



INDEMNITY BOND

This deed of indemnity is made this day 16th of **January 2023** by Sri/Smt. **Jitendra Nath Mishra** Son/Daughter/Wife of **Lt. Bhupendra Nath Mishra** Resident of **Q.No. 27/1/2, Road No. 12, Adityapur-2, P.S.- RIT, P.O.- Adityapur, Dist.- Saraikela Kharsawan, Jharkhand** whereas I/We am/are holde of Khata No. **10 & 90** Plot No. **63,64 & 64/814** Thana No. **126** Corresponding to new Khata no. **81**, new plot no. **288 and 289** and new Khata no. **19**, new plot no. **320/1607** Ward No. **07(Old)/02 (New)**, Mouza- **Asangi**, Holding No. **0020003064000M0** Situated at **Dhirajanj, Satbohni, PS- Adityapur, Dist.- Saraikela Kharsawan, Jharkhand** Measuring an area **100 Decimal (i.e. 1 Acre)**.

An whereas I/We am/are submitted the building plan for the construction reeraction/ extention over the said plot for sanction by Executive Officer, Municipal Council Adityapur, under section 186 of Jharkhand Municipal Act.

Now this deed witness that in pursuance of the aforesaid affidavit and the consideration of Municipal Council Adityapur having agreed to consider Development/Building Plan in respect of plot of land situation at as referred to above I/We hereby undertake to indemnity and keep harmless the municipal Council Adityapur, may incurred or become liable to pay as a result or in consequence of the sanction of the development/building plan in respect of the aforesaid plot.

I/We further state that I/We and all my /our successor in interest shall abide by aforesaid terms and conditions of this deed of indemnity.

Place : **Adityapur**

Date : 21/1/23

A.D.J. Realty

Signature of executant

Signature of Advocate.



Sunil Kumar Singh
NOTARY
JAMSHEPUR
East Singhbhum
REG. NO. 1A/NOT-LAW
30/2002 2585/3

Sri S.N. The Adv JSR



AFFIDAVIT



Affidavit of Shri/Smt. Jitendra Nath Mishra, Son of Late Bhupendra Nath Mishra, Age 48 Years, Resident of Q.No. 27/1/2, Road No. 12, Adityapur-2, PS- RIT, PO- Adityapur, District- Saraikela Kharsawan, Jharkhand-831013.

I/We Mr. Jitendra Nath Mishra do hereby solemnly affirm and declare as under:-

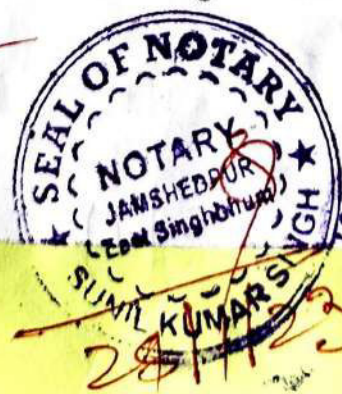
1. That I am the holder of Municipal/Revenue Survey Plot No. 63,64 & 64/814 Holding No. 0020003064000M0 Situated at Mouza- Asangi, Village- Dhirajganj (Satbohni), measuring an area 1 Acre (100 Decimal).
2. That I propose to construct a building over aforesaid plot of land.
3. That I have submitted the building plan for the construct of a Residential Apartment/Building over the said plot of land for sanction.
4. That the extent of the aforesaid plot of land together with the extent of other vacant land and lands on which there are building with dwelling unit held by me or in urban agglomeration exceeds the ceiling limit on vacant land imposed by the Urban Land (Celling & Regulation) Act. 1976 and that I have failed / shall file statement before the concerned competent authority and required by section 6 of the act and that the building shall be constructed in the aforesaid portion of land is declared as excess vacant land by the competent authority, I shall abide by the decision of the competent authority.
5. That the construction on the above mentioned plot shall be taken as per sanctioned plan of Municipal Council, Adityapur.
6. That the Municipal Council, Adityapur shall take legal action against me/us as per provision made in the Jharkhand Municipal Act it may deviation is committed by me/us.
7. That I/We shall pay the betterment charge levelled by the Municipal Council, Adityapur against my/our above mentioned plot after the development work take there in respect of the increased value of my/our property under the section of Jharkhand Municipal Act.
8. That there is no Restoration case pending in any court of law under CNT Act. Against the above mentioned plot or plots.
9. That, I swear no part of this declaration is false and no truth has been concealed.

Verification

I have signed the Affidavit after reading the contents or by understand being read it as true.

Signature of Dependent

A.D.J. Realty



Signature of Advocate

Sunil Kumar Singh

NOTARY
JAMSHEDPUR
East Singhbhum



I/We Jitendra Nath Mishra S/o Lt. Bhupendra Nath Mishra by faith Hindu, Resident of Q.No. 27/1/2, Road No. 12, Adityapur-2, P.S.- RIT, P.O.- Adityapur, Dist.- Saraikela Kharsawan, Jharkhand do hereby solemnly affirm and declare that the statement made herein bellow are true to the best of my knowledge and belief :-

1. That i/we am/are raiyat/absolute owner/Lease holder/holder of land having R.S./Plot No./Holding No. 0020003064000M0 Khata No. 10 & 90 Plot No. 63,64 & 64/814 Thana No. 126 Corresponding to new Khata no. 81, new plot no. 288 and 289 and new Khata no. 19, new plot no. 320/1607 Ward No. 07(Old)/02 (New) of Municipal Council, Adityapur measuring an area of 100 Decimal (i.e. 1 Acre) situated at Village/Mouza Asangi P.S. Adityapur Jamshedpur.

I am submitting documents in proof as follows:-

- | | |
|----------------------|-----------------------|
| (i) Sale Deed ✓ | (ii) Mutation Paper ✓ |
| (iii) Rent Receipt ✓ | (iv) Holding ✓ |

2. That the land mentioned above is a freehold property and not belongs to Khash Mahal Estate of Government.
3. That I/We apply building plan for "Yashika Dream Height"
4. That further declare that in future, if it will be found that property mentioned above are Khash Mahal property of Govt. the sanctioned map will be deemed to be cancelled due to misrepresentation and suppression of fact as a manifest u/s sworn & signed this Affidavit on this the Day of January 2023 at Jamshedpur.
5. That, I swear no part of this declaration is false and no truth has been concealed.

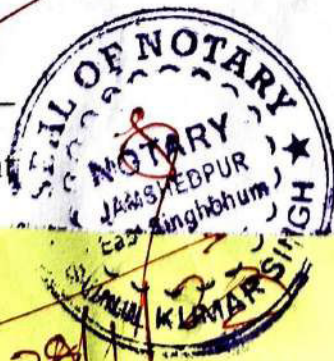
VERIFICATION

I have signed the Affidavit after reading the contents or by understand being read it as true.

Jitendra Nath Mishra
Signature of Dependent

A.D.J. Realty

Jitendra Nath Mishra



J. J. Mohapatra
Signature of Advocate

Sunil Kumar Singh
Signature of Notary

NOTARY
JAMSHEDPUR
East Singhbhum
REG. NO. IA/NOT-LAW
30/2002 258843



AFFIDAVIT



I, Mr. Jitendra Nath Mishra aged about 48 years, son of Late Bhupendra Nath Mishra, by faith – Hindu, by Nationality- Indian, By Occupation- Business, Resident of Q.No. 27/1/2, Road No. 12, Adityapur-2, P.S.- RIT, P.O.- Adityapur, District- Saraikela Kharsawan, Jharkhand-831013, do hereby solemnly affirm and declare as follows:-

1. That, I am Indian citizen since by birth.
2. That, I am one of the Partner of **M/s A.D.J.Realty, Registered Office at: Yashika Apartment, Kedia Road, Bara Gamharia, Dist.- Saraikela Kharsawan, Jharkhand-832108**
3. That, there is no case pending against me and well as our aforesaid company.
4. That, I have immovable and moveable property worth Rs. 4,00,00,000/- (Four Crore Rupees Only)
5. That, shall submit the "Labour License" within 6 (Six) months.
6. That, employee working in our company is less than 20 and EPF No. is not required.
7. That, I am giving the affidavit for the purpose of Builder Registration in Saraikela Kharsawan, Jamshedpur.
8. That, all statements made above are true to the best of my knowledge if found wrong shall be responsible for the same. Sworn and sign. At Jamshedpur on 04-01-2023

Verification

The statement made above are true to the best of my knowledge, belief and information and Sign. This at Jamshedpur on 04th day of January 2023

Solemnly affirmed and

declared before me to be true A.D.J. Realty

Deponent by

the deponent who is identified by S.N. Sha

The deponent is known to me and has signed in my presence



Sunil Kumar Singh

NOTARY
JAMSHEDPUR
East Singhbhum
REG. NO. 1A/NOT-LAW

4/1/23

04/1/23
Advocate