

940

849



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : ed3abc66b3b33246eb9b

Receipt Date : 04-Feb-2023 02:52:00 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300013548

Office Name : SRO - Govindpur

Document Type : Development Agreement

Payee Name : SHRESTH DEVELOPER THROUGH ITS
PARTNER PAPPU KUMAR SINGH (Vendee)

GRN Number : 2315595909



:- For Office Use :-

अनुच्छेद 27 के अधीन और
प्राचीन एक्ट की धारा
अनुच्छेद 27 के अधीन और प्राचीन एक्ट की धारा
अनुच्छेद 27 के अधीन और प्राचीन एक्ट की धारा
अनुच्छेद 27 के अधीन और प्राचीन एक्ट की धारा

दस्तावेज जाँच किया
फॉर्म 4 जाँच किया

Pappu Kumar Singh
15/2/23

Lakshmi Shrivastava
15/2/23

15/2/23

Jishu
15/2/23

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 दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Payment ... 71222
By ... 831573718 ... 01.02.23

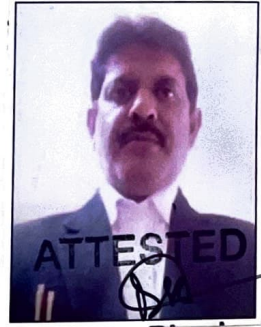
Development Agreement -

1000

22/2/23
1/2/23
E(1) - 70750 = 2
70750 = 2

1/2/23

Dhijai Shrivastava 15/2/23
Lakshmi Shrivastava 15/2/23



Advocate Dhanbad



DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this day 15th Day of February, 2023 at DHANBAD

BETWEEN

1-SRI ANUJ KUMAR SRIVASTAVA (Aadhan no. xxxx xxxx 7154) Son of Sri Samarendra Kumar Srivastava alias Samar Srivastava grand son of late Lala Radha Govind and 2- SMT. LAKSHMI SRIVASTAVA (Aadhar no. xxxx xxxx 9610) wife of Sri Anuj Kumar Srivastava, D/O Pandey Dineshwar Sinha, grand daughter of late Chandramaditya sahay both are by faith Hindu, by category general by Occupation Professional & House Wife, Resident of Ranibandh, Dhaiya, P.O. ISM, P.s & Dist: Dhanbad jointly called & hereinafter referred to as the "FIRST PARTY/ OWNER/ LAND OWNER") (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, executors, administrators and assigns etc) of the **First Part**.

AND

SHRESTH DEVELOPER. a registered Partnership Firm its office at Krishna Palace Shop no. 1/A Subhash Nagar, Saraidhela p.s Saraidhela Dist Dhanbad, Jharkhand, represented herein through its Partnership. 1. Shri Pappu Kumar Singh (Aadhar no. xxxx xxxx 8520) S/o Shri Nageshwar Singh Grand son of Jagdish narayan singh by faith Hindu by category General by occupation business resident of Gopalpur, Po- Katras Bazar, Ps- Katrasgarh, Dist- Dhanbad Jharkhand, 2. Shri Deepak Kumar (Aadhar no. xxxx xxxx 8507), S/o Shri Bhagwan Prasad Grand Son Of Late Jitu Prasad by faith Hindu by category OBC.occupation business resident of Lohar Kulhi, Ps- Saraidhela, Dist- Dhanbad Jharkhand, 3. Shri Kumar Sanu (Aadhar no. xxxx xxxx 1956), S/o Shri Ashok Kumar Tiwary Grand son of Vijay Krishna Tiwary by faith Hindu by category general by occupation business resident of Madandih Nirsa Chatti, Dist- Dhanbad Jharkhand hereinafter referred to as the **SECOND PARTY/Developer** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, successors, executors, administrators and assigns etc) - of the **Second Part**.

Shilpa Shrivastava
15/10/23

Lakshmi Shrivastava
15/10/23



WHEREAS the land area 13.75 dec., under New Khata No.169, Old Khata No.93, New Plot No.1268, Old Plot No.866, of Mouza Panduki, Mouza No.90, under P.S. Govindpur, District Dhanbad, which is morefully described in the schedule below, acquired vide regd. Gift deed No.5075 dated 18.10.2021, registered at sub registry office Govindpur, and entered in Book No.1, Volume No.479, Pages 321 to 380, for the year 2021, from Smt. Shila Shrivastava alias Sheela Srivastava in favour of own name of the owners (Sri Anuj Kumar Srivastava & Smt. Lakshmi Srivastava), and Online mutated vide mutation case No.19894/R27 2021-22 and recorded in register II, vide volume No.6 and Page No.7 and Online rent paid vide receipt No.0489295085 of 2021-22 in the name of Anuj Kumar Srivastava & Lakshmi Srivastava.

AND WHEREAS the first party has approached the second party for the development of Commercial cum Residential Building "here in after referred to as the said land which is more specifically described in the schedule below.

AND WHEREAS the second party has experience and reputation in the real estate business.

AND WHEREAS THE First party/ owner declared that said land is free from any charge, mortgage, lien, attachment legal dispute, acquisition proceedings and the same has a clear and marketable t title.

AND WHEREAS the First party/ owner it entitled to enter into this agreement with the second party/owner has not agreed, committed or contracted or entered into any collaboration agreement/agreements or any development agreement with any person/persons other than the

second party/builder in respect of the said land has not created any mortgage lien over the said land.

AND WHEREAS the first party/owner has not done any act, deed or thing whereby on any reason where of the development of the said commercial cum residential complex may be prevented or affected in any manner what so ever.

Dr. J. S. Shrivastava
15/12/13

:5:

Lakshmi Shrivastava
15/12/13

14. The Owner shall give license and permission to the Developer to enter upon the said property with full right and authority to commence, carry on and complete development thereof in accordance with the permissions herein mentioned. However, if the Developer or his agents commit any breach of any term or conditions of this Agreement then the Owner shall be entitled to terminate this Agreement and to forfeit all money paid under this Agreement and on such termination the license and permission given to the Developer as aforesaid shall be personal to the Developer and under no circumstance the Developer will assign his right, title and interest to any other party without the consent of the Owner.
15. That immediately on signing of this development agreement, the first party owner agrees to execute an irrevocable registered power of attorney in favor of the second party/builder or its nominee for the purpose to market, sell, assign, lease or in any other way dispose of the builders portion.
16. The OWNER shall deliver to the developer all original title deeds / documents in connection with the said land. The said title deeds / documents shall remain in the custody of the developer and the developer shall be bound at all times hereafter to cause production thereof to the OWNER and/or their agents as and when required by the OWNER.
17. That it is hereby agreed by the first party/owner and the second party/builder that they shall directly meet the requirements of the provisions of income tax or any other taxes as may be applicable on proportion to their respective share.
18. That the second party/builder shall start construction of the Building complex immediately on receipt of all permission (s) sanction(s) approval(s) required from the concerned authority subject to any force majeure.
19. That the second party/builder shall complete the said residential complex and commercial complex within a period of 36 months with a grace period of 12 (Twelve) months subject to force majeure. The date of commencement of work shall be the date when the building plan is sanctioned and all necessary permissions received from the concerned authorities.
20. That during the construction of the complex, if any hindrance is created by and government or semi government agency on account of any default on the part of the first party/owner barring the construction activities, to clear such hindrances caused by the government at their own cost subject to force majeure on this count from the first party/owner.
21. That the building to be built by the second party/builder as per sanction plan shall be of international quality with first class construction.

Chiranjeev Kumar
15/2/23

:6:

Lakshmi Shrivastava
15/2/23

22. That the building to be constructed on the said site and the plan in respect there to shall be in accordance with the floor area ration prescribed by the Jharkhand government or its agencies.
23. That the second party/builder shall provide at their own cost the fire fighting equipments as per building bye-laws to secure the building from the risks.
24. That the second party/builder shall also provide at their own cost building management system for controlling necessary services such as fire fighting, lifts, D.G. set in the building.
25. That the second party/builder further agree that if any changes, additions, alterations, rectification or the like are necessary for applying occupancy certificate the said addition, alterations, rectification etc. will be carried out by the builders at their own cost and the satisfaction of the authorities so that occupancy certificate is granted by the competent authorities.
26. That the builder shall decide the signage policy of whole of the complex and all signage shall be put according to this policy only. The first party shall also be bound by the terms of this policy.
27. That after the completion of construction of the premises till the time there is no formation of proper residential or commercial owners association for maintenance, First party and second party will be jointly liable to take care of the premises of their shared portions. All the rights/interest/title for the common areas, basements etc. shall be transferred to the Management Agency appointed by the second party/builder. The building shall be maintained by management agency. The maintenance charges would be paid to the Management agency by the occupant of the shops/offices/ Flats various other types units of the complex.
28. That it is clearly agreed and understood by and between the parties that neither party will violate or cause violation of any of the terms of this agreement through their agents. employers or servants and that any claim, demand, litigation, decree, restraints or prohibitory order on either party shall be met with and satisfied by that party concerned at their own cost and expenses.
29. That the first party/owner shall be allowed to inspect the construction work being carried out by the second party/Builder at all times. However they shall not in any way interfere or obstruct the construction and development of the complex. Any suggestion made by the first party/owner in respect of construction work of the building may be carried out by the Second party Builder after mutual agreement.

Shriji Shrinivas
15/1/23

:7:

Lakshmi Shrinivas
15/1/23

30. That the First party shall abide by all rules and regulations formed by the maintenance agency/builder for the purposes of maintenance of the Building/Complex. The first party shall also get buyer's agreement, maintenance agreement and all other documents in the standard format of the builder from the prospective purchaser of the owners share.
31. That the House Tax, vacant land tax or any other taxes of the government shall be borne between the Second party/Builder and the First party/Owner in the same ratio from the date of the site is placed at the disposal of the Second party/Builder. However, if any house tax or any other taxes or any other charges etc. which have become due and payable to any agency/authority for the period prior to entering into this agreement the same shall be paid exclusively and wholly by the First party/Owner.
32. That it is hereby agreed that during the course of execution of the project if unfortunately any accident takes place, then the Second party/Builder shall be liable in respect of all claims and demands that will be made by any third parties or by any of the employees or their legal heirs under the workmen compensation Act or any other applicable law and the First

party/owner shall be kept harmless and indemnified in respect of any claims or demand contrary to what is stated herein. There shall be no privities of the contract between the workman of the Second party/Builder and the First party/Owner and it shall be the responsibility of the Second party/Builder to ensure compliance of all labour and other laws.

33. That the Second party/Builder shall be absolutely free to name the commercial cum residential complex in its own wisdom and the First party/Owner shall not have any objection in this regard.

:8: Anjitha Shrestha
15/11/23

Lakshmi Shrivastava
15/11/23

34. INDEMINIFICATION

Each of the parties agrees to indemnify and keep the other party and their respective officers, Directors, agents and employee (each the Indemnified party) harmless from and against any and all claims losses, liabilities, obligations, damages, deficiencies, judgment, actions, suits, proceedings, arbitrations, assessment, costs and expenses, (Including without limitation expenses of investigation and enforcement of this Indemnity and reasonable attorney's fees and expenses) damages, suffered/ paid by the indemnified party directly as a result of arising out of (i) the failure of any representation or warranty made by the Indemnifying party in this/ prior Agreement or in any confirmation delivered pursuant hereto to be true and correct in all material aspects as of the date of this Agreement or (ii) a breach of any agreement of covenant by the Indemnifying party contained in this Agreement.

35. That the possession of the said land shall always remain with the Builder and same shall not be taken back by the first party under any circumstances. The right of the party to take possession is only limited to the area of sqft. super built up area, which is falling into the share of the first party and also the share of area if any for development of the land.

36.FORCE MAJEURE

- (i) Non-performance by either of the parties of any obligation or condition required by this Agreement to be performed shall be excused during the time and to the extent that such performance is prevented, wholly or in part, By an event of force majeure or which notice has been given,
- (ii) any party who is by reason of force majeure unable to perform any obligation or condition, required by this agreement to be performed shall notify the other party as soon as possible specifying.

- A) The cause and extent of such non performance
B) The date of commencement thereof and
C) The to be adopted to remedy or abate the force majeure.

Aditya K. Shrivastava
15/11/23

:9:

Lakshmi Shrivastava
15/11/23

- (iii) Any party who is by reason of force majeure, unable to perform any obligation or condition required by this agreement to be performed.
- A) Shall use all reasonable diligence and employ all reasonable means or abate force. Majeure as expeditiously as possible (provided, however that neither party shall by virtue of this clause be required against the will of such party to terminate or settle any strike, lockout or labor dispute.)
- B) Shall resume performance as expeditiously as possible after termination of the force majeure or the force majeure has abated to an extent which permits resumption of such performance. And
- C) Shall notify the other party when the force Majeure has terminated or abated to an extent which permits resumption of performance to occur.

37. WAIVER

The failure of any party to insist upon a strict performance of any of the terms and provisions of the agreement or to exercise any portion right or remedy herein contained shall not be constructed as a waiver or a relinquishment of such term provisions and remain in full force and effects or waiver by any party of any form or provision hereof shall be deemed to have been made unless expressed in writing and signed by such party.

38. SEVERABILITY

If any portion of this agreement shall be declared invalid by order, decree or judgment of a court of competent jurisdiction, this agreement shall be constructed as if such portion had not be inserted herein except when such construction would constitute a substantial deviation from the general intent and purpose of the parties as reflected in the agreement.

39. Modification

No modification, representation promise or agreement in connection with the subject matter of this agreement shall be valid unless made in writing and signed by the parties.

40. That in case of any disputes or differences arising out of this agreement between the parties in relation to this agreement then the matter shall be referred to Arbitration. The sole arbitrator shall be appointed with the mutual consent of both the parties.
41. That all the notices, letters shall be sent through registered post acknowledgement due to the other part at their respective address as first above given or at such notified changes address.
42. That this Agreement is subjected to jurisdiction of courts at Dhanbad only.

:10:

Lakshmi Shrivastava
18/12/13

Lakshmi Shrivastava
18/12/13

Both the parties land owners and Developer hereby declared that the land/property which is hereby executed agreement does not come in the Category of Govt. land, Govt. setteled land, which is not transferable, land obtained by Bhudan, forest land, Adivasi land, Govt. acquired land, Keshre Hind land, Gair Majrua Khas land and also both parties are satisfied with the recital of the land/property above mentioned. That the land owners do not comes under notified list of 51 Caste mentioned in C.N.T. Act 1908 under Section 46 and the not members of Schedule Caste or Schedule Tribes.

Allocation : The Ground floor of total commercial area allotted to Builder and first floor of total commercial area allotted to Landowner and Second floor and Third floor commercial area is divided in the ratio of 40% & 60% i.e. Landowner share is 40% and Developer share is 60% and in second floor and third floor is divided both the Builder and Landowner are Front and Back side in above ratio and the basement floor and fourth floor is divided in the ratio of 34% & 66% i.e. 34% share is allotted to Land owner and 66% share is allotted to Developer/Builder.

That the parties owners and Developers have decided to reduce the terms and conditions in writing to avoid misunderstanding in future and the commercial valuation of the below mentioned schedule property of Rs.28,30,000/- (Twenty Eight Lac Thirty thousand) only.

SCHEDULE

All that piece and parcel of Raiyati Land situate at mouza Panduki, mouza no. 90, New Khata no. 169 (One hundred sixty nine) Old Khata No.93 (ninty three) New Plot No. 1268 (One Thousand two hundred sixty eight) old Plot No. 866 (Eight hundred sixty six) out of which an area 13.75 Decimals (Thirteen point seven five decimals) of Land under P.S. Govindpur, Chowki Sadar Sub-Registry office Govindpur and Dist; Dhanbad, being butted and bounded as under:-

- North : G.T.Road
South : New plot no. 1270
East : Road
West : Part of this Plot.

-11-
Ajay Mehta
15/2/23

Lakshmi Shrivastava
15/2/23

IN WITNESS WHERE OF the parties hereto have set and subscribed their hands to this development Agreement on the day, month and year first mentioned above in the presence of the following witness.

Photograph of Purchaser No.1



ATTESTED
Advocate Dhanraj

Rajeev S
15/2/23



Photograph of Purchaser No.2



Advocate Dhanraj
Advocate Dhanraj

Deepak Kumar
15/2/23



Anjani Shrivastava

Lakshmi Shri Vastava

Photograph of Purchaser No.3



Advocate

Kumar Samu

15/2/23



Certified that the finger prints of the left hand of the Parties, whose photographs affixed in the document have been duly obtained before me, prepared the document as per details supplied by the parties.

Signature: *Deepak Kumar*
B.NO - 968/11

WITNESSES :

1. *Sulbharaj K V Agal*
S/o: Sulbharaj K V Agal
Near Shukti Mandir
Dahisar, 7 harsad
15/2/23

2. *Arwinayn K Sharma*
S/o Anjan Sharma
Muri Nagar - Samvidhan
Dahisar,
15/2/23


Deepak

J KUMAR SRIVASTAVA, Son of Sri Samarendra Kumar Srivastava alias Samar
 grand son of late Lala Radha Govind and 2- **SMT. LAKSHMI SRIVASTAVA** wife of
 Kumar Srivastava, D/O Pandey Dineshwar Sinha, grand daughter of late Chandramaditya
 Resident of Ranibandh, Dhैया, P.O. ISM, P.s & Dist. Dhanbad Jharkhand.

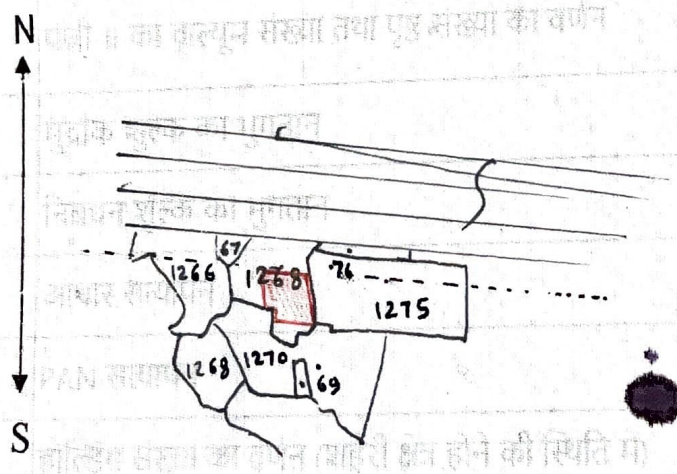
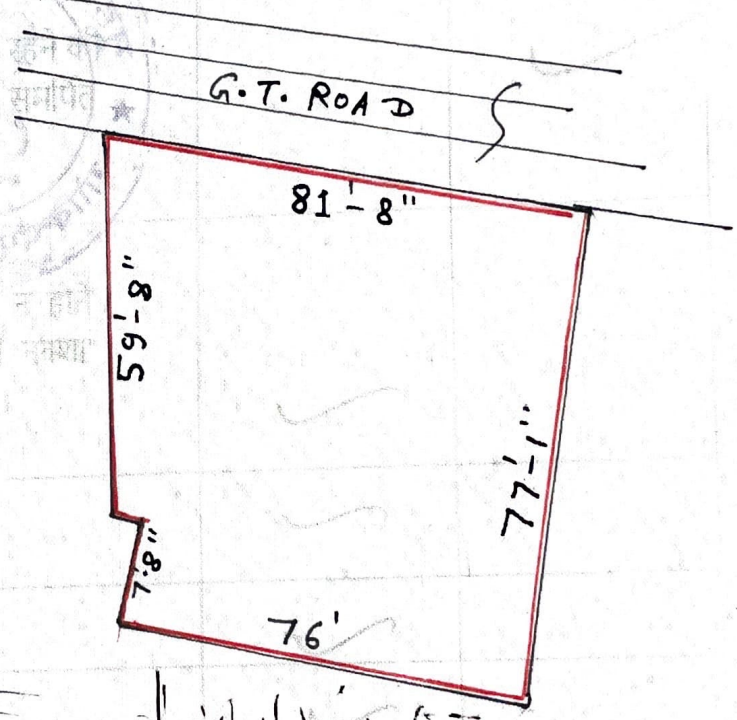
OPEN NO. - 202300013548

AND

SHRESTH DEVELOPER, a registered Partnership Firm its office at Krishna Palace Shop no. 1/A
 Subhash Nagar, Saraidhela p.s Saraidhela Dist Dhanbad, Jharkhand, represented herein through its
 Partnership. 1. Shri Pappu Kumar Singh, S/o Shri Nageshwar Singh Grand son of Jagdish narayan
 singh, resident of Gopalpur, Po- Katras Bazar, Ps- Katrasgarh, Dist- Dhanbad Jharkhand, 2. Shri
 Deepak Kumar, S/o Shri Bhagwan Prasad Grand Son Of Late Jitu Prasad, resident of Lohar Kulhi,
 Ps- Saraidhela, Dist- Dhanbad Jharkhand, 3. Shri Kumar Sanu, S/o Shri Ashok Kumar Tiwary
 Grand son of Vijay Krishna Tiwary, resident of Madandih Nirsa Chatti, Dist- Dhanbad Jharkhand.
 mouza Panduki, mouza no. 90, New Khata no. 169 (One hundred sixty nine) Old Khata No.93
 (ninety-three) New Plot No. 1268 (One Thousand two hundred sixty eight) old Plot No. 866 (Eight
 hundred sixty six) out of which an area 13.75 Decimals (Thirteen Point Seven Five decimals) of
 Land.

Shown In Red colour 

- North : G.T.Road
 - South : New plot no. 1270
 - East : Road
 - West : Part Of This Plot.
- NOT SCALE 16" = 1 MILE



Shri Jitu Prasad
 15/7/23
Lakshmi Srivastava
 15/7/23


Deepak Kumar
Kumar Sanu
 15/7/23


TRUE
 COPY

निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

TOKEN NO. - 202300013548

चेकलिस्ट का विषय		Yes	No
	खतियान की सत्यापित प्रति	✓	
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से		✓
	(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 में आवेदन समर्पित करने की प्राप्ति रसीद ।		✓
2	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिसमें भूमि की अवस्थिति के संबंध में पता चल सके ।	✓	
3	पंजी-II का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4	मुद्रांक शुल्क का भुगतान	✓	
5	निबंधन शुल्क का भुगतान	✓	
6	आधार सत्यापन	✓	
7	PAN सत्यापन		✓
8	होलडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)		✓


 जाँच लिपिक का हस्ताक्षर
 तिथि सहित


 निबंधन पदाधिकारी का हस्ताक्षर
 तिथि सहित

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

February 14, 2023

पंजी II प्रति

पृष्ठ संख्या 7

6 धनबाद अनुमंडल नाम धनबाद अंचल का नाम गोविन्दपुर हलका का नाम हलका-04 इस्टेट का नाम JHARKHAND
पण्डुकी होल्डिंग संख्या 169 तौजी संख्या थाना नम्बर 90 खाता का प्रकार रैयती

अनुज कुमार श्रीवास्तव, पिता-समरेन्द्र कुमार
श्रीवास्तव, जाति- ---- एवं लक्ष्मी श्रीवास्तव,
पति-अनुज कुमार श्रीवास्तव, जाति- ----

खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार				लगान	सेस					
169	1268	0 ऐ 22 डि 0 हे	नामान्तरण मुकदमा संख्या 19894/2021 - 2022				11	0					
	कुल परिमाण	0 ऐ 22 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
03-17-2022	0489295085	2021-	2021-2022	0	11	0	2.75	0	5.5	0	5.5	0	2.2

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

Mutation Cases Not Found

List Of Case Status Details

नक्शा 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 करें।

Signature

V

फरद मलकी / फरद रेयती Page No. 7
नाम रेयत माय तबिदयत जमाबन्दी Vol No. 6
वो सकुनत नम्बर) Receipt No. 0489295085

अनुज कुमार श्रीवास्तव, लक्ष्मी श्रीवास्तव		
आत रकमा 169	खोसरा संख्या 1268	रकबा (एकड़ में) 0 एकड़ 22 डिमाल 0 हेक्टर
अराजी भावती		तफसील हिसाब लगान भावती

जोत का सालाना मांग गय तफसील (वकाया वो हात) मौजूदा साल का।

मांग बावत	सालाना	वकाया				हात (2021-2022)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष	
मात (नकदी)	11.00					11.00
गुजारी (भावती)	2.75					2.75
संस	5.50					5.50
सूद	5.50					5.50
मुतफरकात	2.20					2.20
मीजान	26.95					26.95

तफसील अदायकारी

अदायकारी बाबत	वकाया	मोतालवा हात (2021-2022)				फाजिल
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष	
मात (नकदी)						11.00
गुजारी (भावती)						2.75
संस						5.50
सूद						5.50
मुतफरकात						2.20
मीजान अदायकारी						26.95

(१) मीजान कुल (लफजों में) : Twenty Six Rupees and Ninety Five Paise

(२) नाम देहिन्दा -

(३) कुल वकाया- 26.95

तारीख अमला तहसील कुनिन्दा : 17-03-2022

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



यह एक कम्प्युटर जनित प्रति है।
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

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

Anjish Shrivastava

आदेश

तिथि
Mar 16 2022

आदेश पर की
गई कारवाई

अभिलेख आज प्रस्तुत किया गया। क्षेत्रिय कर्मचारी ने अंचल निरीक्षक के माध्यम से प्रतिवेदन समर्पित किया। प्राप्त प्रतिवेदानुसार आवेदित जमीन मौजा पण्डुकी थाना गोविन्दपुर

खाता	प्लॉट	रकबा
169	1268	0 एकड़, 22 डिसमील, 0 हेक्टर

का बिक्रेता

बिक्रेता का नाम	रिश्ता	अभिभावक का नाम
शीला श्रीवास्तव उर्फ शीला श्रीवास्तव	पति	समरेन्द्र कुमार श्रीवास्तव उर्फ समर श्रीवास्तव

है जिन्होंने निबंधित बिक्री, बिक्री-केवाला संख्या 5075 दिनांक MMM d yyyy के द्वारा आवेदक को बिक्री किए हैं। उक्त जमीन का खतियानी / जमाबंदरियत

रियत का नाम	रिश्ता	अभिभावक का नाम
शिला श्रीवास्तव	पति	समरेन्द्र कुमार श्री वास्तव

वर्तमान जमीन पर आवेदक का दखल है। सर्वसाधारण सूचना का तामिला प्रतिवेदन प्राप्त हुआ। किसी ने कोई आपत्ती नहीं की है। क्षेत्रिय कर्मचारी / अं/नि. ने आवेदित भूमि का नामान्तरण आवेदक के नाम से करने हेतु अनुशंसा किया है। राजस्व उपनिरीक्षक एवं अंचल निरीक्षक के जांच प्रतिवेदन एवं अनुशंसा के आलोक में उक्त नामान्तरण वाद को स्वीकृत किया जाता है।

अतः वार्षिक लगान 11 रूपये
स्वीकृत

अलावे सेस के साथ नामान्तरण
किया जाता है।

शुद्धि पत्र हस्ताक्षरित कर निर्गत किया जाता है।

Digitally Signed by :

RAMJI VERMA

अंचलाधिकारी गोविन्दपुर



GOVERNMENT OF HARYANA

<https://haryanaonlineharyana.gov.in/Application/Signature/Default?SerialNo=36029&PrtyPo=M>

Duplicate-copy C:JESL.P0436029

3/22/2022

झारखंड सरकार राजस्व एवं भूमि सुधार विभाग

नामांतरण मुद्रिका-पत्र



जिला का नाम धनबाद अनुमंडल नाम धनबाद अंचल का नाम गोविन्दपुर हल्का हलका-04
इस्टेट का नाम झारखण्ड भाग वर्तमान(VOL) 6 पृष्ठ संख्या वर्तमान 7 थाना न. 90

कामिका संख्या	केस न.	मौजा का नाम/ राजस्व थाना न	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है खाला भाग वर्तमान पृष्ठ संख्या वर्तमान	कारोबार विस्तृत सूचना खाला न. लॉट न. क्षेत्रफल	तगान	रजिस्टर 2 अचलन तिथि अमर्तक
36029	19894 /R27 2021 - 2022	पण्डुकी/ 90	गोविन्दपुर	16/03/2022	By Sale Registration Deced 5075 Dated 18/10/2021	169 1 166	169 1268 22 डिसमील	11	

केता का नाम : (अनुज कुमार श्रीवास्तव पिता-समरेन्द्र कुमार श्रीवास्तव, जाति--
--, पता-रानीबंध धिया धनबाद) एवं (लक्ष्मी श्रीवास्तव पति-अनुज
कुमार श्रीवास्तव, जाति--
--, पता-रानीबंध धिया धनबाद)

जमाबंदी रैयत का नाम :
शिला श्रीवास्तव-पति-समरेन्द्र कुमार श्री वास्तव

विक्रेता का नाम :
शिला श्रीवास्तव उर्फ शिला श्रीवास्तव, पति-समरेन्द्र कुमार
श्रीवास्तव उर्फ समर श्रीवास्तव, जाति--
--, पता-रानीबंध धिया
धनबाद

Signature valid

Digitally signed by

RAMJI VERMA

अचलाशिकारी

गोविन्दपुर

राजस्व कर्मचारी हलका-04 को आवश्यक कार्यवाही एवं सूचनाएं हस्तांतरित।
यह एक कंप्यूटर जनित प्रति है
यह पत्र केवल प्रार्थी की जानकारी के लिए है
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है





Pre Registration Docket

Office Name :- SRO - Govindpur
Token No:- 202300013548

Article	Development Agreement
Pre Registration Date	03-Feb-2023
No. Of Pages	33
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 71,744.

Appointment :- 15-Feb-2023 Time:- 13:50

Property Id: **899429**

Valuation No. : 1232271 / 2023	:- 2022-2023	Date : 15-February-2023 13:46:PM
State : Jharkhand	District : Dhanbad	Tahsil : Govindpur
Land Type : Urban	Corporation : Panduki	Village/City : Panduki
Panduki Word No 0 - Main Road	-	
Khata Number - 169		
Plot Number - 1268		
Volume Number - 6		
Page Number - 7		

Property Rates
Commercial Land (Y)
₹128470/- Decimal

Valuation Rule : Commercial land

Property Details	
1 Land area	13.75 Decimal

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 13.75 x 128470=1766462.5	₹17,66,463/-
A	Total		₹17,66,463/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹17,66,500/-

Total Amount in Words : Seventeen Lakhs Sixty Six Thousands Five Hundred Rupees Only.

Measurement, Sub Part and House No.	Property Boundaries East: ROAD, West: PART OF THIS PLOT, South: NEW PLOT NO. 1270, North: G.T. ROAD
	Land area : 13.75 Decimal
Other Description of the Property	Pin Code - 826004
Government/Market Value	1766462.5
Transaction Amount	2830000

CLAIMANT	-Mr. SHRESTH DEVELOPER THROUGH ITS PARTNER PAPPU KUMAR SINGH, Address - GOPALPUR, P.O- KATRAS BAZAR, P.S- KATRASGARH, DIST- DHANBAD- ,Father/Husband Name NAGESHWAR SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****8520
	-Mr. SHRESTH DEVELOPER THROUGH ITS PARTNER KUMAR SANU, Address - MADANDIH NIRSA CHATTI, DIST- DHANBAD- ,Father/Husband Name ASHOK KUMAR TIWARY , PAN No.- ,Permission Case No.- , Aadhaar No. *****1956
	-Mr. SHRESTH DEVELOPER THROUGH ITS PARTNER DEEPAK KUMAR, Address - LOHAR KULHI, P.S- SARAI DHELA, DIST- DHANBAD- ,Father/Husband Name BHAGWAN PRASAD , PAN No.- ,Permission Case No.- , Aadhaar No. *****8507
EXECUTANTS	-Mrs. LAKSHMI SRIVASTAVA, Address - RANIBANDH DHAIYA, P.O.- ISM, P.S AND DIST- DHANBAD- ,Father/Husband Name WIFE OF ANUJ KUMAR SRIVASTAVA , PAN No.- ,Permission Case No.- , Aadhaar No. *****9610
	-Mr. ANUJ KUMAR SHRIVASTAVA, Address - RANIBANDH DHAIYA, P.O.- ISM, P.S AND DIST- DHANBAD- ,Father/Husband Name SAMAR KUMAR SHRIVASTAVA , PAN No.- ,Permission Case No.- , Aadhaar No. *****7154

Witness Information	Mr. ESHWAR AGARWAL , Address - GURUNANAKPURA ROAD NEAR SHAKTI MANDIR DHANSAR, DHANBAD-, Father/Husband Name-SUBHASH AGARWAL
---------------------	--

Identifier Details	Mr. ESHWAR AGARWAL , Address - GURUNANAKPURA ROAD NEAR SHAKTI MANDIR DHANSAR, DHANBAD-, Father/Husband Name-SUBHASH AGARWAL
--------------------	--

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	990
Total		990
Fee Rule:Development Agreement		
1	A1	70,750

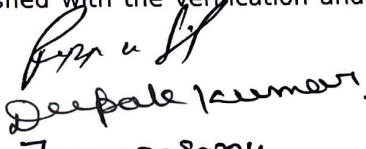
2	LL	3
3	PR	1
Total		70,754

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

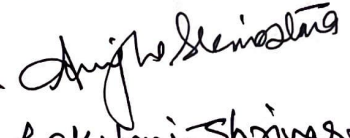
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I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



Deed Writer / Advocate



**Deepale Kumar
Vende / Claimant**



**Lakshmi Shrivastava
Vendor / Executant**

कोरोना को हराना है सफाई को अपनाना है

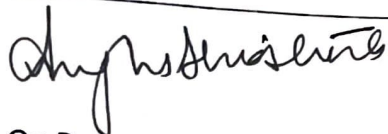


दो गज की दूरी मास्क है जरूरी

Document Registration Summary 1

-15-Feb-2023

Government/Market Value: ₹1766500/-
Transaction Amount: ₹2830000 /-
Paid Stamp Duty: ₹100 /-



On Date 15-02-2023 Presented at SRO -
Govindpur
Signature of Presenter

SRO - Govindpur



Receipt : 781752

Receipt Date : 15-02-2023

Presenter Name: -

PR	₹1
SP	₹990
LL	₹3
A1	₹70750
Stamp Duty	₹100

Total ₹71844

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	ShresthDeveloperThroughItsPartnerPappuKumarSingh	<ul style="list-style-type: none">GRN Number : 2315595909DEPT Transaction Id : ed3abc66b3b33246eb9bTransaction Type :	100
PR	1	1	0	GRAS	ShresthDeveloperThroughItsPartnerPappuKumarSingh	<ul style="list-style-type: none">GRN Number : 2315777118DEPT Transaction Id : 41ce26d3784d98c05b7dTransaction Type :	1
SP	990	990	0	GRAS	ShresthDeveloperThroughItsPartnerPappuKumarSingh	<ul style="list-style-type: none">GRN Number : 2315777118DEPT Transaction Id : 41ce26d3784d98c05b7dTransaction Type :	990
A1	70750	70750	0	GRAS	ShresthDeveloperThroughItsPartnerPappuKumarSingh	<ul style="list-style-type: none">GRN Number : 2315777118DEPT Transaction Id : 41ce26d3784d98c05b7dTransaction Type :	70750
LL	3	3	0	GRAS	ShresthDeveloperThroughItsPartnerPappuKumarSingh	<ul style="list-style-type: none">GRN Number : 2315777118DEPT Transaction Id : 41ce26d3784d98c05b7dTransaction Type :	3
Sub Total	71748	71844	-96				

Article : Development Agreement Number of Pages : 66



Signature of Operator



Signature of Head Clerk



Signature of Registering Officer