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## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : ebd212e738aeb633c8c1

Receipt Date : 13-Nov-2020 08:29:28 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 20200000088334

Office Name : SRO - Dhanbad

Document Type : Development Agreement

Payee Name : MS MASS HOUSING VENTURE  
ENTERPRISE REPRESENTED BY ONE OF  
ITS PARTNER MD NASIRUDDIN ( Vendee )

GRN Number : 2002769913



:- For Office Use :-

भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।  
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।

13/11/20

Rashabh Choudhary

MD Nasiruddin

13/11/20

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।



Development Agreement of 100/-  
6,25,62,000/-

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13/11

तय्यारिण कर्णिति जमीन का मुल्य माफ अथवा  
क अनुसार निर्धारित अधिकतम मुल्य त कर्णित

अचल अधिकारी ~~...~~ से प्राप्त सूची  
अनुसार रस्तावेज में वर्णित मौजा ~~...~~  
नम्बर 51 के नया खाता नं० ~~...~~  
निषिद्ध खाते से बाहर है/सूची बद्ध नहीं है।

13/11

13.11.20

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1574050-



Rishabh Gutgutia  
Md. Nasiruddin

13/11/2020



1574050-

FEE PAID OF RS. 1574050/- VIDE  
GRN 200276816801 Dt. 12.11.20

13.11.20

DEVELOPMENT AGREEMENT

THIS AGREEMENT made this 13th day of November, 2020, By and Between

1. MR. RISHABH GUTGUTIA, son of Mahesh Kumar Gutgutia by faith Hindu, By Occupation Business, resident of Bhuli Road, Police Station Bank more, District Dhanbad (Jharkhand), 2. SMT. ANITA GUTGUTIA, wife of Sri Mahesh Kumar Gutgutia, aged about 63 years, 3. SMT. RITIKA GUTGUTIA, wife of Sri Rishabh Gutgutia, aged about 34 years, 4. SMT. SMITA AGARWAL, wife of Sri Nitin Agarwal, all by faith Hindu, By Occupation Housewife, resident of Bhuli Road, Police Station Bank More, District Dhanbad-826001(Jharkhand) 5. PRIYAM GUTGUTIA, Daughter Sri Mahesh Kumar Gutgutia, resident of Bhuli Road, P.S. Bank More, Dist. Dhanbad-826001 [Jharkhand],

17/11/20  
 30 को  
 का कार्यालय धनबाद में लेख्यकारी कार्यालय का अवर निवेदन  
 द्वारा समर्पणकृत मुद्राहनाया  
 लेख्यकारिणों का वापसारी में से  
 विद्यापति का नाम रिहव गुटगुटिया  
 नाम गिहव गुटगुटिया  
अक्षरा पेशा लेख्यकारी  
 का हस्ताक्षर  
 17/11/20



Rishabh Gutgutia  
 13.11.20





Reshabh Gutgutia  
Md. Nasiruddin  
13/11/20



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Presently Residing at 700 Baltic Cir, Unit 7128, Redwood City, CA-94065, USA, **6. M/S RAMKRISHNA MILLS PVT. LTD.**, A Company duly incorporated under the Indian Companies Act., having its office at Bhuli Road, P.S. Bankmore, Dist. Dhanbad, represented herein through its Director **SRI MAHESH KUMAR GUTGUTIA** Son of Late Bihari Lal Gutgutia, by Faith Hindu, by caste Vaishya, by occupation Business, Resident of Bhuli Road, P.S. Bankmore, Dist. Dhanbad, hereinafter jointly called and referred to as the "**LANDOWNER**", (which expression shall mean and include their heirs, successors, administrators, executors, assigns etc.) of the **FIRST PART**. (Landowner No. 2 to 6 herein represented through their constituted attorney Landowner No. 1 herein vide Power No. IV-279 dated 01.09.2020, Registered at Dhanbad Sub-Registry office executed by Landowner No. 2 to 4, vide Power dated 12.09.2020, at Redwood City, California, USA, executed by Landowner No. 5, and vide Power No. IV-377 dated 06.11.2020, Registered at Dhanbad Sub-Registry office executed by Landowner No. 6)

AND

**M/S Mass Housing Venture Enterprise**, a partnership firm incorporated under the provisions of the Partnership Act, 1932, having its Corporate office at G-38, Bhagwati Complex, Purana Bazaar, P.S. Bank More, P.O. and Dist. Dhanbad-826001 [Jharkhand], represented by one of its Partner **MD. NASIRUDDIN** S/o Late Md. Ghyasuddin by faith Muslim, by caste Momin by occupation-Business, resident of Ali Nagar, Bhuli Road, P. S. Bankmore, Dhanbad- 826001 (Hereinafter called "**DEVELOPER**" which expression shall mean and include their heirs, successors, legal representatives and assigns) of the **SECOND PART**.

WHEREAS,

- a) The Landowners hereof are jointly seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of the land admeasuring an area of 65 Decimals in Plot No. 149 of Municipal Khata in Mouza Dhanbad, Mouza No. 51 by diverse act of possession and acquired by virtue of Registered Deed No. 7021 dated



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Rishabh Gargodia  
Md. Nasiruddin  
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- 17.12.2019, and got her name Mutated vide Mutation Case No. 3686/R27/2019-20 and paying rent under Volume No. 23, Page No. 85, Measuring an area 10.80 Decimals Purchased by principal No. 2 Vide Deed No. 7097 dated 21.12.2019, and got her name Mutated vide Mutation Case No. 3674/R27/2019-20 and paying rent under Volume No. 24, Page No. 03, Measuring an area 10.80 Decimals Purchased by principal No. 3 Vide Deed No. 7018 dated 17.12.2019, and got her name Mutated vide Mutation Case No. 4637/R27/2019-20 and paying rent under Volume No. 24, Page No. 12, Measuring an area 10.20 Decimals Purchased by principal No. 4, Vide Deed No. 7019 dated 17.12.2019, and got her name Mutated vide Mutation Case No. 3687/R27/2019-20 and paying rent under Volume No. 23, Page No. 86, Measuring an area 10.20 Decimals, Purchased by principal No. 5 and Vide Deed of Relinquishment No. 2877 dated 15.05.2017, and got his name Mutated vide Mutation Case No.1225(III)/2015-16 and paying rent under Volume No.02, Page No. 31, Measuring an area 14.40 Decimals, Acquired by principal No.1, and rest land has been owned by principal No. 6, and same had been recorded in the Municipal Khatiyon entered in Volume No. 2, page No. 30 at Register II of Dhanbad Circle office.
- b) The Landowners have categorically state that, as lawful bonafide Owners of the said Premises described in First Schedule below as they are now in absolute Khas possession of the said Premises/ Land free from all encumbrances and holding, enjoying and occupying the same without any interruption whatsoever.
- c) The Landowners hereof are now become desirous of developing their said Premises/Land by constructing thereupon a multi-storied commercial cum residential building in accordance with the building plan caused to be sanctioned by the authorities of the Dhanbad Municipal Corporation along with their landed property.
- d) The Developer hereof is an experienced/reputed Promoter and Builder engaged in the field of building promotion and construction and having come to know the intention of the Landowners hereof duly approached and requested the Landowners

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Rishabh Gargi

Mr. Nabin Kumar

13 / 11 / 20

and made an offer for construction of a Multistoried commercial and residential building under name and style "**Mass Housing Venture Enterprise**" along with basement car parking on the land of the Landowner according to the Municipal sanctioned Building Plan at the entire costs and expenses of the Developer.

- e) The developer have paid a sum of Rs. 25 Lac at the time of execution of MOU which is not refundable and have to pay a sum of Rs. 25 Lac to the landowners at the time of execution of this Development Agreement which is also non refundable and also Rs.10 Lac at the time of registration of this Development Agreement which is refundable and the Landowners will refund the amount to the developer before or after completion of the Multistoried Building otherwise the Developer have the right to recover the money after selling out the respective share of the landowners (Equal value) in the Multistoried building without any prior permission from the Landowners.
- f) The landowners in the light of above, the negotiations for the same was going on between the Land Owners and Developer and now the Owners finally have decided to give the said property for development to the said Developer after vacating the same from different landowners as well from tenants after relocating them in other portion in the premises at their own costs within a period of three months from the date of sanctioning of plan in phase wise.
- g) The Developer have ensured the Owners to develop the said property at the costs of the Developer without putting the Land Owners to any loss or damage from anybody after the execution of the Development agreement.
- h) The Land owners will relocate the tenants and owners from their respective shops/areas and handover the vacant premises on the front side i.e. on the side of Bhuli Road to the Developer for development of Phase 1 of the Multistoried Building within six months from the registration/execution of the Development Agreement and after completion of Phase I, landowners will re-shift/relocate the tenants/shop owners in the phase I i.e. within one month of time and clear /vacate the land in the



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Rishabh Anandgaria  
Md. Nabilur Rahman  
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front side i.e. towards Bhuli Road to the Developer to develop the Phase II, similarly for Phase III and Phase IV. If some expenses has been incurred during the process of relocation of the tenants/shop owners then owners will solely bear all the costs and Developer will not bear any costs and expenses.

- i) The landowners will take the liabilities to clear any kind obstacles if anything happens in the premises within three months at the time of development of the project.
- j) The Landowners have accepted such offer on the terms, conditions and stipulations as appearing hereunder :-

**NOW, THIS AGREEMENT WITNESSETH** as follows :-

1. That the present Agreement for Development shall deem to have been commenced on and with effect from the        day of        2020.
2. **The Landowners represent and declare as follows** : --
  - a) That Landowners hereto are seized and possessed of and/or otherwise well and sufficiently entitled to the said land (fully and particularly described in the First Schedule written hereunder) as lawful owners thereof.
  - b) That the said Land is free from all encumbrances and the Landowners hereof have good, valid and lawful marketable title till date in all respects relating to the said Land.
  - c) That the said land of the Landowners are also free from all kinds of charges, liens, *lis pendens*, attachments, trusts, acquisitions and requisition of any nature whatsoever till date ;

that date shall be prepared and profit & loss as disclosed by such profit & loss account shall be adjusted to the account of each Partner in proportion as slated in Clause No. 13 hereinafter stated.

13. ACCOUNTS TO BE : In the event of death, retirement or DRAWN UPON DEATH : In the event of death, retirement or ETC. insolvency of a Partner on a day other than the day other than the date of financial closing, as, stated in Clause No. 11 hereinabove, account of the said business shall be made upto the date of the death, retirement or insolvency as if such date of financial close referred to in Clause No. 11, hereinafter referred and the share of profit or loss as disclosed by such profit and loss shall be adjusted to the account of each Partner in the proportion as stated in Clause No. 13, hereinafter slated.

14. SHARING OF PROFIT : The Partners hereto shall share the profit both of capital and revenue nature in the following manner:

1. Mr. Mohammed Ataullah Ansari:

20%

M. A. Ansari 10

Farhat Khaloon

Shabman Ansari

Shabana Khaloon  
M. A. Ansari





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Md. Nasiruddin

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- d) That there is no legal bar or otherwise for the Landowners to obtain the necessary consents and permission that may be required under the law of the Land in dealing with the said land in any manner whatsoever.
- e) That the Owners finally have decided to give the said property for development to the said Developer after vacating the same from different landowners as well from tenants after relocating them in other portion in the premises by taking consent in writing from them before execution of this Development Agreement.
- e) That the Landowners as lawful Owners of the said Premises have had full right and authority to sign and execute the present Agreement with the Developer hereof for construction of a multistoried commercial cum residential Building thereon.
- f) That the Landowners had not been granted and/or agreed, committed or contracted or even entered into any Agreement for Sale, Agreement for Development or Lease of the said premises or any part or portion thereof with any person or persons and the Landowners till date neither created any mortgage, charge nor attach the said premises with other encumbrances in any manner whatsoever.
- g) That the Landowners have not yet done any act, deed, matter or thing whereby or by reason whereof the development of the said land may be prevented or affected in any manner whatsoever by the Developer hereto.

3. **The Landowners and the Developer do hereby declare and covenant as follows: --**

- a) The Landowners hereby grant exclusive right and authority to the Developer to conduct the Development work in respect of the said land of the Landowners by constructing thereon a proposed multi storied commercial cum residential building in accordance with the building plan to be sanctioned by the Dhanbad Municipal Corporation within the stipulated period as agreed hereunder.
- b) The Developer shall complete the construction of the proposed multi-storied commercial cum residential building on the said land i.e. Phase I , Phase II,

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Rishabh Antiquaria  
Md. Nasiruddin  
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Phase III and Phase IV within the period of 48 (forty eight) months from the date of receive vacant possession of the specific phases however a grace period of 6 months may be given and deliver the possession of the 35% of the proposed commercial constructed area and 35% in the residential constructed area in the multi storied commercial cum residential building area on each floor to the Owners as per allocation. The cost and expenses for drawing up the Site Plan and Building Plan or further plan for the further construction of floor or floors shall be borne by the Developer.

- c) That after sanctioning of plan Developer and landowners will decide from where to start the Construction of the Building as per Phase wise towards Bhuli Road as per their mutual understanding.
- d) That all applications, building plan and other papers and documents, if any, that may be required by the Developer for purpose of obtaining the sanction of the building plan/plans shall be prepared by the developer on behalf of the Landowners at the Developer's cost and expenses. However, all such plan/application shall be signed by the landowners as and when request is made by the Developer.
- e) That the developer shall at liberty to take loan or financial assistance from any Nationalised Bank / Financial Institution for the speedy construction of the said commercial cum residential building at its own risk and consequences and for the repayment of which, the owners shall not be held responsible at any score.
- f) That developer shall bear all stamp duty and registration charges payable in respect of this Development Agreement.
- a) That immediately upon obtaining the sanctioned building plan, the Developer shall be in actual constructive possession of the said premises to start the Development work thereon. However, for preparation of the Site plan, Building plan and Soil test, the Developer will be entitled to have access on the said premises as and when required.
- b) That the developer undertakes and agrees that they will get the drawing of the proposed building over the schedule lands of the agreement duly



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Md. Masimuddin  
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approved by the competent authority Dhanbad Municipal Authority at their own costs.

- c) That the developer will be at liberty to generate funds by advertisement, selling of the 65 % in the commercial area and 65% in the residential area of the developers allocated are out of the total constructed area for the propose of the speedy construction and timely completion of the said multistoried commercial cum residential building as per approved plans and specification at its own responsibility and risk keeping no concern with the owner.
- d) That the Landowners and the Developer shall exclusively be entitled to their respective share of allocation in the building with the right to transfer or otherwise deal with or dispose of the same without any claim or interest therein whatsoever as described in the Third Schedule written hereunder)
- e) That after passing of plan from the competent authority, the Developer immediately execute a supplementary agreement for allocation of shares of flats/shops/unit/parking space as per terms of this Development Agreement and thereby allocation of flats/shops/unit/parking space to the extent of shares of Land Owners and Developer shall be defined and demarcated in colour **Red** and **Green** respectively.
- f) That the landowners hereof in connection with the present Agreement for Development as well as for all other related acts, deeds and things, shall sign and execute a registered General Power of Attorney unto and in favour of the Developer along with Development Agreement empowering there under to do and perform all such acts, deeds and things that are required to be done for developing the said premises by completing the constructional work of multi-storied building and also to sell the flats, units and other constructed spaces there under in favour of the prospective purchaser/s so far allocated portion of the Developer is concerned and developer in respect of the said registered power of attorney further undertake to indemnify the owner against any loss or liability arising out of the sale/ mortgage of the said commercial space to the purchaser in respect of their shares over the said commercial cum residential building.

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Md. Nasiruddin

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- g) That simultaneously with the execution of these presents the Landowners shall deliver all the Original Deeds, Documents and any other papers and documents, relating to the existing land shall also be delivered to the Developer herein and all such documents will remain with the Developer till the date of the registration of all unit on all floors of the proposed commercial cum residential building i,e 35% in the commercial area and 35% in the residential area as well as parking/spaces in the share to the Landowners.
- h) That landowner shall have no liability to repayment of loan amount against the construction of multi storied commercial cum residential building and Landowner will be free from all such liabilities.
- q) That the landowner shall not have any liability in raising the fund for construction of the said multi storied commercial cum residential building, however the developer shall be entitled to create charge of the entire built up area of the multi storied commercial cum residential building.
- r) That landowner shall have roof right to the extent of 35% in the commercial area and 35% in the residential area as well as parking/spaces on each Building and developer shall have 65% in the commercial area and 65% in the residential area as well as parking/spaces thereon.

**4. Dealings of space of the building :**

The Developer shall on completion of the said multi storied commercial cum residential building, put the Landowners in Khas peaceful possession of the Landowners' allocation TOGETHER WITH the rights of the proportionate undivided land and the rights in common to the common facilities and amenities relating to the Building which will be enjoyed proportionately with other Owners of multi storied commercial cum residential building or space of the building, herein after referred as COMMON PORTIONS more fully described in the Third Schedule written hereunder.



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Md. Nasiruddin  
13/11/20

5. **Consideration: -**

- a) The Developer shall be at liberty with exclusive right and authority to negotiate and execute Agreement for Sale for the sale of flats/shops/spaces of the proposed building excluding and excepting the space provided for Landowners' allocation, with any prospective Purchaser/s at such consideration and on such terms and conditions as the Developer shall think fit and proper. The Developer shall execute and register the necessary Deed of Conveyance/s unto and in favour of the purchaser or purchasers towards sale of units and spaces in the multi storied commercial cum residential building.
- b) That the landowner will not be held liable and/or responsible for any payment to be made whatsoever to the labours, materials, suppliers and the staff employed by the developer and the dispute /differences related thereto and accrued thereupon to any government agencies or any local bodies in the interest to the proposed construction to the schedule land of this agreement and such liabilities will be the sole responsibility of the developer including all legal consequences related thereto and landowner shall not be responsible for the same.
- c) The Landowners shall execute Registered General Power of Attorney in the favour of the Developer for the purpose of construction of the proposed building on the land of the Landowners and also related job or work for construction.

6. **Building and other related matters : --**

- 6.1 The Developer shall at the Developer's own costs and liability and responsibility and risk make the construction and complete the multi-storied commercial cum residential building at the said premises in accordance with the sanctioned plan.
- 6.2 The Developer shall install and erect in the said building at the Developers' own costs electricity run pumps, water storage tanks, overhead reservoirs, rain water harvesting, electric wirings, fittings, Lift and Escalators and installations and other facilities as are required to be provided in the commercial building having self-

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Md. Nasiruddin  
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contained units constructed for sale of units on ownership basis as described in the Second Schedule written hereunder.

- 6.3 As soon as the building is completed, the Developer shall give written notice to the Landowners requiring the Landowners to take possession of the Landowners' allocation in the building. After 30 (thirty) days from the date of service of such notice and at all times thereafter the Landowners shall be responsible for payment of all Municipal and Statutory taxes, rates, duties and other impositions that are payable in respect of the Landowners' allocation of 35% in the commercial area and 35% in the residential area share in the residential building in each floor as well as in Car/Bike parking space.
- 6.4 That the developer will be responsible for the maintenance of the multi storied residential building until handing over the vacant possession of the Flats/ Shops/Parking/Spaces to the purchased owner and the landowner shall not be liable for the day to day maintenance of the multi storied commercial cum residential building.

## **7. COMMON RESTRICTIONS**

- 7.1 Neither party hereof shall use their respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor shall use the same in such manner which might have cause any nuisance or hazard to the other occupiers of the building.
- 7.2 Neither the party shall demolish any wall or other structure in their respective allocation or any portion thereof or make any structural alteration and/or addition therein without the written consent of the other in this behalf.
- 7.3 Both the Landowners and the Developer shall keep the interior walls, floors, sewers, drains, pipe and other fittings and fixtures of the respective allocation in the building in good, running and workable condition so the same may not cause any damage to the building.



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Ud. Nasiruddin  
13/11/20

7.4 Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulative in or about to the building or in the compounds, corridors or any other portion or portions of the building.

**8. FORCE MAJEURE**

8.1 Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, strike and/or any other act or commission beyond the control of the parties hereto.

8.2 That in case of any dispute between the landowners and the developer with regard to the terms, as agreed upon in this agreement for developing the same will be adjudicated by the sole arbitrator appointed by mutual consent of both the parties and decision of such arbitrator on any matter referred to him for adjudication shall be final binding and exclusive over the parties to this agreement and the same will be subject to the jurisdiction of Dhanbad Court exclusively, duly guided under **Arbitration and Conciliation Act, 1996 (as amended)**.

That be it mentioned that a portion of land measuring an area 2.91 Decimals which is belongs to Sri Ram Chandra Gangwani has also been included in this agreement and if he refuses to give his land for development then the said land is being carved out of the project, and also 1.27 decimals belongs to Sri Ashok Kumar, and he has also signed a MOU with the first party and his land also included in this project.

**SCHEDULE OF PROPERTY**

**ALL THAT** piece and parcel of RAIYATI LAND situated at Mouza- Dhanbad, Mouza No.51, P.S.- Bank more, District- Dhanbad, within the State of Jharkhand, appertaining to Municipal Khata bearing Plot No. 149, area **65 Decimals** of land be the same a little more or less, butted and bounded as under:

NORTH : Bhuli Road  
SOUTH : Railway Road

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Rishabh Critique  
Md. Nasiruddin  
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EAST : Temple  
WEST : Part of Plot No. 149

Present market value of the Land is Rs.6,29,62,000/- only and Registration fees payable on that amount.

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(SPECIFICATIONS OF CONSTRUCTION)**

**MATERIALS:**

1. Rod - T.M.T Bar,
2. Cement - Good Quality,
3. Bricks - Good Quality,
4. Chips - Good Quality Black chips,
5. Sand - Good Quality,

**WALLS:**

1. All internal wall cement plaster with P.O.P. and Two coat primer.
2. All external wall cement plaster with Putty finish and colour paint as building design.

**FLOORING:**

1. Anti skid and vitrified tiles (24"x24") & 12"x12" marble tiles in all area of the room and halls of flats.
2. Common areas of the building and staircase flooring 12"x12" marbles tiles.

**WINDOW AND DOOR:**

1. Main door and room door frame made of Shall wood.
2. Kitchen, balcony, and bathroom doors are made up of RCC and PVC door fittings.
3. All flash door of 30mm painted with one cote primer and one cote enamel paint with Stainless steel fittings.
4. All windows with MS grill and aluminum sliding with 3.5 mm thick glass.
5. All window top must be covered by sun shade,



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Rishabh Construction  
Md. Nasiruddin  
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**KITCHEN:**

1. Mat finish Tiles flooring(12"x12" tiles),
2. Platform made of green marble slab,
3. Ceramic tiles 8"x12" up-to 24" height on platform of wall.
4. Stainless steel sinks good quality,
5. One point separate water tape connection for filter,

**TOILETS:**

1. Mat finish Tiles flooring (12"x12" TILES),
2. Ceramic tiles (8"x12") up-to 5 ft height in all the bathroom walls,
3. Sanitary fittings of I.S.I mark make, white glassed sanitary ware.

**ELECTRIC:**

1. Concealed wiring with copper wire (I.S.I mark make),
2. Switch of Anchor make,
3. Dining/drawing in one fridge point, two light points, two fan points, one tv points and one socket point,
4. Master room one A.C point, one T.V point, two light points, one fan point, one socket point,
5. Rooms one light point, one fan point one socket point,
6. Balcony one light point, one socket point,
7. Kitchen one light point, one filter point, two 15 AMP power point,
8. Two geezer point in two toilets, one light point, one 15 AMP socket power point,

**WATER SUPPLY:**

1. 24 hours water supply through two deep bore well prior to demolishing the old structure,
2. One point drinking municipal water on kitchen sink,

**LIFT:**

1. Most modern lift with permanent texture paints 6 persons of I.S.I Mark make.

**GENERATOR AND OTHER ESSENTIAL AMENITIES**

1. SILENT Diesel generator for standby power supply 500 W for per flat and also to run the lift during load shedding/power failure,
2. One guard room in basement,

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Rishabh Cudgata  
Md. Nasiruddin  
13/11/20

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**(ALLOCATION OF THE PARTIES)**

**(PART - I)**

**THE LANDOWNER'S ALLOCATION :** The Landowner hereof in consideration of allowing the Developer to develop their said Land so stated in the First Schedule written hereinabove by raising the construction of a new commercial cum residential building complex thereon will get all that 35% ( Thirty Five percent) share in the constructed area i,e in the flats/shops/spaces as well as in the garage space in the proposed Building together with proportionate undivided and impartibly share in land attributable to the such area and common spaces and common rights and amenities. Provided however, that the specific allocation of the Landowners shall be set-out by virtue of a supplementary agreement after sanction of the Plan for the said multistoried commercial cum residential Building Complex.

**PART - II**

**THE DEVELOPER'S ALLOCATION :** Save and except the Landowners' allocation so stated in Part - I hereinabove, all other remaining 65% (Sixty Five percent) of the proposed multistoried commercial cum residential Building Complex shall belong to the Developer hereof exclusively and for all times to come and the said remaining 65% portion will be treated as Developers' allocation together with undivided, impartibly and proportionate share of land relating thereto in terms of the provisions of the present Agreement. Provided however, that the specific allocation of the Developer shall be set-out by virtue of a supplementary agreement after sanction of the Plan for the said multistoried commercial cum residential Building Complex.

**Receipt and Memo of Consideration**

**IN WITNESS WHEREOF** the parties hereto doth hereunto set and subscribe their respective hand and seal in presence of the witnesses named here in below on the day, month and year first above written.



Pishnah Cautgwa  
Md. Nasiruddin  
13/11/20

= 16 =

**SIGNED, SEALED AND DELIVERED**

At Dhanbad in presence of:

**WITNESSES:**

Pishnah Cautgwa

SIGNATURE OF THE LANDOWNERS  
OF THE FIRST PART.

Md. Nasiruddin

SIGNATURE OF THE DEVELOPER  
OF THE SECOND PART.

**Witnesses**

1. Tausif.

TAUSHIF HUSSAIN

S/O - GUSMUDDIN ANSARI

6204391976

2. ASHIANA COLONY NEAR  
DHANBAD CITY SCHOOL BYPASS.  
WASSEYPUR, B-POLYTHENIC B. BHULI  
PO - B - POLYTHENIC DIST. DHANBAD

① Abp Mallik  
so Y. Mallik  
Hirafu Dhak

Certified that the finger prints of the left hand of the parties whose photographs are affixed in the document, have been duly obtained before me, and printed in my office as per draft deed supplied by the parties.

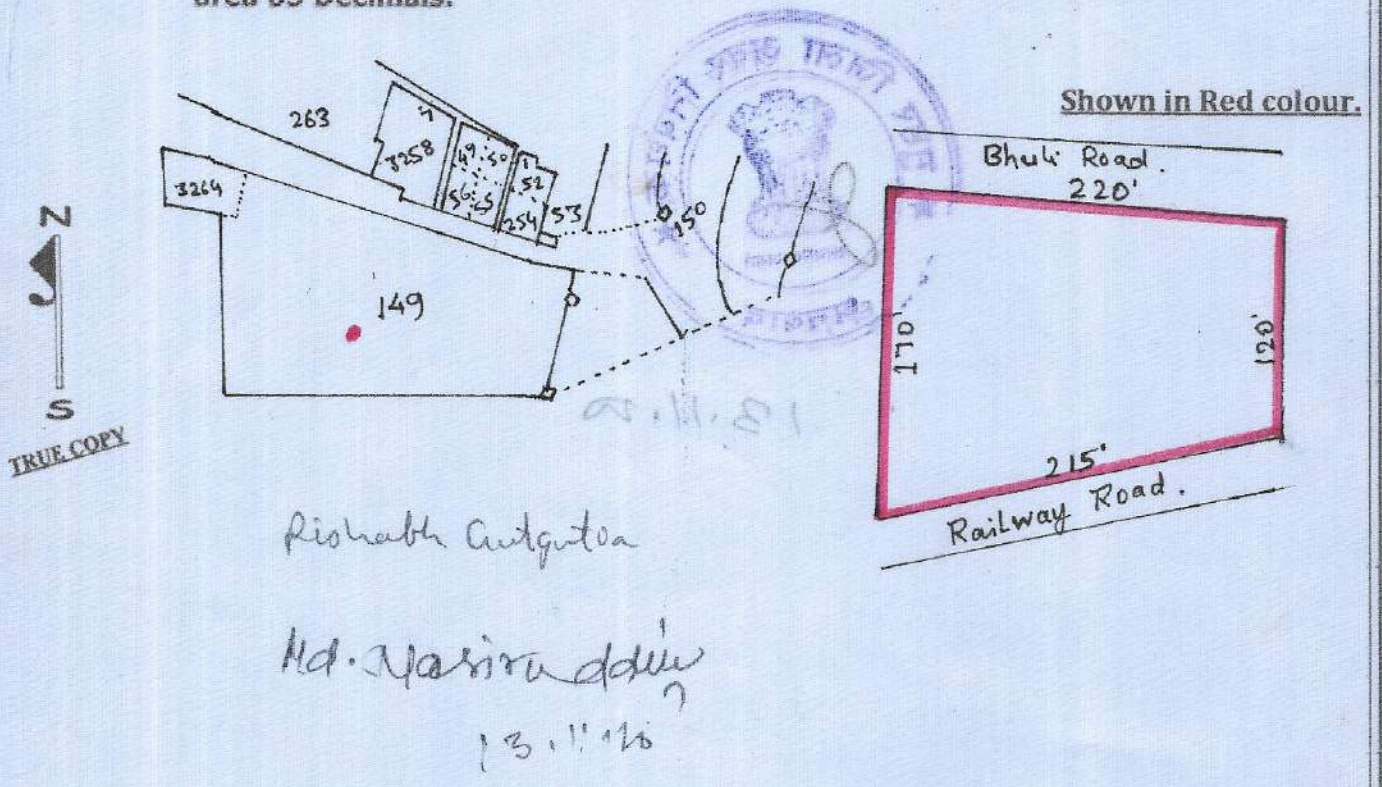
Narhari Chandra  
Lic no. 02/1990.



**Executant :-** 1. MR. RISHABH GUTGUTIA, son of Mahesh Kumar Gutgutia resident of Bhuli Road, Police Station Bank more, District Dhanbad (Jharkhand), 2. SMT. ANITA GUTGUTIA, wife of Sri Mahesh Kumar Gutgutia, 3. SMT. RITIKA GUTGUTIA, wife of Sri Rishabh Gutgutia, 4. SMT. SMITA AGARWAL, wife of Sri Nitin Agarwal, resident of Bhuli Road, Police Station Bank More, District Dhanbad-826001(Jharkhand) 5. PRIYAM GUTGUTIA, Daughter Sri Mahesh Kumar Gutgutia, resident of Bhuli Road, P.S. Bank More, Dist. Dhanbad, Presently Residing at 700 Baltic Cir, Unit 7128, Redwood City, CA-94065, USA, 6. M/S RAMKRISHNA MILLS PVT. LTD., office at Bhuli Road, P.S. Bankmore, Dist. Dhanbad, represented herein through its Director SRI MAHESH KUMAR GUTGUTIA Son of Late Bihari Lal Gutgutia, Resident of Bhuli Road, P.S. Bankmore, Dist. Dhanbad.

**Client :-** M/S Mass Housing Venture Enterprise, office at G-38, Bhagwati Complex, Purana Bazaar, P.S. Bank More, P.O. and Dist. Dhanbad-826001 [Jharkhand], represented by one of its Partner MD. NASIRUDDIN S/o Late Md. Ghyasuddin resident of Ali Nagar, Bhuli Road, P. S. Bankmore, Dhanbad.

**Schedule :-** Mouza- Dhanbad, Mouza No.51, P.S.- Bank more, Municipal Khata, Plot No. 149, area 65 Decimals.







Rishabh Gutgutia

GIF :- Late Bihari Lal Gutgutia

9234557383



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

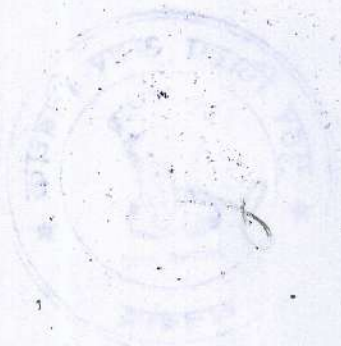
RISHABH GUTGUTIA  
MAHESH KUMAR GUTGUTIA

Permanent Account Number  
**ARSPG0997R**

Rishabh Gutgutia  
Signature



Rishabh Gutgutia



रिशाभ गुटगुतिया



भारत सरकार  
Government of India

मो. नसीरुद्दीन  
Md. Nasiruddin  
जन्म तिथि/DOB: 20/03/1977  
पुरुष/ MALE

8792 9181 7629  
VID : 9128 4360 2506 3680

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पता:  
S/O: मो. ग्यासुद्दीन, एच.न.- 211, भुली रोड, लाईबा  
टेक्स्टाइल के पास, अलि नगर, धनबाद, धनबाद,  
झारखण्ड - 826001

Address:  
S/O: Md. Ghyasuddin, H.NO. - 211, BHULI  
ROAD, NEAR LYBA TEXTILES, ALI  
NAGAR, Dhanbad, Dhanbad,  
Jharkhand - 826001

8792 9181 7629  
VID : 9128 4360 2506 3680

1047 | help@uidai.gov.in | www.uidai.gov.in

GIF :- Late Abdul Gaffur

7004603934

led. Nasiruddin



Md. Nasiruddin





+91 98015 41077

yesterday at 21:59



भारतीय विशिष्ट पहचान प्राधिकरण  
**भारत सरकार**  
 Unique Identification Authority of India  
**Government of India**  
 नामांकन क्रम / Enrollment No. 2017/60090/54081

To  
 मोहम्मद तालिश हुसैन  
 Mohammad Talish Hussain  
 S/O. Mohammad Qusmuddin Ansari  
 QUARTER NO - 17/157, BLOCK NO- 509 RAILWAY  
 COLONY  
 OLD STATION  
 Dhaurad  
 Chandaud  
 Jharkhand 826001  
 9204095925

MP705834151F7

आपका आधार क्रमांक / Your Aadhaar No. :  
**8164 9462 4228**  
 आधार - आम आदमी का अधिकार

भारत सरकार  
 Government of India

मोहम्मद तालिश हुसैन  
 Mohammad Talish Hussain  
 जन्म तिथि / DOB: 25/12/1989  
 पुरुष / Male

8164 9462 4228

आधार - आम आदमी का अधिकार

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- 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

पता  
 S/O. Mohammad Qusmuddin  
 Ansari QUARTER NO - 17/157,  
 BLOCK NO- 509 RAILWAY  
 COLONY OLD STATION  
 Dhaurad Chandaud Jharkhand,  
 826001

8164 9462 4228

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

MOHAMMAD TALSHIF HUSSAIN  
 MOHAMMAD QUSMUDDIN ANSARI

25/12/1989  
 Permanent Account Number  
 ADBPH586L

Signature





झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

November 13, 2020

## पंजी II प्रति

भाग वर्तमान	24	पृष्ठ संख्या	12											
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	धनबाद	हलका का नाम	हलका-03	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	धनबाद	होलिंग संख्या	0	तौजी संख्या		थाना नम्बर	51	खाता का प्रकार						
SMITA AGARWAL, पति-NITIN AGARWAL, जाति- ----														
खाता नम्बर	प्लोट संख्या	रकबा			परिवर्तन के लिए प्राधिकार					लगान	सेस			
0	149	0 ऐ 10.2 डि 0 हे			नामान्तरण मुकदमा संख्या 4637/2019 - 2020					10	0			
कुल परिमाण		0 ऐ 10.2 डि 0 हे												
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल	

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

Mutation Cases Not Found !!

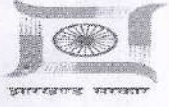
List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति  
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है  
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंशदाधिकारी से संपर्क करे  
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करे।

नक्शा देखें



केस II नॉन-पेदाई  
13/11/20



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

Duplicate-copy CRSLP919734

नामांतरण शुद्धि-पत्र

जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	धनबाद	हल्का	हलका-03					
इस्टेट का नाम	झारखण्ड	भाग वर्तमान(VOL)	24	पृष्ठ संख्या वर्तमान	12	थाना न.	51					
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 भाग न. वर्तमान	पृष्ठ संख्या वर्तमान	कारोबार विस्तृत सूचना खाता न. प्लोट न. क्षेत्रफल	ल.			
9734	4637 /R27 2019 - 2020	धनबाद/ 51	झरिया	30/04/2020	By Sale Registration Deed 7018 Dated 17/12/2019	0	2	30	0	149	10.2 डिसमील	10

क्रेता का नाम : (SMITA AGARWALपति-NITIN AGARWAL, जाति-----, पता-63/64 BLOCK B BANGUR AVENUE NORTH 24 PARAGANAS WEST BENGAL)	जमाबंदी रैयत का नाम : रामकृष्ण मिल्स प्रा ली -पिता--	विक्रेता का नाम : RAMKRISHNA MILL PVT. LTD, डाई KUMAR GUTGUTIA, जाति-----, पत्ता-I BANK MORE DHANBAD
--	---	---

राजस्व कर्मचारी हलका-03 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित।  
यह एक कंप्यूटर जनित प्रति है  
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है  
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

Signature valid

Digitally signed by

PRASANT KUMAR LAYAK

अंचलाधिकारी धनबाद



कोरोना के उड़ जाएंगे प्राण, जब सड़क पर न जाएं इन्सान।





झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

November 13, 2020

## पंजी II प्रति

भाग वर्तमान	24	पृष्ठ संख्या	3												
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	धनबाद	हलका का नाम	हलका-03	इस्टेट का नाम	JHARKHAND						
मौजा का नाम	धनबाद	होस्टिंग संख्या	0	तौजी संख्या		थाना नम्बर	51	खाता का प्रकार	---						
SMT RITIKA GUTGUTIA, पति-SRI RISHAB GUTGUTIA, जाति- --															
खाता नम्बर	प्लोट संख्या		रकबा		परिवर्तन के लिए प्राधिकार					लगान	सेस				
0	149		0 ऐ 10.8 डि 0 हे		नामान्तरण मुकदमा संख्या 3674/2019 - 2020					10	0				
	कुल परिमाण		0 ऐ 10.8 डि 0 हे												
तारीख	प्राप्ति पत्र संख्या	सात से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल		

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

Mutation Cases Not Found !!

List Of Case Status Details

जलशा देखें

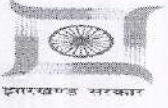


यह एक कम्प्यूटर जनित प्रति  
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है  
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे  
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

Reg-II verified onli

13/11/20





झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

Duplicate-copy CRSLP918771

नामांतरण शुद्धि-पत्र

जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	धनबाद	हल्का	हलका-03	
इस्टेट का नाम	झारखण्ड	भाग वर्तमान(VOL)	24	पृष्ठ संख्या वर्तमान	3	थाना न.	51	
क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व थाना न	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबधित है खाता भाग पृष्ठ संख्या न. वर्तमान वर्तमान	कारोबार विस्तृत सूचना खाता न. प्लॉट न. क्षेत्रफल	ल.
8771	3674 /R27 2019 - 2020	धनबाद/ 51	झरिया	05/04/2020	By Sale Registration Deed 7097 Dated 21/12/2019	0 2 30	0 149 10.8 डिसमील	10

क्रेता का नाम :  
(SMT RITIKA GUTGUTIAपति-SRI RISHAB  
GUTGUTIA, जाति---, पता-BHULI ROAD PS BANK  
MORE DIST DHANBAD JHARKHAND)

जमाबंदी रैयत का नाम :  
रामकृष्ण मिस्त्र प्रा ली -पिता--

विक्रेता का नाम :  
SRI MAHESH KUMAR GUTGUTIA I  
M/S RAMKRISHNA MILLS PVT, पित  
LAL GUTGUTIA, जाति-----, पता-BHU  
BANK MORE DIST DHANBAD OFF  
ROAD PS BANK MORE DIST DHAN  
JHARKHAND

राजस्व कर्मचारी हलका-03 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित।  
यह एक कंप्यूटर जनित प्रति है  
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है  
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

Signature valid

Digitally signed by

PRASANT KUMAR LAYAK

अंचलाधिकारी धनबाद

कोरोना के उड़ जाएंगे प्राण, जब सड़क पर न जाएं इन्सान।



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

November 13, 2020

## पंजी II प्रति

भाग वर्तमान	23	पृष्ठ संख्या	86	जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	धनबाद	हलका का नाम	हलका-03	इस्टेट का नाम	JHARKHAND
मौजा का नाम	धनबाद	होल्डिंग संख्या	0	तौजी संख्या		थाना नम्बर	51	खाता का प्रकार					
Priyam Gutgutia, पिता-Sri Mahesh Kumar Gutgutia, जाति- वैश्य													
खाता नम्बर	प्लोट संख्या	रकबा		परिवर्तन के लिए प्राधिकार				लगान	सेस				
149		0 ऐ	10.2 डि	0 हे	नामान्तरण मुकदमा संख्या 3687/2019 - 2020				10	0			
	कुल परिमाण	0 ऐ	10.2 डि	0 हे									
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल

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

Mutation Cases Not Found !!

List Of Case Status Details

नया देखें

BACK

यह एक कम्प्युटर जनित प्रति  
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है  
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे  
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करे।

*Reg-II verified only*  
*13/11/20*





झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

Duplicate-copy: CRSLP918784

## नामांतरण शुद्धि-पत्र

जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	धनबाद	हल्का	हलका-03					
इस्टेट का नाम	झारखण्ड	भाग वर्तमान(VOL)	23	पृष्ठ संख्या वर्तमान	86	थाना न.	51					
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 भाग न. वर्तमान	पृष्ठ संख्या वर्तमान	कारोबार विस्तृत सूचना खाता न. प्लॉट न. क्षेत्रफल	ल			
8784	3687 /R27 2019 - 2020	धनबाद/ 51	झरिया	15/03/2020	By Sale Registration Deed 7019 Dated 17/12/2019	0	2	30	0	149	10.2 डिसमील	10

क्रेता का नाम :

(Priyam Gutgutia पिता-Sri Mahesh Kumar Gutgutia, जाति- वैश्य, पता-Bhuli Raod Ps- Bank More , Dist- Dhanbad)

जमाबंदी रैयत का नाम :

रामकृष्ण मिल्स प्रा ली -पिता-

विक्रेता का नाम :

Sri Mahesh Kumar Gutgutia Director O Mills Pvt. Ltd., पिता-Late Bihari Lal Gutgutia, पता-Bhuli Raod Ps- Bank More Dhanbad, Dist- Dhanbad

राजस्व कर्मचारी हलका-03 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित।  
यह एक कंप्यूटर जनित प्रति है  
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है  
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

Signature valid

Digitally signed by

PRASANT KUMAR LAYAK

अंचलाधिकारी धनबाद

कोरोना के उड़ जाएंगे प्राण, जब सड़क पर न जाएं इन्सान।



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
पंजी II प्रति

November 13, 2020

भाग वर्तमान	23	पृष्ठ संख्या	85										
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	धनबाद	हलका का नाम	हलका-03	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	धनबाद	होलिंग संख्या	0	तौजी संख्या		थाना नम्बर	51	खाता का प्रकार	---				
Smt Anita Gutgutia, पति-Mahesh Kumar Gutgutia, जाति- वैश्य													
खाता नम्बर	प्लोट संख्या	रकबा			परिवर्तन के लिए प्राधिकार					लगान	सेस		
0	149	0 ऐ 10.8 डि 0 हे			नामान्तरण मुकदमा संख्या 3686/2019 - 2020					5	0		
कुल परिमाण		0 ऐ 10.8 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल

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

Mutation Cases Not Found !!

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति  
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है  
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे  
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर विलक करे

अवस्था देखें



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13/11/20





झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

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## नामांतरण शुद्धि-पत्र

जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	धनबाद	हल्का	हलका-03	
इस्टेट का नाम	झारखण्ड	भाग वर्तमान(VOL)	23	पृष्ठ संख्या वर्तमान	85	थाना न.	51	
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	ल.
8783	3686 /R27 2019 - 2020	धनबाद/ 51	झरिया	15/03/2020	By Sale Registration Deed 7021 Dated 17/12/2019	0 2 30	0 149 10.8 डिसमील	5

क्रेता का नाम : (Smt Anita Gutgutia पति-Mahesh Kumar Gutgutia , जाति- वैश्य, पता-Bhuli Raod Ps- Bank More, Dist- Dhanbad)	जमाबंदी रैयत का नाम : रामकृष्ण मिल्स प्रा ली -पिता--	विक्रेता का नाम : Sri Mahesh Kumar Gutgutia Director O Mills Pvt. Ltd., पिता-Late Bihari Lal Gu पता-Bhuli Road Ps- Bank More Dist-Di Bhuli Road Ps- Bank More Dist- Dhant
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राजस्व कर्मचारी हलका-03 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित।  
यह एक कंप्यूटर जनित प्रति है  
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है  
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

Signature valid

Digitally signed by

PRASANT KUMAR LAYAK

अंचलाधिकारी धनबाद

कोरोना के उड़ जाएंगे प्राण, जब सड़क पर न जाएं इन्सान।



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
पंजी II प्रति

November 13, 2020

भाग वर्तमान	2	पृष्ठ संख्या	31											
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	धनबाद	हलका का नाम	हलका-03	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	धनबाद	होल्लिंग संख्या	31	तौजी संख्या	1	थाना नम्बर	51	खाता का प्रकार	---					
ऋषम गुट गुटिया, पिता-महेश गुट गुटिया, जाति-														
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार				लगान	सेस				
0	149	0 ऐ 14.35 डि 0 हे			vide m/c no 1225(III)2015-16				2	0				
कुल परिमान		0 ऐ 14.4 डि 0 हे												
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल	

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

Mutation Cases Not Found !!

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति  
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है  
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे  
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करे।

नक्शा देखें



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13/11/2020





झारखण्ड सरकार

झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

खतियान का विवरण  
खतियान उपलब्ध नहीं हैं।

## रेजिस्टर II का विवरण

भाग वर्तमान	2	पृष्ठ संख्या	31
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद
अंचल का नाम	धनबाद	हलका का नाम	हलका-03
इस्टेट का नाम	JHARKHAND	मौजा का नाम	धनबाद होल्डिंग संख्या 31
तौजी संख्या	1	थाना नम्बर	51
खाता का प्रकार	---		
ऋषम गुट गुटिया, पिता-महेश गुट गुटिया, जाति-			
खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार
0	149	0 ऐ 14.35 डि 0 हे	vide m/c no 1225(III)2015-16
	कुल परिमाण	0 ऐ 14.4 डि 0 हे	लगान
			सेस
			2
			0

## उपरोक्त जमाबंदी में दिए गए लगान का विवरण

तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
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## उपरोक्त जमाबंदी में दाखिल खारिज का विवरण

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

No Data Found

## न्यायालय के अधीन मामले का विवरण

List of Integration of Revenue Court Case with Land Records.

## रजिस्ट्री का विवरण

List of Registry Details

List of Registry Details

List of Registry Details(NGDRS)

## शहरी क्षेत्र का विवरण

List of Integration of Urban with Land Records.

## Civil Court का विवरण

List of Integration of Civil Court with Land Records.





झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

November 13, 2020

पंजी II प्रति

भाग वर्तमान	2	पृष्ठ संख्या	30
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद
मौजा का नाम	धनबाद	होलिंग संख्या	30
		अंचल का नाम	धनबाद
		तौजी संख्या	0
		हलका का नाम	धनबाद
		हलका-03	51
		इस्टेट का नाम	JHARKHAND
		खाता का प्रकार	---
रामकृष्ण मिल्स प्रा ली, पिता-, जाति-			
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार
0	149	1 बीघठ डि 8.59 हे	लगान
	कुल परिमाण	1 ऐ 8 डि 8.59 हे	सेस
			10
			0
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक
		लागत बकाया	लागत चालू साल
		रोड सेस बकाया	रोड सेस चालू साल
		शिक्षा सेस बकाया	शिक्षा सेस चालू साल
		स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल
		कृषि सेस बकाया	कृषि सेस चालू साल

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

Sl No	Case No	Halla	Khata No	Plot No	Applicant Name	Application Date	Status	View
8360	3263 / 2019 - 2020	3	0	149	SMT RITIKA GUTGUTIA	31/12/2019	Status Rejected Cases	<a href="#">View</a>
8361	3264 / 2019 - 2020	3	0	149	SMT SMITA AGARWAL	31/12/2019	Status Rejected Cases	<a href="#">View</a>
8362	3265 / 2019 - 2020	3	0	149	SMT ANITA GUTGUTIA	31/12/2019	Status Rejected Cases	<a href="#">View</a>
8363	3266 / 2019 - 2020	3	0	149	PRIYAM GUTGUTIA	31/12/2019	Status Rejected Cases	<a href="#">View</a>
8771	3674 / 2019 - 2020	3	0	149	SMT RITIKA GUTGUTIA	28/01/2020	Status Correction Slip generated	<a href="#">View</a>
8783	3686 / 2019 - 2020	3	0	149	Anita Gutgutia	31/01/2020	Status Correction Slip generated	<a href="#">View</a>
8784	3687 / 2019 - 2020	3	0	149	Priyam Gutgutia	31/01/2020	Status Correction Slip generated	<a href="#">View</a>
9734	4637 / 2019 - 2020	3	0	149	SMITVAGARWAL	26/03/2020	Status Correction Slip generated	<a href="#">View</a>

## List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति  
यह प्रपत्र केवल प्राप्ति की जानकारी के लिए है  
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे  
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर बिलक करे

लगान देखें



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12/11/2020





झारखण्ड सरकार

झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

खतियान का विवरण  
खतियान उपलब्ध नहीं है। ✓

## रेजिस्टर II का विवरण

भाग वर्तमान	2	पृष्ठ संख्या	30
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद अंचल का नाम
मौजा का नाम	धनबाद होल्डिंग संख्या 30	तौजी संख्या	0
हलका का नाम	धनबाद हलका का नाम	हलका-03	इस्टेट का नाम
थाना नम्बर	51	खाता का प्रकार	----
रामकृष्ण मिल्स प्रा ली, पिता--, जाति-			
खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार
0	149	1 बीघा डि 8.59 हे	-
	कुल परिमाण	1 ऐ 8 डि 8.59 हे	लगान
			सेस
			10
			0

## उपरोक्त जमाबंदी में दिए गए लगान का विवरण

तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल

## उपरोक्त जमाबंदी में दाखिल खारिज का विवरण

## List of Mutation Cases on the above transaction in Register-II

SI No	Case No	Halka	Khata No	Plot No	Applicant Name	Application Date	Status	View
8360	3263 / 2019 - 2020	3	0	149	SMT RITIKA GUTGUTIA	31/12/2019	Status Rejected Cases	<a href="#">View</a>
8361	3264 / 2019 - 2020	3	0	149	SMT SMITA AGARWAL	31/12/2019	Status Rejected Cases	<a href="#">View</a>
8362	3265 / 2019 - 2020	3	0	149	SMT ANITA GUTGUTIA	31/12/2019	Status Rejected Cases	<a href="#">View</a>
8363	3266 / 2019 - 2020	3	0	149	PRIYAM GUTGUTIA	31/12/2019	Status Rejected Cases	<a href="#">View</a>
8771	3674 / 2019 - 2020	3	0	149	SMT RITIKA GUTGUTIA	28/01/2020	Status Correction Slip generated	<a href="#">View</a>
8783	3686 / 2019 - 2020	3	0	149	Anita Gutgutia	31/01/2020	Status Correction Slip generated	<a href="#">View</a>
8784	3687 / 2019 - 2020	3	0	149	Priyam Gutgutia	31/01/2020	Status Correction Slip generated	<a href="#">View</a>
9734	4637 / 2019 - 2020	3	0	149	SMITA AGARWAL	26/03/2020	Status Correction Slip generated	<a href="#">View</a>





झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
पंजी II प्रति

November 13, 2020

भाग वर्तमान	24	पृष्ठ संख्या	12										
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	धनबाद	हलका का नाम	हलका-03	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	धनबाद	होलिंग संख्या	0	तौजी संख्या		थाना नम्बर	51	खाता का प्रकार					
SMITA AGARWAL, पति-NITIN AGARWAL, जाति- ----													
खाता नम्बर	149	प्लॉट संख्या		रकबा	परिवर्तन के लिए प्राधिकार								
0		कुल परिमाण	0 ऐ 10.2 डि 0 हे	0 ऐ 10.2 डि 0 हे	नामान्तरण मुकदमा संख्या 4637/2019 - 2020								
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
												10	0

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

Mutation Cases Not Found !!

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति  
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है  
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे  
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करे

लगातार देखें



BACK

*Keer II verified*  
*[Signature]*  
*13/11/20*





झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

Duplicate copy CRSLP919734

## नामांतरण शुद्धि-पत्र

जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	धनबाद	हल्का	हलका-03
इस्टेट का नाम	झारखण्ड	भाग वर्तमान(VOL)	24	पृष्ठ संख्या वर्तमान	12	थाना न.	51

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. वर्तमान	पृष्ठ संख्या वर्तमान	कारोबार विस्तृत सूचना खाता न. प्लॉट न. क्षेत्रफल	ल
9734	4637 /R27 2019 - 2020	धनबाद/ 51	झरिया	30/04/2020	By Sale Registration Deed 7018 Dated 17/12/2019	0	2 30	0 149 10.2 डिसमील	10

क्रेता का नाम :

(SMITA AGARWALपति-NITIN AGARWAL, जाति-----,  
पता-63/64 BLOCK B BANGUR AVENUE NORTH 24  
PARAGANAS WEST BENGAL)

जमाबंदी रैयत का नाम :

रामकृष्ण मिल्स प्रा ली -पिता--

विक्रेता का नाम :

RAMKRISHNA MILL PVT. LTD. डाई  
KUMAR GUTGUTIA, जाति-----, पता-I  
BANK MORE DHANBAD

राजस्व कर्मचारी हलका-03 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित।  
यह एक कंप्यूटर जनित प्रति है  
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है  
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

Signature valid

Digitally signed by

PRASANT KUMAR LAYAK

अंचलाधिकारी धनबाद

कोरोना के उड़ जाएंगे प्राण, जब सड़क पर न जाएं इन्सान।



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
पंजी II प्रति

November 13, 2020

भाग वर्तमान	24	पृष्ठ संख्या	3	जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	धनबाद	हलका का नाम	हलका-03	इस्टेट का नाम	JHARKHAND
मौजा का नाम	धनबाद	होलिडिंग संख्या	0	तौजी संख्या						थाना नम्बर	51	खाता का प्रकार	---
SMT BITIKA GUTGUTIA, पति-SRI RISHAB GUTGUTIA, जाति:--													
खाता नम्बर	प्लॉट संख्या	रकबा		परिवर्तन के लिए प्राधिकार									
0	149	0 ऐ 10.8 डि 0 हे		नामान्तरण मुकदमा संख्या 3674/2019 - 2020									
	कुल परिमाण	0 ऐ 10.8 डि 0 हे		लगान	सेस								
तारीख:	प्राप्ति पत्र संख्या	साल से	साल तक	लागत वकाया	लागत चालू साल	रोड सेस वकाया	रोड सेस चालू साल	शिक्षा सेस वकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस वकाया	स्वास्थ्य सेस चालू साल	कृषि सेस वकाया	कृषि सेस चालू साल

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

Mutation Cases Not Found !!

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति  
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है  
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे  
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

नक्शा देखें



BACK

Reg-II verified only

13/11/20





झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

Duplicate-copy CRSLP918771

## नामांतरण शुद्धि-पत्र

जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	धनबाद	हल्का	हलका-03
इस्टेट का नाम	झारखण्ड	भाग	24	पृष्ठ संख्या वर्तमान	3	थाना न.	51
		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. वर्तमान	पृष्ठ संख्या वर्तमान	कारोबार विस्तृत सूचना खाता न. प्लॉट न. क्षेत्रफल	ल.			
8771	3674 /R27 2019 - 2020	धनबाद/ 51	झरिया	05/04/2020	By Sale Registration Deed 7097 Dated 21/12/2019	0	2	30	0	149	10.8 डिसमील	10

क्रेता का नाम :

(SMT RITIKA GUTGUTIA पति-SRI RISHAB  
GUTGUTIA, जाति---, पता-BHULI ROAD PS BANK  
MORE DIST DHANBAD JHARKHAND)

जमाबंदी रैयत का नाम :  
रामकृष्ण मिल्स प्रा ली -पिता--

विक्रेता का नाम :

SRI MAHESH KUMAR GUTGUTIA I  
M/S RAMKRISHNA MILLS PVT. पित  
LAL GUTGUTIA, जाति-----, पता-BHU  
BANK MORE DIST DHANBAD OFF  
ROAD PS BANK MORE DIST DHAN  
JHARKHAND

राजस्व कर्मचारी हलका-03 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित।  
यह एक कंप्यूटर जनित प्रति है  
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है  
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

Signature valid

Digitally signed by

PRASANT KUMAR LAYAK

अंचलाधिकारी धनबाद

कोरोना के उड़ जाएंगे प्राण, जब सड़क पर न जाएं इन्सान।



झारखंड सरकार,  
राजस्व एवं भूमि सुधार विभाग

November 13, 2020

पंजी II प्रति

भाग वर्तमान	23	पृष्ठ संख्या	86										
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	धनबाद	हलका का नाम	हलका-03	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	धनबाद	होलिडिंग संख्या	0	तौजी संख्या		थाना नम्बर	51	खाता का प्रकार	---				
Priyam Gutgutia, पिता-Sri Mahesh Kumar Gutgutia, जाति- वैश्य													
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार				लगान	सेस			
0	149	0 ऐ 10.2 डि 0 हे			नामान्तरण मुकदमा संख्या 3687/2019 - 2020				10	0			
	कुल परिमाण	0 ऐ 10.2 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल

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

Mutation Cases Not Found !!

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति  
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है  
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे  
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

वक्ता देखें



BACK

Re-Verified only  
13/11/20





झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

Duplicate-copy CRSLP918784

## नामांतरण शुद्धि-पत्र

जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	धनबाद	हल्का	हलका-03
इस्टेट का नाम	झारखण्ड	भाग	23	पृष्ठ संख्या वर्तमान	86	थाना न.	51
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 भाग न. वर्तमान	कारोबार विस्तृत सूचना खाता न. प्लॉट न. क्षेत्रफल
8784	3687 /R27 2019 - 2020	धनबाद/ 51	झरिया	15/03/2020	By Sale Registration Deed 7019 Dated 17/12/2019	0 2 30	0 149 10.2 डिसमील

क्रेता का नाम : (Priyam Gutgutia पिता-Sri Mahesh Kumar Gutgutia, जाति- वैश्य, पता-Bhuli Raod Ps- Bank More , Dist- Dhanbad)

जमाबंदी रैयत का नाम : रामकृष्ण मिल्स प्रा ली -पिता-

विक्रेता का नाम : Sri Mahesh Kumar Gutgutia Director O Mills Pvt. Ltd., पिता-Late Bihari Lal Gutgutia, पता-Bhuli Raod Ps- Bank More Dhanbad Raod Ps- Bank More Dist- Dhanbad

राजस्व कर्मचारी हलका-03 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित।  
यह एक कंप्यूटर जनित प्रति है  
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है  
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

Signature valid

Digitally signed by  
PRASANT KUMAR LAYAK  
अंचलाधिकारी धनबाद

कोरोना के उड़ जाएंगे प्राण, जब सड़क पर न जाएं इन्सान।



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
पंजी II प्रति

November 13, 2020

भाग वर्तमान	23	पृष्ठ संख्या	85										
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	धनबाद	हलका का नाम	हलका-03	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	धनबाद	होस्टिंग संख्या	0	तोड़ी संख्या		धाना नम्बर	51	खाता का प्रकार	---				
Smt Anita Gutgutia , पति-Mahesh Kumar Gutgutia , जाति- वैश्य													
खाता नम्बर	प्लोट संख्या	रकबा		परिवर्तन के लिए प्राधिकार									
0	149	0 ऐ 10.8 डि 0 हे		नामान्तरण मुकदमा संख्या 3686/2019 - 2020									
कुल परिमाण		0 ऐ 10.8 डि 0 हे		लगान	सेस								
				5	0								
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत वकाया	लागत चालू साल	रोड सेस वकाया	रोड सेस चालू साल	शिक्षा सेस वकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस वकाया	स्वास्थ्य सेस चालू साल	कृषि सेस वकाया	कृषि सेस चालू साल

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

Mutation Cases Not Found !!

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति  
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है  
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे  
प्लान का नक्शा देखने के लिए प्लान नंबर क्लिक करे

नक्शा देखें



BACK

Reg-II verified only  
13/11/20





झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

Duplicate-copy CRSLP91878

## नामांतरण शुद्धि-पत्र

जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	धनबाद	हल्का	हलका-03
इस्टेट का नाम	झारखण्ड	भाग	23	पृष्ठ संख्या वर्तमान	85	थाना न.	51
		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. वर्तमान	पृष्ठ संख्या वर्तमान	कारोबार विस्तृत सूचना खाता न. प्लोट न. क्षेत्रफल
8783	3686 /R27 2019 - 2020	धनबाद/ 51	झरिया	15/03/2020	By Sale Registration Deed 7021 Dated 17/12/2019	0	2	30 0 149 10.8 डिसमील

क्रेता का नाम :

(Smt Anita Gutgutia पति-Mahesh Kumar Gutgutia , जाति-  
वैश्य. पता-Bhuli Raod Ps- Bank More, Dist- Dhanbad)

जमाबंदी रैयत का नाम :

रामकृष्ण मिल्स प्रा ली -पिता--

विक्रेता का नाम :

Sri Mahesh Kumar Gutgutia Director O  
Mills Pvt. Ltd., पिता-Late Bihari Lal Gu  
पता-Bhuli Road Ps- Bank More Dist-D  
Bhuli Road Ps- Bank More Dist- Dhant

राजस्व कर्मचारी हलका-03 को आवश्यक कार्यवाही एवं सूचनाएं हस्तान्तरित।  
यह एक कंप्यूटर जनित प्रति है  
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है  
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

Signature valid

Digitally signed by

PRASANT KUMAR LAYAK

अंचलाधिकारी धनबाद

कोरोना के उड़ जाएंगे प्राण, जब सड़क पर न जाएं इन्सान।



झारखण्ड सरकार

झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

पंजी II प्रति

November 13, 2020

भाग वर्तमान	2	पृष्ठ संख्या	31										
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	धनबाद	हलका का नाम	हलका-03	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	धनबाद	होलिडिंग संख्या	31	तौजी संख्या	1	धाना नम्बर	51	खाता का प्रकार	---				
ऋषभ गुट गुटिया, पिता-महेश गुट गुटिया, जाति-													
खाता नम्बर	149	प्लॉट संख्या		रकबा	परिवर्तन के लिए प्राधिकार								
				0 ऐ 14.35 डि 0 हे	vide m/c no 1225(III)2015-16								
				0 ऐ 14.4 डि 0 हे	लगान	सेस							
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल

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

Mutation Cases Not Found !!

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति  
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है  
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे  
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

कगलर टैग



BACK

Reg-II verified

Mohit Singh  
13/11/2020





झारखण्ड सरकार

खतियान का विवरण  
खतियान उपलब्ध नहीं हैं।

झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

## रेजिस्टर II का विवरण

भाग वर्तमान	2	पृष्ठ संख्या	31
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद अंचल का नाम
मौजा का नाम	धनबाद होल्डिंग संख्या 31	तौजी संख्या	1
हलका का नाम	धनबाद हलका-03	थाना नम्बर	51
इस्टेट का नाम	JHARKHAND	खाता का प्रकार	---
ऋषम गुट गुटिया, पिता-महेश गुट गुटिया, जाति-			
खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार
0	149	0 ऐ 14.35 डि 0 हे	लगान सेस
	कुल परिमान	0 ऐ 14.4 डि 0 हे	vide m/c no 1225(III)2015-16
			2 0

## उपरोक्त जमाबंदी में दिए गए लगान का विवरण

तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
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## उपरोक्त जमाबंदी में दाखिल खारिज का विवरण

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

No Data Found

## न्यायालय के अधीन मामले का विवरण

List of Integration of Revenue Court Case with Land Records.

## रजिस्ट्री का विवरण

List of Registry Details

List of Registry Details

List of Registry Details(NGDRS)

## शहरी क्षेत्र का विवरण

List of Integration of Urban with Land Records.

## Civil Court का विवरण

List of Integration of Civil Court with Land Records.





झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

पंजी II प्रति

November 13, 2020

भाग वर्तमान	2	पृष्ठ संख्या	30
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद
मौजा का नाम	धनबाद	होलिडिंग संख्या	30
		अंचल का नाम	धनबाद
		तौजी संख्या	0
		हलका का नाम	हलका-03
		थाना नम्बर	51
		इस्टेट का नाम	JHARKHAND
		खाता का प्रकार	
रामकृष्ण मिक्स प्रा ली, पिता-., जाति-.			
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार
0	149	1 बीघड डि' 8.59 हे	
	कुल परिमाण	1 ऐ 8 डि 8.59 हे	
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक
		लागत बकाया	लागत चालू साल
		रोड सेस बकाया	रोड सेस चालू साल
		शिक्षा सेस बकाया	शिक्षा सेस चालू साल
		स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल
		कृषि सेस बकाया	कृषि सेस चालू साल
			लगान
			सेस
			10
			0

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

Sl No	Case No	Hatta	Khata No	Plot No	Applicant Name	Application Date	Status	View
8360	3263 / 2019 - 2020	3	0	149	SMT RITIKA GUTGUTIA	31/12/2019	Status Rejected Cases	<a href="#">View</a>
8361	3264 / 2019 - 2020	3	0	149	SMT SMITA AGARWAL	31/12/2019	Status Rejected Cases	<a href="#">View</a>
8362	3265 / 2019 - 2020	3	0	149	SMT ANITA GUTGUTIA	31/12/2019	Status Rejected Cases	<a href="#">View</a>
8363	3266 / 2019 - 2020	3	0	149	PRIYAM GUTGUTIA	31/12/2019	Status Rejected Cases	<a href="#">View</a>
8771	3674 / 2019 - 2020	3	0	149	SMT RITIKA GUTGUTIA	28/01/2020	Status Correction Slip generated	<a href="#">View</a>
8783	3686 / 2019 - 2020	3	0	149	Anita Gutgutia	31/01/2020	Status Correction Slip generated	<a href="#">View</a>
8784	3687 / 2019 - 2020	3	0	149	Priyam Gutgutia	31/01/2020	Status Correction Slip generated	<a href="#">View</a>
9734	4637 / 2019 - 2020	3	0	149	SMITA AGARWAL	26/03/2020	Status Correction Slip generated	<a href="#">View</a>

List Of Case Status Details

यह एक कंप्यूटर जनित प्रति  
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है,  
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे  
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करे।

Reg-II verified only  
*[Signature]*  
13/11/20

जारी देवे





**Transaction Success!** Please Note Your Transaction Id

Name	MsMassHousingVentureEnterpriseRepresentedByOneOfItsPartnerMdNasiruddin
Token No / Depositor ID	20200000088334
Amount	1575794
Transaction ID	770cad6369c0725e910d
GRN	2002768168
CIN	10002162020111211849
Time	2020-11-12 19:10:43





झारखण्ड सरकार

झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

खतियान का विवरण

खतियान उपलब्ध नहीं है।

रेजिस्टर II का विवरण

भाग वर्तमान	2	पृष्ठ संख्या	30
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद अंचल का नाम
मौजा का नाम	धनबाद होल्डिंग संख्या 30	तौजी संख्या	0
धनबाद हलका का नाम	धनबाद हलका-03	इस्टेट का नाम	JHARKHAND
थाना नम्बर	51	खाता का प्रकार	---
रामकृष्ण मिक्स प्रा ली, पिता--, जाति-			
खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार
0	149	1 बीघड डि 8.59 हे	लगान
	कुल परिमाण	1 ऐ 8 डि 8.59 हे	सेस
			10 0

उपरोक्त जमाबंदी में दिए गए लगान का विवरण

तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल

उपरोक्त जमाबंदी में दाखिल खारिज का विवरण

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

SI No	Case No	Halka	Khata No	Plot No	Applicant Name	Application Date	Status	View
8360	3263 / 2019 - 2020	3	0	149	SMT RITIKA GUTGUTIA	31/12/2019	Status Rejected Cases	<a href="#">View</a>
8361	3264 / 2019 - 2020	3	0	149	SMT SMITA AGARWAL	31/12/2019	Status Rejected Cases	<a href="#">View</a>
8362	3265 / 2019 - 2020	3	0	149	SMT ANITA GUTGUTIA	31/12/2019	Status Rejected Cases	<a href="#">View</a>
8363	3266 / 2019 - 2020	3	0	149	PRIYAM GUTGUTIA	31/12/2019	Status Rejected Cases	<a href="#">View</a>
8771	3674 / 2019 - 2020	3	0	149	SMT RITIKA GUTGUTIA	28/01/2020	Status Correction Slip generated	<a href="#">View</a>
8783	3686 / 2019 - 2020	3	0	149	Anita Gutgutia	31/01/2020	Status Correction Slip generated	<a href="#">View</a>
8784	3687 / 2019 - 2020	3	0	149	Priyam Gutgutia	31/01/2020	Status Correction Slip generated	<a href="#">View</a>
9734	4637 / 2019 - 2020	3	0	149	SMITA AGARWAL	26/03/2020	Status Correction Slip generated	<a href="#">View</a>





## Document Registration Summary 1

Date :-13-Nov-2020

- Government/Market Value: ₹62961100/-
- Transaction Amount: ₹62962000 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 393403

Receipt Date : 13-11-2020

Presenter Name: -

On Date 13-11-2020 Presented at SRO - Dhanbad  
Signature of Presenter

PR ₹1  
SP ₹1740  
LL ₹3  
A1 ₹1574050  
Stamp Duty ₹100

SRO - Dhanbad

*Rishabh Gutgutia*

Total ₹1575894

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	MsMassHousingVentureEnterpriseRepresentedByOneOfItsPartnerMdNasiruddin	• GRN Number : 2002769913 • DEPT Transaction Id : ebd212e738aeb633c8c1 • Transaction Type :	100
PR	1	1	0	GRAS	MsMassHousingVentureEnterpriseRepresentedByOneOfItsPartnerMdNasiruddin	• GRN Number : 2002768168 • DEPT Transaction Id : 770cad6369c0725e910d • Transaction Type :	1
SP	1740	1740	0	GRAS	MsMassHousingVentureEnterpriseRepresentedByOneOfItsPartnerMdNasiruddin	• GRN Number : 2002768168 • DEPT Transaction Id : 770cad6369c0725e910d • Transaction Type :	1740
A1	1574050	1574050	0	GRAS	MsMassHousingVentureEnterpriseRepresentedByOneOfItsPartnerMdNasiruddin	• GRN Number : 2002768168 • DEPT Transaction Id : 770cad6369c0725e910d • Transaction Type :	1574050
LL	3	3	0	GRAS	MsMassHousingVentureEnterpriseRepresentedByOneOfItsPartnerMdNasiruddin	• GRN Number : 2002768168 • DEPT Transaction Id : 770cad6369c0725e910d • Transaction Type :	3
Sub Total	1575798	1575894	-96				

Article : Development Agreement Number of Pages : 116

*Sh*  
Signature of Operator

*[Signature]*  
Signature of Head Clerk

*[Signature]*  
Signature of Registering Officer





## OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Dhanbad

District Name :- Dhanbad

State Name :- Jharkhand

## Deed Endorsement

Token No :- 2020000088334

Deed Type	Development Agreement
Number of Pages	116
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1740, A1 :- Rs. 1574050, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.62961015/- , Transaction Amount :- Rs.62962000/-
Property Details	District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Dhanbad Location :- Other Road, Dhanbad Word No 20 Property Boundaries :- East: Temple., West: Part of Plot No. 149., South: Railway Road., North: Bhuli Road. Khata Number - MUNICIPAL Plot Number - 149 Volume Number - 2 23 24 Page Number - 30 31 85 86 3 12 Holding Number - 016000029000X1 SAF Number - SAF119201030217094028 Ward Number - 20 Area Of Land :- 65.00 Decimal

Sh./Smt. RISHABH GUTGUTIA s/o/d/o/w/o Mahesh Kumar Gutgutia has presented the document for registration in this office

today dated :- 13-Nov-2020 Day :- Friday Time :- 14:44:04 PM





RISHABH  
GUTGUTIA(Individual)



Party Name	Document Type	Document Number
RISHABH GUTGUTIA	PAN/UID	974984672455

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature






Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<p><b>PRIYAM GUTGUTIA THROUGH Address1 -</b>                      Bhuli Road, P.s.- Bank More, Dist.- Dhanbad, Presently Residing at 700 Baltic Cir, Unit 7128, Redwood City, CA-94065, USA., <b>Address2</b>                      , , , Jharkhand <b>PAN No.:</b></p>				<p>EXECUTANTS                      Age:32</p>			
2	<p><b>MS RAM KRISHNA MILLS PVT LTD REPRESENTED HEREIN THROUGH ITS DIRECTOR MAHESH KUMAR GUTGUTIA THROUGH</b>                      , , , Jharkhand <b>PAN No.:</b></p>	No	<p><b>Address:-</b>                      , , , Jharkhand <b>PAN No.:</b></p>	<p><b>RISHABH GUTGUTIA</b>                      , , , Jharkhand <b>PAN No.:</b></p>	<p>EXECUTANTS                      Age:67</p>			
3	<p><b>RISHABH GUTGUTIA Address1 -</b>                      Bhuli Road, Police Station Bank more, District- Dhanbad, <b>Address2 -</b>                      , , , Jharkhand <b>PAN No.:</b>                      , Permission <b>Case No.-</b></p>	Yes	<p>Rishabh Gutgutia <b>Address:-</b>                      Ramkrishna Oil Mills, Near Shiv Mandir, Bhuli Road, Bhuli Road, Dhanbad, , Dhanbad, 826001, , Jharkhand, India</p>		<p>EXECUTANTS                      Age:34</p>			<p><i>Rishabh Gutgutia</i></p>






Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
4	<b>RISHABH GUTGUTIA</b> <b>Address1 -</b> Bhuli Road, P.s.- Bankmore, Dist.- Dhanbad., <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	Yes	Rishabh Gutgutia <b>Address:-</b> Ramkrishna Oil Mills, Near Shiv Mandir, Bhuli Road, Bhuli Road, Dhanbad, , Dhanbad, 826001, , Jharkhand, India		EXECUTANTS Age:33			<i>Rishabh Gutgutia</i>
5	<b>ANITA GUTGUTIA THROUGH</b> <b>Address1 -</b> Bhuli Road, P.s.- Bank More, District- Dhanbad., <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b>				EXECUTANTS Age:62			
6	<b>RITIKA GUTGUTIA THROUGH</b> <b>Address1 -</b> Bhuli Road, P.s.- Bank More, District- Dhanbad., <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b>				EXECUTANTS Age:34			



Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
7	<b>SMITA AGARWAL THROUGH Address1 -</b> Bhuli Road, P.s.- Bank More, District- Dhanbad., <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b>				EXECUTANTS Age:36			
8	<b>MS MASS HOUSING VENTURE ENTERPRISE REPRESENTED BY ONE OF ITS PARTNER MD NASIRUDDIN Address1 -</b> Ali Nagar, Bhuli Road, P.s.- Bankmore, Dhanbad., <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b> ,Permission Case No.-	Yes	Md. Nasiruddin <b>Address:-</b> H.NO.- 211, NEAR LYBA TEXTILES, BHULI ROAD, ALI NAGAR, Dhanbad, , Dhanbad, 826001, , Jharkhand, India		CLAIMANT Age:43			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>MOHAMMAD TAUSHIF HUSSAIN</b> S/o-D/o Mohammad Qusmuddin Ansari <b>Address1 -</b> Qtr No. 1/157 , Block No.509 , Railway Colony , Old Station , Dhanbad., <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b>			



**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p><b>MOHAMMAD TAUSHIF HUSSAIN</b>  <b>Address1 - Qtr No. 1/157 , Block No.509 , Railway Colony , Old Station ,</b>  <b>Dhanbad., Address2 -</b>  <b>, , , Jharkhand</b></p>			

Signature of Operator

Seal and Signature of Registering Officer

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

Above mentioned, ( **RISHABH GUTGUTIA , RISHABH GUTGUTIA**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**MOHAMMAD TAUSHIF HUSSAIN**) Son/Daughter/Wife of (**Mohammad Qusmuddin Ansari**) resident of (**Qtr No. 1/157 , Block No.509 , Railway Colony , Old Station , Dhanbad.**) and by occupation (**Business**).

Signature of Registering Officer

Date:- 13-Nov-2020

Seal and Signature of Registering Officer





Area	Land area : 65.00 Decimal
Other Description of the Property	Pin Code - 826001
Government/Market Value	62961015
Transaction Amount	62962000

CLAIMANT	<b>-Mr. MS MASS HOUSING VENTURE ENTERPRISE REPRESENTED BY ONE OF ITS PARTNER MD NASIRUDDIN, Address - Ali Nagar, Bhuli Road, P.s.- Bankmore, Dhanbad.- ,Father/Husband Name Late Md Ghyasuddin , PAN No.- ,Permission Case No.- , Aadhaar No. *****7629</b>
EXECUTANTS	<b>-Mr. RISHABH GUTGUTIA , Address - Bhuli Road, Police Station Bank more, District- Dhanbad- ,Father/Husband Name Mahesh Kumar Gutgutia , PAN No.- ,Permission Case No.- , Aadhaar No. *****2455</b>
	<b>-Mrs. ANITA GUTGUTIA THROUGH, Address - Bhuli Road, P.s.- Bank More, District- Dhanbad.- ,Father/Husband Name Mahesh Kumar Gutgutia , PAN No.- ,Permission Case No.- , Aadhaar No.</b>
	<b>-Mrs. RITIKA GUTGUTIA THROUGH, Address - Bhuli Road, P.s.- Bank More, District- Dhanbad.- ,Father/Husband Name Rishabh Gutgutia , PAN No.- ,Permission Case No.- , Aadhaar No.</b>
	<b>-Mrs. SMITA AGARWAL THROUGH, Address - Bhuli Road, P.s.- Bank More, District- Dhanbad.- ,Father/Husband Name Nitin Agarwal , PAN No.- ,Permission Case No.- , Aadhaar No.</b>
	<b>-Mrs. PRIYAM GUTGUTIA THROUGH, Address - Bhuli Road, P.s.- Bank More, Dist.- Dhanbad, Presently Residing at 700 Baltic Cir, Unit 7128, Redwood City, CA-94065, USA.- ,Father/Husband Name Mahesh Kumar Gutgutia , PAN No.- ,Permission Case No.- , Aadhaar No.</b>
	<b>-Mr. MS RAM KRISHNA MILLS PVT LTD REPRESENTED HEREIN THROUGH ITS DIRECTOR MAHESH KUMAR GUTGUTIA THROUGH, Address - Bhuli Road, P.s.- Bankmore, Dist.- Dhanbad.- ,Father/Husband Name Late Bihari Lal Gutgutia , PAN No.- ,Permission Case No.- , Aadhaar No.</b>
	<b>-Mr. RISHABH GUTGUTIA, Address - Bhuli Road, P.s.- Bankmore, Dist.- Dhanbad.- ,Father/Husband Name Mahesh Kumar Gutgutia , PAN No.- ,Permission Case No.- , Aadhaar No. *****2455</b>

Witness Information	<b>Mr. MOHAMMAD TAUSHIF HUSSAIN , Address - Qtr No. 1/157 , Block No.509 , Railway Colony , Old Station , Dhanbad.- , Father/Husband Name-Mohammad Qusmuddin Ansari</b>
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Identifier Details	<b>Mr. MOHAMMAD TAUSHIF HUSSAIN , Address - Qtr No. 1/157 , Block No.509 , Railway Colony , Old Station , Dhanbad.- , Father/Husband Name-Mohammad Qusmuddin Ansari</b>
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Property Id:406917

Fee Rule:Development Agreement



1	Stamp Duty	4
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1	SP	1,740
<b>Total</b>		<b>1,740</b>

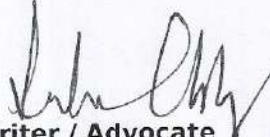
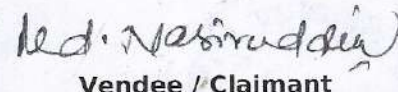
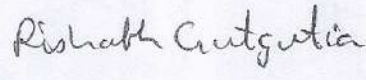
Property Id:406917

Fee Rule:Development Agreement

1	PR	1
2	LL	3
3	A1	15,74,050
<b>Total</b>		<b>15,74,054</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.

		
<b>Deed Writer / Advocate</b>	<b>Vendee / Claimant</b>	<b>Vendor / Executant</b>





## Pre Registration Docket

Date :- 13-11-2020 10:24 am

Office Name :- SRO - Dhanbad

Token No:- 2020000088334

Appoinment :- 13-Nov-2020 Time:- 11:21

Article	Development Agreement
Pre Registration Date	12-Nov-2020
No. Of Pages	58
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 15,75,794.

Property Id: **406917**

<b>Valuation No. :</b> 560276 / 2020	<b>:-</b> 2020-2021	<b>User Id :</b> 3743	<b>Date :</b> 13-November-2020 10:52:AM
<b>State :</b> Jharkhand	<b>District :</b> Dhanbad	<b>Tahsil :</b> Dhanbad	
<b>Land Type :</b> Urban	<b>Corporation :</b> Dhanbad	<b>Village/City :</b> Dhanbad	
<b>Dhanbad Word No 20 - Other Road</b>			
<b>Khata Number - MUNICIPAL</b>			
<b>Plot Number - 149</b>			
<b>Volume Number - 2 23 24</b>			
<b>Page Number - 30 31 85 86 3 12</b>			
<b>Holding Number - 016000029000X1</b>			
<b>SAF Number - SAF119201030217094028</b>			
<b>Ward Number - 20</b>			
<b>Valuation Rule :</b> Commercial land <input checked="" type="checkbox"/>			
<b>Property Details</b>			
1	Land area	65 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 65 x 968631=62961015	₹6,29,61,015/-
A	Total		₹6,29,61,015/-
<b>Note :</b> Final Valuation is Rounded to Next 100/-			
<b>Total Valuation (A)</b>			₹6,29,61,100/-
<b>Total Amount in Words : Six Crore Twenty Nine Lakhs Sixty One Thousands One Hundred Rupees Only.</b>			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: Temple., West: Part of Plot No. 149., South: Railway Road., North: Bhuli Road.
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Token No.: 20200000088334

## CERTIFICATE

Office of the SRO - Dhanbad

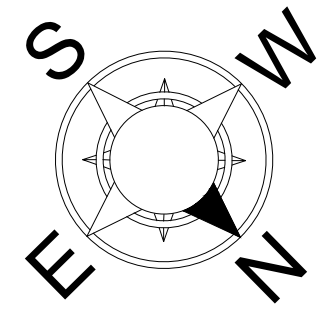
This Development Agreement was presented before the registering officer on date **13-NOV-2020** by **RISHABH GUTGUTIA, S/O, D/O, W/O Mahesh Kumar Gutgutia** resident of Bhull Road, P.S.- Bankmore, Dist.- Dhanbad. ,,

This deed was registered as Document No.: **2020/DHAN/5227/BK1/4835** in Book No :- **BK1**, Volume No :- **537** from Page No :- **467** to **582** at, office of **SRO - Dhanbad**

Date:- **13-Nov-2020**

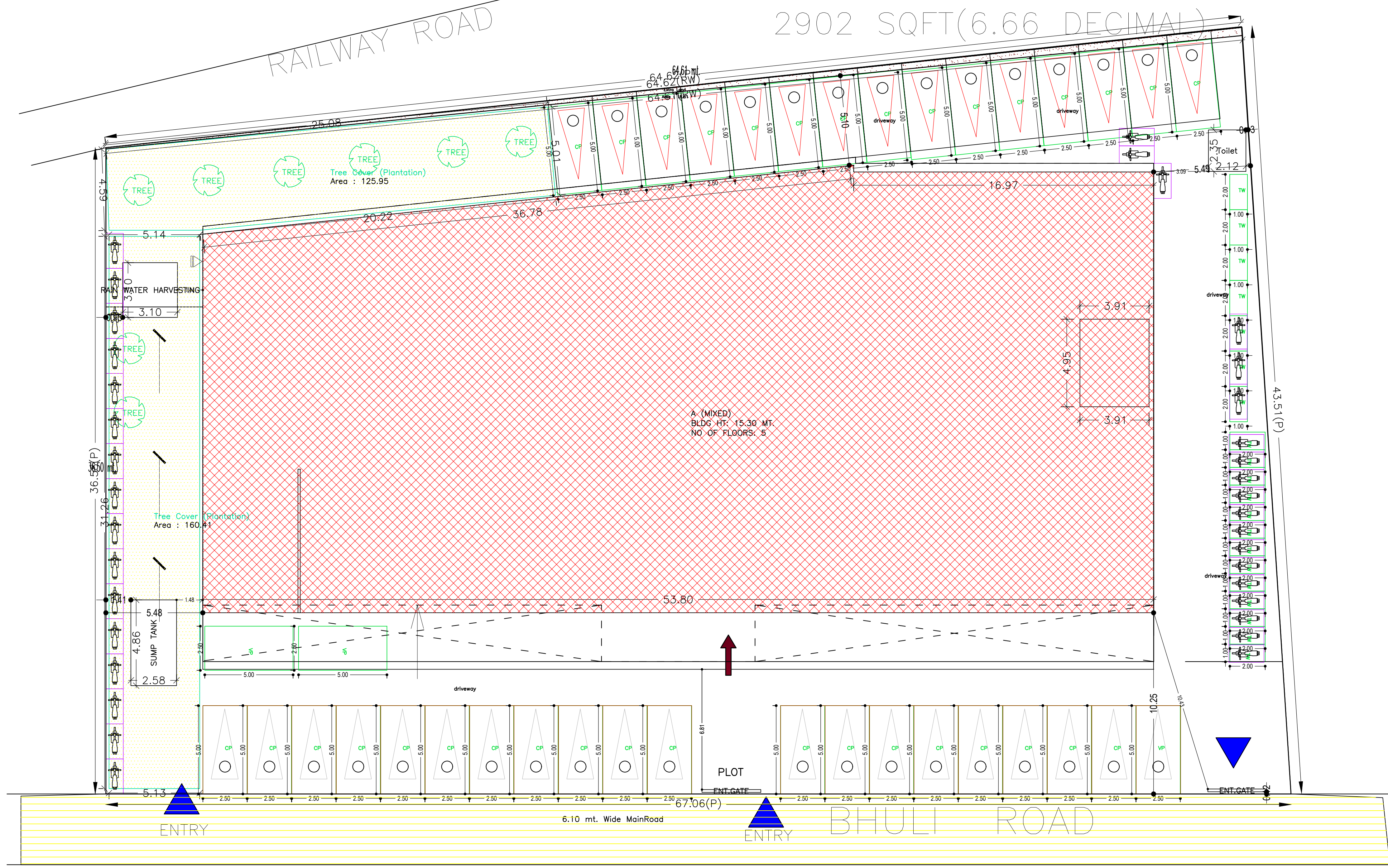
  
Registering Officer





Proposal Basic Information	
Proposal File No.	DMC/BP/0102/W/19/2021
Owner Name	OWNER (1 RISHABH GUTGUTIA 2. ANIT GUTGUTIA 3. RITIKA GUTGUTIA 4. SMITA AGARWAL 5. PRIYAM GUTGUTIA 6. MAHESH KUMAR GUTGUTIA) POWERED BY (MASS HOUSING VENTURE ENTERPRISES)
Khata No	MUNICIPAL
Plot No	149
Village Name	Dhanbad
Use	Mixed
SubUse	Resi+Comm

LAND IN POSSESSION  
2902 SQFT(6.66 DECIMAL)



AREA STATEMENT		VERSION NO. : 1.0.61
DHANBAD MUNICIPAL CORPORATION		VERSION DATE: 16/10/2020
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed	
District: DHANBAD	Plot SubUse: Resi+Comm	
Authority: DHANBAD MUNICIPAL CORPORATION	PlotNearby/ReligiousStructure: NA	
Inward No: DMC/BP/0102/W/19/2021	Plot/SubPlot No: 149	
Application Type: General Proposal	North: Road Width - 6.38	
Project Type: Building Permission	South: Road Width - 5	
Nature of Development: New	East: Plot No. - TEMPLE	
Location of Development Area: Old Area	West: Plot No. - 149	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	2631.28
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	2631.28
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		286.36
Total		286.36
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	2344.92
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	2631.28
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	2631.28
COVERAGE CHECK		
Permissible Coverage area ( 50.00 % )		1315.64
Proposed Coverage Area ( 48.08 % )		1265.03
Total Prop. Coverage Area ( 48.08 % )		1265.03
Balance coverage area ( 1.92 % )		50.61
FAR CHECK		
Perm. FAR Area ( 2.50 )		6578.20
Total Perm. FAR area		6578.20
Residential FAR		3289.41
Commercial FAR		3248.78
Proposed FAR Area		6545.70
Total Proposed FAR Area		6545.70
Consumed FAR (Factor)		2.49
Balance FAR Area		32.50
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		7628.21
ARCHITECT (Regd)	RAJEEV RANJAN SINGH	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	OWNER (1 RISHABH GUTGUTIA 2. ANIT GUTGUTIA 3. RITIKA GUTGUTIA 4. SMITA AGARWAL 5. PRIYAM GUTGUTIA 6. MAHESH KUMAR GUTGUTIA) POWERED BY (MASS HOUSING VENTURE ENTERPRISES)	
DEVELOPMENT AUTHORITY	LOCAL BODY	

COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Light Blue
EXISTING (To be demolished)	Light Yellow

Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	1455.52	572.17	1455.52	572.17
Ground Floor	1294.17	1265.03	1294.17	1265.03
First Floor	1445.45	1419.09	1445.45	1419.09
Second Floor	1119.15	1071.27	1119.15	1071.27
Third Floor	1119.15	1071.27	1119.15	1071.27
Fourth Floor	1119.15	1071.27	1119.15	1071.27
Terrace Floor	75.62	75.62	75.62	75.62
Total :	7628.21	6545.72	7628.21	6545.72

Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
A (MIXED)	Residential	Residential Bldg/Apartment	Non-Highrise

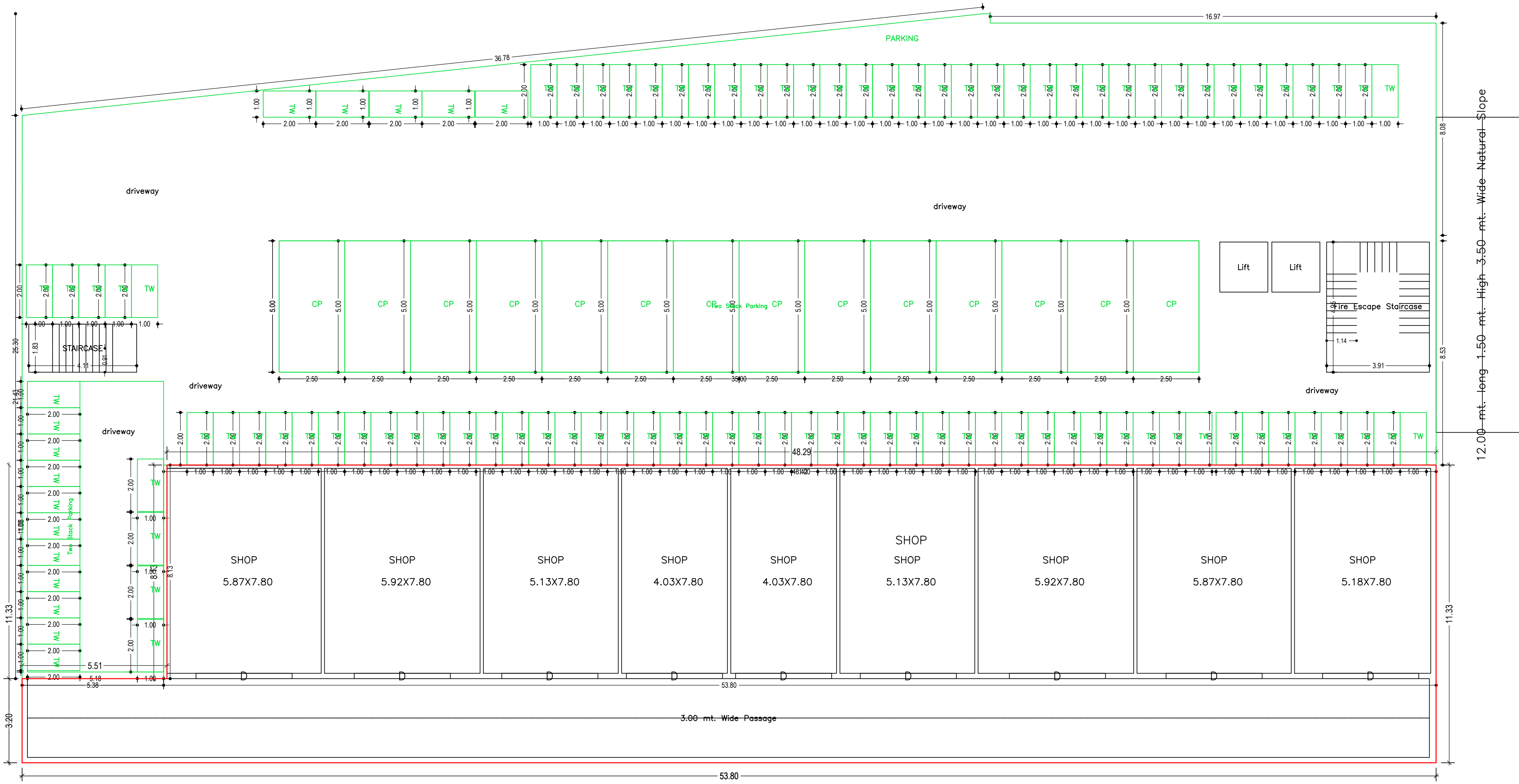
SITE PLAN

SITE PLAN

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAJEEV RANJAN SINGH DMC/ENG/0032/2017			



Proposal Basic Information	
Proposal File No.	DMC/BP/0102/W19/2021
Owner Name	OWNER (1.RISHABH GUTGUTIA 2. ANIT GUTGUTIA 3. RITIKA GUTGUTIA 4. SMITA AGARWAL 5. PRIYAM GUTGUTIA 6. MAHESH KUMAR GUTGUTIA) POWERED BY (MASS HOUSING VENTURE ENTERPRISES)
Khata No	MUNICIPAL
Plot No	149
Village Name	Dhanbad
Use	Mixed
SubUse	Resi+Comm



SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (MIXED)	D	0.77	2.10	01
A (MIXED)	D	0.81	2.10	03
A (MIXED)	D	0.83	2.10	13
A (MIXED)	D	0.84	2.10	33
A (MIXED)	D	0.88	2.10	05
A (MIXED)	D	0.89	2.10	14
A (MIXED)	D	0.90	2.10	03
A (MIXED)	D	0.91	2.10	36
A (MIXED)	D	0.92	2.10	02
A (MIXED)	D	0.98	2.10	15
A (MIXED)	D	0.99	2.10	33
A (MIXED)	D	1.07	2.10	01
A (MIXED)	D	1.08	2.10	01
A (MIXED)	D	1.09	2.10	06
A (MIXED)	D	1.12	2.10	03
A (MIXED)	D	1.13	2.10	01
A (MIXED)	D	1.14	2.10	09
A (MIXED)	D	1.16	2.10	03
A (MIXED)	D	1.17	2.10	01
A (MIXED)	D	1.22	2.10	15
A (MIXED)	D	1.30	2.10	09
A (MIXED)	D	1.35	2.10	15
A (MIXED)	D	1.73	2.10	03
A (MIXED)	D	2.03	2.10	12
A (MIXED)	D	2.44	2.10	01
A (MIXED)	D	3.05	2.10	03
A (MIXED)	D	3.25	2.10	02
A (MIXED)	D	3.66	2.10	37
A (MIXED)	D	8.18	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (MIXED)	W	0.60	1.20	01
A (MIXED)	W	0.61	1.20	60
A (MIXED)	W	0.89	1.20	03
A (MIXED)	W	0.90	1.20	01
A (MIXED)	W	0.91	1.20	15
A (MIXED)	W	0.94	1.20	06
A (MIXED)	W	1.22	1.20	12
A (MIXED)	W	1.37	1.20	12
A (MIXED)	W	1.46	1.20	06
A (MIXED)	W	1.50	1.20	01
A (MIXED)	W	1.52	1.20	27
A (MIXED)	W	1.53	1.20	03
A (MIXED)	W	1.75	1.20	03
A (MIXED)	W	1.78	1.20	12
A (MIXED)	W	2.29	1.20	15
A (MIXED)	W	2.35	1.20	06

UnitBUA Table for Building :A (MIXED)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
BASEMENT FLOOR PLAN	SHOP	SHOP	392.48	392.00	9	1
GROUND FLOOR PLAN	SHOP	SHOP	1137.48	1136.97	28	1
FIRST FLOOR PLAN	SHOP	SHOP	1214.81	1214.39	31	1
TYPICAL - SECOND, THIRD, FOURTH FLOOR PLAN	01	FLAT	137.44	133.45	12	24
	02	FLAT	93.31	86.26	8	
	03	FLAT	93.31	86.26	8	
	04	FLAT	86.79	84.57	8	
	05	FLAT	87.27	85.05	8	
	06	FLAT	137.47	133.43	12	
	07	FLAT	137.49	133.44	12	
	08	FLAT	137.48	133.44	12	
TERRACE FLOOR PLAN	SPLIT 1	FLAT	75.62	75.36	3	1
Total	-	-	5552.07	5446.43	311	28

BASEMENT FLOOR PLAN (Proposed) (SCALE 1:100)

Building :A (MIXED)

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)			Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
			StairCase	Lift	Balcony	Parking	Resi.	Commercial	Stair				
Basement Floor	1455.52	0.00	1455.52	19.38	6.98	0.00	856.99	0.00	564.66	7.51	572.17	572.17	01
Ground Floor	1294.17	0.00	1294.17	29.14	0.00	0.00	0.00	1265.03	0.00	1265.03	1265.03	01	
First Floor	1445.45	0.00	1445.45	19.38	6.98	0.00	0.00	1419.09	0.00	1419.09	1419.09	01	
Second Floor	1130.06	10.91	1119.15	19.38	6.98	21.52	0.00	1071.27	0.00	1071.27	1071.27	08	
Third Floor	1130.06	10.91	1119.15	19.38	6.98	21.52	0.00	1071.27	0.00	1071.27	1071.27	08	
Fourth Floor	1130.06	10.91	1119.15	19.38	6.98	21.52	0.00	1071.27	0.00	1071.27	1071.27	08	
Terrace Floor	75.62	0.00	75.62	0.00	0.00	0.00	0.00	75.62	0.00	75.62	75.62	01	
Total	7660.94	32.73	7628.21	126.04	34.90	64.56	856.99	3289.43	3248.78	7.51	6545.72	6545.72	28
Total Number of Same Buildings	1												
Total	7660.94	32.73	7628.21	126.04	34.90	64.56	856.99	3289.43	3248.78	7.51	6545.72	6545.72	28

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)			Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
					StairCase	Lift	Balcony	Parking	Resi.	Commercial	Stair				
A (MIXED)	1	7660.94	32.73	7628.21	126.04	34.90	64.56	856.99	3289.43	3248.78	7.51	6545.72	6545.72	28	
Grand Total	1	7660.94	32.73	7628.21	126.04	34.90	64.56	856.99	3289.43	3248.78	7.51	6545.72	6545.72	28	

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler			
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.		
A (MIXED)	Commercial	Shop	> 0	50	2744.62	1	37	-	-	-	-	-	
			> 0	50	2744.62	-	-	-	-	1	115	-	
			0 - 140	1	25.00	1.00	25	-	-	-	-	-	-
			> 140	1.5	-	1	-	-	-	-	-	-	-
			> 0	1	25.00	-	-	-	-	-	1	25	-
Total	-	-	-	-	-	62	-	3	3	-	140	125	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	48	600.00
Two Stack Car	-	-	14	175.00
Total Car	62	775.00	62	775.00
Visitor's Car Parking	-	-	3	37.50
Total Visitor Parking	3	37.50	3	37.50
TwoWheeler	-	-	125	250.00
Two Stack TwoWheeler	-	-	15	30.00
Total TwoWheeler	140	280.00	140	280.00
Other Parking	-	-	-	471.99
Total	-	-	1092.50	1844.49

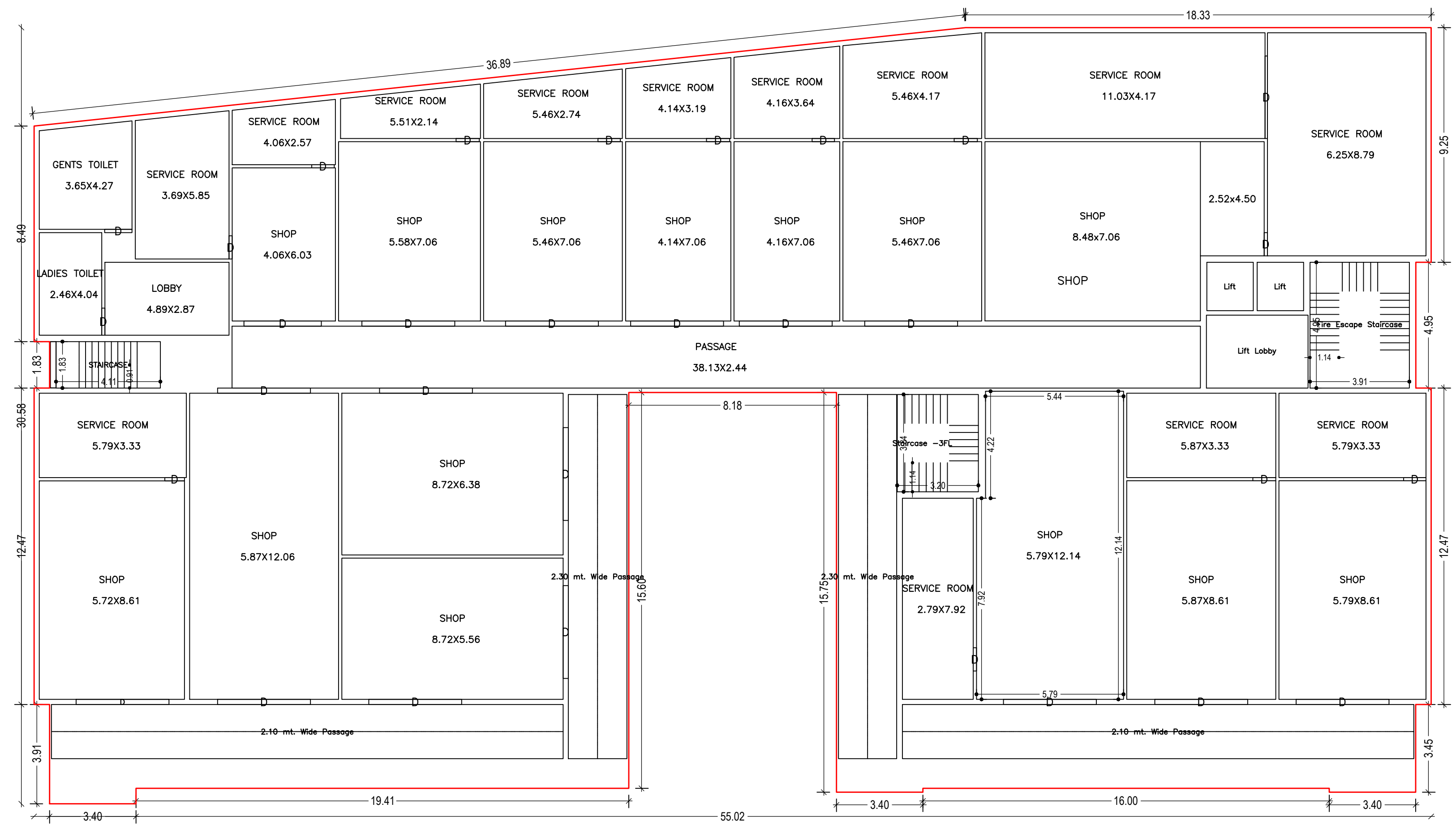
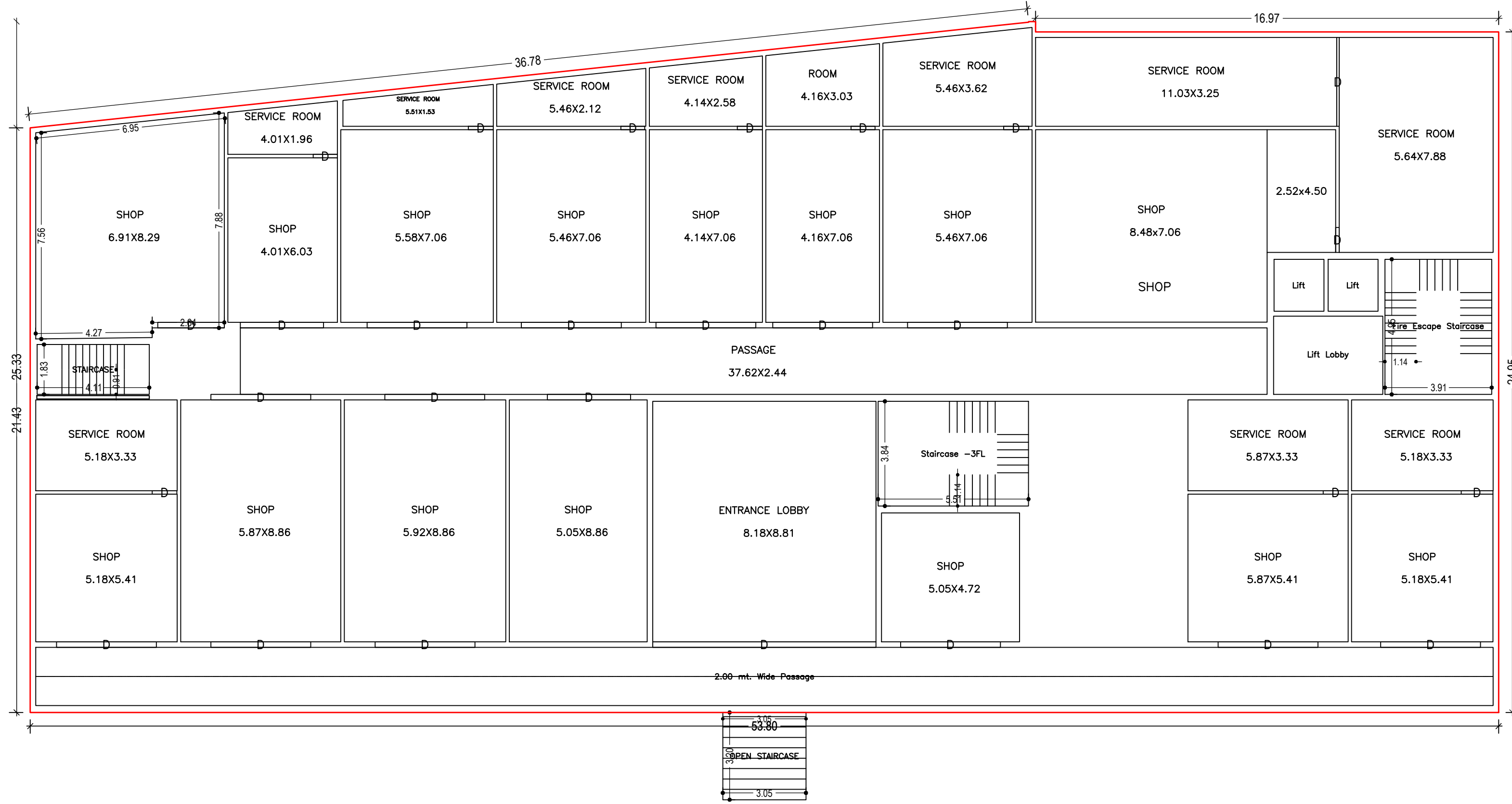
Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - SECOND, THIRD, FOURTH FLOOR PLAN	1.14 X 1.83 X 4 X 3	-	25.08
	1.14 X 4.22 X 4 X 3	-	57.84
	1.14 X 3.38 X 3 X 3	-	34.74
	1.14 X 3.33 X 1 X 3	11.40	-
Total	-	-	129.06

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAJEEV RANJAN SINGH DMC/ENG/0032/2017			

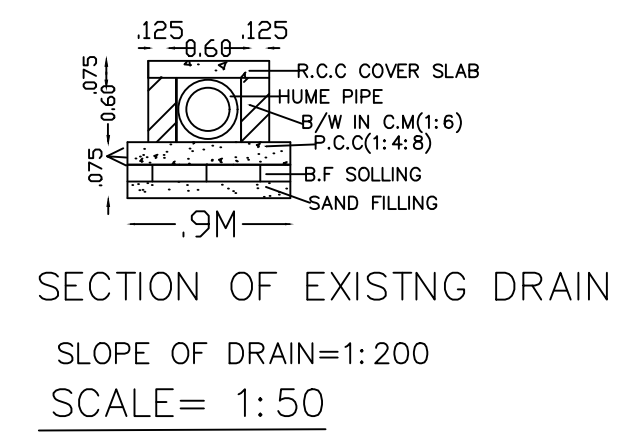
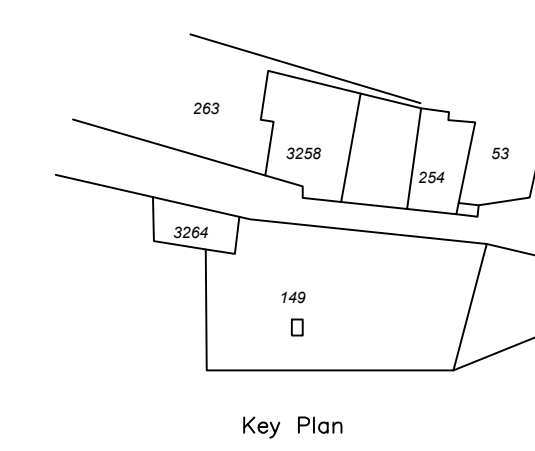
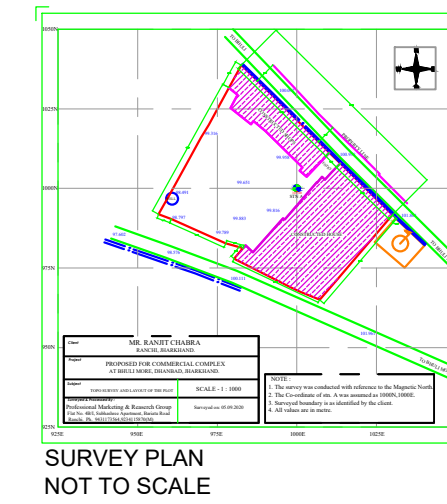


Proposal Basic Information	
Proposal File No.	DMC/BP/0102/W19/2021
Owner Name	OWNER (1. RISHABH GUTGUTIA 2. ANIT GUTGUTIA 3. RITIKA GUTGUTIA 4. SMITA AGARWAL 5. PRIYAM GUTGUTIA 6. MAHESH KUMAR GUTGUTIA) POWERED BY (MASS HOUSING VENTURE ENTERPRISES)
Khata No	MUNICIPAL
Plot No	149
Village Name	Dhanbad
Use	Mixed
SubUse	Resi+Comm

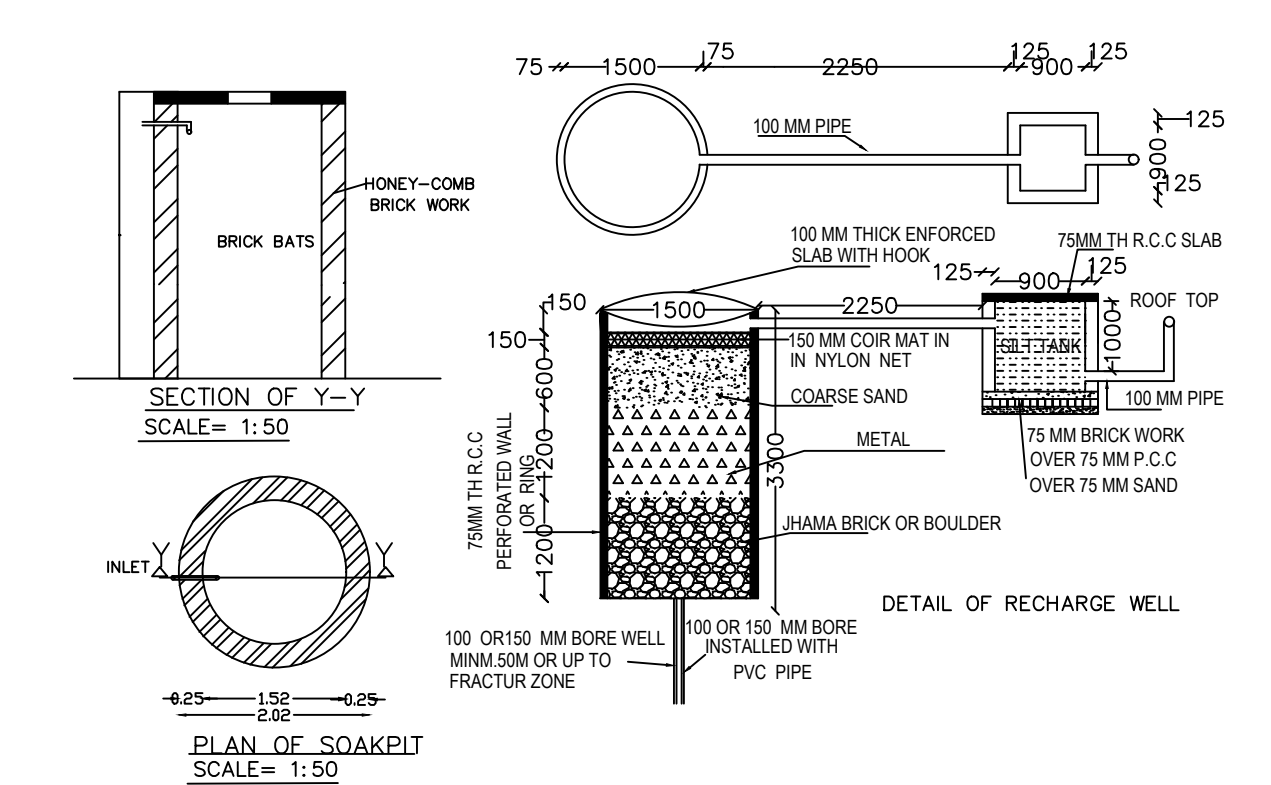
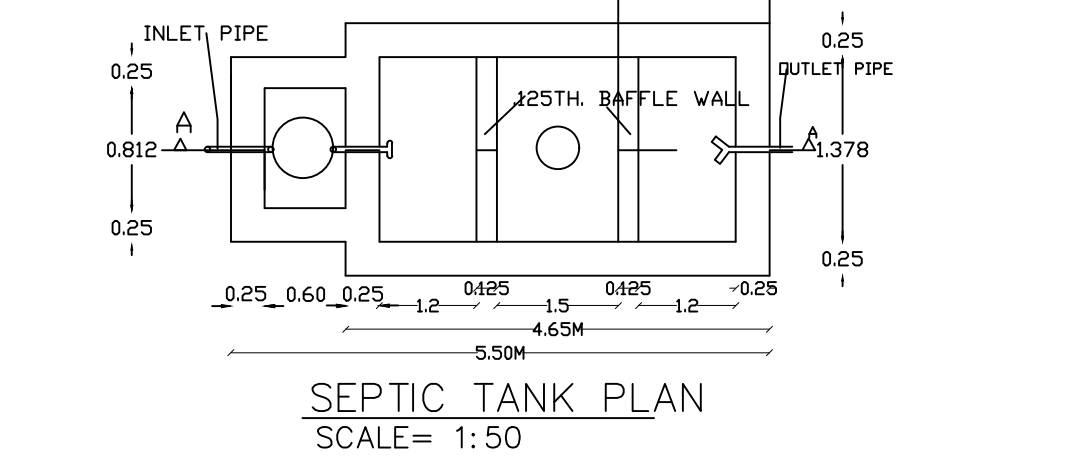
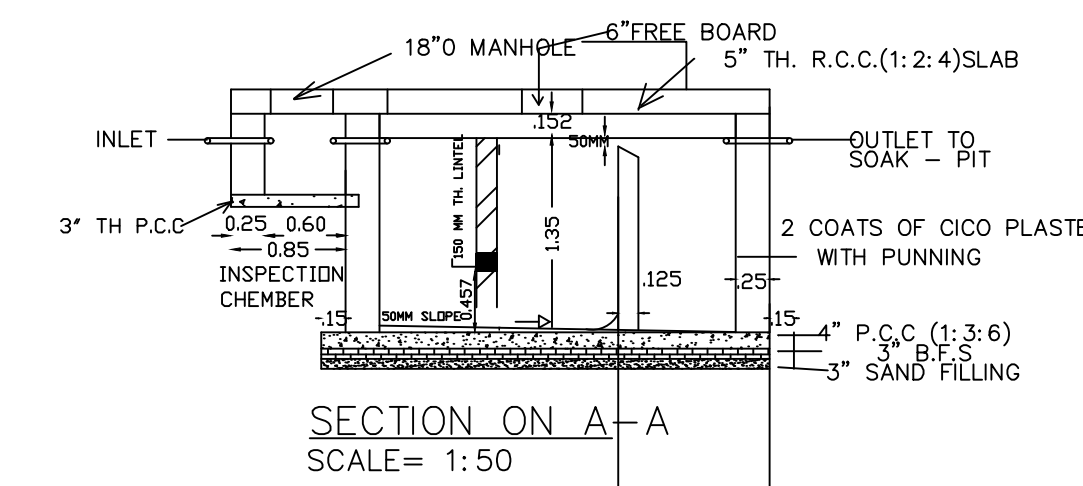
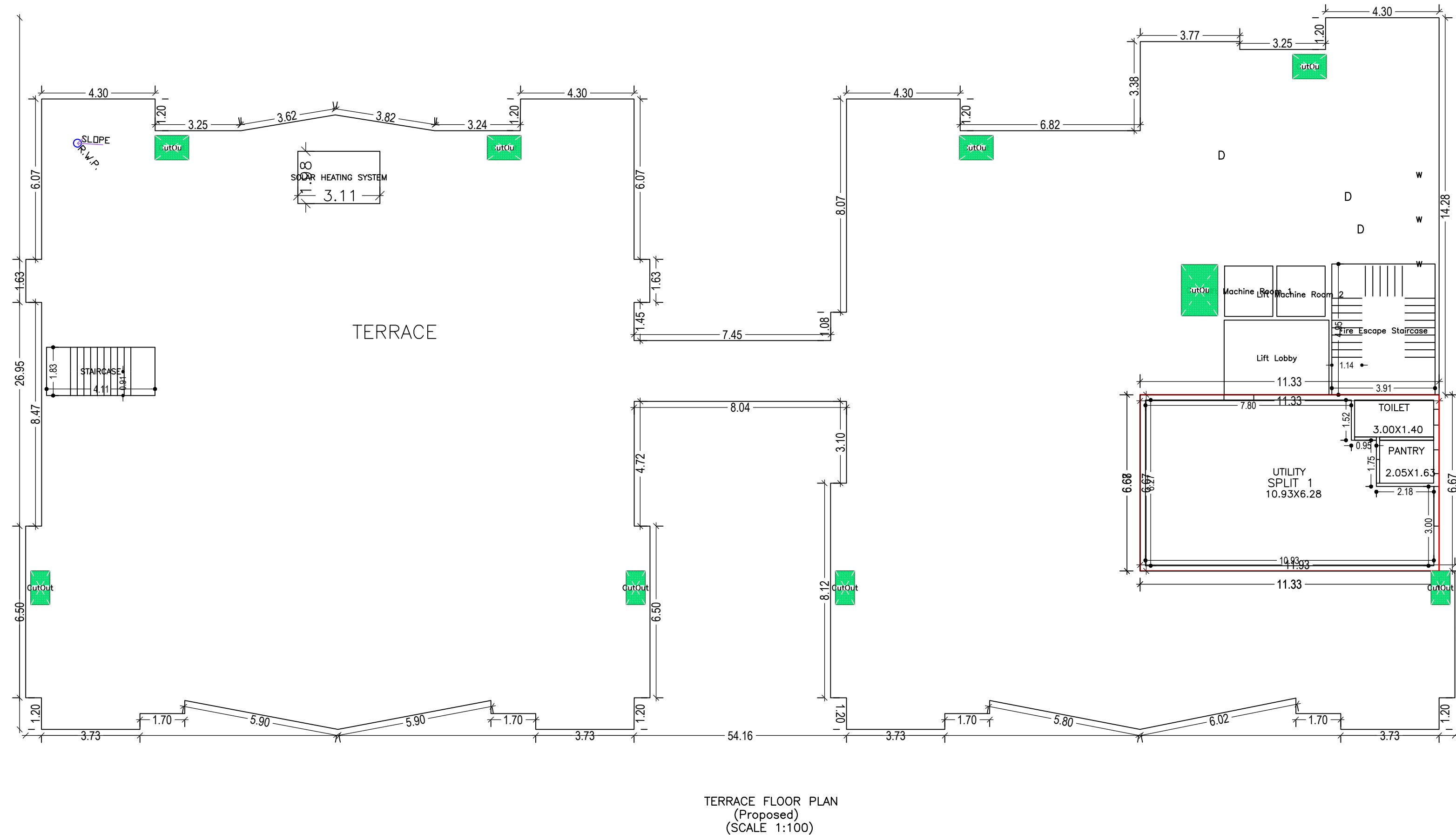
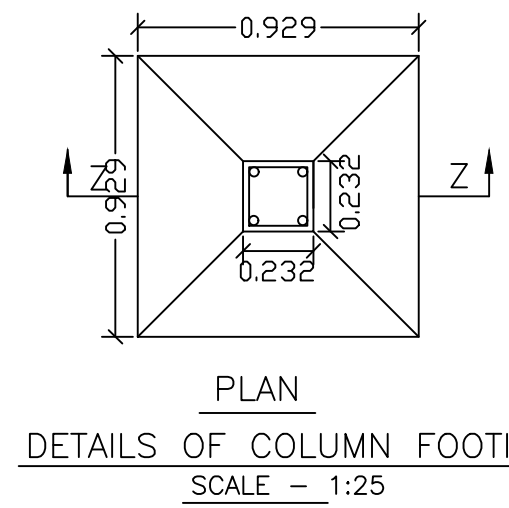
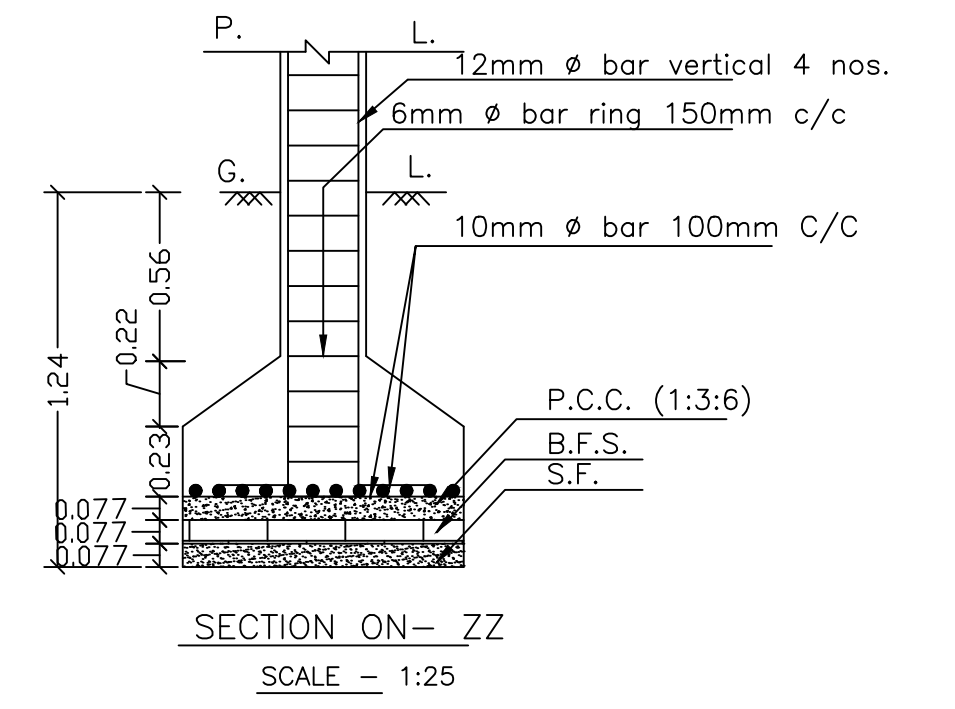


LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAJEEV RANJAN SINGH DMC/ENG/0032/2017			

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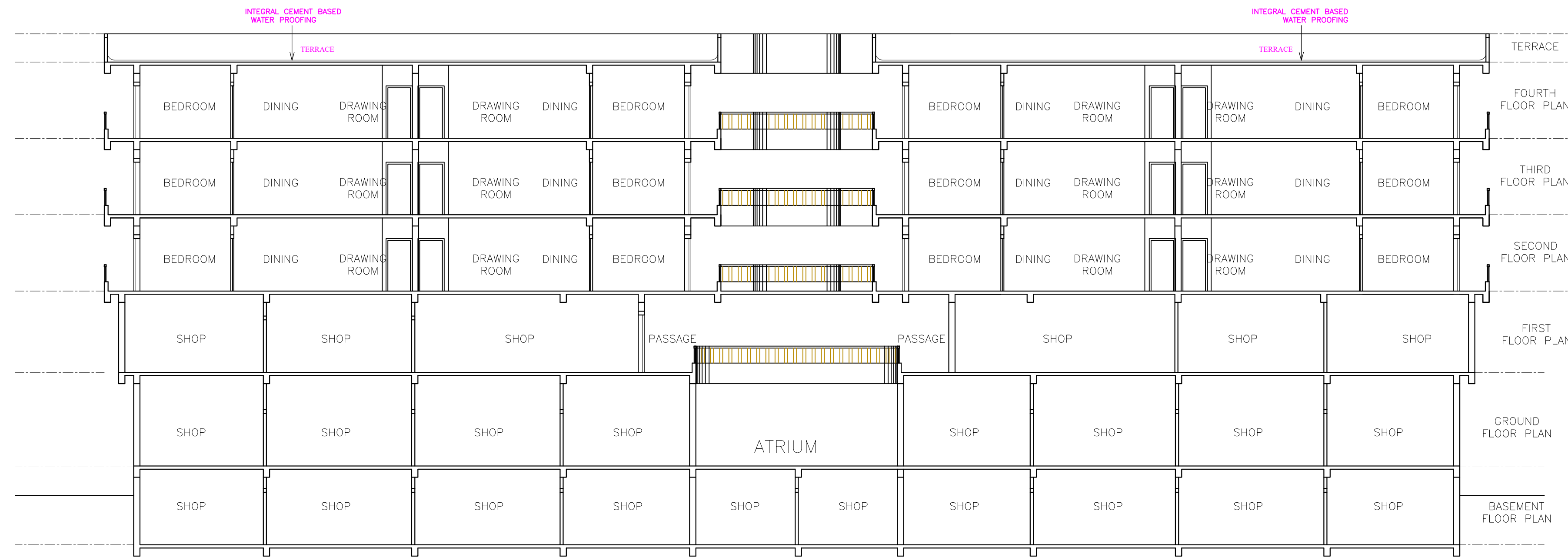
- SPECIFICATION OF DRAIN**
- FOUNDATION.
  - SAND FILLING.
  - BRICK SOLLING.
  - P.C.C (1:4:8).
  - B/W IN C.M (1:6)..
  - R.C.C (1:2:4) COVER SLAB.



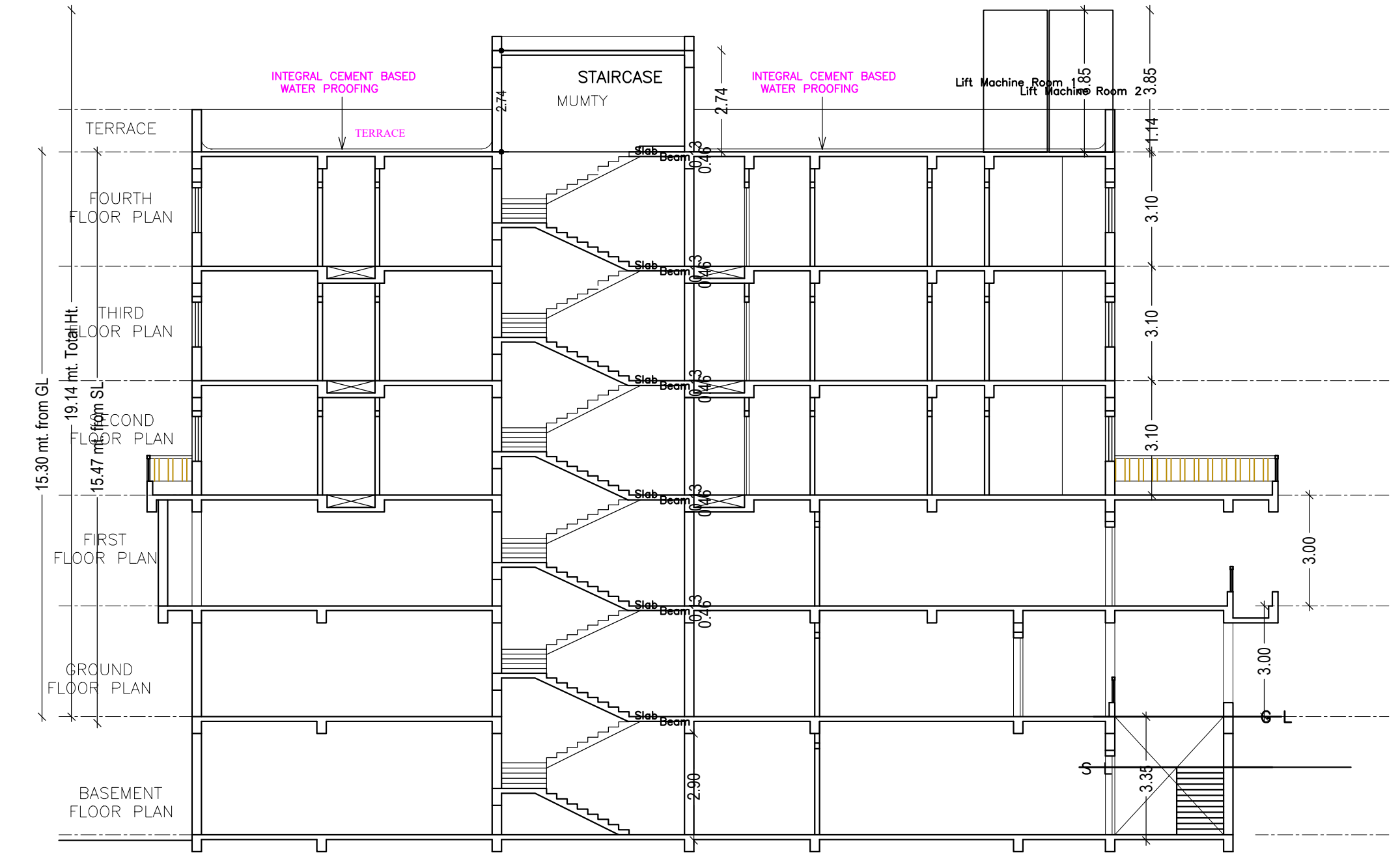
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAJEEV RANJAN SINGH DMC/ENG/0032/2017			



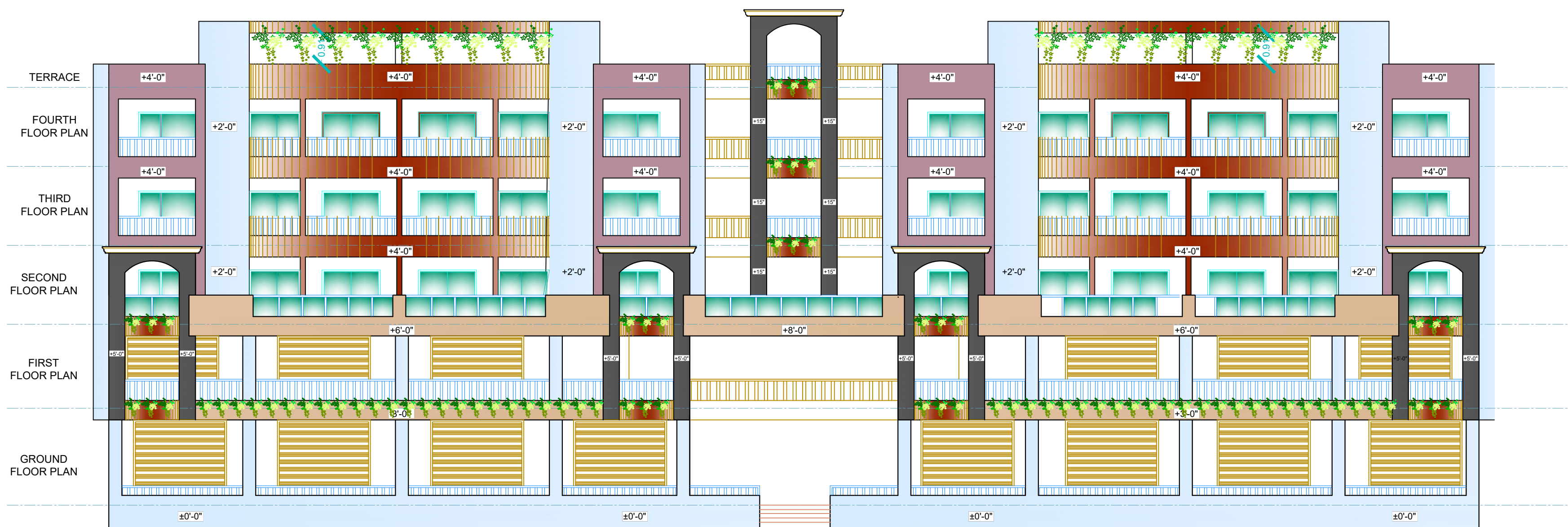
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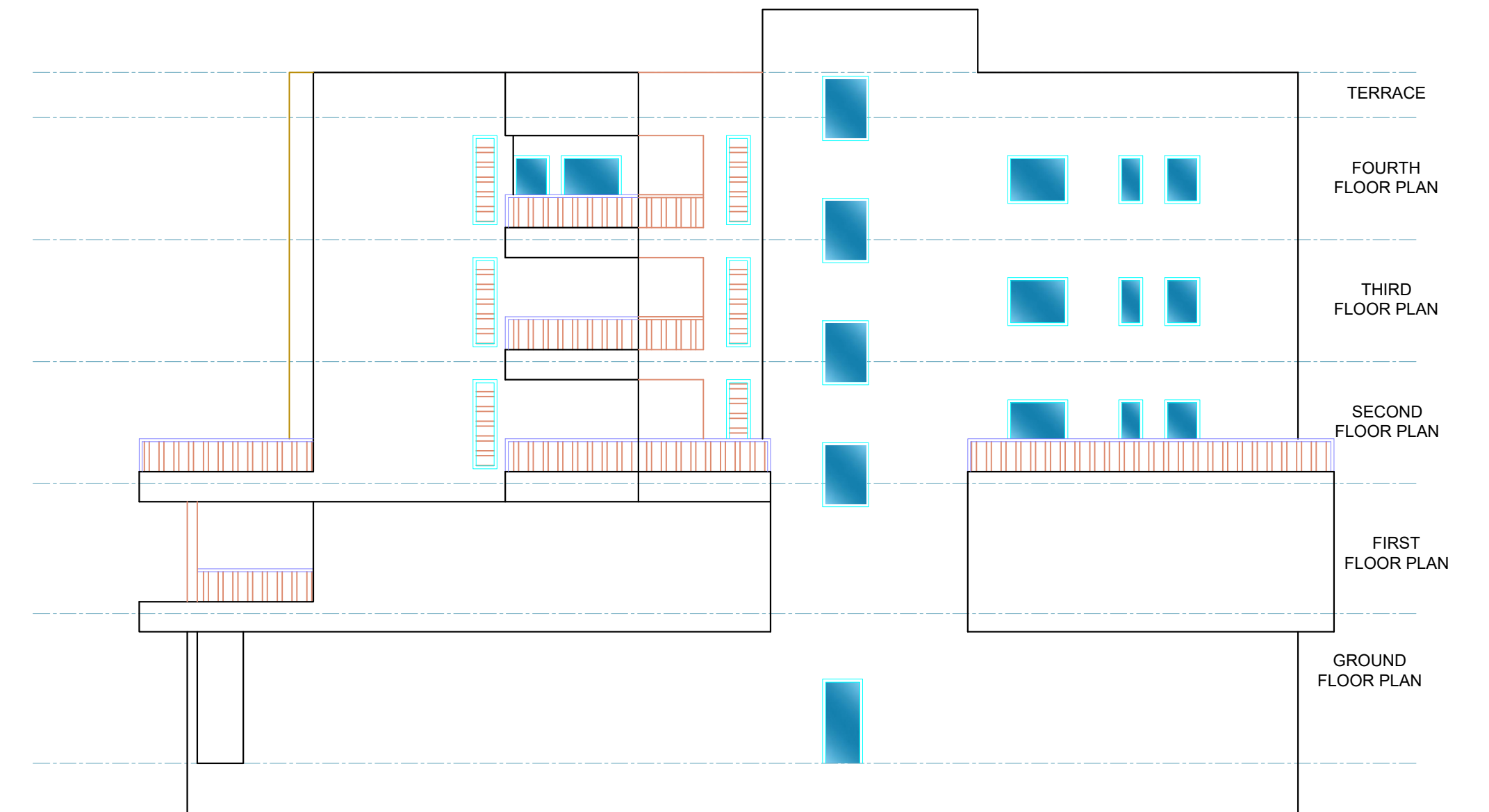
SECTION A-A



SECTION B-B



FRONT ELEVATION



RIGHT SIDE ELEVATION

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAJEEV RANJAN SINGH DMC/ENG/0032/2017			

# Dhanbad Municipal Corporation

## FOR APPROVAL OF BUILDING PERMIT

With respect to your Application No. **DMC/BP/0102/W19/2021** Date **11/01/2022 5:02:15 PM** permission is hereby granted in favor of,

Smt / Shri **OWNER (1.RISHABH GUTGUTIA 2. ANIT GUTGUTIA 3. RITIKA GUTGUTIA 4. SMITA AGARWAL 5. PRIYAM GUTGUTIA 6. MAHESH KUMAR GUTGUTIA) POWERED BY (MASS HOUSING VENTURE ENTERPRISES**

For :

- a) Construction of a **New** building
- b) Reconstruction of **New** building
- c) Alteration of **New** building
- d) Alteration or additions in the existing building
- e) Institution of change of the use of building **Mixed** (Specify)

In respect of Plot No. (CS) **149** Plot No. (MSP) **149** Khata No. **MUNICIPAL** Holding No. **0190001625000M0** Village **Dhanbad** of Municipal Corporations / Municipal Council / Nagar Panchayats/ Metropolitan area/ Planning Area under Planning Authority/ Gram Panchayat areas covered under Development Plan/ Planning Authorities/ or any Planning Scheme notified under Jharkhand Urban Planning and Development Act 2012 within the Development plan/ Area Development Scheme of Subject to the following conditions / restrictions.

- a) The land/ Building shall be used exclusively for **Mixed** purpose and the uses shall not be changed to any other use without prior approval of this Authority.
- b) The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
- c) Parking space measuring **1844.49** sq. m. as shown in the approved plan shall be kept open and no part of it will be built upon.
- d) The land over which construction is proposed is accessible by an approved means of access of **6.3** m. width.
- e) The land in question must be in lawful ownership and peaceful possession of the applicant.
- f) The applicant shall free gift 0 m. wide strip of land of the road in the name of the authority for the purposes as mentioned in these Byelaws.
- g) The permission is valid for period of **11/01/2025** with effect from the date of issue.
- h) Permission accorded under the provision cannot be construed as evidence in respect of right title interest of the plot over which the plan is approved.
- i) Any dispute arising out of land record or in respect of right/title/ interest after this approval the plan shall be treated automatically cancelled during the period of dispute.
- j) Any other conditions.



Memo No. **DMC/BP/0409/W19/2021**, Date **22/01/2022 02:02:09 PM**

Copy along with 3 copies of the approved plans to

Smt / Shri **OWNER (1.RISHABH GUTGUTIA 2. ANIT GUTGUTIA 3. RITIKA GUTGUTIA 4. SMITA AGARWAL 5. PRIYAM GUTGUTIA 6. MAHESH KUMAR GUTGUTIA) POWERED BY (MASS HOUSING VENTURE ENTERPRISES**

Authorized Officer / Authority

Copy with a copy approved plan forwarded to the **Dhanbad Municipal Corporation** for information.