



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : cb0118774b164eachfea

Receipt Date : 07-Jul-2021 10:20:22 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 20210000063000

Office Name : District SRO - Jamshedpur

Document Type : Development Agreement

Payee Name : PRAVUJAGDISH REALTORS PVT LTD
Represented By GAJENDRA PANDEY (Vendee)

GRN Number : 2106314809



Rushi Goyal
15/7/2021
Ambaras Purohad
15/7/2021
Bishi Goyal
15/7/2021
Shyam Kumar
15/7/2021

--: For Office Use :-

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दिना
15/07/21



2021/ISR/2792/BK1/2600



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

उस में किसी प्रकार की शैका नही की गई है।
15/7/2021

Development Agreement
1.9.14/200

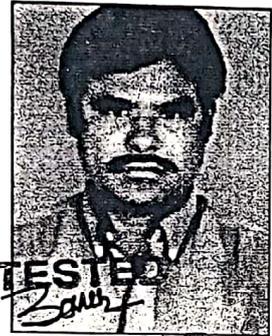


ATTESTED
S. N. SARKAR
ADVOCATE, JSR COURT

PR
LTS of Tula Devi
by hand
15/7/2021

Stamp
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15/7/2021
Ambari Jankal
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Sujit
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ATTESTED
S. N. SARKAR
ADVOCATE, JSR COURT

Rushi Gour
15/7/2021

[Fingerprints]

एवाण जल 6 ले 4 लाल गला
4/2 4/3 ले 4/1 प्रतिवर्तमान
रिपो के हल नही है

15/7/2021

नियम 24 के अधीन आया: पञ्जाबी स्टाम्प-अभिनिन्द्य
(इण्डियन स्टाम्प ऐक्ट), 1989 की अनुसूची
1 वा 15, स०.....5.... के अधीन
पचादन् स्टाम्प-यहित (या स्टाम्प-शुल्क
के सिमुड वा स्टाम्प-शुल्क अभिहित नही)।

15/7/2021
निबन्धन-पदाधिकारी

जिला अवर निबन्धक

कार्यभारित दस्तावेज में लेख्यकारी / सिमपल
जाति के जवाहर मि के हैं।
छोटा नागपुर अररकारी अभिनिन्द्य 1988
की धारा 48(8) के अन्तर्गत नही है।

15/7/2021

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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT MADE ON THIS THE 15th
DAY OF JULY, 2021 AT JAMSHEDPUR, BETWEEN :-

Freehold
A/N 4,786/200
E 200/200
H/R 5/200
P/R 2/200

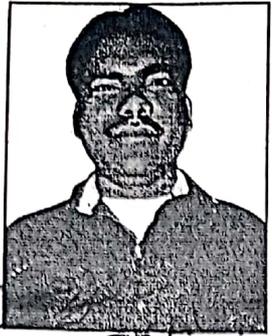
1) MRS. TULA DEVI, (UID No.:- 7162 7402 2696 & PAN:-
GFWPD2862A), wife of Late Bankin Gour, by faith - Hindu, by Caste-
Gowala, by Occupation -Household Affairs, Nationality - Indian,
resident of Moharda Basti, Near Hari Mandir, P.S. Birsanagar, Town
Jamshedpur, District East Singhbhum, Jharkhand,

दस्तावेज जांच
15/7/2021

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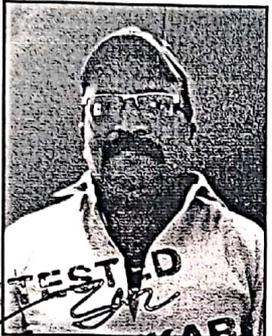


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ADVOCATE, JSR COURT

Bishi Gour
15/7/2021



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ADVOCATE, JSR COURT

Ambarish Sarkar
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ADVOCATE, JSR COURT

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- 2) MR. RUSHI GOUR, (UID No.:- 2573 0026 7440 & PAN:- DMQPG9593H), Son of Late Bankin Gour, by faith - Hindu, by Caste- Gowala, by Occupation -Business, Nationality - Indian, resident of Moharda Basti, Near Hari Mandir, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum, Jharkhand,
- 3) MR. BISHI GOUR, (UID No.:- 4094 7041 6546 & PAN:- DOFPG1060G), Son of Late Bankin Gour, by faith - Hindu, by Caste- Gowala, by Occupation -Business, Nationality - Indian, resident of Moharda Basti, Near Hari Mandir, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum, Jharkhand,



Devika Singh
15/7/2021
Rushi Goyal
15/7/2021

Bishi Goyal
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Ansham Puskal
15/7/2021



S. N. SANKAR
ADVOCATE, JER COURT

[Signature]
15/7/2021



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4) MR. ANUPAM PUSKAL, (UID No.:- 5320 5006 4432 & PAN:- AGPPP5685E), Son of Mr. Dineshwar Prasad Sinha, by faith - Hindu, by Caste Kayastha, by Occupation Service, Nationality - Indian, resident of Ram Jaypal Nagar, Gola Road, Harisha Kunj Danapur, Ward No. 37, Dinapur cum Khagaul, Patna, Bihar-801503 and also residing at H. No. 10/2, A-Block, Bhushan Colony, Baridih, P.O. Baridih, P.S. Sidhgora, Town Jamshedpur, District East Singhbhum, Jharkhand, and

5) MR. SHYAMAL KISHORE, (UID No. 9918 1782 9617 & PAN:- ARZPK6986B) Son of Late Jagdish Prasad, by faith - Hindu, by Caste Kayastha, by Occupation Service, Nationality - Indian, resident of Plot No. 412 P and 413P, Behind Nandini Residency, Near 3rd Gate of Vijaya Garden, Moharda, Baridih, P.O. Baridih, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum, Jharkhand,

hereinafter called the **FIRST PARTY MEMBERS/ OWNERS**, (which expression shall unless repugnant to the context include her/his/their legal heirs, successors, administrators and representatives) of the **ONE PART**;

A N D

M/S. PRAVUJAGDISH REALTORS PVT. LTD., (PAN:- AAKCP7623F), a Private Ltd. Company incorporated under Indian Companies Act 2013, having its Corporate Office at 1st Floor, B.N. Tower, Shradhanand Road, Ranchi-834001, Jharkhand represented by its present Director **MR. GAJENDRA PANDEY** (UID No.:-5659 4114 2091), Son of Sri Dhanjee Pandey, by faith - Hindu, by Caste Brahmin, by Occupation Business, Nationality - Indian, resident of 382, Road No. 4C, Ashok Nagar, Ranchi, District Ranchi, Jharkhand, (hereinafter called the **DEVELOPER/ BUILDER/ SECOND PARTY MEMBER** (which expressions shall unless repugnant to the context include its/his/theirs legal heirs, successors-in-office, administrators, representatives and assigns) of the **OTHER PART**

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WITNESS AS FOLLOWS:-

WHEREAS, the first party members are the absolute and lawful owners of all that piece and Parcel of total land measuring 8010 Sq.ft. i.e. 18.39 Decimals, being in portion of R.S. Plot No. 4472 & 4478, recorded under R.S. Khata No. 24 & 4 respectively, corresponding to portion of New Plot No. 412, 413 & 411, recorded under New Khata No. 6 & 4, of Mouza - MOHARDA, Survey ward No. 17. J.N.A.C. Thana No. 1200, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum, referred as entire landed property;

AND WHEREAS, the above named present first party Members /owners No.1 to 3 namely **TULA DEVI, RUSHI GOUR and BISHI GOUR,** are the absolute owner of all that piece and Parcel of land measuring 1076 Sq.ft. or 2.47 Decimals out of Total land measuring 8010 Sq.ft. or 18.39 Decimals, being in portion of R.S. Plot No. 4478, recorded under R.S. Khata No. 4, corresponding to portion of New Plot No. 411, recorded under New Khata No. 4, of Mouza - MOHARDA, Survey ward No. 17. J.N.A.C. Thana No. 1200, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum, and the aforesaid land measuring 1076 Sq.ft. or 2.47 Decimals, recorded under New Khata No. 4, along with other plots of said Khatiyani has been recorded in the name of KANDRA GOUR and accordingly Municipal Khatiyani prepared in his name, which is finally published in the year 1995 after carved out R.S. Khata No. 4, and a family settlement established among said Kandra Gour along with other co-sharers of R.S. Katha holder and as per said family settlement the land measuring 1076 Sq.ft. or 2.47 Decimals, has fallen exclusively in the share of present first party/Land Owner No.1 to 3 and thereafter they mutated their name in respect of the land measuring 1076 Sq.ft. or 2.47 Decimals in the records of the landlord of the state Jharkhand through Anchal Adhikary (C.O.), Jamshedpur vide SUCCESSION MUTATION Case No. 1609/R27 of 2020-2021, on 19.02.2021 as well as paying ground rent etc. in their joint name by obtaining rent receipt from the said office as such their name has been noted in Volume No. 52, Page
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No. 82, in Register II of the said office and since then they hold and possess over the same with peaceful possession as absolute owners thereof without any interruption from anybody.

AND WHEREAS, similarly the above named present first party/owner No.4 namely **ANUPAM PUSKAL** is the sole and absolute owner of all that piece and Parcel of land measuring 3467 Sq.ft or 7.96 Decimals out of Total land measuring 18.39 Decimals, being in portion of R.S. Plot No. 4472, recorded under R.S. Khata No. 24, corresponding to portion of New Plot No. 412 & 413, recorded under New Khata No. 6, of Mouza – MOHARDA, Survey ward No. 17. J.N.A.C. Thana No. 1200, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum, and which has been purchased by the first party/land owner No.4 namely ANUPAM PUSKAL from its previous lawful and bonafide owner namely 1) Vishnu Priya Gour, Wife of Late Chandra Mohan Gour, 2) Naresh Gour, 3) Ayodhya Gour, 4) Bishwanath Gour, all sons of Late Chandra Mohan Gour and 5) Karo Gour, Son of Late Khetra Mohan Gour, all resident of Moharda, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum, by means of Registered Sale deed, bearing Sale Deed No. 3930 (Sl.No.4654) Dated 29.06.2009, registered at Dist. Sub-Registry Office at Jamshedpur, which has been copied in Book No.1, Vol. No. 142, Pages 371 to 400, completion on 29.06.2009 and the aforesaid land measuring 3467 Sq.ft or 7.96 has been mutated in his name in the Office of the Anchal Adhikary (C.O.) Jamshedpur, vide Mutation Case No.797/2009-10, dated 03.10.2009 as well as paying ground rent etc. for the same by obtaining rent receipt from the said office as such his name has been noted in Vol. No. 2, Page No. 55, in Registered –II of the said Office and since purchased he came in physical possession over the same and hold and possesses the same as absolute owner thereof without any interruption from anybody.

AND WHEREAS, similarly the above named present first party/owner No.5 namely **SHYAMAL KISHORE** is the sole and absolute owner of all

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of New Plot No. 412, 413 & 411, recorded under New Khata No. 6 & 4, of Mouza – MOHARDA, Survey ward No. 17. J.N.A.C. Thana No. 1200, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum morefully described in Schedule 'A' below and to construct multistoried building over the same, but the first party members are not in a position to developed the same at their own cost for which they approached to the Second party member/ Builder and second party member agreed with the offer comes from the first party members for its development of Schedule 'A' below land and to construct Multistoried Residential Building consisting of Flats, Parking space, etc, and the first party members and second party member have entered in to this agreement for avoiding future litigation, on following terms and conditions:-

In this Development Agreement, the following expressions unless repugnant to the context shall have the meaning assigned thereto;

a) FIRST PARTY MEMBERS/LAND OWNERS :- means the above named, **1) TULA DEVI, 2) RUSHI GOUR, 3) BISHI GOUR, 4) ANUPAM PUSKAL and 5) SHYAMAL KISHORE**, include her/his/theirs heirs, successors, legal representatives, executors, nominees, administrators and assigns.

b) SECOND PARTY MEMBER /DEVELOPER /BUILDER means the above named company **M/S. PRAVUJAGDISH REALTORS PVT. LTD**, represented by its present Director **GAJENDRA PANDEY** include it/his/theirs heirs, successors, successors-in-office, legal representatives, executors, nominees, administrators and assigns.

c) LAND PROPERTY :-The said land means all that piece and parcel of total land measuring 8010 Sq.ft. i.e. 18.39 Decimals, being in portion of R.S. Plot No. 4472 & 4478 , recorded under R.S. Khata No. 24 & 4 respectively, corresponding to portion of New Plot No. 412, 413 & 411, recorded under New Khata No. 6 & 4, of Mouza – MOHARDA, Survey ward No. 17. J.N.A.C. Thana No. 1200, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum, more specifically described in the

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Schedule 'A' hereunder written is the subject matter of this Development Agreement.

d) BUILDING :- shall mean the new Multistoried building consists of several units for residential use to be constructed on the land given in Schedule-A of this Deed by the Developer at its/their cost and expenses as per plan duly sanctioned it deemed sanctioned by the competent authority.

e) UNIT/FLAT :- shall mean a covered area available for independent use and occupation for residential purpose i.e. entire covered areas as per sanctioned building plan/map by its competent authority and shall include the plinth area of the unit, plinth area consisting of bedroom, living room, bathroom, kitchen, balcony/veranda;

f) PARKING SPACE :- shall mean any place in covered area or open area out of portion of schedule land reserved for parking of motor car, scooter or any other vehicle.

g) COMMON PART :- shall mean common passage corridors, staircase, lift, common lavatories pump room, tub well, over head tank, water pumps and common facilities and amenities for common use and enjoyments and all fixture and fittings.

h) SUPER BUILT -UP AREA:- means and included the carpet area, verandah, balconies stair case, common part etc. of the proposed multistoried building.

i) LAND OWNER'S SHARE :- The first party members/ owner's allocation shall means 40% of constructed area i.e. flats, Parking Space in parking area in the proportionate ratio of the respective flats i.e. one parking space for one flat, along with its undivided proportionate share of land together with all common spaces of the said multistoried building at the said ratio i.e. first party No. 1 to 3, jointly Shall get 40 % of share of constructed area according to their measurement of land in the shape of Flat, Parking Space in parking area, roof right in the proportionate

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ratio of the respective flat (one parking for each flat), along with its undivided proportionate share of land, in the proposed building to be constructed over the Schedule 'A' and the first party No.4, Shall get 40 % of share of constructed area according to his measurement of land in the shape of Flat, Parking Space in parking area, roof right in the proportionate ratio of the respective flat (one parking for each flat), along with its undivided proportionate share of land in the proposed building to be constructed over the Schedule 'A' and the first party No.5, Shall get 40 % of share of constructed area according to his measurement of land in the shape of Flat, Parking Space in parking area, roof right in the proportionate ratio of the respective flat (one parking for each flat), along with its undivided proportionate share of land in the proposed building to be constructed over the Schedule 'A' out of total constructed area morefully described in schedule 'B' below, within the proposed building to be constructed over the Schedule 'A' below property hereunder written.

j) DEVELOPER/BUILDER SHARE :-The Second party/ builder/ Developer's allocation shall means remaining of 60 % constructed area, i.e. flats, parking space, roof, together with all common spaces at the said ratio of the said multistoried building morefully described in schedule 'C' below within the proposed building to be constructed over the Schedule 'A' below property hereunder written.

k) FORCE MAJEURE :- shall described flood, earthquake, riot, war storm, civil commotion Strike, lock out, labor problem, pandemic situation, lockdown, and/or any other act of commotion beyond the control of the developer.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1) That the first party members hereby entrusted and handed over to the Second Party the work and right of Development of the Schedule 'A' below property.

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2) That the first party member No.1 to 3 handed over 1076 Sq.ft. or 2.47 Decimals land, being in portion of R.S. Plot No. 4478, recorded under R.S. Khata No. 4, corresponding to portion of New Plot No. 411, recorded under New Khata No. 4 and first party member No. 4 handed over 3467 Sq.ft or 7.96 Decimals of land, being in portion of R.S. Plot No. 4472, recorded under R.S. Khata No. 24, corresponding to portion of New Plot No. 412 & 413, recorded under New Khata No. 6, and first party member No. 5, also handed over 3467 Sq.ft. or 7.96 Decimals of land being in portion of R.S. Plot No. 4472, recorded under R.S. Khata No. 24, corresponding to portion of New Plot No. 412 & 413, recorded under New Khata No. 6, all of Mouza - MOHARDA, i.e. total land measuring 8010 Sq.ft. i.e. 18.39 Decimals, for its development and to construction of Multistoried building over the same.

3) That the Second party/developer has offered to develop and to construct the multi-storied residential building on the said land morefully described in Schedule Below 'A at its own cost and the Second Party Member and First Party Members have agreed with the Second Party and the second party member have amalgamated all the piece and parcel of lands of first party members and converted in to bigger plots i.e. 1076 Sq.ft or 2.47 Decimals + 3467 Sq.ft or 7.96 Decimals + 3467 Sq.ft or 7.96 Decimals i.e. total land measuring 8010 Sq.ft. i.e. 18.39 Decimals of Mouza Moharda, P.S. Birsanagar, Ward No. 17 J.N.A.C.;

4) That the Second Party / Developer shall prepare the Building Plan along-with supporting plans such as structural, Electrical, Sewerage etc. through competent civil, engineer, architect and proper planner and shall get the same sanctioned or approved from J.N.A.C., or its appropriate authority at its own cost. The plan so prepared, if required, during or after sanction by the authority, may be modified or revised as per agreement /or feasibility of the proposed project with mutual understanding between the parties mentioned above.

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5) That the First Party Members shall have no objection if the aforesaid building plans are submitted to the local authorities in the name of the First Party Members or for other permissions, or if approvals are obtained in the name of First Party Members and the First Party Members have agreed to sign all such papers that may be deemed necessary for the development of the building, however all fees, costs, charges, and expenses relating to such approvals/ sanction shall be borne by the Second Party. Be it noted that if building plans are sanctioned in the name of Second party in that event first party members shall have no objection.

6) That after passing the building plan and getting approval of all permission from the Competent Authority, thereafter within two month from the date of approval of the building plan by the competent authority, the second party shall start the erection of the said Multistoried building over the said land and same shall complete within 36 months from the start of erection. Be it noted that if the construction is delayed due to act of God, natural calamities, riot, etc. which are beyond the control or reach of the human beings, for such delayed, the Developer/builder will not be liable for the such delayed.

7) That on completion of the said multistoried building on the said land mentioned in schedule 'A' below, the second party member shall hand over 40% constructed area i.e. i.e. first party No. 1 to 3, jointly Shall get 40 % of share of constructed area according to their measurement of land in the shape of Flat, Parking Space in parking area, roof in the proportionate ratio of the respective flat (one parking for each flat), along with its undivided proportionate share of land in the proposed building to be constructed over the Schedule 'A' and the first party No.4 shall get 40 % of share of constructed area according to his measurement of land in the shape of Flat, Parking Space in parking area, roof in the proportionate ratio of the respective flat (one parking for each flat), along with its undivided proportionate share of land in the proposed



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building to be constructed over the Schedule 'A' and the first party No.5 Shall get 40 % of share of constructed area according to his measurement of land in the shape of Flat, Parking Space in parking area, roof, in the proportionate ratio of the respective flat (one parking for each flat), along with its undivided proportionate share of land in the proposed building to be constructed over the Schedule 'A' out of total constructed area morefully described in schedule 'B' below, within the proposed building to be constructed over the Schedule 'A' below property hereunder written and first party members have no right on the other construction or other flat developed by the second party member except of their respective individual allocation area remaining of constructed area 60%, i.e. flats, parking space, roof , together with all common spaces of the said multistoried building will fall in the exclusive share of the Second Party.

8) That the second party shall make all arrangements in the multistoried building for supply of water through Deep boring or its any concerning organization and also by affixing pumps with overhead tanks for supplying water to the residents of the said multistoried building/s and also supply of electricity with all fittings and fixtures as per common specification.

9) That after execution of this agreement, the second party will be entitled to commence the preliminary works in the manner stated herein above over the land described in the Schedule 'A' below and also to take or receive booking amount or entire consideration amount or inviting applications from the purchaser/s for sale of flat/s parking space being the share of the Second Party only after the division/ demarcation of Share between First Party Members and Second Party. This demarcation will be done just after sanction of Building Plan.

10) That the first party Members shall have no concerned with the deal in and transaction between the Second Party and its purchaser/s.

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Similarly That the Second party shall have no concerned with the deal in and transaction between the First Party and its purchaser/s

11) That after completion of the proposed building the Second party/ Developer shall deliver the flats parking space in parking area etc., at the ratio of 40 % (i.e. ready flats, Parking space for each flat as per specification agreed by both the parties) be it noted that first party No. 1 to 3, jointly Shall get 40 % of share of constructed area according to their measurement of land in the shape of Flat Parking Space in parking area, roof, in the proportionate ratio of the respective flat (one parking for each flat), along with its undivided proportionate share of land in the proposed building to be constructed over the Schedule 'A' and the first party No.4 shall get 40 % of share of constructed area according to his measurement of land in the shape of Flat Parking Space in parking area, roof, in the proportionate ratio of the respective flat (one parking for each flat), along with its undivided proportionate share of land in the proposed building to be constructed over the Schedule 'A' and the first party No.5 Shall get 40 % of share of constructed area according to his measurement of land in the shape of Flat Parking Space in parking area, roof in the proportionate ratio of the respective flat (one parking for each flat), along with its undivided proportionate share of land in the proposed building to be constructed over the Schedule 'A' out of total constructed area morefully described in schedule 'B' below and the first party members have right of undivided proportionate share of land in respect of theirs flat/s and together with common utility services, advantages, amenities, privileges etc. i.e. The owner's share/ allocation in favour of the first party members more specifically described in the Schedule 'B' hereunder written. Further the Second party/ Developer will have sole and complete right of 60% construction i.e. 60% flat/s and parking space, roof etc. and full right to transfer the said unit/s to any intending buyer/s and give delivered possession of the same.

12) That the first party members i.e. first party No.1 to 3 Jointly and first party No. 4 and 5 individually have absolute right to sell, gift,

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- 15 -

mortgage, etc. in respect of his/her/theirs respective portion morefully described in Schedule 'B' below and have also right to receive the consideration amount from its intending purchaser/s in respect of theirs shares of units and to sign such documents and execute the deed i.e., sale, transfer, conveyance, contract, or any document or documents in favour of the intending purchaser/s and present the same in any register, Sub- Registrar or District Registrar or Officer empowered to register the document under the Indian Registration Act and admit execution for the same for their respective unit/s and similarly Second Party member has absolute right of rest of 60 % portion of units (more fully described Schedule 'C' below) and has fully entitled to sell, gift, to any intending person/s, buyer/s, and also mortgage or transfer the same in any manner according to the Apartment Act. and also have right to receive the consideration amount from its intending buyers.

13) That by this document Second Party have fully entitled to sell its respective share i.e. 60 % of constructed area consisting of flats, parking etc. to any intending purchaser/s and to sign such documents and execute the deed i.e., sale, transfer, conveyance, contract, or any document or documents in favour of the intending purchaser/s and present the same in any register, Sub- Registrar or District Registrar or Officer empowered to register the document under the Indian Registration Act and admit execution for the same and also right to receive the consideration amount from its intending purchaser/s.

14) THAT THE FIRST PARTIY MEMBERS HEREBY DECLARE AND COVENANT :-

a) That they are the lawful owners of their respective lands morefully described in the Schedule 'A' below and there is no other co-owner, co-sharers owner of the said land.

b) That the prior to execution of this Development agreement the first party members jointly or severally have not sold or transferred or

Contd....16/



रुद्र टुलसेरि
by order of
Sankar

Rushigour

Bishi Gouk
Annam Pustak

Shyam

15/7/2021

- 16 -

conveyed the Schedule 'A' below property or part thereof to any party, persons or concern not entered in any similar Agreement with anyone else and the same is free from all encumbrances, charges, mortgages litigation pending suit/case in any court or office.

c) That the first party members hereby assures the Second party to execute or sign any further paper, plan drawing document etc. in favour of the Second party and for the interest of the proposed building to be constructed thereon and for disposing of Second party's allocation to various parties.

d) That the first party members hereby assures the Second party to extend all their co-operation for the development of the said land and or disposal of the proposed flat/s parking falling to the share of the Second party to the intending buyers or parties.

e) That after getting delivery of possession of owner's allocation, the first party members shall be liable to pay the maintenance and electricity charges with respect to the unit/units under their allocation.

15) THAT THE DEVELOPER/SECOND PARTY HEREBY DECLARES AND COVENANTS:-

a) That the Second party will be entitled to enter agreements with various intending buyers in respect of its/their allocation/ share.

b) That the expenses that may be incurred towards preparation of building plan, passing of such plan or plans, payment to owners, architect, civil engineer, labors, workmen, guard, purchase of the building materials, fixtures, fittings, installation and or other service connection to be installed therein documentation, any miscellaneous charges, levied, fines penalties imposed by Municipality/J.N.A.C. or any other authorities during the construction will be borne by Second party.

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Bishi Gouh
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-17-

c) That the Second party shall take all responsibilities towards construction of proposed building and in case of any accident or incident or theft or damage that occurs during the period of construction the Second party will be totally responsible for the same. In case of any dispute that may arise between the Second Party and other buyers, or any concern etc. in such event the First party Members shall not be liable or questionable for such incident, occurrence, event or proceedings in any circumstances.

16) THAT BOTH THE PARTIES HEREBY DECLARE AS FOLLOWS:-

a) The parties shall be fair and honest and none of the parties shall cheat, deceive and deprive the other. The deprived party shall have right to take the shelter of law in proper court of law/or through recourse to law.

b) The parties shall put and render their sincere efforts for the grand success of the proposed project, which however shall never be constituted for any partnership between the parties.

c) The Second party shall or may publish in news paper or any media for disposing of its/their units area i.e. the Developer's Allocation to the intending buyers or parties and have also right to enter in to buyers agreement to its intending buyers.

d) The parties hereto shall save harmless and keep indemnified each other against any loss, damage, incident suit or proceedings.

e) The parties may on mutually agreeable conditions alter or amend any terms of the Development Agreement and /or include or modify, exclude any further terms therein, if found necessary.

f) The parties hereof including their respective heirs, successors, successors-in-office, administrators, legal representatives and /or person claiming through or in trust of them shall comply, honor and abide by all terms of the agreement.

Contd....18/



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Bishi Gou

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15/7/2021

the said property is located or any other levy becomes applicable on the said property or the Building thereon, then the same shall be paid by the land owner and his purchaser and also by the developer and its purchaser.

21) That the First party members have handed over their respective individual landed property morefully described in Schedule 'A' below to the Second party peacefully and they also undertake that this land is free from all encumbrances, lien and charges and this holding is not mortgaged anywhere for availing financial facility.

22) That the second party shall supervise, manage, and look after the construction of the proposed building and other affairs of the proposed project and shall be entitled to appoint employees, workmen, civil experts, architect, civil engineer, skill labors agent staffs, guards, etc, and shall or may discharge such labors or staffs as and when necessary and similarly the first party has also right to inspect the same.

23) That the Second party shall pay all the taxes and other charges with respect to schedule below property for the period from executions of this Agreement. The First party member shall be liable to clear up all the dues prior to execution of this agreement.

24) That the First party members hereby declare that if there is any defect of title, possession or for any action of the First party members and the Second party is derived from the aforesaid property in question hereby sold, fully described in schedule below, in that event the First party members will be bound to compensate the second party for all its loss and damages.

25) That if any misunderstanding arise between the parties then the court of jurisdiction of Jamshedpur or its highest court.

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20 July
Date with
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Shyam

Signature

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- 20 -

26. That both the parties will obey the above mentioned terms and conditions faithfully.

27. That the first party members have delivered all the original documents together with original sale deed in connection of said land

27. That both parties shall be just fair and faithful to each other in connection with the aforesaid transfer and transaction and either party shall not deprive the other if so the deprived party shall have every right to take the shelter of law.

SPECIFICATION

1. **STURCTURE**: Structure Designed by second party's authorized architecture/consultant.
2. **INTERNAL FINISH**: Internal wall and ceiling surfaces will be pop over cement plaster and to be finished with a coat of Distemper over wall pop.
3. **EXTERNAL FINISH**: External wall surfaces to be finished with Exterior paint over wall putty/putty wash.
4. **FLOORING/SKIRTING**: Drawing cum Dining room to be finished with Vitrified Tiles flooring. Kitchen and toilet to be finished with ceramic tiles All bedrooms passage and balcony finished with Normal Tiles flooring. Staircase including common passage to be finished with Marble/Tiles/kota stone etc.
5. **ALL DOORS**: All doors and frames will have wooden/MS Sheet/Angel frame and flush door shutter with anodized C.P. fittings and hinges.
6. **WINDOWS AND VENTILATORS**: Aluminum windows and ventilators supported by bar grill.
7. **KITCHEN FINISHING**: RCC/kadapa raised cooking platform with marble top and tiles up to 2 feet height.
8. **TOILET FINISHING**: Toilet walls will be finished with glazed tiles with necessary bath fittings.

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- 21 -

9. **ELECTRICAL FITTINGS**: Each flat to have one AC point, kitchen and dinning to have power point refrigerator . All the toilets to have 15 amp power point for geyser.

10. **WATER SUPPLY**: Uninterrupted water supply by boring from underground tank to over head tank through pump.

11. **ELECTRICAL POWER SUPPLY**: Electrical supply by DVC electricity

12. **SEWAGE DISPOSAL**: Sewage disposal system by safety tank.

13. **TV / CABLE POINT** : Each unit to be provided with a TV /CABLE point (not connection).

14. **TELEPHONE** : One telephone point (not connection) will be provided in each flat.

15. **DRAINAGE** : Suitable underground drainage system will be provided around the apartment.

16. **ELEVATOR** : Apartment will be provided with branded elevator.

Note : All sizes, specifications, layout etc., are subject to variation/ addition/ alteration as directed by Second party.

That the multistoried building consisting of several residential flats, parking/s etc., with all advantages, services, and other facilities being provided therein, constructed over the Schedule 'A' below holding and the entire multistoried premises shall be Known as "TRIVENI HARI NANDAN REGENCY "

This Deed valued at

Value of land Rs.1, 91, 44,100/- only.

SCHEDULE :- 'A'

(entire land)

ALL THAT piece and Parcel of land measuring i.e. 1076 Sq.ft or 2.47 Decimals + 3467 Sq.ft or 7.96 Decimals + 3467 Sq.ft or 7.96 Decimals i.e. total land measuring 8010 Sq.ft. i.e. 18.39 Decimals, (all portion of

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Rush Gour

Bishi Gour
Annam Pusthal.

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Signature

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land is adjacent to each other) being in portion of R.S. Plot No. 4472 & 4478 , recorded under R.S. Khata No. 24 & 4 respectively, corresponding to portion of New Plot No. 412, 413 & 411, recorded under New Khata No. 6 & 4, of Mouza – MOHARDA, Survey ward No. 17. J.N.A.C. Thana No. 1200, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum, District Sub Registry Office Jamshedpur, compact boundary as follows:

- North : Plot No. 415 and Rest Plot No. 413 (Road);
- South : Plot No. 409 and Rest Plot No. 411 (Road);
- East : Plot No. 408;
- West : Rest Plot No. 413 and 411

SCHEDULE- 'B'

(Land owner's allocation)

i) ALLOCATION for Land Owner/ first party No. 1, 2 & 3:

jointly Shall get 40 % of share of constructed area according to their measurement of land in the shape of Flat, Parking Space in parking area, roof, in the proportionate ratio of the respective flat (one parking for each flat), along with its undivided proportionate share of land in the proposed building to be constructed over the Schedule 'A' and the division/ demarcation of Share between First Party Members and Second Party will be done just after sanction of Building Plan.

ii) ALLOCATION for Land Owner/ first party No. 4:-

Shall get 40 % of share of constructed area according to his measurement of land in the shape of Flat, Parking Space in parking area, roof in the proportionate ratio of the respective flat (one parking for each flat), along with its undivided proportionate share of land in the proposed building to be constructed over the Schedule 'A' and the division/ demarcation of Share between First Party Members and Second Party will be done just after sanction of Building Plan.

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Handwritten text: "Rushik Goude" and "Bishi Goude" with a signature.

Handwritten signature: "Rushik Goude".

Handwritten text: "Bishi Goude" and "Annam Prasad" with a signature.

Handwritten signature and date: "15/7/2021".

ii) ALLOCATION for Land Owner/ First party No. 5:-

Shall get 40 % of share of constructed area according to his measurement of land in the shape of Flat, Parking Space in parking area, roof in the proportionate ratio of the respective flat (one parking for each flat), along with its undivided proportionate share of land in the proposed building to be constructed over the Schedule 'A' and the division/demarcation of Share between First Party Members and Second Party will be done just after sanction of Building Plan.

SCHEDULE- 'C'

(Developer's allocation)

Save and except the first party's allocation, the Developer's allocation shall mean and include the remaining of constructed area of 60% i.e. flats, parking space, roof, together with all common spaces etc. along with its undivided proportionate share of land in the proposed building to be constructed over the Schedule 'A' below and the division/demarcation of Share between First Party and Second Party will be done just after sanction of Building Plan.

IN WITNESS whereof all the parties have put their respective signature in presence of the witnesses after going through the content found it to be true and correct

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Witnesses :-

1. Suresh Kumar Pandey,
Dinkar Path, Barideh Bishi
P.O. Barideh P.S. Sidhgora
Jamshepur-17

2. Shivendra Kumar Saini
8/2 Anil Babindra Kumar Saini
H.No - 5, Line No - 1
Fauze Bagan, Barideh
Jamshepur - 831017

Handwritten signature of a witness.



LIT of Tula Devi
by pen &
Sanku

Rushi Gouh

Bishi Gouh
Annam Puskal.

Shyam

[Signature]

15/7/2021

- 24 -



LIT of Tula Devi
by pen &
Sanku

Rushi Gouh
Bishi Gouh
Annam Puskal.
Shyam 12/11

Signature of the first party members

[Signature]

Signature of the Second party member

TYPED BY :

[Signature]

DRAFTED BY :

[Signature]
ADVOCATE

Certified that the finger prints of the left hand of each person, whose photographs is/are affixed in the document, have been obtained by me or before me.

[Signature]
Advocate.

नाम अधिसूचित क्षेत्र जमशेदपुर

पार्स संख्या - 17

पारस संख्या - 2

राजस्व थाना - धारशिला

जिला - सिंदमुम

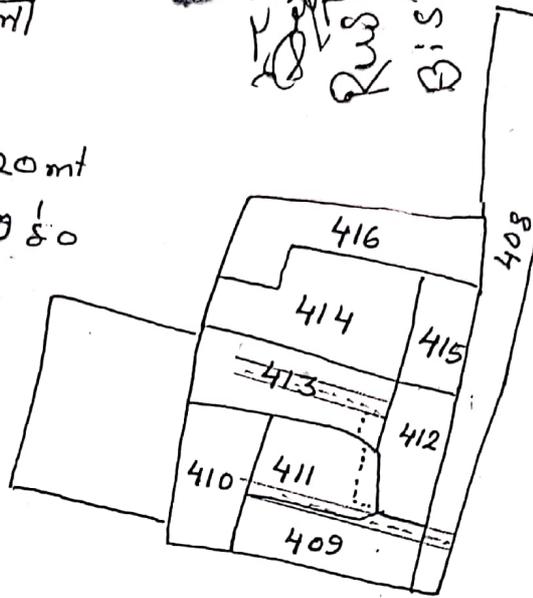
पैमाना - 1 cent = 20 mt

संन - 1989-90 ई०

15/10/21
Rusthi Group
Bishibouy
Amparam (marked)
Rusthi

प्रस्तावित स्थल -

प्रस्तावित खेखडा - 412
413 P
411 P



Khata	Plot	Area	Remarks
New 6	412	(3248 + 3248) sarkit 6496 sarkit or 14.912 Deciml	3. plot No 415 and Rest Plot 413 (Road)
old 24	4472		
New 6	413	(219 + 219) sarkit 438 sarkit 1.005 Deciml	4. plot No 409 and Rest Plot 411 (Road)
old 24	4472		
New 4	411	1076 sarkit 2.47 Deciml	5. Rest Plot No - 413 and 411
old 4	4478		

15/10/21
8010 Sarkit
8.33 Deciml




AMIN
GIRINDRA KUMAR SAMAL
Reg No - 134/97

Basic Details

SAF No : SAF667932070721121903
 Address : Moharda, P.S. Birsanagar
 Applicant Type : New Assessment
 Ownership Type : Individual
 Entry Date : 07-07-2021
 New Holding No. : N/A

Ward No. : 1
 Road Type : Other Road
 Old Holding No :
 Property Type : Vacant Land
 Form No. :
 Transfer Type :

Rushi Gour
Bishi Gour
Ambar Prasad

[Signature]

Owner Details

Image	Name	Guardian Name	Relation	Mobile No.	Aadhar No.	PAN No.	Email ID
	TULA DEVI	Late Bankin Gour	W/O	8825390252	716274022696		
	RUSHI GOUR	Late Bankin Gour	S/O	8825390252	257300267440		
	BISHI GOUR	Late Bankin Gour	S/O	8825390252	409470416546		

Electricity Details

Electricity K. No. :

OR

ACC No. :

BIND/BOOK No. :

Electricity Consumer Category :

Building Plan/Water Connection Details

Building Plan Approval No. :

Building Plan Approval Date :

Water Consumer No. :

Water Connection Date :

Property Details

Khata No. : 4 Plot No. : 411 New
 Village/Mauja Name : Moharda Landmark : Moharda
 Width of Road : Less than 20 ft Area of Plot (in Decimal) : 2.47
 Property Address : Moharda, P.S. Birsanagar District : East Singhbhum
 Pin : 831008 City : Jamshedpur

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 HTO Birsanagar
 Rushi Gohra
 Bishi Gohra



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 Anubhai Prasad Singh

Does Property Have Mobile Tower ? : No
 Does Property Have Hoarding Board ? : No
 Date of Possession / Purchase / Acquisition (Whichever is earlier) : 19-02-2021

Annual Rental Value - As Per New Rule (Effect From 01-04-2016)

Vacant Land (in Sq. Mtr.) : 99.96 Applied Rate : 1.5
 Yearly Holding Tax : 149.94 (Area (in Sq. Meter) X Vacant Land Rate) Quarterly Holding Tax : 37.49 (Yearly Holding Tax/4)
 Area in Sq. Ft. : 1075.96944 Effect From : Quarter :4 FY :2020-2021

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 2/1/21

Tax Details - As per New rule (Effect from 01-04-2016)

SI No.	ARV	Effect From	Holding Tax	Water Tax	Conservancy/ Latrine Tax	Education Cess	Health Cess	Water Harvesting Tax	Lighting Tax	Quarte Tax
1	0.00	Qtr : 4 FY : 2020-2021	37.00	0.00	0.00	0.00	0.00	0.00	0.00	37.00

Basic Details

SAF No : SAF667930060721111935
 Address : Moharda, P.S. Birsanagar
 Applicant Type : New Assessment
 Ownership Type : Individual
 Entry Date : 06-07-2021
 New Holding No. : N/A

Ward No : 1
 Road Type : Other Road
 Old Holding No :
 Property Type : Vacant Land
 Form No.
 Transfer Type

Rushi Choudhary


Bisshi Unbes

Anubam Puskal Shy

Owner Details

Image	Name	Guardian Name	Relation	Mobile No.	Aadhar No.	PAN No.	Email ID
	ANUPAM PUSKAL	Dineshwar Prasad Sinha	S/O	8925390252	532050064432		

Electricity Details

Electricity K. No. :
 OR
 ACC No. : BIND/BOOK No. :
 Electricity Consumer Category :

April

Building Plan/Water Connection Details

Building Plan Approval No. : Building Plan Approval Date :
 Water Consumer No. : Water Connection Date :

Property Details

Khata No. : 6 New	Plot No. : 412 & 413 New
Village/Mauja Name : MOHARDA	Landmark : Moharda
Width of Road : Less than 20 ft	Area of Plot (in Decimal) : 7.96
Property Address : Moharda, P.S. Birsanagar	District : East Singhbhum
Pin : 831008	City : Jamshedpur

Does Property Have Mobile Tower ? : No
 Does Property Have Hoarding Board ? : No
 Date of Possession / Purchase / Acquisition (Whichever is earlier) : 29-06-2009

Annual Rental Value - As Per New Rule (Effect From 01-04-2016)

Vacant Land (in Sq. Mtr.) : 322.14	Applied Rate : 1.5
Yearly Holding Tax : 483.21 (Area (in Sq. Meter) X Vacant Land Rate)	Quarterly Holding Tax : 120.80 (Yearly Holding Tax/4)
Area in Sq. Ft. : 3467.51496	Effect From : Quarter:1 FY :2016-2017

Tax Details - As per New rule (Effect from 01-04-2016)

Sl No.	ARV	Effect From	Holding Tax	Water Tax	Conservancy/Latrline Tax	Education Cess	Health Cess	Water Harvesting Tax	Lighting Tax	Quarterly Tax
1	0.00	Qtr : 1 FY : 2016-2017	121.00	0.00	0.00	0.00	0.00	0.00	0.00	121.00

Basic Details

SAF No : 5AF667931060721115355
 Address : Moharda, P.S. Birsanagar
 Applicant Type : New Assessment
 Ownership Type : Individual
 Entry Date : 06-07-2021
 New Holding No. : N/A

Ward No : 1
 Road Type : Other Road
 Old Holding No :
 Property Type : Vacant Land
 Form No.
 Transfer Type

Rushi Goyal
Rushi Goyal
Rushi Goyal

Bishi Goyal
Annam Prasad
Shyam
Harish

Owner Details

Image	Name	Guardian Name	Relation	Mobile No.	Aadhar No.	PAN No.	Email ID
	SHYAMAL KISHORE	Lata Jagdish Prasad	S/O	8925390252	991817829617		

Electricity Details

Electricity K. No. :
 OR
 ACC No. : BIND/BOOK No. :
 Electricity Consumer Category :

Building Plan/Water Connection Details

Building Plan Approval No. : Building Plan Approval Date :
 Water Consumer No. : Water Connection Date :

Property Details

Khata No.	: 6 New	Plot No.	: 412 & 413 New
Village/Mauja Name	: MOHARDA	Landmark	: Moharda
Width of Road	: Less than 20 ft	Area of Plot (in Decimal)	: 7.96
Property Address	: Moharda, P.S. Birsanagar	District	: East Singhbhum
Pin	: 831008	City	: Jamshedpur

Does Property Have Mobile Tower ? : No
 Does Property Have Hoarding Board ? : No
 Date of Possession / Purchase / Acquisition (Whichever is earlier) : 15-09-2008

Annual Rental Value - As Per New Rule (Effect From 01-04-2016)

Vacant Land (in Sq. Mtr.)	: 322.14	Applied Rate	: 1.5
Yearly Holding Tax	: 483.21 (Area (in Sq. Meter) X Vacant Land Rate)	Quarterly Holding Tax	: 120.80 (Yearly Holding Tax/4)
Area in Sq. FL	: 3467.51496	Effect From	: Quarter :1 FY :2016-2017

Tax Details - As per New rule (Effect from 01-04-2016)

Sl No.	ARV	Effect From	Holding Tax	Water Tax	Conservancy/Latrline Tax	Education Cess	Health Cess	Water Harvesting Tax	Lighting Tax	Quarterly Tax
1	0.00	Qtr : 1 FY : 2016-2017	121.00	0.00	0.00	0.00	0.00	0.00	0.00	121.00

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Rishi in side

Approved
Rishi

Handwritten signature and date: 20/02/2021

भारत सरकार
राजस्व एवं भूमि सुधार विभाग
गणनांक शुद्धि-पत्र

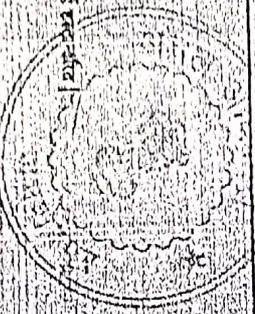
CRSLR/8029628 21/02/2021



क्रमांक	शुद्धि नंबर	पृष्ठसंख्या	शुद्धि का मूल्य	व्यय	रकम	रकम
9528	1509	1200	19/02/2021	82	1200	1200

क्रमांक	शुद्धि नंबर	पृष्ठसंख्या	शुद्धि का मूल्य	व्यय	रकम	रकम
9528	1509	1200	19/02/2021	82	1200	1200

राजस्थान सरकार
(Late Devala Laxmi Bankim Gaur, वधु, वर, Moharadi) व
(Rishi Gaur, Bishi Gaur, Late Bankim Gaur, वर, Moharadi)
का नाम पर भूमि सुधार पत्र



Approved By: ANURAG KUNJAR TIWARI
अधीक्षक

Concession Slip Successfully signed and saved

Sch XIV- F.No. 180v
रसीद मालगुजारी
नाम सर्कल । नाम मौजा मय
धाना वो धाना नम्बर

V

फरद मलकी / फरद रेयती Page No. : 82
नाम रेयत मय वलिदयत जमाबन्दी Vol. No. : 52
वो सकुनत नम्बर। Receipt No. : 0255131668

जमशेदपुर | मोहरदा | 1200 | Tula Devi, Rushi Gour, Bishi Gour		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
4	4478	0 एकड़ 2.47 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल) (2020-2021)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	50.00					50.00
गुजारी (भावली)	12.50					12.50
सेस	25.00					25.00
सूद	25.00					25.00
मुतफरकात	10.00					10.00
मीजान	122.50					122.50

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2020-2021)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					50.00	
गुजारी (भावली)					12.50	
सेस					25.00	
सूद					25.00	
मुतफरकात					10.00	
मीजान अदायकारी					122.50	

(१) मीजान कुल (लफजो में) : One Hundred Twenty Two Rupees and Fifty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 122.50

तारीख अमला तहसील कुनिन्दा : 24-02-2021

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



Rushi Gour

Rushi Gour

Bishi Gour

Annam Purkar

Signature

Signature

यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print

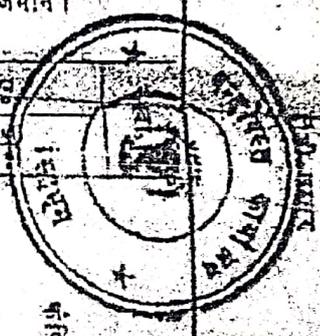
Schedule I - Form No. 91,
Form No 73 (Rule 408) at page 390 of the Settlement Manual, 1927

24-11-1951

24-11-1951
24-11-1951
24-11-1951

24-11-1951

Form No. 91
Form No. 73



क्र.सं.	विवरण	मूल्य	विवरण	मूल्य	विवरण	मूल्य
1	...	405	...	...	...	...
2	...	406	...	...	...	...
3	...	409	...	...	...	...
4	...	410	...	...	...	...
5	...	411	...	...	...	...
6	...	33	...	...	...	...

24-11-1951
24-11-1951
24-11-1951

7020/00 - Date 7, 29, 290 - Price Rs 6616



Rs 29000 - U2DD 721309

Rushi Gour
Bishi Gour
Annam Prasad
Sharma



Attested



Five Finger print of smt
Vishnu Priya Gour by the hand of
18/10/08



Attested

Mr. B. N. Gupta



"S A L E D E E D"



U C D
Tuladhar
R. D. S. Gour

Valued Rs. 7,2,290 -

THIS SALE DEED is made on this the 15th. day of
September 2008, at Jamshedpur: BY : 1) SHRI MATI

VISHNU PRIYA, SPOUR, wife of Late Chandra Mohan Gour
2) MR. JARESH LOU, 3) MR. AYODHYA SPOUR, and 4) MR. SIDDHANT
LATH GOUR, all sons of Late Chandra Mohan Gour, and
5) MR. KARO GOUR, Son of Late Chandra Mohan Gour, and

Handwritten notes and signatures on the left side of the document.



Rushi Groux
Bishi Groux
Ambari Prasad



Attested
B. N. Agarwal
Advocate

Five Finger Print of Mr.
Prodhya Groux by the pen &
18/9/08

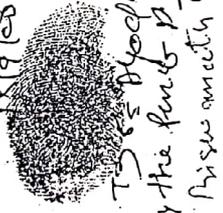


Attested
Mr. B. N. Agarwal
Advocate

L.T. Desai
Bishi Groux by the
pen & 18/9/08



N. M. Singh
18/9/08



L.T. Desai
Bishi Groux by the pen & 18/9/08

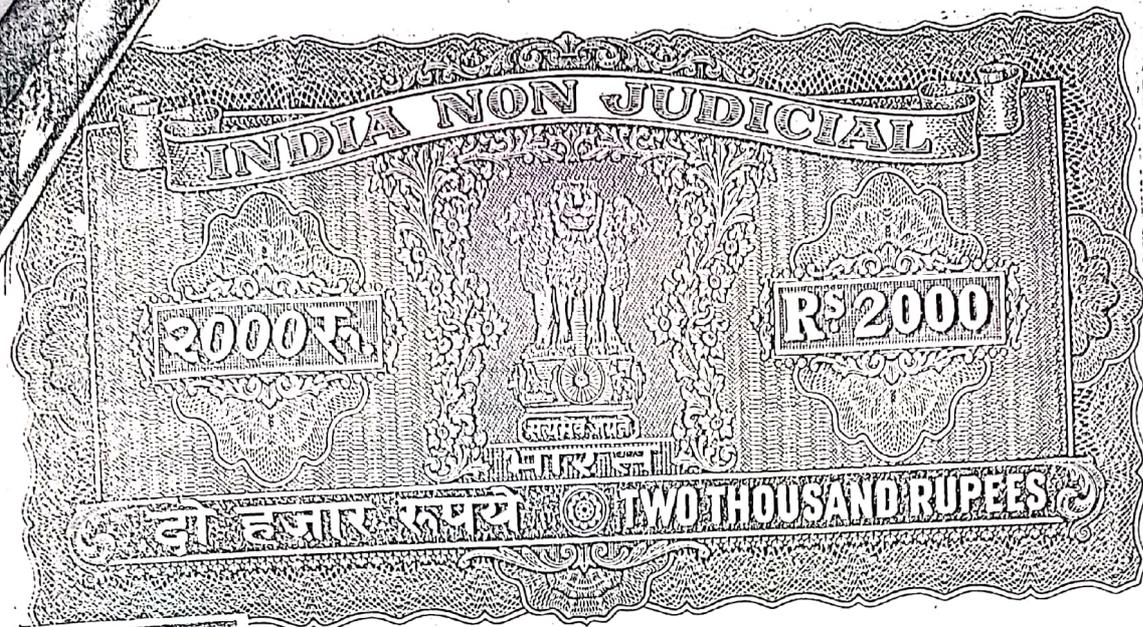


L.T. Desai
Bishi Groux by the pen & 18/9/08



by Faith Hindu, by Nationality Indian, by occupation
cultivation, residents of Village Moharda, within P.S.
Birsanagar, Town Jamshedpur, District East Singhbhum,
hereinafter called the " VENDORS " (Which expression shall
unless, excluded by or repugnant to the context, mean and
include their heirs, successors, executors, administrators,
legal representatives, nominees and assigns) of the One
Part;

2000Rs.



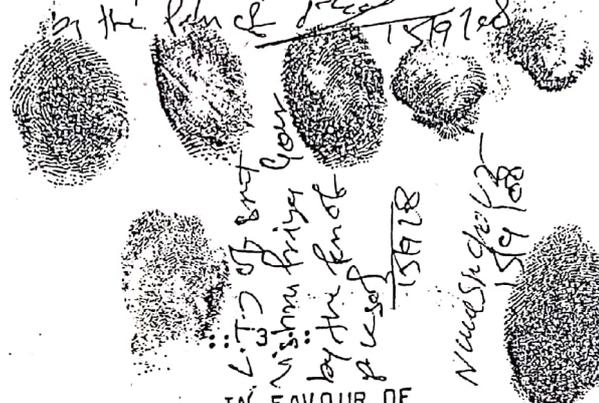
Rugli Gouh
Bishi Gouh
Annam Prasad
L. S. Prasad



Attested

Mr. B. N. Agarwal
Advocate

Five finger print of my Karu Gour
by the pen of 15/9/68



IN FAVOUR OF

MR. SHYAMAL KISHORE, Son of Late Jagdish Prasad, by Faith
Hindu, by Nationality Indian, by occupation service,
resident of Holding No 10/2, 'A' Block, Bhushan Colony
Baridih within P.S. Sidhgora, P.O. Baridih, Town Jamshedpur
District East Singhbhum, hereinafter called the PURCHASER
(which expression shall unless, excluded by or repugnant
to the context, mean and include his heirs, successors,
executors, administrators, legal representatives,
nominees and assigns) of the Other Part; (Pan No: ARZPK-
6986 B)
Witnesseth as follows:

L.T.G. of Mr. Anandhy Gour
by the pen of 15/9/68
N. S. Prasad
15/9/68
N. S. Prasad
15/9/68

L.T.G. of Mr. Karu Gour
by the pen of 15/9/68
S. Prasad

DR. K. K. GOUR

L.T. of Sri Vishnu Priga.
Gon by the fund of P. 1519/68

Nandish Gour
1519/68

L.T. of Mr. Ajodhya Gour
by the fund of P. 1519/68
Prinamody Gour
1519/68

L.T. of Mr. Kary Gour
by the fund of P. 1519/68

:: 4 ::

Whereas in the recent survey settlement operation, the land mentioned under Khata No 6, of Mouza Moharda, Survey Ward No 17, JNAC has been recorded in the name of Kandra Gour son of Yogeshwar Gour and others; and

Whereas the said Kandra Gour and their other co-sharers are/were the recorded tenants of Landlord and they are/were paying rent for the said land in their own names to the Circle Officer Jamshedpur; And

Whereas in the remarks column of the aforesaid Khatian No 6, the plot No: 412 has been shown in the exclusive possession of Chandra Mohan Gour son of Khetra Mohan Gour and Plot No 413 has been shown in the exclusive possession of Karo Gour Gour son of Khetra Mohan Gour of Moharda; And

Whereas the said Chandra Mohan Gour died leaving his widow and three sons namely the Vendor No 1 to 4 as his legal heirs and successors, who jointly inherited and can



Rushikant
Bishu Gour
Annam Prasad
Ding

Rushi Gour
Bishi Gour
Ansham Sankar Singh

L.I.D of Mr. Shri Shri Singh
by the back pass
1519/08

News in paper
1519/08

L.I.D of Mr. Anandhyan
in the funds of
Prison in the
1519/08

L.I.D of Karam by
the funds of
1519/08

:: 5 ::

in possession over the said land mentioned under Khata No 6 being Plot No 412, of Mouza Moharda, left by said deceased Chandra Mohan Gour, as the lawful owners thereof.

And Whereas at present Vendors are in joint possession of lands mentioned under Khata No 6 being Plot Nos 412, 413 of Mouza Moharda, Survey Ward No 17, JNAC, as the lawful owners thereof, without any interruption or interference from any corner; And

Whereas Vendors are in need of money for their personal emergent expenses as such they have jointly decided to sell the land measuring Four Kathas ten dhurs in Portion of Plot No 412 and land measuring Six dhurs in Portion of Plot No 413 (Total land measuring Four Kathas Sixteen

dhurs) both recorded under Khata No: 6 of Mouza Moharda Survey ward No 17, JNAC, within P.S. Birsanagar, Thana No 1200, Town Jamshedpur, Dist. East Singhbhum more fully described in the schedule below, to the present purchaser, on total consideration of Rs. 7,22,290/-

297
Tale
1519/08

Shyam

Ampam Puskar

Bishi Goud

Rushi Goud

L.T. of your V Shm
Goud by the fence
15/19/08

N.resh
15/19/08

L.T. of Mr. Hyodhya
Goud by the fence
15/19/08

M. Sumanthi Goud
15/19/08

L.T. of Kurn Goud by
the fence
15/19/08

:: 7 ::

- 2) That the Vendors have delivered the peaceful possession of schedule below land to the purchaser, absolutely free from all encumbrances, liens or charges and attachments of any kind whatsoever.
- 3) That from today all rights, title and interest of the vendors over the schedule below land vested completely with the purchaser, who has become the lawful owner of the same and is free to use and enjoy over the same in any manner as the purchaser may deem fit and proper.
- 4) That the Vendors are the sole and bonafide owners of the schedule below land and they are fully entitled to convey the same unto the purchaser.
- 5) THAT THE VENDORS HEREDY ASSURE THE PURCHASER

AND COVENANTS: -

that the Vendors are the lawful owners of the schedule below land and accordingly they have transferred the same in favour of the purchaser.


15/19/08
Rushi Goud

Rajni Gouh Bishi Gouh Ansham Invalad Shiga



L.T.D of Sant Nisham Invalad
Gouh in the form of A.Y
1579/08

:: 8 ::

Narvesh goud
1579/08



L.T.D of Mr Goud Invalad
Gouh by the form of P.Y
1579/08

Pri Suman Invalad
1579/08



L.T.D of Kera Gouh Invalad
the form of P.Y
1579/08

- ii) that no right of easements of any kind is available to any other person or persons in respect of the use and enjoyment over the said land.
- iii) the schedule below land or any part thereof being lost to the purchaser on account of any defect in the title of the vendors then all their legal heirs and successors shall be bound to make good the loss which the purchaser may sustains in future.
- iv) that the vendors have handed over all the relevant documents in connection with the schedule below land to the purchaser.
- v) that the Vendors have paid rents, cess and/or other charges/taxes of the schedule below land to the concerned authority, upto date.
- vi) that the purchaser shall be at liberty to have or get his name mutated in the records of Circle Officer at Jamshedpur and accordingly shall pay rent for the same and to obtain receipts thereof in his own name.

L.T.D of Sant Nisham Invalad
Gouh in the form of A.Y
1579/08

Muridh

Rushi Chowdhary
Bishi Chowdhary Anantam Prasad
Srinagar


L T get in possession
by the vendor by the
15/9/08


L T get in possession
by the vendor by the
15/9/08


L T get in possession
by the vendor by the
15/9/08

6) That the vendors have further agreed to execute and register, at the cost of the purchaser, any further deeds of assurance, if necessary, to more perfectly ensure the ownership and possession of the purchaser, over the schedule below land.

7) That the land hereby transferred is shown in red colour in the sketchmap attached herewith which forms part of this sale deed.

Schedule

All that piece and parcel of Raiyati Homestead land measuring Four Kathas ten dhurs in Portion of Plot No 412 and land measuring six dhurs in Portion of Plot No 413 (Total land measuring Four Kathas Sixteen dhurs) recorded under Khata No 6 of Mouza Moharda, Survey Ward No 17, JNAC within P.S. Birsanagar, Thana No 1200 within Town Jamshedpur Dist. East Singhbhum, Dist. Sub-registry office at Jamshedpur which is bounded as follows:-


L T
T
S

[Handwritten signature]

Rushikour Bishi Groux Anubam Jurdal.

Shyam



L.T.9 & Smt Nishu
Prayer Gaur by the
Pen of P. S. 15/9/08

Nandshyap
15/9/08



L.T.9 & Smt Nishu
Prayer Gaur by the
Pen of P. S. 15/9/08



L.T.9 & Karan Gaur by
the Pen of P. S. 15/9/08

:: 10 ::

North :- Vendors' Nij and 12' Pt. Road

South :- Plot No 409

East :- Plot No 408

West :- Plot Nos 412 and 413 (Part)

Annual rental of Rs. 0.80 paise only payable to the

Landlord through Circle Officer at Jamshedpur

in Witnessess Whereof the Vendors have signed this

Sale Deed today at Jamshedpur on the date aforementioned.

MODE OF PAYMENT OF CONSIDERATION

A sum of Rs. 30,000/- paid by Cheque No 178912 dt. 19-3-2008

drawn on PNB, Sakchi, Jar. A sum of Rs. 4,00,000/- by way of

Demand Draft No 121829 dt. 15-9-2008 issued by AXIS BANK LTD

Jamshedpur.

And a sum of Rs. 2,92,290/- paid by way of cash.

Witnesses:-

1) Ramesh Agrawal
15/9/08

2) _____
15/9/08

drafted, read over and explained the contents of this
sale deed to the Executants/Vendors in Hindi who found and
admitted the same to be true and correct.

Typed by
Md. Umar, Jsr. Court

Advocate
15/9/08

15/9/08
Tale
Dua
15/9/08

Typed

L-19 of suit vishnu
fringe loan by the
fn of P-100
15/9/08

Narain Singh
15/9/08
L-19 of P-100
fringe loan by the
fn of P-100
15/9/08

L-19 of suit loan
by the fn of P-100
15/9/08

::: 11 :::

NAME OF THE PURCHASER:

MR. SHYAMAL KISHORE.



Attested
Mr. B. N. Agarwal
Advocate



Signature

Shyamal Kishore

Signature and finger prints of left hand
of the purchaser.

L-19
T-100
P-100
15/9/08

Rishi Groux
Bisni Groux

Certified that the finger Print of Left hand
of each person whose Photograph is
affixed in this document have been
obtained by me or before me

Mr. B. N. Agarwal
Advocate
15/9/08

Antony Bunker
Shyam

Details

निवासी..... कालीडीह (हाकिमपुर) पेशा..... कृषक की।

निबंधन पदाधिकारी का हस्ताक्षर
15/9/08

19
Attest
B. N. A.
Advocate
Attest
Mr. B. N. A.
Advocate
[Faint text and stamps]

1593
Tulsi
[Signature]

Rajni Goyal
Bishti
Anupam Goyal
Shyama

[Signature]



Details

Rushi Gour
Bishi Gour
Annam Purwad
Shy
 Page 1 of 2

निबंधन विभाग, झारखंड
 जमशेदपुर
 जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token Date/Time: 15/09/2008 17:22:4

Token No: 41	Sale Dood	Presenter	Smt.Vishnu Priya Gour	Total Pages	30
Document Type	Village: Moharda, Ps: Birsanagar, Jamshedpur	DOE	29000	Book	1
Presenter Name & Address	15/09/2008	Stamp Value	0	CNO/PNO	
Date of Entry	722290	Serial No.			
Document Value					
Special Type					
Remarks / Other Details					

Property Details:				Kh. No.	Plot No	Plot Type	H No	Category	Area
Anchal	Th.No.	Wrd/Hlk	Mauza	6	412,413				7.9 Decimal
JAMSHEDPUR	1200	17	MOHARDA(ANSH)						

Other Property Details:				Location	Area	Rate	Amount
Property Type	Th. No.	Wrd	Mauza				

Party Details:							
SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/IF 60	Address
1	VENDOR	Mrs. Vishnu Priya Gour	Late Chandra Mohan Gour	Cultivation	Other		Village: Moharda, ps: Birsanagar, Jamshedp
2	VENDOR	Naresh Gour	Late Chandra Mohan Gour	Cultivation	Other		Village: Moharda, Ps: Birsanagar, Jamshedp
3	VENDOR	Ayodhya Gour	Late Chandra Mohan Gour	Cultivation	Other		Village: Moharda, Ps: Birsanagar, Jamshedp
4	VENDOR	Bishwanath Gour	Late Chandra Mohan Gour	Cultivation	Other		Village: Moharda, Ps: Birsanagar, Jamshedp
5	VENDOR	Karo Gour	Late Khetra Mohan Gour	Cultivation	Other		Village: Moharda, Ps: Birsanagar, Jamshedp
6	VENDEE	Mr. Shyamal Kishore	Late Jagdish Prasad	Service	Other		H.no: 10/2 A Block, Bhushan Colony, Baridih, ps: Sidhgora, Jsr
7	Identifier	Ramesh Agarwal	Late B.L. Agarwal	Business	Other		Kasidih, Sakchi, Jsr
8	Witness1	Ramesh Agarwal	Late B.L. Agarwal	Business	Other		Kasidih, Sakchi, Jsr
9	Witness2	Dinbandhu Agarwal	Late R.K. Agarwal	Business	Other		Kasidih, Sakchi, Jsr

Fee Details:		Amount
SN	Description	
1	LL	2.50
2	P	0.94
3	A1	7,222.90
4	SP	450.00
		7,676.34
Total		

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंफॉर्म फॉर्म के अनुरूप डाटा इंट्री की गई है।
 निबंधन पूर्व सारांश में इंफॉर्म फॉर्म के अनुरूप डाटा इंट्री की गई है।
 उपर्युक्त निबंधन पूर्व सारांश में इंफॉर्म फॉर्म के अनुरूप डाटा इंट्री की गई है।
 उपर्युक्त निबंधन पूर्व सारांश में इंफॉर्म फॉर्म के अनुरूप डाटा इंट्री की गई है।



निबंधन विभाग, झारखंड
जमशेदपुर



Rushi Gour
Bishwanath
Anupam Prasad

Shon
Kishore

Token No.41 Token Date: 15/09/2008 17:22:41
Serial/Deed No./Year :7820/6616/2008
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Mrs. Vishnu Priya Gour Father/Husband Name: Late Chandra Mohan Gour (VENDOR) Village: Moharda, ps: Birsanagar, Jamshedpur		
2	Naresh Gour Father/Husband Name: Late Chandra Mohan Gour (VENDOR) Village: Moharda, Ps: Birsanagar, Jamshedpur		
3	Ayodhya Gour Father/Husband Name: Late Chandra Mohan Gour (VENDOR) Village: Moharda, Ps: Birsanagar, Jamshedpur		
4	Bishwanath Gour Father/Husband Name: Late Chandra Mohan Gour (VENDOR) Village: Moharda, Ps: Birsanagar, Jamshedpur		
5	Karo Gour Father/Husband Name: Late Khetra Mohan Gour (VENDOR) Village: Moharda, Ps: Birsanagar, Jamshedpur		
6	Mr. Shyamal Kishore Father/Husband Name: Late Jagdish Prasad (VENDEE) H.no: 10/2 A Block, Bhushan Colony, Baridih, ps: Sidhgora, Jsr		

Book No. I
Volume 271
Page 59 To 88
Deed No 7820/6616
Year 2008
Date 15/09/2008 17:42:16

District Sub Registrar

15/9/08

Signature of Operator



निबंधन विभाग, झारखंड
जमशेदपुर



15/09/2008
Ramesh Agarwal
Bishwibrouh
Annam Prasad
S. Jyoti
S. Jyoti

Token No.41 Token Date: 15/09/2008 17:22:41
Serial/Deed No./Year :7820/6616/2008
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
7	Ramesh Agarwal Father/Husband Name:Late B.L.Agarwal (Identifier) Kasidih,Sakchi,jsr		
8	Ramesh Agarwal Father/Husband Name:Late B.L.Agarwal (Witness1) Kasidih,Sakchi,Jsar	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
9	Dinbandhu Agarwal Father/Husband Name:Late R.K.Agarwal (Witness2) Kasidih,Sakchi,Jsar	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Book No. I
Volume 271
Page 59 To 88
Deed No 7820/6616
Year 2008
Date 15/09/2008 17:42:16

District Sub Registrar

S. Jyoti
15/09/08

Signature of Operator

S. Jyoti

भारत प्राधिकृत क्षेत्र जमरोटपुर वार्ड संख्या 17

राजसूख थाना छाटब्रिका, जिला सिंहभूम, वेमना। से.मी. = 20 मी. 1970

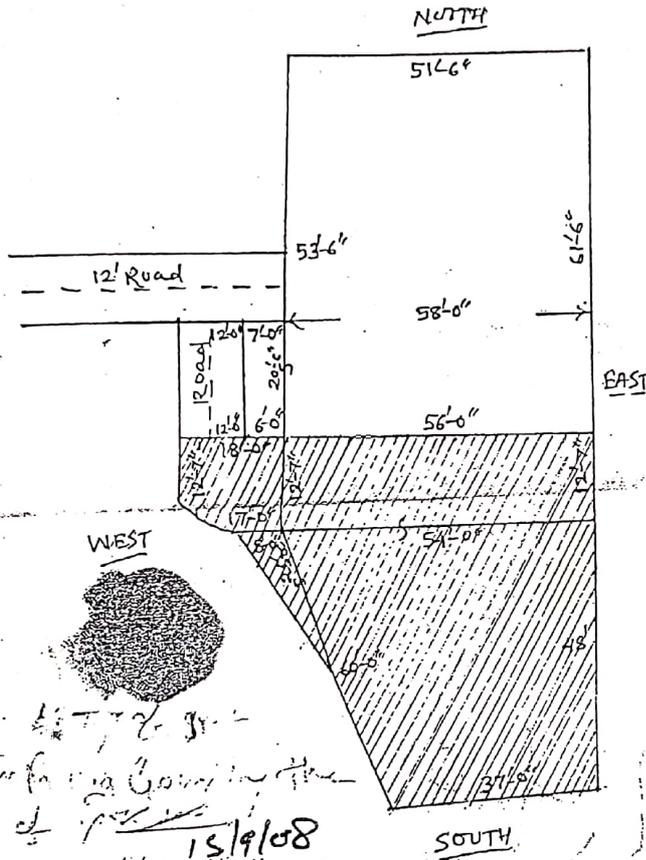
कातक रंग चिह्नित प्लॉट नं० 412 का अंश संख्या 3248 सत B-K-D
 113 " " 219 " 0-4-10

3467 सत 0-4-16 धर

Boundary

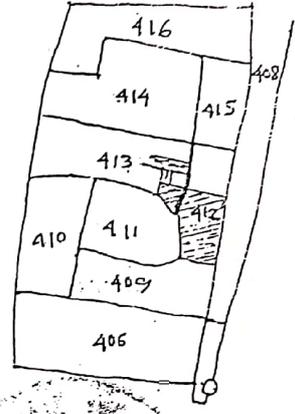
N - Vendor Nij and 12' Road S - Plot no 409
 E - Plot no 408 W - Plot no 411 and 413 part

S



Rushi Group
 Bishi Group
 Anupam Ruskal

Singh
 (Signature)



15/9/08
 (Handwritten notes and date)

L.T.G of Mr Jyodhya
 Govt by the funds P.K.
 15/9/08

Traced by
 N.N. Raat
 Manojanishar

L.T.G of Mr Kanti Govt
 by the funds P.K.
 15/10/08

Schedule Sp. N.S. Form No. V40
CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TENANCIES IN ESTATES VESTED IN GOVERNMENT
 District : East Singhbhum Sub Division : Dhalbhum Circle/Anchal : Janshedpur Halka : X
 Name of State : Jharkhand Tauzi Number :

Sl. No.	Mutation case number in Register 27	Village	Thana and Thana Number	Khata No. with which mutation relates	Authority sanctioning mutation with date of order	Whether mutation is due to sale gift exchange succession or partition	Full details of exchanges affected by Mutation	Date of Correction of the Halkas Register by the karnachari	Remarks
1	2	3	4	5	6	7	8	9	10
	1967 2009-10	मोहरदा	घाटभिला 1200	24 1-30	अंचल अधिकारी जमशेदपुर 31.03.2010	निबंधित बिक्री केवाला संख्या 6616 दिनांक 15.09.2008	ख़ाता नं० सा०-ह०10 24-6 लॉट नं० सा०-ह०10 4472-413 -412 रकबा 0.04.16 घुर		



MEMO No.
 Forwarded to the karnachari, Halka No. X
 श्री स्वप्न कुमार मिश्रा

Date
 For Information and necessary action

Circle Officer/Anchal Adhikari, Janshedpur.
 Circle/Anchal : Janshedpur.

644	मन्द सार घर - 1	दीन-01	0	2,000	0,000	(1) - दफ्तरी धरणी मीट इन्फार्मि म. सं. 417	6	0	55	
528	सारा धरणी मीट	दीन-03	0	3,000	90,000	(1) - दफ्तरी धरणी मीट म. सं. 416.	6	0	55	
7491	असात असात	असात कचरा बचत पीस	0	0,000	30,000	(1) - दफ्तरी मन्द सार मीट.	6	0	55	
7492	असात असात	असात	0	0,000	30,000		6	0	55	
7493	असात असात	असात कचरा बचत पीस	0	0,000	30,000		6	0	55	
749	असात असात	असात	0	0,000	30,000	(1) - दफ्तरी धरणी मीट धरणी म. सं. 416.	6	0	55	
7461	असात असात	असात	0	0,000	50,000	(1) - दफ्तरी धरणी मीट की मीट मीट धरणी म. सं.	6	0	55	
7462	असात असात	असात कचरा बचत पीस	0	1,000	60,000		6	0	55	
747	असात असात	असात कचरा बचत पीस	0	0,000	30,000	(1) - दफ्तरी मन्द सार मीट म. सं. 418.	6	0	55	
744	असात असात	असात कचरा बचत पीस	0	0,000	30,000	(1) - दफ्तरी धरणी मीट धरणी म. सं. 414	6	0	55	
765	असात मीट घर - 3	दीन-01	0	5,000	10,000	(1) - दफ्तरी मन्द सार मीट इन्फार्मि म. सं. 418	6	0	55	
810	घर - मिड	दीन-03	0	4,000	60,000	(1) - दफ्तरी मन्द सार मीट इन्फार्मि धरणी म. सं. 418	6	0	55	
811	घरती घरती	दीन-01	0	7,000	70,000	(1) - दफ्तरी धरणी मीट इन्फार्मि धरणी म. सं. 246.	6	0	55	
8301	असात असात	असात कचरा बचत पीस	0	0,000	20,000	घरती मीट धरणी म. सं. 412.	6	0	55	
8302	असात असात	असात कचरा बचत पीस	0	1,000	0,000		6	0	55	
8303	असात असात	सदन	0	1,000	30,000		6	0	55	
8311	असात असात	सदन	0	0,000	20,000	(1) - दफ्तरी असात मीट धरणी म. सं. 419	6	0	55	
8312	असात असात	असात कचरा बचत पीस	0	1,000	30,000		6	0	55	
							असात का कुल सारा	0	0	0
असात में कुल धरणी मीट			45	घरती का कुल धरणी मीट	2	15	0,500			


 Rishi Gouh
 Bishi Gouh
 Ansham Baskar
 Shyam


झारखण्ड सरकार
राजस्व एवं भूमि सुधार विभाग
लगान रसीद



sch XIV F. No. 180V

जिला का नाम श्री सिंहपुर
अनुमण्डल का नाम धनबाद
अंचल का नाम महाराजगंज
मौजा महाराजगंज
धाना नो धाना नम्बर 1250

रसीद क्रमांक JH A 004786
रेयत का नाम श्री श्री सुधीर कुमार सिन्हा
पिता का नाम जगदीश प्रसाद
जमाबन्दी नम्बर W.P.

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
<u>24/1</u>	<u>147</u>	<u>0.04-16.46</u>

जोत की सालाना मांग एवं मांग का विवरण (बकाया एवं हाल) - चालू वर्ष का

मांग	वार्षिक	बकाया				15-हाल
		3 वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	विगत वर्ष	
<u>15-16</u>					<u>14</u>	<u>15-हाल</u>
लगान	<u>80.00</u>				<u>320.00</u>	<u>80.00</u>
सेस	<u>116.00</u>				<u>464.00</u>	<u>116.00</u>
*ब्याज						
विविध						
योग	<u>196.00</u>				<u>784.00</u>	<u>196.00</u>

भुगतान का विवरण

अदायगी	बकाया				15-हाल	अग्रिम
	3 वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	विगत वर्ष		
लगान					<u>80.00</u>	
सेस					<u>116.00</u>	
*ब्याज						
विविध						
योग				<u>784.00</u>	<u>196.00</u>	<u>980.00</u>

- कुल योग (शब्दों में)
- नाम अदाकर्ता
- कुल बकाया

71 श्री सुधीर कुमार सिन्हा

30/11/16
(हिल्का कर्मचारी)
हस्ताक्षर एवं दिनांक

* खास अहवाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों जिन पर क्रि.सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

SPL/2015

15/11/16
रुश्लि गौर
बिशी गौर
अन्तर्गत फारम
श्रीगौर

XIV- F.No. 180v
मालगुजारी
नाम सर्कल । नाम मौजा मय
धाना वो धाना नम्बर

V

फरद मलकी / फरद रेयती Page No. : 70
नाम रेयत मय वलिदयत जमाबन्दी Vol. No. : 50
वो सकुनत नम्बर। Receipt No. : 0327093959

जमशेदपुर | मोहरदा | 1200 | श्यामल किशोर		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
24	4472	0 एकड़ 7.92 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
------------	-------------	------------------------

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2020-2021)
		तीन वर्ष से ज्यादा (2016-2017) - (2016-2017)	३ रा वर्ष (2017-2018)	२ रा वर्ष (2018-2019)	१ ला वर्ष (2019-2020)	
माल (नकदी)	80.00	80.00	80.00	80.00	80.00	80.00
गुजारी (भावली)	20.00	20.00	20.00	20.00	20.00	20.00
सेस	40.00	40.00	40.00	40.00	40.00	40.00
सूद	40.00	40.00	40.00	40.00	40.00	40.00
मुतफरकात	16.00	16.00	16.00	16.00	16.00	16.00
मीजान	196.00	196.00	196.00	196.00	196.00	196.00

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2020-2021)	फाजिल
	तीन वर्ष से ज्यादा (2016-2017) - (2016-2017)	३ रा वर्ष (2017-2018)	२ रा वर्ष (2018-2019)	१ ला वर्ष (2019-2020)		
माल (नकदी)	80.00	80.00	80.00	80.00	80.00	
गुजारी (भावली)	20.00	20.00	20.00	20.00	20.00	
सेस	40.00	40.00	40.00	40.00	40.00	
सूद	40.00	40.00	40.00	40.00	40.00	
मुतफरकात	16.00	16.00	16.00	16.00	16.00	
मीजान अदायकारी	196.00	196.00	196.00	196.00	196.00	

(१) मीजान कुल (लफ्जों में) : Nine Hundred Eighty Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 980.00

तारीख अमला तहसील कुनिन्दा : 24-02-2021

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



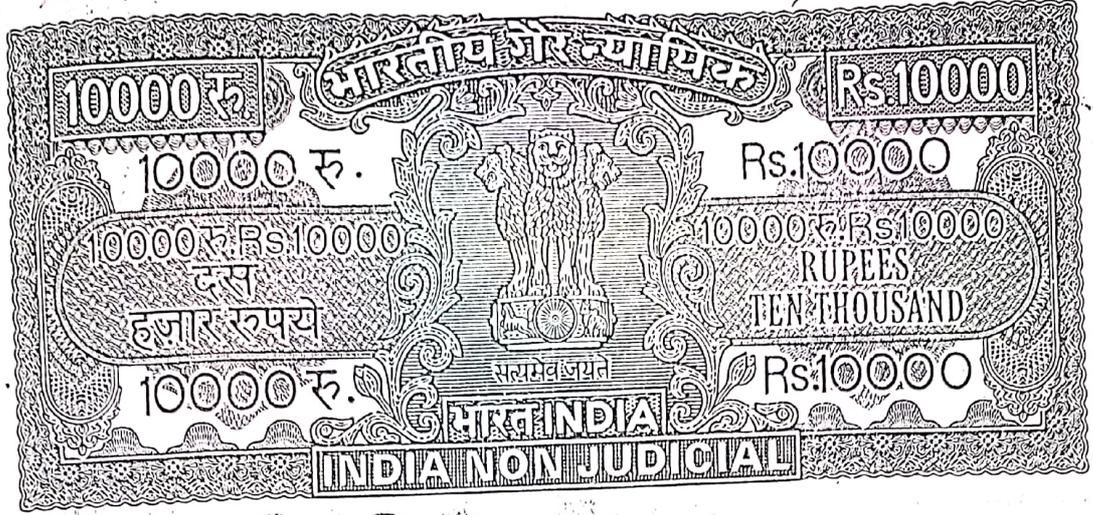
Rushi Gouy
Bishi Gouy
Annam Purai
Shigun

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

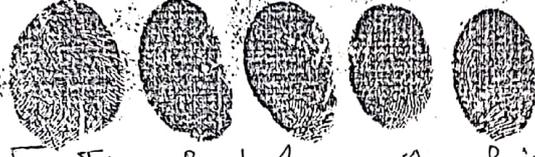
दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान।

Print

1654. Sale Value 5,00,000. P.S. Arsa Nayan 3930



Attested
Mr. B. N. Agarwal



Five Finger print of Shri Vishnu Priya Gour by the Panch ~~of~~ Gouranga Des. 29-6-09

05AA 19142

Stamp 20000=4

Rushi Gour
Bisli Gour
Shyam Anant Prasad
Gouranga Des



Attested
Mr. B. N. Agarwal



Naresn Gour 29-6-09

H.S. of Sant. Vishnu Priya Gour
Sripran. of Gouranga Des. 29/6/09

Naresn Gour 29-6-09

A.S. of Shri Ayolhya Gour
Gouranga Des. 29/6/09
Bishwanath Gour 29-6-09

Karo Gour
Gouranga Des 29/6/09

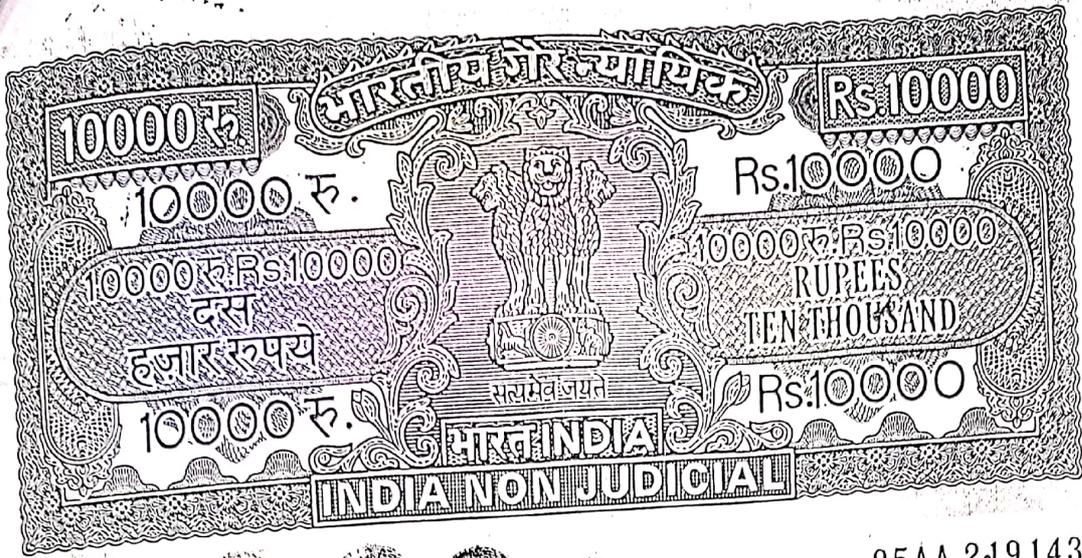
"SALE DEED"

Valued Rs. 5,00,000/-

fulfill
29-6-09
D.C. 5000=4
L.L.R. 2.50
fife 0.94

THIS SALE DEED is made on this the 29th day of June 2009 at Jamshedpur: BY : 1) SHRIMATI VISHNU PRIYA, GOUR Wife of Late Chandra Mohan Gour, 2) SHRI NARESH GOUR, 3) SHRI AYOLHYA GOUR, 4) SHRI BISHWANATH GOUR, all sons of Late Chandra Mohan Gour and 5) SHRI KARO GOUR, son of Late Khetra Mohan Gour, all by faith Hindu, by Nationality Indians, by occupation cultivation, all residents of

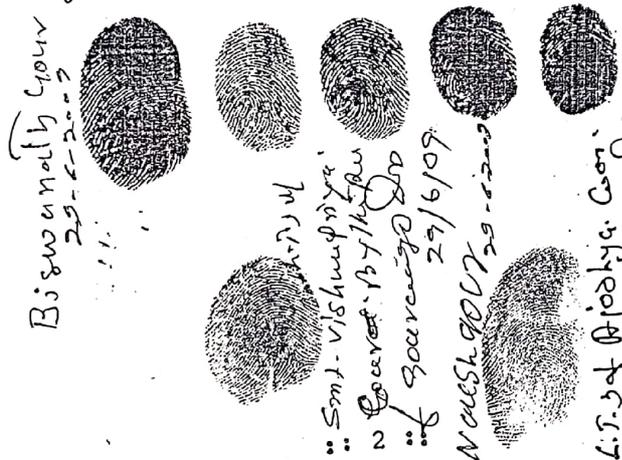
दस्तावेज जाँचा
हस्ताक्षर



Rushi Gour
Bishi Gour
Jude...
S...
05AA 219143



Fine finger print of Gour. left hand
Gour. Dns. 29/6/09

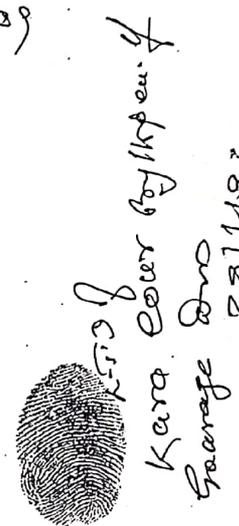


Biswanath Gour
29-6-2009

Smt. Vishwambhara
Gour. Dns. 29/6/09

Narsinh Gour
29-6-2009

Gour. Dns. 29/6/09
Biswanath Gour
29-6-2009



Kera Gour
Gour. Dns. 29/6/09

Shri Anupam Puskal

Village Moharā, within P.S. Birsanagar, Town Jamshepur,
District East Singhbhum, hereinafter called the " VENDORS "
(which expression shall unless, excluded by or repugnant to
the context, mean and include their heirs, successors,
executors, administrators, legal representatives, nominees
and assigns) of the One Part;

IN FAVOUR OF

SHRI ANUPAM PUSKAL, Son of Shri Dineshwar Prasad Sinha, by
faith Hindu, by Nationality Indian, by occupation service,

Handwritten signature/initials.



Mr. S. N. Agarwal
ADVOCATE



Five fingers of Left Hand
Bilalpur Gouram Das



K. S. Das
K. S. Das
29/6/59

:: 3 ::

NUSKADUR 25-6-59



K. S. Das
29/6/59
Biswanath Gour
29-6-59



K. S. Das
Kora Gour, Nayabpur
Gouram Das
29/6/59

resident of Holding No 10/2 A/Block, Bhushan colony, Baridih
within P.S. Sidhgora, P.C. Baridih, Town Jamshedpur, District
East Singhbhum hereinafter called the "PURCHASER" & which
expression shall unless, excluded by or repugnant to the
context, mean and include his heirs, successors, executors,
administrators, legal representatives, nominees and assigns)
of the Other Part;

Witnesseth as follows:-

Whereas in the recent survey settlement operation, the
lands mentioned under Khata No 6 of Mouza Moharda, Survey
Ward No 17, JNAC, has been recorded in the names of Kandra
Gour son of Yogeshwar Gour and his other co-sharers; And
Whereas the said Kandra Gour and their other co-sharers
are/were the recorded tenants of Landlord and they are/were
in peaceful cultivating possession over the said land, on
regular payment of rent to the Landlord through Circle Officer
Jamshedpur; and



Anubam Prasad
Sriyam

[Handwritten signature]

Handwritten notes in Hindi: "विशुद्धी कानून" (Shuddhi Kanun), "19/1/58", "पंचायत समिति" (Panchayat Samiti), "बिरसा नगर" (Birsanagar), "जमशेदपुर" (Jhanshpur).



Handwritten notes in Hindi: "पंचायत समिति" (Panchayat Samiti), "बिरसा नगर" (Birsanagar), "जमशेदपुर" (Jhanshpur), "19/1/58".



Handwritten notes in Hindi: "19/1/58", "पंचायत समिति" (Panchayat Samiti), "बिरसा नगर" (Birsanagar), "जमशेदपुर" (Jhanshpur).

:: 4 ::

Whereas in the remarks column of the aforesaid Khatian the Plot No 412 has been shown in the exclusive possession of Chandra Mohan Gour and Plot No 413 has been shown in the exclusive possession of Karo Gour both sons of Khetra Mohan Gour of Mohardā; And

Whereas the said Chandra Mohan Gour has died leaving behind his widow and three sons namely the Vendor No 1 to 4 as his legal heirs and successors, and they jointly inherited and came in possession of the lands left by deceased Chandra Mohan Gour; A n d

Whereas the present Vendors No 1 to 5 are now in joint possession of the lands mentioned under Khata No 6 being Plot nos 412, 413 and other plots of Mouza Mohardā, Ward No 18 JNAC, within P.S.Birsanagar, Janshepūr, as the lawful owners thereof, without any interruption from any corner, to the knowledge of all ; And

Whereas Vendors are in need of money for their personal emergent expenses as such they have jointly decided to sell the land measuring Four Kathas ten churs in Portion of Plot No: 412, and land measuring Six churs in Portion of Plot No 413(Total land measuring Four Kathas Sixteen churs)



Vertical handwritten notes in Hindi: "गौर बिर्सा नगर" (Gour Birsanagar), "रुशी" (Rushi), "अनुपम बिरसा नगर" (Anupam Birsanagar).

Handwritten signature



Mrs. S.M. Vishwamini Cor
 By 1st floor of Compa No
 28/6/07
 NASSH 2002-25-6-2002



Colleg Cor Bkly Cor Bkly
 of 1st floor of Compa No
 28/6/07
 Bismarck City
 25-6-2002

:: 7 ::



K.P. Kera Cor
 By 1st floor of Compa No
 28/6/07

- ii) that no right of easements of any kind is available to any other person or persons in respect of the use and enjoyment over the said land.
- iii) that the schedule below land or any part thereof being lost to the purchaser on account of any defect in the title of the vendors then the vendors and all their legal heirs and successors shall be bound to make good the loss which the purchaser may sustains in future.
- iv) that the Vendors have handed over all the relevant documents, in connection with the schedule below to the purchaser.
- v) that the purchaser shall be at liberty to get his name mutated in the records of Circle Officer at Jamshedpur, and accordingly shall pay rent for the same and to obtain receipts thereof in his own name.
- 6) That the Vendors have paid upto date rent or other charges for the schedule below land to the concerned authority.



Rushy
 Anubam
 Shyam

[Handwritten signature]



 Smt + Shri ...
 Govt. ...
 Part of ...
 25/6/09

N...
 29-5-2009

118 ::



...
 Part of ...
 25/6/09
 B...



 ...

...
 ...
 ...

7) That the Vendors have further agreed to execute and register, at the cost of the purchaser, any further deeds of assurance, if necessary, to more perfectly ensure the ownership and possession of the purchaser, over the schedule below land.

8) That the Vendors have handed over all the relevant documents, in connection with the schedule below land, to the purchaser.

9) That the land hereby transferred has been shown in red colour in the sketch map attached herewith which forms part of this sale deed.

" SCHEDULE "

All that piece and Parcel of Homestead land measuring Four Kathas ten dhurs in portion of Plot No 412 and land measuring Six dhurs in portion of Plot No 413 (Total land measuring Four Kathas seventeen dhurs i.e. 3467 Sq.ft.) Approx.both recorded under Khata No 6 situated at Mouza Moharda, Survey Ward No 17, JNAC, Thana No 1200 within P.s. Birsanagar, town Jamshepur, District East Singhbhum, District Sub-registry Office at Jamshepur which is bounded as follows:

...
 ...
 ...



PKS
Jamt
Vishnu Prasad
By Prasad of Ganga Das
27/6/09
Nashik 2007
25-1-2009



Asst. of Justice, Court
Paykham of Ganga Das
27/6/09

Biswanath Ghosh
25-1-2009



Asst. of Justice, Court
27/6/09

Rushi Ghosh
Bisni Ghosh

North :- Road and Plot No 415

South :- Shyamal Kishore

East :- Plot No 408

West :- Road and Plot No 413

Annual rental of Rs.2/- only payable to the Landlord through Circle Officer at Jamshedpur.

MODE OF PAYMENT OF CONSIDERATION

One Cheque No137532 dated 19-3-2008 for Rs.1,25,000/-

One Cheque No 12297 dated 29-06-2009 for Rs.66,000/-

both Cheques drawn on HDFC Bank, Jamshedpur.

Two Cheques No: 178913 dated 19-03-2008 for Rs.1,50,000/-

Cheque No: 178915 dated 29-06-2009 for Rs.90,000/- both drawn on PNB Jamshedpur.

One Cheque No 88920 dated 26-06-2009 for Rs.44,000/- drawn on PNB. and Rs.25,000/- paid by way of cash.

(Total amounting to Rupee Five Lakhs only).

In Witness whereof the Vendors have signed this

Sale Deed today at Jamshedpur on the date aforementioned.



Shyamal Kishore
Anubam Prasad

[Signature]

Handwritten notes and signatures at the top left, including a signature and the date 28/6/09.



Handwritten notes and signatures at the top right, including the date 29/6/09.



Handwritten notes and signatures at the top right, including the date 25/6/09.

:: 11 ::

Name of the Purchaser:-

MR. ANUPAM PUSKAL



Mr. B. N. Agarwal
advocate



Signature and finger print of left hand
of the Purchaser above named.

Handwritten signature and date: Anupam Puskal, 24/6/2009

Handwritten signature at the bottom right.

Shri Anupam Puskal

certified that the finger Print of Left hand
of each person whose Photograph is
affixed in this document have been
obtained by me or before me

Handwritten signature and date at the bottom right.

नाम अधिसूचित क्षेत्र जमशेदपुर, वार्ड संख्या 17

राजस्व थाना धारशिकन, जिन्ना सिंहुमुस सिंहुमुस, पैमाना 1 से.मी. = 20 मी.

सन् 1970-71

काक रंग चिह्नित प्लॉट नं 412 का अंश खका	3248 अंश	B-K-D
413 " " "	219 " "	0-4-10
		0-0-06

अनुपम - Anupam puskal

3467 sqft 0-4-16 धर

Boundary

- N - Road and plot no 415
- S - Shyama Kishore
- E - Plot no 408
- W - Road and plot no 413

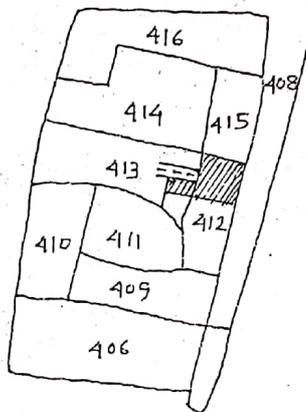
Handwritten signature: *Handwritten signature*
 8m +
 Vishnu Prasad
 20/11/70

Handwritten signature: *Handwritten signature*
25-1-71

Handwritten signature: *Handwritten signature*
 N. N. Raut
 29-1-71

Handwritten signature: *Handwritten signature*
29-1-71

Handwritten signature: *Handwritten signature*
 K. N. Raut
 29-1-71



Handwritten signature: *Handwritten signature*
 29-1-71

Handwritten signature: *Handwritten signature*

Handwritten signature: *Handwritten signature*

Traced by
N.N. Raut
Mango J.S.K.

Handwritten signature: *Handwritten signature*

निबंधन विभाग, झारखंड
जमशेदपुर
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token Date/Time: 29/06/2009 13:49:11

Token No: 31

Document Type
Presenter Name & Address
Stampable Doc. Value
Document Value
Special Type
Remarks / Other Details

Sale Deed
Vill_ Moharda , P.S Birsanagar, Jsr,
500000
500000
DOE
Stamp Value 20000
Serial No. 0

Presenter Vishnu Priya Gour
Date of Entry 29/06/2009
Total Pages 30
Book 1
CNO/PNO

All That Piece And Parcel Of Homestead Land Measuring Total Four Kathas Sevente Dhurs I.E
3467 Sq.Ft

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area
JAMSHEDPUR	0	17	MOHARDA(ANSH)	6	412,413			H_HOLD	3467 Sq. Ft.

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Vishnu Priya Gour	Late Chandra Mohan Gour	Cultivation	Other		Vill_ Moharda , P.S Birsanagar Jsr
2	VENDOR	Naresh Gour	Late Chandra Mohan Gour	Cultivation	Other		Vill_ Moharda , P.S Birsanagar Jsr.
3	VENDOR	Ayodhya Gour	Late Chandra Mohan Gour	Cultivation	Other		Vill_ Moharda , P.S Birsanagar. Jsr
4	VENDOR	Bishwanath Gour	Late Chandra Mohan Gour	Cultivation	Other		Vill_ Moharda , P.S Birsanagar, Jsr.
5	VENDEE	Anupam Puskal	Dineshwar Prasad Sinha	Service	Other		Holding No. 10/2, A' Block, Bhushan Colony, Baridih, P.S Sidhgora, Town Jsr
6	Identifer	Shyamal Kishore	Late Jagdish Prasad	Service	Other		Vill_ Moharda , P.S Birsanagar. Jsr.
7	Witness1	Shyamal Kishore	Late Jagdish Prasad	Service	Other		Vill_ Moharda , P.S Birsanagar. Jsr.
8	Witness2	Ramesh Agarwal	Late B.L. Agarwal	Business	Other		196 Kasidih, Sakchi, Jsr
9	VENDOR	Karo Gour	Late Khetra Mohan Gour	Cul	Other		Vill_ Moharda , P.S Birsanagar. Jsr

Fee Details:

SN	Description	Amount
1	LL	2.50
2	P	0.94
3	A1	5,000.00
4	SP	450.00
Total		5,453.44

LTIOF
Vishnu Priya Gour
by the pen of
Rakesh Agarwal
29-6-2009

उपर्युक्त प्रविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

निबंधन पूर्व सारांश में इंस्ट फार्म के अनुरूप सवा इंट्री की गई है।

विष्णु प्रिया गौर, नरेश गौर, अयोध्या गौर, बिश्वनाथ गौर, कारो गौर

उपर्युक्त स्वीकार किया

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

जिसकी

श्यामल किशोर पिता स्व. जगदीश प्रसाद

पहचान

मिरला गौर पेशा गौड़ ने की।

निवासी

निबंधन पदाधिकारी का हस्ताक्षर

29/6/09

o & Indexing

निबंधन विभाग, झारखंड
जमशेदपुर

Token No.31 Token Date: 29/06/2009 13:49:11
Serial/Deed No./Year :4654/3930/2009
Deed Type: Sale Deed

1	Vishnu Priya Gour Father/Husband Name:Late Chandra Mohan Gour (VENDOR) Vill Moharda , P.S Birsanagar, Jsr,		
2	Naresh Gour Father/Husband Name:Late Chandra Mohan Gour (VENDOR) Vill Moharda , P.S Birsanagar, Jsr,		
3	Ayodhya Gour Father/Husband Name:Late Chandra Mohan Gour (VENDOR) Vill Moharda , P.S Birsanagar, Jsr,		
4	Bishwanath Gour Father/Husband Name:Late Chandra Mohan Gour (VENDOR) Vill Moharda , P.S Birsanagar, Jsr,		
5	Anupam Puskal Father/Husband Name:Dineshwar Prasad Sinha (VENDOR) Holding No. 10/2, A' Block, Bhushan Colony, Baridih, P.S Sidhgora, Town, Jsr		
6	Shyamal Kishore Father/Husband Name:Late Jagdish Prasad (Identifier) Vill Moharda , P.S Birsanagar, Jsr,		

Rushi Gour
Bishi Gour
Anupam Puskal
Shyam

Mr.

Mr. B.

Book No. 1
Volume 142
Page 371 To 400
Deed No 4654/3930
Year 2009
Date 29/06/2009 15:51:27

District Sub Registrar

Signature of Operator

निबंधन विभाग, झारखंड

<http://172.16.20.229/jarspalamu/reg/prnphoto.aspx?tid .75638>

Schedule Sp. N.S.

Form No. V40

CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TENANCIES IN ESTATED IN GOVERNMENT

District : East Singhbhum

Sub Division : Dhalbhum

Circle/Anchal : Jamshedpur

Halka : X

Name of State : Jharkhand

Tauzi Number :

Sl. No.	Mutation case number in Register-27	Village	Thana and Thana Number	Khata No. with which mutation relates	Authority sanctioning, mutation with date of order	Whether mutation is due to sale gift exchange or partition	Full details of exchanges affected by Mutation	Date of Correction of the Halkas Register by the karmachari	Remarks
1	2	3	4	5	6	7	8	9	10
	797 2009-10	मोहरदा	घाटशिला 1200	24 1-30	अंचल अधिकारी जमशेदपुर - 03.10.2009	निबंधित बिक्री केवाला संख्या 3930 दिनांक 29.06.2009	खाता नं० प्लॉट नं० रकवा 24 4472 3467 वर्गफीट वार्षिक लगान 10.00 (दस) रुपये प्रति डिसमिल अलावे सेस के साथ SHRI ANUPAM PUSKAL, Son of Shri Dineshwar Prasad Sinha, सा०- बारीडीह, सिदगोड़ा, जमशेदपुर के नाम पर नामांतरण स्वीकृत किया गया ।		

EMO No.

Forwarded to the karmachari, Halka No. X

संपन कुमार मिश्रा

Date

For Information and ~~reference~~

Anupam Prasad Rughy Gouy, Bishi Gouy Shygun

Circle Officer/Anchal Adhikari, Jamshedpur.

Circle/Anchal : Jamshedpur.

झारखण्ड सरकार
राजस्व एवं भूमि सुधार विभाग
लगान रसीद



004785

sch XIV F. No. 180V

जिला का नाम शुद्धि
अनुमण्डल का नाम पाला
अंचल का नाम जमशेदपुर
मौजा मोहरा
थाना वों थाना नम्बर 12

रसीद क्रमांक JH 12 A
रैयत का नाम शुद्धि
पिता का नाम रिनेश्वर नारायण सिन्हा
जमावन्दी नम्बर W1-2 P.55

खाता संख्यां	खेसरा संख्या	रकवा (एकड़ में)
24	4472	3467 9/12

मांग	वार्षिक	बकाया			चालू वर्ष का	
		3 वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	10-11	हाल
15-16					15-16	
लगान	80.00				400.00	80.00
सेस	116.00				580.00	116.00
*ब्याज						
विविध						
योग	196.00				980.00	196.00

अदायगी	भुगतान का विवरण				हाल	अग्रिम
	बकाया			विगत वर्ष		
	3 वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	विगत वर्ष	15-16	
लगान					80.00	
सेस					116.00	
*ब्याज						
विविध						
योग				980.00	196.00	1176.00

- कुल योग (शब्दों में)
- नाम अदाकर्ता
- कुल बकाया

रकवा रकवा रकवा रकवा रकवा

हस्ताक्षर एवं दिनांक

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

SPL/2015

(Handwritten signatures and stamps)

Rushi Gouy
Bishi Gouy
Annam Puralai

Sch. XIV-F.No. 180V

जिला का नाम खोशाम
अनुमण्डल का नाम खोशाम
अंचल का नाम खोशाम
नाम सर्कल नाम मौजा मय खोशाम
धाना वो धाना नम्बर 1200

V रसीद मालगुजारी
फरद मालकी/फरद रैयती
नाम रैयत मय वल्लियत जमाबन्दी
वो सकुनत नम्बर JB 3519732
41

खाता संख्या	खेसरा संख्या
74	4472-1000 48

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
3467 कर्फीत	खोशाम युक्तल	1998

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का

मांग बाबद	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा	3रा वर्ष	2रा वर्ष	1ला वर्ष	
माल गुजारी } (नकदी)	80.00	/	/	/	/	09/10
गुजारी } (भावली)	20.00					
सेस	40.00					
*सूद	16.00					
मुतफरकात मीजान	196.00					

अदायकारी बाबद	बकाया				मोतालबा हाल	फाजिल
	तीन वर्ष से ज्यादा	3रा वर्ष	2रा वर्ष	1ला वर्ष		
माल गुजारी } (नकदी)	/	/	/	/	09/10	फाजिल
गुजारी } (भावली)						
सेस						
*सूद						
मुतफरकात मीजान अदायकारी						

M.C. No. 797/905
NCCF-2007

- मीजान कुल (लफजों में) एक लाख बियावक - (एक लाख मात्र)
- नाम देहिन्दा -
- कुल बकाया -

दस्तखत वो तारीख अमला तहसील कुलिया 28/10/19

*खास महाल का बकाया मालगुजारी पर सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



Reshma Goush
Bishni Goush
Anubam Pusthal
Shigam

Handwritten signature

Schedule Sp. N.S.

Form No. V40

CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TENANCIES IN ESTATED IN GOVERNMENT

District : East Singhbhum

Sub Division : Dhalbhum

Circle/Anchal : Janshedpur

Halka : X

Name of State : Jharkhand

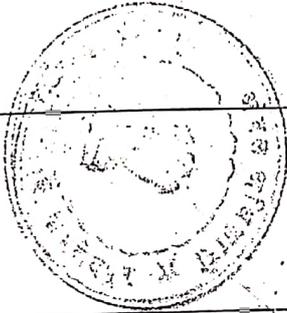
Tauzi Number :

शमोदरिंग

रजिस्ट्रार

अधीक्षक

Sl. No.	Mutation case number in Register 27	Village	Thana and Thana Number	Khata No. with which mutation relates	Authority sanctioning mutation with date of order	Whether mutation is due to sale gift exchange succession or partition	Full details of exchanges affected by Mutation	Date of Correction of the Halkas Register by the karnachari	Remarks
1	2	3	4	5	6	7	8	9	10
	797 2009-10	मोहरदा	घाटशिला 1200	24 1-30	अंचल अधिकारी जमशेदपुर 03.10.2009	निबंधित विक्री केबाला संख्या 3930 दिनांक 29.06.2009	खाता नं० 24 खॉट नं० 4472 रकबा 3467 वर्गफीट वार्षिक लगान 10.00 (दस) रूपये प्रति हिसाबिल अलावे सेस के साथ SHRI ANUPAM PUSKAL, Son of Shri Dineshwar Prasad Sinha, सा०- बासीडीह, सिदगोडा, जमशेदपुर के नाम पर नामान्तरण स्वीकृत किया गया।		



EMO No.

Forwarded to the karnachari, Halka No. X

रजिस्ट्रार कुमार मिश्रा

Date

For Information and necessary action

Circle Officer/Anchal Adhikari, Janshedpur.

Circle/Anchal : Janshedpur.

खस IV- F.No. 180v
रसीद मालगुजारी
नाम सरकल। नाम मौजा मय
धाना वो धाना नं।

वी

फ़र्द मल्की / फ़र्द रयाती पृष्ठ सं। : 55
नाम रियात मय वल्दिअत जमाबंदी वॉल्यूम। नहीं। : २
व सकुंट नंबर। रसीद नं। : 0609669884

जमशेदपुर | मोहरदा | 1200 | श्री अनुपम पुस्कल		
खाता संख्या	खेसरा नंबर	क्षेत्र (एकड़ में)
२४	4472	0 एकड़ 7.96 दशमलव 0 हेक्टेयर

अरजी नकद	आराजी भवती	विस्तृत गणना
----------	------------	--------------

वर्तमान वर्ष की होल्डिंग मय तफसिल (बकाया करंट) की वार्षिक मांग।

मांग के बारे में	हर साल	बकाया				हाल ही में (2020-2021)
		तीन वर्षों में (2015-2016) - (2016-2017)	तीसरा वर्ष (2017-2018)	दूसरा वर्ष (2018-2019)	1 वर्ष (2019-2020)	
सुइस (बैबाली)	||||	80.00	160.00	80.00	80.00	80.00
ब्याज	||||	20.00	40.00	20.00	20.00	20.00
मुतफराकत	||||	40.00	80.00	40.00	40.00	40.00
मिजान		40.00	80.00	40.00	40.00	40.00
		16.00	32.00	16.00	16.00	16.00
		196.00	392.00	196.00	196.00	196.00

विस्तृत भुगतानकर्ता

आदाता के बारे में		बकाया				मोटलबा हाल (2020-2021)	फाजिल
		तीन वर्षों में (2015-2016) - (2016-2017)	तीसरा वर्ष (2017-2018)	दूसरा वर्ष (2018-2019)	1 वर्ष (2019-2020)		
सुइस (बैबाली)	||||	160.00	80.00	80.00	80.00	80.00	
ब्याज	||||	40.00	20.00	20.00	20.00	20.00	
मुतफराकत	||||	80.00	40.00	40.00	40.00	40.00	
मिजान दाता		80.00	40.00	40.00	40.00	40.00	
		32.00	16.00	16.00	16.00	16.00	
		392.00	196.00	196.00	196.00	196.00	

- (१) मिजान कुल (शब्दों में): एक हजार एक सौ सत्तर रूपए
- (२) नाम देहिदा -
- (३) कुल बकाया - ₹१,००६.००

आंवल तहसील कुनिडा दिनांक: 24-02-2021

विशेष महल के बकाया पर ब्याज नहीं लिया जाता है (उस पर बकाया को छोड़कर, जिस पर प्रमाण पत्र जारी किया जाता है।)



Reshma Goud
Bisni Goud
Anupam Prasad
Shiger

यह एक कंप्यूटर जनरेट कॉपी है।
यह फॉर्म केवल उम्मीदवार की जानकारी के लिए है।
किसी भी तरह की अशुद्धियों के लिए संबंधित जोनल अधिकारी से संपर्क करें।

दो गज की दूरी का ध्यान रखें। यह कोरोना का समाधान है

संप

भारत सरकार
Government of India

तुला देवी
Tula Devi
जन्म तिथि/DOB: 05/09/1960
महिला/ FEMALE

7162 7402 2696
VID: 9102 2283 1788 6778

मेरा आधार, मेरी पहचान



LTD
Tula Devi
my wife
Soni

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

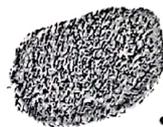
पता:
C/O बैंकिन गौर, मोहार्दा बस्ती, बारीडीह जमशेदपुर,
बारीडीह कोलोनी, पूर्वी सिंहभूम,
झारखण्ड - 831017

Address:
C/O Bankin Gour, Moharda Basti, Baridih
Jamshepur, Bandih Colony, East
Singbhum,
Jharkhand - 831017

7162 7402 2696
VID: 9102 2283 1788 6778

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

QR Code with Photograph



*Le 930 Devi
Tula
Keshu
Gour*

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

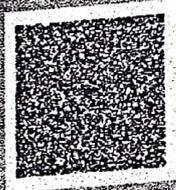
स्थायी खाता संख्या कार्ड
Permanent Account Number Card
GFWPD2862A



नाम / Name
TULA DEVI

पिता का नाम / Father's Name
KESHER GOUR

जन्म का तिथि / Date of Birth
05/09/1960



भारत सरकार
Government of India

आधार

Download Date: 16/01/2021

रुशी गौड़
Rushi Gour
जन्म तिथि/DOB: 04/03/1980
पुरुष/ MALE

Issue Date: 10/12/2020

2573 0026 7440
VID : 9190 1811 8064 4547

मेरा आधार, मेरी पहचान

Rushi Gour

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

आधार

पता:
कमरा: बैंकिंग गौर, मोहार्दा बस्ती, बिरसानगर, हरी मंदिर
के पास, लोहाबासा जमशेदपुर, लुयाबासा, पूर्वी सिंहभूम,
झारखण्ड - 831008

Address:
C/O: Bankin Gour, moharda basti,
Birsanagar, near hari mandir, lohabasa
Jamshehpur, Luyabasa, East Singhbhum,
Jharkhand - 831008

2573 0026 7440
VID : 9190 1811 8064 4547

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
DMQPG9893H



नाम / Name
RUSHI GOUR

पिता का नाम / Father's Name
BANKIN GOUR

जन्म तिथि / Date of Birth
04/03/1988

71443

A PAN Number is Mandatory for All Taxpayers

Rushi Gour


भारत सरकार
Government of India



बिशी गौर
Bishi Gour
जन्म तिथि/DOB: 01/01/1982
पुरुष/ MALE

Download Date: 17/08/2021
 Issue Date: 28/04/2021

4094 7041 6546
VID : 9134 5600 1858 2971

मेरा आधार, मेरी पहचान

Bishi Gour


भारतीय विधि पहचान अधिकरण
Unique Identification Authority of India


पता:
बिशी गौर, मोहार्दा बस्ती, बिसनागर, हरी मंदिर
के पास, लुयाबासा जमशेदपुर, झारखण्ड, पूर्वी सिंहभूम,
झारखण्ड - 831008

Address:
C/O: Bishin Gour, moharda basti,
bisnagar, near hari mandir, lohabasa
Jamshedpur, Luyabasa, East Singhbhum,
Jharkhand - 831008



4094 7041 6546
VID : 9134 5600 1858 2971

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



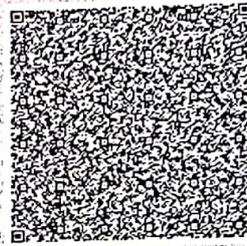
ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
DOFPG1060G

नाम / Name BISHI GOUR
पिता का नाम / Father's name BANKIN GOUR
जन्म की तारीख / Date of Birth 01/01/1982
लिंग / Gender Male

PAN Application is DIGITALLY SIGNED.
This Card is Not Valid Unless Physically Signed



हस्ताक्षर / Signature



Signature Not Verified

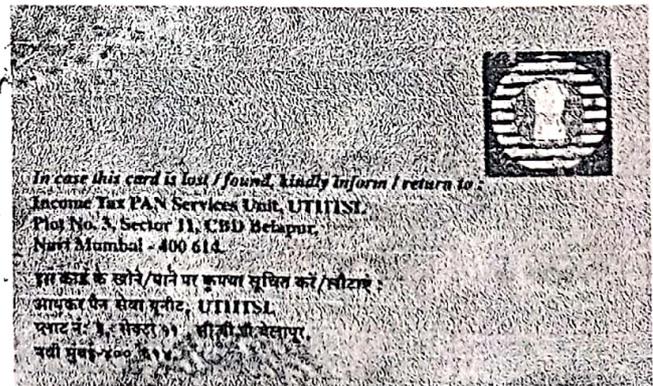
Signed by Income Tax PAN
Services Unit, UTTTSL

Date : 26062021_115701
Reason : Document Signer
Location : India

Bishi Gour

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के पुनर्तान, आकलन, कर मांग, टैक्स बकाया, सूचना के पितान और इलक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उद्धेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ This e-PAN Card contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "PAN QR Code Reader". इस ई-स्थायी लेखा संख्या (e-PAN) कार्ड में वर्णित क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "PAN QR Code Reader" है।

Cut



भारत शासन
Government of India

पत्रपत्र पुस्तकालय
Anupam Pustakalaya
जन्म तिथि/DOB: 26/07/1975
पुरुष/MALE

5320 5006 4432
VID: 9118 3510 3237 2097

दोसो आधार मेरी पहचान

Download Date: 29/02/2020

Issue Date: 24/01/2020

भारत शासन
Government of India

उत्पादक पहचान प्राधिकरण
UIDAI Identification Authority of India

पता:
श्री. दिनेश्वर प्रसाद सिन्हा, राम जयपाल नगर गेला
रस्ता, हरीश कुंज दानपुर, वार्ड नं-37, दानपुर कुम
खगौल, बिहार,
बिहार - 801503

Address:
S/O: Dineshwar Prasad Sinha, Ram Jaypal
Nagar Gola Road, Harisha Kunj Danapur,
Ward no-37, Danapur-Cum-Khagaul, Patna,
Bihar - 801503

5320 5006 4432
VID: 9118 3510 3237 2097

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

Anupam Pustakalaya



आयकर विभाग
INCOME TAX DEPARTMENT

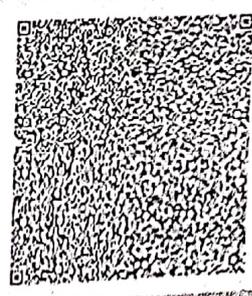


भारत सरकार
GOVT. OF INDIA



ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number Card

AGGPP5685E



नाम / Name
ANUPAM PUSKAL

पिता का नाम / Father's Name
DINESHWAR PRASAD SINHA

जन्म की तारीख /
Date of Birth
26/07/1975

Anupam Puskal

हस्ताक्षर / Signature

Anupam Puskal

भारत सरकार
Government of India

श्यामल किशोर
Shyamal Kishore
जन्म तिथि/DOB: 08/01/1969
पुरुष/ MALE

9918 1782 9617
VID: 9177 9574 6557 0657

मेरा आधार, मेरी पहचान

Shyamal Kishore

भारत सरकार
Government of India

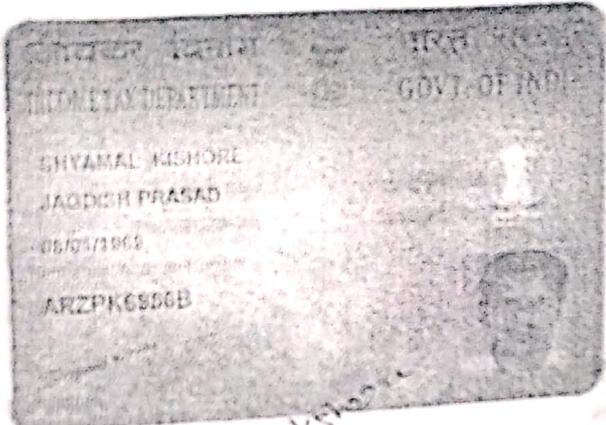
श्यामल किशोर
Shyamal Kishore
जन्म तिथि/DOB: 08/01/1969
पुरुष/ MALE

पता:
श्यामल किशोर, प्लॉट नं 412 पी 413 पी, नंदिनी
रेसिडेंस के पीछे, तीसरा गेट ऑफ विजया गार्डन के पास,
मोहरदा, बारीडीह, जमशेदपुर, बारीडीह कॉलोनी, पूर्वी
सिंहभूम,
भारतखण्ड - 831017

Address:
C/O Shyamal Kishore, Plot No 412 P And
413 P, Behind Nandini Residency, Near
3rd Gate Of Vijaya Garden, Moharda,
Baridih, Jamshedpur, Baridih Colony,
East Singhbhum,
Jharkhand - 831017

9918 1782 9617
VID: 9177 9574 6557 0657

QR Code with Photo-graph



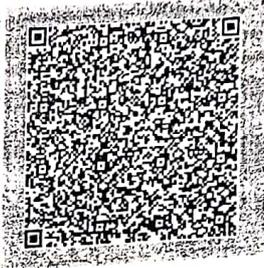
Shyamal Kishore



ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAKCP7623F

नाम / Name PRAVUJAGDISH REALTORS PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation / Formation 10/09/2019



Signature Not Verified
Digitally signed by Income Tax PAN Services Unit, NSDL eGovernance
Date: 2020.07.18 14:20:09 IST
Reason: NSDL e-PAN Sign Location: Mumbai

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स वकाया, सूचना के मिलान और इलक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ ले)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card. संलग्न पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut



Electronically Issued and Digitally signed ePAN is a valid mode of Issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)



भारत सरकार
Government of India



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

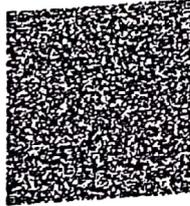
नामांकन क्रम/ Enrolment No.: 0649/49920/70261

Download Date: 02/12/2019

To
गजेन्द्र पाण्डेय
Gajendra Pandey
C/O Dhanjee Pandey
Ashok Nagar
Plot No-382/B, Road No-4C
Doranda
Doranda
Ranchi Jharkhand - 834002
9771490179

Issue Date: 16/11/2019

Validity: unknown
Digitally signed by Gajendra Pandey
DN: cn=Gajendra Pandey, o=Unique Identification Authority of India, email=Gajendra.Pandey@uidai.gov.in



आपका आधार क्रमांक / Your Aadhaar No. :

5659 4114 2091
VID : 9180 6321 7143 4676

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Download Date: 02/12/2019



गजेन्द्र पाण्डेय
Gajendra Pandey
जन्म तिथि/DOB: 15/06/1983
पुरुष/ MALE

Issue Date: 16/11/2019

5659 4114 2091
VID : 9180 6321 7143 4676

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



रचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- स्मार्ट QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

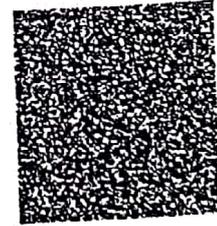


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
C/O गंजी पाण्डेय, प्लॉट न-382/बी, मार्ग न-4सी,
अशोक नगर, डोरंडा, रांची,
झारखण्ड - 834002

Address:
C/O Dhanjee Pandey, Plot No-382/B,
Road No-4C, Ashok Nagar, Doranda,
Ranchi,
Jharkhand - 834002



5659 4114 2091
VID : 9180 6321 7143 4676

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

Gajendra Pandey



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No. : 2042/10541/14090

20/06/2015

To
Suresh Kumar Pandey
सुरेश कुमार पाण्डेय
S/O: Tarkeshwar Pandey
24/E
dinkar path
baridih basti
Baridih Colony
Baridih Colony, East Singhbhum
Jharkhand - 831017
9431753901



KH461214986FT

46121498



आपका आधार क्रमांक / Your Aadhaar No. :

6498 6258 5851

आधार - आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



सुरेश कुमार पाण्डेय
Suresh-Kumar Pandey

जन्म तिथि / DOB: 15/10/1967
पुरुष / Male

6498 6258 5851



आधार - आम आदमी का अधिकार



भारत सरकार
 Unique Identification Authority of India
 Government of India

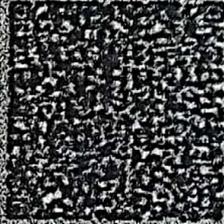
आधार संख्या / Enrollment No. : 1124/55547/67483

20092013

To
 Shivendra Kumar Sinha
 सिवेंद्र कुमार सिन्हा
 S/O. Rabindra Kumar Sinha
 85
 Line HQ-1, Fouza Eagan Barkin
 Jamshedpur
 Barkin Colony
 Barkin Colony, East Singhbhum
 Jharkhand - 831017
 8102998875



KL498017978FT
 49801797



आपका आधार क्रमांक / Your Aadhaar No. :

9491 9452 0585

आधार - आम आदमी का अधिकार



भारत सरकार
 Government of India



सिवेंद्र कुमार सिन्हा
 Shivendra Kumar Sinha

आधार संख्या / Enrollment No. : 1124/55547/67483
 पुरुष / Male

9491 9452 0585



आधार - आम आदमी का अधिकार

Shivendra

transaction Success! Please Note Your Transaction Id.

OK

Name	PravujagdishRealtorsPvtLtdRepresentedByGajendraPandey
Token No / Depositor ID	20210000063000
Amount	483717
Transaction ID	03ef387af201cff59d19
GRN	2106459016
CIN	1498552232
Time	2021-07-15 13:21:48



LTS
Dext
Tula
by of Per
Saw

Document Registration Summary 1

Date :-15-Jul-2021

- Government/Market Value: ₹19147200/-
- Transaction Amount: ₹19147200 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 497613

Receipt Date : 15-07-2021

Presenter Name: - ₹2000
 E ₹2
 PR ₹3030
 SP ₹5
 LL ₹478680
 A1 ₹100
 Stamp Duty

On Date 15-07-2021 Presented at District SRO - Jamshedpur
 Signature of Presenter

District SRO, Jamshedpur

*L.T.S. of Tula Devi
 by u Per to
 S. Sarker*

Total ₹483817

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	PravujagdishRealtorsPvtLtdRepresentedByGajendraPandey	GRN Number : 2106314809 DEPT Transaction Id : cb0118774b164eacbfca Transaction Type :	100
E	2000	2000	0	GRAS	PravujagdishRealtorsPvtLtdRepresentedByGajendraPandey	GRN Number : 2106459016 DEPT Transaction Id : 03ef387af201cff59d19 Transaction Type :	2000
PR	2	2	0	GRAS	PravujagdishRealtorsPvtLtdRepresentedByGajendraPandey	GRN Number : 2106459016 DEPT Transaction Id : 03ef387af201cff59d19 Transaction Type :	2
SP	3030	3030	0	GRAS	PravujagdishRealtorsPvtLtdRepresentedByGajendraPandey	GRN Number : 2106459016 DEPT Transaction Id : 03ef387af201cff59d19 Transaction Type :	3030

A1	478680	478680	0	GRAS	PravujagdishRealtorsPvtLtdRepresentedByGajendraPandey	GRN Number : 2106459016 DEPT Transaction Id : 03ef387af201cff59d19 Transaction Type :	478680
LL	5	5	0	GRAS	PravujagdishRealtorsPvtLtdRepresentedByGajendraPandey	GRN Number : 2106459016 DEPT Transaction Id : 03ef387af201cff59d19 Transaction Type :	5
Sub Total	483721	483817	-96				

Article : Development Agreement Number of Pages : 202

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR
Office Name :- District SRO - Jamshedpur
District Name :- EastSinghbhum
State Name :- Jharkhand

Deed Endorsement

Token No :- 20210000063000

Deed Type	Development Agreement
Number of Pages	202
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 2, SP :- Rs. 3030, A1 :- Rs. 478680, LL :- Rs. 5,
Property No.	1
Valuation Details	Value :- Rs.19147153/- , Transaction Amount :- Rs.19147200/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Moharda Location :- Other Road, Moharda Property Boundaries :- East: Plot No. 408, West: Rest Plot No. 413 and 411, South: Plot No. 409 and Rest Plot No. 411 (Road), North: Plot No. 415 and Rest Plot No. 413 (Road) Volume Number - 52 2 50 Page Number - 82 55 70 Khata Number - 6 4 Plot Number - 412 413 411 Ward Number - 17 SAF Number - SAF667932070721121903 SAF66793006072111935 SAF667931060721115355 Area Of Land :- 18.39 Decimal

Sh./Smt. TULA DEVI s/o/d/o/w/o Late Bankin Gour has presented the document for registration in this office
today dated :- 15-Jul-2021 Day :- Thursday Time :- 13:43:43 PM



TULA DEVI (Individual)

Party Name	Document Type	Document Number
TULA DEVI	PAN/UID	716274022696

Sr.NO
1

Party Name and Address

Is e-KYC Verified?

e-KYC Details

Power Of Attorney

Party Type

Party_Photo

Finger Print

Signature

TULA DEVI
Address1 -
Moharda Basti,
Near Hari Mandir,
P.S. Birsanagar,
Town
Jamshedpur,
District East
Singhbhum,
Address2 -
, , , Jharkhand
PAN No.:
, Permission
Case No.-

Yes

Tula Devi
Address:- ,
, Moharda
Basti,
Baridih
Jamshedpur,
Baridih
Colony, ,
East
Singhbhum,
831017, ,
Jharkhand,
India

EXECUTANTS
Age:60



L.F. Tula Devi
my friend

2

RUSHI GOUR
Address1 -
Moharda Basti,
Near Hari Mandir,
P.S. Birsanagar,
Town
Jamshedpur,
District East
Singhbhum,
Address2 -
, , , Jharkhand
PAN No.:
, Permission
Case No.-

Yes

Rushi Gour
Address:-
moharda
basti, near
hari mandir,
birsanagar,
lohabasa
jamshedpur,
Luyabasa, ,
East
Singhbhum,
831008, ,
Jharkhand,
India

EXECUTANTS
Age:41



Rushi Gour

3

BISHI GOUR
Address1 -
Moharda Basti,
Near Hari Mandir,
P.S. Birsanagar,
Town
Jamshedpur,
District East
Singhbhum,
Address2 -
, , , Jharkhand
PAN No.:
, Permission
Case No.-

Yes

Bishi Gour
Address:-
moharda
basti, near
hari mandir,
birsanagar,
lohabasa
jamshedpur,
Luyabasa, ,
East
Singhbhum,
831008, ,
Jharkhand,
India

EXECUTANTS
Age:39



Bishi Gour

Sr.NO

4

Party Name and
Address

ANUPAM
PUSKAL
Address1 - Ram
Jaypal Nagar,
Gola Road,
Harisha Kunj
Danapur, Ward
No. 37, Dinapur
cum Khagaul,
Patna, Bihar-
801503 and also
residing at H. No.
10/2, A-Block,
Bhushan Colony,
Baridih, P.O.
Baridih, P.S.
Sidhgora, Town
Jamshedpur,
District East
Singhbhum,
Address2 -
, , , Jharkhand
PAN No.:
, Permission
Case No.-

Is e-KYC
Verified?

Yes

e-KYC
Details

Anupam
Puskal
Address:- ,
Harisha Kunj
Danapur,
Ram Jaypal
Nagar Gola
Road, Ward
no-37,
Dinapur-
Cum-
Khagaul, ,
Patna,
801503, ,
Bihar, India

Power
Of
Attorney

Party Type

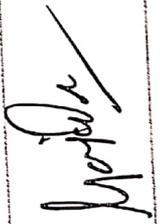
EXECUTANTS
Age:45

Party_Photo

Finger
Print

Signature

Anupam Puskal

Sl. NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
5	SHYAMAL KISHORE Address1 - Plot No. 412 P and 413P, Behind Nandini Residency, Near 3rd Gate of Vijaya Garden, Moharda, Baridih, P.O. Baridih, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Shyamal Kishore Address:- Plot No 412 P And 413 P, Near 3rd Gate Of Vijaya Garden, Behind Nandini Residency, Moharda, Baridih, Jamshedpur, Baridih Colony, , East Singhbhum, 831017, , Jharkhand, India		EXECUTANTS Age:52			
6	PRAVUJAGDISH REALTORS PVT LTD Represented By GAJENDRA PANDEY Address1 - Corporate Office at 1st Floor, B.N. Tower, Shradhanand Road, Ranchi-83400, Address2 , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Gajendra Pandey Address:- , Plot No-382/B, Road No-4C, , Ashok Nagar, Doranda, , Ranchi, 834002, , Jharkhand, India		CLAIMANT Age:38			

Verification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	SURESH KUMAR PANDEY S/o-D/o Tarkeshwar Pandey Address1 - 24/E, Dinkar Path, Baridih Basti, Baridih, P.S. Sidhgora, Town Jamshedpur, District 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
1	SHIVENDRA KUMAR SINHA Address1 - 5, Line No.1, Fouza Bagan, Baridih, P.S. Sidhgora, Town Jamshedpur, District East Singhbhum, Address2 - ,,, Jharkhand			


Signature of Operator

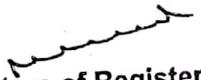


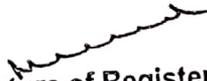

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (TULA DEVI , RUSHI GOUR , BISHI GOUR , ANUPAM PUSKAL , SHYAMAL KISHORE), has/have admitted the execution before me. He/ She/ They has / have been identified by (SURESH KUMAR PANDEY) Son/Daughter/Wife of (Tarkeshwar Pandey) resident of (24/E, Dinkar Path, Baridih Basti, Baridih, P.S. Sidhgora, Town Jamshedpur, District East Singhbhum) and by occupation (Business).




Signature of Registering Officer


Seal and Signature of Registering Officer

Date:- 15-Jul-2021



Pre Registration Docket

Date :- 15-07-2021 01:04 pm

Office Name :- District SRO - Jamshedpur
Token No:- 20210000063000

Appointment :- 15-Jul-2021 Time:- 10:5

Article	Development Agreement
Pre Registration Date	05-Jul-2021
No. Of Pages	101
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 4,83,717.

Property Id: 539221		Valuation No. : 730653 / 2021	:- 2021-2022	User Id : 94	Date : 15-July-2021 13:25:PM
State : Jharkhand			District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Urban			Corporation : Jamshedpur(NAC)	Village/City : Moharda	
Moharda - Other Road					
Volume Number - 52 2 50					
Page Number - 82 55 70					
Khata Number - 6 4					
Plot Number - 412 413 411					
Ward Number - 17					
SAF Number - SAF667932070721121903 SAF66793006072111935 SAF667931060721115355					
Valuation Rule : Commercial land					
Property Details					
1	Land area	18.39 Decimal			
Calculation Details					
Sr.No.	Description	Calculation		Total	
1	Open Land Valuation	1. 18.39 x 1041172=19147153.08		₹1,91,47,153/-	
A	Total			₹1,91,47,153/-	
Note : Final Valuation is Rounded to Next 100/-					
Total Valuation (A)				₹1,91,47,200/-	
Total Amount in Words : One Crore Ninety One Lakhs Forty Seven Thousands Two Hundred Rupees Only.					

Land measurement, Sub Part and House No.	Property Boundaries East: Plot No. 408, West: Rest Plot No. 413 and 411, South: Plot No. 409 and Rest Plot No. 411 (Road), North: Plot No. 415 and Rest Plot No. 413 (Road)
Area	Land area : 18.39 Decimal
Other Description of the Property	Pin Code - 831017, Building Name - TRIVENI HARI NANDAN REGENCY
Government/Market Value	19147153.08
Transaction Amount	19147200

CLAIMANT	-Ms. PRAVUJAGDISH REALTORS PVT LTD Represented By GAJENDRA PANDEY, Address - Corporate Office at 1st Floor,B.N. Tower, Shradhanand Road, Ranchi-83400- ,Father/Husband Name Dhanjee Pandey , PAN No.- ,Permission Case No.- , Aadhaar No. *****2091
EXECUTANTS	-Mr. RUSHI GOUR, Address - Moharda Basti, Near Hari Mandir, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum- ,Father/Husband Name Late Bankin Gour , PAN No.- ,Permission Case No.- , Aadhaar No. *****7440
	-Mr. BISHI GOUR, Address - Moharda Basti, Near Hari Mandir, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum- ,Father/Husband Name Late Bankin Gour , PAN No.- ,Permission Case No.- , Aadhaar No. *****6546
	-Mrs. TULA DEVI, Address - Moharda Basti, Near Hari Mandir, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum- ,Father/Husband Name Late Bankin Gour , PAN No.- ,Permission Case No.- , Aadhaar No. *****2696
	-Mr. ANUPAM PUSKAL, Address - Ram Jaypal Nagar, Gola Road, Harisha Kunj Danapur, Ward No. 37, Dinapur cum Khagaul, Patna, Bihar-801503 and also residing at H. No. 10/2, A-Block, Bhushan Colony, Baridih, P.O. Baridih, P.S. Sidhgora, Town Jamshedpur, District East Singhbhum- ,Father/Husband Name Dineshwar Prasad Sinha , PAN No.- ,Permission Case No.- , Aadhaar No. *****4432
	-Mr. SHYAMAL KISHORE, Address - Plot No. 412 P and 413P, Behind Nandini Residency, Near 3rd Gate of Vijaya Garden, Moharda, Baridih, P.O. Baridih, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum- ,Father/Husband Name Late Jagdish Prasad , PAN No.- ,Permission Case No.- , Aadhaar No. *****9617

Witness Information	Mr. SHIVENDRA KUMAR SINHA , Address - 5, Line No.1, Fouza Bagan, Baridih, P.S. Sidhgora, Town Jamshedpur, District East Singhbhum-, Father/Husband Name-Rabindra Kumar Sinha
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Identifier Details	Mr. SURESH KUMAR PANDEY , Address - 24/E, Dinkar Path, Baridih Basti, Baridih, P.S. Sidhgora, Town Jamshedpur, District East Singhbhum-, Father/Husband Name-Tarkeshwar Pandey
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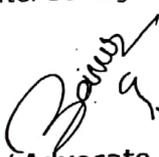
Property Id:539221		
Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	3,030
Total		3,030

Property Id:539221		
Fee Rule:Development Agreement		
1	PR	2
2	LL	5
3	E	2,000
4	A1	4,78,680
Total		4,80,687

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

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


Deed Writer / Advocate


Vendee / Claimant


Vendor / Executant
LT 93 Tula Devi
by sfer 3 S. Sarda

कोरोना को हराना है सफाई को अपनाना है



Rushi Gouy
दो गज की दूरी मास्क है जरूरी
Bishi Gouy
Annam Puskal.
Shyam Kumar

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

July 13, 2021

पंजी II प्रति

भाग वर्तमान	50	पृष्ठ संख्या	70										
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम	अंचल का नाम	जगशेदपुर	हलका का नाम	हल्का-8	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	मोहरदा	होलिडिंग संख्या	24/ABC	तौजी संख्या		धाना नम्बर	1200	खाता का प्रकार	----				
खाता नम्बर	प्लोट संख्या	रकबा		परिवर्तन के लिए प्राधिकार					लगान	सेस			
24	4472	0 ऐ 7.92 डि 0 हे		नामान्तरण मुकदमा संख्या 1967/2009 - 2010					80	116			
	कुल परिमाण	0 ऐ 7.92 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
02-24-2021	0327093959	2016-2017	2020-2021	320	80	80	20	160	40	160	40	64	16

List Of Case Status Details

कवशा देखें

BACK

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

Online पंजी
8

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

July 13, 2021

पंजी II प्रति

भाग वर्तमान	2	पृष्ठ संख्या	55												
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम	अंचल का नाम	जगशेदपुर	हलका का नाम	हल्का-8	इस्टेट का नाम	झारखण्ड						
मौजा का नाम	मोहरदा	होल्डिंग संख्या	24/अंश	तौजी संख्या	0	थाना नम्बर	1200	खाता का प्रकार	----						
श्री अनुपम पुसकल, पिता-दिनेशवर प्रसाद सिन्हा, जाति-अज्ञात															
परिवर्तन के लिए प्राधिकार										लगान	सेस				
खाता नम्बर	प्लॉट संख्या	रकबा		नामंतरण मुकदमा संख्या 797/2009-2010						80	116				
24	4472	0 ऐ 7.96 डि 0 हे													
	कुल परिमाण	0 ऐ 7.96 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		
28/10/2009	3519732	2009	2010	0	80	0	20	0	40	0	40	0	16		
2021-02-24 20:17:30	0609669884	2015-2016	2020-2021	400	80	100	20	200	40	200	40	80	16		

List Of Case Status Details

नक्शा देखें



BACK

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

Online जॉर्नाल
S



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

July 13, 2021

पंजी II प्रति

भाग वर्तमान	52	पृष्ठ संख्या	82	जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम	अंचल का नाम	जमशेदपुर	हलका का नाम	हल्का-8	इस्टेट का नाम	JHARKHAND
मौजा का नाम	मोहरदा	होलिडिंग संख्या	4	खाना नम्बर	4478	रकबा	0 ऐ 2.47 डि 0 है	परिवर्तन के लिए प्राधिकार	नामान्तरण मुकदमा संख्या 1609/2020 - 2021	लगान	सेस		
Tula Devi , पति-Late Bankim Gour, जाति- - एवं Rushi Gour, Bishi Gour , पिता-Late Bankim Gour, जाति--													
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार										
4	4478	0 ऐ 2.47 डि 0 है	नामान्तरण मुकदमा संख्या 1609/2020 - 2021										
कूल प्रतिमान	0 ऐ 2.47 डि 0 है												
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
2021-02-24 16:35:05	0255131668	2020-2021	2020-2021	0	50	0	12.5	0	25	0	25	0	10

List Of Case Status Details

नक्शा देखें



BACK

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

Online जांचा
Q

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

जमीनदार नाम		रैयत का नाम, अभिभावक का नाम, रिश्ता						
झारखण्ड सरकार		डोमन गौड, पिता-ईश्वर गंगा गौड, जाति-गौड, निवासी-निजयाम						
खिला का नाम	पूर्वी सिंहभूम	अंचल का नाम	जमशेदपुर	हलका का नाम	हल्का-8	मौजा का नाम	मोहरदा	खाता का रैयती प्रकार
खेवट नम्बर	खाता नम्बर	6	थाना का नाम	घाटशिला	थाना नम्बर	1200		
खाता नम्बर	खेरा 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)	क्षेत्र	(8)	(9)	रो (10) आ (11) पै (12)	(13)
4599		धानी बड़ नारायण गौड धानी प्रस्तुम गौड	दौन-02 6	0 (एकड़) 47 (डिसमील) (1)			12 6 6	1- कायमी
4601		धानी दुखीया गौड धानी प्रस्तुम गौड	दौन-02 12	0 (एकड़) 57 (डिसमील) (1)			12 6 6	1- कायमी
4643		दानी नन्दो गौड धानी प्रस्तुम गौड	दौन-02 1	0 (एकड़) 8 (डिसमील) (1)			12 6 6	1- कायमी
4645		जंगल झाड़ी धानी नन्दी गौड	दौन-02 1	0 (एकड़) 4 (डिसमील) (1)			12 6 6	1- कायमी
4646		जंगल झाड़ी धानी नन्दो गौड	दौन-02 2	0 (एकड़) 13 (डिसमील) (1)			12 6 6	1- कायमी
4648		धानी नन्द गौड पुरातन पतीत निज	दौन-03 2	0 (एकड़) 34 (डिसमील) (1)			12 6 6	1- कायमी
4649		धानी नन्दो गौड धानी नन्दो गौड	दौन-02 1	0 (एकड़) 12 (डिसमील) (1)			12 6 6	1- कायमी
4651		पुरातन पतित निज धानी प्रस्तुम गौड	दौन-02 1	0 (एकड़) 9 (डिसमील) (1)			12 6 6	1- कायमी
4718		गोड़ा अखय गौड दिगार गोड़ा नन्दो गौड	दौन-02 1	0 (एकड़) 12 (डिसमील) (1)			12 6 6	1- कायमी
4760		वास्तु घर अखर गौड गोड़ा निज	वस्तु वाड़ी 0	0 (एकड़) 7 (डिसमील) (1)			12 6 6	1- कायमी
4761		वास्तु घर नीज गोड़ा अनन्तो गौड	गोड़ा-01 1	0 (एकड़) 10 (डिसमील) (1)	आटा:2, पेयरा 1, कुल:1		12 6 6	1- कायमी
4763		गोड़ा भोचौराम गौड गोड़ा नन्द गौड	गोड़ा-01 1	0 (एकड़) 3 (डिसमील) (1)			12 6 6	1- कायमी
4776		धानी प्रस्तुम गौड जंगल झाड़ी	दौन-03 5	0 (एकड़) 20 (डिसमील) (1)	महुवा:1		12 6 6	1- कायमी
4778		जंगल झाड़ी जंगल झाड़ी	दौन-02 2	0 (एकड़) 27 (डिसमील) (1)			12 6 6	1- कायमी
खाता मे कुल प्लोट संख्या		14	खाता का कुल मिजान	2 (हेक्टर) 33 (डिसमील) (1)	खाता का कुल		12 6 6	

7/13/2021 9:32:10 PM

यह एक कंप्यूटर जनित प्रति है

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए हैं

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अगितेख



जमीनदार नाम		रैयत का नाम, अभिभावक का नाम, रिश्ता									
झारखण्ड सरकार		कादरा गोडा, पिता-जगेश्वर गोडा, जाति-गोड़, निवारणी-निजगाम									
जिला का नाम	पूर्वी सिंहभूम	अंचल का नाम	जमशेदपुर	हलका का नाम	हल्का-8	मौजा का नाम	मोहरदा	खाता का रैयती प्रकार			
खेवट नम्बर	खाता नम्बर	4	थाना का नाम	घाटशिला	थाना नम्बर	1200					
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकत मुताबिक लगान/सेस	लगान	रौ (10)	आ (11)	पै (12)	खास शर्त (13)
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)					
	4478	धानि कादरा गोड़ धानी कादरा गोड़	दौन-03 13	0 (एकड़) 94 (डिसमील) (1)	दखल जलधर गोड़ लोना गोड़ अंश समान		21	0	6		1- कायमी
	4479	धानि जलधर गोड़ धानि निज	दौन-03 16	1 (एकड़) 0 (डिसमील) (1)	दखल क्षेत्रमोहन गोड़		21	0	6		1- कायमी
	4480	धानी कान्दा गोड़ धानी बड नारायन गोड़	दौन-03 2	0 (एकड़) 26 (डिसमील) (1)	दखल जलधर गोड़ दिगर मोताबिक नम्बर 4478		21	0	6		1- कायमी
	4375	धानी दिनबन्धु गोड़ पतित पत्थर	दौन-02 2	0 (एकड़) 11 (डिसमील) (1)	दखल जलधर गोड़ दिगर मोताबिक नम्बर 4478		21	0	6		1- कायमी
	4372	धानी दिनबन्धु गोड़ सिमाना गोड़ जामवेड	दौन-02 1	0 (एकड़) 23 (डिसमील) (1)			21	0	6		1- कायमी
	4659	धानी महेश्वर गोड़ पुरातन पतीत	दौन-02 2	0 (एकड़) 34 (डिसमील) (1)	दखल जलधर गोड़ दिगर मोताबिक नम्बर 4478		21	0	6		1- कायमी
4	4677	धानी शिव गोड़ पुरातन गोड़	दौन-02 1	0 (एकड़) 13 (डिसमील) (1)	दखल जलधर गोड़ दिगर मोताबिक नम्बर 4478		21	0	6		1- कायमी
	4680	पुरातन पतित पुरातन पतित	खलिहान 1	0 (एकड़) 13 (डिसमील) (1)	दखल जलधर गोड़ दिगर मोताबिक नम्बर 4478		21	0	6		1- कायमी
	4727	गोड़ा महेश्वर गोड़ धानि महेश्वर गोड़	दौन-03 3	0 (एकड़) 14 (डिसमील) (1)	दखल प्रजा वो खेत्री मोहन गोड़ काका प्रजा अंश समान		21	0	6		1- कायमी
	4732	गोड़ सिवु गोड़ गोड़ा निज	वस्तु वाड़ी 1	0 (एकड़) 3 (डिसमील) (1)	दखल जलधर गोड़ दिगर मोताबिक नम्बर 4478		21	0	6		1- कायमी
	4733	वास्तु धर सिवु गोड़ गोड़ा निज	वस्तु वाड़ी 1	0 (एकड़) 2 (डिसमील) (1)	दखल प्रजा वो खेत्री मोहन गोड़ काका प्रजा अंश समान		21	0	6		1- कायमी
	4750	गोड़ा नीज गोड़ा प्रसतम गोड़	गोड़ा-01 1	0 (एकड़) 30 (डिसमील) (1)	दखल प्रजा वो खेत्री मोहन गोड़ काका प्रजा अंश समान		21	0	6		1- कायमी
	4731	00 000	घोड़ा 1	0 (एकड़) 34 (डिसमील) (1)			21	0	6		1- कायमी
खाता मे कुल प्लोट संख्या		13	खाता का कुल मिजान	0 (हेक्टर) 0 (डिसमील) (1)	खाता का कुल	21 0 6					

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

Token No.: 20210000063000

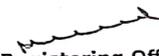
CERTIFICATE

Office of the District SRO - Jamshedpur

This **Development Agreement** was presented before the registering officer on date **15-Jul-2021** by **TULA DEVI, S/O, D/O, W/O Late Bankin Gour** resident of Moharda Basti, Near Hari Mandir, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum ..

This deed was registered as Document No:- **2021/JSR/2792/BK1/2600** in Book No :- **BK1**, Volume No :- 507 from Page No :- 135 to 336 at, office of **District SRO - Jamshedpur**

Date:- **15-Jul-2021**


Registering Officer