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सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH21126224629151R  
 Certificate Issued Date : 07-Sep-2019 12:46 PM  
 Account Reference : GOVACC (GV)/ jhsrogv07/ SERAIKELA/ JH-SK  
 Unique Doc. Reference : SUBIN-JHJHSROGV0729168994445460R  
 Purchased by : JAGAWANTI ENTERPRISES PRIVATE LIMITED  
 Description of Document : Article 5 Agreement or memorandum of an Agreement  
 Property Description : DEVELOPMENT AGREEMENT  
 Consideration Price (Rs.) : 0  
 (Zero)  
 First Party : NA  
 Second Party : JAGAWANTI ENTERPRISES PRIVATE LIMITED  
 Stamp Duty Paid By : JAGAWANTI ENTERPRISES PRIVATE LIMITED  
 Stamp Duty Amount(Rs.) : 4,100  
 (Four Thousand One Hundred only)



JAGAWANTI ENTERPRISES PVT. LTD.

Ritesh Kr. Sharma  
Director.

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Rajendra Gupta  
Rajendra Gupta  
Rajesh Gupta  
Sanjay Pr. Gupta

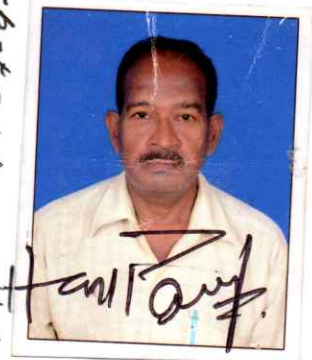
07/09/19

Ritesh Kr. Sharma  
07/09/19

SR 0003535820

Development agreement stamp - 41001 Adityapur

Ritesh K. Shukla  
7-9-19



मुल्यांकन सूची से जाँच किया जा रहा है  
दस्तावेज में वर्णित भूमि  
प्रतिबंधित सूची से जाँच

दस्तावेज जाँच एवं मंजूरी  
जाँचक

Rajendra Gupta  
7-9-19



Rajesh Gupta  
7-9-19

Sanjay K. Suffs

नियम-21 क अधीन ग्राह्य  
भारतीय स्टाम्प अधिनियम  
(इण्डियन स्टाम्प एक्ट-1899) की  
अनुसूची-1 या 1 (क) सं. 5 के  
अधीन बंधावट स्टाम्प सहित या  
स्टाम्प शुल्क से विमुक्त या  
स्टाम्प शुल्क अपेक्षित नहीं।

उपस्थापित दस्तावेज में लेख्यकारी  
की जाति अनिश्चित अंकित है। यह जाति  
C.N.T.A.C 1908 की धारा 461(B) के  
अधीन नहीं है।

**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE  
7<sup>th</sup> DAY OF SEPTEMBER 2019 AT SERAIKELLA;

BETWEEN

JAGAVANTI ENTERPRISES PVT. LTD.  
Ritesh K. Shukla  
Director.

2019  
निबंधन पदाधिकारी

21-891240

जाँचक



*Handwritten signature*

Raj Kishor gupta  
7-9-19



दिनांक 08.09.2019 समय 90 मिनटों तक  
श्री ~~राजेश कुमार~~ *किशोर गुप्ता*  
पिता श्री ~~राजेश कुमार~~ *राजेश*  
स्थान *राजेश* थाना *राजेश*  
पेशा *owner* ने निबंधन के लिए  
दस्तावेज पेश किया।

*Handwritten signature*  
7/9/19

संस्थापक का दस्तावेज निबंधन अधिकारी का दस्तावेज



JAGAVANTI ENTERPRISES PVT. LTD.

*Handwritten signature*  
Director.

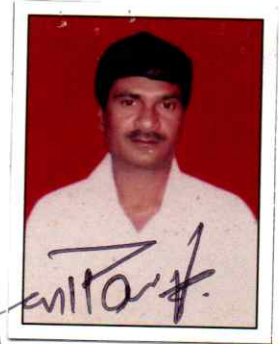
Rajkishor Gupta

Rajendra Gupta

7-9-19



Rajesh Gupta



Sanjay Kumar Gupta



Rajesh Kumar Gupta



Rajesh Kumar Shukla  
7-9-19

1) **RAJKISHOR GUPTA** (UID : 2195 0279 4947),

2) **RAJENDRA GUPTA** (UID : 9655 3608 1475),

3) **RAJESH GUPTA** (UID : 8344 8504 2397) and

4) **SANJAY KUMAR GUPTA** (UID : 4934 8981 3413),

all sons of Late Raghunath Prasad, all by occupation Business, all by faith Hindu, by caste Bania, by nationality Indian, R/o. H. No. 5, Gurudwara Basti, Road No. 01, P.O. and P.S. Bistupur, Town Jamshedpur, District East Singhbhum, collectively called the **OWNER/FIRST PARTY** (which expression shall unless repugnant to the context includes its successors, legal representatives and assigns) of the **ONE PART**;

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Rajesh K. Shukla  
Director.

Raj Kumar Gupta  
Ritesh Gupta  
Rajendra Gupta  
Sanjay Sr. Gupta  
Ritesh Kr. Shukla  
7-9/19

AND

**JAGAWANTI ENTERPRISES PRIVATE LIMITED, (PAN : AAECJ2064Q),** a Company incorporated under the Companies Act, 2013 (18 OF 2013), bearing Incorporation No. U37 100JH 2018 PTC011152 registered and incorporated at Ranchi, dated 17.03.2018 having its Registered Office at Shop No. 205, Mahaveer Trade Centre, Near Teacher Training More, Gamharia, District Seraikella - Kharsawan, State of Jharkhand, State of Jharkhand, represented through its Director Shri Ritesh Kumar Shukla, son of Sri Jitendra Kumar Shukla, by Religion Hindu, by Caste Brahmin, by Occupation Business, Indian National, R/o. M.I.G.-64, P.S. R.I.T., Adityapur-2, PO: Adityapur, Dist: Seraikella-Kharsawan, hereinafter called the **BUILDER/ SECOND PARTY** (which expression shall unless repugnant to the context includes its successors, legal representatives and assigns) of the **OTHER PART;**

The First Party members shall also be hereinafter referred to as the 'Owner' and the Second Party shall be referred to as the 'Developer' in this Agreement. Further, the First Parties shall together be jointly and severally liable and bound by the terms of this Agreement.

**AND WHEREAS** the First Party members are the sole and exclusive joint owners and absolute seized of all title, interest and possession of lands measuring 48 Decimals, situated at Mouza Dindli, Thana No. 128, bearing Old khata No. 228, old plot nos. 1112, 1113, 1137, (New khata No. 176 New Plot no. 1325 A, B), Ward No. 5 (Old) corresponding to 14 (New), Thana No. 128, P.O. and P.S. Adityapur, District Seraikella Kharsawan, which is

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Ritesh Kr. Shukla  
Director.

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Rajesh Gupta.  
Rajendra Gupta  
Sanjay Prasad Gupta  
Ritesh K. Shukla  
7-9-19

morefully described in the Schedule below is the subject matter of this Development Agreement and more particularly described in the Schedule 'A' hereunder written (hereinafter for the sake of brevity referred to as "Schedule Land/ Premises/ Scheduled Property");

**AND WHEREAS**, the first party members are sons of the Sri Raghunath Prasad alias Raghunath Prasad Gupta (since deceased), who had acquired right, title and interest over the scheduled premises in terms of the compromise decree signed by the Ld. Munsiff in Title Suit No. 164 of 1962 on 10.09.1963, which was instituted by aforesaid Late Raghunath Prasad Gupta alias Raghunath Prasad.

**AND WHEREAS** since thereafter, the aforesaid Late Raghunath Prasad Gupta alias Raghunath Prasad mutated his name in the government records vide mutation case No. 567/1965-66 and thereafter has continued to exercise all lawful right, title and interest over the scheduled premises and enjoy the peaceful continued possession over the same.

**AND WHEREAS** right, title and interest of the aforesaid Late Raghunath Prasad Gupta alias Raghunath Prasad was challenged in Title Suit No 5 of 1995 by Dindli Navjuak Samittee and Others, which was dismissed upon contest by a judgment delivered by the Court of Additional Munsiff at Seraikella.

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**AND WHEREAS**, again thereafter, the right, title and interest of the aforesaid Late Raghunath Prasad Gupta alias Raghunath Prasad was again challenged by in T.S. No. 15 of 2005, who incidentally ~~was~~ also a party in the

Raj Kiran Gupta  
Rajesh, Cupts  
Rajendra Choudhary  
Sanjay K. Gupta  
Ritesh K. Shukla  
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aforesaid compromise decree dated 10.09.1963 drawn in terms of T.S. No. 164 of 1962. The said title suit TS No. 15 of 2005 was dismissed on 18.06.2007, which was challenged by the plaintiff in Title Appeal No. 11 of 2007, which was again dismissed on 19.06.2013. Finally, the plaintiff challenged the judgment dated 19.06.2013 before the Hon'ble Jharkhand High Court in Second Appeal No. 171 of 2013. The aforesaid Second Appeal No. 171 of 2013 was dismissed on contest on 14.08.2018 by an order passed by the Hon'ble Justice Mr. Rajesh Kumar, Hon'ble Jharkhand High Court.

**AND WHEREAS** the right, title, interest and possession of the aforesaid Raghunath Prasad Gupta alias Raghunath Prasad was reinforced by the abovementioned successive litigations and he continued to occupy the peaceful and lawful possession of the scheduled property till his death on 11-05-014 and thereafter his successors and legal heirs, being the first party members to the Agreement have continued to jointly enjoy the lawful peaceful possession over the scheduled premises and exercising all manner of right title and interest over the scheduled property.

**AND WHEREAS** the First Party members have together mutated their names in the government record vide mutation case No. 1031/ R27 2019-2020 and the same has also been recorded in volume No. 13, page No. 39, in the register II of the Anchal Adhikari, Gamharia.

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**AND WHEREAS** the First Party members declare that they are lawfully competent and the scheduled property is otherwise unencumbered and thus this development agreement is being entered upon for the purposes of construction of a multi-storeyed building thereon.

Raj Kohar Gupta

Raveen Gupta

Rajindran Gupta

Sanjay Kr. Gupta

Ritesh Kr. Shukla

7-9-19

**AND WHEREAS** the members of the First Party are unable to look after and manage the Schedule Premises and therefore they are desirous to get the Schedule Premises developed and/ or construct multi-storeyed buildings and/ or building projects over the Schedule land/ premises through the Developer.

**AND WHEREAS** the Owners have come to know of the workmanlike, professional and craftsmanship of the Developer and have approached the Second Party for developing the Scheduled Premises.

**AND WHEREAS** after mutual discussions and deliberations, the Owners have agreed to grant to the Developer and at the same time the Developer has agreed to accept the proposal of the Owners, exclusive and irrevocable rights in favour of the Second Party to undertake the proposed construction on the Schedule Premises for development of the Schedule Premises on the following terms and conditions:

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

1. This Development Agreement has been entered for the purposes of construction of Multi-storeyed Building, which can be changed or altered or modified with the mutual consent of the parties to this Agreement.

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Director.

2. 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

Raj Kishor Gupta

Raveen Gupta

Rajendra Gupta

Sanjay K. Gupta

Ritesh K. Shukla

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in accordance with the provisions of this Agreement or as may be mutually agreed upon by the parties.

3. The Owners hereby grant exclusive and irrevocable right with regard to the scheduled premises in favour of the Developer for development of the Schedule Land/ Premises, terminable only at the instance of the Developer, unless specified otherwise hereinafter.

4. **DEVELOPMENT PLANS & APPROVALS**

- (a) The First Party shall apply for approval of the building plan with the local municipal bodies or appropriate authority after seeking concurrence with the Second Party and shall take all necessary steps to seek approval of the building plan as consented by the Second Party. The costs and expenses incurred towards obtaining the building plan approval shall be borne by the Second Party and the First Party shall be responsible to take all steps with regard to processing of the building approval as shall be suggested by the Second Party.

- (b) 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.

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Director.

Raj Kishoregupta

Ravesh Gupta

Rajendra Gupta

Sanjay K. Gupta

Ritesh K. Shukla

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- (c) The Owners hereby declare that they have examined and verified the draft Scheme framed and proposals made by the Developer for the development of the proposed 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.

5. **GENERAL POWER OF ATTORNEY**

- (a) The Owner shall within simultaneously execute a registered 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 various prospective Purchasers for the proposed development Project.
- (b) The Developer or its nominated person shall act as true and bonafide attorney of the Owners in connection with the accomplishment of the proposed Project, i.e. undertake construction activities and sale/ negotiating sales of the construction areas realized from the Project.

6. That the Developer shall be authorized to submit or present plans for structural, electrical, sewerage etc and obtain due approvals or consents from the appropriate agencies on behalf of the Owners. 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 Owners.

7. **CONSIDERATION:**

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Director.

Raj Kishor Gupta

Ramesh Gupta

Rajendra Gupta

Sanjay K. Gupta

Ritesh K. Shukla

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- (a) In consideration of the Owners granting exclusive rights of development to the Developer under this Agreement, the Developer has paid to the Owners a sum of ₹ 1,00,000/- (Rupees One Lakh only) vide cheque No. 899863 dated 19-07-2019, drawn on the State Bank of India as a refundable security amount.
- (b) The First Party shall repay the security amount within 30 days from the completion of the allocated share of construction of the First Party. In the event of failure to repay the security deposit within the stipulated time, the First Party shall be liable to pay interest @ 1% per month till the repayment of entire security deposit to the Second Party.
- (c) If the First Party further fails to repay the entire security deposit within 6 months from the time as prescribed in aforesaid para 6.b, then the Second Party shall be entitled to transfer proportionate share of constructed share falling in the share of the Owner. The demarcation of building portion shall be computed on the basis of audited cost price of the proposed structures.

8. **REPRESENTATION & WARRANTIES**

- (a) The Owners represent that they are bonafide lawful and true owners of the Schedule Land/ Premises and there is no risk, defect in to the encumbrance or pending litigation in relation to the title of the Schedule Land/ Premises. The Owners further warrant that, if in future, there be any claim on the title of the Schedule Premises on account of any lien, charge, mortgage affecting or prejudicing the title, interference with physical possession of the scheduled premises by the Developer, the Owners shall be liable to refund all consideration amount, costs incurred

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Director.

Roy Kailash Gupta  
Ravati Gupta  
Rajeshwari Gupta  
Sanjay Kr. Gupta

Ritesh Kr. Shukla.  
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in the construction of the building and also the costs, expenses, paid towards obtaining requisite consents and approvals.

- (b) The Owners shall also pay to the Developer interest @ 1 % on the entire amount of costs, consideration and expenses incurred as afore-stated, as if the said amount of costs and expenses was paid on the date of execution of this Agreement.
- (c) The Owners shall within 7 days of execution of this Agreement shall under a written instrument hand over peaceful and vacant possession of the Schedule Land/ Premises to the Developer in connection/ relation to this Agreement in favour of the Developer, which shall be duly acknowledged by the Developer.
- (d) The Owners had previously executed a registered general power of attorney in favour of one Debasis Roy proprietor of Shree Construction, which the owners have already revoked.

9. **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 land/ property or any portion or portions thereof, for the purposes of preventing any encroachment. The Owner shall render all assistance and in case of any interference from any corner and shall be solely responsible to defend the Developer from such interference.

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Director.

- (b) As from the date hereof, the Owners shall be primarily responsible at their own risk to deal and/or negotiate with any attempt of the unauthorized occupants and/or trespassers on the said property and to

Raj Kiran Gupta

Rajesh Gupta

Rajendra Gupta

Sayaj Mr. Gupta

Ritesh K. Shukla

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take any proceedings against them and/or to arrive at any arrangement or agreement with them at the costs, charges and expenses of the Owners alone.

- (c) However, the Owners shall empower and authorize the Developer and/or its/ their nominees under the Power of Attorney to be executed as aforesaid to effectively deal and/or negotiate with any trespassers or attempt of unauthorized occupants.

#### 10. SUBMISSION OF TITLE DEEDS

- (a) The Owners shall deposit with the Developer the original title deed mentioned hereinabove, which shall be securely held and retained by the Developer for the purposes of this Agreement without however claiming therein any right of ownership in any manner whatsoever.
- (b) The original title deeds related to Schedule Premises shall be in the custody of the Developer for the entire period of construction of the proposed Project against an ordinary receipt in favour of the Owners.

#### 11. TIME

That the parties hereby agree that time is the essence of this Agreement and the Developer shall strive to complete the proposed Project within 30 months from the date of passing of the building plans by the competent local authorities. The Parties shall hold joint review meetings, where two consecutive meetings shall not be separated by a gap of 6 months. Both parties shall frame effective policies or guidelines to ensure timely completion of the Project.

JAGAVANTI ENTERPRISES PVT. LTD.

Ritesh K. Shukla  
Director.

Raj Kishor Gupta

Ravi Shankar

Rajendra Prasad

Sanjay K. Gupta

Ritesh K. Sharma

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## 12. 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.

## 13. SHARE ALLOCATION

- (a) That after completion of the proposed building, the Developer shall deliver to the Owners 37% of the constructed area consisting of shops, parking, flats along with common utility services, advantages, amenities, privileges etc., which is morefully described in **Schedule 'B'** to this Agreement.
- (b) The Developer shall be entitled to retain 63% of the constructed area, which is morefully described in **Schedule 'C'** to this Agreement.
- (c) Both Parties agree that the respective allocation of shares of Owner and the Developer has been decided in terms of the sketch map of building layouts and is made part of this Agreement as **Appendix 'A'**.
- (d) 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

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Director.

Raj Kishor Gupta

Ramesh Gupta

Rajendra Gupta

Sanjay K. Gupta

Ritesh K. Sharma

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the Owners shall have no objection and shall wilfully execute the necessary instruments and documents to this effect without any further consideration payable to the Owners.

14. That without prejudice to the generality of the provisions contained in this Agreement, the Owners specifically make declaration as hereinafter:
- (a) The Owners are lawful, bonafide and true owners of the Schedule Land/ Premises and are authorized to enter into the Agreement with the Developer for which there is no impediment in law.
- (b) It is further declared that the Owners, either jointly or severally, have has not sold, transferred or conveyed the lands or any part or portion of the land or rights in relation to the Schedule Land/ Premises to any party or third party and neither there is any agreement existing executed by the Owners in relation to the Schedule Land/ Premises.
- (c) The Owners 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 Land/ Premises.
- (d) The Owners shall execute the Agreements for sale to be executed in between the Developers and the intended buyers as Confirming Party in connection with the proposed building, parking and other utility services.

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Director.

15. That the Developer and the Second Party hereby declares and covenants:
- (a) That the Developer shall be entitled to enter into agreements with various intending buyers and agencies in connection with the proposed building.

For Kishor Gupta  
Rajesh Gupta  
Rajendra Gupta  
Sanjay Kr. Gupta

Ritesh Kr. Shukla.  
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- (b) That the Developer shall be entitled to enter into agreements for sale or otherwise with intending buyers and to receive consideration amount and installments etc. relating to various 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 the Govt. Municipality or any other authorities during the construction of the said building shall be fully borne by the Developer on behalf of the Owner.
- (d) Developer shall be overall responsible for the construction of the proposed building on the Schedule Land/ Premises and in an event of any disputes arising due on the Schedule Premises, the Owners shall jointly or severally protect and defend the interest of the Developer in this regard.
- (e) As per the approved plan will be passed by the Adityapur Notified Area or any other authorities if it is required for the approval of plan and party will construct the multistoried building on the basis of approved plan, no part of building will be constructed without approved plan by the Builder.

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Director.

16. It is also mutually agreed that this agreement has been or is being entered to create irrevocable obligations and the Owner shall not be

Raj Kishor Gupta

Rakesh Gupta

Rajendra Gupta

Sanjay Kr. Gupta

Ritesh Kr. Shukla

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entitled in any manner to rescind or cancel this agreement or any of its provisions.

17. That, both the parties hereby 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.
18. 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 owners on account of its borrowings in any manner whatsoever.
19. 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 Owners. However, if the defects in title and possession cannot be cured or solved, 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 Land/ Premises.

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Raveesh Gupta  
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Sanjay K. Gupta

Ritesh K. Shukla  
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## 20. TAXES AND OUTGOINGS

- (a) The Owner shall pay and discharge all assessments, outgoing, taxes, etc. payable in respect of the Schedule Land/ 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 by the Developer alone at the existing rates and respective recovery of such taxes and outgoing shall be made as per the share allocation from the Owner.
- (b) Any revision in the outgoing, 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 including Flats and parking to the prospective buyers.
- (c) Parties agree that any manner of indirect taxes arising out from this Agreement shall be the responsibility of the Developer to discharge.
- (d) All incidents of direct or personal taxes shall be the respective liabilities of the Parties.

## 21. RATIFICATION

The Owners hereby state, declare and confirm 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/ building project shall be binding at all times hereafter on the Owners

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Raj Kumar Gupta

Rakesh Gupta

Rajendra Gupta

Sanjay K. Gupta

Ritesh K. Sharma

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and the owner covenants to ratify the same as and when called upon to do so.

22. **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.

23. **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.

24. **ASSIGNMENT**

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

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Ritesh K. Sharma  
Director.

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.

Rajiv Kumar Gupta

Rajesh Gupta

Rajendra Gupta

Sanjay K. Gupta

Ritesh K. Shukla

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25. **ARBITRATION**

Any dispute and difference that may arise in 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.

26. That as per the Section 5 of the Jharkhand Apartment (Flat) Ownership Act, 2011, both the party i.e. the Owners and the developers are competent to execute and enter into agreement for sale / sale deed of their respective share and there shall be no interference from the other party.

27. **JURISDICTION**

Courts at Seraikella, Seraikella Kharsawan 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.

JAGAVANTI ENTERPRISES PVT. LTD.

Ritesh K. Shukla  
Director.

Raj Kishor Gupta  
Ramesh Gupta  
Sanjay Mr. Gupta  
Rajendra Gupta  
Ritesh K. Shukla  
7-9-19

Schedule Premises

(Description of the entire premises)

All that piece and parcel of land measuring an area **48 DECIMALS**, situated at **MOUZA DINDLI**, Thana No. 128, bearing Old khata No. 228, old plot nos. 1112, 1113, 1137, (New khata No. 176, New Plot no. 1325 A, B), Ward No. 5 (Old) corresponding to 14 (New), P.O. and P.S. Adityapur, District Seraikella Kharsawan, together with house and whatsoever structures standing therein, including all its advantages privileges, amenities under, which is butted and bounded as follows:

North : Plot of Mr. Banerjee

South : Road

East : Paithu Mahato's House

West : Alley

**Schedule 'B'**

[Owners' Allocation]

All superstructures, free spaces, common spaces, amenities and privileges which is equivalent and is comprised of 37% of the total superstructures, free spaces, common spaces, amenities and privileges raised and constructed over the landed property morefully described in **Schedule 'A'** premises hereinabove.

**Schedule 'C'**

[Developer's Allocation]

Save and except the Owner's allocation, as stated herein above in Schedule 'B', the remaining constructed area i.e. 63% to be consisted of parking, shops, commercial space, offices, flats, undivided land right and proportionate roof

JAGAVANTI ENTERPRISES PVT. LTD.

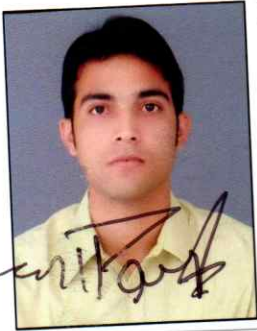
Ritesh K. Shukla  
Director.

Raj Kishor Gupta  
 Rakesh Gupta  
 R. Rajendra Gupta  
 Sanjay Kr. Gupta  
 Ritesh Kr. Shukla  
 7-9-19

right to be constructed over the **Schedule 'A'** premises including the superstructures, fee spaces, common spaces, amenities and privileges,

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

**WITNESSES**



1. AJAY PRATAP SINGH S/O LT. VIJAY BAHADUR SINGH, SHIVPURI COLONY, BEHIND PAL BUILDING, GAMHARIA, SERAIKELA KHARSAWAN, JHARKHAND - 832108
2. Rahul Kumar s/o D. N. Singh OF A CITYAPUR

Raj Kishor Gupta  
 Rakesh Gupta  
 Sanjay Kr. Gupta

**Signature of the OWNERS**


JAGAVANTI ENTERPRISES PVT. LTD.

  
 Director.



**Signature of the DEVELOPER**

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

  
 ADVOCATE  
 E. No. 742/09



## Pre Registration Docket

Date :- 07-09-2019 03:36 pm

Office Name :- SRO - Saraikela  
Token No:- 20190000074330

Appointment :- 07-Sep-2019 Time:- 14:5

Article	Development Agreement
Pre Registration Date	07-Sep-2019
No. Of Pages	45
Stamp Duty	4004
Paid Stamp Duty	0
Total Fees	₹ 8,97,594.

Property Id: 190315

Valuation No. : 248991 / 2019	:- 2019-2020	User Id : 70	Date : 07-September-2019 15:37:PM
State : Jharkhand	District : SaraikelaKharsawan	Tahsil : Gamharia	
Land Type : Urban	Corporation :	Village/City : Adityapur Ward No. 14	
Adityapur Ward No. 14 Village Code 128 - Other Road			
Volume Number - 13			
Page Number - 39			
Holding Number - 0140001186000M0			
Khata Number - OLD228			
Ward Number - OLD WARD NO 5 AND NEW WARD NO 14			
Plot Number - OLD1112,1113,1137			

JAGAVANTI ENTERPRISES PVT. LTD.

*Rishabh K. Jha*  
Director.

Valuation Rule : Commercial land		
Usage : Non Agri => Commercial Land => Commercial land		
<b>Property Details</b>		
1	Land area	48 Decimal
<b>Calculation Details</b>		
Sr.No.	Description	Calculation

1	Open Land Valuation	1. 48 x 742700=35649600	₹3,56,49,600/-
A	Total		₹3,56,49,600/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹3,56,49,600/-
Total Amount in Words : Three Crore Fifty Six Lakhs Forty Nine Thousands Six Hundred Rupees Only.			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: PAITHU MAHATO'S HOUSE, West: ALLEY, South: ROAD, North: PLOT OF MR BANERJEE
Area	Land area : 48.00 Decimal
Other Description of the Property	Pin Code - 831013
Government/Market Value	35649600
Transaction Amount	35649600

CLAIMANT	-Ms. <b>JAGAWANTI ENTERPRISES PVT LTD REP BY RITESH KUMAR SHUKLA</b> , Address - OFFICE AT SHOP NO 205, MAHAVEER TRADE CENTRE, NEAR TEACHER TRAINING MORE, GAMHARIA, DIST SERAIKELLA KHARSAWAN RESIDENT AT MIG-64, ADITYAPUR-2, P.S. R.I.T., P.O. ADITYAPUR, DIST- SERAIKELLA KHARSAWAN- ,Father/Husband Name JITENDRA KUMAR SHUKLA , PAN No.- ,Permission Case No.- , Aadhaar No. *****4363
EXECUTANTS	-Mr. <b>RAJKISHOR GUPTA</b> , Address - HNO 5, GURUDWARA BASTI, ROAD NO 01, PO AND PS BISTUPUR, JAMSHEDPUR- ,Father/Husband Name LATE RAGHUNATH PRASAD , PAN No.- ,Permission Case No.- , Aadhaar No. *****4947
	-Mr. <b>RAJENDRA GUPTA</b> , Address - HNO 5, GURUDWARA BASTI, ROAD NO 01, PO AND PS BISTUPUR, JAMSHEDPUR- ,Father/Husband Name LATE RAGHUNATH PRASAD , PAN No.- ,Permission Case No.- , Aadhaar No. *****1475
<b>JAGAWANTI ENTERPRISES PVT. LTD.</b> <i>Ritesh kr. Shukla</i> Director.	-Mr. <b>SANJAY KUMAR GUPTA</b> , Address - HNO 5, GURUDWARA BASTI, ROAD NO 01, PO AND PS BISTUPUR, JAMSHEDPUR- ,Father/Husband Name LATE RAGHUNATH PRASAD , PAN No.- ,Permission Case No.- , Aadhaar No. *****3413
	-Mr. <b>RAJESH GUPTA</b> , Address - HNO 5, GURUDWARA BASTI, ROAD NO 01, PO AND PS BISTUPUR, JAMSHEDPUR- ,Father/Husband Name LATE RAGHUNATH PRASAD , PAN No.- ,Permission Case No.- , Aadhaar No. *****2397

Witness Information	Mr. RAHUL KUMAR , Address - DINDLI BASTI, ADITYAPUR, DIST SERAIKELLA KHARSAWAN-, Father/Husband Name-D K SINGH
---------------------	--

Identifier Details	Mr. AJAY PRATAP SINGH , Address - SHIVPURI COLONY, BEHIND PAL BUILDING, GAMHARIA, DIST SERAIKELLA KHARSAWAN-, Father/Husband Name-LATE VIJAY BAHADUR SINGH
--------------------	--

Property Id:190315		
<b>Fee Rule:Development Agreement</b>		
1	Stamp Duty	4,000
2	Stamp Duty	4

1	SP	1,350
<b>Total</b>		<b>1,350</b>


Property Id:190315		
<b>Fee Rule:Development Agreement</b>		
1	E	2,000
2	PR	1
3	LL	3
4	A1	3,000
5	A1	8,91,240
<b>Total</b>		<b>8,96,244</b>

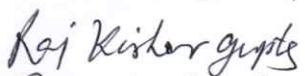
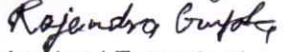
All the entries made, have been verified by me and are found same as the entries of the document presented.

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

Sanjay Km. Gupta  
Ravish Gupta.

  
Deed Writer / Advocate

  
Vendee / Claimant

  
  
Vendor / Executant



भारत सरकार

## Document Registration Summary 1

Date :-07-Sep-2019

- Government/Market Value: ₹35649600/-
- Transaction Amount: ₹35649600 /-
- Paid Stamp Duty: ₹4100 /-

Receipt : 202929

Receipt Date : 07-09-2019

Presenter Name: -

E	₹2000
PR	₹1
SP	₹1350
LL	₹3
A1	₹894240
Stamp Duty	₹4100

On Date 07-09-2019 Presented at SRO - Saraikela  
Signature of Presenter

SRO - Saraikela

*Raj Kiran Gupta*

**Total** ₹901694

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4004	4100	-96	E-STAMP	JAGAWANTI ENTERPRISES PRIVATE LIMITED	Certificate Number : FN-JH21126224629151R	4100

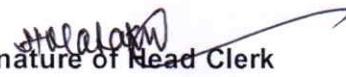
JAGAWANTI ENTERPRISES PVT. LTD.

*Raj Kiran Gupta*  
Director.

E	2000	2000	0	GRAS	RAJKISHORGUPTA	GRN Number : 1902117981 DEPT Transaction Id : 134f92636b0d7068deee Transaction Type :	2000
PR	1	1	0	GRAS	RAJKISHORGUPTA	GRN Number : 1902117981 DEPT Transaction Id : 134f92636b0d7068deee Transaction Type :	1
SP	1350	1350	0	GRAS	RAJKISHORGUPTA	GRN Number : 1902117981 DEPT Transaction Id : 134f92636b0d7068deee Transaction Type :	1350
A1	894240	894240	0	GRAS	RAJKISHORGUPTA	GRN Number : 1902117981 DEPT Transaction Id : 134f92636b0d7068deee Transaction Type :	894240
LL	3	3	0	GRAS	RAJKISHORGUPTA	GRN Number : 1902117981 DEPT Transaction Id : 134f92636b0d7068deee Transaction Type :	3
Sub Total	901598	901694	-96				

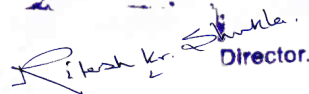
Article : Development Agreement Number of Pages : 90

  
Signature of Operator

  
Signature of Head Clerk

  
Signature of Registering Officer

JAGAYANTI ENTERPRISES PVT. LTD.

  
Director.



**OFFICE OF THE SUB REGISTRAR**

**Office Name :- SRO - Saraikela**

**District Name :- SaraikelaKharsawan**

**State Name :- Jharkhand**

**Deed Endorsement**

Token No :- **20190000074330**

<b>Deed Type</b>	Development Agreement
<b>Number of Pages</b>	90
<b>Fee Details</b>	<b>Stamp Duty</b> :- Rs. 4004, <b>E</b> :- Rs. 2000, <b>PR</b> :- Rs. 1, <b>SP</b> :- Rs. 1350, <b>A1</b> :- Rs. 894240, <b>LL</b> :- Rs. 3,
<b>Property No.</b>	1
<b>Valuation Details</b>	<b>Value</b> :- Rs.35649600/- , <b>Transaction Amount</b> :- Rs.35649600/-
<b>Property Details</b>	<b>District</b> :- SaraikelaKharsawan , <b>Tehsil</b> :- Gamharia , <b>Village Name</b> :- Adityapur Ward No. 14 <b>Location</b> :- Other Road, Adityapur Ward No. 14 Village Code 128 <b>Property Boundaries</b> :- East: PAITHU MAHATO'S HOUSE, West: ALLEY, South: ROAD, North: PLOT OF MR BANERJEE <b>Volume Number - 13Page Number - 39Holding Number - 0140001186000M0Khata Number - OLD228Ward Number - OLD WARD NO 5 AND NEW WARD NO 14Plot Number - OLD1112,1113,1137</b> <b>Area Of Land</b> :- 48.00 Decimal

Sh./Smt.**RAJKISHOR GUPTA** s/o/d/o/w/o **LATE RAGHUNATH PRASAD** has presented the document for registration in this office

today dated :- **07-Sep-2019** Day :- **Saturday** Time :- **16:52:45 PM**







**RAJKISHOR GUPTA(Individual)**

<b>Party Name</b>	<b>Document Type</b>	<b>Document Number</b>
RAJKISHOR GUPTA	PAN/UID	219502794947





**JAGAYANTI ENTERPRISES PVT. LTD.**

*Rishabh K. Sharma*  
**Director.**

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<b>RAJENDRA GUPTA</b> <b>Address1 -</b> HNO 5, GURUDWARA BASTI, ROAD NO 01, PO AND PS BISTUPUR, JAMSHEDPUR, <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	Yes	Rajendra Gupta <b>Address:-</b> H No - 5, , Road No - 1 , Gurudwara Basti, Bistupur , Jamshedpur, Kalimali, , East Singhbhum, 831001, , Jharkhand, India		EXECUTANTS <b>Age:53</b>			<i>Rajendra Gupta</i>
2	<b>RAJESH GUPTA</b> <b>Address1 -</b> HNO 5, GURUDWARA BASTI, ROAD NO 01, PO AND PS BISTUPUR, JAMSHEDPUR, <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	Yes	Rajesh Gupta <b>Address:-</b> House No-5, Behind outer Circle Road, Road No-1 Gurudwara Basti, Bistupur Jamshedpur, Kalimali, , East Singhbhum, 831001, , Jharkhand, India		EXECUTANTS <b>Age:49</b>			<i>Rajesh Gupta</i>




JAGAVANTI ENTERPRISES PVT. LTD.

*Rishabh K. Sharma*  
 Director.

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	<b>SANJAY KUMAR GUPTA</b> <b>Address1 -</b> HNO 5, GURUDWARA BASTI, ROAD NO 01, PO AND PS BISTUPUR, JAMSHEDPUR, <b>Address2 -</b> , , Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	Yes	Sanjay Kumar Gupta <b>Address:-</b> 05, NEAR KALI MANDIR OC ROAD, GURUDWARA BASTI ROAD NO 1, PO-BISTUPUR, JAMSHEDPUR, , Purbi Singhbhum, 831001, , Jharkhand, India		EXECUTANTS Age:51			Sanjay Km Gupta
4	<b>RAJKISHOR GUPTA</b> <b>Address1 -</b> HNO 5, GURUDWARA BASTI, ROAD NO 01, PO AND PS BISTUPUR, JAMSHEDPUR, <b>Address2 -</b> , , Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	Yes	Rajkishor Gupta <b>Address:-</b> H No - 5, , Road No - 1 , Gurudwara Basti, Bistupur , Jamshedpur, Kalimali, , East Singhbhum, 831001, , Jharkhand, India		EXECUTANTS Age:61			Raj Kishor gupta.

JAGAYANTI ENTERPRISES PVT. LTD.

*Rishabh K. Sharma*  
 Director.

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
5	<b>JAGAWANTI ENTERPRISES PVT LTD REP BY RITESH KUMAR SHUKLA</b> <b>Address1 -</b> OFFICE AT SHOP NO 205, MAHAVEER TRADE CENTRE, NEAR TEACHER TRAINING MORE, GAMHARIA, DIST SERAIKELLA KHARSAWAN RESIDENT AT MIG-64, ADITYAPUR-2, P.S. R.I.T., P.O. ADITYAPUR, DIST- SERAIKELLA KHARSAWAN, <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	Yes	Ritesh Kumar Shukla <b>Address:-</b> QUARTER NO- M I G -64, NEAR SHIV MANDIR, M I G HOUSING COLONY, ADITYAPUR-2, Rit, , Seraikela- Kharsawan, 831013, , Jharkhand, India		CLAIMANT Age:39			

JAGAWANTI ENTERPRISES PVT. LTD.

*Ritesh Kumar Shukla*  
Director.

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
-------	------------------------	-------	-------------	-----------

1

AJAY PRATAP SINGH

S/o-D/o LATE VIJAY BHADUR SINGH

Address1 - SHIVPURI COLONY, BEHIND PAL BUILDING,  
GAMHARIA, DIST SERAIKELLA KHARSAWAN, Address2 -  
, , , Jharkhand  
PAN No.:



Ajay Pratap Singh

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>RAHUL KUMAR</p> <p>Address1 - DINDLI BASTI, ADITYAPUR, DIST SERAIKELLA KHARSAWAN,</p> <p>Address2 - , , , Jharkhand</p>			

Signature of Operator

जिला अवर निबंधक  
सरायकेला-खरसावाँ

Seal and Signature of Registering Officer

Above signature &amp; thumb Impression are affixed in my presence.

Above mentioned, ( RAJENDRA GUPTA , RAJESH GUPTA , SANJAY KUMAR GUPTA , RAJKISHOR GUPTA), has/have admitted the execution before me. He/ She/ They has / have been identified by (AJAY PRATAP SINGH) Son/Daughter/Wife of (LATE VIJAY BHADUR SINGH) resident of (SHIVPURI COLONY, BEHIND PAL BUILDING, GAMHARIA, DIST SERAIKELLA KHARSAWAN) and by occupation (Business).

Signature of Registering Officer

Date:- 07-Sep-2019

Seal and Signature of Registering Officer  
जिला अवर निबंधक  
सरायकेला-खरसावाँ

JAGAYANTI ENTERPRISES PVT. LTD.

Rishabh Kr. Shukla  
Director.

oken No.: 20190000074330

## CERTIFICATE

### Office of the SRO - Saraikela

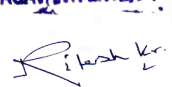
This **Development Agreement** was presented before the registering officer on date **07-Sep-2019** by **RAJKISHOR GUPTA**, S/O, D/O, W/O **LATE RAGHUNATH PRASAD** resident of HNO 5, GURUDWARA BASTI, ROAD NO 01, PO AND PS BISTUPUR, JAMSHPUR . .

This deed was registered as Document No:- **2019/SAR/30336/BK1/2889** in Book No :- **BK1**, Volume No :- 375 from Page No :- 147 to 236 at, office of **SRO - Saraikela**

Date:- **07-Sep-2019**

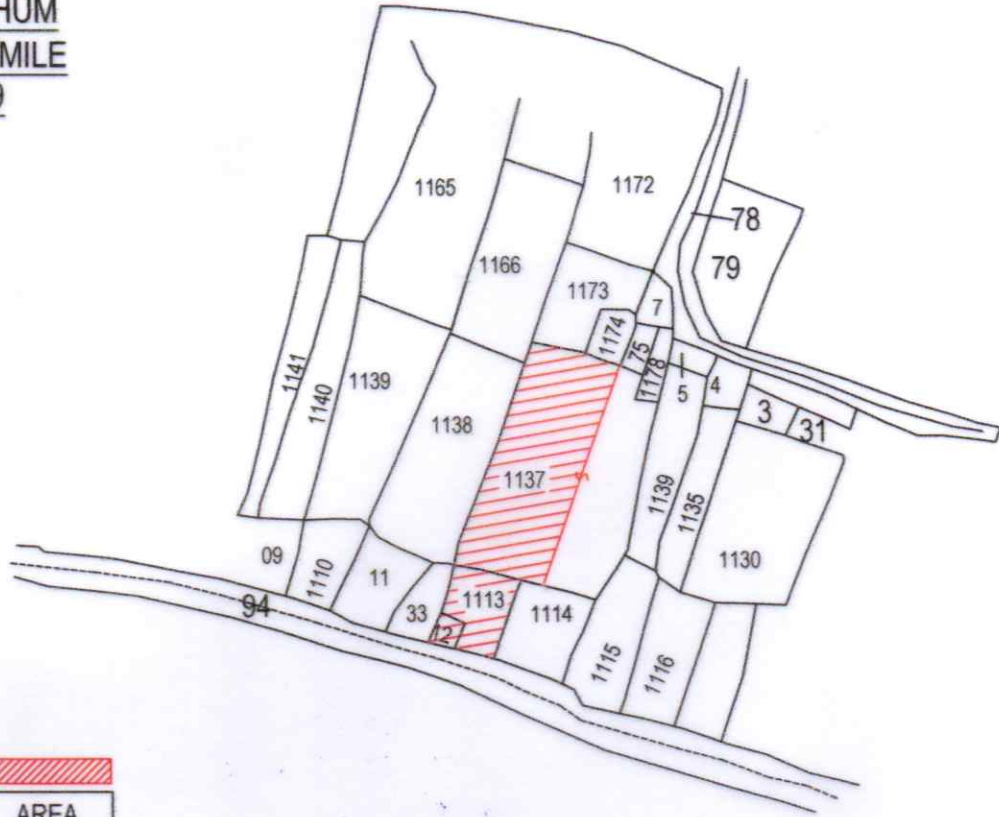
  
Registering Officer

JAGAVANTI ENTERPRISES PVT. LTD.

  
Director.

N

MOUZA - DINDLI  
THANA - SERAIKELA  
THANA NO - 128  
SHEET NO. - 3  
DIST. - SINGHBHUM  
SCALE - 32" = 1 MILE  
YEAR - 1958 - 59



AREA SHOWN IN



KHATA NO	PLOT NO	AREA
228	1112	0.02 Acre
228	1113	0.07 Acre
228	1137 (P)	0.39 Acre
		Total Area = 0.48 Acre

NORTH - PLOT NO. 1173 & 1174

SOUTH - ROAD & PLOT NO. 1114

EAST - PORTION OF PLOT NO. 1137 & 1114

WEST - PLOT NO. 1133, 1138 & 1166



JAGAVANTI ENTERPRISES PVT. LTD.

*Rishabh K. Singhla*  
 Director.

*A Amin*  
 A Amin  
 Reg.no. :- 784/02-03



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

रैयत का नाम, अभिभावक का नाम, रिश्ता

शान्तु महतानी, पति-परक्षित महतो 0. जाति-कुर्मी, निवासी-निजग्राम व श्रीपति महतो, पिता-हरेलाल महतो एक अंश. जाति-कुर्मी, निवासी-निजग्राम व पुईतु महतो, पिता-अज्ञात 0, जाति-कुर्मी, निवासी-निजग्राम

जिला का नाम सरायकेला- खरसावां	अंचल का नाम गम्हरिया	हलका का नाम	हलका-01	मौजा का नाम	दिदली	खाता का रैयती प्रकार
खेवट नम्बर 0	खाता नम्बर 228	थाना का नाम		थाना नम्बर	01/0128	

खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान		कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/ सेस	लगान			खास शर्त																					
				कियारी संख्या	(5)			रौ	आ	पै																						
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)																				
228	1112	2. 0 2. 0	मकान/2,सहन/1 0	0.000 एकड़	2.000 डिसमील	दखल शान्तु महतानी	-----	0	0	0	0	0																				
	1113	2. निज 2. रास्ता	गोडा एक 1	0.000 एकड़	7.000 डिसमील	दखल शान्तु महतानी	-----						0	0	0	0	0															
	1114	2. 0 2. 0	मकान/3,सहन/1 0	0.000 एकड़	12.000 डिसमील	दखल पुईतु महतो	-----											0	0	0	0	0										
	1137	2. कैलाश 2. निज	गोडा एक 1	0.000 एकड़	52.000 डिसमील	दखल शान्तु महतानी	-----																0	0	0	0	0					
	1807	2. कैलाश 2. विकल	दोन एक 12	0.000 एकड़	57.000 डिसमील	दखल संयुक्त	-----																					0	0	0	0	0
	1801	2. दीनबन्धु 2. विकल	दोन दो 8	0.000 एकड़	60.000 डिसमील	दखल शान्तु महतानी	-----																									
खाता मे कुल प्लोट संख्या	0	खाता का कुल मिजान (खतियान के अनुसार)	1.000	91.000	खाता का कुल लगान	0	0	0																								

यह एक कंप्यूटर जनित प्रति है

9/7/2019

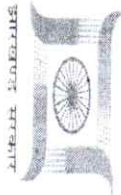
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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।

JAGAVANTI ENTERPRISES PVT. LTD.

*Rishabh K. Singhla*  
Director.



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र

Duplicate-copy CRSLP24054666

8/29/2019



जिला का नाम	सरायकेला-खरसावां	अनुमंडल नाम	सरायकेला	अंचल का नाम	गम्हरिया	हक्का	हलका-01						
इस्टेट का नाम	झारखण्ड	भाग	13	पृष्ठ संख्या वर्तमान	39	थाना न.	01/0128						
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 खाता न. भाग वर्तमान	पृष्ठ संख्या वर्तमान	कारोबार विस्तृत सूचना खाता न. प्लॉट न. क्षेत्रफल	लमान	रजिस्टर 2 अद्यतन तिथि अभ्युक्ति			
4666	1031 /R27 2019 - 2020	दिदली/ 01/0128	गम्हरिया	28/08/2019	By Succession Affidavit 6733 Dated 12/07/2019	228 228 228	2 2 2	94 94 94	228 228 228	1112 1113 1137	2 डिसमील 7 डिसमील 39 डिसमील	51	

क्रेता का नाम : (RAJ KISHORE GUPTA RAJENDRA GUPTA पिता- LATE RAGHUNATH PRASAD, जाति-- पता- GURUDWARA BASTI BISTUPUR JAMSHEDPUR) एवं (RAJESH GUPTA SANJAY KUMAR GUPTA पिता-LATE RAGHUNATH PRASAD, जाति-- पता-GURUDWARA BASTI BISTUPUR JAMSHEDPUR)

जमाबंदी रैयत का नाम : रघुनाथ प्रसाद -पिता-श्याम लाल प्रसाद

जमाबंदी रैयत का नाम : विक्रेता का नाम : RAGHUNATH PRASAD, पिता-LATE SHYAMLAL PRASAD, जाति-- पता-GURUDWARA BASTI BISTUPUR JAMSHEDPUR

राजस्व कर्मचारी हलका-01 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तांतरित। 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  
DHANANJAYA  
अंचलाधिकारी गम्हरिया

JAGAVANTI ENTERPRISES PVT. LTD.  
Director.  
8/29/2019

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

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

Page No. : 39

Vol. No. : 13

Receipt No. : 0846899656

गम्हरिया | दिंदली | 01/0128 | RAJ KISHORE GUPTA RAJENDRA GUPTA ,RAJESH GUPTA SANJAY KUMAR GUPTA

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
228	1112,1113,1137	0 एकड़ 48 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली

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

मांग बावत	सालाना	बकाया				हाल (2019-2020)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	51.00					51.00
गुजारी (भावली)	12.75					12.75
सेस . . . .	25.50					25.50
सूद . . . .	25.50					25.50
मुतफरकात . . . .	10.20					10.20
मीजान	<b>124.95</b>					<b>124.95</b>

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2019-2020)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					51.00	
गुजारी (भावली)					12.75	
सेस . . . .					25.50	
सूद . . . .					25.50	
मुतफरकात . . . .					10.20	
मीजान अदायकारी					<b>124.95</b>	

(१) मीजान कुल (लफजों में) : One Hundred Twenty Four Rupees and Ninety Five Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 124.95

तारीख अमला तहसील कुनिन्दा : 29-08-2019

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

JAGAVANTI ENTERPRISES PVT. LTD.

*Rishabh K. Shukla*  
Director.

Sch XIV F. No. 180V

झारखण्ड सरकार  
 राजस्व एवं भूमि सुधार विभाग  
 लगान रसीद

जिला का नाम सरायकेला  
 अनुमण्डल का नाम डाहरिया  
 अंचल का नाम दियली  
 मौजा 128  
 थाना वी थाना नम्बर

रसीद क्रमांक JH 13 A 041589  
 रेत का नाम शुनापुडा  
 पिता का नाम श्याम लाल शर्मा  
 जमावन्दी नम्बर 11/94

खाता संख्या	खसरा संख्या	रकबा (एकड़ में)
<u>228</u>	<u>60 P</u>	

मांग	वार्षिक	3 वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	विगत वर्ष	हाल	अग्रिम
हाल						2015-16	
लगान	<u>2=05</u>				<u>4=10</u>	<u>2=05</u>	
सेस	<u>0=51</u>				<u>1=02</u>	<u>0=51</u>	
*ब्याज	<u>1=02</u>				<u>2=04</u>	<u>1=02</u>	
विविध	<u>1=02</u>				<u>2=04</u>	<u>1=02</u>	
योग	<u>0=41</u>				<u>0=82</u>	<u>0=41</u>	
	<u>5=01</u>				<u>10=02</u>	<u>5=01</u>	

अदायगी	3 वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	विगत वर्ष	हाल	अग्रिम
लगान						
सेस						
*ब्याज						
विविध						
योग					<u>10=02</u>	<u>5=01</u>
						<u>15=03</u>

- कुल योग शब्दों में
- नाम अदाकर्ता
- कुल बकाया

पहले ले ली है  
शु

15/11/15  
 (हल्का कर्मचारी)

हस्ताक्षर एवं दिनांक

\* खास महल को बकाया सालगुजारी पर (सिवाय ऐसे बकायों जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।  
 SPL/2013

JAGAVANTI ENTERPRISES PVT. LTD.  
 Director.



## ADITYAPUR MUNICIPAL CORPORATION

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

Memo No. : 479729050919102114

Date : 05-09-2019

प्रभावी : 3 2016-2017

श्री/श्रीमती/सुश्री : RAJKISHOR GUPTA S/O RAGHUNATH PRASAD,

मोहल्ला : NEAR Sharda Enclave , Adityapur 1 ADITYAPUR

SARAIKELLA KHARSWAN , 831013

9431112675

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं० - 0140001186000M0 वार्ड सं० 14 हुआ है, आपके स्व-निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0/- रू० 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	728.00
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)		728.00



JAGAVANTI ENTERPRISES PVT. LTD.

*Rishabh Kr. Sharma*  
Director.

To be signed by the Applicant

नोट:-

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



भारत सरकार  
GOVERNMENT OF INDIA



संजय कुमार गुप्ता  
Sanjay Kumar Gupta  
जन्म वर्ष / Year of Birth : 1973  
पुरुष / Male



4934 8981 3413

आधार — आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O रघुनाथ प्रसाद, ०५, गुरुद्वारा  
बस्ती रोड न १, समीप काली मंदिर ओ सी  
रोड, पो-बिस्टुपुर, जमशेदपुर, पूर्वी सिंहभूम,  
झारखण्ड, 831001  
Address: S/O Raghunath Prasad,  
05, GURUDWARA BASTI ROAD  
NO 1, NEAR KALI MANDIR OC  
ROAD, PO-BISTUPUR,  
JAMSHEDPUR, Purbi  
Singhbhum, Jharkhand, 831001

1947  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,  
Bengaluru-560 001

*Sanjay Kumar Gupta*

आयकर विभाग  
INCOME TAX DEPARTMENT  
SANJAY KUMAR GUPTA  
RAGHUNATH PRASAD  
05/02/1968  
Permanent Account Number  
BSTPG5420Q  
Signature  
भारत सरकार  
GOVT. OF INDIA



Sanjay Kumar Gupta

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT OF INDIA

RAJENDRA GUPTA  
RAGHUNATH PRASAD  
27/10/1965  
Permanent Account Number  
AKTPG0736A

Signature



Rajendra Gupta

---


**भारत सरकार**  
**Government of India**


 राजेंद्र गुप्त  
**Rajendra Gupta**  
 जन्म तिथि/DOB: 27/10/1965  
 लिंग/ MALE



**9655 3608 1475**  
 VID: 9112 8848 4169 8466

मोरा मोरा, मोरी पहचान

*Rajendra Gupta*


**भारत सरकार**  
**Unique Identification Authority of India**

पता:  
 S/O Rajendra Gupta, P.O. Bansi Road No. 1, Gurudwara Bansi, Bistapur, Jamshedpur, Kailash, East Singhbhum, Jharkhand - 831001



**9655 3608 1475**  
 VID: 9112 8848 4169 8466



भारत सरकार  
Government of India



राजकिशोर गुप्ता  
Rajkishor Gupta  
जन्म वर्ष / Year of Birth : 1958  
पुरुष / Male



2195 0279 4947

आधार - आम आदमी का अधिकार

*Rajkishor Gupta*



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पता:

S/O: रघुनाथ प्रसाद, एच न - 5, रोड  
न - 1 , गुरुद्वारा बस्ती, बिस्टुपुर ,  
जमशेदपुर, कलिमाली, पूर्वी सिंहभूम,  
जमशेदपुर, झारखण्ड, 831001

Address:

S/O: Raghunath Prasad, H No - 5,  
Road No - 1 , Gurudwara Basti,  
Bistupur , Jamshedpur, Kalimali,  
East Singhbhum, Jamshedpur,  
Jharkhand, 831001

2195 0279 4947

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1800 300 1947

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www.uidai.gov.in

आयकर विभाग

INCOME TAX DEPARTMENT

RAJKISHOR GUPTA

RAGHUNATH PRASAD

14/01/1958

Permanent Account Number

BAOPG7506A



Signature

Rajkishor Gupta



भारत सरकार

GOVT. OF INDIA



31082011



श्री जे.पी.एस. / PERMANENT ACCOUNT NUMBER

ANYPS5842B

श्री. / NAME

RITESH KUMAR SHUKLA

श्री. श्री. श्री. / FATHER'S NAME

JITENDRA KUMAR SHUKLA

श्री. श्री. / DATE OF BIRTH

19-04-1980

श्री. श्री. / SIGNATURE

*Ritesh Kumar Shukla*

*Blagost*

श्री. श्री. श्री. / श्री

COMMISSIONER OF INCOME TAX, RANCHI