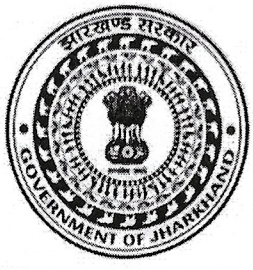


राजेश रंजन रावत  
गिरिदिह  
100 2023/GDR/5067/BK4/374

1/3

149286  
11/11/2023



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : baf6a878c34b9b93efad

Receipt Date : 10-Nov-2023 11:33:36 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300149286

Office Name : SRO - Giridih

Document Type : Partnership

Payee Name : RAJESH RANJAN ( Vendor )

GRN Number : 2320133599

*Jirunian*



-: For Office Use :-

मुद्रांक शुल्क का भुगतान करने वाले का नाम	राजेश रंजन रावत	मुद्रांक शुल्क का भुगतान करने का प्रकार	NON JUDICIAL
मुद्रांक शुल्क का भुगतान करने का स्थान	गिरिदिह	मुद्रांक शुल्क का भुगतान करने का तिथि	11/11/23
मुद्रांक शुल्क का भुगतान करने का राशि	100/-	मुद्रांक शुल्क का भुगतान करने का प्रकार	NON JUDICIAL
मुद्रांक शुल्क का भुगतान करने का प्रकार	Partnership	मुद्रांक शुल्क का भुगतान करने का तिथि	11/11/23
मुद्रांक शुल्क का भुगतान करने का प्रकार	Partnership	मुद्रांक शुल्क का भुगतान करने का तिथि	11/11/23

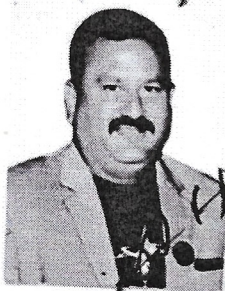
इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

# PARTNERSHIP DEED

This deed of Partnership is made on this the 3<sup>rd</sup> Day of Nov' 2023 among



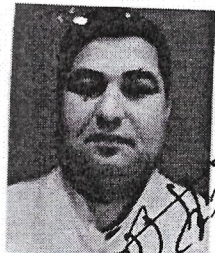
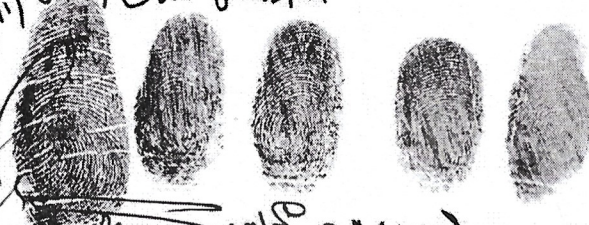
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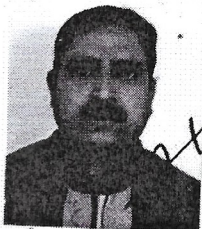
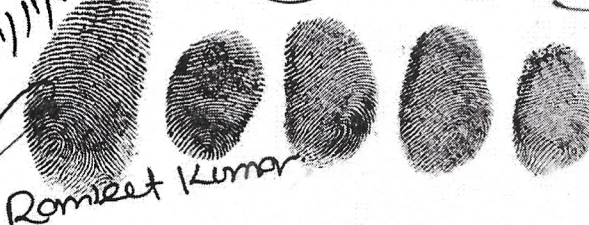
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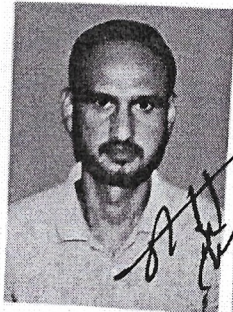
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1. **NIRANJAN RAI (PAN - AFUPN5893N & Aadhar - 8275 1952 0089)** S/o Surya Narayan Rai, by faith - Hindu, by occupation business, resident of at Near Sirsia Block, Kalika Gunj Colony, Post - Sirsia, Dist. - Giridih - 815302 (Jharkhand) hereinafter called the party of the first part.
2. **RAJESH RANJAN (PAN - ASXPR2426E & Aadhaar - 7172 7312 8401)** S/o Kamalleshwar Prasad Ray, by faith - Hindu, by occupation business, resident of at Adarsh Apartment, Hatia Road, Tilkamanjhi, Jagdishpur, Bhagalpur - 812001 (Bihar) hereinafter called the party of the second part.
3. **SANJAY BHARDWAJ (PAN - AOPB7099E & Aadhaar - 7338 1132 8731)** S/o Sita Ram Sharma, by faith - Hindu, by occupation business, resident of at Near Gita Devi DAV Public School, Castairs Town, Deoghar - 814112 (Jharkhand) hereinafter called the party of the third part.
4. **RANJEET KUMAR (PAN - ATUPK5679E & Aadhaar - 7797 7710 6025)** S/o Janardan Ray, by faith - Hindu, by occupation business resident of at Padariya, Post - Chakai, Dist. - Jamui - 811303 (Bihar) hereinafter called the party of the fourth part.
5. **RAJESH KUMAR CHOUDHARY (PAN - AIMPC0056C & Aadhaar - 7172 7312 6951)** S/o Sudama Choudhary, by faith - Hindu, by occupation business resident of at Gajhi, Post - Busbutti, Dainidih, Chakai Dist. - Jamui - 811303 (Bihar) hereinafter called the party of the fifth part.
6. **BRAJESH KUMAR (PAN - AQWPK1916D & Aadhaar - 7797 7710 2510)** S/o Kamleshwar Prasad Roy, by faith - Hindu, by occupation business resident of at Dhobia Kothi, Tilkamanjhi, Dist. - Bhagalpur - 812001 (Bihar) hereinafter called the party of the sixth part.
7. **GOPAL RANJAN (PAN - AUMPR8598Q & Aadhaar - 7072 2307 6766)** S/o Krishna Kumar Singh by faith - Hindu, by occupation business resident of at Near Bihari Dharamshala, Rajbadi Road, Amtal, Dist. - Dhanbad - 828111 (Jharkhand) hereinafter called the party of the seventh part.

The terms, all the party shall mean and include, unless repugnant to or excluded by the subject or the context of these presents, their respective heirs, executors, administrators, successors in interest, legal representatives and assignees.

WHEREAS the parties aforesaid approached each other to form a partnership to carry on the business of Developers/Real Estate/Construction and any other related works, or to do any other business, in whatever form in the name and style of "**M/S PANCHSHUL HEIGHTS**" as may be agreed upon.

AND WHEREAS in order to avoid future disputes and complications it was decided to put the terms and conditions of partnership into writing.

NOW THIS DEED OF PARTNERSHIP WITNESSETH AS UNDER:-

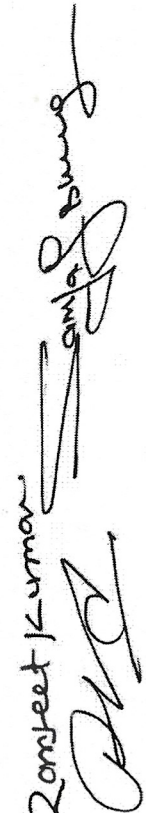
1. That the Partners shall carry on the business of the firm under the name and style of "**M/S PANCHSHUL HEIGHTS**".

Niranjana Rai  
 Rajesh Ranjan  
 Sanjay Bhardwaj  
 Ranjeet Kumar  
 Rajesh Kumar Choudhary  
 Brajesh Kumar  
 Gopal Ranjan

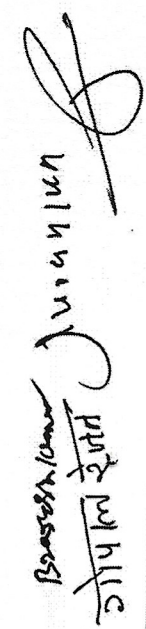
2. That the business of the partnership firms shall be that of carrying on the business of Developers/Real Estate/Construction and any other related works or to do any other business as may be agreed upon.
3. That the Head office of the business of the firm shall be situated in Deoghar at C/o Sanjay Bhardwaj, Near Gita Devi DAV Public School, Castairs Town, Deoghar - 814112 (Jharkhand) or at any other place or places within or outside the state of Jharkhand as may be mutually agreed to between the partners from time to time.
4. That the Partnership shall be deemed to have started with effect from the 3rd Day of **November' 2023**.
5. That, the Net Profit/Loss of the Partnership business as per the accounts maintained by the partners after deduction of all expenses relating to the business of the partnership including rent, salaries and other establishment expenses as well as interest & remuneration payable to the working partners in accordance with the clauses of this Deed of Partnership shall be divided and distributed between the partners on the close of the Accounting year in the following proportions:

1. <u>NIRANJAN RAI</u> (PAN - AFUPN5893N & Aadhar - <del>275 2898</del> 0089)	30.00%
2. <u>RAJESH RANJAN</u> (PAN - ASXPR2426E & Aadhaar - <del>7706 7312</del> 8401)	17.50%
3. <u>SANJAY BHARDWAJ</u> (PAN - AOOPB7099E & Aadhaar - <del>9338 4137</del> 8731)	17.50%
4. <u>RANJEET KUMAR</u> (PAN - ATUPK5679E & Aadhaar - <del>8705 9970</del> 6025)	12.50%
5. <u>RAJESH KUMAR CHOUDHARY</u> (PAN - AIMPC0056C & Aadhaar - <del>5235 3441</del> 6951)	12.50%
6. <u>BRAJESH KUMAR</u> (PAN - AQWPK1916D & Aadhaar - <del>7976 1867</del> 2510)	5.00%
7. <u>GOPAL RANJAN</u> (PAN - AUMPR8598Q & Aadhaar - <del>9878 2847</del> 6766)	5.00%

6. That the capital of the firm shall be contributed as per the above share or as may be decided by the partners. Further funds required for the purpose of the Partnership business shall be contributed or arranged by the partners in such a manner as may be mutually agreed upon by and between the partners from time to time. As mutually agreed between the partners, the partner of third part shall be contributing only 7.5% of the total capital requirement for the firm. Interest @ 12% per annum or at a higher rate as may be prescribed under section 40(b)(IV) of the Income Tax Act, 1961 or any other applicable provisions as may be in force in the income tax assessment of the Partnership firm for the relevant accounting period shall be payable to the partners on the amount standing to the credit of the account of the partner. Such interest shall be calculated and credited to the account of each partner at the close of the accounting year. However, in case of loss or lower income the rate of interest can be NIL or Lower than 12 percent as may be agreed to by and between the partners from time to time.
7. That, the partners have agreed to work actively in the partnership business and in consideration thereof they shall be entitled to an annual remuneration which shall be

Ranjeet Kumar  


Rajesh Ranjan  


Brajesh Kumar  


distributed equally to the partners and calculated at the percentage of the Book Profit in the following manner:

- |  |  |
|--|--|
| a) On the first Rs.3,00,000/- of the book profit, or in case of a loss | 90% of the book profit or Rs.1,50,000/- which ever is more |
| b) On the balance of the book profit                                   | 60% of the book profit                                     |
8. That, the partners may by common consent raise such loans at such rate of interest as may be deemed necessary from time to time, for running the business of partnership on such terms and conditions as may be agreed upon. The partners may for such purposes of raising loans, enter into an overdraft arrangement with one or more banking concerns and raise such loans by mortgaging any of the partnership assets or otherwise as may be necessary from time to time.
  9. That, the management of the business of the partnership shall be the joint and equal responsibilities of all the partners.
  10. That, all partners may enter into any agreement or contract on behalf of the firm and such agreement of contract entered into by such partners in the name of the firm and all the partners shall be jointly and fully liable for execution of such agreement/contract.
  11. That, any of the partners severally or jointly may accept measurement-books, sign and submit tender forms, bills and other documents relating to the day to day management of the business, make payment, receive cheque and issue receipts on behalf of the firm.
  12. That, one or more banking accounts may be opened in the name of the partnership. All such bank accounts shall be operated under the signature of party of first part compulsorily and any Two partners out of the remaining partners or by such other persons as may be authorized from time to time, by the party of first part compulsorily and other partners by common consent.
  13. That, all monies, bills, notes, cheques and other securities received by the firm shall be deposited into the said bank accounts except sums required for current expenses.
  14. That, proper, full, correct and regular account of the sales, purchase, receipts, payments, engagements, transactions and dealings of the firm shall be made and maintained at the office premises or such other places of the firm under the direct supervisions of the partners and the said books of account vouchers, receipts, securities, papers and writing of the Partnership shall be kept in safe custody at the office premises and each partner shall have free access at all time without interruption, hindrance by any other to inspect, scrutinize and copy of the same at his own expenses.
  15. That, on or about each year, a general annual account of the previous twelve months ending with the 31<sup>st</sup> March ending shall be made and taken by the parties or under their supervisions by the accountant of the firm and a profit and loss account and an annual balance sheet be prepared. Such statement of account shall be bind unless

Ranjeet Kumar  
RJK

Bejeeta Bania  
Bejeeta Bania

some manifest error shall be discovered within one calendar month in which case such error shall be rectified.

16. That, the duration of the partnership shall be that of partnership at will Provided that if any of the partner desires to retire from the partnership at any time before the determination of the partnership, such partner may do so by giving at least six calendar months prior notice in writing to the other partners expressing such desire. The other partners may purchase the share of such retiring partner on payment of full consideration amount or may admit another person as partner for full consideration of retiring partner, as may be decided upon and on the best interest of the firm. In case of difference regarding valuation of such share, this may be decided by a third party chosen by unanimous consent of all the partners and such decision will be binding on all the partners. Such retiring partner shall not be entitled to claim any benefit on account of goodwill of the firm which will remain the exclusive property of the other partners.
17. That, in case the partnership is dissolved by mutual consent or by death of any of the partners, the goodwill of the business shall be valued and allotted to the remaining partners agreeing to pay such valuation, failing agreement, goodwill shall be auctioned.
18. That, in case of death of any of the partners during the continuance of the partnership, the partnership shall not be dissolved but shall be deemed to be carried on with one of the heirs or legal representatives of such deceased partner as if no death has taken place. In case such heir or legal representative refuse to join the partnership under the terms and conditions set forth hereinto, such deceased partner shall be deemed to have retired from partnership under the terms and conditions set forth in clause 16 above.
19. That, the parties may with mutual consent introduce one or more new partners in the business of the firm under such terms and conditions as may be mutually agreed upon.
20. That, each partner shall pay his separate debts punctually and indemnify the other partners in the capital and the property of the partnership against any attachment, seizure and sale thereof.
21. That, no partner shall carry on any other business which may be allied or similar to the business of the partnership. Each party shall devote time diligently to the affairs of the partnership and be just and faithful to each other.
22. That, if any dispute or differences shall arise between the partners in respect of the conduct of the business of partnership or in respect of enforcement of any of the terms and conditions of this deed or in respect of any other matter, cause or things whatsoever not-here-in otherwise provided for, the same shall be referred for adjudication to one or more arbitrators chosen by unanimous and common consent of all the partners, whose decision shall be final and binding on the partners.

Subject to the terms aforesaid the affairs of the firm and the relation among the partners interse, shall be governed by the provisions of the Indian Partnership Act., 1932.

सिद्धि सुता  
Rajesh Kumar  
Rajesh Kumar  
Rajesh Kumar  
Rajesh Kumar

In witness whereof all the parties have put their respective hands and seal to these presents this the day and month aforesaid.

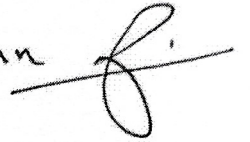
WITNESSES:

- मनोज कुमार
- पिता - स्व० रामावतार न० सिंह  
ग्राम - चिरसिया कालिका गुंज  
ब्लॉक चिरसिया निघर - ब्लॉक
  - गिरिडीह (झारखण्ड)

Murari Raj  
म.पिता स्व० रामावतार न० सिंह  
ग्राम:- रामोदर  
ब्लॉक:- चिरसिया  
गिरिडीह  
(झारखण्ड)

SIGNATURE:

FIRST PARTY,  
NIRANJAN RAI  
(PAN - AFUPN5893N)



SECOND PARTY,  
RAJESH RANJAN  
(PAN - ASXPR2426E)

Rajesh Ranjan

THIRD PARTY  
SANJAY BHARDWAJ  
(PAN - AOOPB7099E)



FOURTH PARTY  
RANJEET KUMAR  
(PAN - ATUPK5679E)

Ranjeet Kumar

FIFTH PARTY  
RAJESH KUMAR CHOUDHARY  
(PAN - AIMPC0056C)

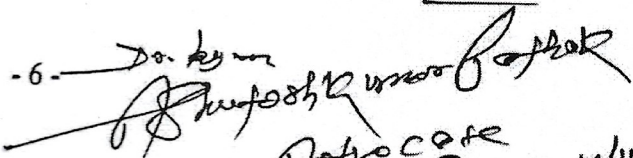


SIXTH PARTY  
BRAJESH KUMAR  
(PAN - AQWPK1916D)

Brajesh Kumar

SEVENTH PARTY  
GOPAL RANJAN  
(PAN - AUMPR8598Q)

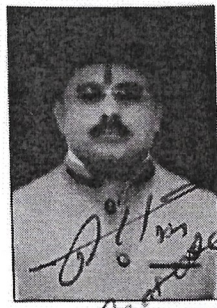
गोपाल रंजन

-6-  
Do. by me  
  
Advocate  
Date 11/11/2022



सांगित किया जाता है कि दस्तावेज में वर्णित भूमि सरकारी भूमि, भुदान, बंदोबस्त भूमि नहीं है तथा छोटानागपूर कारी अधिनियम/संथाल प्रगना कास्तकारी अधिनियम के अंतर्गत इसका हस्तांतरण प्रतिबंधित नहीं है। उक्त भूमि पर प्रकार की निषेधाता (injunction) किसी भी न्यायालय द्वारा नहीं लगायी गयी है। तथा इसका हस्तांतरण किसी कार से प्रतिबंधित नहीं है।

लेख्यकारी का छायाचित्र, हस्ताक्षर व बायें हाथ के पाँचों अंगुलियों का निशान।



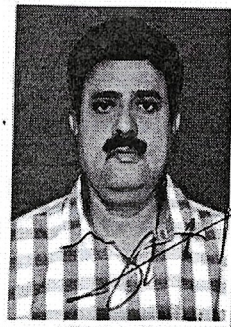
*Jurjunun*  
*11/11/23*

लेख्यधारी का छायाचित्र, हस्ताक्षर व बायें हाथ के पाँचों अंगुलियों का निशान।



*11/11/23*

*Rajesh Kumar*



*11/11/23*

*Rajesh Kumar*

*Ranjit Kumar*

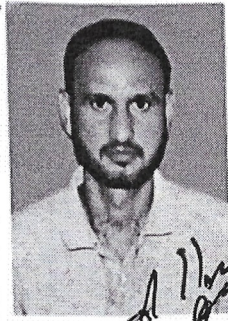
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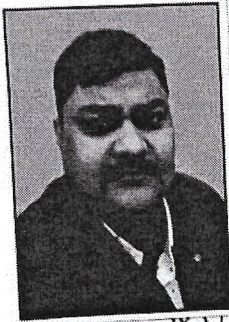


*11/11/23*



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Handwritten name: Bhupendra Kumar



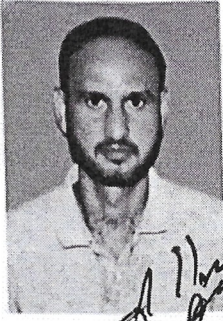
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Handwritten name: जोमाला खेतन

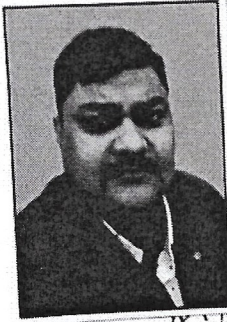


1. पहचान का हस्ताक्षर..... स. क. के. कुमार      2 ग्वाह का हस्ताक्षर..... Murari Raj  
 नाम: ..... स. क. के. कुमार .....      नाम: Murari Raj .....  
 पिता/प्रति का नाम:- श्री. रामलाल शर्मा सिंह      पिता/प्रति का नाम:- श्री. गुरुशर्मा  
 पता:- ग्राम - सिरसिया      पता:- दामोदर सिंह  
 आधार सं०/अन्य पहचान पत्र:- .....      आधार सं०/अन्य पहचान पत्र:- 304 7

प्रारूपक:- (1) लेख्यकारी  
 (2) दस्तावेज लेखक/अनुज्ञापिधारक  
 (3) अधिवक्ता [Signature]



Handwritten signature and date: 11/11/2013  
 Below the signature: Banshi Kumar



Handwritten signature and date: 11/11/2013



जोपाल खेत

1. पहचान का हस्ताक्षर मुरारी कुमार 2 गवाह का हस्ताक्षर Murari Raj  
 नाम: मुरारी नाम: Murari Raj  
 पिता/प्रति का नाम: श्री० रामचन्द्र शर्मा सिंह पिता/प्रति का नाम: श्री० गुरुशर्मा  
 पता: ग्राम - सिरसिया पता: समोदा रोड  
 आधार सं०/अन्य पहचान पत्र: ..... आधार सं०/अन्य पहचान पत्र: 304 2

प्रारूपक:-(1) लेख्यकारी  
 (2) दस्तावेज लेखक/अनुज्ञापिधारक  
 (3) अधिवक्ता [Signature]


**भारतीय विशिष्ट पहचान प्राधिकरण**  
**Unique Identification Authority of India**




**पता:**  
 C/O सुर्यनारायण राय, सिरसिया ब्लॉक के पास, कलिका  
 गुरु कालिनी पोस्ट सिरसिया थाना गिरिडीह पु, सिरसिया,  
 गिरडीह,  
 झारखण्ड - 815302

**Address:**  
 C/O Suryanarayan Rai, near sirsiya block,  
 kalika gurj colony post sirsiya thana giridih  
 pu, Sirsia, Giridih,  
 Jharkhand - 815302




**6275 6053 0089**  
**VID : 9126 0311 0142 6607**

1947 | [help@uidai.gov.in](mailto:help@uidai.gov.in) | [www.uidai.gov.in](http://www.uidai.gov.in)


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


**निरंजन राय**  
**Niranjan Rai**  
**जन्म तिथि/DOB: 18/03/1979**  
**पुरुष/ MALE**



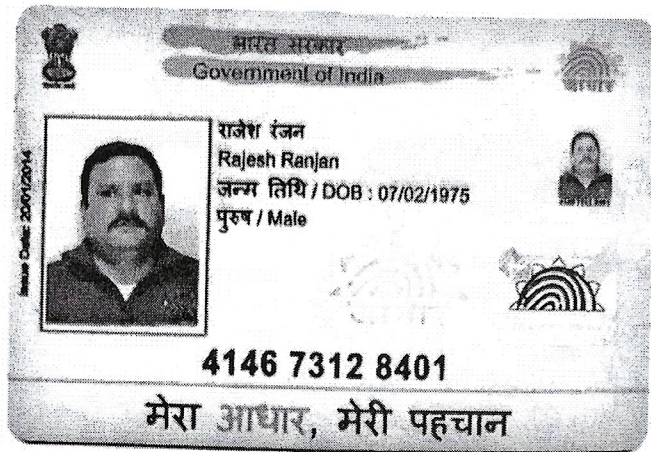
Download Date: 08/05/2020

Issue Date: 12/03/2020

**6275 6053 0089**  
**VID : 9126 0311 0142 6607**

**मेरा आधार, मेरी पहचान**

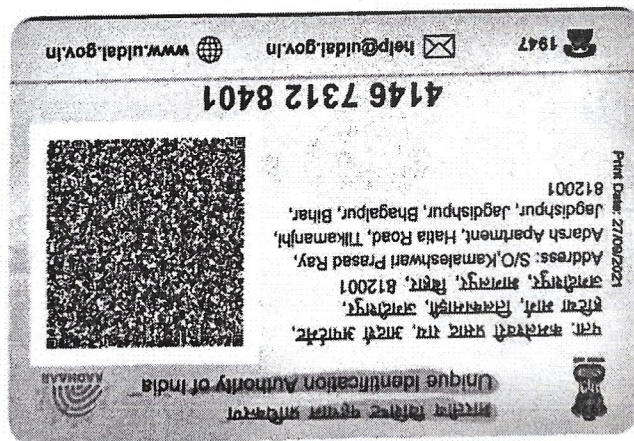
*Niranjan R.*



Rajesh Ranjan

7970655272

दादाजी लीलादास राय





भारत सरकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India  
Government of India

नामांकन क्रम / Enrollment No.: 1119/20043/52432

To

संजय भरद्वाज

Sanjay Bhardwaj

S/O: Sita Ram Sharma

Near Gita Devi D A V public School Castairs town

Deoghar

B.deoghar

Deoghar Deoghar

Jharkhand 814112

9430347866

04/01/2014

95549674



MN955496748FT



आपका आधार क्रमांक / Your Aadhaar No. :

**9358 4157 8731**

आधार - आम आदमी का अधिकार



भारत सरकार

Government of India

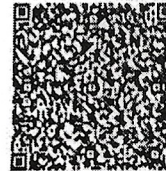


संजय भरद्वाज

Sanjay Bhardwaj

जन्म तिथि / DOB : 20/01/1972

पुरुष / Male



9358 4157 8731

आधार - आम आदमी का अधिकार

*Sanjay Bhardwaj*

9430347866


 भारत सरकार  
 GOVERNMENT OF INDIA


 रंजीत कुमार  
 Ranjeet Kumar  
 जन्म तिथि/DOB: 10/06/1980  
 पुरुष/ MALE  
 Mobile No: 9939820502



**6705 9710 6025**


मेरा आधार, मेरी पहचान

*Ranjeet Kumar*

*Ranjeet Kumar.  
6202079184*

*Let. Santoshi Ray*


1800 300 1847  
 1847  
 info@india.gov.in  
 www.india.gov.in  
 P.O. Box No. 1847, Bengaluru-560 001



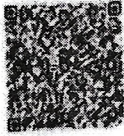
पिन कोड - 811303  
 पते: जगदीश राय, ग्राम-पदरिया, चकाल, जमुल, बिहार - 811303  
 Address : S/O: Janardan Ray, Gram-Padarlya, Chakal, Jamul, Bihar - 811303

भारत  
 INDIA

भारत सरकार  
GOVERNMENT OF INDIA



राजेश कुमार चौधरी  
Rajesh Kumar Choudhary  
जन्म वर्ष / YOB 1979  
पुरुष / MALE



5285 5461 6951

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आधार - आम आदमी का अधिकार

PWA

8210826234

Late Vyasdeo Choudhary.

भारत सरकार  
GOVERNMENT OF INDIA

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O: सुदामा चौधरी, पंचायत-गण्डा, चकल, जमुन, बिहार, 811303

पंचायत-गण्डा post-busduti, dandhi, Chakal, Chakal, Chakal, 811303

चकल, जमुन, बिहार, 811303

1947 1800 100 1007 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947 Bangalore-560 00



भारत सरकार  
Government of India

ब्रजेश कुमार  
Brajesh Kumar  
जन्म तिथि / DOB : 05/01/1979  
पुरुष / Male

6976 1867 2510

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पता: S/O कमलेश्वर प्रसाद राय, धोबिया कोठी,  
तिलकमंड़ी, भागलपुर, बिहार, 812001  
Address: S/O Kamleshwar Prasad Ray,  
DHOBIA KOTHI, Tikamanjhi, Bhagalpur,  
Bihar, 812001

6976 1867 2510

1947 help@uidai.gov.in www.uidai.gov.in

Brajesh Kumar

9131463195

भारत सरकार  
GOVERNMENT OF INDIA

गोपाल रंजन  
Gopal Ranjan  
जन्म तिथि/ DOB: 08/01/1987  
पुरुष / MALE

9073 2849 6766

आधार-आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:  
S/O: कृष्ण कुमार सिंह,  
बिहारी धर्मशाला के पास,  
लोवर राजबाड़ी रोड,,  
अमृतल, धनबाद,  
झारखण्ड - 828111

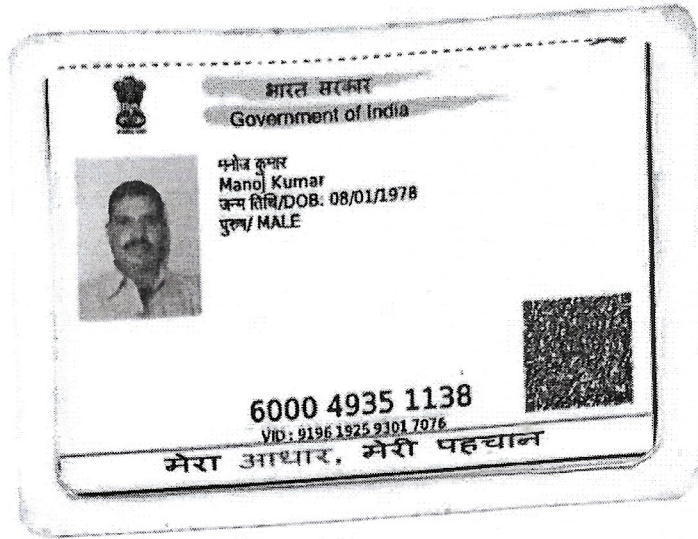
Address:  
S/O: Krishna Kumar Singh, Near  
Bihari Dharamshala, Lower Rajhari  
Road,, Amrit, Dhanbad,  
Jharkhand - 828111

9073 2849 6766

Aadhaar-Aam Admi ka Adhikar

गोपाल रंजन

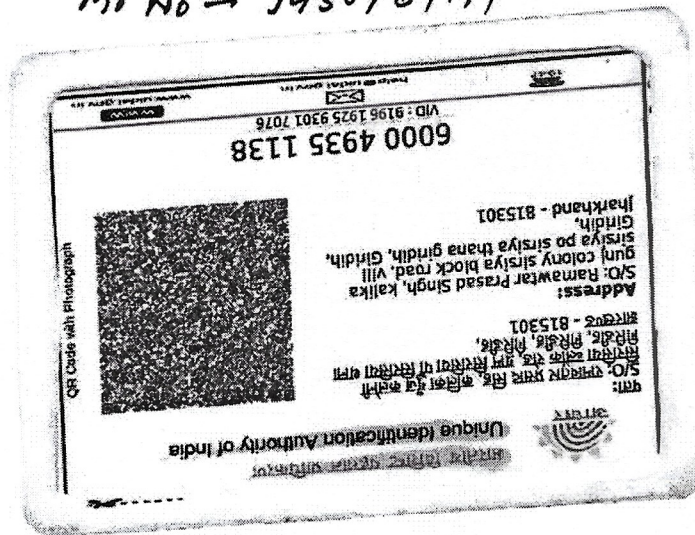
7004165428



पहचान


मनोज कुमार

VID No - 9430784179



भारत सरकार  
Government of India

Issue Date: 12/04/2015



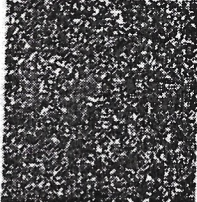
मुरारी राय  
Murali Ray  
जनम तिथि/DOB: 25/11/1966  
पुलक/ MALE

4979 4146 3047  
VID : 9192 7846 3869 8900

मेरा आधार, मेरी पहचान

1947 | help@uidai.gov.in | www.uidai.gov.in

VID : 9192 7846 3869 8900  
4979 4146 3047



Address:  
S/O: Nunu Ray, panchayat-bengabad, block-  
bengabad, gram-damodarh, post-  
bengabad, thana-bengabad, Bengabad,  
Ghatil,  
Jharkhand - 815312

पता: श्री राय, पंचायत-बंगाल, ग्राम-  
दामोदरह, पोस्ट-बंगाल, थाना-बंगाल, जिला-  
घाटिल, जहार्खण्ड - 815312

भारतीय पहचान प्राधिकरण  
Unique Identification Authority of India

Murali Ray

5180507815

निबंधन कार्यालय मे दस्तावेजों की जाँच हेतु चेकलिस्ट

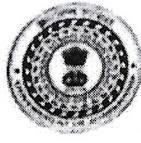
क्र० सं०	चेकलिस्ट का विषय	Yes	No
1.	खतियान की सत्यापित प्रति		
	खतियान उपलब्ध न होने की स्थिति मे अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त-		
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी-II अथवा		
	(ii) भू-स्वामित्व प्रमाण पत्र अथवा		
	(iii) शुद्धि पत्र		
	(iv) अंचलाधिकारी द्वारा निर्गत प्रमाण -पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय मे आवेदन समर्पित करने की प्राप्ति रसीद।		
2.	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकारो द्वारा तैयार स्वप्रमाणित "नजरी नक्शा " जिससे भूमि की अवस्थिति के संबंध मे पता चल सके।		
3.	पंजी-2 का वाल्यूम संख्या पृष्ठ संख्या का वर्णन		
4.	मुद्रांक शुल्क का भुगतान	/	
5.	निबंधन शुल्क का भुगतान	/	
6.	आधार सत्यापन	/	
7.	PAN सत्यापन		
8.	होलिडींग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)		

जाँच लिपिक का हस्ताक्षर

तिथि

निबंधन पदाधिकारी का हस्ताक्षर

तिथि सहित



## Pre Registration Docket

Date :- 10-11-2023 11:15 pm

Office Name :- SRO - Giridih  
Token No:- 202300149286

Appoinment :- 11-Nov-2023 Time:- 12:0

Article	Partnership
Pre Registration Date	10-Nov-2023
No. Of Pages	26
Stamp Duty	42
Paid Stamp Duty	0
Total Fees	₹ 2,780.

FIRST PARTY	<b>-Mr. NIRANJAN RAI, ,Father/Husband Name SURYANARAYAN RAI , PAN No.- Date Of Birth-18-Mar-1979,Permission Case No.- , Aadhaar No. *****0089, Country-BHARAT, State Name- Jharkhand, District Name-Giridih, City/Village/Town Name- SIRSIYA, Locality-SIRSIYA,Address - SIRSIYA GIRIDIH, Pin Code-815301</b>
PARTY	<b>-Mr. SANJAY BHARDWAJ, ,Father/Husband Name SITA RAM SHARMA , PAN No.- Date Of Birth-20-Jan-1972,Permission Case No.- , Aadhaar No. *****8731, Country-BHARAT, State Name- Jharkhand, District Name-Deogarh, City/Village/Town Name- DEOGHAR, Locality-DEOGHAR,Address - NEAR GITA DEVI D A V PUBLIC SCHOOL CASTAIRS TOWN DEOGHAR, Pin Code-814112</b>
	<b>-Mr. BRAJESH KUMAR, ,Father/Husband Name KAMLESHWAR PRASAD RAY , PAN No.- Date Of Birth-05-Jan-1979,Permission Case No.- , Aadhaar No. *****2510, Country-BHARAT, State Name-Bihar, District Name-Bhagalpur, City/Village/Town Name- TILKAMANJHI, Locality-TILKAMANJHI,Address - TILKAMANJHI DHOBIA KOTHI BHAGALPUR BIHAR, Pin Code-812001</b>
	<b>-Mr. RAJESH RANJAN, ,Father/Husband Name KAMALESHWARI PRASAD RAY , PAN No.- Date Of Birth-07-Feb-1975,Permission Case No.- , Aadhaar No. *****8401, Country-BHARAT, State Name-Bihar, District Name-Bhagalpur, City/Village/Town Name- HATIA ROAD, Locality-HATIA ROAD,Address - HATIA ROAD TILKAMANJHI JAGDISHPUR BHAGALPUR BIHAR, Pin Code-812001</b>
	<b>-Mr. RANJEET KUMAR, ,Father/Husband Name JANARDAN RAY , PAN No.- Date Of Birth-10-Jun-1980,Permission Case No.- , Aadhaar No. *****6025, Country-BHARAT, State Name-Bihar, District Name-Jamui, City/Village/Town Name-PADARIYA, Locality-PADARIYA,Address - PADARIYA CHAKAI JAMUI BIHAR, Pin Code-811303</b>
	<b>-Mr. RAJESH KUMAR CHOUDHARY, ,Father/Husband Name SUDAMA CHOUDHARY , PAN No.- Date Of Birth-01-Jan-1979,Permission Case No.- , Aadhaar No. *****6951, Country-BHARAT, State Name-Bihar, District Name-Jamui, City/Village/Town Name-GAJHI, Locality-GAJHI,Address - GAJHI CHAKAI JAMUI BIHAR, Pin Code-811303</b>

-Mr. GOPAL RANJAN, ,Father/Husband Name KRISHNA KUMAR SINGH , PAN No.- Date Of Birth-08-Jan-1987,Permission Case No.- , Aadhaar No. \*\*\*\*\*6766, Country-BHARAT, State Name- Jharkhand, District Name-Dhanbad, City/Village/Town Name- AMTAL, Locality-AMTAL,Address - LOWER RAJBARI ROAD AMTAL JHARIA DHANBAD, Pin Code-828111

Witness Information

Mr. MURARI RAY , Address - DAMODARDIH BENGABAD GIRIDIH-, Father/Husband Name-LATE NUNU RAY

Identifier Details

Mr. MANOJ KUMAR , Address - SIRSIYA GIRIDIH-, Father/Husband Name-LATE RAMAWTAR PRASAD SINGH

1	Stamp Duty	42
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1	DD	2,000
Total		2,000
2	SP	780
Total		780

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

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

Deed Writer / Advocate

Vendee / Claimant

Vendor / Executant

जोपाल देवा  
कोरोना को हराना है सफाई को अपनाना है  
Basel Kumar



Ranjeet Kumar  
दो गज की दूरी मास्क है जरूरी

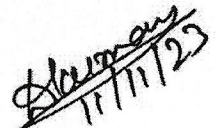
Token No.: 202300149286

## CERTIFICATE

### Office of the SRO - Giridih

This Partnership was presented before the registering officer on date **11-Nov-2023** by **NIRANJAN RAI, S/O, D/O, W/O SURYANARAYAN RAI** resident of **SIRSIYA GIRIDIH, SIRSIYA**.  
This deed was registered as Document No:- **2023/GIR/5067/BK4/374** in Book No :- **BK4**, Volume No :- **64**  
from Page No :- **191 to 242** at, office of **SRO - Giridih**

Date:- **11-Nov-2023**

  
11/11/23  
Registering Officer



# Document Registration Summary 1

11-Nov-2023

- Government/Market Value: ₹0/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹100/-

*[Handwritten Signature]*

On Date 11-11-2023 Presented at SRO - Giridih  
Signature of Presenter

SRO - Giridih

Receipt : 931748

Receipt Date : 11-11-2023

Presenter Name : -

SP	₹780
DD	₹2000
Stamp Duty	₹100

**Total** ₹2880

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	42	100	-58	GRAS	RajeshRanjan	GRN Number : 2320133599 DEPT Transaction Id : baf6a878c34b9b93efad Transaction Type :	100
SP	780	780	0	GRAS	RajeshRanjan	GRN Number : 2320137823 DEPT Transaction Id : 79897c7bf902f981432e Transaction Type :	780
DD	2000	2000	0	GRAS	RajeshRanjan	GRN Number : 2320137823 DEPT Transaction Id : 79897c7bf902f981432e Transaction Type :	2000
<b>Sub Total</b>	<b>2822</b>	<b>2880</b>	<b>-58</b>				

Article Partnership Number of Pages : 52

*[Handwritten Signature]*  
Signature of Operator

*[Handwritten Signature]*  
Signature of Head Clerk





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Giridih

District Name :-

State Name :- Jharkhand

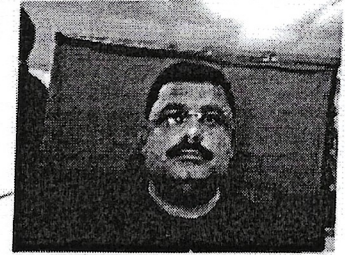
Deed Endorsement

Token No :- 202300149286

Deed Type	Partnership
Number of Pages	52
Fee Details	Stamp Duty :- Rs. 42, SP :- Rs. 780, DD :- Rs. 2000,

Sh./Smt. NIRANJAN RAI s/o/d/o/w/o SURYANARAYAN RAI has presented the document for registration in this office



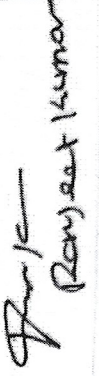









today dated :- 11-Nov-2023 Day :- Saturday Time :- 12:45:30 PM





NIRANJAN RAI(Individual)



Party Name	Document Type	Document Number
NIRANJAN RAI	PAN/UID	627560530089

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	NIRANJAN RAI Address1 - SIRSIYA GIRIDIH, Address2 - SIRSIYA , , Jharkhand PAN No.: Permission Case No.-	Yes	Niranjana Rai Address:- , near sirsiya block, , kalika gunj colony post sirsiya thana giridih mu, Sirsia, , Giridih, 815302, , Jharkhand, India		FIRST PARTY Age:44			
2	BRAJESH KUMAR Address1 - TILKAMANJHI DHOBIA KOTHI BHAGALPUR BIHAR, Address2 - TILKAMANJHI , , Jharkhand PAN No.: Permission Case No.-	Yes	Brajesh Kumar Address:- , , , DHOBIA KOTHI, Tilkamanjhi, , Bhagalpur, 812001, , Bihar, India		PARTY Age:44			

	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
	<b>RANJEET KUMAR</b> Address1 - PADARIYA CHAKAI JAMUI BIHAR, Address2 - PADARIYA , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	<b>Ranjeet Kumar</b> Address:- , , , Gram- Padariya, Chakai, , Jamui, 811303, , Bihar, India		PARTY Age:43			
4	<b>RAJESH KUMAR CHOUDHARY</b> Address1 - GAJHI CHAKAI JAMUI BIHAR, Address2 - GAJHI , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	<b>Rajesh Kumar Choudhary</b> Address:- , , panchayat-gajhi post-busbutti, dalnidih, Chakai, , Jamui, 811303, , Bihar, India		PARTY Age:44			
5	<b>SANJAY BHARDWAJ</b> Address1 - NEAR GITA DEVI D A V PUBLIC SCHOOL CASTAIRS TOWN DEOGHAR, Address2 - DEOGHAR , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	<b>Sanjay Bhardwaj</b> Address:- , Near Gita Devi D A V public School, , Castairs town, Deoghar, , Deoghar, 814112, , Jharkhand, India		PARTY Age:51			
6	<b>RAJESH RANJAN</b> Address1 - HATIA ROAD TILKAMANJHI JAGDISHPUR BHAGALPUR BIHAR, Address2 - HATIA ROAD , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	<b>Rajesh Ranjan</b> Address:- Adarsh Apartment, Tilkamanjhi, Hatia Road, Jagdishpur, Jagdishpur, , Bhagalpur, 812001, , Bihar, India		PARTY Age:48			

Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
GOPAL RANJAN Address1 - LOWER RAJBARI ROAD AMTAL JHARIA DHANBAD, Address2 - AMTAL , , Jharkhand PAN No.: , Permission Case No.-	Yes	Gopal Ranjan Address:- , Near Bihari Dharamshala, , Lower Rajbari Road,, Amtal, , Dhanbad, 828111, , Jharkhand, India		PARTY Age:36			गोपाल रंजन


Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	MANOJ KUMAR S/o-D/o LATE RAMAWTAR PRASAD SINGH Address1 - SIRSIYA GIRIDIH, Address2 - , , Jharkhand PAN No.:			मनोज कुमार

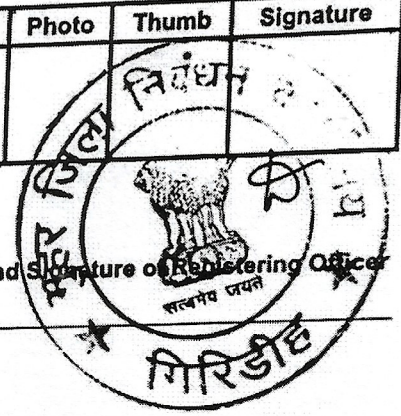
Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MURARI RAY Address1 - DAMODARDIH BENGABAD GIRIDIH, Address2 - , , Jharkhand			

  
Signature of Operator

Seal and Signature of Registering Officer



Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( NIRANJAN RAI , RAJESH RANJAN , SANJAY BHARDWAJ , RANJEET KUMAR , RAJESH KUMAR CHOUDHARY , BRAJESH KUMAR , GOPAL RANJAN), has/have admitted the execution before me. He/ She/ They has / have been identified by (MANOJ KUMAR) Son/Daughter/Wife of (LATE RAMAWTAR PRASAD SINGH) resident of (SIRSIYA GIRIDIH) and by occupation (Cultivation ).



Date:- 11-Nov-2023

Seal and Signature of Registering Officer