



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Jharkhand

e-Stamp

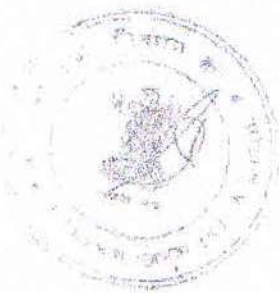
Certificate No.	: JH 1070 7202499R
Certificate Issued Date	: 30-Sep-2019 03:24 PM
Account Reference	: NONACC (SV) JH9003504/ JAMSHEDPUR/ JH-ES
Unique Doc. Reference	: SUBIN-JH21900350400484775070897R
Purchased by	: ASHOK KUMAR WADHAWAN
Description of Document	: Article 45 Partition
Property Description	: 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

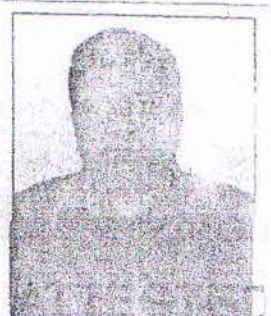
18/10/19

कामगारों के बीच
207 दिनांक 16/11/19 ई
कामगारों के बीच
50 नं. ए. डी. के अंक 50 नं.
का है।

1435
18/10/19



Ashok Kumar Wadhawan
18/10/19



महेश्वर

Jayden Kumar

18/10/19



Virender Kumar
18/10/19



महेश्वर

...

...

DEED OF PARTITION

Fachob

AA 5000
1. A 30
75 1--
E 2000

THIS DEED OF PARTITION IS MADE ON THIS THE 18th 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

18/10/19

Asht Kumar Wadhawa

18/10/19

Virender Kumar

18/10/19



Asht 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: ADPPK9081R

AADHAR No. 0145 5230

Asht Kumar Wadhawa

M/s. DAYAL BUILDERS

Asht Kumar

M/S DAYAL BUILDERS

Asht Kumar

Pronnotor

Ashik 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".

Ashik Kumar Wadhawan

M/s. DAYAL BUILDERS

Sprmh
Proprietor

Proprietor

M/s DAYAL BUILDERS

Sprmh

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

Sprishy

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

Abhimanu Kulkarni
18/10/19
Vivek Kumar
18/10/19
Jai Lakshmi
18/10/19
Jagan Mohan 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 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

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

Asst. Commissioner
18/10/19
18/10/19
18/10/19
18/10/19

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

Witnesses.

1. Rishabh
 RAKESH SACHDEN
 S/o D.P. Sachden
 Sundarbyn
 Jamshedpur

Asst. Commissioner
 Sig. of the First Party.

Vijander Kumar
 Sig. of the Second Party.

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

Jander 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.

Advocate
 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 :-
Advocate

Asst. Commissioner

M/s DAYAL BUILDERS
Proprietor

M/s. DAYAL BUILDERS
Proprietor

OFFICE OF THE SUB REGISTRAR

Office Name :- District RO - Jamshedpur

District Name :- EastSinghbhum

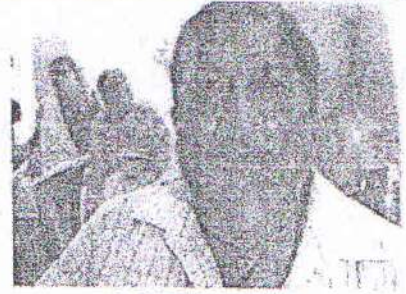
State Name :- Jharkhand

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 - 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

Sprinkly
Proprietor

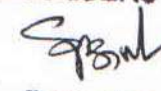
M/s DAYAL BUILDERS
Sprinkly
Proprietor

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:

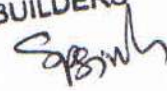
I/We individually/Collectively recognize the Seller(S) and Buyer(s)

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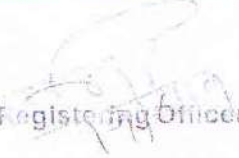
M/s DAYAL BUILDERS

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).



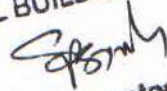

Signature of Registering Officer

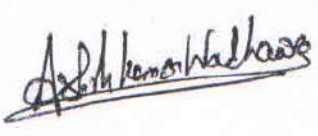
Date:- 19-Oct-2019


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

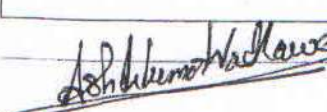

Token No:- 20190000080048

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/-
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, 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	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
	-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
	-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
	-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

Witness Information	Mrs. VARUN KUMAR MANCHANDA , Address - KUMAR CYCLE WORKS, NEAR RAILWAY CROSSING, JUGSALAI, JAMSHEDPUR, EAST SINGHBHUM-, Father/Husband Name-RIMA MANCHANDA
---------------------	---

Identifier Details	Mr. RAKESH SACHDEV , Address - H. NO. 39, SUNDARNAGAR, EAST SINGHBHUM-, Father/Husband Name-DHARAM PAL SACHDEV
--------------------	---

Property Id:204180		
Fee Rule:Partition Deed		
1	Stamp Duty	57,688

1	SP	1,020
Total		1,020

Property Id:204180		
Fee Rule:Partition Deed		
1	PR	1
2	LL M/s DAYAL BUILDERS	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.

Abh. Kumar Wadhawa
Vinod Kumar
Jagdish Singh

mca
Deed Writer / Advocate

Vendee / Claimant

Vendor / Executant

Abh. Kumar 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
-------	------------------------	--------------------	---------------	-------------------	------------	-------------	--------------	-----------

M/s DAYAL BUILDERS

S. Singh
Proprietor

1	ASHOK KUMAR WADHAWAN Address1 - 117 KACHHARI MOHALLA JUGSALAI JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Ashok Kumar Wadhawan Address:- 117, , KACHHARI MOHALLA, JUGSALAI, JAMSHEDPUR, , Purbi Singhbhum, 831006, , Jharkhand, India	EXECUTANTS Age:59	 	
2	DAYAL BUILDERS REP BY SURENDER PAL SINGH 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
1	BHUPINDER SINGH S/o-D/o INDERJEET SINGH BHATIA Address1 - PREM APARTMENT SURTI CHOWK GOURI SHANKAR ROAD JUGSALAI JAMSHEDPUR, 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
	M/s DAYAL BUILDERS			


 Proprietor

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

Signature of Operator



Seal and Signature of Registering Officer

[Handwritten Signature]

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

[Handwritten Signature]

Date:- 17-Mar-2021

Seal and Signature of Registering Officer

[Handwritten Signature]

M/s DAYAL BUILDERS

[Handwritten Signature]

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 / BK 2 / 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

आशोक कुमार यादव 206 को
207 दिनांक 11/6/19 के
अंशगत विभाजन डीड
50 नं. के अंशक अंक 50 नं.
के अंश के

अंश 179 का
अंश 1435 का
दिनांक 18/10/19



Ashok Kumar Wadhawan
18/10/19

m/gun 200

Jaydeep Kumar

आशोक कुमार यादव
जन्मदिनांक 11/6/19



Jaydeep Kumar
18/10/19

m/gun 200

पिता का नाम: अशोक यादव
पिता का पता: ...
पिता का पता: ...

आशोक कुमार यादव
जन्मदिनांक 11/6/19
जन्मस्थान: ...

Fachyab

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

18/10/19
20/10/19

DEED OF PARTITION

THIS DEED OF PARTITION IS MADE ON THIS THE 18TH 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

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

Vivek 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

Sparsh

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	VIRENDER 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	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:

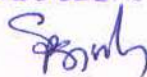
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	RAKESH SACHDEV S/o-D/o DHARAM PAL SACHDEV Address1 - H. NO. 39, SUNDARNAGAR, EAST SINGHBHUM, Address2 - , , Jharkhand PAN No.:			

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

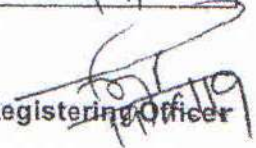
Above signature & thumb Impression are affixed in my presence.

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

Dayal
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. South: 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. ASHOK KUMAR WADHAWAN , 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. 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
	-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
	-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

Witness Information	Mrs. VARUN KUMAR MANCHANDA , Address - KUMAR CYCLE WORKS, NEAR RAILWAY CROSSING, JUGSALAI, JAMSHEDPUR, EAST SINGHBHUM-, Father/Husband Name-RIMA MANCHANDA
---------------------	---

Identifier Details	Mr. RAKESH SACHDEV , 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
Total		1,020

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.

Shobh Kumar Wadhawa

Virender Kumar

Jaideep Kumar

Jagdish Singh

man

Deed Writer / Advocate

Vendee / Claimant

Vendor / Executant

M/s. DAYAL BUILDERS

Spandh

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			
Valuation Rule : Commercial land			
Property Details			
1	Land area	3.66 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 3.66 x 788066=2884321.56	₹28,84,322/-
A	Total		₹28,84,322/-
Note : Final Valuation is Rounded to Next 100/-			
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.	Property Boundaries 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	-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
EXECUTANTS	-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

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

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

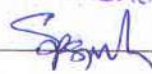
Property Id:438704		
Fee Rule:Development Agreement		
1	Stamp Duty	84,000
2	Stamp Duty	4

1	SP	2,100
Total		2,100

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

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.

Hanumanth

Deed Writer / Advocate

Singh

Vendee / Claimant

Jagdish Singh

Singh

Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

M/s. DAYAL BUILDERS

Singh

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	JAGDISH SINGH ALIAS JAGDISH SINGH WADHAWAN 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	DAYAL BUILDERS REP BY SURENDER PAL SINGH 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

Deed of Partition

PS Jugsalai

SD

Jay-desh Singh

श्रीमान् जयदेव सिंह 206 ए
207 दिनांक 11/6/19 के
अन्तर्गत अर्जुन सिंह
50 नं ए 1334 अंक 50 नं
के अंतर्गत

एन एच 179
1435 प्लॉट नंबर
जिसे के अंतर्गत

18/10/19



Ashok Kumar Wadhawan
18/10/19



my own use

Jaydev Kumar

श्रीमान् जयदेव सिंह
जयदेव सिंह
जयदेव सिंह



Jaydev Kumar
18/10/19



my own use

श्रीमान् जयदेव सिंह
जयदेव सिंह
जयदेव सिंह

श्रीमान् जयदेव सिंह
जयदेव सिंह
जयदेव सिंह

DEED OF PARTITION

Jaydev

THIS DEED OF PARTITION IS MADE ON THIS THE 18th 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 representatives and assigns) PART.

AA 500
Ld. 20
P.S. 1--
F 2000

18/10/19

Jaydev Kumar

M/s DAYAL BUILDERS
Proprietor

AADHAR No 4712 130

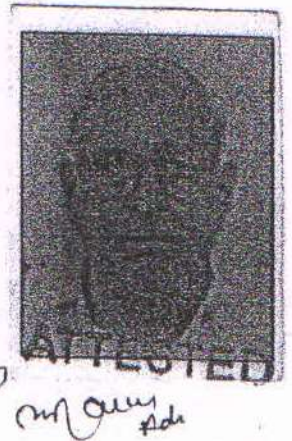
Virender Kumar Wadhawan
18/10/19
Virender Kumar
18/10/19



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 **M/S DAYAL BUILDERS** subject matter of this deed of partition hereinafter referred to as the said Property.

Jaydev Kumar
Proprietor

Jaydish 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

JSD
Proprietor

Jardar Kumar

M/s DAYAL BUILDERS

JSD
Proprietor

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

Jaidev Kumar
Proprietor

Jaidev Kumar

M/S DAYAL BUILDERS

Jaidev Kumar
Proprietor

Ashok Kumar Wadhwa
18/10/19
Virender Kumar
18/10/19
Jaiendar 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.

Jaiendar 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

Jaiendar 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

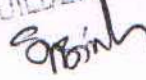
M/S DAYAL BUILDERS
Spinh
Proprietor



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	VIRENDER 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	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	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			




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

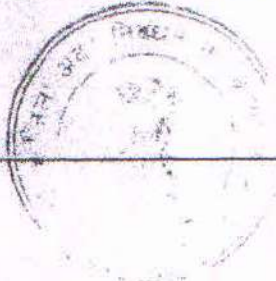
1	VARUN KUMAR MANCHANDA Address1 - KUMAR CYCLE WORKS, NEAR RAILWAY CROSSING, JUGSALAI, JAMSHEDPUR, EAST SINGHBHUM, Address2 - , , , Jharkhand			
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Signature of Operator

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

Jasdev Keemra

M/S DAYAL BUILDERS
Sprinkh
 Proprietor

M/s DAYAL BUILDERS
Sprinkh
 Proprietor



OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

Deed Endorsement

Token No :- 20200000111097

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: JAGDISH SINGH WADHAWAN, West: VIRENDER KUMAR WADHAWAN, South: BRANCH ROAD, North: MAIN ROAD Khata Number - 179 Plot Number - 1438 Volume Number - 50 Page Number - 96 Holding Number - 0140000046000X1 Area Of Land :- 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

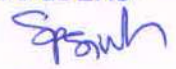
M/s DAYAL BUILDERS
Dayal
Proprietor

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	JAIDEV KUMAR WADHAWAN ALIAS JAYDEV KUMAR WADHAWAN Address1 - H NO 118 HOTEL BASERA STATION ROAD KACHHARI TATANAGAR JAMSHEDPUR, 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		EXECUTANTS Age:57			
2	DAYAL BUILDERS REP BY SURENDER PAL SINGH 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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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	DHANJOTH SINGH SADANA Address1 - 43 SADANA VILLA PURANI BASTI ROAD JUGSALAI JAMSHEDPUR EAST SINGHBHUM, Address2 - , , , Jharkhand			

[Signature]
 Signature of Operator



Above signature & 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**).



Date:- 17-Mar-2021

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.	Property Boundaries 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^{1/3}

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

CLAIMANT	-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
EXECUTANTS	-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

Witness Information	Mr. DHANJOTH SINGH SADANA , Address - 43 SADANA VILLA PURANI BASTI ROAD JUGSALAI JAMSHEDPUR EAST SINGHBHUM-, Father/Husband Name-DHANWANT SINGH SADANA
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Identifier Details	Mr. BHUPINDER SINGH , Address - PREM APARTMENT SURTI CHOWK GOURI SHANKAR ROAD JUGSALAI JAMSHEDPUR-, Father/Husband Name-INDERJEET SINGH BHATIA
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Property Id:438775		
Fee Rule:Development Agreement		
1	Stamp Duty	4
2	Stamp Duty	42,000

1	SP	2,100
Total		2,100

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

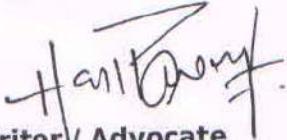
All the entries made, have been verified by me and are found same as the entries of the document presented.


M/s DAYAL BUILDERS

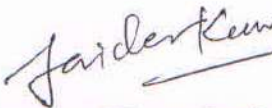
Surender Pal Singh

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/BK1/424



M/s DAYAL BUILDERS
Spinh
Propriete:

Joh Kumar

Virender Kumar

Sarfar Kumar

Jagdish Singh
18/10/19

Virender Kumar

0003526302

Deed of Partition

PS Jugsalai

50

Jay Deoh 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



my own 2A

Jayden Kumar

18/10/19
न्यायपालिका द्वारा जारी की
जोका एम एम सी गणना।



Jayden Kumar
18/10/19



my own 2A

पिता २ के अर्ध भा. बहादुर कुमार
(शिवपुरा काला सिता, १०२ के अर्ध भा.)
- १०२ के अर्ध भा. ५५... के अर्ध भा.
अर्ध भा. ५५... (१०२) बहादुर-कुमार
के अर्ध भा. ५५... अर्ध भा. ५५...)

शिवपुरा काला सिता
अशोक कुमार वाधवान / पिता
का अर्ध भा. ५५... के अर्ध भा. ५५...
अर्ध भा. ५५... अर्ध भा. ५५...
का अर्ध भा. ५५... के अर्ध भा. ५५...

DEED OF PARTITION

THIS DEED OF PARTITION IS MADE ON THIS THE 18th 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

M/s. DAYAL BUILDERS

Proprietor

AADINAK No. 4712 15/10/19

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AA 500

KE.P 30

PS 1--

E 2000

18/10/19

2 (मार्ग) 2019

Viswender Kumar

M/s. DAYAL BUILDERS
Proprietor

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

M/s. DAYAL BUILDERS
S Singh
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

S 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
Jaiendar 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 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

Virender Kumar

S Singh

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
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;

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
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

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
Jaydish 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
S 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

S 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

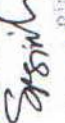
Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	ASHOK KUMAR WADHAWAN Address1 - H. NO. 10, KUCHARI MOHALLA, JUGSALAI, P.O. AND P.S. JUGSALAI, TOWN JAMSHEDPUR, EAST SINGHBHUM, Address2 - , , Jharkhand PAN No.: Permission Case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

M/s DAYAL BUILDERS
Spsmh
Proprietor

M/s. DAYAL BUILDERS
Spsmh
Proprietor

Vishendra 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	VIRENDER 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	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
M/s. DAYAL BUILDERS

 Proprietor




M/s DAYAL BUILDERS

 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
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:

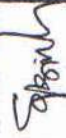
I/We individually/Collectively recognize the Seller(S) and Buyer(s)

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

Proprietor

M/s. DAYAL BUILDERS


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			 

M/s. DAYAL BUILDERS


Proprietor

M/s DAYAL BUILDERS


Proprietor

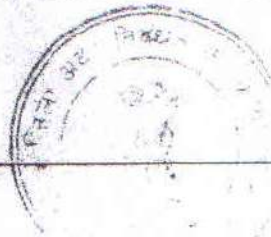
1	VARUN KUMAR MANCHANDA Address1 - KUMAR CYCLE WORKS, NEAR RAILWAY CROSSING, JUGSALAI, JAMSHEDPUR, EAST SINGHBHUM, Address2 - , , , Jharkhand			
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Signature of Operator

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	VIRENDER KUMAR ALAIS VIRENDER KUMAR WADHAWAN Address1 - 118 KACHHARI MOHALLA STATION ROAD TATANAGAR JUGSALAI JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Virender Kumar Address:- 118, KACHHARI MOHALLA STATION ROAD, TATNAGAR, JAMSHEDPUR, , Purbi Singhbhum, 831002, , Jharkhand, India	EXECUTANTS Age:64	  <i>Virender Kumar</i>
2	DAYAL BUILDERS REP BY SURENDER PAL SINGH 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	  <i>S.P. Singh</i>

Identification:

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

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	DHANJOTH SINGH SADANA 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.