



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : d4922c0406ff19c0d091

Receipt Date : 30-Mar-2021 06:57:37 pm

Receipt Amount : 120100/-

Amount In Words : One Lakh Twenty Thousands One Hundred Rupees Only

Token Number : 20210000042057

Office Name : District SRO - Jamshedpur

Document Type : Development Agreement

Payee Name : DAYAL BUILDERS REP BY SURENDER PAL SINGH (Vendee)

GRN Number : 2105285000



:- For Office Use :-

Deface
कलकत्ता
Roun
31/03/21



2021/ISR/1744/ARI/1602

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।

हैं निम्नी प्रश्नर के सिवा नदीकी गई है।
ओ म पु काश जमि रासिकुमार वर्मा 31/03/2021

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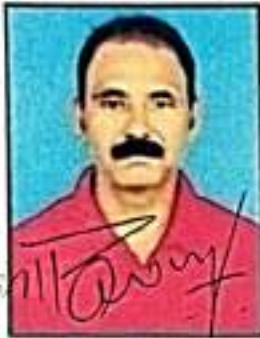
Development
Agreement
6569700

PS
Prosody

Star
120/00

M/s. DAYAL BUILDERS
Proprietor
Dayal Family

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21/3



Handwritten signature of Raj Kumar Verma



Handwritten signature of M/s. Dayal Builders Proprietor

Raj Kumar Verma
31/03/2021

विषय 21 से उत्तीर्ण छात्रा: भारतीय स्टाम्प-प्रतिष्ठान
(इंडियन स्टाम्प-ऐक्ट), 1898 के अनुसार
1 का एक, से... 5... के प्रतीक
प्रमाणित स्टाम्प-प्रतिष्ठान (या स्टाम्प-मुद्रक
से विमुख या स्टाम्प-मुद्रक अर्थव्यवस्था में)

Handwritten signature and stamp

एकता नंबर 965 लाई नंबर 1276 के
1277 प्रतिष्ठापित किया है कर्तव्य
है।
31/3/2021

DEVELOPMENT AGREEMENT

Key Chyett

THIS DEVELOPMENT AGREEMENT IS MADE on this 31st day of
MARCH 2021, AT JAMSHEDPUR, BY AND BETWEEN;

A1) 164243-0
E 0000-0
A1) 90,000-0

1) RAJ KUMAR VERMA (UID : 8162 7207 8661 and PAN : ABQPV3952K),

Handwritten signature and date 31/3/2021



Handwritten signature and text:
मोहन बहादुर अग्नि
31/03/2021



Handwritten signature and text:
श्रीमती कल्याणी
31/03/2021

M/s. DAYAL BUILDERS
Proprietor
31/03/2021

2) DHANESHWAR PRASAD VERMA (UID : 2183 0900 0532 and PAN : ABQPV3955Q) and 3) OM PRAKASH VERMA (UID : 7281 2778 8621 and PAN : ABQPV3951L), all S/o Late, Durga Sao, all by faith Hindu, by caste Sonar, By nationality Indian, all by occupation Business, No. 1 resident of Sopodera Main Road, Near Munilal Building, P.O. Tatanagar, P.S. Parsudih, Town Jamshedpur, District East Singhbhum, No. 2 resident of H. No. 13, College Road, Pramatha Nagar, Near Durga Mahal, P.O. Tatanagar, P.S. Parsudih, Town Jamshedpur, District East Singhbhum and No. 3 resident of Ganesh Path, Near Lichhi bagan, Cinema Road, P.O. Tatanagar, P.S. Parsudih, Town Jamshedpur, District East Singhbhum hereinafter called/ referred to as the **FIRST PARTY MEMEBRS / OWNERS** (which expression unless repugnant to the context or meaning there of be deemed to mean and include their legal heirs, successors and assigns) of the **ONE PART**.

Handwritten signature and text:
Rajkumar Varma
मोहन बहादुर अग्नि
31/03/2021



M/s. DAYAL BUILDERS
 SPS
 Proprietor
 31/03/2021



AND

M/S. DAYAL BUILDERS, a proprietorship firm, having its office at B.S. Plaza (Ground Floor), Main Road, Bistupur, P.O and P.S Bistupur, Town Jamshedpur, District East Singhbhum, being represented by its proprietor Mr. SURENDER PAL SINGH, S/o Sardar Gurdayal Singh, by faith Sikh, by caste Chattri, by occupation Business, resident of Dayal Villa, Plot no 9+9A, Darjee Lane, Ramdas Bhatta, Bistupur, Town Jamshedpur, District East Singhbhum, hereinafter called and referred to as the 'DEVELOPER/BUILDER', which expression shall, unless it be repugnant to the context or meaning thereon be deemed to include his heirs, executors, administrators and assigns, being the Parties of the Other Part:

Res Kumar Verma
 SPS
 31/03/2021

31/03/2021

WHEREAS the OWNERS have purchased land measuring an area 18 Decimals, recorded under khata no. 965, being plot no. 1276 and 1277, of Mouza Haludboni, P.S. Parsudih, Thana no. 1165, Town Jamshedpur, District East Singhbhum, from its previous lawful owners by the virtue of a registered sale deed bearing deed no. 5451 / 4390 dated 31-07-2012, registered at the District Sub Registry office at Jamshedpur. That after purchasing the said property the OWNERS mutated their name in the government records vide mutation case no. 1304/12-13 and the same is also recorded in the volume no. 20, page no. 177 in the Register II of the Anchal Adhikari, Jamshedpur and are in possession of the same by paying appropriate rent to the concerned authority.

AND WHEREAS the OWNERS are the lawful owner and are in peaceful possession of the Schedule A hereunder written land and has been enjoying all acts of ownership thereto.

AND WHEREAS, the Owners are desirous to get the Schedule Premises developed and or construct multi-storeyed buildings and or building projects over the Schedule A land through the Developer.

AND WHEREAS the Owners have come to know of the workmanlike, professional and craftsmanship of the Developer and have approached the Developer for developing the Schedule A Land.

AND WHEREAS after mutual discussions and deliberations, the Owners have agreed to grant to the Developer and the Developer has agreed to accept from the Owners, exclusive and irrevocable rights to undertake the construction on the Schedule A Land for development of the Schedule A Land on the following terms and conditions:

Raj Kumar Varma

31/03/2021

31/03/2021

M/s. DAYAL BUILDERS
Proprietor
31/03/2021

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES
HERETO AS FOLLOWS:

1. This Agreement shall be deemed to have been commenced with effect from the date of execution of these presents and shall remain in force until completion of the development and construction of the said project.
2. The Owner hereby grant exclusive and irrevocable right to the Developer for development of the Schedule A Land, terminable only at the instance of the Developer, unless specified otherwise hereinafter.
3. **DEVELOPMENT PLANS & APPROVALS**
 - (a) It is specifically agreed that the Owners shall through the Developer's Architects submit plans for sanctioning of lay out for construction of buildings and/or other structures on the said property or any part or portion thereof to the appropriate agencies and have the architecture plans approved for clearance to construct the buildings.
 - (b) The said plans shall be prepared by the Architects of the Developer and at the costs of the Developer which shall be forthwith be submitted by the Owner with appropriate agencies for the purposes of obtaining requisite approvals and permissions.
 - (c) That the architecture plans may only be modified or changed with prior written consent of the Developer during the stage of approval. Howsoever, after initial approval of the architecture plan, no modification, alteration or changes in the approved architecture plan shall be permitted unless submitted by the Developer to appropriate agency certifying and approving the architecture plans.

M/s. DAYAL BUILDERS
S. Singh
Proprietor
31/03/2021

Ref: Kumar Vasna
31/03/2021
31/03/2021

M/s. DAYAL BUILDERS
Proprietor
31/03/2021

(d) The Owner declares that they have examined and verified the draft Scheme framed and proposals made by the Developer for the development of the said project and they are fully satisfied with the same including the provisions made with regard thereto by the Developer as also with the responsibilities of the parties mentioned and described therein.

4. GENERAL POWER OF ATTORNEY

- (a) Immediately after the execution of this agreement, the Owner shall execute a General Power of Attorney in favour of the Developer or any other person nominated by the Developer for carrying out day to day operations related to the construction and also for negotiations and entering into agreements with prospective Purchasers of the constructed Project.
- (b) The General Power of Attorney shall be executed on the same day as the date of execution of the instant Agreement. Failure of Owner to execute the General Power of Attorney shall make the Agreement terminable at the instance of the Developer, and in such eventuality, the Developer shall be entitled to receive from the Owner all moneys, costs and expenses incurred by it in connection with this Agreement.
- (c) The Developer or its nominated person shall act as true and bonafide attorney of the Owner in connection with the accomplishment of the Project, i.e. undertake construction activities and sale/ negotiating sales of the construction areas realised from the Project.

Raj Kumar Sharma.

M/s. Dayal Builders

31/03/2021

M/s. DAYAL BUILDERS
S. S. S. S. S.
31/03/2021

5. That the Developer shall be authorised to present plans for structural, electrical, sewerage etc. and obtain due approvals or consents from the appropriate agencies on behalf of the Owner. The Owner shall extend all co-operation during such process and any breach of failure to co-operate, when required by the Developer shall be deemed to be material breach of mandatory obligations of the Owner.

6. REPRESENTATION & WARRANTIES

(a) The Owner represents that the Owner is the bonafide and true owner of the Schedule A Land and there is no risk, defect or encumbrance or pending litigation in relation to the title of the Schedule A Land. The Owner further warrant that, if in future, there are claims on the title of the Schedule Premises on account of any lien, charge, mortgage, encumbrance, litigation affecting or prejudicing the title, the Owner shall be entitled to refund of all costs incurred in the construction of the building and also the costs and expenses towards obtaining requisite consents and approvals.

(b) The Owner after execution of this Agreement by the virtue of this Development Agreement has handed over peaceful and vacant possession of the Schedule Premises to the Developer.

7. DELIVERY OF POSSESSION

(a) Notwithstanding anything contained in the preceding clause, it is specifically agreed by and between the parties hereto that after execution hereof the Developer shall be entitled to put up fencing around the said property or any portion or portions thereof, for the purposes of preventing any encroachment.

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Reshma Naray

31/03/2021

31/03/2021

M/s. DAYAL BUILDERS
Proprietor
31/03/2021

- (b) All costs, charges and expenses in respect of the above shall be borne and paid by the Developer alone.
- (c) As from the date hereof, the Owner shall be solely entitled at their own risk to deal and/or negotiate with any attempts of the unauthorised occupants and/or trespassers on the said property and to take any proceedings against them and/or to arrive at any arrangement or agreement with them at the costs, charges and expenses of the Owner alone.
- (d) However, the Owner shall empower and authorise the Developer and/or his nominees under the Power of Attorney to be executed as aforesaid to effectively deal and/or negotiate with any trespassers or attempt of unauthorised occupants.

8. SUBMISSION OF TITLE DEEDS

- (a) The Owner shall deposit with the Developer the khatian, sale deed and mutation and related documents, which shall be securely held and retained by the Developer for the purposes of this Agreement without claiming therein any right of ownership or of a mortgagee in any manner whatsoever.
- (b) The original the sale deed, mutation and related documents related to Schedule Premises shall be in the custody of the Developer for lifetime, against an ordinary receipt in favour of the Owner

01
Rajkumar Varma
Mogal Prasad
31/03/2021

9. (a) TIME OF COMPLETION OF PROJECT :

That the parties agree that time is the essence of this Agreement and the Developer shall strive to complete the Entire Project within 30 months i.e 2.5 years from the date of receipt of the requisite clearances and approvals.

(b) TIME TO HANDOVER THE SHARE TO LANDLORD/ OWNER :

That the DEVELOPER / BUILDER agrees to handover the share of the respective landlords/ owner upon the completion of the entire project from the date of receipt of the requisite clearances, sanctions and approvals also from the date of actual passing is handed over to the DEVELOPER/BUILDER from the concerned authorities or department.

(c) ALLOTMENT OF UNIT / FLAT PER LANDLORD / OWNER

That it is agreed and decided by and between the parties that the Developer shall deliver 36 % of the total constructed area consisting of flats, parking's, units, etc. to be constructed on the Schedule A hereunder written as morefully described in the Schedule B hereunder written property.

(d) PAYMENT OF REFUNDABLE SECURITY DEPOSIT / ADVANCE

(i) That the Developer shall pay as refundable security deposit a sum of Rs. 30,00,000.00 (Rupees Thirty Lakhs) only to the OWNER. That out of the said security deposit the DEVELOPER has paid a sum of Rs. 15,00,000.00 (Rupees Fifteen Lakhs) only today to the OWNER vide the Cheque nos. 725193,725191 and 725192 all dated 31.03.2021 for Rs. 5,00,000.00 each all drawn on the United Bank Of India and undertakes to pay the remaining Rs. 15,00,000.00 (Rupees Fifteen Lakhs) only to the OWNER after obtaining a valid building permit and plan.

(ii) That the OWNER undertakes to refund the entire amount of the said Rs. 30,00,000.00 (Rupees Thirty Lakhs) only before the handover of the

M/s. DAYAL BUILDERS
Proprietor
31/03/2021

Roost Kumar
Vasire
31/03/2021

owners share by the DEVELOPER. That in case the OWNER fails to refund the said share to the DEVELOPER, in that event the said security deposit shall be adjusted in the share of the owner and accordingly the share of the OWNER shall be reduced.

M/s. DAYAL BUILDERS
Proprietor
31/03/2021

10. FORCE MAJEURE

The mutual obligations of the Parties shall remain suspended during any period of natural calamity, earth quake, civil war, riot, acute shortage of building materials, labour unrest, Act of God, any governmental action restraining affecting construction work and or any unforeseen or foreseen incident, which shall be beyond the control of human being. The Parties claiming force majeure shall intimate the other party of the existence of the Force Majeure conditions and shall also notify the cessation of the Force Majeure conditions.

The Developer shall be entitled to sell and dispose of its shares of the proposed building i.e. developer's allocation, described in the Schedule 'B' to this Agreement along with common advantaged, privileges, utility services, amenities etc. to the various buyers at its discretion to which the Owner shall have no objection and shall wilfully execute the necessary instruments and documents to this effect without any further consideration payable to the Owner.

11. That without prejudice to the generality of the provisions contained in this Agreement, the Owner specifically make declaration as hereinafter:

(a) The Owner are lawful, bonafide and true owner of the Schedule A Land and are authorised to enter into the Agreement with the Developer.

Resh Kumar Varma

31/03/2021

31/03/2021

M/s. DAYAL BUILDERS
Soni
Proprietor
31/03/2021

It is further declared that the Owner, either jointly or severally, have not sold, transferred or conveyed the lands or any part or portion of the land or rights in relation to the Schedule A Land to any party or third party and neither there is any agreement existing executed by the Owner in relation to the Schedule A Land.

- (b) The Owner hereby assure and admit to execute or sign any further paper, document etc. in favour the Developer for the purposes related to construction of the building on the Schedule A Land.
- (c) The Owner shall execute the Agreements for sale to be executed between the Developers and the intended buyers as Conforming Party in connection with the proposed building (If needed by the Developer).

12. That the Developer and the Second Party hereby declares and covenants:

- (a) That the Developer shall be entitled to enter into agreements with various agencies in connection with the proposed building.
- (b) That the Developer shall be entitled to enter into agreements for sale or otherwise with intending buyers and to receive considerations relating to various such agreements for constructed areas forming Developer Allocation.
- (c) That the expenses incurred towards preparation of building plan, passing of such plan or plans, payment to architect, civil engineer, labours, workmen, guard, purchase of building materials, fixtures, fittings installation and / or other service connection to be installed therein, documentation miscellaneous charges, levied fines, penalties imposed by Municipalities or any other authorities during the

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Rajkumar Vasa.
M/s. Dayal Builders
31/03/2021
31/03/2021

construction of the said building shall be fully borne by the Developer only.

(d) Developer shall be overall responsible for the construction of the proposed building on the Schedule A Land and in an event of any disputes arising due on the Schedule, the Owner shall jointly or severally protect and defend the interest of the Developer in this regard.

13. It is also mutually agreed that this agreement has been or is being entered to create irrevocable obligations and the Owner shall not be entitled in any manner to rescind or cancel this agreement or any of its provisions.
14. That, both the parties agree that the Developer shall be at liberty to carry out newspaper publication to advertise the Project for the purposes of general advertisement or generating revenues for the Project at its own risk.
15. The Developer shall be entitled to raise finances from Banks, Financial Institutions, Housing Finance Companies etc. for the purpose of construction of the said Project and for such purpose to mortgage and charge the said plot of land and to enter into, sign and execute all requisite agreements, contracts, deeds, documents, papers, declarations, affidavits for such purpose without seeking to obtain any further consent of the owner, provided however that the developer shall not attach any liability to the owner on account of its borrowings in any manner whatsoever.

M/s. DAYAL BUILDERS
Proprietor
31/03/2021

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Raj Kumar Varma
31/03/2021
31/03/2021

16. Both parties agree that, in the event, clear and marketable title and bonafide possession of the Owner appears suspicious in relation to the Schedule Premises, the Developer shall be entitled to undertake steps to clear such defects at the cost of the Owner. However, if the defects in title and possession cannot be cured, then the Developer shall be entitled to receive damages and compensation of the costs and expenses incurred by the Developer towards the construction work and the related activities undertaken by the Developer in connection with the construction work at the Schedule Premises.

17. TAXES AND OUTGOINGS

(a) The Owner shall pay and discharge all assessments, outgoings, taxes, etc. payable in respect of the Schedule Premises upto the date of the possession of the said property is handed over by them to the Developer. Thereafter, the same shall be paid and borne by the Developer alone at the existing rates. Any revision in the outgoings, assessment, taxes with respect to the Schedule land after delivery of possession of the land shall be the mutual responsibility of the Parties to this Agreement as per the proportionate holding of the constructed area, till sale of constructed buildings to the prospective buyers.

(b) Parties agree that any manner of indirect taxes arising out from this Agreement shall be the responsibility of the Developer to discharge.

(c) All incidents of direct or personal taxes shall be the respective liabilities of the Parties.

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Raj Kumar Verma
M/s. Dayal Builders
31/03/2021

M/s. DAYAL BUILDERS
Srinik
31/03/2021
Proprietor

18. **RATIFICATION**

The Owner state, declares and confirms that all acts and deeds done, executed and performed by the Developer in pursuance hereof or in pursuance of the formal development agreement to be executed by the parties hereto, in connection with the development of the housing project shall be binding at all times hereafter on the Owner and the owner covenants to ratify the same as and when called upon to do so.

19. **INDEMNIFICATION**

The parties hereto shall indemnify and/or keep each other saved, harmless and indemnified against all losses, claims demands costs, damages proceedings, charges and expenses which any of the parties hereto may suffer in respect of any acts, deeds, matters or thing done or any omission made by the other party and/or anything arising in connection therewith.

20. **AMENDMENTS**

The contents of the Agreement may be altered, modified or amended with mutual consent of the Parties to this Agreement, if deemed necessary for the purposes of interest and benefit of the Project.

21. **ASSIGNMENT**

No part of this Agreement can be assigned by the Developer to any other Developer without obtaining the prior permission of the Owner. The Developer, prior to creation of any assignment shall request the Owner for creation of assignment, which shall not be unreasonably withheld.

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Rajkumar Varma
31/03/2021
31/03/2021

However, the Developer shall be at liberty to engage contractors, technicians and other agencies in aid of construction of the Project at the Schedule Premises.

23. MATERIAL TO BE USED

That the DEVELOPER/BUILDER clearly mention here in writing in this agreement that the material to be used in the project shall be of good quality standard materials.

24. ARBITRATION

Any disputes and differences that may arise between the parties hereto relating to or in connection with the matter of this agreement or between the parties or their representatives shall be referred for adjudication with a sole arbitrator to be appointed in joint consultation of the Parties. The Arbitrator shall have summary powers. The proceedings of the arbitration shall be guided by the provisions of Arbitration & Conciliation Act, 1996.

The Governing Laws for the arbitration shall be laws applicable in the State of Jharkhand, India.

25. JURISDICTION

Courts at Jamshedpur only shall have the exclusive jurisdiction to try and hear any and all disputes concerned with arbitration or any other dispute, which may have occurred between the Parties.

26. That as per the Jharkhand Apartment (Flat) Ownership Act, 2011 under section 5, both the party Owners and the developers are competent to execute and entered into agreement for sale / sale deed of their respective share

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Raskuma Varma

M/s. DAYAL BUILDERS

31/03/2021

M/s. DAYAL BUILDERS

Proprietor
31/03/2021

Schedule 'A'
[Schedule Premises]

All that piece and parcel of land situated in Mouza Haludboni, P.S. Parsudih,
Thana no. 1165, District East Singhbhum, recorded under khata no. 965,

Portion of plot no.	Area
1276	0.03 Acres
1277	0.15 Acre
TOTAL	<u>0.18 Acres</u>

Bounded as follows :

North : Main Road,

South : Portion of Plot no 1277,

East : Road,

West : Portion of Plot no 1276 & 1278.

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Schedule 'B'
[Owners' Allocation]

The Developer shall deliver 36 % of all the constructed area comprising of flats, units, parkings, shops, commercial space, offices, etc. along with undivided proportionate share in the land within the building to be constructed over Schedule A premises of this Agreement.

Schedule 'C'
[Developer's Allocation]

Save and except the Owner's allocation, as stated herein above in Schedule 'B', the remaining constructed 64 % area i.e. all the remaining flats, parking's, units etc., to be consisted of parking, shops, commercial space, offices, flats, undivided land right and the roof right to be constructed over the Schedule 'A' premises including all its advantages, privileges, amenities and services.

M/s. DAYAL BUILDERS
S. Singh
Proprietor
31/03/2021

Raskumar Verma
31/03/2021
S. Singh
31/03/2021

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and the year first hereinabove written.

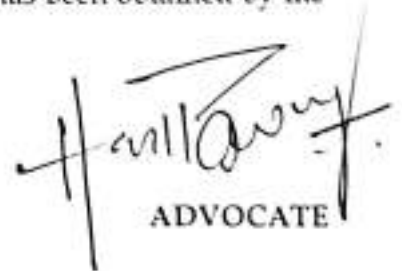
WITNESS

M/s. DATAL BUILDERS
Proprietor
31/03/2021

1. Raja Rishi s/o Bendi Rishi.
Shastri Nagar Balakrishna Karna.

2. Dharmjith Singh Sadana, s/o. Dharmprasad
Singh Sadana, s/o. 43 Sadana Villa,
Karami Basti Road, Jyotsai, J.R.

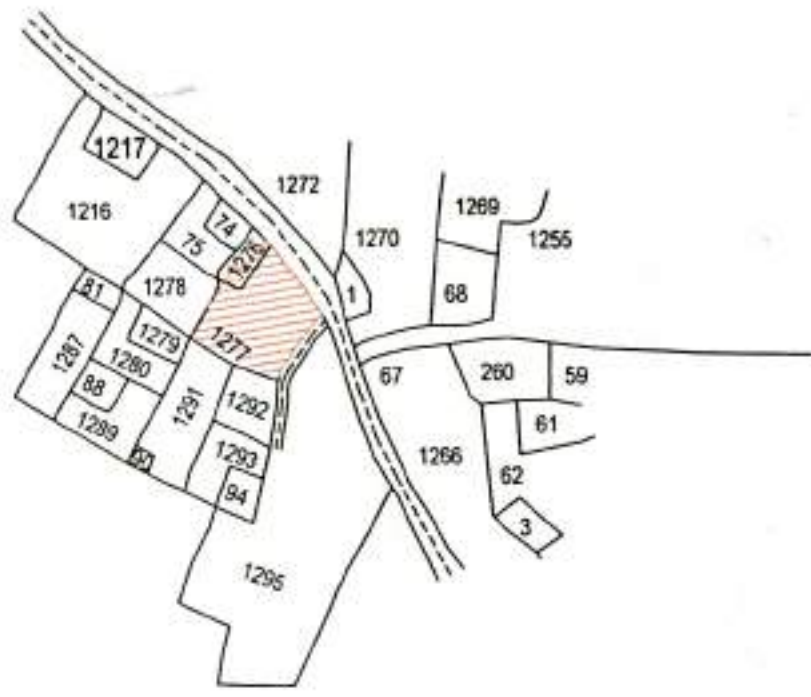
Certified that the finger prints of left hand of each person whose photograph has been affixed in this document has been obtained by me or before me.


ADVOCATE

Rajkumar Varma
31/03/2021

N

MOUZA - HALUDBANI, SHEET NO - 1
RS THANA - GHATSHILA
THANA NO - 1165
DIST. - SINGHBHUM
SCALE - 32" = 1 MILE
YEAR - 1960 - 61



AREA SHOWN IN

KHATA NO	PLOT NO	AREA
965	1276 (P)	0.03 Acre
965	1277 (P)	0.15 Acre
Total Area = 0.18 Acre		

NORTH - MAIN ROAD
 SOUTH - PORTION OF PLOT NO.1277
 EAST - ROAD
 WEST - PORTION OF PLOT NO.1276 & 1278



Raj Kumar Verma

স্বাক্ষরিত

১৫/০৮/৬১

A. Anil
 Reg. no-784/02-03

 भारत सरकार
Government of India

 Surender Pal Singh
Date of Birth/DOB: 13/06/1964
Male/ MALE



9762 9718 6924

मेरा आधार, मेरी पहचान

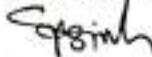
 भारतीय विधिक पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O Gurudayal Singh, Plot No.- 9
And 9A, Darjee Lane, Ramdas
Bhatta, Near Masjid, Bistupur,
JAMSHEDPUR, Sakchi, Bistupur,
East Singhbhum,
Jharkhand - 831001

9762 9718 6924



M/s. DAYAL BUILDERS


Proprietor



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SURENDER PAL SINGH

GURUDAYAL SINGH

13/06/1964
Permanent Account Number

ALFPS1823D


Signature



02042006

M/s. DAYAL BUILDERS

Proprietor



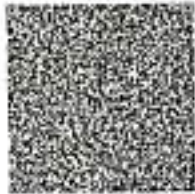
भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
 Government of India

नामांकन क्रम/ Enrolment No.: 2017/78340/76250

To
 राज राज
 Raja Rajak
 S/O Bundi Rajak
 H. No.- 60, Block No.- 4
 Gopal Marg, Shastrinagar
 Jamshedpur
 Near Shishu Mandir School
 Kadma
 Kadma
 East Singhbhum Jharkhand - 831005
 8603870043

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आपका आधार क्रमांक / Your Aadhaar No. :

3902 9584 6235

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



राज राज
 Raja Rajak
 जन्म तिथि/DOB: 17/03/1992
 पुरुष/ MALE

3902 9584 6235



मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

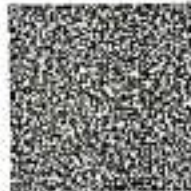
- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

नाम:
 S/O राज राज, एच. नं.- 60, ब्लॉक नं.- 4, गोपाल मार्ग,
 शास्त्रिनगर, जमशेदपुर, नजद शिशु मंदिर विद्यालय के पास, राजराज,
 पूर्वी सिंहभूम,
 सिंगभूम - 831005

Address:
 S/O Bundi Rajak, H. No.- 60, Block No.- 4,
 Gopal Marg, Shastrinagar, Jamshedpur,
 Near Shishu Mandir School, Kadma, East
 Singhbhum,
 Jharkhand - 831005

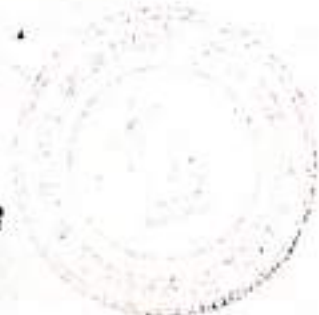


QR Code with Photo Mark

3902 9584 6235

Raja Rajak

M/s. DAYAL BUILDER'S
Dayal
 Proprietor.





भारतीय विशिष्ट पहचान प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

नामांकन क्रम / Enrollment No.: 1207/04349/04865

M/s. DAYAL BUILDERS
Dayal
 Proprietor

To
 राजकुमार वर्मा
 Rajkumar Verma
 S/O: Durga Saw
 Sopodera Main Road
 Near Murlal Building
 Tapudang
 Talanagar
 Golum East Singhbhum
 Jharkhand 831002

14081880
 21/04/2013

 MN140818802F7



आपका आधार क्रमांक / Your Aadhaar No. :

8162 7207 8661

आधार - आम आदमी का अधिकार



भारत सरकार
 Government of India



राजकुमार वर्मा
 Rajkumar Verma
 जन्म वर्ष / Year of Birth : 1972
 पुरुष / Male



8162 7207 8661

आधार - आम आदमी का अधिकार

Rajkumar Verma

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAJ KUMAR VERMA

DURGA SAO

15/08/1968
Permanent Account Number
ABQPV3952K

Raj Kumar Verma
Signature



M/s. DAYAL BUILDERS
Dayal
Proprietor

Raj Kumar Verma



आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
DHANESHWAR PRASAD VERMA		
DURGA SAO		
06/04/1964 Permanent Account Number		
ABQPV3955Q धनेश्वर प्रसाद वर्मा		
Signature		

M/s. DAYAL BUILDERS

 Proprietor

धनेश्वर प्रसाद वर्मा



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India

नामांकन क्रम/Enrolment No.: 2017/60053/55334

To
 धनैश्वर प्रसाद वर्मा
 Dhaneshwar Prasad Verma
 S/O: Durga Sao
 13
 COLLEGE ROAD , PRAMATHA NAGAR ,
 PARSUDIH
 JAMSHEDPUR
 NEAR DURGA MAHAL
 Haludhani
 East Singhbhum Tatanagar
 Jharkhand - 831002
 9263736163

Download Date: 23/03/2017
Generation Date: 26/03/2015

Signature Not Verified



आपका आधार क्रमांक / Your Aadhaar No. :

2183 0900 0532

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



धनैश्वर प्रसाद वर्मा
 Dhaneshwar Prasad Verma
 जन्म तिथि/DOB: 06/04/1964
 पुरुष / MALE



2183 0900 0532

मेरा आधार, मेरी पहचान

धनैश्वर प्रसाद वर्मा

M/s. DAYAL BUILDERS
Proprietor


भारत सरकार
 Government of India



ओम प्रकाश वर्मा
 Om Prakash Verma
 जन्म तिथि/DOB: 17/08/1961
 पुरुष/ MALE



7281 2778 8621

मेरा आधार, मेरी पहचान


भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

Address:
 S/O-Durga Sahu, H.NO-50C,
 PARSUDIH, NEAR PRAKASH
 JEWELERS, PO-TATANAGAR
 THANA-PARSUDIH,
 JAMSHEDEPUR, Purbi
 Singhbhum,
 Jharkhand - 831002

पता:
 S/O दुर्गा साहू, ग.नं-५०सी, परसुडीह,
 प्रकाश ज्वेलर्स के पास, पो-तटानगर थाना-
 परसुडीह, जमशेदपुर, पूर्वी सिंहभूम,
 झारखण्ड - 831002

7281 2778 8621

ओमप्रकाश वर्मा

M/s. DAYAL BUILDERS

 Proprietor

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

OM PRAKASH VERMA

DURGA SAO

17/08/1961

Permanent Account Number

ABQPV3951L

ओमप्रकाश वर्मा

Signature



05042010

ओमप्रकाश वर्मा





Form 1

Maintenance of records Form of Continuous Khatian to be maintained by the Anchal Adhikari

under Section 3(1)

(See Rule 4)

Continuous Khatian

Anchal- जमशेदपुर Rev P.S- घाटशिला State of- झारखण्ड Police Station- घाटशिला R.T.No 1165 Khata Type रैवती

खता नम्बर	रैवती का नाम, पिता का नाम एवम जाति	प्लॉट संख्या	पॉइटी	ए	इ	हे	समान	कैफियत / अभ्युक्ति	भाग वर्तमान/ प्लॉट संख्या
965	मिन्नु रुस्तमजी पटेल , पिता-खाने रुस्तमजी पटेल, जाति- पासी	1276	05	0 ए	3 डि	0.012 हे	0	नामांतरण मुकदमा संख्या 478/2001-02 देखें पेज संख्या 79 भाग 11	4 / 166
		1277	05	0 ए	15 डि	0.08 हे			
965	मिन्नु रुस्तमजी पटेल , पिता-खाने रुस्तमजी पटेल, जाति- अजात	1276	05	0 ए	18 डि	0 हे	0.27	नामांतरण मुकदमा संख्या- 478/2001 - 2002 को अंचल अधिकारी के आदेशनुसार नया खाला खोला गया।	4 / 572
		1277	05	0 ए	18 डि	0 हे			
965	हरिवंश प्रसाद चौंसिया , पिता-राम राय प्रसाद चौंसिया, जाति- अजात	1276	05	0 ए	0 कठ	3 धुर	0	नामांतरण मुकदमा संख्या 478/2002-2003 दिनांक 17/07/2002 जमशेदपुर के अंचल अधिकारी के आदेशनुसार नया खाला खोला गया।	11 / 79
		1277	05	0 ए	0 कठ	0 धुर			
965	श्री ओम प्रकाश वर्मा , श्री धनेश्वर प्रसाद वर्मा , राजकुमार वर्मा , पिता-श्री दुर्गा साह, जाति- अजात	1276		0 ए	3 डि	0 हे	72	नामांतरण मुकदमा संख्या 1304/2012-2013	20 / 177
		1276		0 ए	3 डि	0 हे			
		1276		0 ए	3 डि	0 हे			
		1276		0 ए	3 डि	0 हे			
		1277		0 ए	15 डि	0 हे			
		1277		0 ए	15 डि	0 हे			
		1277		0 ए	15 डि	0 हे			
		1277		0 ए	15 डि	0 हे			

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।

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

3/24/2021

M/s. DAYAL BUILDERS
ProprietorRajkumar Varma
अनेवण प्रकाश वर्मा
ओमप्रकाश वर्मा



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

March 24, 2021

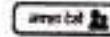
पंजी II प्रति

भाग वर्तमान	20	पृष्ठ संख्या	177							जमान	सेट		
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम	आंचल का नाम	जमशेदपुर	हस्ता का नाम	हस्ता-1	इस्टेट का नाम	झारखंड	झारखंड			
शेड का नाम	हनुदबनी	होल्डिंग संख्या	965/अ	लॉजी संख्या	0	घाना नम्बर	1165	खेत का प्रकार	रैयती				
श्री ओम प्रकाश वर्मा, श्री धनेश्वर प्रसाद वर्मा, राजकुमार वर्मा, पिला-श्री दुर्गा साव, जाति- अजाल													
खेता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के विध प्रधिकार						जमान	सेट			
965	1276	0 ऐ 3 डि 0 हे	तामंतरण भूकटमा संख्या 1304/2012-2013						72	104.4			
965	1277	0 ऐ 15 डि 0 हे											
	कुल परिमाण	0 ऐ 18 डि 0 हे											
तारीख	प्राप्ति धर संख्या	साल से	साल तक	आगत बकाया	आगत पानु साल	रोड सेट बकाया	रोड सेट पानु साल	शिक्षा सेट बकाया	शिक्षा सेट पानु साल	स्वास्थ्य सेट बकाया	स्वास्थ्य सेट पानु साल	कृषि सेट बकाया	कृषि सेट पानु साल
12/08/1913	54400729	2013	2014	288	72	72	18	144	36	144	36	57.6	14.4
10-15-2016	1476542323	2012-2013	2016-2017	288	72	72	18	144	36	144	36	57.6	14.4
08-10-2018	0506116513	2017-2018	2018-2019	72	72	18	18	36	36	36	36	14.4	14.4
05-13-2019	0685195795	2019-2020	2019-2020	0	72	0	18	0	36	0	36	0	14.4

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

Mutation Cases Not Found !!

List Of Case Status Details



एक एक बचतपुस्तक जमित प्रति

एक प्रपत्र केवल धरती की जानकारी के लिए है।

किसी भी प्रकार की असुविधा के लिए सम्बन्धित अधिकारी से संपर्क करें।

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

Rajkumare Varma

श्रीधर प्रसाद वर्मा

ओमप्रकाश वर्मा

M/s. DAYAL BUILDERS
Spsmb
Proprietor

5451 Sale value 28,00,000 w.f.g. Parsudi

4390

F-23
31/2

23



रजिस्ट्रार, 965, प्लॉट नं. 1276, 1277
नाकिया बंधा नगर, देव

0200 727728



Masibanch 31/2/12
Chourashia, 31/2/12

31/2/12

SALE DEED

ATTESTED

THIS DEED OF SALE is made on this the 31st. day of July, 2012 at Jamshedpur. BY:

Fee paid
84000.00
2-50
0.99

SHRI HARI BANSH PRASAD CHOURASHIA, S/o Late Ramraj Prasad Chourashia, by faith Hindu, by Caste Paneri, by Nationality Indian, by occupation business resident of Village Tilouta Bigha, P.O. and P.S. Deo, District Aurangabad, presently residing at Shankarpur Road, Haludboni, P.S. Parsudih, District Singhbhum East, hereinafter called the "VENDOR" (Which expression unless repugnant to the context shall mean and include his legal heirs, successors, representatives and assigns) of ONE PART; PAN-ALRPC 4262N

IN FAVOUR OF :

- 1) Sri Om Prakash Verma, (2) Sri Dhaneshwar Prasad Verma, and (3) Sri Raj Kumar Verma, , all Sons of Sri Durga Sao, by faith Hindu, by Caste Sonar, by Nationality Indian, by occupation business, residents of (Sapodefa) Main Road, P.S Parsudih, District Singhbhum East, hereinafter called the "PURCHASERS" (Which expression unless repugnant to the context shall mean and include their respective legal heirs, successors, representatives and assigns) of the OTHER PART; PAN-ABQPV3951L, ABQPV3955Q & ABQPV3952K respectively,

Rajkumar Varma

31/7/12

M/s. DAYAL BUILDERS
Proprietor

श्री मयानंद प्रसाद
मोहालिया



0200 727729

Mtarsi baruah Pat.
Chowrasti
31/7/11

-: 2 :-

WITNESSETH AS FOLLOWS :-

Whereas, the vendor is the lawful and absolute owner of a piece and parcel of raiyati homestead land measuring area 0.18 Acre comprised with portion of Plot Nos. 1276 (Area 0.03 Acre) and 1277 (Area 0.15. Acre) recorded under Khata No. 965, situates in Mouza Haludbori, P.S. Parsudih, Survey Thana No.1165, District Singhbhum East, more fully described in the Schedule below, and is in peaceful possession on payment of regular rent to the landlord;

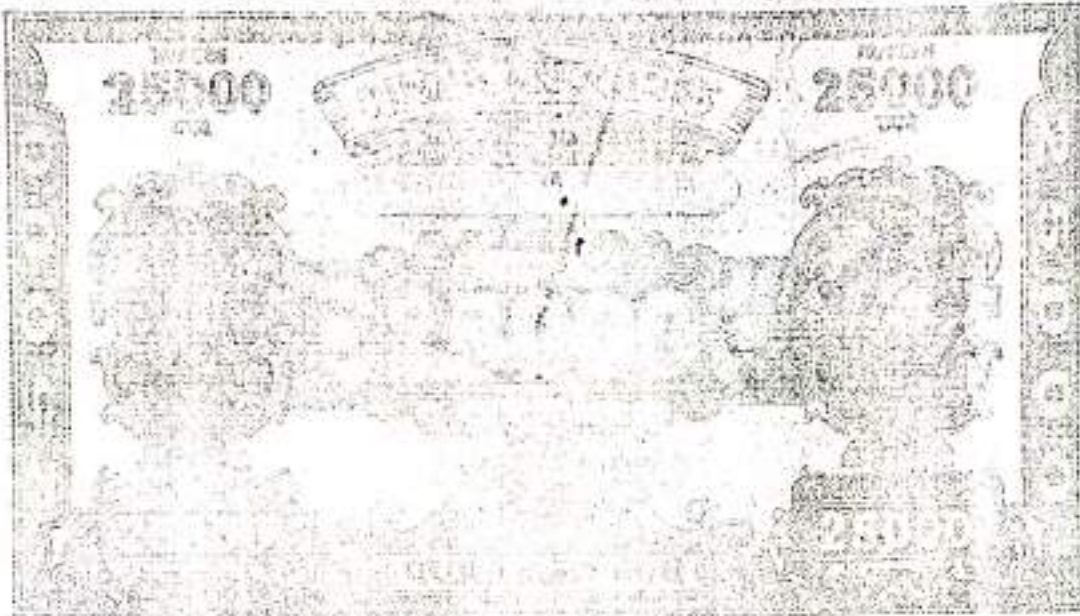
And whereas, the Vendor has purchased the aforesaid land in raiyati Agricultural Gora- iii nature , from its previous owner, Mini Rustam Petal S/o Late Khani Rustam Patel of Bistupur Main Road, Jamshedpur, by means of registered sale deed No. 517 dated 31.01.2001 registered at District Sub-Registry office, Jamshedpur;

And whereas, after purchasing the aforesaid land the vendor came in possession over the said land and mutated his name in the office of the landlord, the State of Jharkhand , through the Circle officer, Jamshedpur vide Mutation case No. 478/2001 -2002;

Rastkumar Varma

मिनी रुस्तम पटेल
श्री यशोवन्त

M/s. DAYAL BUILDERS
Proprietor



0200 727730

Hand: bawsh. Pat.
Choutas in
31/12

-: 3 :-

And whereas, in course of peaceful possession over the said land, more fully described in the Schedule below, the vendor converted the land in to a homestead land and also erect boundary walls surrounding the land and is in peaceful possession over the same without any interference from any corner;

And whereas, being in urgent need of money to spread his business and for acquiring some other properties the Vendor expressed his desire to sell the aforesaid land measuring area 0.18 Acre comprised with portion of Plot Nos. 1276 and 1277 recorded under Khata No. 965, situates in Mouza Haludhoni, P.S. Parsudih, Survey Thana No. 1165, District Singhbhum East, more fully described in the Schedule below;

And whereas, having come to know about the said desire of the Vendor, the Purchasers approached the Vendor for purchase of the said land more fully described in the Schedule below and have offered a sum of Rs. 28,00,000/- (Rupees Twenty Eight Lakhs) only as price thereof;

And whereas, the Vendor has agreed to sell and the Purchasers have agreed to purchase the said land more fully described in the Schedule below on the said consideration amount of Rs. 28,00,000/- (Rupees Twenty Eight Lakhs) only;

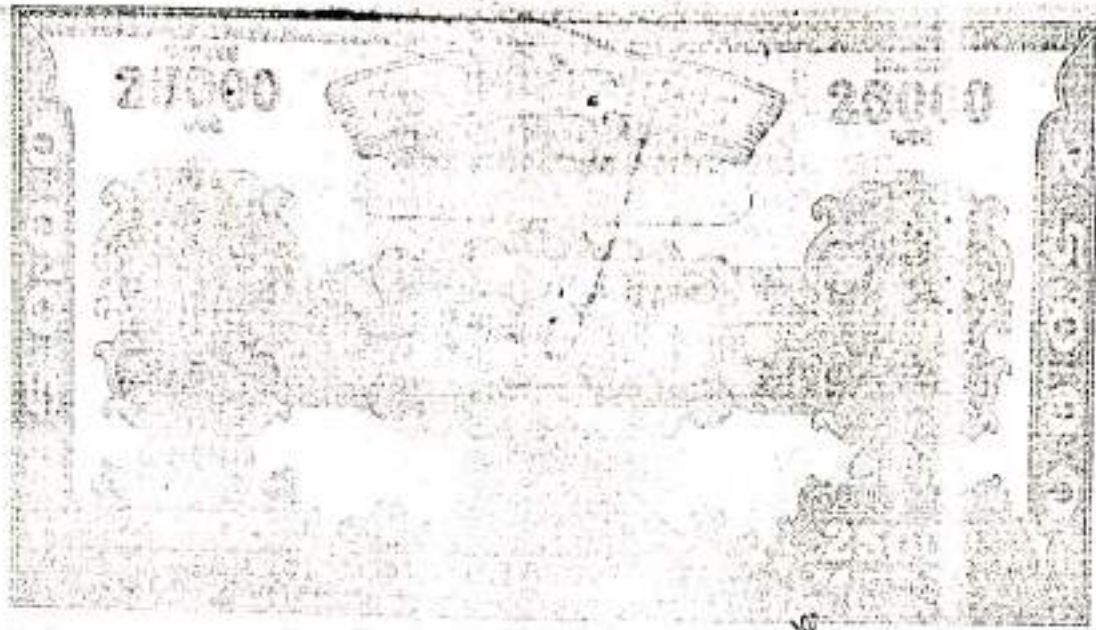
Raj Kumar Varma

राज कुमार वर्मा

M/s: DAYAL BUILDERS

Proprietor
S. Singh

राज कुमार वर्मा



P. S. Chowdhary
 Rast Kumar Varma
 मीरजेर (मिर्जापुर)
 मीरजापुर

-: 4 :-

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1) That in pursuance to the above agreement and in consideration of a sum of Rs. 28,00,000/- (Rupees Twenty Eight Lakhs) only paid by the Purchasers to the Vendor as per details shown in Memo of consideration below, the receipt whereof the Vendor does hereby admit and acknowledge, as full and final consideration for sale of all that piece and parcel of raiyati homestead land measuring Area 0.18 Acre comprised with portion of Plot Nos. 1276 and 1277 recorded under Khata No. 965 situates in Mouza Haludboni, P.S. Parsudih, District Singhbhum East more fully described in the Schedule below, the Vendor does hereby sell, convey, transfer and assign all that piece and parcel of land together with all his right, title, interest, and possession thereof unto the Purchasers TO HAVE AND TO HLLD the same as absolute owners thereof with all right, title, interest, possession of the Vendor hereto before enjoyed in respect of the said land.

M/s. DAYAL BUILDERS
 Proprietor



M/s. DAYAL BUILDERS
Sd/-
M. S. Dayal

गोविन्दप्रसाद

- 5 -

Haribansh Dal.
Korelia
21/11/22
Raj Kumar Varan
21/11/22

- 2) That the Vendors have delivered possession of the said land more fully described in the Schedule below unto the Purchasers and henceforth the Purchasers shall have quiet and peaceful possession over the same as absolute owners thereof without any interference of the Vendor or any person or persons claiming under him.
- 3) That the Vendor has completely divested of all his right, title, interest in the said land more fully described in the Schedule below and henceforth the Vendor will cease to have any manner of right, title, interest or possession over the said land.
- 4) That from this day the Purchasers shall enjoy and possess the said land as absolute owners thereof with full power to convey, transfer, alienate the same or any part thereof to any person or persons.
- 5) That the landed property hereby conveyed by the Vendor to the Purchasers is free from encumbrances or charges of any kind whatsoever.
- 6) That the Purchasers shall be entitled to get their names mutated in respect to the Schedule below landed property in the records of the landlord, the State of Jharkhand through the C.O. Jamshedpur and to pay rent and taxes in their names and shall obtain receipt thereof for which the Vendor has got no objection whatsoever.

5000Rs.



M/s. DAYAL BUILDERS
 Proprietor
Dayal

- 6 -

*Hari bharsh pd.
 Chocasia,
 2/1/72*

Raj Kumar V 9200

मोहन (प्रधान)

श्री मयकीश्वर

- 7) That the Vendor hereby assures the Purchasers that if for any defect in the title of the Vendor in the said landed property, the Purchasers suffer any loss the Vendor shall compensate the Purchasers for such loss sufficiently.
- 8) That the Vendor further assures the Purchasers to execute any further deed and documents at the cost of the Purchasers that may be necessary to more perfect the title of the Purchasers in respect of the demised landed property .

SCHEDULE

All that piece and parcel of raiyati homestead land situates in mouza Haludboni, P.S. Parsudih, Survey Thana No. 1165, District Singhbhum East, recorded under Khata No. 965, in

Portion of Plot No.	Area
1276	0.03 Acre
1277	0.15 Acre
Total	0.18 Acre, i.e. (Eighteen) Decimals, the
land is surrounding with	boundary walls which is bounded as
follows :	

3/1/72

1000Rs.



M/s. DAYAL BUILDERS
Dayal
 Proprietor

North :- Road.

South :- Durga Sao (Sonar)

East :- Road,

West :- Multistoried building known as ' Dayal Tower'

Annual Rent payable Rs. 3/- per katha to the landlord, the State of Jharkhand, through the C.O. Jamshedpur.

MEMO OF CONSIDERATION

(Details of payment made by the Purchasers to the Vendor)

Date	Cheque No.	Name of Bank	Amount.
22.09.'09	944983	Uco Bank, Bistupur,	49,000/-
19.05.'10	944985	"	25,000/-
20.05.'10	944986	"	25,000/-
10.03.'12	944990	"	2,50,000/-
25.07.'12	138645	"	1,00,000/-
(Paid by Om Prakash Verma Purchaser No.1)			
17.04.'09	936382	Uco Bank, Bistupur,	50,000/-
22.09.'09	936386	"	49,000/-
19.05.'10	936389	"	49,000/-
23.03.'12	138101	"	2,50,000/-
(Paid by Dhaneshwar Pd.Verma Purchaser No.2)			

Mari bansh pol.
Chowasin.
31/7/12
Rajkumar Varma.
श्री गणेश प्रसाद वर्मा

श्री गणेश प्रसाद वर्मा

-: 8 :-

Acevi baishi par -
Chattayaia -
31/7/12

22.09.'09	334877	Canara Bank, Khasmahal.	49,000/-
21.05.'10	334878	"	25,000/-
22.05.'10	334879	"	25,000/-
10.05.'12	363640	"	2,50,000/-
25.07.'12	276364	"	1,00,000/-

(Paid by Raj Kumar Verma,
Purchaser No.3)

M/s. DAYAL BUILDERS
Dayal
Proprietor

29.07.'12 paid in Cash 15,04,000/-
Total : Rs.28,00,000/-

IN WITNESS WHEREOF, the Vendor has executed this deed of Sale at Jamshedpur, on this the day, month and year first above written.
Witnesses:-

- Jaydeep Ghosh, s/o G.P. Ghosh
31. U. MAIN ROAD PARASUDIKH. B.31002.
TATANAGAR. JAMSHEDPUR.
- Amit Kumar Verma s/o D. S. Verma
Parasudikh J.S.K -

Raj Kumar Verma
Dayal
31/7/12

Typed by: *[Signature]*
(D.L. Paul), Jamshedpur.

Drafted by:-
[Signature]
Advocate,

Haribanshi Patel
Chennai
31/3/12

M/s. DAYAL BUILDERS
Proprietor
P. Srinivas



செல்வகுமார் சாமி



செல்வகுமார் சாமி



செல்வகுமார் சாமி
செல்வகுமார் சாமி



ராய்குமார் வாசுதேவன்



ராய்குமார் வாசுதேவன்













Certificate:

Certified that the finger prints of left hand of each person whose photographs affixed in the document have been obtained by me/before me.

Advocate.

निबंधन विभाग, झारखंड
जमशेदपुर

Token No.23 Token Date: 31/07/2012 14:41:55
Serial/Deed No./Year :5451/4390/2012
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Hari Bansh Prasad Chourashia Father/Husband Name:Late Ramraj Prasad Chourashia (VENDOR) shankarpur road, haluboni, p.s - parsudih, jsr		
2	Om Prakash Verma Father/Husband Name:Durga Sao (VENDEE) sopodera main road, p.s - parsudih, jsr		
3	Dhaneshwar Prasad Verma Father/Husband Name:Durga Sao (VENDEE) Sopodera Main Road, P.S - Parsudih, Jsr		
4	Raj Kumar Verma Father/Husband Name:Durga Sao (VENDEE) Sopodera Main Road, P.S - Parsudih, Jsr		
5	Jaydeep Ghosh Father/Husband Name:G.P.Ghosh (Identifier) Main Road, P.S - Parsudih, Jsr		
6	Jaydeep Ghosh Father/Husband Name G.P.Ghosh (Witness) Main Road, P.S - Parsudih, Jsr		

Book No. 1
Volume 197
Page 595 To 618
Deed No 5451/4390
Year 2012
Date 31/07/2012 18:28:03

District Sub Registrar

Signature of Operator

Raj Kumar Verma ओमप्रकाश वर्मा

अनेक प्रसाद वर्मा

M/s. DAYAL BUILDERS
Proprietor

निबंधन विभाग, झारखंड
जमशेदपुर

Token No.23 Token Date: 31/07/2012 14:41:55
Serial/Deed No./Year :5451/4390/2012
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
7	Amit Kumar Verma Father/Husband Name:D.P.Verma (Witness.) Parasadih, Jsr	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Book No. I
Volume 197
Page 595 To 618
Deed No 5451/4390
Year 2012
Dt 31/07/2012 18:28:03

District Sub Registrar

(Handwritten signature)

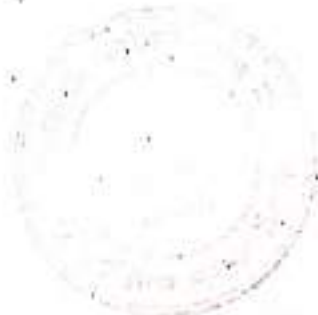
Raj Kumar Verma

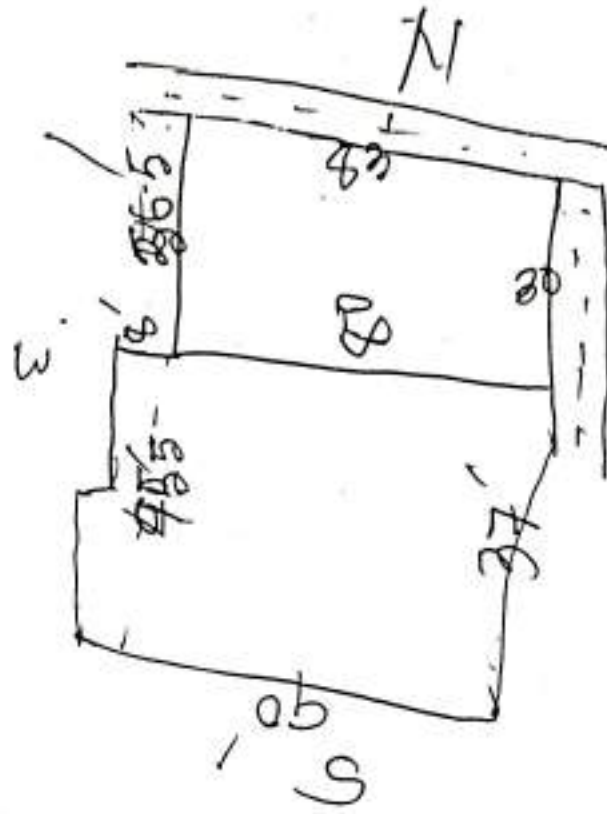
Signature of Operator

(Handwritten signature)

(Handwritten signature)

M/s. DAYAL BUILDERS
Proprietor





Registarname

श्री मयकेशिठाल
 श्री दयल बुिल्डर्स

M/s. DAYAL BUILDERS
 Proprietor

Form No. V-40

CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TENANCIES IN ESTATES VESTED IN GOVERNMENT

District: East Singhbhum
 Name of State: Jharkhand
 Circle/Ancal: Jamshedpur
 Sub Division: Dhalbhum
 Taluza Number:

Halka: 1

Sl. No.	Mutation case number in Register 27	Village	Thana and Thana Number	Chota No. with which mutation relation subsists	Authority sanctioning mutation with date of order	Whether mutation is due to sale gift exchange succession or partition	Full details of exchanges affected by Mutation	Date of correction of the Hakka Register by the Lamachhari	Remarks
1	1304/2012-13	हलुदनी	घाटशिला 1165	965 2-79	अंजल अधिकारी जमशेदपुर 21.03.2013	निर्दिष्ट बिन्दी केबारा सख्या 4390 दिनांक 21.07.2012	<p>पूर्व जमाबंदी रयत - हरिवरा प्रसाद चौधुरिया, मिता राम प्रसाद चौधुरिया</p> <p>खाता नं० 1276 रकबा 0.03 ए० 1277 0.15 ए० कुल 0.18 ए०</p>	9	



Rajkumar Sharma
 For Information and necessary action
 श्री रमेश प्रसाद

M/s. DAYAL BUILDERS
 Proprietor
 श्री रमेश प्रसाद

Circle Officer/Ancal Adhikari, Jamshedpur.
 Circle/Ancal: Jamshedpur.

180v

V

श्री श्री नाम मौजा मय
 पाना नम्बर

मौजा नम्बर	श्री श्री ओम प्रकाश वर्मा, श्री शनेश्वर प्रसाद वर्मा, राजकुमार वर्मा	रकबा (एकड़ में)
खाता संख्या	खेसरा संख्या 1276, 1277	0 एकड़ 18 ठिसपील 0 इक्कर
965		

अराजी नकदी अराजी भावली तफसील हिसाब लगान भावली

जात वन सादा न. प्रीम इमर तफसील (बकाया वो हाल) मौजूदा साल का।

भाग बाबत	सालाना	बकाया			कुल (2019-2020)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	
माल (नकदी)	72.00				72.00
गुजारी (भावली)	18.00				18.00
संस	36.00				36.00
सूद	36.00				36.00
मृतफरकात	14.40				14.40
मौजान	176.40				176.40

तफसील अदायकारी

अदायकारी बाबत	सालाना	बकाया			मौजालावा हाल (2019-2020)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	
माल (नकदी)	72.00				72.00
गुजारी (भावली)	18.00				18.00
संस	36.00				36.00
सूद	36.00				36.00
मृतफरकात	14.40				14.40
मौजान अदायकारी	176.40				176.40

(1) मौजान कुल (लाफजों में) : One Hundred Seventy Six Rupees and Fourty Paise
 (2) नाम देहिन्दा -
 (3) कुल बकाया- 176.40

तारीख अमला तहसील कुनिन्दा : 13-05-2019

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



यह एक कम्प्यूटर जनित प्रति है।
 यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
 इसका उपयोग किसी भी न्यायलय में साक्ष्य के रूप में नहीं किया जा सकता है।
 किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करें।

Rajkumar Varma

ओमप्रकाश वर्मा
 M/s. DAYAL BUILDERS
 Proprietor

अंचल अधिकारी का कार्यालय, जमशेदपुर, पूर्वी सिंहभूम

पत्रांक 3134
दिनांक 28/10/19

जमाबंदी प्रमाण पत्र

राजस्व कर्मचारी एवं प्रभारी अंचल निरीक्षक के जाँच प्रतिवेदन के आधार पर प्रमाणित किया जाता है कि मौजा-हलुदबनी, थाना नं०-1165, खाता नं०-965, प्लॉट नं०-1276, रकवा 0.03 एकड़, प्लॉट नं०-1277, रकवा 0.15 एकड़, कुल रकवा 0.18 एकड़ जमीन पंजी 2 के भाग-20, पृष्ठ-177 में श्री ओम प्रकाश वर्मा, श्री धनेश्वर प्रसाद वर्मा, राज कुमार वर्मा, पिता दुर्गा साव के नाम पर दर्ज है । उक्त भूमि हाल सर्वे खतियान के अनुसार मिनु रुस्तम जी पटेल, पिता खाने रुस्तम जी पटेल, जाति पारसी के नाम पर दर्ज है ।



28/10/19
अंचल अधिकारी
जमशेदपुर

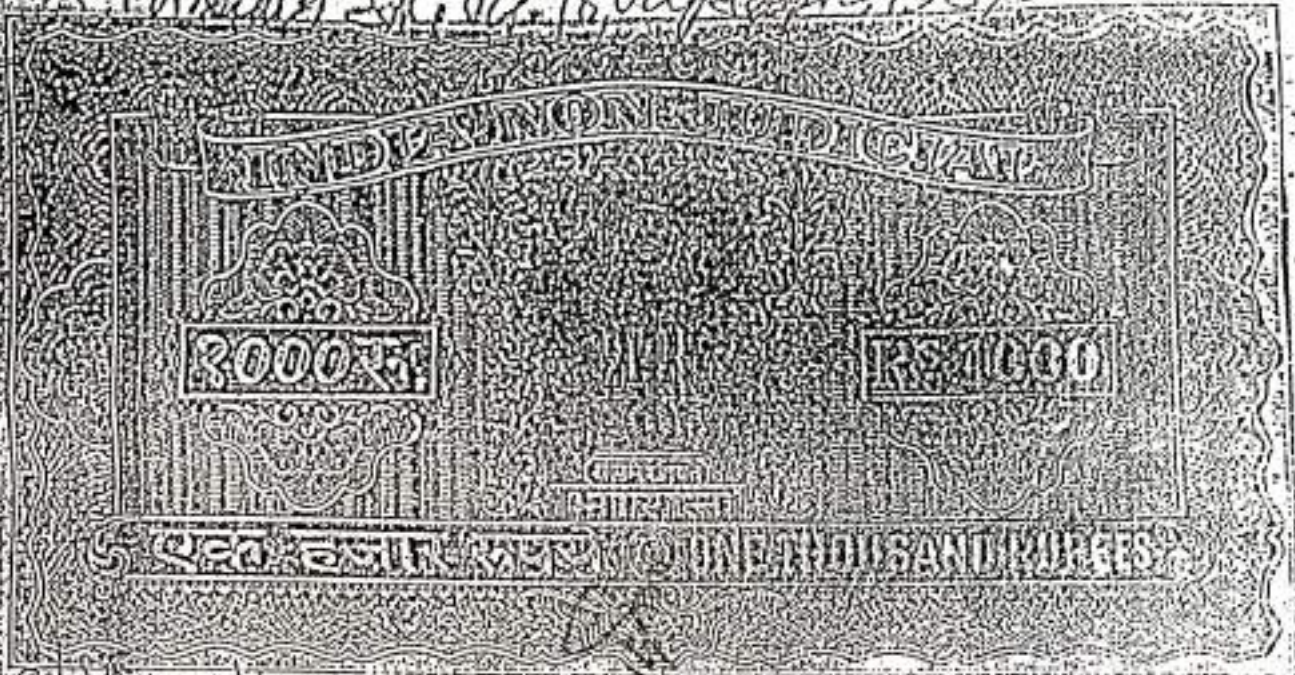
M/s. DAYAL BUILDERS
Proprietor

Rajkumarvarma

धनेश्वर प्रसाद वर्मा

ओम प्रकाश वर्मा

762. P. S. No. 18,000/- Rs. 15,154.10 1000RS.



in Accord
31/1/201

Rajkumar Varma

Prakash Chandra

Hem Ranjan

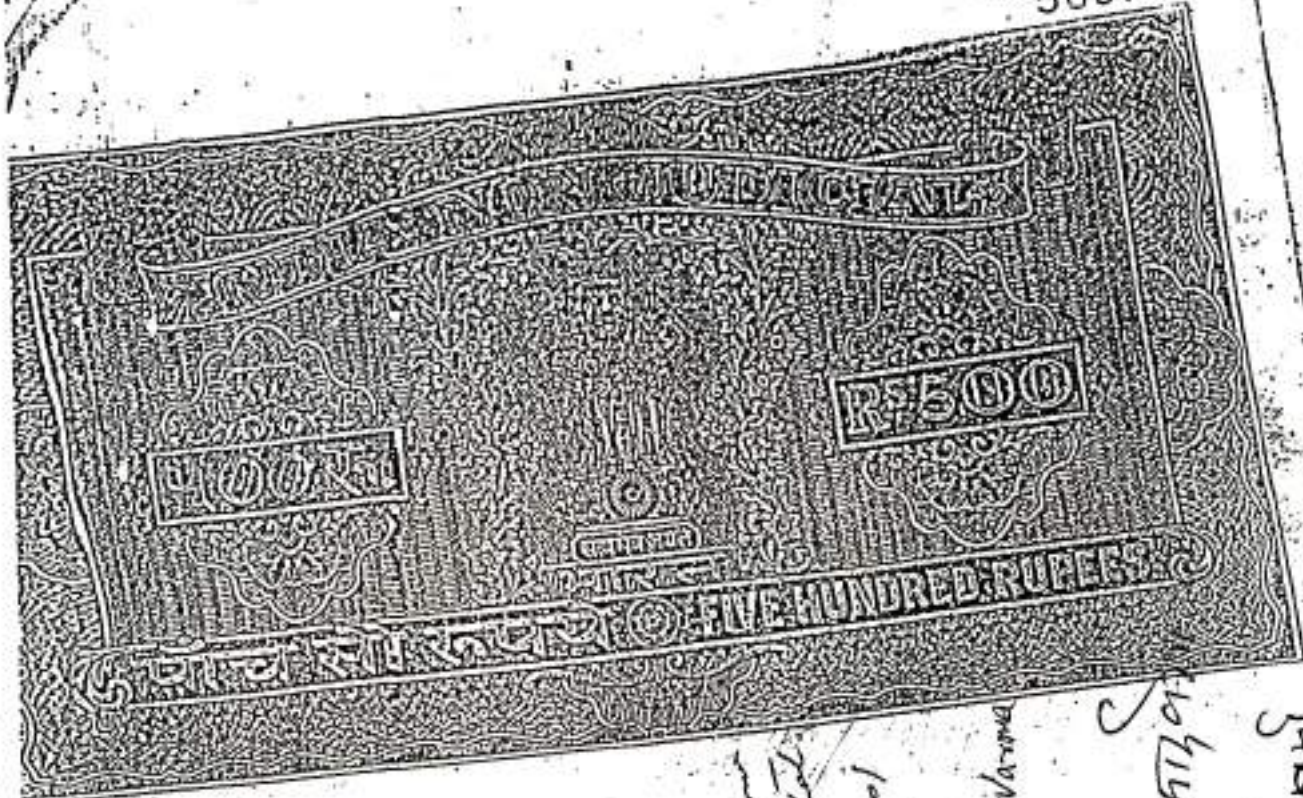
Prakash Chandra

M/s. DAYAL BUILDERS
Proprietor

460
31/1/200
Futard
403600
No. 2 = 00
350/44

... OF SALE is made on this the 1st day of ...
... at Jamshedpur ...
... (TRUSTAM PEPAL s/o Late Chant ...
... phari), by occupation business, ...
... road, P.O. Bishupur, Town Jamshedpur, District ...
... hereinafter called the "VENDOR" of the PART:
... IN FAVOUR OF :
... SHRI HARI BANSH PRASAD CHOURASHIA, s/o Late ...
... Chourashia, by faith Hindu, by occupation business,
... resident of Shankarpur Road, Haludboni, P.O. Paucha, ...
... District Singhbhum East, hereinafter called the "PURCHASER"
... of the OTHER PART;
... Nature of Deed : Sale Deed.
... Consideration : Rs. 18,000/- (Rupees eighteen thousand)
... only.

500RS.



M/s. DAYAL BUILDERS
Proprietor

Mini Partion
21/1/2001
Dr. Kumar Varma
Dr. Kumar Varma
Dr. Kumar Varma

Schedule (Description of land hereby sold)
In District Singhbhum East, Pargana Bhalthum, District Sub-
Registry at Jamshepur, in mouza Haludboni, P.S. Parsadih, Thana
No. 1165 recorded under Khata No. 965, portion of plot No. 1276
area measuring 3 (three) Decimals and in the same mouza in same
Khata portion of plot No. 1277 area measuring 15 (Fifteen) decimals
Total Area 18 (Eighteen) decimals of Rajyati Gora-TTT land, which
is bounded as follows :-

- North :- Road,
- East :- Road,
- South :- Durga Sonari,
- West :- Petit land,
- Annual of rent Rs. 1.50 paise payable to state of Jharkhand,
Through C.O. Jamshepur.

KNOW ALL MEN BY THESE PRESENTS that above schedule land is
belong to the vendor, and the vendor is in peaceful possession
over the said land as absolute owner thereof without any
encumbrance or other claim in any manner

10RS.



Lot Kumar Vastu

31/1/201

31/1/201

31/1/201

M/s. DAYAL BUILDERS

Proprietor

And whereas, in urgent need of money the vendor desires to sell the aforesaid land and on coming to know about the said desire of the vendor the purchaser approached the vendor to purchase the said land morefully described in the Schedule above, and offer a sum of Rs. 18,000/- (Rupees eighteen thousand) as price thereof, which is highest available market price for the said land,

And whereas, the vendor agreed to sell and the purchaser agreed to purchase the said land morefully described in schedule above on the said consideration of Rs. 18,000/- (Rupees eighteen thousand) only.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS

1) That in consideration of a sum of Rs. 18,000/- (Rupees eighteen thousand) only being the total sale price of the above schedule land paid by the purchaser to the vendor, the receipt whereof the vendor hereby admits and acknowledges, the vendor has conveyed and transferred by way of absolute sale by these presents all that piece and parcel of raiyati land morefully described in schedule above, with all rights, title, interests, easements and appurtenances therein in favour of



Mrs. DAYAL-BUILDERS
Proprietor

Mini Kishan
Pate
31/1/2001
Raj Kumar Varma
PUNJ DURG
31/1/2001

(100) 1/1/2001

-: 4 :-

- the purchaser to have and to hold the same as the absolute owners thereof.
- 2) That the vendor has delivered and physical possession of the said land to the purchaser absolutely free from encumbrances, liens or charges of any kind whatsoever, and the purchaser shall have quiet and peaceful possession of the same without any interruption from the vendor or any other person or persons claiming under or in trust for the vendor.
 - 3) That the purchaser shall be entitled to have his name mutated in respect of the schedule above land in the record of the State of Jharkhand and to pay rent and obtain rent receipts of the above schedule land in his own names for which the vendor has got no objection whatsoever.
 - 4) That the vendor has ceased to have any right, title, interest, possession or claim over the schedule above land from this date.
 - 5) That the vendor hereby assures the purchaser that if for any defect in the title of the vendor in the said property the purchaser suffers any loss the vendor shall compensate the purchaser for such

Mimi Purton Pat
31/1/2001

-: 5 :-

5) That this sale shall be binding on all concerned including the heirs and successors of both the vendor and the purchaser.

In witness whereof the vendor has executed this deed of Sale on this the 31st day of January, 2001 at Jamshedpur in presence of the witnesses.

Witnesses :-

- 1. Maja Hari Mahato
31/1/2001
- 2. Arun Jyoti
31/1/2001

Raj Kumar Varma
Mogor Singh
31/1/2001

M/s. DAYAL BUILDERS
Proprietor

Read over and explained the contents of this deed before the vendor, who admitted the same to be true and correct.

Datta
31/1/2001

Note :- Certified that the original and the Duplicate copies of this deed are same and exact copy of each other and contains 965 words.

Datta
31/1/2001

Typed by :-

[Signature]

Jamshedpur.

जमशेदपुर हलुदबनी 1165 श्री ओम प्रकाश वर्मा, श्री धनेश्वर प्रसाद वर्मा, राजकुमार वर्मा		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
965	1276,1277	0 एकड़ 18 डिसमील 0 हेक्टर

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

जौत का सालाना मांग मय तफसील (बकया वी हाल) मीजूदा साल का।

मांग बाबत	सालाना	बकया				हाल (2020-2021)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष	
माल (नकदी)	72.00					72.00
गुजारी (भावली)	18.00					18.00
सेस	36.00					36.00
सूद	36.00					36.00
मुतफरकात	14.40					14.40
मीजान	176.40					176.40

तफसील अदायकारी

अदायकारी बाबत	बकया				मौतालबा हाल (2020-2021)	पाजिल
	तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष		
माल (नकदी)					72.00	
गुजारी (भावली)					18.00	
सेस					36.00	
सूद					36.00	
मुतफरकात					14.40	
मीजान अदायकारी					176.40	

(1) मीजान कुल (तफर्जों में) : One Hundred Seventy Six Rupees and Fourty Paise

(2) नाम देहिन्दा -

(3) कुल बकया- 176.40

तारीख अमला तहसील कुनिन्दा : 25-03-2021

खास महाल का बकया मालगुजारी पर (शिवाय ऐसे बकयों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

रेयत का नाम, अभिभावक का नाम, रिश्ता											
मिनु रुस्तमजी पटेल, पिता-खाने रुस्तमजी पटेल एक अंश, जाति-पारसी, निवासी- निजग्राम											
जिला का नाम	पूर्वी सिंहभूम अंचल का नाम	जमशेदपुर	हलका का नाम	हल्का-1	मौजा का नाम	हलुदबनी	खाता का प्रकार	रेयती			
खेवट नम्बर	खाता नम्बर 965			थाना का नाम	घाटशिला	थाना नम्बर 1165					
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान		केफियत / 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)
965	1276	? अज्ञात ? अज्ञात	मकान, सहन 1	0 एकड़	3 डिसमील		1- कविल लगान	0	0	27	1- छप्परवन्दी
	1277	? रास्ता ? जुबेदा खातुन	गोड़ा एक नई परती दो साल 0	0 एकड़	15 डिसमील		1- कविल लगान				1- छप्परवन्दी
खाता मे कुल प्लोट संख्या		2	खाता का कुल मिजान (खतियान के अनुसार)		0 18	खाता का कुल लगान		0 0 27			

यह एक कंप्यूटर जनित प्रति है

3/31/2021

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।

Rajkumar Sharma

अमेरिका (पुस्तक) विभा
ओम प्रकाश वर्मा

online
संशोधन
रज





भारत सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी 11 प्रति

March 31, 2021

भाग वर्तमान	20	पृष्ठ संख्या	177
जिला का नाम	पूर्वी सिन्धुभूमि	अनुमंडल नाम	पालभूमि
खेती का नाम	हनुदकरी	होलिंग संख्या	965/अंश
		अंचल का नाम	तीजी संख्या
		जमरीदपुर	0
		इलाका का नाम	खाल नम्बर
		इन्फ-1	1165
		इस्टेट का नाम	खाल का प्रकार
			—

श्री ओम प्रकाश वर्मा , श्री धनेश्वर प्रसाद वर्मा , राजकुमार वर्मा
पिता-श्री दुर्गा साह, जति- अजात

खाला नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	अमान	सेरा
965	1276	0 ए 3 डि 0 हे	नामांतरण मुकदमा संख्या 1304/2012-2013	72	104.4
965	1277	0 ए 15 डि 0 हे			
	कुल परिवर्तन	0 ए 18 डि 0 हे			

तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	सागत बकाया	सागत चानू साल	रोड सेरा बकाया	रोड सेरा चानू साल	शिक्षा सेरा बकाया	शिक्षा सेरा चानू साल	स्वास्थ्य सेरा बकाया	स्वास्थ्य सेरा चानू साल	कृषि सेरा बकाया	कृषि सेरा चानू साल
12/08/1913	54400729	2013	2014	288	72	72	18	144	36	144	36	57.6	14.4
10-15-2016	1476542323	2012-2013	2016-2017	288	72	72	18	144	36	144	36	57.6	14.4
08-10-2018	0506116513	2017-2018	2018-2019	72	72	18	18	36	36	36	36	14.4	14.4
05-13-2019	0685195796	2019-2020	2019-2020	0	72	0	18	0	36	0	36	0	14.4
03-25-2021	0393219304	2020-2021	2020-2021	0	72	0	18	0	36	0	36	0	14.4

List Of Case Status Details

अपडेट करें

यह एक ऑनलाइन जति प्रति
यह अपडेट केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अपुष्टि के लिए सम्बन्धित अधिकारिकारी से संपर्क करें
प्लॉट का तस्वीर देखने के लिए प्लॉट नंबर विलक की।

*Online
साइट पर*

*Raj Kumar Verma,
धनेश्वर प्रसाद वर्मा
श्री मयकाश वर्मा*



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

जमीनदार नाम		रैयत का नाम, अभिभावक का नाम, रिश्ता								
झारखण्ड सरकार		मिनु रुसतमजी पटेल, पिता-खाने रुस्तमजी पटेल एक अंश, जाति-पासी, नियारी- निजगाम								
जिला का नाम	पूर्वी सिंहभूम अंचल का नाम	जमशेदपुर	हलका का नाम	हल्का-1	मौजा का नाम	हलुदबनी	खाता का प्रकार	रैयती		
खेवट नम्बर	खाता नम्बर 965		थाना का नाम	घाटशिला	थाना नम्बर	1165				
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)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
965	1276	अज्ञात अज्ञात	मकान,सहल 1	0 (एकड़) 3 (डिसमील) ()		1- काथिल लगान	0	0	27	1- छप्परबन्दी
	1277	रास्ता जुबेदा खातुन	गोडा एक नई परती दो साल 0	0 (एकड़) 15 (डिसमील) ()		1- काथिल लगान	0	0	27	1- छप्परबन्दी
खाता मे कुल प्लोट संख्या		2	खाता का कुल मिजान	0 (एकड़) 18 (डिसमील) ()		खाता का कुल	0 0 27			

यह एक कंप्यूटर जनित प्रति है

3/31/2021
11:42:26
AM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

Raj Kumar Varma
अभिभावेक
अभिभावेक





Pre Registration Docket

Date :- 31-03-2021 12:39 pm

Office Name :- District SRO - Jamshedpur
Token No:- 20210000042057

Appoinment :- 31-Mar-2021 Time:- 13:40

Article	Development Agreement
Pre Registration Date	26-Mar-2021
No. Of Pages	64
Stamp Duty	120004
Paid Stamp Duty	0
Total Fees	₹ 2,58,167.

Property Id: 509878

Valuation No. : 679765 / 2021	:- 2020-2021	User Id : 3094	Date : 31-March-2021 12:46:PM
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Census	Corporation :	Village/City : Haludbani	
Haludbani Urban(ct) - Main Road		-	
Khata Number - 965			
Plot Number - 1276 1277			
Volume Number - 20			
Page Number - 177			
Valuation Rule : Commercial land			
Property Details			
1	Land area	18 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 18 x 364980=6569640	₹65,69,640/-
A	Total		₹65,69,640/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹65,69,700/-
Total Amount/In Words : Sixty Five Lakhs Sixty Nine Thousands Seven Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: ROAD, West: PORTION OF PLOT NO 1276 1278, South: PORTION OF PLOT NO 1277, North: MAIN ROAD
Area	Land area : 18.00 Decimal
Other Description of the Property	Address - HALUDBANI
Government/Market Value	6569640

Transaction Amount	-
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CLAIMANT	-Ms. DAYAL BUILDERS REP BY SURENDER PAL SINGH, Address - OFFICE AT H NO NIL GROUND FLOOR B 5 PLAZA BUILDING S B SHOP AREA BISTUPUR JAMSHEDPUR EAST SINGHBHUM- ,Father/Husband Name SARDAR GURDAYAL SINGH , PAN No.- ,Permisslon Case No.- , Aadhaar No. *****6924
EXECUTANTS	-Mr. DHANESHWAR PRASAD VERMA, Address - H NO 13 COLLEGE ROAD PRAMATHANAGAR NEAR DURGA MAHAL PS PARSUDIH JAMSHEDPUR- ,Father/Husband Name LATE DURGA SAO , PAN No.- ,Permisslon Case No.- , Aadhaar No. *****0532
	-Mr. RAJ KUMAR VERMA, Address - SOPODERA MAIN ROAD NEAR MUNILAL BUILDING PS PARSUDIH JAMSHEDPUR- ,Father/Husband Name LATE DURGA SAO , PAN No.- ,Permisslon Case No.- , Aadhaar No. *****8661
	-Mr. OM PRAKASH VERMA, Address - GANESH PATH NEAR LICHI BAGAN CINEMA ROAD PS PARSUDIH JAMSHEDPUR- ,Father/Husband Name LATE DURGA SAO , PAN No.- ,Permisslon Case No.- , Aadhaar No. *****8621

Witness Information	Mr. DHANJOTH SINGH SADANA , Address - 43 SADANA VILLA PURANI BASTI ROAD JUGSALAI JAMSHEDPUR EAST SINGHBHUM-, Father/Husband Name-DHANWANT SINGH SADANA
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Identifier Details	Mr. RAJA RAJAK , Address - H NO 60 BLOCK NO 4 GOPAL MARG SHASTRINAGAR JAMSHEDPUR-, Father/Husband Name-BUNDI RAJAK
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Property Id:509878		
Fee Rule:Development Agreement		
1	Stamp Duty	1,20,000
2	Stamp Duty	4

1	SP	1,920
Total		1,920

Property Id:509878		
Fee Rule:Development Agreement		
1	PR	1
2	LL	3
3	E	2,000
4	A1	1,64,243
5	A1	90,000
Total		2,56,247

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

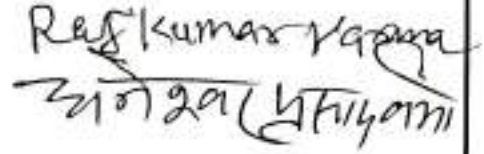
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I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



Deed Writer / Advocate



Vendee / Claimant



Vendor / Executant

कोरोना को ठराना है सफाई को अपनाना है



आम प्रकाश की
दो गज की दूरी मास्क है जरूरी

Transaction Successful Please Note Your Transaction Id

OK

Name	DayalBuildersRepBySurenderPalSingh
Token No / Depositor ID	20210000042057
Amount	258167
Transaction ID	91fe5aff3352032bac26
GRN	2105285071
CIN	10002162021033006733
Time	2021-03-30 19:03:09

Raykumar Vazirani
સત્રીશીલકારી
સુસિદ્ધાંશી





Document Registration Summary 1

Date :-31-Mar-2021

- Government/Market Value: ₹6569700/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹120100/-

Receipt : 468784

Receipt Date : 31-03-2021

Presenter Name: -

E	₹2000
PR	₹1
SP	₹1920
LL	₹3
A1	₹254243
Stamp Duty	₹120100

On Date 31-03-2021 Presented at District SRO -
Jamshedpur

Signature of Presenter

Ray Kumar Verma.

District SRO - Jamshedpur

Total

₹378267

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	120004	120100	-96	GRAS	DayalBuildersRepBySurenderPalSingh	GRN Number : 2105285000 DEPT Transaction Id : d4922c0406ff19c0d091 Transaction Type :	120100
E	2000	2000	0	GRAS	DayalBuildersRepBySurenderPalSingh	GRN Number : 2105285071 DEPT Transaction Id : 91fe5aff3352032bac26 Transaction Type :	2000

PR	1	1	0	GRAS	DayalBuildersRepBySurenderPalSingh	GRN Number : 2105285071 DEPT Transaction Id : 91fe5aff3352032bac26 Transaction Type :	1
SP	1920	1920	0	GRAS	DayalBuildersRepBySurenderPalSingh	GRN Number : 2105285071 DEPT Transaction Id : 91fe5aff3352032bac26 Transaction Type :	1920
A1	254243	254243	0	GRAS	DayalBuildersRepBySurenderPalSingh	GRN Number : 2105285071 DEPT Transaction Id : 91fe5aff3352032bac26 Transaction Type :	254243
LL	3	3	0	GRAS	DayalBuildersRepBySurenderPalSingh	GRN Number : 2105285071 DEPT Transaction Id : 91fe5aff3352032bac26 Transaction Type :	3
Sub Total	378171	378267	-96				

Article : Development Agreement Number of Pages : 128

Signature of Operator



Signature of Head Clerk



Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

Deed Endorsement

Token No :- 20210000042057

Deed Type	Development Agreement
Number of Pages	128
Fee Details	Stamp Duty :- Rs. 120004, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1920, A1 :- Rs. 254243, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.6569640/- ,Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Haludbani Location :- Main Road, Haludbani Urban(ct) Property Boundaries :- East: ROAD, West: PORTION OF PLOT NO 1276 1278, South: PORTION OF PLOT NO 1277, North: MAIN ROAD Khata Number - 965Plot Number - 1276 1277Volume Number - 20Page Number - 177 Area Of Land :- 18.00 Decimal

Sh./Smt.RAJ KUMAR VERMA s/o/d/o/w/o LATE DURGA SAO has presented the document for registration in this office





today dated :- 31-Mar-2021 Day :- Wednesday Time :- 16:26:58 PM







RAJ KUMAR VERMA(Individual)

Party Name	Document Type	Document Number
RAJ KUMAR VERMA	PAN/UID	816272078661



Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	RAJ KUMAR VERMA Address1 - SOPODERA MAIN ROAD NEAR MUNILAL BUILDING PS PARSUDIH JAMSHEDPUR, Address2 - . . . Jharkhand PAN No.: ,Permission Case No.-	Yes	Rajkumar Verma Address:- , Near Munilal Building, Sopodera Main Road, , Tapudang, , East Singhbhum, 831002, , Jharkhand, India		EXECUTANTS Age:49			<i>Raj Kumar Verma</i>
2	DHANESHWAR PRASAD VERMA Address1 - H NO 13 COLLEGE ROAD PRAMATHANAGAR NEAR DURGA MAHAL PS PARSUDIH JAMSHEDPUR, Address2 - . . . Jharkhand PAN No.: ,Permission Case No.-	Yes	Dhaneshwar Prasad Verma Address:- 13, NEAR DURGA MAHAL, COLLEGE ROAD , PRAMATHA NAGAR , PARSUDIH, JAMSHEDPUR, Haludbani, , East Singhbhum, 831002, , Jharkhand, India		EXECUTANTS Age:56			<i>Dhaneshwar Prasad Verma</i>

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	OM PRAKASH VERMA Address1 - GANESH PATH NEAR LICI BAGAN CINEMA ROAD PS PARSUDIH JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Om Prakash Verma Address:- H,N0-50C, NEAR PRAKASH JEWELERS, PARSUDIH, PO-TATANAGAR THANA-PARSUDIH, JAMSHEDPUR, , Purbi Singhbhum, 831002, , Jharkhand, India		EXECUTANTS Age:59			Om Prakash Verma
4	DAYAL BUILDERS REP BY SURENDER PAL SINGH Address1 - OFFICE AT H NO NIL GROUND FLOOR B S PLAZA BUILDING S B SHOP AREA BISTUPUR JAMSHEDPUR EAST SINGHBHUM, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Surender Pal Singh Address:- Plot No.- 9 And 9A, Near Masjid, Darjee Lane, Ramdas Bhatta, Bistupur, JAMSHEDPUR, Sakchi, Bistupur, , East Singhbhum, 831001, , Jharkhand, India		CLAIMANT Age:56			Surender Pal Singh

Identification:



Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	RAJA RAJAK S/o-D/o BUNDI RAJAK Address1 - H NO 60 BLOCK NO 4 GOPAL MARG SHASTRINAGAR JAMSHEDPUR, Address2 - ... Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	DHANJOTH SINGH SADANA Address1 - 43 SADANA VILLA PURANI BASTI ROAD JUGSALAI JAMSHEDPUR EAST SINGHBHUM, Address2 - ... Jharkhand			

Signature of Operator




Seal and Signature of Registering Officer



Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**OM PRAKASH VERMA , DHANESHWAR PRASAD VERMA , RAJ KUMAR VERMA**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**RAJA RAJAK**) Son/Daughter/Wife of (**BUNDI RAJAK**) resident of (**H NO 60 BLOCK NO 4 GOPAL MARG SHASTRINAGAR JAMSHEDPUR**) and by occupation (**Service**).



Signature of Registering Officer



Date:- 31-Mar-2021

Seal and Signature of Registering Officer




Token No.: 20210000042057

CERTIFICATE

Office of the District SRO - Jamshedpur

This Development Agreement was presented before the registering officer on date **31-Mar-2021** by **RAJ KUMAR VERMA, S/O, D/O, W/O LATE DURGA SAO** resident of SOPODERA MAIN ROAD NEAR MUNILAL BUILDING PS PARSUDIH JAMSHEDPUR .,

This deed was registered as Document No:- **2021/JSR/1744/BK1/1602** in Book No :- **BK1**, Volume No :- **307** from Page No :- **1** to **128** at, office of District SRO - Jamshedpur

Date:- **31-Mar-2021**


Registering Officer