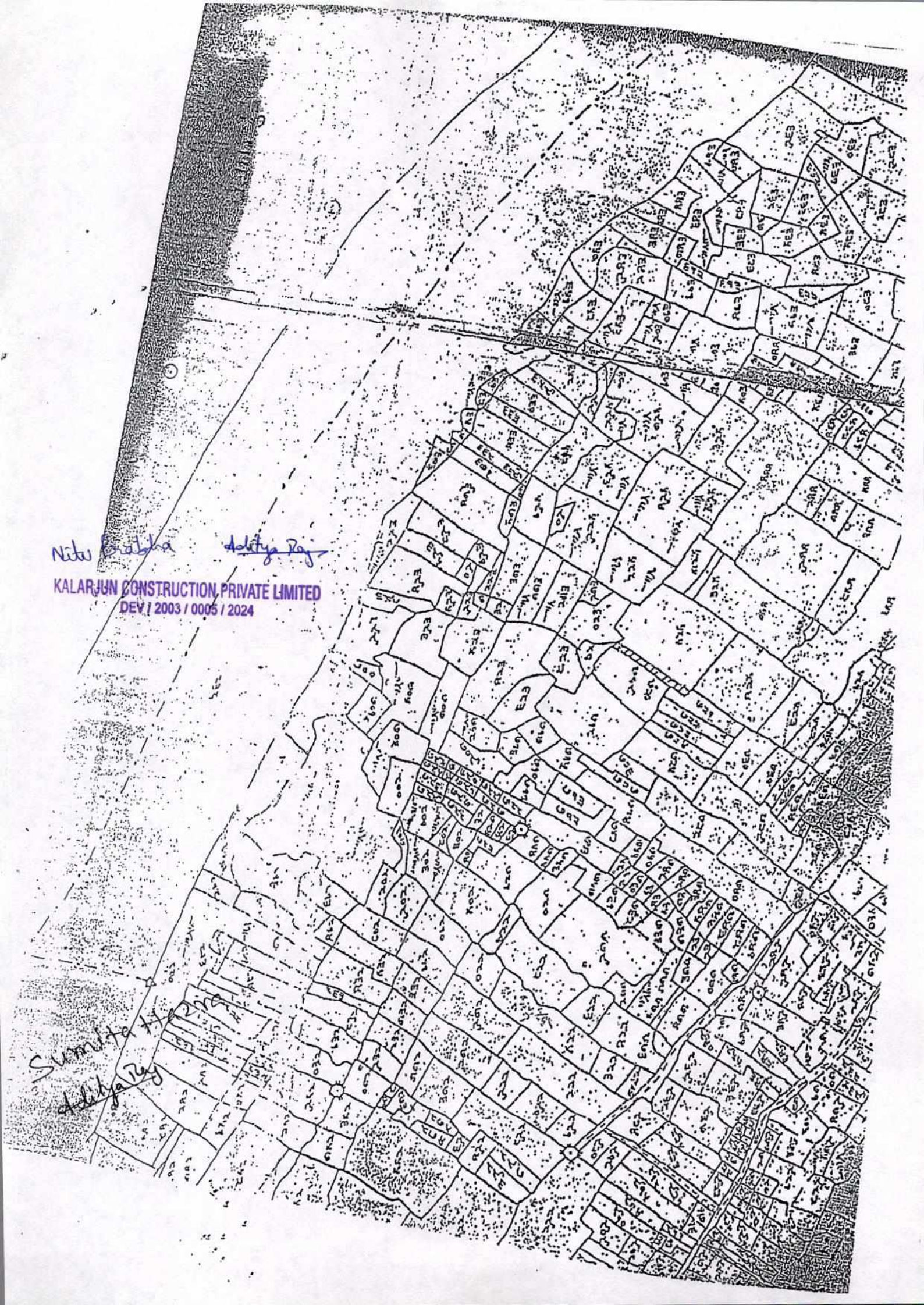
पृष्ठ १

Nitu Babha

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Sumita
Aditya Raj





झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

Duplicate-copy CRSLP240511182

12/12/2023



नामांतरण शुद्धि-पत्र

जिला का नाम	सरायकेला-खरसावां	अनुमंडल नाम	सरायकेला	अंचल का नाम	गम्हरिया	हल्का	हलका-01		
इस्टेट का नाम	झारखण्ड	भाग	18	पृष्ठ संख्या वर्तमान	32	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	लगान	रजिस्टर 2 अद्यतन तिथि अभ्युक्ति
11182	2241 /R27 2021 - 2022	आसंगी/ 01/0131	गम्हरिया	06/04/2022	By Sale Affidavit 3931 Dated 15/12/2021	खाता न. 33 भाग वर्तमान 10 पृष्ठ संख्या वर्तमान 80	खाता न. 33 प्लॉट न. 728 क्षेत्रफल 3.44 डिसमील	10	
क्रेता का नाम :		जमाबंदी रैयत का नाम :				विक्रेता का नाम :			
(SUMITA HAZRA पति-MURLIDHAR HAZRA, जाति--- -, पता-Chilgu, P.O.- Chilgu, P.S.- Chandil)		अशोक कुमार-पिता-अर्जुन रॉय				ASHOK KUMAR, पिता-ARJUN ROY, जाति-----, पत्ता- CF/51, N.I.T.Campus, Adityapur			
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।						Signature valid ✓ Digitally signed by MANOJ KUMAR अंचलाधिकारी गम्हरिया			

कोरोना के रूढ़ जाणगे पाण लब मदक पर ल जाण दन्मान ।

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

V

फरद मलकी / फरद रैयती Page No. 32
नाम रैयत मय वलिदयत जमाबन्दी Vol. No. 18
वो सकुनत नम्बर। Receipt No. 0639722223

गम्हरिया आसंगी 01/0131 SUMITA HAZRA		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
33	728	0 एकड़ 3.44 डिसिमिल 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	३ रा वर्ष	२ रा वर्ष (2021-2022)	१ ला वर्ष (2022-2023)	
माल (नकदी)	10.00			10.00	10.00	10.00
गुजारी (भावली)	2.50			2.50	2.50	2.50
सेस	5.00			5.00	5.00	5.00
सूद	5.00			5.00	5.00	5.00
मुतफरकात	2.00			2.00	2.00	2.00
मीजान	24.50			24.50	24.50	24.50

तफसील अदायकारी

अदायकारी बावत		बकाया				मोतालबा हाल (2023-2024)	फाजिल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष (2021-2022)	१ ला वर्ष (2022-2023)		
माल (नकदी)				10.00	10.00	10.00	
गुजारी (भावली)				2.50	2.50	2.50	
सेस				5.00	5.00	5.00	
सूद				5.00	5.00	5.00	
मुतफरकात				2.00	2.00	2.00	
मीजान अदायकारी				24.50	24.50	24.50	

(१) मीजान कुल (लफजों में) : Seventy Three Rupees and Fifty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 73.50

तारीख अमला तहसील कुनिन्दा 09-11-2023

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



Sumita Hazra

Aditya Ray

Nitu Prabha

Aditya Raj

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।

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

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	18	पृष्ठ संख्या	32										
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	रैयती				
SUMITA HAZRA, पति-MURLIDHAR HAZRA, जाति-													
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार						लगान	सेस			
33	728	0 ऐ 3.44 डि 0 हे	नामान्तरण मुकदमा संख्या 2241/2021 - 2022						10	0			
	कुल परिमाण	0 ऐ 3.44 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
11-09-2023	0639722223	2021-2022	2023-2024	20	10	5	2.5	10	5	10	5	4	2

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

Mutation Cases Not Found !!

List Of Case Status Details

नवस्था देखें



← BACK

यह एक कम्प्यूटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।

Nitu Prabha

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024Aditya Raj
Sumita Hazra.



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

रैयत का नाम, अभिभावक का नाम, रिरता																	
उमाकांतगौड, पिता - पनचु गौड, एकांश समान, जाति- ग्वाला, निवासी- निजग्राम व लालितमविगौडिन, पति - डोमन गौड, एकांश समान, जाति- ग्वाला, निवासी- निजग्राम																	
खेवट नम्बर		खाता नम्बर		33		थाना का नाम		थाना नम्बर		01/0131							
खाता नम्बर		खेसरा नम्बर		चाँहदी उत्तर 3 चाँहदी 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											
	1828	?. केदार ?.	प्रसाद	दोन एक 1	0.000 एकड़	10.000 डिसमील											
	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।

Aditya Ray
Sumita Hazra

फोटो की आपूर्ति नहीं



नोटक को प्रतिलिपि देने की तारीख

प्रतिलिपि के लिए असेम्बली की तारीख

स्वयं और फोटो को अपूर्णित संख्या सहित करने की तिथि तारीख

मौजा आरंभ

परगना

खेती नं०

मालिक का नाम व नंबर खेत

शाना एरंभ केला

पट्टी

शाना नं० 931

उपस्थानी हकदार का नाम व नंबर खेत

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

Sumita Hazra
Aditya Raj

खतियान का सिलसिलेवार नम्बर

असेम्बी का नाम व तद्विस्तृत सखुनात और जात	खेती नम्बर	खेत	चौहद्दी	किसम जमीन	रकबा		कैफियत	उपस्थानी हकदार का नाम व नंबर खेत							
					हीन	हेक्टर और		नम्बर	शेरा	नम्बर	शेरा	नम्बर	शेरा		
3. नोकानत डीस पिता बंछु डीस 222 रंभा लखि रानी जोशिका पीर डोपन डोस डोक शेखा नारयण डीस शेखा वरुण डीस रंभा शेख नाम डोस पिता शेख नन्द डोस रंभा शेखा शेखा समान शानि शेखा मिषादी शेख डोपन	604	3- निग 1- जोरावट	शेखा शेखा	शेखा शेखा	10	0.2066	उपस्थान	1. नवीन शेर दाखिलकार शेरा के कब्जे मुदत। 2. तरीका, उद्योग लगान व शेरा लगान अगर हीन- हीन पड़ता है। 3. खास शर्त अगर कोई हो-	2	सेस	2	सेस	3	सेस	90

ADITYAPUR MUNICIPAL CORPORATION

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

Memo No. : 952088221123120848

Date : 22-11-2023

प्रभावी : प्रथम तिमाही 2022-2023

श्री/श्रीमती/सुश्री SUMITA HAZRA W/O MURLIDHAR HAZRA,

मोहल्ला ASANGI ADITYAPUR ADITYAPUR

SERAIKELA KHARSAWAN , 831013

9431328586

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं० - 0220002021000MC वार्ड सं० 22 हुआ है, आपके स्व० निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0/- ₹० 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	104.00
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)		104.00



नोट:-

- कर निर्धारण की सूची, ADITYAPUR MUNICIPAL CORPORATION Website, suda.jharkhand.gov.in पर प्रदर्शित है।
- नियमावली कंडिका 11.4 के आलोक में वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पत्ति कर का 50% होगा। हिदायत दी जाती है कि, वर्षा जल संरक्षण संरचना लगा कर निगम को सूचित करे तथा अतिरिक्त गृह कर से राहत पाये।
- प्रत्येक वित्तीय वर्ष में सम्पत्ति कर का भुगतान त्रैमासिक देय होगा।
- यदि किसी वर्ष के लिए सम्पूर्ण धृति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियायत दी जाएगी।
- किसी देय धृति 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 होल्लिंग 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

Sumita Hazra,

Aditya Raj

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AFVPH9349M

नाम/Name
SUMITA HAZRA

पिता का नाम /Father's Name
SAMIR KUMAR MUKHARJEE

जन्म की तारीख /Date of Birth
24/03/1983

Sumita Hazra
हस्ताक्षर /Signature



Sumita Hazra

Nitu Prabha

Ashitya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KALARJUN CONSTRUCTION PRIVATE
LIMITED

27/10/2010

Permanent Account Number

AAECK1504E

08122010

Aditya Raj

Nibu Babha

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024



प्रारूप 1
पंजीकरण प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U45200JH2010PTC014476

2010 - 2011

में 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 अक्टूबर 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.

Nitesh Prabha *Aditya Raj*

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

O P Sharma

(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

Aditya Raj

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

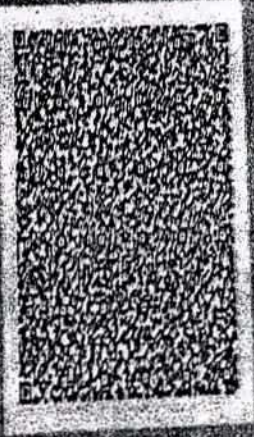
ESDPR8999Q

नाम / Name
ADITYA RAJ

पिता का नाम / Father's Name
ASHOK KUMAR

जन्म का तिथि /
Date of Birth
12/02/2002

Aditya Raj



Aditya Raj

Nitw Prabha

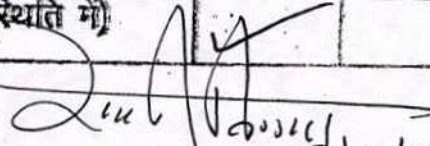
Aditya Raj

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- ॥ अथवा		
	(ii) भू-स्वामित्व प्रमाण पत्र अथवा		
	(iii) शुद्धि पत्र	✓	
	(iv) अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		
2.	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।	✓	
3.	पंजी- ॥ का बालूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4.	मुद्रांक 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 तिथि सहित


 निबंधन पदाधिकारी का हस्ताक्षर
 तिथि सहित 13/12/23

Niku Prabha

Aditya Raj



Pre Registration Docket

Date :- 13-12-2023 10:07 am

Office Name :- SRO - Saraikela
Token No:- 202300161330

Appoinment :- 13-Dec-2023 Time:- 11:30

Article	Development Agreement
Pre Registration Date	12-Dec-2023
No. Of Pages	36
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 64,027.

Property Id: **1120981**

Valuation No. : 1522090 / 2023	:- 2023-2024	Date : 12-December-2023 21:26:PM	
State : Jharkhand	District : SaraikelaKharsawan	Tahsil : Gamharia	
Land Type : Urban	Corporation : Adityapur Notified Area Committee	Village/City : Asangi-Ward No22 - 131	
Asangi Ward No 22 Village Code 131 - Other Road -			
Khata Number - 33			
Plot Number - 728			
Volume Number - 18			
Page Number - 32			
<i>Nibu Babha</i> <i>Aditya Raj</i> KALARJUN CONSTRUCTION PRIVATE LIMITED DEV / 2003 / 0005 / 2024			
Property Rates			
Commercial Land (Y)			
₹708626/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	3.44 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 3.44 x 708626=2437673.44	₹24,37,673/-
A	Total		₹24,37,673/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹24,37,700/-
Total Amount in Words : Twenty Four Lakhs Thirty Seven Thousands Seven Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: ROAD, West: 25' FT. WIDE ROAD, South: PLOT NO. 728(P) (ASHOK KUMAR), North: PLOT NO. 728(P) (KALPANA BHAGAT)
Area	Land area : 3.44 Decimal
Other Description of the Property	Pin Code - 831013, Flat Number/Commercial Space Number - , Building Name -
Government/Market Value	2437673.44
Transaction Amount	-

CLAIMANT	-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
EXECUTANTS	- Mrs. SUMITA HAZRA , Father/Husband Name MURLIDHAR HAZRA AND DAUGHTER OF SAMIR KUMAR MUKHERJEE , PAN No.- Date Of Birth -24-Mar-1983, Permission Case No.- , Aadhaar No. *****3378, Country -INDIA, State Name -Jharkhand, District Name -Singhbhum West, City/Village/Town Name- , Locality- , Address - CHILGU, P.O. CHILGU, P.S. CHANDIL, DIST- SERAIKELLA KHARSAWAN, Pin Code -832401

Nito Prabha *Aditya Raj*

Witness Information	KALARJUN CONSTRUCTION PRIVATE LIMITED DEV / 2003 / 0005 / 2024 Mr. RATILAL MAHATO , Address - VILL- JHAPURAGURA, P.O. NARAYANPUR, P.S. SERAIKELLA, DIST- SERAIKELLA KHARSAWAN-, Father/Husband Name -ANIL MAHATO
---------------------	---

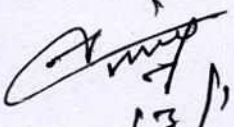
Identifier Details	Mr. MRITUNJAY PRADHAN , Address - 18, ASSANGI, NEAR HARI MANDIR, ADITYAPUR, P.S. ADITYAPUR, DIST- SERAIKELLA KHARSAWAN-, Father/Husband Name -MANOJ PRADHAN
--------------------	--

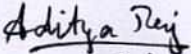
Fee Rule:Development Agreement		
1	Stamp Duty	4
1	SP	1,080
Total		1,080
Fee Rule:Development Agreement		
1	A1	60,943
2	E	2,000
3	LL	3
4	PR	1

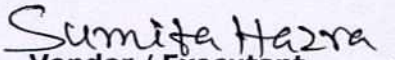


All the entries made, have been verified by me and are found same as the entries of the document presented.

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


13/12/23
Deed Writer / ~~Advocate~~


Vendee / Claimant

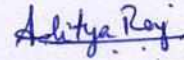

Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी

Nitu Babha



KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024



Document Registration Summary 1

Date :-13-Dec-2023

- Government/Market Value: ₹2437700/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹500/-

Receipt : 016018

Receipt Date : 13-12-2023

Presenter Name: -

E	₹2000
PR	₹1
SP	₹1080
LL	₹3
A1	₹60943
Stamp Duty	₹500

On Date 13-12-2023 Presented at SRO - Saraikela
Signature of Presenter

Sumit Hazra
SRO - Saraikela

Nitu Beabla

Aditya Raj
Total

₹64527

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	KalarjunConstructionPrivateLimitedRepresentedThroughItsDirectorAdityaRaj	GRN Number : 2320572573 DEPT Transaction Id : 348fdda7c0de7956dd8d Transaction Type :	500
E	2000	2000	0	GRAS	KalarjunConstructionPrivateLimitedRepresentedThroughItsDirectorAdityaRaj	GRN Number : 2320572923 DEPT Transaction Id : e783286bcd5884a27403 Transaction Type :	2000
PR	1	1	0	GRAS	KalarjunConstructionPrivateLimitedRepresentedThroughItsDirectorAdityaRaj	GRN Number : 2320572923 DEPT Transaction Id : e783286bcd5884a27403 Transaction Type :	1
SP	1080	1080	0	GRAS	KalarjunConstructionPrivateLimitedRepresentedThroughItsDirectorAdityaRaj	GRN Number : 2320572923 DEPT Transaction Id : e783286bcd5884a27403 Transaction Type :	1080
A1	60943	60943	0	GRAS	KalarjunConstructionPrivateLimitedRepresentedThroughItsDirectorAdityaRaj	GRN Number : 2320572923 DEPT Transaction Id : e783286bcd5884a27403 Transaction Type :	60943
LL	3	3	0	GRAS	KalarjunConstructionPrivateLimitedRepresentedThroughItsDirectorAdityaRaj	GRN Number : 2320572923 DEPT Transaction Id : e783286bcd5884a27403 Transaction Type :	3
Sub Total	64031	64527	-496				

Article : Development Agreement Number of Pages : 72

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Saraikela

District Name :- SaraikelaKharsawan

State Name :- Jharkhand

Deed Endorsement

Token No :- **202300161330**

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. 60943, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.2437673/- ,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) (ASHOK KUMAR), North: PLOT NO. 728(P) (KALPANA BHAGAT) Khata Number - 33Plot Number - 728Volume Number - 18Page Number - 32 Area Of Land :- 3.44 Decimal

Sh./Smt.**SUMITA HAZRA** s/o/d/o/w/o **MURLIDHAR HAZRA AND DAUGHTER OF SAMIR KUMAR MUKHERJEE** has presented the document for registration in this office





today dated :- **13-Dec-2023** Day :- **Wednesday** Time :- **14:39:39 PM**



SUMITA HAZRA(Individual)



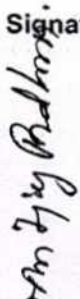
Party Name	Document Type	Document Number
SUMITA HAZRA	PAN/UID	674857293378

Nitu Prabha *Aditya Roy*
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	SUMITA HAZRA Address1 - CHILGU, P.O. CHILGU, P.S. CHANDIL, DIST SERAIKELLA KHARSAWAN, Address2 - Jharkhand PAN No.: Permission Case No.-	Yes	Sumita Hazra Address:- . . . Post- Chilgu, Panchayat- Chilgu, Thana- Chandil, Chilgu, . Seraikela- kharsawan, 832401, . Jharkhand, India		EXECUTANTS Age:40			Sumita Hazra
2	KALARJUN CONSTRUCTION PRIVATE LIMITED 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 Address:- CF-51, . NIT CAMPUS., ADITYAPUR- 2, RIT, Rit, Adityapur, Seraikela- Kharsawan, 831013, Adityapur, Jharkhand, India		CLAIMANT Age:21			Aditya Raj

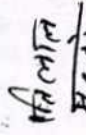
Nitu Babha *Aditya Raj*
KALARJUN CONSTRUCTION PRIVATE LIMITED
 DEV / 2003 / 0005 / 2024

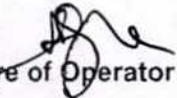
Identification:

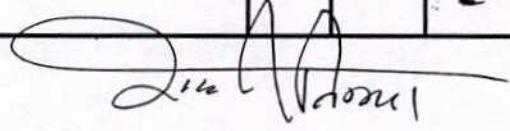
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	MRITUNJAY PRADHAN S/o-D/o MANOJ PRADHAN Address1 - 18, ASSANGI, NEAR HARI MANDIR, ADITYAPUR, P.S. ADITYAPUR, DIST- SERAIKELLA KHARSAWAN, Address2 - , , , Jharkhand PAN No.:			

Witness:

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

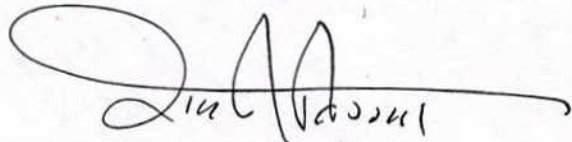
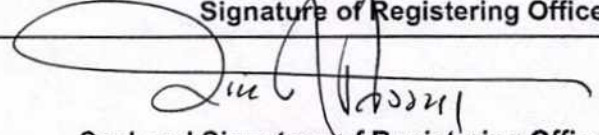
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	RATILAL MAHATO Address1 - VILL- JHAPURAGURA, P.O. NARAYANPUR, P.S. SERAIKELLA, DIST- SERAIKELLA KHARSAWAN, Address2 - , , , Jharkhand			


Signature of Operator


Seal and Signature of Registering Officer
जिला अवर निबंधक
सरायकेला खरसान.

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**SUMITA HAZRA**), 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

Seal and Signature of Registering Officer
जिला अवर निबंधक
सरायकेला खरसान.

Date:- 13-Dec-2023



KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Token No.: 202300161330

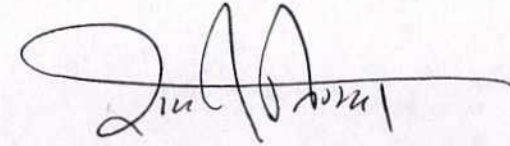
CERTIFICATE

Office of the SRO - Saraikela

This **Development Agreement** was presented before the registering officer on date **13-Dec-2023** by **SUMITA HAZRA, S/O, D/O, W/O MURLIDHAR HAZRA AND DAUGHTER OF SAMIR KUMAR MUKHERJEE** resident of CHILGU, P.O. CHILGU, P.S. CHANDIL, DIST- SERAIKELLA KHARSAWAN ,..

This deed was registered as Document No:- **2023/SAR/4925/BK1/4637** in Book No :- **BK1**, Volume No :- 800 from Page No :- 417 to 488 at, office of **SRO - Saraikela**

Date:- **13-Dec-2023**



Registering Officer

Abhaya Raj

Nitu Babbar

Nitu

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024