



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Jharkhand

e-Stamp

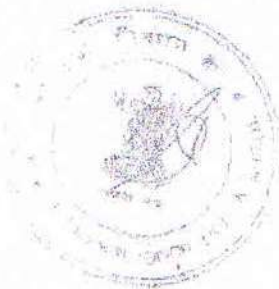
Certificate No.	: JH 1070 7202499R
Certificate Issued Date	: 30-Sep-2019 03:24 PM
Account Reference	: NONACC (SV) JH9003504/ JAMSHEDPUR/ JH-ES
Unique Doc. Reference	: SUBIN-JH21900350400484775070897R
Purchased by	: ASHOK KUMAR WADHAWAN
Description of Document	: Article 45 Partition
Property Description	: Partition
Consideration Price (Rs.)	: 0 (Zero)
First Party	: ASHOK KUMAR WADHAWAN
Second Party	: NA
Stamp Duty Paid By	: ASHOK KUMAR WADHAWAN
Stamp Duty Amount (Rs.)	: 50 (Fifty only)



Please write or type below this line

2019/80048  
11-10-19

2019 JSR / 4637 / BK I / 4249



*Ashok Kumar Wadhawan*

*Virender Kumar*

*Ashok Kumar*

*Jaydish Singh*  
18/10/19

M/s DAYAL BUILDERS

*Dayal*

Proprietor

0003526302

*Ashok Kumar Wadhawan*

M/s. DAYAL BUILDERS

*Dayal*

Proprietor



Deed of Partition

PS  
Jugalsalai

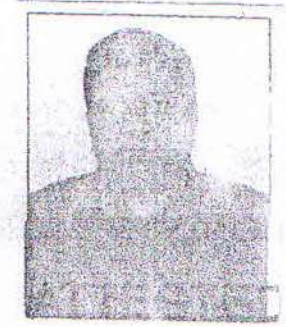
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1435  
18/10/19



Ashok Kumar Wadhawan  
18/10/19



Jardan Kumar

18/10/19



Virender Kumar  
18/10/19



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**DEED OF PARTITION**

THIS DEED OF PARTITION IS MADE ON THIS THE 18<sup>th</sup> DAY OF OCTOBER 2019 AT JAMSHEDPUR;

:-AMONGST:-

(1) ASHOK KUMAR WADHAWAN aged about 59 years, son of Late Kuldip Singh, by faith Hindu, by caste Arya Punjabi, by Nationality Indian, by occupation business, resident of H No. 10, Kuchari Mohalla, Jugsalai P.O. & P. S. Jugsalai, Town Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the FIRST PARTY (which expression unless repugnant to the context shall mean and include his legal heirs, successors, representatives and assigns) of the FIRST PART.

PAN: BFQPK29...

Ashok Kumar Wadhawan

Ms. DAYAL BUILDERS

Proprietor



Asht Kumar Wadhawa

18/10/19

Virender Kumar

18/10/19



Asht Kumar

18/10/19



m. O. S. Adh



Jagdish Singh

18/10/19



m. O. S. Adh

AND

(2) **VIRENDER KUMAR WADHAWAN** aged about 63 years, son of Late Ranjeet Singh, by faith Hindu, by caste Arya Punjabi, by Nationality Indian, by occupation business, resident of H No. 10, Kuchari Mohalla, Jugsalai. P.O. & P. S. Jugsalai, Town Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the SECOND PARTY (which expression unless repugnant to the context shall mean and include his legal heirs, successors, representatives and assigns) of the SECOND PART

PAN: ADPPK9081R

AADHAR No. 0145 5230

Asht Kumar Wadhawa

M/s. DAYAL BUILDERS

Asht Kumar

M/S DAYAL BUILDERS

Asht Kumar

Pronnotor

Asht Kumar Wadhawan  
18/10/19  
Vibrendan Kumar  
18/10/19  
Joginder Kumar  
18/10/19  
Jagdish Singh  
18/10/19

AND

(3) **JAYDEV KUMAR WADHAWAN** aged about 56 years, son of Late Ranjeet Singh, by faith Hindu, by caste Arya Punjabi, by Nationality Indian, by occupation business, resident of H No. 118, Hotel Basera, Station Road, Kuchari Mohalla, Jugsalai, P.O. & P. S. Jugsalai, Town Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the THIRD PARTY (Which expression unless repugnant to the context shall mean and include his legal heirs, successors, representatives and assigns) of the THIRD PART.

PAN:-AAFPW4957K;

AADHAR No. 2067 7373 6027;

AND

(4) **JAGDISH SINGH WADHAWAN** aged about 84 years, son of Late Jogendra Nath Wadhawan, by faith Hindu, by caste Arya Punjabi, by Nationality Indian, by occupation business, resident of H No. 10, Kuchari Mohalla, Jugsalai, P.O. & P. S. Jugsalai, Town Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the FOURTH PARTY (Which expression unless repugnant to the context shall mean and include his legal heirs, successors, representatives and assigns) of the FOURTH PART.

PAN:- ADSPS4149M;

AADHAR No. 4278 0536 7978;

**WITNESSETH AS FOLLOWS :-**

WHEREAS the aforesaid First Party, Second Party, Third Party and Fourth Party are descendants of Jogendra Nath Wadhawan son of Darbarilal (since deceased).

AND WHEREAS all that three-storied (ground + 3) building being H No. 85, standing over portion of land measuring eleven (11) decimals being present/New Plot No. 1438, under present/New Khata No. 179, within Ward No.14, Mouza Jugsalai, Kuchari Mohalla, within P. O. & P. S. Jugsalai, Town Jamshedpur, District East Singhbhum, more fully described in the schedule 'A' below is the subject matter of this deed of partition hereinafter referred to as the "Said Property".

Asht Kumar Wadhawan

M/s. DAYAL BUILDERS

Proprietor

Proprietor

M/s DAYAL BUILDERS

Proprietor



Ashok Kumar Wadhawan  
18/10/19  
Virender Kumar Wadhawan  
18/10/19  
Jaidev Kumar Wadhawan  
18/10/19  
Jagdish Singh Wadhawan  
18/10/19

AND WHEREAS Jogendra nath Wadhawan son of Darbarilal during his life time acquired all that piece of land measuring about 0.111 Acre or 6 Katha 15 dhal recorded in Revisional Survey Plot Nos. 1796, 1797 & 1909/1936 under Khata No. 202 within Mouza Jugsalai, Thana No. 1161, P.S. Jugsalai, Town Jamshedpur, District East Singhbhum.

AND WHEREAS in the present survey settlement operation the aforesaid land has been recorded under KHata No. 179, Plot NO. 1438 a, b, c & d in the name of Jogendra Nath Wadhawan son of Late Darbarilal.

AND WHEREAS said Jogendra Nath Wadhawan son of Late Darbarilal and his wife both expired leaving behind three sons namely (i) Kuldeep Singh Wadhawan (since deceased) (ii) Ranjeet Singh Wadhawan (since deceased) and (iii) Jagdish Singh Wadhawan.

AND WHEREAS aforesaid Kuldeep Singh Wadhawan expired leaving behind his only son namely Ashok Kumar Wadhawan, who First Party in this deed is having one-third undivided share over the property acquired by Late Jogendra Nath Wadhawan.

AND WHEREAS Ranjeet Singh and his wife also expired leaving behind two sons namely Virender Kumar Wadhawan & Jaidev Kumar Wadhawan who are Second Party and Third Party respectively in this deed each having one-sixth undivided share over the property acquired by Late Jogendra Nath Wadhawan.

AND WHEREAS there is a triple storied building (Gr. + 3) in existence, constructed over 61' ft. X 75' ft. of land within Plot No. 1438 a, b, c & d recorded under Khata No. 179, within mouza Jugsalaj, which has been partitioned by the aforesaid legal heirs and successor of Late Jogendra Nath Wadhawan and as per the aforesaid partition entered long ago orally amongst the legal heirs of Late Jogendra Nath Wadhawan, they have been possessing separately without any claim or interference by other legal heirs.

AND WHEREAS as per the aforesaid oral partition the First Party namely Ashok Kumar Wadhawan son of Late Kuldeep Singh Wadhawan

Ashok Kumar Wadhawan

Ms. DAYAL BUILDERS

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M/s DAYAL BUILDERS

Sprishy

Proprietor



Ashok Kumar  
18/10/19  
Virender Kumar  
18/10/19  
Jaidev Kumar  
18/10/19  
Jagdish Singh  
18/10/19

exclusive possession of the property more fully described in the Schedule 'B' below.

AND WHEREAS as per the aforesaid oral partition the Second Party namely Virender Kumar Wadhawan son of Late Ranjeet Singh Wadhawan is in exclusive possession of the property more fully described in the Schedule 'C' below.

AND WHEREAS as per the aforesaid oral partition the Third Party namely Jaidev Kumar Wadhawan is in exclusive possession of the property more fully described in the Schedule 'D' below.

AND WHEREAS as per the aforesaid oral partition the Fourth Party namely Jagdish Kumar Wadhawan is in exclusive possession of the property more fully described in the Schedule 'E' below.

AND WHEREAS to avoid any future litigation and dispute amongst the parties hereof in respect of the ownership, possession and profit of the building in question, all the parties decided to reduce into writing the arrangement.

**NOW THIS DEED OF PARTITION WITNESSETH AS FOLLOWS:-**

1. That as already decided the First party namely Ashok Kumar Wadhawan son of Late Kuldeep Singh is in occupation of the property more fully described in the Schedule 'B' below and shall own the same along with his respective legal heirs.

2. That the Second Party namely Virender Kumar Wadhawan son of Late Ranjeet Singh Wadhawan is in occupation of the property more fully described in the Schedule 'C' below and shall own the same along with his respective legal heirs.

3. That the Third Party namely Jaidev Kumar Wadhawan son of Late Ranjeet Singh Wadhawan is in occupation of the property more fully described in the Schedule 'D' below and shall own the same along with his respective legal heirs.

4. That the Fourth Party namely Jagdish Singh Wadhawan son of Late Jogendra Nath Wadhawan is in occupation of the property more fully described in the Schedule 'E' below and shall own the same along with his respective legal heirs.

M/s. DAYAL BUILDERS  
Proprietor

M/s DAYAL BUILDERS  
Proprietor

Ashok Kumar Wadhawan



Abdulkarim Walekar  
18/10/19  
Vivek Kumar  
18/10/19  
Jaidan Kumar  
18/10/19  
Joginder Singh  
18/10/19

described in the Schedule 'E' below and shall own the same along with his respective legal heirs

5. That the electric connection already in existence shall be used by all the parties jointly. It is also decided that one more electric connection for the said building shall/may be taken either from M/s. Jusco or from State Electricity Board, as the case may be and the parties will pay electric charges as per their consumption in their respective meters. Similarly all the parties shall use their separate electric connection for their respective properties to be constructed in future.

6. That it has also decided that all the parties shall get their respective share/ properties mutated in the office of the C. O. Jamshedpur and shall pay respective malgujari in their name and shall also obtain separate Holding Number from the Jugsalai Municipality.

7. That it is also decided that all the parties to this Deed shall pay their respective Malgujari to the state through the C. O. Jamshedpur and shall also pay their respective Holding Tax/Charge and other charges to the Jugsalai Municipality at their individual capacity.

8. That each party shall maintain his own premises on his own and shall pay for electric connection and water charges month to month as per consumption for their respective premises.

9. That all the parties shall commonly maintain the common portion, stair, roof of the building by arranging common fund for any repairing, white washing, painting etc.

10. That it has also been decided by all the parties that any party can sell his own premises or can give on rent or can mortgage to any bank for availing loan but before selling the portion one must assured that the proposed purchaser is a decent person.

11. That all the parties in this deed will co-operate each other in the matter maintenance of the building, payment of malgujari, municipal charge, holding tax, or any other taxes as may be charged by competent authority from time to time.

M/s DAYAL BUILDERS

Proprietor

M/s. DAYAL BUILDERS

Proprietor



*Ashok Kumar Wadhawan*  
15/11/13  
*Virender Kumar*  
15/11/13  
*Jyoti Kumar*  
15/11/13  
*Jyoti Kumar*  
15/11/13

14. That this deed of partition is executed voluntarily by all the parties without any pressure or coercion from any side and the terms and conditions of this deed of partition shall be binding upon all the parties.

**SCHEDULE 'A'**

(The entire holding/ property)

All that pucca three (ground + 3) storied building, being H No. 85, standing over portion of land measuring eleven (11) decimals being present/New Plot No. 1438, under present/New Khata No. 179, corresponding to Revisional Survey Plot Nos. 1796, 1797 & 1909/1936 under R.S. Khata No. 202 within Ward No. 14, Mouza Jugsalai, Kucheri Mohalla, within P. O. & P. S. Jugsalai, Town Jamshedpur, District East Singhbhum, Jharkhand which is bounded as follows:

- North : Main Road;
- South : Branch Road;
- East : Hotel Green Park;
- West : Hotel Kailash Regency;

**SCHEDULE- B**

(Share allotted to the First Party Ashok Kumar Wadhawan)

All that land measuring 3.66 decimals (one third undivided share over land measuring 11 decimals) being one-third share of schedule 'A' above property, shown in red colour in the sketch map which is bounded by:-

- North : Main Road;
- South : Branch Road;
- East : Portion allotted to Virender Kumar Wadhawan;
- West : Hotel Kailash Regency;

Along with:-

30 X 10 + 10 X 8 = 380 sq ft residential and 70 X 30 X 1 = 2100 sq. ft. commercial space in the First Floor.

M/s DAYAL BUILDERS  
*Spowh*  
Proprietor

*Ashok Kumar Wadhawan*

M/s. DAYAL BUILDERS  
*Spowh*  
Proprietor



*Ashok Kumar Wadhawan*  
*Virender Kumar Wadhawan*  
*Jaidev Kumar Wadhawan*

12 X 10 X 1 = 120 sq. ft. residential and 30 X 35 X 1 = 1050 sq. ft. commercial space in the second floor.

12 X 10 X 1 = 120 sq. ft. residential and 30 X 35 X 1 = 1050 sq. ft. commercial space in the third floor.

30 X 35 X 1 = 1050 sq. ft. commercial space in the fourth floor.

**(Total built-up area 5870 sq. ft.)**

**SCHEDULE- C**

(Share allotted to the Second Party Virender Kumar Wadhawan)

All that land measuring 1.83 decimals (one sixth undivided share over land measuring 11 decimals) being one-sixth share of schedule 'A' above property, shown in blue colour in the sketch map which is bounded by:-

- North : Main Road;
- South : Branch Road;
- East : Portion allotted to Jaidev Kumar Wadhawan;
- West : Portion allotted to Ashok Kumar Wadhawan;

**Along with:-**

One passage of size 5' X 4' for entrance from the shop east side of the building with pucca stair of 2'6" leading to first floor and above.

18' X 10' + 24' X 12' + 7' X 14' = 566 sq. ft. commercial space in the ground floor.

18' X 10' = 180 sq. ft. residential space in the first floor.

20' X 10' + 12' X 16' + 12' X 10' + 10' X 8' + 11' X 7' = 669 sq. ft. residential space in the second floor.

Above the same of second floor a terrace 28' X 22' + 7' X 11' = 693 sq. ft.

**(Total built-up area 1415 sq. ft.)**

**SCHEDULE- D**

(Share allotted to the Third Party Jaidev Kumar Wadhawan)

All that land measuring 1.83 decimals (one sixth undivided share over land measuring 11 decimals) being one-sixth share of schedule 'A' above property, shown in Green colour in the sketch map which is bounded by:-

M/s DAYAL BUILDERS  
*Proprietor*

*Ashok Kumar Wadhawan*

M/s. DAYAL BUILDERS  
*Proprietor*



*Asish Kumar Wadhawan*  
*Virender Kumar*  
*Jaidev Kumar*  
*Jagdish Singh*

North : Main Road;  
 South : Branch Road;  
 East : Portion allotted to Jagdish Singh Wadhawan;  
 West : Portion allotted to Virender Kumar Wadhawan;

**Along with:-**

10' X 18' X 1 + 7' X 14' = 278 sq. ft. And  
 4' X 3' + 14' X 10' = 152 sq. ft. commercial space in the ground floor.  
 12' X 13' + 11' X 7' + 10' X 18' = 426 sq. ft. residential space in the first floor.  
 15' X 13' + 12' X 13' = 351 sq. ft. residential space in the second floor.  
**(Total built-up area 1207 sq. ft.)**

**SCHEDULE- E**

(Share allotted to the Fourth Party Jagdish Singh Wadhawan)

All that land measuring 3.66 decimals (one third undivided share over land measuring 11 decimals) being one-third share of schedule 'A' above property, shown in Black colour in the sketch map which is bounded by:-

North : Main Road;  
 South : Branch Road;  
 East : Hotel Green Park;  
 West : Portion allotted to Jaidev Kumar Wadhawan;

**Along with:-**

68' X 38' = 2584 sq. ft. commercial space in the ground floor.  
 11' X 13' + 9' X 13' + 9' X 14' + 6' X 14' = 470 sq. ft. residential space in the First Floor.  
 30' X 35' = 1050 sq. ft. commercial space in the second floor.  
 30' X 35' = 1050 sq. ft. commercial space in the third floor.  
**(Total built-up area 5154 sq. ft.)**

**M/s DAYAL BUILDERS**  
*Spmbh*  
**Proprietor**

*Asish Kumar Wadhawan*


**M/s. DAYAL BUILDERS**  
*Spmbh*  
**Proprietor**





Jagdish Kumar Wadhwa  
 18/10/19  
 Varun Kumar Manchanda  
 18/10/19  
 Jaiinder Kumar  
 18/10/19  
 Jagdish Singh  
 18/10/19

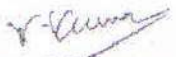
IN WITNESS WHEREOF the parties have signed on this the day, month and year first above mentioned at Jamshedpur


Witnesses.

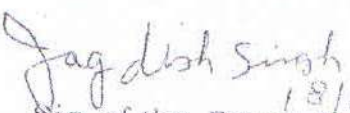
1.   
 RAKESH SACHDEV  
 S/o D. P. Sachdev  
 Sundarbyn  
 Jamshedpur

  
 Sig. of the First Party.

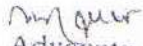
  
 Sig. of the Second Party.

2.   
 Varun Kumar Manchanda  
 S/o R. Manchanda  
 Jussalai

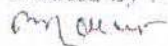
  
 Sig. of the Third Party.

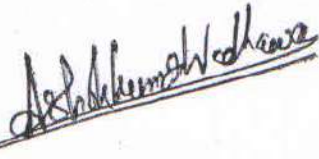
  
 18/10/19  
 Sig. of the Fourth Party.

Read over and explained the contents of this Deed to all the parties, who admitted the same to be true and correct.

  
 Advocate

Drafted the Deed as per information given by the Executants, the executants/parties have put their signature and five fingers (left hand) impression in my presence.  
 Typed out by :-

Drafted by :-  




M/s DAYAL BUILDERS  
  
 Proprietor

M/s. DAYAL BUILDERS  
  
 Proprietor

OFFICE OF THE SUB REGISTRAR

Office Name :- District RO - Jamshedpur

District Name :- EastSinghbhum

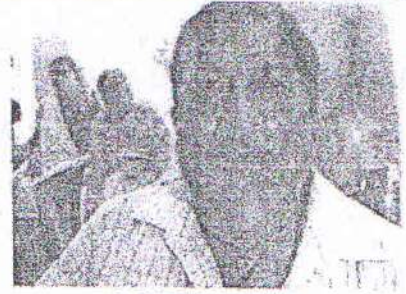
State Name :- Jharkhand

**Deed Endorsement**

Token No :- 20190000080048

Deed Type	Partition
Number of Pages	68
Fee Details	Stamp Duty :- Rs. 50, PR :- Rs. 1, SP :- Rs. 1020, A1 :- Rs. 50, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.1442161/-, Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Jugsalai Location :- Main Road, Jugsalai Property Boundaries :- East: PORTION ALLOTTED TO VIRENDER KUMAR WADHAWAN, West: HOTEL KAILASH REGENCY, South: BRANCH ROAD, North: MAIN ROAD Khata Number - 179Plot Number - 1438Volume Number - 3Page Number - 155Holding Number - 0140000046000X1 Area Of Land :- 3.66 Decimal

Sh./Smt.ASHOK KUMAR WADHAWAN s/o/d/o/w/o LATE KULDIP SINGH has presented the document for registration in this office today dated :- 19-Oct-2019 Day :- Saturday Time :- 11:39:22 AM



ASHOK KUMAR WADHAWAN(Individual)

Party Name	Document Type	Document Number
ASHOK KUMAR WADHAWAN	PAN/UID	471215098853

*Ashok Kumar Wadhawan*

M/s. DAYAL BUILDERS

*Dayal*




Proprietor

M/s DAYAL BUILDERS

*Dayal*

Proprietor






Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	ASHOK KUMAR WADHAWAN Address1 - H. NO. 10, KUCHARI MOHALLA, JUGSALAI, P.O. AND P.S. JUGSALAI, TOWN JAMSHEDPUR, EAST SINGHBHUM, Address2 - Jharkhand PAN No.: Permission Case No.:	Yes	Ashok Kumar Wadhawan Address:- 117, KACHHARI MOHALLA, JUGSALAI, JAMSHEDPUR, Purbi Singhbhum, 831006, Jharkhand, India		PARTY Age:59			

Ashok Kumar Wadhawan



M/s DAYAL BUILDERS  
*Spansh*  
Proprietor

M/s. DAYAL BUILDERS  
*Spansh*  
Proprietor

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party Photo	Finger Print	Signature
2	VIRENDER KUMAR WADHAWAN Address1 - H. NO. 10, KUCHARI MOHALLA, JUGSALAI, P.O. AND P.S. JUGSALAI, TOWN JAMSHEDPUR, EAST SINGHBHUM, Jharkhand Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Virender Kumar Address:- 118, KACHHARI MOHALLA STATION ROAD, TATNAGAR, JAMSHEDPUR, Purbi Singhbhum, 831002, Jharkhand, India		PARTY Age:63			




**M/s. DAYAL BUILDERS**

*Spruh*  
Proprietor

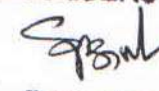
**M/s DAYAL BUILDERS**  
*Spruh*  
Proprietor

*Virender Kumar Wadhawan*






Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party Photo	Finger Print	Signature
3	JAIDEV KUMAR WADHWAN Address1 - H. NO. 118, HOTEL BASERA, STATION ROAD, KUCHARI MOHALLA, JUGSALAI, P.O. AND P.S. JUGSALAI, TOWN JAMSHEDPUR, EAST SINGHBHUM, Address2 - ... Jharkhand PAN No.: ,Permission Case No.-	Yes	Jaidev Kumar Wadhwan Address1 - H.No. 118, Hotel Basera Station Road, Kachari, Jugsalai, Po- Tatanagar, Thana- Jugsalai, Jamshedpur., Purbi Singhbhum, 831002., Jharkhand, India		PARTY Age:56			




M/s. DAYAL BUILDERS  
  
 Proprietor

M/s DAYAL BUILDERS  
  
 Proprietor

Jaidev Kumar Wadhwan

Sr.No	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
4	JAGDISH SINGH WADHAWAN Address1 - H. NO. 10, KUCHARI MOHALLA, SALAI, AND P.S. JUGSALAI, TOWN JAMSHEDPUR, EAST SINGHBHUM, Address2 - , Jharkhand PAN No.: Permission Case No.-	Yes	Jagdish Singh Address:- H NO- 8, , KAGAL NAGAR ROAD NO-1, PO- SONARI, JAMSHEDPUR, Purbi Singhbhum, 831011, Jharkhand, India		PARTY Age:84			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	RAKESH SACHDEV S/o-D/o DHARAM PAL SACHDEV Address1 - H. NO. 39, SUNDARNAGAR, EAST SINGHBHUM, Address2 - , Jharkhand PAN No.:			

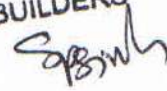
Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
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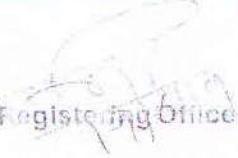
M/s DAYAL BUILDERS  
  
Proprietor

M/s DAYAL BUILDERS  
  
Proprietor



VARUN KUMAR MANCHANDA					
Address1 - KUMAR CYCLE WORKS, NEAR RAILWAY CROSSING, JUGSALAI, JAMSHEDPUR, EAST SINGHBHUM, Address2 - Jharkhand					

  
Signature of Operator

  
Seal and Signature of Registering Officer


Above signature & thumb impression are affixed in my presence.

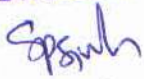
Above mentioned, ( ASHOK KUMAR WADHAWAN , VIRENDER KUMAR WADHAWAN , JAYDEV KUMAR WADHAWAN , JAGDISH SINGH WADHAWAN), has/have admitted the execution before me. He/ She/ They has / have been identified by (RAKESH SACHDEV) Son/Daughter/Wife of (DHARAM PAL SACHDEV) resident of (H. NO. 39, SUNDARNAGAR, EAST SINGHBHUM) and by occupation (Business).

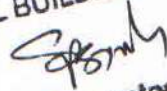


  
Signature of Registering Officer

Date:- 19-Oct-2019

  
Seal and Signature of Registering Officer

Ms. DAYAL BUILDERS  
  
Proprietor

Ms. DAYAL BUILDERS  
  
Proprietor





## Pre Registration Docket

Date :- 18-10-2019 05:52 pm

Office Name :- District SRO - Jamshedpur

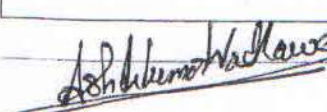

Token No:- 20190000080048

Appointment :- 1 Oct-2019 Time:- 10:20

Article	Partition
Pre Registration Date	24 Sep-2019
No. Of Pages	34
Stamp Duty	50
Paid Stamp Duty	0
Total Fees	₹ 1,074.

Property Id: **204180**

Valuation No. : 290593 / 2019	:- 2019-2020	User Id : 30	Date : 18-October-2019 17:41:PM
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Urban	Corporation : Jugsalai Municipality	Village/City : Jugsalai	
Jugsalai - Main Road			
Khata Number - 179			
Plot Number - 1438			
Volume Number - 3			
Page Number - 155			
Holding Number - 0140000046000X1			
Valuation Rule : Residential Land			
Usage : Non Agri => Residential Land => Residential Land			
Property Details			
1	Land area	3.66 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 3.66 x 394033=1442160.78	₹14,42,161/-
A	Total		₹14,42,161/-
<b>Note : Final Valuation is Rounded to Next 100/-</b>			
Total Valuation (A)			₹14,42,200/-
Total Amount in Words : Fourteen Lakhs Forty Two Thousands Two Hundred Rupees Only.			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: PORTION ALLOTTED TO VIRENDER KUMAR WADHAWAN, West: HOTEL KAILASH REGENCY, South: BRANCH ROAD, North: MAIN ROAD
 Proprietor	 M/S DAYAL BUILDERS Proprietor



Area	Land area : 0.66 Decimal
Other Description of the Property	Pin Code - 831005
Government/Market Value	1442160.78
Transaction Amount	

PARTY	<b>Mr. ASHOK KUMAR WADHAWAN, Address - H. NO. 10, KUCHARI MOHALLA, JUGSALAI, P.O. AND P.S. JUGSALAI, TOWN JAMSHEDPUR, EAST SINGHBHUM- ,Father/Husband Name LATE KU DIP SINGH , PAN No. , Permission Case No.- , Aadhaar No. ****-****8853</b>
	<b>-Mr. JAGDISH SINGH WADHAWAN, Address - H. NO. 10, KUCHARI MOHALLA, JUGSALAI, P.O. AND P.S. JUGSALAI, TOWN JAMSHEDPUR, EAST SINGHBHUM- ,Father/Husband Name LATE JOGENDRA NATH WADHAWAN , PAN No.- , Permission Case No.- , Aadhaar No. *****7978</b>
	<b>-Mr. JAYDEV KUMAR WADHAWAN, Address - H. NO. 118, HOTEL BASERA, STATION ROAD, KUCHARI MOHALLA, JUGSALAI, P.O. AND P.S. JUGSALAI, TOWN JAMSHEDPUR, EAST SINGHBHUM- ,Father/Husband Name LATE RANJEET SINGH , PAN No.- , Permission Case No.- , Aadhaar No. *****6027</b>
	<b>-Mr. VIRENDER KUMAR WADHAWAN, Address - H. NO. 10, KUCHARI MOHALLA, JUGSALAI, P.O. AND P.S. JUGSALAI, TOWN JAMSHEDPUR, EAST SINGHBHUM- ,Father/Husband Name LATE RANJEET SINGH , PAN No.- , Permission Case No.- , Aadhaar No. *****0264</b>

Witness Information	<b>Mrs. VARUN KUMAR MANCHANDA , Address - KUMAR CYCLE WORKS, NEAR RAILWAY CROSSING, JUGSALAI, JAMSHEDPUR, EAST SINGHBHUM-, Father/Husband Name-RIMA MANCHANDA</b>
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Identifier Details	<b>Mr. RAKESH SACHDEV , Address - H. NO. 39, SUNDARNAGAR, EAST SINGHBHUM-, Father/Husband Name-DHARAM PAL SACHDEV</b>
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Property Id:204180		
Fee Rule:Partition Deed		
1	Stamp Duty	57,688

1	SP	1,020
<b>Total</b>		<b>1,020</b>

Property Id:204180		
Fee Rule:Partition Deed		
1	PR	1
2	LL <b>M/s DAYAL BUILDERS</b>	3
3	A1	43,266

*[Handwritten Signature]*

*[Handwritten Signature]*  
**M/s DAYAL BUILDERS**  
 Proprietor

*[Handwritten Signature]*  
 Proprietor

Total	43,270
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**Sr.No. Exemption Detail Amount**

Partition Exemption		
1	Stamp Duty	57638
2	A1	43216

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.

*mca*  
Deed Writer / Advocate

Vendee / Claimant

*Shri. Anand Wadhawa*  
*Vinod Kumar*  
*Jagdish Singh*  
Vendor / Executant

*Shri. Anand Wadhawa*

M/s DAYAL BUILDERS  
*Sprish*  
Proprietor

M/s DAYAL BUILDERS  
*Sprish*  
Proprietor





OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

**Deed Endorsement**

Token No :- 20200000111255

Deed Type	Development Agreement
Number of Pages	140
Fee Details	Stamp Duty :- Rs. 84004, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 2100, A1 :- Rs. 135110, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.2884322/- ,Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Jugsalai Location :- Main Road, Jugsalai Property Boundaries :- East: VIRENDER KUMAR WADHARAN, West: HOTEL KAILASH REGENCY, South: BRANCH ROAD, North: MAIN ROAD Khata Number - 179Plot Number - 1438Volume Number - 50Page Number - 96Holding Number - 0140000046000X1 Area Of Land :- 3.66 Decimal

Sh./Smt.ASHOK KUMAR WADHAWAN s/o/d/o/w/o LATE KULDIP SINGH  
has presented the document for registration in this office  
today dated :- 17-Mar-2021 Day :- Wednesday Time :- 18:35:19 PM








ASHOK KUMAR  
WADHAWAN(Individual)

Party Name	Document Type	Document Number
ASHOK KUMAR WADHAWAN	PAN/UID	471215098853




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

*S. Singh*  
Proprietor

1	<b>ASHOK KUMAR WADHAWAN</b> <b>Address1 -</b> 117 KACHHARI MOHALLA JUGSALAI JAMSHEDPUR, <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	Yes	Ashok Kumar Wadhawan <b>Address:-</b> 117, , KACHHARI MOHALLA, JUGSALAI, JAMSHEDPUR, , Purbi Singhbhum, 831006, , Jharkhand, India	EXECUTANTS Age:59	 	
2	<b>DAYAL BUILDERS REP BY SURENDER PAL SINGH</b> <b>Address1 -</b> GOURI SHANKAR ROAD JUGSALAI JAMSHEDPUR, <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	Yes	Surender Pal Singh <b>Address:-</b> Plot No.- 9 And 9A, Near Masjid, Darjee Lane, Ramdas Bhatta, Bistupur, JAMSHEDPUR, Sakchi, Bistupur, , East Singhbhum, 831001, , Jharkhand, India	CLAIMANT Age:56	 	

**Identification:**

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>BHUPINDER SINGH</b> S/o-D/o <b>INDERJEET SINGH BHATIA</b> <b>Address1 -</b> PREM APARTMENT SURTI CHOWK GOURI SHANKAR ROAD JUGSALAI JAMSHEDPUR, <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
	M/s DAYAL BUILDERS			

  
 Proprietor



1	<b>DHANJOTH SINGH SADANA</b> <b>Address1 - 43 SADANA VILLA PURANI BASTI ROAD JUGSALAI</b> <b>JAMSHEDPUR EAST SINGHBHUM, Address2 -</b> <b>, , , Jharkhand</b>			
---	--	--	--	--

Signature of Operator



Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( **ASHOK KUMAR WADHAWAN**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**BHUPINDER SINGH**) Son/Daughter/Wife of (**INDERJEET SINGH BHATIA**) resident of (**PREM APARTMENT SURTI CHOWK GOURI SHANKAR ROAD JUGSALAI JAMSHEDPUR**) and by occupation (**Business**).



Signature of Registering Officer

Date:- 17-Mar-2021

Seal and Signature of Registering Officer

M/s DAYAL BUILDERS  
  
 Proprietor

Token No.: 20200000111255

## CERTIFICATE

### Office of the District SRO - Jamshedpur

This **Development Agreement** was presented before the registering officer on date **17-Mar-2021** by **ASHOK KUMAR WADHAWAN, S/O, D/O, W/O LATE KULDIP SINGH** resident of 117 KACHHARI MOHALLA JUGSALAI JAMSHEDPUR ..

This deed was registered as Document No:- **2021/JSR/1435/BK1/1318** in Book No :- **BK1**, Volume No :- 251 from Page No :- 1 to 140 at, office of **District SRO - Jamshedpur**

Date:- **17-Mar-2021**

  
Registering Officer

M/s DAYAL BUILDERS  
Proprietor  






सत्यमेव जयते

# INDIA NON JUDICIAL Government of Jharkhand

## e-Stamp

Certificate No.	IN-JH21870167202499R
Certificate Issued Date	30 Sep 2019 03:24 PM
Account Reference	NONACC(SV) Jh9003504/ JAMSHEDPUR/ JH-ES
Unique Doc. Reference	SUBIN-JHJH900350430484775070897R
Purchased by	ASHOK KUMAR WADHAWAN
Description of Document	Article 45 Partition
Property Description	Partition
Consideration Price (Rs.)	0 (Zero)
First Party	ASHOK KUMAR WADHAWAN
Second Party	NA
Stamp Duty Paid By	ASHOK KUMAR WADHAWAN
Stamp Duty Amount(Rs.)	50 (Fifty only)



Please write or type below this line

2019/80048  
11.10.19

2019 JSR/4637/BKI/424



*Ashok Kumar Wadhawan*

*Niravender Kumar*

*Jaydish Kumar*

*Jaydish Singh*  
18/10/19

0003526302

M/S. DAYAL BUILDERS

*Dayal*  
Proprietor



Deed of Partition

PS Jugal

SD

Jaydeep Singh

आशुतोष का भाग 206 का  
207 दिनांक 11/6/19 का  
अंशगत विभाजन दस्तावेज  
50 नं. के अंशक अंक 50 नं.  
के अंशक

अंश 179 का  
अंश 143 का  
दिनांक 18/10/19



Ashok Kumar Wadhawan  
18/10/19



मंगल 20

Jaydeep Kumar

आशुतोष का भाग 206 का  
207 दिनांक 11/6/19 का  
अंशगत विभाजन दस्तावेज  
50 नं. के अंशक अंक 50 नं.  
के अंशक



Jaydeep Kumar  
18/10/19



मंगल 20

पिता का अंश 206 का  
अंशगत विभाजन दस्तावेज  
50 नं. के अंशक अंक 50 नं.  
के अंशक

आशुतोष का भाग 206 का  
207 दिनांक 11/6/19 का  
अंशगत विभाजन दस्तावेज  
50 नं. के अंशक अंक 50 नं.  
के अंशक

Fachyab

AA 500  
H.A 200  
PS 1--  
F 2000

18/10/19

**DEED OF PARTITION**

THIS DEED OF PARTITION IS MADE ON THIS THE 18<sup>TH</sup> DAY OF OCTOBER 2019 AT JAMSHEDPUR;

:-AMONGST:-

(1) **ASHOK KUMAR WADHAWAN** aged about 59 years, son of Late Kuldeep Singh, by faith Hindu, by caste Arya Punjabi, by Nationality Indian, by occupation business, resident of H No. 10, Kuchari Mohalla, Jugsalai. P.O. & P. S. Jugsalai, Town Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the **FIRST PARTY** (Which expression unless repugnant to the context shall mean and include his legal heirs, successors, representatives and assigns) of the **FIRST PART**.

PAN: BFQPK2080A | **Ms. DAYAL BUILDERS** | AADHAR No. 4712 1501 4657

Dayal Builders



Jai Prakash Kumar Wadhawan  
18/10/19  
Virender Kumar  
18/10/19



Jai Prakash Kumar  
18/10/19



Jagdish Singh  
18/10/19



AND

(2) **VIRENDER KUMAR WADHAWAN** aged about 63 years, son of Late Ranjeet Singh, by faith Hindu, by caste Arya Punjabi, by Nationality Indian, by occupation business, resident of H No. 10, Kuchari Mohalla, Jugsalai. P.O. & P. S. Jugsalai, Town Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the SECOND PARTY (Which expression unless repugnant to the context shall mean and include his legal heirs, successors, representatives and assigns) of the SECOND PART.

PAN: ADFPK9081R

M/s. DAYAL BUILDERS  
Proprietor

Office No. 9145 5230 0244



Jaydev Kumar Wadhawan  
18/10/19  
Virender Kumar  
18/10/19  
Jaydev Kumar  
18/10/19  
Jagdish Singh  
18/10/19  
AND

(3) **JAYDEV KUMAR WADHAWAN** aged about 56 years, son of Lat Ranjeet Singh, by faith Hindu, by caste Arya Punjabi, by Nationality Indian, by occupation business, resident of H No. 118, Hotel Basera Station Road, Kuchari Mohalla, Jugsalai. P.O. & P. S. Jugsalai, Town Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the **THIRD PARTY** (Which expression unless repugnant to the context shall mean and include his legal heirs, successors, representatives and assigns) of the **THIRD PART**.

PAN:- AAFPW4957K;

AADHAR No. 2067 7373 6027;

AND

(4) **JAGDISH SINGH WADHAWAN** aged about 84 years, son of Lat Jogendra Nath Wadhawan, by faith Hindu, by caste Arya Punjabi, by Nationality Indian, by occupation business, resident of H No. 10, Kuchari Mohalla, Jugsalai. P.O. & P. S. Jugsalai, Town Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the **FOURTH PARTY** (Which expression unless repugnant to the context shall mean and include his legal heirs, successors, representatives and assigns) of the **FOURTH PART**.

PAN:- ADSPS4149M;

AADHAR No. 4278 0536 7978;

**WITNESSETH AS FOLLOWS :-**

WHEREAS the aforesaid First Party, Second Party, Third Party and Fourth Party are descendants of Jogendra Nath Wadhawan son of Darbarile (since deceased).

AND WHEREAS all that three-storied (ground + 3) building being H No. 85, standing over portion of land measuring eleven (11) decimals being present/New Plot No. 1438, under present/New Khata No. 179, within Ward No.14, Mouza Jugsalai, Kuchari Mohalla, within P. O. & P. S. Jugsalai, Town Jamshedpur, District East Singhbhum, more fully described in the schedule 'A' below is the subject matter of this deed of partition hereinafter referred to as the 'Said Property'.

**Ms. DAYAL BUILDERS**

*[Signature]*

**Proprietor**



Ashok Kumar Wadhawan  
18/10/19  
Virender Kumar  
18/10/19  
Jaidev Kumar  
18/10/19  
Jagdish Singh  
18/10/19

AND WHEREAS Jogendra nath Wadhawan son of Darbarilal during his life time acquired all that piece of land measuring about 0.111 Acre or 6 Katha 15 dhul recorded in Revisional Survey Plot Nos. 1796, 1797 & 1909/1936 under Khata No. 202 within Mouza Jugsalai, Thana No. 1161, P.S. Jugsalai, Town Jamshedpur, District East Singhbhum.

AND WHEREAS in the present survey settlement operation the aforesaid land has been recorded under KHata No. 179, Plot NO. 1438 a, b, c & d in the name of Jogendra Nath Wadhawan son of Late Darbarilal.

AND WHEREAS said Jogendra Nath Wadhawan son of Late Darbarilal and his wife both expired leaving behind three sons namely (i) Kuldeep Singh Wadhawan (since deceased) (ii) Ranjeet Singh Wadhawan (since deceased) and (iii) Jagdish Singh Wadhawan.

AND WHEREAS aforesaid Kuldeep Singh Wadhawan expired leaving behind his only son namely Ashok Kumar Wadhawan, who First Party in this deed is having one-third undivided share over the property acquired by Late Jogendra Nath Wadhawan.

AND WHEREAS Ranjeet Singh and his wife also expired leaving behind two sons namely Virender Kumar Wadhawan & Jaidev Kumar Wadhawan who are Second Party and Third Party respectively in this deed each having one-sixth undivided share over the property acquired by Late Jogendra Nath Wadhawan.

AND WHEREAS there is a triple storied building (Gr. + 3) in existence, constructed over 61' ft. X 75' ft. of land within Plot No. 1438 a, b, c & d recorded under Khata No. 179, within mouza Jugsalai, which has been partitioned by the aforesaid legal heirs and successor of Late Jogendra Nath Wadhawan and as per the aforesaid partition entered long ago orally amongst the legal heirs of Late Jogendra Nath Wadhawan, they have been possessing separately without any claim or interference by other legal heirs.

AND WHEREAS as per the aforesaid oral partition the First Party namely Ashok Kumar Wadhawan son of Late Jagdish Singh

M/s. DAYAL BUILDERS

Proprietor



Ashok Kumar  
18/10/19

Virender Kumar  
18/10/19

Jaidev Kumar  
18/10/19

Jagdish Singh  
18/10/19

exclusive possession of the property more fully described in the Schedule 'B' below.

AND WHEREAS as per the aforesaid oral partition the Second Party namely Virender Kumar Wadhawan son of Late Ranjeet Singh Wadhawan is in exclusive possession of the property more fully described in the Schedule 'C' below.

AND WHEREAS as per the aforesaid oral partition the Third Party namely Jaidev Kumar Wadhawan is in exclusive possession of the property more fully described in the Schedule 'D' below.

AND WHEREAS as per the aforesaid oral partition the Fourth Party namely Jagdish Kumar Wadhawan is in exclusive possession of the property more fully described in the Schedule 'E' below.

AND WHEREAS to avoid any future litigation and dispute amongst the parties hereof in respect of the ownership, possession and profit of the building in question, all the parties decided to reduce into writing the arrangement.

**NOW THIS DEED OF PARTITION WITNESSETH AS FOLLOWS:-**

1. That as already decided the First party namely Ashok Kumar Wadhawan son of Late Kuldeep Singh is in occupation of the property more fully described in the Schedule 'B' below and shall own the same along with his respective legal heirs.
2. That the Second Party namely Virender Kumar Wadhawan son of Late Ranjeet Singh Wadhawan is in occupation of the property more fully described in the Schedule 'C' below and shall own the same along with his respective legal heirs.
3. That the Third Party namely Jaidev Kumar Wadhawan son of Late Ranjeet Singh Wadhawan is in occupation of the property more fully described in the Schedule 'D' below and shall own the same along with his respective legal heirs.
4. That the Fourth Party namely Jagdish Singh Wadhawan son of Late Jagdish Nath Wadhawan is in occupation of the property more

Ms. DAYAL BUILDERS

Proprietor

*[Signature]*



Jagdish Kumar  
18/10/19

Viswender Kumar  
18/10/19

Jaiendar Kumar  
18/10/19

Jagdish Singh  
18/10/19

- described in the Schedule 'E' below and shall own the same along with his respective legal heirs
5. That the electric connection already in existence shall be used by all the parties jointly. It is also decided that one more electric connection for the said building shall/may be taken either from M/s. Jusco or from State Electricity Board, as the case may be and the parties will pay electric charges as per their consumption in their respective meters. Similarly all the parties shall use their separate electric connection for their respective properties to be constructed in future.
  6. That it has also decided that all the parties shall get their respective share/ properties mutated in the office of the C. O. Jamshedpur and shall pay respective malgujari in their name and shall also obtain separate Holding Number from the Jugsalai Municipality.
  7. That it is also decided that all the parties to this Deed shall pay their respective Malgujari to the state through the C. O. Jamshedpur and shall also pay their respective Holding Tax/Charge and other charges to the Jugsalai Municipality at their individual capacity.
  8. That each party shall maintain his own premises on his own and shall pay for electric connection and water charges month to month as per consumption for their respective premises.
  9. That all the parties shall commonly maintain the common portion, stair, roof of the building by arranging common fund for any repairing, white washing, painting etc.
  10. That it has also been decided by all the parties that any party can sell his own premises or can give on rent or can mortgage to any bank for availing loan but before selling the portion one must assured that the proposed purchaser is a decent person.
  11. That all the parties in this deed will co-operate each other in the matter of maintenance of the building, payment of malgujari, municipal charge, holding tax, or any other taxes as may be charged by competent authority from time to time.

M/S. DAYAL BUILDERS

Proprietor  
*[Signature]*



Ashok Kumar Wadhawan  
18/10/19  
Virender Kumar  
18/10/19  
Jardan Kumar  
18/10/19  
Jagdish Singh  
18/10/19

14. That this deed of partition is executed voluntarily by all the parties without any pressure or coercion from any side and the terms and conditions of this deed of partition shall be binding upon all the parties.

### **SCHEDULE 'A'**

(The entire holding/ property)

All that pucca three (ground + 3) storied building, being H No. 85, standing over portion of land measuring eleven (11) decimals being present/New Plot No. 1438, under present/New Khata No. 179, corresponding to Revisional Survey Plot Nos. 1796, 1797 & 1909/1936 under R,S. Khata No. 202 within Ward No. 14, Mouza Jugsalai, Kucheri Mohalla, within P. O. & P. S. Jugsalai, Town Jamshedpur, District East Singhbhum, Jharkhand which is bounded as follows:

North : Main Road;  
South : Branch Road;  
East : Hotel Green Park;  
West : Hotel Kailash Regency;

### **SCHEDULE- B**

(Share allotted to the First Party Ashok Kumar Wadhawan)

All that land measuring 3.66 decimals (one third undivided share over land measuring 11 decimals) being one-third share of schedule 'A' above property, shown in red colour in the sketch map which is bounded by:-

North : Main Road;  
South : Branch Road;  
East : Portion allotted to Virender Kumar Wadhawan;  
West : Hotel Kailash Regency;

**Along with:-**

30 X 10 + 10 X 8 = 380 sq ft. residential and 70 X 30 X 1 = 2100 sq ft. commercial space in the First Floor



Ashok Kumar Wadhawan  
18/10/19  
Virender Kumar  
18/10/19  
Jaidev Kumar  
18/10/19  
Jagdish Singh  
18/10/19

12 X 10 X 1 = 120 sq. ft. residential and 30 X 35 X 1 = 1050 sq. ft. commercial space in the second floor.

12 X 10 X 1 = 120 sq. ft. residential and 30 X 35 X 1 = 1050 sq. ft. commercial space in the third floor.

30 X 35 X 1 = 1050 sq. ft. commercial space in the fourth floor.

**(Total built-up area 5870 sq. ft.)**

### **SCHEDULE- C**

(Share allotted to the Second Party Virender Kumar Wadhawan)

All that land measuring 1.83 decimals (one sixth undivided share over land measuring 11 decimals) being one-sixth share of schedule 'A' above property, shown in blue colour in the sketch map which is bounded by:-

North : Main Road;

South : Branch Road;

East : Portion allotted to Jaidev Kumar Wadhawan;

West : Portion allotted to Ashok Kumar Wadhawan;

#### **Along with:-**

One passage of size 5' X 4' for entrance from the shop east side of the building with pucca stair of 2'6" leading to first floor and above.

18' X 10' + 24' X 12' + 7' X 14' = 566 sq. ft. commercial space in the ground floor.

18' X 10' = 180 sq. ft. residential space in the first floor.

20' X 10' + 12' X 16' + 12' X 10' + 10' X 8' + 11' X 7' = 669 sq. ft. residential space in the second floor.

Above the same of second floor a terrace 28' X 22' + 7' X 11' = 693 sq. ft.

**(Total built-up area 1415 sq. ft.)**

### **SCHEDULE- D**

(Share allotted to the Third Party Jaidev Kumar Wadhawan)

All that land measuring 1.83 decimals (one sixth undivided share over land measuring 11 decimals) being one-sixth share of schedule 'A' above property, shown in Green colour in the sketch map which is bounded by:-

*As per memo Wadhawa*  
*18/10/19*  
*Virender Kumar*  
*18/10/19*  
*Jaidev Kumar*  
*18/10/19*  
*Jagdish Singh*  
*18/10/19*

North : Main Road;  
South : Branch Road;  
East : Portion allotted to Jagdish Singh Wadhawan;  
West : Portion allotted to Virender Kumar Wadhawan;

**Along with:-**

10' X 18' X 1 + 7' X 14' = 278 sq. ft. And  
4' X 3' + 14' X 10' = 152 sq. ft. commercial space in the ground floor.  
12' X 13' + 11' X 7' + 10' X 18' = 426 sq. ft. residential space in the first floor.  
15' X 13' + 12' X 13' = 351 sq. ft. residential space in the second floor.  
**(Total built-up area 1207 sq. ft.)**

**SCHEDULE- E**

(Share allotted to the Fourth Party Jagdish Singh Wadhawan)

All that land measuring 3.66 decimals (one third undivided share over land measuring 11 decimals) being one-third share of schedule 'A' above property, shown in Black colour in the sketch map which is bounded by:-

North : Main Road;  
South : Branch Road;  
East : Hotel Green Park;  
West : Portion allotted to Jaidev Kumar Wadhawan;

**Along with:-**

68' X 38' = 2584 sq. ft. commercial space in the ground floor.  
11' X 13' + 9' X 13' + 9' X 14' + 6' X 14' = 470 sq. ft. residential space in the First Floor.  
30' X 35' = 1050 sq. ft. commercial space in the second floor.  
30' X 35' = 1050 sq. ft. commercial space in the third floor.  
**(Total built-up area 5154 sq. ft.)**

M/s. DAYAL BUILDERS  
Proprietor  
*Spash*



Asht Kumar Wadhwa  
 18/10/19  
 Virender Kumar  
 18/10/19  
 Jai Dev Kumar  
 18/10/19  
 Jagdish Singh  
 18/10/19

IN WITNESS WHEREOF the parties have signed on this the day, month and year first above mentioned at Jamshedpur

Witnesses.

1. [Signature]  
 RAKESH SACHDEV  
 S/o D.P. Sachdev  
 Sundar Nagar  
 Jamshedpur

2. [Signature]  
 Varun Kumar Manchanda  
 S/o R. Manchanda  
 Jussalai

[Signature]  
 Sig. of the First Party.

[Signature]  
 Sig. of the Second Party.

[Signature]  
 Sig. of the Third Party.

[Signature]  
 18/10/19  
 Sig. of the Fourth Party.

Read over and explained the contents of this Deed to all the parties, who admitted the same to be true and correct.

[Signature]  
 Advocate

Drafted the Deed as per information given by the Executants, the executants/parties have put their signature and five fingers (left hand) impression in my presence.  
 Typed out by :-

Drafted by :-  
[Signature]

M/s. DAYAL BUILDERS  
[Signature]  
 Proprietor



OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

**Deed Endorsement**

Token No :- 2019000080048

Deed Type	Partition
Number of Pages	68
Fee Details	Stamp Duty :- Rs. 50, PR :- Rs. 1, SP :- Rs. 1020, A1 :- Rs. 50, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.1442161/- ,Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Jugsalai Location :- Main Road, Jugsalai Property Boundaries :- East: PORTION ALLOTTED TO VIRENDER KUMAR WADHAWAN, West: HOTEL KAILASH REGENCY, South: BRANCH ROAD, North: MAIN ROAD Khata Number - 179Plot Number - 1438Volume Number - 3Page Number - 155Holding Number - 0140000046000X1 Area Of Land :- 3.66 Decimal

Sh./Smt.ASHOK KUMAR WADHAWAN s/o/d/o/w/o LATE KULDIP SINGH has presented the document for registration in this office today dated :- 19-Oct-2019 Day :- Saturday Time :- 11:39:22 AM





ASHOK KUMAR WADHAWAN(Individual)

Party Name	Document Type	Document Number
ASHOK KUMAR WADHAWAN	PAN/UID	471215098853

M/s. DAYAL BUILDERS  
*S. P. Singh*  
Proprietor





Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	ASHOK KUMAR WADHAWAN Address1 - H. NO. 10, KUCHARI MOHALLA, JUGSALAI, P.O. AND P.S. JUGSALAI, TOWN JAMSHEDPUR, EAST SINGHBHUM, Address2 - , Jharkhand PAN No.: Permission Case No.-	Yes ✓	Ashok Kumar Wadhawan Address:- 117, KACHHARI MOHALLA, JUGSALAI, JAMSHEDPUR, Purbi Singhbhum, 831006, Jharkhand, India		PARTY Age:59			

M/s. DAYAL BUILDERS

*Dayal*




Proprietor

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	<b>VIRENDER KUMAR WADHAWAN</b> Address1 - H. NO. 10, KUCHARI MOHALLA, JUGSALAI, P.O. AND P.S. JUGSALAI, TOWN JAMSHEDPUR, EAST SINGHBHUM, Address2 - , , , Jharkhand PAN No.: , Permission Case No.-	Yes	Virender Kumar Address:- 118,, KACHHARI MOHALLA STATION ROAD, TATNAGAR, JAMSHEDPUR, , Purbi Singhbhum, 831002, , Jharkhand, India		PARTY Age:63			<i>Virender Kumar</i>

M/s. DAYAL BUILDERS




*Dayal*  
Proprietor






Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	JAYDEV KUMAR WADHAWAN Address1 - H. NO. 118, HOTEL BASERA, STATION ROAD, KUCHARI MOHALLA, JUGSALAI, P.O. AND P.S. JUGSALAI, TOWN JAMSHEDPUR, EAST SINGHBHUM, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Jaidev Kumar Wadhwan Address:- H.No- 118, , Hotel Basera, Station Road, Kachari, Jugsalai, Po-Tatanagar, Thana- Jugsalai, Jamshedpur, , Purbi Singhbhum, 831002, , Jharkhand, India		PARTY Age:56			

Ms. DAYAL BUILDERS

  
Proprietor

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
4	JAGDISH SINGH WADHAWAN Address1 - H. NO. 10, KUCHARI MOHALLA, JUGSALAI, P.O. AND P.S. JUGSALAI, TOWN JAMSHEDPUR, EAST SINGHBHUM, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Jagdish Singh Address:- H NO-8, , KAGAL NAGAR ROAD NO-1, PO-SONARI, JAMSHEDPUR, . Purbi Singhbhum, 831011, . Jharkhand, India		PARTY Age:84			

**Identification:**

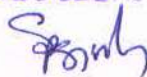
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	RAKESH SACHDEV S/o-D/o DHARAM PAL SACHDEV Address1 - H. NO. 39, SUNDARNAGAR, EAST SINGHBHUM, Address2 - , , Jharkhand PAN No.:			

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature

Ms. DAYAL BUILDERS



Proprietor



AS	VARUN KUMAR MANCHANDA Address1 - KUMAR CYCLE WORKS, NEAR RAILWAY CROSSING, JUGSALAI, JAMSHEDPUR, EAST SINGHBHUM, Address2 - ,,, Jharkhand			
----	--	--	--	--

  
Signature of Operator

  
Seal and Signature of Registering Officer

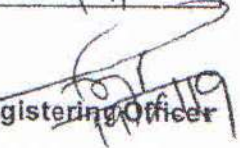
Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( **ASHOK KUMAR WADHAWAN , VIRENDER KUMAR WADHAWAN , JAYDEV KUMAR WADHAWAN , JAGDISH SINGH WADHAWAN**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**RAKESH SACHDEV**) Son/Daughter/Wife of (**DHARAM PAL SACHDEV**) resident of (**H. NO. 39, SUNDARNAGAR, EAST SINGHBHUM**) and by occupation (**Business**).



  
Signature of Registering Officer

Date:- 19-Oct-2019

  
Seal and Signature of Registering Officer

M/s. DAYAL SUNDAR



Proprietor

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

Name	Ashokkumarwadhawan
Token No	20190000080048
Amount	1074
Transaction ID	e80c8c57297eab7822d5
GRN	1902555561
CIN	10002162019101804753
Time	2019-10-18

Ashok Kumarwadhawan

M/s. DAYAL BUILDERS

*Sp. only*  
Proprietor





## Pre Registration Docket

Date :- 18-10-2019 05:52 pm

Office Name :- District SRO - Jamshedpur

Token No:- 20190000030048

Appointment :- 11-Oct-2019 Time:- 10:20

Article	Partition
Pre Registration Date	24-Sep-2019
No. Of Pages	34
Stamp Duty	50
Paid Stamp Duty	0
Total Fees	₹ 1,074.

Property Id: **204180**

Valuation No. : 290593 / 2019 :- 2019-2020 User Id : 30 Date : 18-October-2019 17:41:PM

State : Jharkhand District : EastSinghbhum Tahsil : Jamshedpur

Land Type : Urban Corporation : Jugsalai Municipality Village/City : Jugsalai

Jugsalai - Main Road

Khata Number - 179

Plot Number - 1438

Volume Number - 3

Page Number - 155

Holding Number - 0140000046000X1

Valuation Rule : Residential Land

Usage : Non Agri => Residential Land => Residential Land

Property Details

1 Land area 3.66 Decimal

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 3.66 x 394033=1442160.78	₹14,42,161/-
A	Total		₹14,42,161/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹14,42,200/-

Total Amount in Words : Fourteen Lakhs Forty Two Thousands Two Hundred Rupees Only.

Land measurement, Sub Part and House No. Property Boundaries East: PORTION ALLOTTED TO VIRENDER KUMAR WADHAWAN, West: HOTEL KAILASH REGENCY. BRANCH ROAD, North: MAIN ROAD

M/s. DAYAL BUILDERS

Proprietor



Area	Land area : 3.66 Decimal
Other Description of the Property	Pin Code - 831006
Government/Market Value	1442160.78
Transaction Amount	-

PARTY	-Mr. <b>ASHOK KUMAR WADHAWAN</b> , Address - H. NO. 10, KUCHARI MOHALLA, JUGSALAI, P.O. AND P.S. JUGSALAI, TOWN JAMSHEDPUR, EAST SINGHBHUM- ,Father/Husband Name LATE KULDIP SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****8853
	-Mr. <b>JAGDISH SINGH WADHAWAN</b> , Address - H. NO. 10, KUCHARI MOHALLA, JUGSALAI, P.O. AND P.S. JUGSALAI, TOWN JAMSHEDPUR, EAST SINGHBHUM- .Father/Husband Name LATE JOGENDRA NATH WADHAWAN , PAN No.- ,Permission Case No.- , Aadhaar No. *****7978
	-Mr. <b>JAYDEV KUMAR WADHAWAN</b> , Address - H. NO. 118, HOTEL BASERA, STATION ROAD, KUCHARI MOHALLA, JUGSALAI, P.O. AND P.S. JUGSALAI, TOWN JAMSHEDPUR, EAST SINGHBHUM- .Father/Husband Name LATE RANJEET SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****6027
	-Mr. <b>VIRENDER KUMAR WADHAWAN</b> , Address - H. NO. 10, KUCHARI MOHALLA, JUGSALAI, P.O. AND P.S. JUGSALAI, TOWN JAMSHEDPUR, EAST SINGHBHUM- ,Father/Husband Name LATE RANJEET SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****0264

Witness Information	<b>Mrs. VARUN KUMAR MANCHANDA</b> , Address - KUMAR CYCLE WORKS, NEAR RAILWAY CROSSING, JUGSALAI, JAMSHEDPUR, EAST SINGHBHUM-, Father/Husband Name-RIMA MANCHANDA
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Identifier Details	<b>Mr. RAKESH SACHDEV</b> , Address - H. NO. 39, SUNDARNAGAR, EAST SINGHBHUM-, Father/Husband Name-DHARAM PAL SACHDEV
--------------------	---

Property Id: 204186		
Fee Rule: Partition Deed		
1	Stamp Duty	57,688

1	SP	1,020
<b>Total</b>		<b>1,020</b>

Property Id: 204186		
Fee Rule: Partition Deed		
1	PR	1
2	LL	3
3		43,266

Ms. DAYAL BUILDERS  
  
Proprietor



Total	43,270
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**Sr.No. Exemption Detail Amount**

Partition Exemption

1	Stamp Duty	57638
2	A1	43216

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.

*Dr. Moh. Anwar Wadhawa*

*Virender Kumar*

*Jaideep Kumar*

*Jagdish Singh*

*man*

Deed Writer / Advocate

Vendee / Claimant

Vendor / Executant

**M/s. DAYAL BUILDERS**

*Spenth*

Proprietor

Token No.: 20190000080048

## CERTIFICATE

### Office of the District SRO - Jamshedpur

This **Partition** was presented before the registering officer on date **19-Oct-2019** by **ASHOK KUMAR WADHAWAN, S/O, D/O, W/O LATE KULDIP SINGH** resident of H. NO. 10, KUCHARI MOHALLA, JUGSALAI, P.O. AND P.S. JUGSALAI, TOWN JAMSHEDPUR, EAST SINGHBHUM ..  
This deed was registered as Document No:- **2019/JSR/4637/BK1/4249** in Book No :- **BK1**, Volume No :- 848 from Page No :- 227 to 294 at, office of **District SRO - Jamshedpur**

Date:- **19-Oct-2019**

Registering Officer

Mrs. DAYAL BUILDER

Proprietor





झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

March 16, 2021

## पंजी II प्रति

भाग वर्तमान	50	पृष्ठ संख्या	96											
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम	अंचल का नाम	जमशेदपुर	हलका का नाम	हल्का-4	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	जुगसलाई वार्ड-4	होखिंग संख्या	179	तौजी संख्या		थाना नम्बर	11614	खाता का प्रकार	रैयती					
Jagdish Singh Wadhawan, पिता-Late Jogendra Nath Wadhawan														
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार						लगान	सेस		
179	1438	0 ऐ	3.66 डि	0 हे	नामान्तरण मुकदमा संख्या 1114/2020 - 2021						40	0		
कुल परिमाण		0 ऐ	3.66 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	
12-12-2020	0593901353	2020-2021	2020-2021	0	40	0	10	0	20	0	20	0	8	

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

Mutation Cases Not Found !!

## List Of Case Status Details

अवस्था देखें



BACK

यह एक कम्प्यूटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करें

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

Jagdish Singh

05/11/2021

Jh

M/s. DAYAL BUILDERS

Proprietor



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

रैयत का नाम, अभिभावक का नाम, रिश्ता											
जोगेन्द्र नाथ वधावन, पिता-दरबारी लाल वधावन अंश											
जिला का नाम	पूर्वी सिंहभूम	अंचल का नाम	जमशेदपुर	हलका का नाम	हल्का-4	मौजा का नाम	जुगसलाई वार्ड-4	खाता का प्रकार	रैयती		
खेवट नम्बर 1	खाता नम्बर 179		थाना का नाम	घाटशिला	थाना नम्बर	11614					
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान		कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
(1)	(2)	(3)	कियारी संख्या (5)			(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
179	1438	?. निज ? . निज	दौन-01 1	0 एकड़	0 डिसमील	1	-----	0	48	83	1
खाता मे कुल प्लोट संख्या		0	खाता का कुल मिजान (खतियान के अनुसार)		0	0	खाता का कुल लगान		0 48 83		

यह एक कंप्यूटर जनित प्रति है

3/16/2021

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

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

Jagdish Singh

M/s. DAYAL BUILDERS

Proprietor





## Pre Registration Docket

Date :- 17-03-2021 06:19 pm

Office Name :- District SRO - Jamshedpur  
Token No:- 20200000111033

Appoinment :- 17-Mar-2021 Time:- 15:45

Article	Development Agreement
Pre Registration Date	14-Dec-2020
No. Of Pages	70
Stamp Duty	84004
Paid Stamp Duty	0
Total Fees	₹ 1,39,214.

Property Id: **438704**

Valuation No. : 667954 / 2021	:- 2020-2021	User Id : 96	Date : 17-March-2021 18:23:PM
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Urban	Corporation : Jugsalai Municipality	Village/City : Jugsalai	
Jugsalai - Main Road			
Plot Number - 1438			
Khata Number - 179			
Volume Number - 50			
Page Number - 96			
Holding Number - 0140000046000X1			
<b>Valuation Rule : Commercial land</b>			
<b>Property Details</b>			
1	Land area	3.66 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 3.66 x 788066=2884321.56	₹28,84,322/-
A	Total		₹28,84,322/-
<b>Note : Final Valuation is Rounded to Next 100/-</b>			
Total Valuation (A)			₹28,84,400/-
Total Amount in Words : Twenty Eight Lakhs Eighty Four Thousands Four Hundred Rupees Only.			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: HOTEL GREEN PARK, West: JAIDEV KUMAR WADHAWAN, South: BRANCH ROAD, North: MAIN ROAD
Area	Land area : 3.66 Decimal



Other Description of the Property	Pin Code - 831006
Government/Market Value	2884321.56
Transaction Amount	-

CLAIMANT	<b>-Ms. DAYAL BUILDERS REP BY SURENDER PAL SINGH, Address - GOURI SHANKAR ROAD JUGSALAI JAMSHEDPUR-, Father/Husband Name SARDAR GURDAYAL SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****6924</b>
EXECUTANTS	<b>-Mr. JAGDISH SINGH ALIAS JAGDISH SINGH WADHAWAN, Address - H NO 8 KAGALNAGAR RD NO 1 PS SONARI JAMSHEDPUR-, Father/Husband Name LATE JOGINDER NATH WADHAWAN , PAN No.- ,Permission Case No.- , Aadhaar No. *****7978</b>

Witness Information	<b>Mr. DHANJOTH SINGH SADANA , Address - 43 SADANA VILLA PURANI BASTI ROAD JUGSALAI JAMSHEDPUR EAST SINGHBHUM-, Father/Husband Name-DHANWANT SINGH SADANA</b>
---------------------	---

Identifier Details	<b>Mr. BHUPINDER SINGH , Address - PREM APARTMENT SURTI CHOWK GOURI SHANKAR ROAD JUGSALAI JAMSHEDPUR-, Father/Husband Name-INDERJEET SINGH BHATIA</b>
--------------------	---

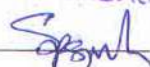
Property Id:438704		
<b>Fee Rule:Development Agreement</b>		
1	Stamp Duty	84,000
2	Stamp Duty	4

1	SP	2,100
<b>Total</b>		<b>2,100</b>

Property Id:438704		
<b>Fee Rule:Development Agreement</b>		
1	PR	1
2	LL	3
3	E	2,000
4	A1	72,110
5	A1	63,000
<b>Total</b>		<b>1,37,114</b>

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

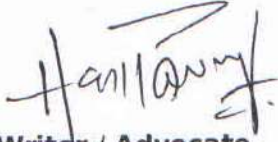
M/s. DAYAL BUILDERS



Proprietor



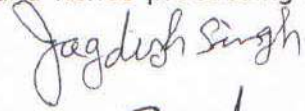
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I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



Deed Writer / Advocate



Vendee / Claimant





Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

M/s. DAYAL BUILDERS



Proprietor

Transaction Success! Please Note Your Transaction Id.

Name	DayalBuildersRepBySurenderPalSingh
Token No / Depositor ID	20200000111033
Amount	139214
Transaction ID	427b229f01f6aa8d3499
GRN	2105050998
CIN	10002162021031706500
Time	2021-03-17 12:42:03

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

Jagdish Singh

M/s. DAYAL BUILDERS

  
Proprietor





## Document Registration Summary 1

Date :-17-Mar-2021

- Government/Market Value: ₹2884400/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹84100 /-

Receipt : 460009

Receipt Date : 17-03-2021

Presenter Name: -

On Date 17-03-2021 Presented at District SRO -  
Jamshedpur

Signature of Presenter

*Jaydish Singh*

District SRO - Jamshedpur

E	₹2000
PR	₹1
SP	₹2100
LL	₹3
A1	₹135110
Stamp Duty	₹84100

**Total** ₹223314

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	84004	84100	-96	GRAS	DayalBuildersRepBySurenderPalSingh	GRN Number : 2105050766 DEPT Transaction Id : 845bcea43adf52cc78c8 Transaction Type :	84100

Ms. DAYAL BUILDERS

*Surender Pal Singh*  
Proprietor

E	2000	2000	0	GRAS	DayalBuildersRepBySurenderPalSingh	GRN Number : 2105050998 DEPT Transaction Id : 427b229f01f6aa8d3499 Transaction Type :	2000
PR	1	1	0	GRAS	DayalBuildersRepBySurenderPalSingh	GRN Number : 2105050998 DEPT Transaction Id : 427b229f01f6aa8d3499 Transaction Type :	1
SP	2100	2100	0	GRAS	DayalBuildersRepBySurenderPalSingh	GRN Number : 2105050998 DEPT Transaction Id : 427b229f01f6aa8d3499 Transaction Type :	2100
A1	135110	135110	0	GRAS	DayalBuildersRepBySurenderPalSingh	GRN Number : 2105050998 DEPT Transaction Id : 427b229f01f6aa8d3499 Transaction Type :	135110
LL	3	3	0	GRAS	DayalBuildersRepBySurenderPalSingh	GRN Number : 2105050998 DEPT Transaction Id : 427b229f01f6aa8d3499 Transaction Type :	3
Sub Total	223218	223314	-96				

Article : Development Agreement Number of Pages : 140

  
Signature of Operator

  
Signature of Head Clerk

  
Signature of Registering Officer

M/s. DAYAL BUILDERS  
  
Proprietor





OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

**Deed Endorsement**

Token No :- 20200000111033

Deed Type	Development Agreement
Number of Pages	140
Fee Details	Stamp Duty :- Rs. 84004, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 2100, A1 :- Rs. 135110, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.2884322/- ,Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Jugsalai Location :- Main Road, Jugsalai Property Boundaries :- East: HOTEL GREEN PARK, West: JAIDEV KUMAR WADHAWAN, South: BRANCH ROAD, North: MAIN ROAD Plot Number - 1438Khata Number - 179Volume Number - 50Page Number - 96Holding Number - Q140000046000X1 Area Of Land :- 3.66 Decimal

Sh./Smt.JAGDISH SINGH ALIAS JAGDISH SINGH WADHAWAN  
s/o/d/o/w/o LATE JOGINDER NATH WADHAWAN has presented the  
document for registration in this office

today dated :- 17-Mar-2021 Day :- Wednesday Time :- 18:32:38 PM









JAGDISH SINGH ALIAS  
JAGDISH SINGH  
WADHAWAN(Individual)

Party Name	Document Type	Document Number
JAGDISH SINGH ALIAS JAGDISH SINGH WADHAWAN	PAN/UID	427805367978

M/s. DAYAL BUILDERS

Proprietor

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<b>JAGDISH SINGH ALIAS JAGDISH SINGH WADHAWAN</b> Address1 - H NO 8 KAGALNAGAR RD NO 1 PS SONARI JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Jagdish Singh Address:- H NO-8, KAGAL NAGAR ROAD NO-1, PO-SONARI, JAMSHEDPUR, , Purbi Singhbhum, 831011, , Jharkhand, India		EXECUTANTS Age:84			
2	<b>DAYAL BUILDERS REP BY SURENDER PAL SINGH</b> Address1 - GOURI SHANKAR ROAD JUGSALAI JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Surender Pal Singh Address:- Plot No.- 9 And 9A, Near Masjid, Darjee Lane, Ramdas Bhatta, Bistupur, JAMSHEDPUR, Sakchi, Bistupur, , East Singhbhum, 831001, , Jharkhand, India		CLAIMANT Age:56			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
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Ms. DAYAL BUILDERS



Proprietor



Token No.: 20200000111033

## CERTIFICATE

### Office of the District SRO - Jamshedpur

This **Development Agreement** was presented before the registering officer on date **17-Mar-2021** by **JAGDISH SINGH ALIAS JAGDISH SINGH WADHAWAN, S/O, D/O, W/O LATE JOGINDER NATH WADHAWAN** resident of H NO 8 KAGALNAGAR RD NO 1 PS SONARI JAMSHEDPUR ..

This deed was registered as Document No:- **2021/JSR/1431/BK1/1316** in Book No :- **BK1**, Volume No :- 250 from Page No :- 321 to 460 at, office of **District SRO - Jamshedpur**

Date:- **17-Mar-2021**

  
Registering Officer





सत्यमेव जयते

# INDIA NON JUDICIAL Government of Jharkhand

## e-Stamp

Certificate No.	IN-JH21870167202499R
Certificate Issued Date	30 Sep 2019 03:24 PM
Account Reference	NONACC (SV) / Jh9003504 / JAMSHEDPUR / JH-ES
Unique Doc. Reference	SUBIN-JH/JH900350430484775070897R
Purchased by	ASHOK KUMAR WADHAWAN
Description of Document	Article 45 Partition
Property Description	Partition
Consideration Price (Rs.)	0 (Zero)
First Party	ASHOK KUMAR WADHAWAN
Second Party	NA
Stamp Duty Paid By	ASHOK KUMAR WADHAWAN
Stamp Duty Amount(Rs.)	50 (Fifty only)



Please write or type below this line

2019/80048  
11/10/19

2019 JSR / 4637 / BK I / 424



*Ashok Kumar Wadhawan*  
*Vinod Kumar*  
*Jaydish Singh*  
18/10/19

*Vinod Kumar*

M/s DAYAL BUILDERS

*Singh*  
Proprietor

M/s DAYAL BUILDERS  
000352630  
*Singh*  
Proprietor







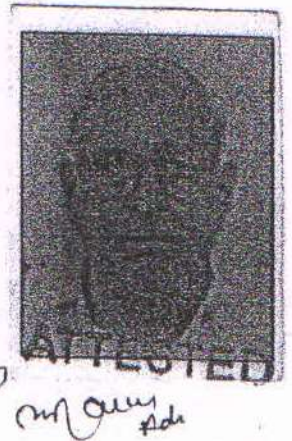
Virender Kumar Wadhawan  
18/10/19  
Virender Kumar  
18/10/19



Jasinder Kumar  
18/10/19



Jagdish Singh  
18/10/19



AND

(2) **VIRENDER KUMAR WADHAWAN** aged about 63 years, son of Late Ranjeet Singh, by faith Hindu, by caste Arya Punjabi, by Nationality Indian, by occupation business, resident of H No. 10, Kuchari Mohalla, Jugsalai. P.O. & P. S. Jugsalai, Town Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the SECOND PARTY (Which expression unless repugnant to the context shall mean and include his legal heirs, successors, representatives and assigns) of the SECOND PARTY

M/s DAYAL BUILDERS

M/s DAYAL BUILDERS

Jasinder Kumar

PAN: ADFPK9081R

Spruh  
Proprietor

ADDRESS: No. 9145 5239 02

Spruh  
Proprietor



Jaydev Kumar Wadhawan  
18/10/19  
Virender Kumar  
18/10/19  
Jaydev Kumar  
18/10/19  
Jaydish Singh  
18/10/19  
AND

(3) **JAYDEV KUMAR WADHAWAN** aged about 56 years, son of Lat Ranjeet Singh, by faith Hindu, by caste Arya Punjabi, by Nationality Indian, by occupation business, resident of H No. 118, Hotel Basera Station Road, Kuchari Mohalla, Jugsalai. P.O. & P. S. Jugsalai, Town Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the **THIRD PARTY** (Which expression unless repugnant to the context shall mean and include his legal heirs, successors, representatives and assigns) of the **THIRD PART**.

PAN:-AAFPW4957K;

AADHAR No. 2067 7373 6027;

AND

(4) **JAGDISH SINGH WADHAWAN** aged about 84 years, son of Lat Jogendra Nath Wadhawan, by faith Hindu, by caste Arya Punjabi, by Nationality Indian, by occupation business, resident of H No. 10, Kuchari Mohalla, Jugsalai. P.O. & P. S. Jugsalai, Town Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the **FOURTH PARTY** (Which expression unless repugnant to the context shall mean and include his legal heirs, successors, representatives and assigns) of the **FOURTH PART**.

PAN:- ADSPS4149M;

AADHAR No. 4278 0536 7978;

**WITNESSETH AS FOLLOWS :-**

WHEREAS the aforesaid First Party, Second Party, Third Party and Fourth Party are descendants of Jogendra Nath Wadhawan son of Darbarila (since deceased).

AND WHEREAS all that three-storied (ground + 3) building being H No. 85, standing over portion of land measuring eleven (11) decimals being present/New Plot No. 1438, under present/New Khata No. 179, within Ward No.14, Mouza Jugsalai, Kuchari Mohalla, within P. O. & P. S. Jugsalai, Town Jamshedpur, District East Singhbhum, more fully described in the schedule A hereby referred to as the 'said Property' subject matter of this deed of partition hereinafter referred to as the 'said Property'.

Jaydev Kumar

**M/S DAYAL BUILDERS**

Proprietor

**M/S DAYAL BUILDERS**

Singh

Proprietor



Ashok Kumar Wadhawan  
 18/10/19  
Virender Kumar  
 18/10/19  
Jaidev Kumar  
 18/10/19  
Jagdish Singh  
 18/10/19

AND WHEREAS Jogendra nath Wadhawan son of Darbarilal during his life time acquired all that piece of land meaasuring about 0.111 Acre or 6 Katha 15 dhul recorded in Revisional Survey Plot Nos. 1796, 1797 & 1909/1936 under Khata No. 202 within Mouza Jugsalai, Thana No. 1161, P.S. Jugsalai, Town Jamshedpur, District East Singhbhum.

AND WHEREAS in the present survey settlement operation the aforesaid land has been recorded under KHata No. 179, Plot NO. 1438 a, b, c & d in the name of Jogendra Nath Wadhawan son of Late Darbarilal.

AND WHEREAS said Jogendra Nath Wadhawan son of Late Darbarilal and his wife both expired leaving behind three sons namely (i) Kuldip Singh Wadhawan (since deceased) (ii) Ranjeet Singh Wadhawan (since deceased) and (iii) Jagdish Singh Wadhawan.

AND WHEREAS aforesaid Kuldip Singh Wadhawan expired leaving behind his only son namely Ashok Kumar Wadhawan, who First Party in this deed is having one-third undivided share over the property acquired by Late Jogendra Nath Wadhawan.


AND WHERAS Ranjeet Singh and his wife also expired leaving behind two sons namely Virender Kumar Wadhawan & Jaidev Kumar Wadhawan who are Second Party and Third Party respectively in this deed each having one-sixth undivided share over the property acquired by Late Jogendra Nath Wadhawan.

AND WHEREAS there is a triple storied building (Gr. + 3) in existence, constructed over 61' ft. X 75' ft. of land within Plot No. 1438 a, b, c & d recorded under Khata No. 179, within mouza Jugsalai, which has been partitioned by the aforesaid legal heirs and successor of Late Jogendra Nath Wadhawan and as per the aforesaid partition entered long ago orally amongst the legal heirs of Late Jogendra Nath Wadhawan, they have been possessing separately without any claim or interference by other legal heirs.

M/s DAYAL BUILDERS

AND WHEREAS as per the aforesaid oral partition the First Party namely Ashok Kumar Wadhawan son of Late Jagdish Singh Wadhawan

  
 Proprietor

M/s DAYAL BUILDERS  
  
 Proprietor

  
 Jaidev Kumar



Ashok Kumar  
 18/10/19  
Virender Kumar  
 18/10/19  
Jai dev Kumar  
 18/10/19  
Jagdish Singh  
 18/10/19

exclusive possession of the property more fully described in the Schedule 'B' below.

AND WHEREAS as per the aforesaid oral partition the Second Party namely Virender Kumar Wadhawan son of Late Ranjeet Singh Wadhawan is in exclusive possession of the property more fully described in the Schedule 'C' below.


AND WHEREAS as per the aforesaid oral partition the Third Party namely Jaidev Kumar Wadhawan is in exclusive possession of the property more fully described in the Schedule 'D' below.

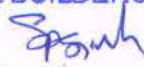
AND WHEREAS as per the aforesaid oral partition the Fourth Party namely Jagdish Kumar Wadhawan is in exclusive possession of the property more fully described in the Schedule 'E' below.

AND WHEREAS to avoid any future litigation and dispute amongst the parties hereof in respect of the ownership, possession and profit of the building in question, all the parties decided to reduce into writing the arrangement.

**NOW THIS DEED OF PARTITION WITNESSETH AS FOLLOWS:-**

1. That as already decided the First party namely Ashok Kumar Wadhawan son of Late Kuldeep Singh is in occupation of the property more fully described in the Schedule 'B' below and shall own the same along with his respective legal heirs.
2. That the Second Party namely Virender Kumar Wadhawan son of Late Ranjeet Singh Wadhawan is in occupation of the property more fully described in the Schedule 'C' below and shall own the same along with his respective legal heirs.
3. That the Third Party namely Jaidev Kumar Wadhawan son of Late Ranjeet Singh Wadhawan is in occupation of the property more fully described in the Schedule 'D' below and shall own the same along with his respective legal heirs.
4. That the Fourth Party namely Jagdish Singh Wadhawan son of Late Ranjeet Singh Wadhawan is in occupation of the property more fully described in the Schedule 'E' below and shall own the same along with his respective legal heirs.

M/s DAYAL BUILDERS  
  
 Proprietor

M/s DAYAL BUILDERS  
  
 Proprietor

  
 Jai dev Kumar



Arjun Kumar Haldar  
18/10/19  
Virendra Kumar  
18/10/19  
Jai dev Kumar  
18/10/19  
Jagdish Singh  
18/10/19

described in the Schedule 'E' below and shall own the same along with his respective legal heirs

5. That the electric connection already in existence shall be used by all the parties jointly. It is also decided that one more electric connection for the said building shall/may be taken either from M/s. Jusco or from State Electricity Board, as the case may be and the parties will pay electric charges as per their consumption in their respective meters. Similarly all the parties shall use their separate electric connection for their respective properties to be constructed in future.
6. That it has also decided that all the parties shall get their respective share/ properties mutated in the office of the C. O. Jamshedpur and shall pay respective malgajari in their name and shall also obtain separate Holding Number from the Jugsalai Municipality.
7. That it is also decided that all the parties to this Deed shall pay their respective Malgajari to the state through the C. O. Jamshedpur and shall also pay their respective Holding Tax/Charge and other charges to the Jugsalai Municipality at their individual capacity.
8. That each party shall maintain his own premises on his own and shall pay for electric connection and water charges month to month as per consumption for their respective premises.
9. That all the parties shall commonly maintain the common portion, stair, roof of the building by arranging common fund for any repairing, white washing, painting etc.
10. That it has also been decided by all the parties that any party can sell his own premises or can give on rent or can mortgage to any bank for availing loan but before selling the portion one must assured that the proposed purchaser is a decent person.
11. That all the parties in this deed will co-operate each other in the matter of maintenance of the building, payment of malgajari, holding tax, or any other taxes as may be charged by competent authority from time to time.

M/s DAYAL BUILDERS

Arjun  
Proprietor

Jai dev Kumar

M/s DAYAL BUILDERS

Arjun  
Proprietor



Ashok Kumar Wadhawan  
18/10/19  
Virender Kumar  
18/10/19  
Jardar Kumar  
18/10/19  
Jugdish Singh  
18/10/19

14. That this deed of partition is executed voluntarily by all the parties without any pressure or coercion from any side and the terms and conditions of this deed of partition shall be binding upon all the parties.

### SCHEDULE 'A'

(The entire holding/ property)

All that pucca three (ground + 3) storied building, being H No. 85, standing over portion of land measuring eleven (11) decimals being present/New Plot No. 1438, under present/New Khata No. 179, corresponding to Revisional Survey Plot Nos. 1796, 1797 & 1909/1936 under R.S. Khata No. 202 within Ward No. 14, Mouza Jugsalai, Kucheri Mohalla, within P. O. & P. S. Jugsalai, Town Jamshedpur, District East Singhbhum, Jharkhand which is bounded as follows:

North : Main Road;  
South : Branch Road;  
East : Hotel Green Park;  
West : Hotel Kailash Regency;

### SCHEDULE- B

(Share allotted to the First Party Ashok Kumar Wadhawan)

All that land measuring 3.66 decimals (one third undivided share over land measuring 11 decimals) being one-third share of schedule 'A' above property, shown in red colour in the sketch map which is bounded by:-

North : Main Road;  
South : Branch Road;  
East : Portion allotted to Virender Kumar Wadhawan;  
West : Hotel Kailash Regency;

Along with:-

30 X 10 - 10 X 8 = 380 sq. ft. residential and 70 X 30 X 100 commercial space in the First Floor.

M/s DAYAL BUILDERS

Proprietor

M/s DAYAL BUILDERS

Proprietor

Jardar Kumar

Ashok Kumar Wadhawan  
18/10/19  
Virender Kumar  
18/10/19  
Jaidev Kumar  
18/10/19  
Jagdish Singh  
18/10/19

12 X 10 X 1 = 120 sq. ft. residential and 30 X 35 X 1 = 1050 sq. ft. commercial space in the second floor.

12 X 10 X 1 = 120 sq. ft. residential and 30 X 35 X 1 = 1050 sq. ft. commercial space in the third floor.

30 X 35 X 1 = 1050 sq. ft. commercial space in the fourth floor.

**(Total built-up area 5870 sq. ft.)**

### SCHEDULE- C

(Share allotted to the Second Party Virender Kumar Wadhawan)

All that land measuring 1.83 decimals (one sixth undivided share over land measuring 11 decimals) being one-sixth share of schedule 'A' above property, shown in blue colour in the sketch map which is bounded by:-

North : Main Road;

South : Branch Road;

East : Portion allotted to Jaidev Kumar Wadhawan;

West : Portion allotted to Ashok Kumar Wadhawan;

#### Along with:-

One passage of size 5' X 4' for entrance from the shop east side of the building with pucca stair of 2'6" leading to first floor and above.

18' X 10' + 24' X 12' + 7' X 14' = 566 sq. ft. commercial space in the ground floor.

18' X 10' = 180 sq. ft. residential space in the first floor.

20' X 10' + 12' X 16' + 12' X 10' + 10' X 8' + 11' X 7' = 669 sq. ft. residential space in the second floor.

Above the same of second floor a terrace 28' X 22' + 7' X 11' = 693 sq. ft.

**(Total built-up area 1415 sq. ft.)**

### SCHEDULE- D

(Share allotted to the Third Party Jaidev Kumar Wadhawan)

All that land measuring 1.83 decimals (one sixth undivided share over land measuring 11 decimals) being one-sixth share of schedule 'A' above property, shown in Green colour in the sketch map which is bounded by:-

M/S DAYAL BUILDERS

Proprietor

M/S DAYAL BUILDERS  
Proprietor

Jaidev Kumar



Abdul James Wadhawa  
18/10/19  
Virender Kumar  
18/10/19  
Jaidev Kumar  
18/10/19  
Jagdish Singh  
18/10/19

North : Main Road;  
South : Branch Road;  
East : Portion allotted to Jgdish Singh Wadhawan;  
West : Portion allotted to Virender Kumar Wadhawan;

**Along with:-**

10' X 18' X 1 + 7' X 14' = 278 sq. ft. And  
4' X 3' + 14' X 10' = 152 sq. ft. commercial space in the ground floor.  
12' X 13' + 11' X 7' + 10' X 18' = 426 sq. ft. residential space in the first floor.  
15' X 13' + 12' X 13' = 351 sq. ft. residential space in the second floor.  
**(Total built-up area 1207 sq. ft.)**

**SCHEDULE- E**

(Share allotted to the Fourth Party Jagdish Singh Wadhawan)

All that land measuring 3.66 decimals (one third undivided share over land measuring 11 decimals) being one-third share of schedule 'A' above property, shown in Black colour in the sketch map which is bounded by:-

North : Main Road;  
South : Branch Road;  
East : Hotel Green Park;  
West : Portion allotted to Jaidev Kumar Wadhawan;

**Along with:-**

68' X 38' = 2584 sq. ft. commercial space in the ground floor.  
11' X 13' + 9' X 13' + 9' X 14' + 6' X 14' = 470 sq. ft. residential space in the First Floor.  
30' X 35' = 1050 sq. ft. commercial space in the second floor.  
30' X 35' = 1050 sq. ft. commercial space in the third floor.  
**(Total built-up area 5154 sq. ft.)**

M/S DAYAL BUILDERS  
Spish  
Proprietor

Jaidev Kumar

M/s DAYAL BUILDERS  
Spish  
Proprietor

Ashok Kumar Wadhwa  
18/10/19  
Virender Kumar  
18/10/19  
Jatinder Kumar  
18/10/19  
Jagdish Singh  
18/10/19

IN WITNESS WHEREOF the parties have signed on this the day, month and year first above mentioned at Jamshedpur

Witnesses.

1. Rakesh Sachdev  
RAKESH SACHDEV  
8/0 D.P. Sachdev  
Sundar Nagar  
Jamshedpur

2. Varun Kumar Manchanda  
S/O R. Manchanda  
Jussalai

Ashok Kumar Wadhwa  
Sig. of the First Party.

Virender Kumar  
Sig. of the Second Party.

Jatinder Kumar  
Sig. of the Third Party.

Jagdish Singh  
18/10/19  
Sig. of the Fourth Party.

Read over and explained the contents of this Deed to all the parties, who admitted the same to be true and correct.

M. Kumar  
Advocate

Drafted the Deed as per information given by the Executants, the executants/parties have put their signature and five fingers (left hand) impression in my presence.  
Typed out by :-

Drafted by :-  
M. Kumar

M/S DAYAL BUILDERS  
Sprish  
Proprietor

Jatinder Kumar

M/S DAYAL BUILDERS  
Sprish  
Proprietor





OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

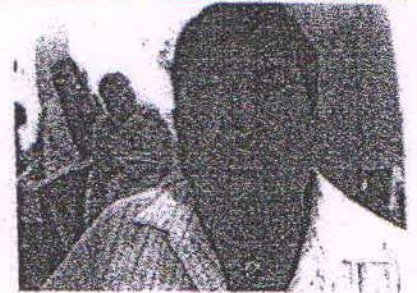
State Name :- Jharkhand

**Deed Endorsement**

Token No :- 20190000080048

Deed Type	Partition
Number of Pages	68
Fee Details	Stamp Duty :- Rs. 50, PR :- Rs. 1, SP :- Rs. 1020, A1 :- Rs. 50, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.1442161/- , Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Jugsalai Location :- Main Road, Jugsalai Property Boundaries :- East: PORTION ALLOTTED TO VIRENDER KUMAR WADHAWAN, West: HOTEL KAILASH REGENCY, South: BRANCH ROAD, North: MAIN ROAD Khata Number - 179Plot Number - 1438Volume Number - 3Page Number - 155Holding Number - 0140000046000X1 Area Of Land :- 3.66 Decimal

Sh./Smt.ASHOK KUMAR WADHAWAN s/o/d/o/w/o LATE KULDIP SINGH has presented the document for registration in this office today dated :- 19-Oct-2019 Day :- Saturday Time :- 11:39:22 AM






ASHOK KUMAR WADHAWAN(Individual)

Party Name	Document Type	Document Number
ASHOK KUMAR WADHAWAN	PAN/UID	- 471215098853

*Jaijan Kumar*

M/s DAYAL BUILDERS  
*Spinh*  
Proprietor

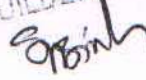
M/S DAYAL BUILDERS  
*Spinh*  
Proprietor

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	ASHOK KUMAR WADHAWAN Address1 - H. NO. 10, KUCHARI MOHALLA, JUGSALAI, P.O. AND P.S. JUGSALAI, TOWN JAMSHEDPUR, EAST SINGHBHUM, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Ashok Kumar Wadhawan Address:- 117, KACHHARI MOHALLA, JUGSALAI, JAMSHEDPUR, Purbi Singhbhum, 831006, Jharkhand, India		PARTY Age:59			



Jaiden Kumar

M/s DAYAL BUILDERS

  
Proprietor

M/S DAYAL BUILDERS  
  
Proprietor






Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	<b>VIRENDER KUMAR WADHAWAN</b> Address1 - H. NO. 10, KUCHARI MOHALLA, JUGSALAI, P.O. AND P.S. JUGSALAI, TOWN JAMSHEDPUR, EAST SINGHBHUM, Address2 - , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Virender Kumar Address:- 118, , KACHHARI MOHALLA STATION ROAD, TATNAGAR, JAMSHEDPUR, , Purbi Singhbhum, 831002, , Jharkhand, India		PARTY Age:63			<i>Virender Kumar</i>

*Virender Kumar*

M/s DAYAL BUILDERS  
*Spruh*  
 Proprietor

M/s DAYAL BUILDERS  
*Spruh*  
 Proprietor




Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	<b>JAYDEV KUMAR WADHAWAN</b> <b>Address1 - H. NO. 118, HOTEL BASERA, STATION ROAD, KUCHARI MOHALLA, JUGSALAI, P.O. AND P.S. JUGSALAI, TOWN JAMSHEDPUR, EAST SINGHBHUM, Address2 - , , , Jharkhand</b> <b>PAN No.:</b> <b>Permission Case No.-</b>	Yes	Jaidev Kumar Wadhwan <b>Address:- H.No- 118, , Hotel Basera, Station Road, Kachari, Jugsalai, Po-Tatanagar, Thana- Jugsalai, Jamshedpur, , Purbi Singhbhum, 831002, , Jharkhand, India</b>		PARTY Age:56			

*Jaidev Kumar*




M/S DAYAL BUILDERS  
*Spsinh*  
 Proprietor

M/s DAYAL BUILDERS  
*Spsinh*  
 Proprietor



Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
4	JAGDISH SINGH WADHAWAN Address1 - H. NO. 10, KUCHARI MOHALLA, JUGSALAI, P.O. AND P.S. JUGSALAI, TOWN JAMSHEDPUR, EAST SINGHBHUM, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Jagdish Singh Address:- H NO- 8, , KAGAL NAGAR ROAD NO-1, PO- SONARI, JAMSHEDPUR, , Purbi Singhbhum, 831011, , Jharkhand, India		PARTY Age:84			

**Identification:**

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	RAKESH SACHDEV S/o-D/o DHARAM PAL SACHDEV Address1 - H. NO. 39, SUNDARNAGAR, EAST SINGHBHUM, Address2 - , , , Jharkhand PAN No.:			

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
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*Jai Dev Kumar*

M/S DAYAL BUILDERS  
*[Signature]*  
Proprietor

M/S DAYAL BUILDERS  
*[Signature]*  
Proprietor

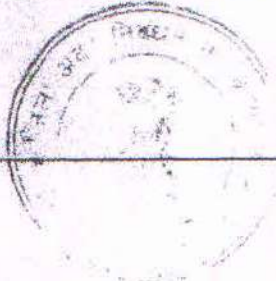
1	<b>VARUN KUMAR MANCHANDA</b> Address1 - KUMAR CYCLE WORKS, NEAR RAILWAY CROSSING, JUGSALAI, JAMSHEDPUR, EAST SINGHBHUM, Address2 - , , , Jharkhand			
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Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( **ASHOK KUMAR WADHAWAN , VIRENDER KUMAR WADHAWAN , JAYDEV KUMAR WADHAWAN , JAGDISH SINGH WADHAWAN**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**RAKESH SACHDEV**) Son/Daughter/Wife of (**DHARAM PAL SACHDEV**) resident of (**H. NO. 39, SUNDARNAGAR, EAST SINGHBHUM**) and by occupation (**B usiness**).



Signature of Registering Officer

Date:- 19-Oct-2019

Seal and Signature of Registering Officer

*Jadda Keema*

M/s DAYAL BUILDERS  
*Spamh*  
 Proprietor

M/s DAYAL BUILDERS  
*Spamh*  
 Proprietor





**OFFICE OF THE SUB REGISTRAR**

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

**Deed Endorsement**

Token No :- 20200000111097

<b>Deed Type</b>	Development Agreement
<b>Number of Pages</b>	140
<b>Fee Details</b>	<b>Stamp Duty</b> :- Rs. 42004, <b>E</b> :- Rs. 2000, <b>PR</b> :- Rs. 1, <b>SP</b> :- Rs. 2100, <b>A1</b> :- Rs. 67555, <b>LL</b> :- Rs. 3,
<b>Property No.</b>	1
<b>Valuation Details</b>	<b>Value</b> :- Rs.1442161/- , <b>Transaction Amount</b> :- Rs.0/-
<b>Property Details</b>	<b>District</b> :- EastSinghbhum , <b>Tehsil</b> :- Jamshedpur , <b>Village Name</b> :- Jugsalai <b>Location</b> :- Main Road, Jugsalai <b>Property Boundaries</b> :- East: JAGDISH SINGH WADHAWAN, West: VIRENDER KUMAR WADHAWAN, South: BRANCH ROAD, North: MAIN ROAD <b>Khata Number</b> - 179 <b>Plot Number</b> - 1438 <b>Volume Number</b> - 50 <b>Page Number</b> - 96 <b>Holding Number</b> - 0140000046000X1 <b>Area Of Land</b> :- 1.83 Decimal







Sh./Smt.JAIDEV KUMAR WADHAWAN ALIAS JAYDEV KUMAR WADHAWAN s/o/d/o/w/o LATE RANJEET SINGH has presented the document for registration in this office today dated :- 17-Mar-2021 Day :- Wednesday Time :- 18:28:50 PM



JAIDEV KUMAR WADHAWAN  
ALIAS JAYDEV KUMAR  
WADHAWAN(Individual)

Party Name	Document Type	Document Number
JAIDEV KUMAR WADHAWAN ALIAS JAYDEV KUMAR WADHAWAN	PAN/UID	206773736027

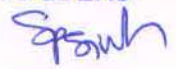
M/s DAYAL BUILDERS  
*Dayal*  
Proprietor

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<b>JAIDEV KUMAR WADHAWAN ALIAS JAYDEV KUMAR WADHAWAN</b> <b>Address1 - H NO 118 HOTEL BASERA STATION ROAD KACHHARI TATANAGAR JAMSHEDPUR,</b> <b>Address2 - , , Jharkhand</b> <b>PAN No.:</b> <b>Permission Case No.-</b>	Yes	Jaidev Kumar Wadhwan <b>Address:- H.No- 118, , Hotel Basera, Station Road, Kachari, Jugsalai, Po-Tatanagar,Thana-Jugsalai, Jamshedpur, , Purbi Singhbhum, 831002, , Jharkhand, India</b>		EXECUTANTS Age:57			
2	<b>DAYAL BUILDERS REP BY SURENDER PAL SINGH</b> <b>Address1 - GOURI SHANKAR ROAD JUGSALAI JAMSHEDPUR,</b> <b>Address2 - , , Jharkhand</b> <b>PAN No.:</b> <b>Permission Case No.-</b>	Yes	Surender Pal Singh <b>Address:- Plot No.- 9 And 9A, Near Masjid, Darjee Lane, Ramdas Bhatta, Bistupur, JAMSHEDPUR, Sakchi, Bistupur, , East Singhbhum, 831001, , Jharkhand, India</b>		CLAIMANT Age:56			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
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M/s DAYAL BUILDERS



Proprietor



1

**BHUPINDER SINGH**  
 S/o-D/o **INDERJEET SINGH BHATIA**  
**Address1 - PREM APARTMENT SURTI CHOWK GOURI SHANKAR**  
**ROAD JUGSALAI JAMSHEDPUR, Address2 -**  
 , , , Jharkhand  
**PAN No.:**



*msd*

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>DHANJOTH SINGH SADANA</b> <b>Address1 - 43 SADANA VILLA PURANI BASTI ROAD JUGSALAI JAMSHEDPUR</b> <b>EAST SINGHBHUM, Address2 -</b> , , , Jharkhand			

*[Signature]*  
 Signature of Operator



Seal and Signature of Registering Officer

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

Above mentioned, ( **JAIDEV KUMAR WADHAWAN ALIAS JAYDEV KUMAR WADHAWAN**), has/have admitted the execution before me. He/ She/ They has / have been identified by ( **BHUPINDER SINGH** ) Son/Daughter/Wife of ( **INDERJEET SINGH BHATIA** ) resident of ( **PREM APARTMENT SURTI CHOWK GOURI SHANKAR ROAD J JUGSALAI JAMSHEDPUR** ) and by occupation ( **Business** ).



Signature of Registering Officer

Date:- 17-Mar-2021

Seal and Signature of Registering Officer

M/s DAYAL BUILDERS

*[Signature]*  
 Proprietor





## Pre Registration Docket

Date :- 17-03-2021 05:01 pm

Office Name :- District SRO - Jamshedpur

Token No:- 20200000111097

Appointment :- 17-Mar-2021 Time:- 15:30

Article	Development Agreement
Pre Registration Date	14-Dec-2020
No. Of Pages	70
Stamp Duty	42004
Paid Stamp Duty	0
Total Fees	₹ 71,659.

Property Id: **438775**

Valuation No. : 667889 / 2021	:- 2020-2021	User Id : 96	Date : 17-March-2021 17:09:PM
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Urban	Corporation : Jugsalai Municipality	Village/City : Jugsalai	
Jugsalai - Main Road			
Khata Number - 179			
Plot Number - 1438			
Volume Number - 50			
Page Number - 96			
Holding Number - 0140000046000X1			
Valuation Rule : Commercial land			
Property Details			
1	Land area	1.83 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 1.83 x 788066=1442160.78	₹14,42,161/-
A	Total		₹14,42,161/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹14,42,200/-
Total Amount In Words : Fourteen Lakhs Forty Two Thousands Two Hundred Rupees Only.			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: JAGDISH SINGH WADHAWAN, West: VIRENDER KUMAR WADHAWAN, South: BRANCH ROAD, North: MAIN ROAD
Area	Land area : 1.83 Decimal

M/s DAYAL BUILDERS

Proprietor<sup>1/3</sup>



Other Description of the Property	Pin Code - 831006
Government/Market Value	1442160.78
Transaction Amount	-

CLAIMANT	<b>-Ms. DAYAL BUILDERS REP BY SURENDER PAL SINGH, Address - GOURI SHANKAR ROAD JUGSALAI JAMSHEDPUR- ,Father/Husband Name SARDAR GURDAYAL SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****6924</b>
EXECUTANTS	<b>-Mr. JAIDEV KUMAR WADHAWAN ALIAS JAYDEV KUMAR WADHAWAN, Address - H NO 118 HOTEL BASERA STATION ROAD KACHHARI TATANAGAR JAMSHEDPUR- ,Father/Husband Name LATE RANJEET SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****6027</b>

Witness Information	<b>Mr. DHANJOTH SINGH SADANA , Address - 43 SADANA VILLA PURANI BASTI ROAD JUGSALAI JAMSHEDPUR EAST SINGHBHUM-, Father/Husband Name-DHANWANT SINGH SADANA</b>
---------------------	---

Identifier Details	<b>Mr. BHUPINDER SINGH , Address - PREM APARTMENT SURTI CHOWK GOURI SHANKAR ROAD JUGSALAI JAMSHEDPUR-, Father/Husband Name-INDERJEET SINGH BHATIA</b>
--------------------	---

Property Id:438775		
<b>Fee Rule:Development Agreement</b>		
1	Stamp Duty	4
2	Stamp Duty	42,000

1	SP	2,100
<b>Total</b>		<b>2,100</b>

Property Id:438775		
<b>Fee Rule:Development Agreement</b>		
1	PR	1
2	LL	3
3	E	2,000
4	A1	36,055
5	A1	31,500
<b>Total</b>		<b>69,559</b>

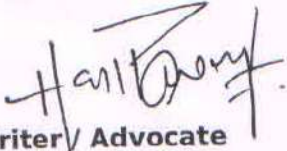
All the entries made, have been verified by me and are found same as the entries of the document presented.


M/s DAYAL BUILDERS

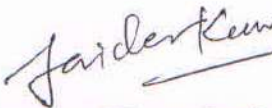
*Surender Pal Singh*

Proprietor

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

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

M/s DAYAL BUILDERS

  
Proprietor



Transaction Success! Please Note Your Transaction Id.

Name	DayalBuildersRepBySurenderPalSingh
Token No / Depositor ID	20200000111097
Amount	71659
Transaction ID	13ec84abf4b82109d1be
GRN	2105051541
CIN	10002162021031706905
Time	2021-03-17 12:52:56

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

*Surender Kumar*

M/s DAYAL BUILDERS  
*Surender Kumar*  
Proprietor

Token No.: 20200000111097

## CERTIFICATE

### Office of the District SRO - Jamshedpur

This **Development Agreement** was presented before the registering officer on date **17-Mar-2021** by **JAIDEV KUMAR WADHAWAN ALIAS JAYDEV KUMAR WADHAWAN, S/O, D/O, W/O LATE RANJEET SINGH** resident of H NO 118 HOTEL BASERA STATION ROAD KACHHARI TATANAGAR JAMSHEDPUR ..  
This deed was registered as Document No:- **2021/JSR/1437/BK1/1319** in Book No :- **BK1**, Volume No :- 251 from Page No :- 141 to 280 at, office of **District SRO - Jamshedpur**

Date:- **17-Mar-2021**

Registering Officer

M/s DAYAL BUILDERS  
Proprietor





सत्यमेव जयते

# INDIA NON JUDICIAL Government of Jharkhand

## e-Stamp

Certificate No.  
 Certificate Issued Date  
 Account Reference  
 Unique Doc. Reference  
 Purchased by  
 Description of Document  
 Property Description  
 Consideration Price (Rs.)  
 First Party  
 Second Party  
 Stamp Duty Paid By  
 Stamp Duty Amount(Rs.)

IN-JH21870167202499R  
 30-Sep-2019 03:24 PM  
 NONAOC (SV) Jh9003504/ JAMSHEDPUR/ JH-ES  
 SUBIN-JHJH900350430484775070897R  
 ASHOK KUMAR WADHAWAN  
 Article 45 Partition  
 Partition  
 0  
 (Zero)  
 ASHOK KUMAR WADHAWAN  
 NA  
 ASHOK KUMAR WADHAWAN  
 50  
 (Fifty only)



M/s. DAYAL BUILDERS

*Spinh*

Proprietor

Please write or type below this line.....

2019/80048  
11.10.19

2019 JSR 4637 BK 1/424



M/s DAYAL BUILDERS  
*Spinh*  
Proprietor

*Joh Kumar*

*Virender Kumar*

*Sarfar Kumar*

*Jagdish Singh*  
18/10/19

*Virender Kumar*

0003526302



Deed of Partition

PS Jugsalai

50

Jaydeoh Singh

आशोक कुमार वाधवान 306 ए  
307 बिकाने 11/6/19 के  
अहमद अशोक कुमार  
50 न ए 13/5/19 के 50 न

179 ए  
1435 गुजराती  
18/10/19



Ashok Kumar Wadhawan  
18/10/19



मंगल २२

Jaydeoh Singh

18/10/19  
न्यायपालिका द्वारा जारी  
जामशेदपुर में जारी



Virender Kumar  
18/10/19



मंगल २२

जामशेदपुर में जारी  
न्यायपालिका द्वारा जारी  
जामशेदपुर में जारी

जामशेदपुर में जारी  
न्यायपालिका द्वारा जारी  
जामशेदपुर में जारी

**DEED OF PARTITION**

THIS DEED OF PARTITION IS MADE ON THIS THE 18<sup>th</sup> DAY OF OCTOBER 2019 AT JAMSHEDPUR;

:-AMONGST:-

(1) **ASHOK KUMAR WADHAWAN** aged about 59 years, son of Late Kuldeep Singh, by faith Hindu, by caste Arya Punjabi, by Nationality Indian, by occupation business, resident of H No: 10, Kuchari Mohalla, Jugsalai & P. S. Jugsalai, Town Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the FIRST PARTY (Which expression unless repugnant to the context shall mean and include his legal heirs, successors, representatives and assigns) OF THE FIRST PART.

PAN: BFQPK2080A

AADHAR N: 4712 1500 0000

M/s. DAYAL BUILDERS

Proprietor

M/s. DAYAL BUILDERS  
Proprietor

Virender Kumar

Tachyabb

AA 500  
KEP 30  
PS 1--  
E 2000

18/10/19  
2 (मंगल २२)



Virender Kumar  
18/10/19  
Virender Kumar  
18/10/19



Virender Kumar  
18/10/19



M/s. DAYAL BUILDERS  
S Singh  
Proprietor



Jagdish Singh  
18/10/19



M/s DAYAL BUILDERS  
S Singh  
Proprietor

AND

(2) **VIRENDER KUMAR WADHAWAN** aged about 63 years, son of Late Ranjeet Singh, by faith Hindu, by caste Arya Punjabi, by Nationality Indian, by occupation business, resident of H No. 10, Kuchari Mohalla, Jugsalai. P.O. & P. S. Jugsalai, Town Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the SECOND PARTY (which expression unless repugnant to the context shall mean and include his legal heirs, successors, representatives and assigns) of the SECOND PART.

PAN- ADFPK9081R

AADHA - NE91455139

Virender Kumar



Jaydev Kumar Wadhawan  
18/10/19  
Virender Kumar  
18/10/19  
Jagdish Singh  
18/10/19  
AND

M/s. DAYAL BUILDERS  
Proprietor

Virender Kumar

**(3) JAYDEV KUMAR WADHAWAN** aged about 56 years, son of Late Ranjeet Singh, by faith Hindu, by caste Arya Punjabi, by Nationality Indian, by occupation business, resident of H No. 118, Hotel Basera Station Road, Kuchari Mohalla, Jugsalai. P.O. & P. S. Jugsalai, Town Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the **THIRD PARTY** (Which expression unless repugnant to the context shall mean and include his legal heirs, successors, representatives and assigns) of the **THIRD PART**.

PAN:-AAFPW4957K;

AADHAR No. 2067 7373 6027;

AND

**(4) JAGDISH SINGH WADHAWAN** aged about 84 years, son of Late Jogendra Nath Wadhawan, by faith Hindu, by caste Arya Punjabi, by Nationality Indian, by occupation business, resident of H No. 10, Kuchari Mohalla, Jugsalai. P.O. & P. S. Jugsalai, Town Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the **FOURTH PARTY** (Which expression unless repugnant to the context shall mean and include his legal heirs, successors, representatives and assigns) of the **FOURTH PART**.

PAN:- ADSPS4149M;

AADHAR No. 4278 0536 7978;

**WITNESSETH AS FOLLOWS :-**

WHEREAS the aforesaid First Party, Second Party, Third Party and Fourth Party are descendants of Jogendra Nath Wadhawan son of Darbarila (since deceased).

AND WHEREAS all that three-storied (ground + 3) building being H No. 85, standing over portion of land measuring eleven (11) decimals being present/New Plot No. 1438, under present/New Khata No. 179, within Ward No.14, Mouza Jugsalai, Kuchari Mohalla, within P. O. & P. S. Jugsalai, Town Jamshedpur, District East Singhbhum, more fully described in the schedule 'A' below is the subject matter of this deed of partition hereinafter referred to as the 'Said Property'.

M/s DAYAL BUILDERS

Singh  
Proprietor

Virender Kumar



Ashok Kumar Wadhawan  
18/10/19  
Virender Kumar  
18/10/19  
Jaidev Kumar  
18/10/19  
Jagdish Singh  
18/10/19

M/s. DAYAL BUILDERS  
Proprietor

AND WHEREAS Jogendra Nath Wadhawan son of Darbarilal during his life time acquired all that piece of land measuring about 0.111 Acre or 6 Katha 15 dhul recorded in Revisional Survey Plot Nos. 1796, 1797 & 1909/1936 under Khata No. 202 within Mouza Jugsalai, Thana No. 1161, P.S. Jugsalai, Town Jamshedpur, District East Singhbhum.

AND WHEREAS in the present survey settlement operation the aforesaid land has been recorded under KHata No. 179, Plot NO. 1438 a, b, c & d in the name of Jogendra Nath Wadhawan son of Late Darbarilal.

AND WHEREAS said Jogendra Nath Wadhawan son of Late Darbarilal and his wife both expired leaving behind three sons namely (i) Kuldip Singh Wadhawan (since deceased) (ii) Ranjeet Singh Wadhawan (since deceased) and (iii) Jagdish Singh Wadhawan.

AND WHEREAS aforesaid Kuldip Singh Wadhawan expired leaving behind his only son namely Ashok Kumar Wadhawan, who First Party in this deed is having one-third undivided share over the property acquired by Late Jogendra Nath Wadhawan.

AND WHEREAS Ranjeet Singh and his wife also expired leaving behind two sons namely Virender Kumar Wadhawan & Jaidev Kumar Wadhawan who are Second Party and Third Party respectively in this deed each having one-sixth undivided share over the property acquired by Late Jogendra Nath Wadhawan.

AND WHEREAS there is a triple storied building (Gr. + 3) in existence, constructed over 61' ft. X 75' ft. of land within Plot No. 1438 a, b, c & d recorded under Khata No. 179, within mouza Jugsalai, which has been partitioned by the aforesaid legal heirs and successor of Late Jogendra Nath Wadhawan and as per the aforesaid partition entered long ago orally amongst the legal heirs of Late Jogendra Nath Wadhawan, they have been possessing separately without any claim or interference by other legal heirs.

AND WHEREAS as per the aforesaid oral partition the First Party namely Ashok Kumar Wadhawan son of Late Jagdish Singh Wadhawan

Proprietor

M/s. DAYAL BUILDERS

Virender Kumar



Ashok Kumar  
18/10/19  
Virender Kumar  
18/10/19  
Jaidev Kumar  
18/10/19  
Jagdish Singh  
18/10/19

M/s. DAYAL BUILDERS  
Proprietor

exclusive possession of the property more fully described in the Schedule 'B' below.

AND WHEREAS as per the aforesaid oral partition the Second Party namely Virender Kumar Wadhawan son of Late Ranjeet Singh Wadhawan is in exclusive possession of the property more fully described in the Schedule 'C' below.

AND WHEREAS as per the aforesaid oral partition the Third Party namely Jaidev Kumar Wadhawan is in exclusive possession of the property more fully described in the Schedule 'D' below.

AND WHEREAS as per the aforesaid oral partition the Fourth Party namely Jagdish Kumar Wadhawan is in exclusive possession of the property more fully described in the Schedule 'E' below.

AND WHEREAS to avoid any future litigation and dispute amongst the parties hereof in respect of the ownership, possession and profit of the building in question, all the parties decided to reduce into writing the arrangement.

**NOW THIS DEED OF PARTITION WITNESSETH AS FOLLOWS:-**

1. That as already decided the First party namely Ashok Kumar Wadhawan son of Late Kuldeep Singh is in occupation of the property more fully described in the Schedule 'B' below and shall own the same along with his respective legal heirs.
2. That the Second Party namely Virender Kumar Wadhawan son of Late Ranjeet Singh Wadhawan is in occupation of the property more fully described in the Schedule 'C' below and shall own the same along with his respective legal heirs.
3. That the Third Party namely Jaidev Kumar Wadhawan son of Late Ranjeet Singh Wadhawan is in occupation of the property more fully described in the Schedule 'D' below and shall own the same along with his respective legal heirs.
4. That the Fourth Party namely Jagdish Singh Wadhawan son of Late Jagdish Nath Wadhawan is in occupation of the property more fully described in the Schedule 'E' below and shall own the same along with his respective legal heirs.

M/s DAYAL BUILDERS  
Proprietor  
Virender Kumar



Ash Kumar Hekkar  
18/10/19  
Virender Kumar  
18/10/19  
Jai dev Kumar  
18/10/19  
Jagdish Singh  
18/10/19

M/s. DAYAL BUILDERS  
S Singh  
Proprietor

described in the Schedule 'E' below and shall own the same along with his respective legal heirs

5. That the electric connection already in existence shall be used by all the parties jointly. It is also decided that one more electric connection for the said building shall/may be taken either from M/s. Jusco or from State Electricity Board, as the case may be and the parties will pay electric charges as per their consumption in their respective meters. Similarly all the parties shall use their separate electric connection for their respective properties to be constructed in future.

6. That it has also decided that all the parties shall get their respective share/ properties mutated in the office of the C. O. Jamshedpur and shall pay respective malgajari in their name and shall also obtain separate Holding Number from the Jugsalai Municipality.

7. That it is also decided that all the parties to this Deed shall pay their respective Malgajari to the state through the C. O. Jamshedpur and shall also pay their respective Holding Tax/Charge and other charges to the Jugsalai Municipality at their individual capacity.

8. That each party shall maintain his own premises on his own and shall pay for electric connection and water charges month to month as per consumption for their respective premises.

9. That all the parties shall commonly maintain the common portion, stair, roof of the building by arranging common fund for any repairing, white washing, painting etc.

10. That it has also been decided by all the parties that any party can sell his own premises or can give on rent or can mortgage to any bank for availing loan but before selling the portion one must assured that the proposed purchaser is a decent person.

11. That all the parties in this deed will co-operate each other in the matter of maintenance of the building, payment of malgajari, municipal charge, holding tax, or any other taxes as may be charged by competent authority from time to time.

M/S DAYAL BUILDERS

Proprietor

Virender Kumar



*Ashok Kumar Wadhawan*  
18/10/19

*Virender Kumar*  
18/10/19

*Jardan Kumar*  
18/10/19

*Jagdish Singh*  
18/10/19

M/s. DAYAL BUILDERS  
*Spish*  
Proprietor

14. That this deed of partition is executed voluntarily by all the parties without any pressure or coercion from any side and the terms and conditions of this deed of partition shall be binding upon all the parties.

**SCHEDULE 'A'**

(The entire holding/ property)

All that pucca three (ground + 3) storied building, being H No. 85, standing over portion of land measuring eleven (11) decimals being present/New Plot No. 1438, under present/New Khata No. 179, corresponding to Revisional Survey Plot Nos. 1796, 1797 & 1909/1936 under R,S. Khata No. 202 within Ward No. 14, Mouza Jugsalai, Kucheri Mohalla, within P. O. & P. S. Jugsalai, Town Jamshedpur, District East Singhbhum, Jharkhand which is bounded as follows:

- North : Main Road;
- South : Branch Road;
- East : Hotel Green Park;
- West : Hotel Kailash Regency;

M/s. DAYAL BUILDERS  
Proprietor  
*Spish*  
*Virender Kumar*

**SCHEDULE- B**

(Share allotted to the First Party Ashok Kumar Wadhawan)

All that land measuring 3.66 decimals (one third undivided share over land measuring 11 decimals) being one-third share of schedule 'A' above property, shown in red colour in the sketch map which is bounded by:-

- North : Main Road;
- South : Branch Road;
- East : Portion allotted to Virender Kumar Wadhawan;
- West : Hotel Kailash Regency;

**Along with:-**

30 X 10 - 10 X 8 = 380 sq. ft. residential and 70 X 30 X 1 = 2100 sq. ft. commercial space in the First Floor.



Ashok Kumar Wadhawan  
18/10/19

Virender Kumar  
18/10/19

Jaidev Kumar  
18/10/19  
Jagdish Singh  
18/10/19

M/s. DAYAL BUILDERS  
Proprietor

12 X 10 X 1 = 120 sq. ft. residential and 30 X 35 X 1 = 1050 sq. ft. commercial space in the second floor.

12 X 10 X 1 = 120 sq. ft. residential and 30 X 35 X 1 = 1050 sq. ft. commercial space in the third floor.

30 X 35 X 1 = 1050 sq. ft. commercial space in the fourth floor.

(Total built-up area 5870 sq. ft.)

### SCHEDULE- C

(Share allotted to the Second Party Virender Kumar Wadhawan)

All that land measuring 1.83 decimals (one sixth undivided share over land measuring 11 decimals) being one-sixth share of schedule 'A' above property, shown in blue colour in the sketch map which is bounded by:-

North : Main Road;

South : Branch Road;

East : Portion allotted to Jaidev Kumar Wadhawan;

West : Portion allotted to Ashok Kumar Wadhawan;

#### Along with:-

One passage of size 5' X 4' for entrance from the shop east side of the building with pucca stair of 2'6" leading to first floor and above.

18' X 10' + 24' X 12' + 7' X 14' = 566 sq. ft. commercial space in the ground floor.

18' X 10' = 180 sq. ft. residential space in the first floor.

20' X 10' + 12' X 16' + 12' X 10' + 10' X 8' + 11' X 7' = 669 sq. ft. residential space in the second floor.

Above the same of second floor a terrace 28' X 22' + 7' X 11' = 693 sq. ft.

(Total built-up area 1415 sq. ft.)

### SCHEDULE- D

(Share allotted to the Third Party Jaidev Kumar Wadhawan)

All that land measuring 1.83 decimals (one sixth undivided share over land measuring 11 decimals) being one-sixth share of schedule 'A' above property, shown in Green colour in the sketch map which is bounded by:-

M/S DAYAL BUILDERS  
Proprietor  
Virender Kumar

North : Main Road;  
South : Branch Road;  
East : Portion allotted to Jgdish Singh Wadhawan;  
West : Portion allotted to Virender Kumar Wadhawan;

Asok Kumar Wadhawa  
18/10/19  
Virender Kumar  
18/10/19  
Jaidev Kumar  
18/10/19  
Jagdish Singh  
18/10/19

M/s. DAYAL BUILDERS  
Spish  
Proprietor

**Along with:-**

10' X 18' X 1 + 7' X 14' = 278 sq. ft. And

4' X 3' + 14' X 10' = 152 sq. ft. commercial space in the ground floor.

12' X 13' + 11' X 7' + 10' X 18' = 426 sq. ft. residential space in the first floor.

15' X 13' + 12' X 13' = 351 sq. ft. residential space in the second floor.

**(Total built-up area 1207 sq. ft.)**

**SCHEDULE- E**

(Share allotted to the Fourth Party Jagdish Singh Wadhawan)

All that land measuring 3.66 decimals (one third undivided share over land measuring 11 decimals) being one-third share of schedule 'A' above property, shown in Black colour in the sketch map which is bounded by:-

North : Main Road;  
South : Branch Road;  
East : Hotel Green Park;  
West : Portion allotted to Jaidev Kumar Wadhawan;

**Along with:-**

68' X 38' = 2584 sq. ft. commercial space in the ground floor.

11' X 13' + 9' X 13' + 9' X 14' + 6' X 14' = 470 sq. ft. residential space in the First Floor.

30' X 35' = 1050 sq. ft. commercial space in the second floor.

30' X 35' = 1050 sq. ft. commercial space in the third floor.

**(Total built-up area 5154 sq. ft.)**

Virender Kumar

M/s DAYAL BUILDERS

Spish  
Proprietor



Abhishek Kumar Wadhwa  
18/10/19  
Virender Kumar  
18/10/19  
Jaiender Kumar  
18/10/19  
Jagdish Singh  
18/10/19

M/s. DAYAL BUILDERS  
Proprietor  
Sp. Singh

IN WITNESS WHEREOF the parties have signed on this the day, month and year first above mentioned at Jamshedpur

Witnesses.

1. Rakesh Sachdev  
RAKESH SACHDEV  
S/o D.P. Sachdev  
Sundar Nagar  
Jamshedpur

2. Varun Kumar Manchanda  
S/o R. Manchanda  
Jussalai

Abhishek Kumar Wadhwa  
Sig. of the First Party.

Virender Kumar  
Sig. of the Second Party.

Jaiender Kumar  
Sig. of the Third Party.

Jagdish Singh  
18/10/19  
Sig. of the Fourth Party.

Read over and explained the contents of this Deed to all the parties, who admitted the same to be true and correct.

M. Gaur  
Advocate

Drafted the Deed as per information given by the Executants, the executants/parties have put their signature and five fingers (left hand) impression in my presence.  
Typed out by :-

Drafted by :-  
M. Gaur

M/s DAYAL BUILDERS

Sp. Singh  
Prop.

Virender Kumar



OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

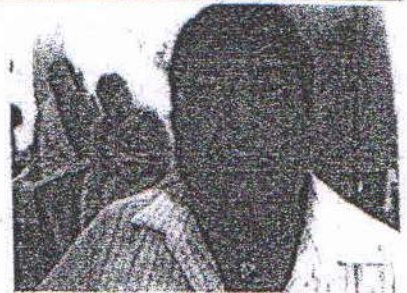
State Name :- Jharkhand

**Deed Endorsement**

Token No :- 20190000080048

Deed Type	Partition
Number of Pages	68
Fee Details	Stamp Duty :- Rs. 50, PR :- Rs. 1, SP :- Rs. 1020, A1 :- Rs. 50, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.1442161/- , Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Jugsalai Location :- Main Road, Jugsalai Property Boundaries :- East: PORTION ALLOTTED TO VIRENDER KUMAR WADHAWAN, West: HOTEL KAILASH REGENCY, South: BRANCH ROAD, North: MAIN ROAD Khata Number - 179Plot Number - 1438Volume Number - 3Page Number - 155Holding Number - 0140000046000X1 Area Of Land :- 3.66 Decimal

Sh./Smt. ASHOK KUMAR WADHAWAN s/o/d/o/w/o LATE KULDIP SINGH has presented the document for registration in this office today dated :- 19-Oct-2019 Day :- Saturday Time :- 11:39:22 AM



ASHOK KUMAR WADHAWAN(Individual)




Party Name	Document Type	Document Number
ASHOK KUMAR WADHAWAN	PAN/UID	471215098853

M/s DAYAL BUILDERS  
*S. Singh*  
Proprietor

M/s. DAYAL BUILDERS  
*S. Singh*  
Proprietor

*Virender Kumar*





Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	ASHOK KUMAR WADHAWAN Address1 - H. NO. 10, KUCHARI MOHALLA, JUGSALAI, P.O. AND P.S. JUGSALAI, TOWN JAMSHEDPUR, EAST SINGHBHUM, Address2 - , , Jharkhand PAN No.: Permission Case No.:	Yes ✓	Ashok Kumar Wadhawan Address:- 117, KACHHARI MOHALLA, JUGSALAI, JAMSHEDPUR, Purbi Singhbhum, 831006, Jharkhand, India		PARTY Age:59			

M/s DAYAL BUILDERS  
  
 Proprietor

M/s. DAYAL BUILDERS  
  
 Proprietor

Vishender Kumar


Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	<b>VIRENDER KUMAR WADHAWAN</b> Address1 - H. NO. 10, KUCHARI MOHALLA, JUGSALAI, P.O. AND P.S. JUGSALAI, TOWN JAMSHEDPUR, EAST SINGHBHUM, Address2 - , , Jharkhand PAN No.: , Permission Case No.-	Yes	Virender Kumar <b>Address:- 118, , KACHHARI MOHALLA STATION ROAD, TATNAGAR, JAMSHEDPUR, , Purbi Singhbhum, 831002, , Jharkhand, India</b>		PARTY Age:63			<i>Virender Kumar</i>

*Virender Kumar*




**M/s. DAYAL BUILDERS**  
*Spish*  
 Proprietor

**M/S DAYAL BUILDERS**  
*Spish*  
 Proprietor



Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
4	JAGDISH SINGH WADHAWAN Address1 - H. NO. 10, KUCHARI MOHALLA, JUGSALAI, P.O. AND P.S. JUGSALAI, TOWN JAMSHEDPUR, EAST SINGHBHUM, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Jagdish Singh Address:- H NO- 8, , KAGAL NAGAR ROAD NO-1, PO- SONARI, JAMSHEDPUR, . Purbi Singhbhum, 831011, , Jharkhand, India		PARTY Age:84			

**Identification:**

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	RAKESH SACHDEV S/o-D/o DHARAM PAL SACHDEV Address1 - H. NO. 39, SUNDARNAGAR, EAST SINGHBHUM, Address2 - , , , Jharkhand PAN No.:			

**Witness:**





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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
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M/s DAYAL BUILDERS  
Proprietor

M/s. DAYAL BUILDERS  
Sachdev  
Proprietor

Virender Kumar

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	JAYDEV KUMAR WADHAWAN Address1 - H. NO. 118, HOTEL BASERA, STATION ROAD, KUCHARI MOHALLA, JUGSALAI, P.O. AND P.S. JUGSALAI, TOWN JAMSHEDPUR, EAST SINGHBHUM, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Jaidev Kumar Wadhwan Address:- H.No- 118, , Hotel Basera, Station Road, Kachari, Jugsalai, Po-Tatanagar, Thana- Jugsalai, Jamshedpur, , Purbi Singhbhum, 831002, , Jharkhand, India		PARTY Age:56			  

M/s. DAYAL BUILDERS

  
Proprietor

M/s DAYAL BUILDERS

  
Proprietor



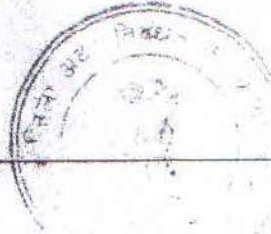
1	<b>VARUN KUMAR MANCHANDA</b> Address1 - KUMAR CYCLE WORKS, NEAR RAILWAY CROSSING, JUGSALAI, JAMSHEDPUR, EAST SINGHBHUM, Address2 - , , , Jharkhand			
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Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( **ASHOK KUMAR WADHAWAN , VIRENDER KUMAR WADHAWAN , JAYDEV KUMAR WADHAWAN , JAGDISH SINGH WADHAWAN**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**RAKESH SACHDEV**) Son/Daughter/Wife of (**DHARAM PAL SACHDEV**) resident of (**H. NO. 39, SUNDARNAGAR, EAST SINGHBHUM**) and by occupation (**Business**).



Signature of Registering Officer

Date:- 19-Oct-2019

Seal and Signature of Registering Officer

M/s. DAYAL BUILDERS  
*[Signature]*  
 Proprietor

*Virender Kumar*

M/s DAYAL BUILDERS  
*[Signature]*  
 Proprietor



OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

**Deed Endorsement**

Token No :- 20200000111065

Deed Type	Development Agreement
Number of Pages	140
Fee Details	Stamp Duty :- Rs. 42004, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 2100, A1 :- Rs. 67555, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.1442161/- ,Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Jugsalai Location :- Main Road, Jugsalai Property Boundaries :- East: JAIDEV KUMAR WADHAWAN, West: ASHOK KUMAR WADHAWAN, South: BRANCH ROAD, North: MAIN ROAD Volume Number - 50Khata Number - 179Plot Number - 1438Page Number - 96Holding Number - ,0140000046000X1 Area Of Land :- 1.83 Decimal

Sh./Smt.VIRENDER KUMAR ALAIS VIRENDER KUMAR WADHAWAN  
s/o/d/o/w/o LATE RANJEET SINGH has presented the document for  
registration in this office

today dated :- 17-Mar-2021 Day :- Wednesday Time :- 18:37:53 PM



VIRENDER KUMAR ALAIS  
VIRENDER KUMAR  
WADHAWAN(Individual)

Party Name	Document Type	Document Number
VIRENDER KUMAR ALAIS VIRENDER KUMAR WADHAWAN	PAN/UID	914552390264

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

Proprietor



1	<b>VIRENDER KUMAR ALAIS VIRENDER KUMAR WADHAWAN</b> <b>Address1 -</b> 118 KACHHARI MOHALLA STATION ROAD TATANAGAR JUGSALAI JAMSHEDPUR, <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	Yes	Virender Kumar <b>Address:-</b> 118, KACHHARI MOHALLA STATION ROAD, TATNAGAR, JAMSHEDPUR, , Purbi Singhbhum, 831002, , Jharkhand, India	EXECUTANTS Age:64	   <i>Virender Kumar</i>
2	<b>DAYAL BUILDERS REP BY SURENDER PAL SINGH</b> <b>Address1 -</b> GOURI SHANKAR ROAD JUGSALAI JAMSHEDPUR, <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	Yes	Surender Pal Singh <b>Address:-</b> Plot No.- 9 And 9A, Near Masjid, Darjee Lane, Ramdas Bhatta, Bistupur, JAMSHEDPUR, Sakchi, Bistupur, , East Singhbhum, 831001, , Jharkhand, India	CLAIMANT Age:56	   <i>S.P. Singh</i>

**Identification:**

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>BHUPINDER SINGH</b> S/o-D/o <b>INDERJEET SINGH BHATIA</b> <b>Address1 -</b> PREM APARTMENT SURTI CHOWK GOURI SHANKAR ROAD JUGSALAI JAMSHEDPUR, <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b>			

M/s DAYAL BUILDERS

*S.P. Singh*  
Proprietor

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>DHANJOTH SINGH SADANA</b> Address1 - 43 SADANA VILLA PURANI BASTI ROAD JUGSALAI JAMSHEDPUR EAST SINGHBHUM, Address2 - ... , Jharkhand			

Signature of Operator



Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence

Above mentioned, ( **VIRENDER KUMAR ALAIS VIRENDER KUMAR WADHAWAN**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**BHUPINDER SINGH**) Son/Daughter/Wife of (**INDERJEET SINGH BHATIA**) resident of (**PREM APARTMENT SURTI CHOWK GOURI SHANKAR ROAD JUGSALAI JAMSHEDPUR**) and by occupation (**Business**).

Signature of Registering Officer



Seal and Signature of Registering Officer

Date:- 17-Mar-2021

M/s DAYAL BUILDERS

*Dayal*  
Proprietor.