



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : d194fb5e42fda9f6b43c

Receipt Date : 20-May-2022 02:43:32 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 20220000055172

Office Name : District SRO - Jamshedpur

Document Type : Development Agreement

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

GRN Number : 2211320336

Bara Jop 20/5/2022
Aluma Gope 20/5/2022
CHUNU 04 20/5/2022
Kulamoni Gope 20/5/2022



-: For Office Use :-

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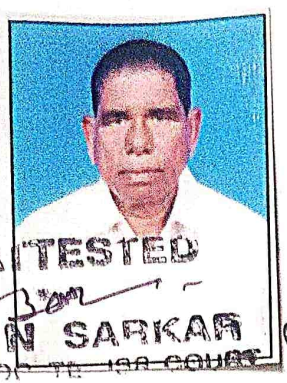


2022/JSR/2594/BK1/242

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

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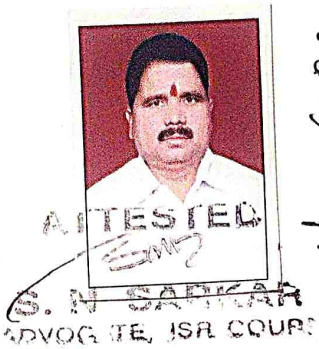


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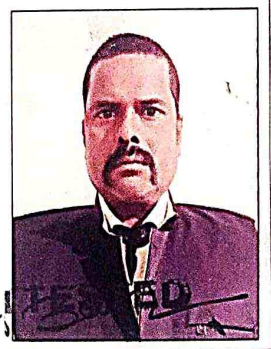
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Nunu Gope
 20/5/2022



37 to 36
 49 to 374



Chunu Gope
 20/5/2022



Kulamoni Gope
 20/5/2022

नियम 21 के अधीन प्राचा: भारतीय स्वामित्व-अधिकार
 (इंडियन स्टाम्प ऐक्ट), 1899 के अनुसूची
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-2-

DEVELOPMENT AGREEMENT

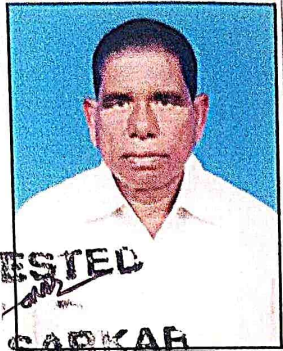
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निबंधन-पदाधिकारी

THIS DEVELOPMENT AGREEMENT MADE ON THIS THE 20th DAY OF MAY, 2022 AT JAMSHEDPUR, BETWEEN :-

- 1) **MR. BANA GOPE** (UID No.:- XXXX XXXX 6274 & PAN:- AUOPG3939Q), Son of Late Radhakanta Gope and Late Mahindri Gourin,
- 2) **MR. NUNU GOPE** (UID No.:- XXXX XXXX 5376 & PAN:- ARXPG7610C), Son of Late Radha Kanto Gope and Late Mahindri Gourin,
- 3) **MR. CHUNU GOPE** (UID No.:- XXXX XXXX 3918 & PAN:- AZNPG5177C), Son of Late Radhakanta Gope and Late Mahindri Gourin &
- 4) **MR. KULAMONI GOPE** (UID No.:- XXXX XXXX 4724 & PAN:- AONPG6241C), Son of Late Radha Kant Gope and Late Mahindri Gourin, all

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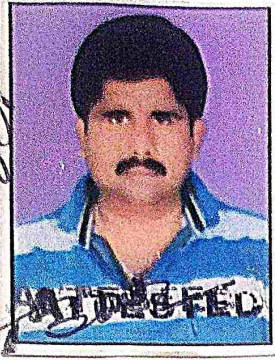
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विवाह-पत्रिका
वधु का नाम निबंधक बना गप जति बना द्वारा प्रमाणित पुस्तिका
संख्या. 20 के अधीन लेखकरी या दफ्तरी में से एक श्री बना गप
के प्राधिकृत (अदालती) हैं वे ता. 20/5/2022 को बना में
अपना हों के बना निबंधन कार्यालय में स्थान पर निबंधन करार

निबंधन-पदाधिकारी का हस्ताक्षर
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Mume Gope
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-3-

by faith - Hindu, by Caste- OBC (C.N.T. Act. 1908 is not applicable), all by Occupation -Cultivation, Nationality - Indian, resident of Moharda Basti, Near Mansa Mandir, P.O. Luabasa, 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 their legal heirs, successors, administrators and representatives) of the ONE PART;

AND

M/s. PRAVUJAGDISH REALTORS PVT. LTD., (PAN:- AAKCP7623F), a Private Ltd. Company incorporated under the Indian Companies Act 2013, having its Registered Office at 1st Floor, B. N. Tower, Sradhanand Road, Ranchi, Jharkhand represented by its present Director **MR. GAJENDRA PANDEY** (UID No.:-XXXX XXXX 2091), Son of Mr. Dhanjee Pandey, by faith - Hindu, by Caste General, by Occupation Business, Nationality - Indian, resident of 382, Road No. 4C, Ashok Nagar, Ranchi, District Ranchi,

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Bana Gope 20/5/2022
Nunu Gope 20/5/2022
CHUNU GOPE 20/5/2022
Kulamoni Gope 20/5/2022
April 20/5/2022

-4-

Jharkhand, (hereinafter called the DEVELOPER/ BUILDER/ SECOND PARTY MEMBER (which expressions shall unless repugnant to the context include its/his/their legal heirs, successors-in-office, administrators, representatives and assigns) of the OTHER PART;

WITNESS AS FOLLOWS:-

WHEREAS, the first party members are the absolute and lawful owners of all that piece and Parcel of land measuring 34.39 Decimals, being in portion of New Plot No. 49, recorded under New Khata No. 37 and land measuring 59 Decimals, being in portion of New Plot No. 374, recorded under New Khata No. 36, i.e. Total area of land measuring 93.39 Decimals, in Mouza - MOHARDA, Survey ward No. 17. J.N.A.C. Thana No. 1200, P.S. Birsanagar, Town and District Sub Registry Office Jamshedpur, within District East Singhbhum, referred as entire landed property;

AND WHEREAS, the land recorded under New Khata Nos. 36 and 37 in Mouza - MOHARDA, Survey ward No. 17. J.N.A.C. Thana No. 1200, P.S. Birsanagar of the said Khatian has been recorded in the name of Mahindri Gourin (now deceased the mother of present first party members) and accordingly said Municipal Khatian was prepared in her name, which is finally published in the year 1995 after curved out old Khata No.8 (Old Khata No. 8 has been recorded in the name of Deceased Dinabandhu Gour and whereas Mahindri Gourin is the only daughter of said deceased Dinabandhu Gour) and she hold and possessed over the same as absolute owner thereof without any interruptions from anybody till her life time;

AND WHEREAS, After death of said recorded tenant Mahindri Gourin and her husband Radhakanta Gope, the above named present first party members namely BANA GOPE, NUNU GOPE, CHUNU GOPE & KULAMONI GOPE, being her sons, legal heirs and successor inherited all the moveable and immoveable property including the land mentioned in the schedule below from their deceased mother Mahindri Gourin and father Radhakanta Gope and

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-5-

thereafter they got entered their joints names in the record of the landlord the state of Jharkhand through the Anchal Adhikary (C.O.) Jamshedpur vide Lagan Nirdharan Abhilekh No. 06/2020-21, dated 23.02.2021 (fixed by L.R.D.C. Jamshedpur) and they jointly paying ground rent etc., in their joint names by obtaining rent receipt from the said office as such their names have been noted in Volume No. 1, Page No.1, in Register II of the said Office and accordingly the present first party members jointly hold and possess the same with peaceful possession as absolute owners thereof without any interruptions from anybody from any corner by exercising all acts of ownership with power to dispose the same in any manner whatsoever they like, think, fit and proper, Nobody except the present first party members have any right, title, interest over the same;

AND WHEREAS, the Second party is the builder having its work to develop/construct multistoried building consisting of flats, Parking Space, etc. for its sale to its intending buyer/s.

AND WHEREAS, now the first party members/ owners are desirous to develop their said land measuring 34.39 Decimals, being in portion of New Plot No. 49, recorded under New Khata No. 37, and land measuring 59 Decimals, being in portion of New Plot No. 374, recorded under New Khata No. 36, i.e. Total area of land measuring 93.39 Decimals, in 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 land 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:-

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-6-

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) MR. BANA GOPE, 2) MR. NUNU GOPE, 3) MR. CHUNU GOPE & 4) MR. KULAMONI GOPE, include their 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 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 land measuring 34.39 Decimals, being in portion of New Plot No. 49, recorded under New Khata No. 37, and land measuring 59 Decimals, being in portion of New Plot No. 374, recorded under New Khata No. 36 i.e. Total area of land measuring 93.39 Decimals, in 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 Schedule 'A' hereunder written is the subject matter of this Development Agreement.
- d) BUILDING :- shall mean the new Multistoried building consists Block/s with 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 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/verandah;

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-7-

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 staircase, commonpart, etc. of the proposed multistoried building.

i) LAND OWNERS' SHARE :- The first party members/ owners' allocation shall means 37.11 % 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 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 62.89 % constructed area, i.e. flats, parking space, together with all common spaces at the said ratio of the said multistoried building and entire roof of the said multistoried building/s 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, labour problem, pandemic situation, lockdown, and/or any other act of commotion beyond the control of the developer.

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-8-

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.
- 2) That the first party members jointly handed over all that piece and Parcel of land measuring 34.39 Decimals, being in portion of New Plot No. 49, recorded under New Khata No. 37 and land measuring 59 Decimals, being in portion of New Plot No. 374, recorded under New Khata No. 36 i.e. Total area of land measuring 93.39 Decimals, in Mouza - MOHARDA, Survey ward No. 17. J.N.A.C. Thana No. 1200, P.S. Birsanagar, District East Singhbhum, 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 'A' Below at its own cost and the Second Party Member and First Party Members have agreed with the Second Party;
- 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.
- 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

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-10-

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, similarly 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 multistoried building the Second party/ Developer shall deliver the flats, parking space in parking area, etc., at the ratio of 37.11 % (i.e. ready flats, Parking space for each flat as per specification agreed by both the parties) 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 owners' 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 over rest of 62.89% construction i.e. 62.89% flat/s and parking space, entire roof etc. and full right to transfer the said unit/s to any intending buyer/s and deliver possession of the same.

12) That the first party members jointly have absolute right to sell, gift, 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,

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-11-

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 also right to receive the consideration amount from its intending purchaser/s and similarly Second Party member has absolute right of rest of 62.89% 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. 62.89 % of constructed area consisting of flats, parking space 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 before 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 PARTY 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 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.

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-12-

- c) That the first party members hereby assures the Second party if necessary to execute or sign any further paper, plan, drawing, document, etc. in favour of the Second party and for the interest of the proposed multistoried building to be constructed thereon and for disposing off 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 space falling in 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.
- f) That first party members hereby declare that in future if any legal heirs and successors of the first party members claims or demand any portion or Flat/s or arise any dispute in the said project in that event first part members settle the same from their own share and the second party member shall have no any responsibilities
- 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, levies, fines, penalties imposed by Municipality/J.N.A.C. or any other authorities during the construction will be borne by Second party.
- 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

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-13-

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 into 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.
- g) All disputes and differences arising out of this agreement between the parties regarding interpretation of terms and conditions herein contained may be referred to arbitrator under the provision of Indian Arbitration and conciliation Act. 1996.

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- h) That by execution of this development agreement, the owners/First Party members will empower the builder's to sell 62.89 % of Builders allocation as demarcated in map or the units to any intending purchaser/s and receive the consideration amount for the same with respect to its allocation area morefully described in Schedule 'C' below.
- i) The parties herein including their heirs shall be fair and none of them shall cheat, deceive and deprive the other, the deprived party/parties shall have right to take shelter of law under specific of performance act, relief act and damages and or any other act that may suit to the parties.
- j) That the cost of proposed Road, Drain and Other common construction for the said project over the schedule 'A' below land will be borne by the both parties i.e. First party Members and Second Party equally.
- 17) That the Second party shall indemnify and keep indemnified the First party Members from and against all criminal or administrative proceedings, fines penalties and all other cost, charges, expenses, damages, incurred or suffered by the first party members in course of development of schedule below property.
- 18) That the second party shall be entitled to put up any hoarding or sign boards upon the schedule below property advertising development construction of Apartment and for its sale if necessary.
- 19) That the Second party shall be entitled to enter into agreements for sale of flats, parking spaces and other tenements falling its share / deliver the possession of flats, parking spaces and other tenements to its purchaser/s only after deliver the possession of share of Flats, parking space and other tenements to the first party Members;
- 20) That both the parties agree that if any levy is imposed by any other public body/ bodies for the Development/betterment of the area in which 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.

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-15-

- 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, skilled 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 project, 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 the first party members / Landowners hereby declare that the first party members / Landowners or their intending purchaser/s shall also pay GST and other taxes of his/her/their share of flats to the Developer as per prevailing rate as fixed by the Govt.
- 26) That the first party members / Landowners hereby declare that the first party members / Landowners or their intending purchaser/s shall also pay corpus fund of his/her/their share for society maintenance.
- 27) That if any misunderstanding or dispute arises between the parties then the court of jurisdiction of Jamshedpur or its highest court.
- 28) That both the parties will obey the above mentioned terms and conditions faithfully.

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-16-

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

30) 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.
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.

Bara Jeep
20/5/2022
Muneeb Gope
20/5/2022
CHUNUS DE
20/5/2022
Kwamomoh Gope
20/5/2022
Murali
20/5/2022

-17-

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 JAGDISH GARDEN"**

This Deed valuated at

Value of land Rs.10,69,58,600/- only.

SCHEDULE:- 'A'

IN District East Singhbhum, Town and District Sub Registry Office Jamshedpur, in Mouza - MOHARDA, Survey ward No. 17. J.N.A.C. Thana No. 1200, P.S. Birsanagar, recorded under Khata No., Plot No., Area and boundary is as follows:-

Khata No.	Plot No.	Area	Boundary
37 - (N)	49-(N)	34.39 Decimals	N:- Rasta (32 ft.), Plot No. 375, 376 S:- Rest Plot No. 49, 374 E:- Plot No. 377 W:- Plot No. 48
36 - (N)	374 - (N)	59 Decimals	

I.E. Total area of land measuring 93.39 Decimals of Raiyati land

The location of the land shown in the the Sketch Map annexed herewith which shall form part of this Deed.

Bana Gope 20/5/2022
 Numa Gope 20/5/2022
 CHUDU 20/5/2022
 Kula muni Gope 20/5/2022
 20/5/2022

SCHEDULE- 'B'

(Land owner's allocation)

The "Land owner's/ first Party member" allocation shall mean and include 37.11% of constructed area i.e. Flats (each floor), Parking Space in parking area in the proportionate ratio of the respective flats 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. This demarcation 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 62.89% i.e. flats, parking space, together with all common spaces, 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. This demarcation will be done just after sanction of Building Plan, the entire roof of the multistoried building/s belong to the second party member.

In Witness whereof both the parties have put their respective signature in presence of the witnesses after going through the content found it to be true and correct

Witnesses :-

1. S.M. Pandey S/o - Tar Keshwar Pandey,
Barodhi Bashi JSR-17
2. Bi Jay Bejra S/o Late Kalpatai Bejra
HP- 446B/BLOCK Sohari Jamsheer/002

Bana Gop 20/5/2022
Nunu Gope 20/5/2022
C H U N U S O P
Kula moni Gope
20/5/2022
Gopid
20/5/2022

-19-

1. Bana Gop
2. Nunu Gope
3. C H U N U S O P
4. Kula moni Gope

Signature of the first party members



Signature of the Second party member

TYPED BY :




DRAFTED BY :



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.


Advocate

अधिसूचित क्षेत्र जमशोदपुर

वाटि संख्या - 17
यादर संख्या - 1, 2
राजस्व थाना - धारशिमला
पैमाना - 1 cm = 20 mt
सन - 1989-90 ई०


समाविन संथल - [Redacted]

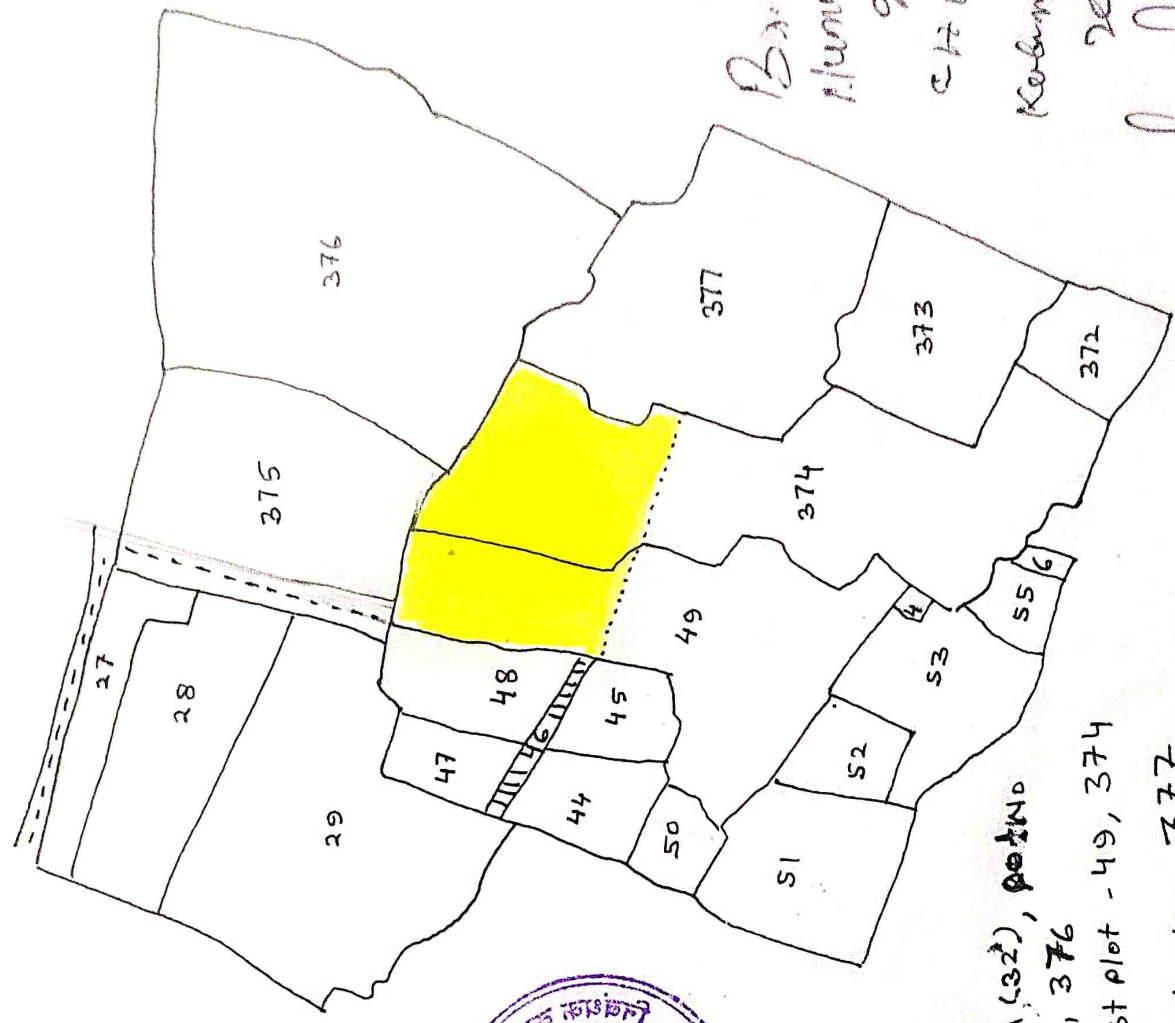


खाना न० रिकसरा न०
37 N - 49 (P) 50
449
34.35

36 N - 374 (P) 59.00 40
नाम 93.39 40

प्लॉट - 30 रास्ता (32), प्लॉट न०
375, 376
इ० Rest plot - 49, 374
इ० Plot न० - 377
इ० Plot न० - 48


AMIN
GIRINDRA KUMAR SAMAL
Reg No - 134/97



Babu Girindra Samal
11/11/2022
CH 412 - 100
20/5/2022
Kobamoni Gope
20/5/2022
Mukul
20/5/2022

अंचल अधिकारी का कार्यालय, जमशेदपुर, पूर्वी सिंहभूम

पत्रांक..... 862

दिनांक..... 09/05/2022

प्रेषक,

अंचल अधिकारी,
जमशेदपुर ।

सेवा में,

विशेष पदाधिकारी,
जमशेदपुर अधिसूचित क्षेत्र समिति,
जमशेदपुर ।

विषय : Plot No. 374, 49 Khata No.36, 37 Thana No. 9017, Mouza-Moharda जमशेदपुर अक्षेस के भूखण्ड के जाँच के संबंध में ।

प्रसंग : आपका पत्रांक 932 दिनांक 21.03.2022 ।

महाशय,

उपरोक्त विषय एवं प्रसंगाधीन पत्र के संबंध में राजस्व उप निरीक्षक एवं अंचल निरीक्षक से राजस्व कागजातों के आधार पर जाँच कराया गया । जाँचोपरान्त उनके द्वारा प्रतिवेदित किया गया है कि मौजा-अधिसूचित क्षेत्र जमशेदपुर वार्ड नं0-17, खाता नं0-37, प्लॉट नं0-49 एवं खाता नं0- 36, प्लॉट नं0-374 हाल सर्वे खतियान अनुसार माहिन्द्री गोड़ाईन पति-स्व0 राधाकान्त गौड़ के नाम पर दर्ज है ।

पंजी II के अनुसार कायम जमाबंदी का विवरण निम्न प्रकार से है :-

क्रम	खाता सं0	प्लॉट सं0	रकवा	जमाबंदी रैयत का नाम	भाग-पृष्ठ
1	37	49	34.39 Decimal	Bana Gope, Nunu Gope, Chunu Gope & Kulmani Gope	1-1
	36	374	59 Decimal	Rent Fixation Case No. 06/2020-21	

आवेदित भूमि का लगान वर्ष 2021-22 तक भुगतान किया गया है एवं भूमि पर आवेदक का दखल कब्जा है । उक्त भूमि सी.एन.टी. एक्ट के अन्तर्गत नहीं है ।

सूचनार्थ एवं आवश्यक कार्रवाई हेतु प्रेषित ।

विश्वासभाजन

(Signature)

अंचल अधिकारी
जमशेदपुर

Bana Gope
Chunu Gope
Nunu Gope
Kulmani Gope

(Signature)

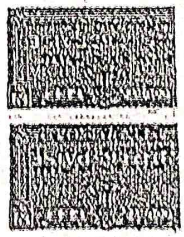
91412 91413 91414 19113
 Date of application: 15/11/13
 19113

Bana Sop
 Numb Gope
 05050505
 Kula moni Gope
 Kujal

क्र.सं.	संविधान सं. सं.	संविधान सं. सं.	संविधान सं. सं.	संविधान सं. सं.	संविधान सं. सं.	संविधान सं. सं.	संविधान सं. सं.	संविधान सं. सं.	संविधान सं. सं.	संविधान सं. सं.
36	372	373	374	374	374	374	374	374	374	374
372	373	374	374	374	374	374	374	374	374	374
373	374	374	374	374	374	374	374	374	374	374
374	374	374	374	374	374	374	374	374	374	374

372-3

37/11/13



Bana gop
 Nenu Gope
 CHURU S.O.P
 Kula moni Gope
 Gopid

Date of application for the copy	Date fixed for notifying the requisite number of stamps and lotter	Date of making out the copy to the applicant	Date of application for the copy		Date of making out the copy to the applicant
			5/11/16	5/11/16	
5/11/16	5/11/16	8/11/16	8/11/16	8/11/16	8/11/16

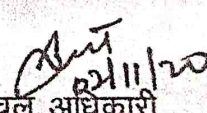


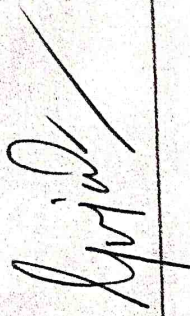
FOLIO NOT AVAILABLE
 Date of application for the copy: 5/11/16
 Date of making out the copy to the applicant: 8/11/16

Sl. No.	Name of the applicant	Address	Age	Sex	Religion	Caste	Date of birth	Date of application	Date of making out the copy	Date of application for the copy		Date of making out the copy to the applicant
										1	2	
1	37	...	...	...	...	...	0.4.8.30	5/11/16	8/11/16	8/11/16	8/11/16	...
2	...	...	...	...	...	...	...	...	...	...	...	...

Board of Revenue
 Churu S.O.P
 Kula moni Gope


अंचल अधिकारी का कार्यालय, पूर्वी सिंहभूम, जमशेदपुर
आदेश फलक

श्री बन गोप एवं अन्य का लगान निर्धारण से संबंधित अभिलेख संख्या...../2020-21

दिनांक	आदेश	आदेश पर की गई कार्रवाई
	<p>भूमि सुधार उप समाहर्ता, धालभूम, जमशेदपुर के पत्रांक 988/रा0, दिनांक 22.11.2018 के द्वारा श्री बन गोप एवं अन्य 3, पिता स्व0 राधाकान्त गौड़, सा0-मोहरदा, पो0-बिरसानगर, जमशेदपुर का लगान निर्धारण से संबंधित आवेदन पत्र प्राप्त हुआ है ।</p> <p>इस संबंध में संबंधित राजस्व कर्मचारी एवं अंचल अमीन राजस्व अभिलेख एवं स्थल जाँच कर अपना जाँच प्रतिवेदन अंचल निरीक्षक के माध्यम से प्रस्तुत करें । सर्वसाधारण सूचना निर्गत करें । अभिलेख दिनांक <u>23/02/2021</u> को उपस्थापित करें ।</p> <p style="text-align: right;">  अंचल अधिकारी जमशेदपुर </p>	 <p style="text-align: center;">  Banu Gop Naman Gope S.H.U.U.S.G. Kula Mani Gope </p> <p style="text-align: right;">  </p>

दिनांक	आदेश	आदेश पर की गई कार्रवाई
23/02/21	<p>अभिलेख तपस्थापित । आम इश्तेहार का तामिला प्रतिवेदन प्राप्त हुआ । राजस्व कर्मचारी, अंचल अमीन का जाँच प्रतिवेदन अंचल निरीक्षक के माध्यम से प्राप्त है । जाँच प्रतिवेदन के अनुसार मौजा-अधिसूचित क्षेत्र जमशेदपुर, वार्ड नं०-17, खाता नं०-37, प्लॉट नं०-49, रकवा 34.39 डिसमिल, खाता नं०-36, प्लॉट नं०-374, रकवा 59 डिसमिल भूमि हाल सर्वे खतियान के अनुसार माहिन्दी गोडाईन, पति स्व० राधाकान्त गौड़ के नाम पर खतियान दर्ज है एवं खतियान के कैफियत कॉलम में काबिल लगान कायमी दर्ज है । आवेदित भूमि के खतियानी रैयत का मृत्यु हो चुका है । खतियानी रैयत के मृत्यु के पश्चात उनके चार पुत्र श्री बाना गोप, नुनु गोप, चुनु गोप एवं कुलमनी गोप द्वारा उत्तराधिकारी लगान निर्धारण हेतु आवेदन किया गया है । आवेदक द्वारा माता एवं पिता का मृत्यु प्रमाण पत्र, शपथ पत्र तथा वंशावली शपथ पत्र प्रस्तुत किया गया जो संलग्न है । स्थानीय जाँच के क्रम में आवेदित भूमि पर आवेदक का चहारदिवारी के रूप में दखल कब्जा पाया गया । अंचल अमीन द्वारा तैयार ट्रेस नक्शा तीन प्रति में संलग्न है । आवेदित भूमि साविक सर्वे के अनुसार मौजा-मोहरदा, थाना नं०-1200, खाता नं०-8 अन्तर्गत खतियानी रैयत दिनबन्धु गौड़, पिता शिवा गौड़ के नाम संधारित है एवं हाल सर्वे खतियानी रैयत माहिन्दी गोडाईन दिनबन्धु गौड़ की एक मात्र पुत्री थी । संबंधित राजस्व कर्मचारी एवं प्रभारी अंचल निरीक्षक ने मौजा-अधिसूचित क्षेत्र जमशेदपुर, वार्ड नं०-17, खाता नं०-37, प्लॉट नं०-49, रकवा 34.39 डिसमिल, खाता नं०-36, प्लॉट नं०-374, रकवा 59 डिसमिल भूमि का 20/- रू० प्रति डिसमिल अलावे सेस वर्ष 1995-96 से वसूली हेतु बाना गोप, नुनु गोप, चुनु गोप, कुलोमनी गोप, सा०-मोहरदा के नाम पर लगान निर्धारण हेतु अनुशंसा किया गया है । तदनुसार लगान निर्धारण हेतु अनुशंसा की जाती है ।</p> <p>अतः अभिलेख अग्रतर कार्रवाई हेतु भूमि सुधार उप समाहर्ता, धालभूम, जमशेदपुर को भेजे । लेखापित एवं संशोधित</p>	<p>आदेश पर की गई कार्रवाई</p> <p><i>Bana Gop</i> <i>Nunugope</i> <i>CHUNU GOP</i> <i>Kulomani Gop</i> <i>...</i></p>
	<p>अंचल अधिकारी जमशेदपुर</p> <p>अंचल अधिकारी जमशेदपुर</p>	

भूमि सुधार उपसमाहर्ता का कार्यालय, धालभूम जमशेदपुर।

दिनांक	आदेश	की गई कार्रवाई
	<p>अभिलेख उपस्थापित किया गया। अंचल अधिकारी जमशेदपुर के द्वारा लगान निर्धारण अभिलेख संख्या- 06/2020-21 प्राप्त हुआ है, जो मूल रूप से अभिलेख के साथ संलग्न है। अंचल अधिकारी जमशेदपुर के द्वारा लगान निर्धारण अभिलेख संख्या-06/2020-21 में उल्लेख किया गया है कि- मौजा-अधिसूचित क्षेत्र जमशेदपुर, वार्ड नं0-17, खाता नं0-37, प्लॉट नं0- 49, रकवा- 34.39 डी0, खाता नं0- 36, प्लॉट नं0- 374, रकवा 59 डी0 हाल सर्वे खतियान के अनुसार माहिन्द्री गोड़ाईन, पति स्व0 राधाकान्त गौड़ के नाम पर खतियान दर्ज है एवं खतियान के कैफियत कॉलम में काबिल लगान कायमी दर्ज है। आवेदित भूमि के खतियानी रैयत का मृत्यु हो चुका है। खतियानी रैयत के मृत्यु के पश्चात उनके चार पुत्र श्री बाना गोप, नुनु गोप, चुनु गोप एवं कुलमनी गोप द्वारा उत्तराधिकारी लगान निर्धारण हेतु आवेदन किया गया है। आवेदक द्वारा माता एवं पिता का मृत्यु प्रमाण पत्र, शपथ प्रमाण पत्र तथा वंशावली शपथ पत्र प्रस्तुत किया गया जो संलग्न है। स्थानीय जाँच के क्रम में आवेदित भूमि पर आवेदक का चहारदिवारी के रूप में दखल कब्जा पाया गया। अंचल अमीन द्वारा तैयार ट्रेस नक्शा तीन प्रति में संलग्न है। आवेदित भूमि साविक सर्वे के अनुसार मौजा- मोहरदा, थाना नं0- 1200, खाता नं0- 8 अन्तर्गत खतियानी रैयत दिनबन्धु गौड़, पिता शिवा गौड़ के नाम संधारित है एवं हाल सर्वे खतियानी रैयत माहिन्द्री गोड़ाईन दिनबन्धु गौड़ की एक मात्र पुत्री थी। संबंधित राजस्व कर्मचारी एवं प्रभारी अंचल निरीक्षक ने मौजा-अधिसूचित क्षेत्र जमशेदपुर, वार्ड नं0-17, खाता नं0-37, प्लॉट नं0- 49, रकवा- 34.39 डी0, खाता नं0- 36, प्लॉट नं0- 374, रकवा- 59 डी0 भूमि 20/- रू0 प्रति डिसमील अलावे सेस वर्ष 1995-96 से वसूली हेतु बाना गोप, नुनु गोप, चुनु गोप एवं कुलमनी गोप सा0- मोहरदा के नाम पर लगान निर्धारण करने की अनुशंसा की जाती है।</p> <p>अतः अभिलेख में वर्णित तथ्यों, संलग्न कागजात, रेन्ट रोल, ट्रेस नक्शा एवं अंचल अधिकारी जमशेदपुर के द्वारा लगान निर्धारण हेतु की गई अनुशंसा के आलोक में मौजा-अधिसूचित क्षेत्र जमशेदपुर, वार्ड नं0-17, खाता नं0-37, प्लॉट नं0- 49, रकवा- 34.39 डी0, खाता नं0- 36, प्लॉट नं0- 374, रकवा- 59 डी0 भूमि 20/- रू0 प्रति डिसमील अलावे सेस वर्ष 1995-96 से वसूली हेतु बाना गोप, नुनु गोप, चुनु गोप एवं कुलमनी गोप सा0- मोहरदा के नाम से लगान निर्धारण की स्वीकृति दी जाती है।</p> <p>तदनुसार अग्रेतर कार्रवाई हेतु अभिलेख मूल रूप में अंचल अधिकारी, जमशेदपुर को भेजें।</p>	<p align="center">Bana Gop Arun Gope</p> <p align="center">CHUNU GOP Kulmone Gope</p>  <p align="right">Mojid</p>

04/3/2021
भूमि सुधार उप समाहर्ता,
धालभूम, जमशेदपुर।

04/3/2021
भूमि सुधार उप समाहर्ता,
धालभूम, जमशेदपुर।

जापांक 475 पं० 05/03/2021

श्रीवर्तमान : श्रीवर्तमान आलय उप निर्देशक, जमशेदपुर, जमशेदपुर
जमशेदपुर के जमशेदपुर कार्यालय हेतु प्रेषित।



जमशेदपुर | वार्ड नं.-17 अ.श्री. जमशे | 9017 | थाना गोप, चुनु गोप, चुनु गोप, कुलमनी गोप		
खाता संख्या	चौसरा संख्या	रकबा (एकड़ में)
36,37	374,49	0 एकड़ 93.39 डिममील 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 बाबत	सालाना	बकाया				हाल (2021-2022)
		तीन वर्ष से ज्यादा (1995-1999) - (2017-2018)	3 रा वर्ष (2018-2019)	2 रा वर्ष (2019-2020)	1 ला वर्ष (2020-2021)	
माल (नकदी)	1868.00	42964.00	1868.00	1868.00	1868.00	1868.00
गुजारी (भावली)	467.00	10741.00	467.00	467.00	467.00	467.00
सेस	934.00	21482.00	934.00	934.00	934.00	934.00
सूद	934.00	21482.00	934.00	934.00	934.00	934.00
मुतफरकात	373.60	8592.80	373.60	373.60	373.60	373.60
मीजान	4576.60	105261.80	4576.60	4576.60	4576.60	4576.60

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2021-2022)	फाजिल
	तीन वर्ष से ज्यादा (1995-1999) - (2017-2018)	3 रा वर्ष (2018-2019)	2 रा वर्ष (2019-2020)	1 ला वर्ष (2020-2021)		
माल (नकदी)	42964.00	1868.00	1868.00	1868.00	1868.00	
गुजारी (भावली)	10741.00	467.00	467.00	467.00	467.00	
सेस	21482.00	934.00	934.00	934.00	934.00	
सूद	21482.00	934.00	934.00	934.00	934.00	
मुतफरकात	8592.80	373.60	373.60	373.60	373.60	
मीजान अदायकारी	105261.80	4576.60	4576.60	4576.60	4576.60	

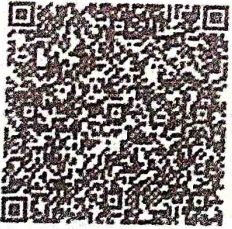
(1) मीजान कुल (लफजों में) : One Lakh Twenty Three Thousand Five Hundred Sixty Eight Rupees and Twenty Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 123568.20

तारीख अमला तहसील कुनिन्दा : 27-07-2021

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।



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

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

Bana Gop
Alume Gope
SITU S O P
Kulamani Gope
Sujal

आयकर विभाग
INCOME TAX DEPARTMENT
BANA GOP
RADHA KANTO GOP
10/06/1963
Permanent Account Number
AUOPG3939Q
Bana GOP
Signature


भारत सरकार
GOVT. OF INDIA



Bana GOP

आयकर विभाग
INCOME TAX DEPARTMENT
NUNU GOPE
RADHAKANT GOPE
27/04/1973
Permanent Account Number
ARXPG7610C
Nunu Gope
Signature

भारत सरकार
GOVT. OF INDIA



Nunu Gope

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA


CHUNU GOP

RADHA KANT GOP

15/02/1979
Permanent Account Number

AZNPG5177C

CHUNU GOP
Signature



15062011

CHUNU GOP

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KULAMONI GOPE
RADHAKANT GOPE

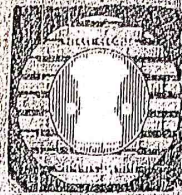
13/02/1979

Permanent Account Number

AONPG6241C

Kulamoni Gope

Signature



Kulamoni Gope

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

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

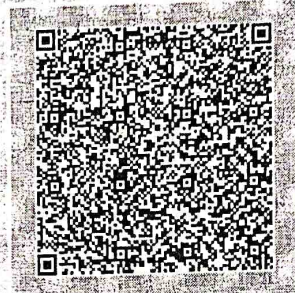
नाम / Name

PRAVUJAGDISH REALTORS PRIVATE LIMITED

निगमन/गठन की तारीख

10/09/2019

Date of Incorporation / Formation



Signature Not Verified

Digitally signed by Income Tax
PAN Services Unit, NSDL
eGovernance
Date: 2020.07.18 04:20:09 IST
Reason: NSDL ePAN 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 कारदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक 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 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।
- ✓ 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". सहायक 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।

Gut

<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>स्थायी लेखा संख्या कार्ड Permanent Account Number Card</p> <p>AAKCP7623F</p> <p>नाम/Name PRAVUJAGDISH REALTORS PRIVATE LIMITED</p> <p>निगमन/गठन की तारीख Date of Incorporation/Formation 10/09/2019</p>	<p>भारत सरकार GOVT OF INDIA</p>	<p>इस कार्ड के खाने/पाने पर कृपया सचेत रहें/सोचें। आयकर पैन सेवा इकाई, पैन एस यू इल 5 वीं मंजिल, मंगी स्टडींग, प्लॉट नं. 341, सर्वे नं. 897/8, मॉडल कॉलोनी, नरुपनासा चौक के पास, पुणे - 411 016</p> <p>If this card is lost / someone's lost card is found, please inform / return to Income Tax PAN Services Unit, NSDL 5th Floor, Mangi Staging, Plot No. 341, Survey No. 897/8, Model Colony, Near Dech Bungalow Chowk, Pune - 411 016</p> <p>Tel: 91 20 2721 8080 / Fax: 21 20 2721 8081 e-mail: tininfo@nsdl.in</p>
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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](#)

Transaction Success! Please Note Your Transaction ID.

Name	PravujagdishRealtorsPvtLtdRepresentedByGajendraPandey
Token No / Depositor ID	20220000055172
Amount	2677412
Transaction ID	9ac3351abedec8442e39
GRN	2211320775
CIN	10002162022052008216
Time	2022-05-20 15:11:45

कोरोना को हराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी

Bara Gap

Transaction Success! Please Note Your Transaction ID.

Name	PravujagdishRealtorsPvtLtdRepresentedByGajendraPandey
Token No / Depositor ID	20220000055172
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Time	2022-05-20 15:11:45

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

Bara Gap



Document Registration Summary 1

Date :-20-May-2022

- Government/Market Value: ₹106958600/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹100/-

Receipt : 651490

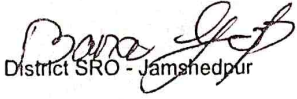
Receipt Date : 20-05-2022

Presenter Name: -

E	₹2000
PR	₹2
SP	₹1440
LL	₹5
A1	₹2673965
Stamp Duty	₹100

On Date 20-05-2022 Presented at District SRO - Jamshedpur

Signature of Presenter


District SRO - Jamshedpur

Total

₹2677512

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 : 2211320336 DEPT Transaction Id : d194fb5e42fda9f6b43c Transaction Type :	100
E	2000	2000	0	GRAS	PravujagdishRealtorsPvtLtdRepresentedByGajendraPandey	GRN Number : 2211320775 DEPT Transaction Id : 9ac3351abedec8442e39 Transaction Type :	2000
PR	2	2	0	GRAS	PravujagdishRealtorsPvtLtdRepresentedByGajendraPandey	GRN Number : 2211320775 DEPT Transaction Id : 9ac3351abedec8442e39 Transaction Type :	2
SP	1440	1440	0	GRAS	PravujagdishRealtorsPvtLtdRepresentedByGajendraPandey	GRN Number : 2211320775 DEPT Transaction Id : 9ac3351abedec8442e39 Transaction Type :	1440

A1	2673965	2673965	0	GRAS	PravujagdishRealtorsPvtLtdRepresentedByGajendraPandey	GRN Number : 2211320775 DEPT Transaction Id : 9ac3351abedec8442e39 Transaction Type :	2673985
LL	5	5	0	GRAS	PravujagdishRealtorsPvtLtdRepresentedByGajendraPandey	GRN Number : 2211320775 DEPT Transaction Id : 9ac3351abedec8442e39 Transaction Type :	5
Sub Total	2677416	2677512	-96				

Article : Development Agreement Number of Pages : 96

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 :- 20220000055172

Deed Type	Development Agreement
Number of Pages	96
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 2, SP :- Rs. 1440, A1 :- Rs. 2673965, LL :- Rs. 5,
Property No.	1
Valuation Details	Value :- Rs.106958540/- ,Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Moharda Location :- Other Road, Moharda Property Boundaries :- East: Plot No. 377, West: Plot No. 48, South: Rest Plot No. 49, 374, North: Rasta (32 ft.), Plot No. 375, 376 Volume Number - 1Page Number - 1Khata Number - 37 36Plot Number - 49 374Ward Number - 17 Area Of Land :- 93.39 Decimal







Sh./Smt.BANA GOPE s/o/d/o/w/o Late RadhakantaGope has presented the document for registration in this office today dated :- 20-May-2022 Day :- Friday Time :- 16:02:17 PM






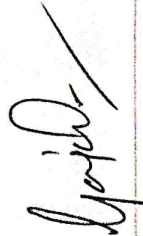


BANA GOPE(Individual)




Party Name	Document Type	Document Number
BANA GOPE	PAN/UID	505719836274

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
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1	CHUNU GOPE Address1 - Moharda Basti, Near Mansa Mandir, P.O. Luabasa, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Chunu Gope Address:- 30 C, Near Mansa Club, Moharda Basti Birsanagar, JAMSHEDPUR, Luyabasa, , Purbi Singhbhum, 831008, , Jharkhand, India		EXECUTANTS Age:43			CHUNU GOPE
2	NUNU GOPE Address1 - Moharda Basti, Near Mansa Mandir, P.O. Luabasa, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Nunu Gope Address:- H. NO - 30 / B, BEHIND MANSA CLUB, BIRSANAGAR MOHARDA BASTI, PO - LUABASA, JAMSHEDPUR, Luyabasa, , Purbi Singhbhum, 831008, , Jharkhand, India		EXECUTANTS Age:49			Nunu Gope
3	KULAMONI GOPE Address1 - Moharda Basti, Near Mansa Mandir, P.O. Luabasa, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Kulamoni Gope Address:- , NEAR MANSA MANDIR, MOHARDA BASTI, PO- LOHABASA, JAMSHEDPUR, , Purbi Singhbhum, 831008, , Jharkhand, India		EXECUTANTS Age:43			kulamoni Gope

4	BANA GOPE Address1 - Moharda Basti, Near Mansa Mandir, P.O. Luabasa, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Bana Gope Address:- , Near Mansa Club, Moharda Basti Birsanagar, JAMSHEDPUR, Luyabasa, , Purbi Singhbhum, 831008, , Jharkhand, India	EXECUTANTS Age:63			
5	PRAVUJAGDISH REALTORS PVT LTD Represented By GAJENDRA PANDEY Address1 - Corporate Office at 1st Floor,B.N. Tower, Shradhanand Road, Ranchi- 834001, 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			

Identification:

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, P.O. Baridih, P.S. Sldhgora, 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
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1	BIJAY BEURA Address1 - House No. 446, B-Block, Marar Para, Sonari, Jamshedpur, Address2 - , , , Jharkhand			
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Signature of Operator



Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**BANA GOPE , NUNU GOPE , CHUNU GOPE , KULAMONI GOPE**), 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, P.O. Baridih, P.S. Sldhgora, District East Singhbhum**) and by occupation (**Business**).



Signature of Registering Officer

Date:- 20-May-2022

Seal and Signature of Registering Officer



Pre Registration Docket

Date :- 20-05-2022 02:12 pm

Office Name :- District SRO - Jamshedpur

Token No:- 20220000055172

Appoinment :- 20-May-2022 Time:- 14:25

Article	Development Agreement
Pre Registration Date	04-May-2022
No. Of Pages	48
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 26,77,412.

Property Id: 731432

Valuation No. : 997390 / 2022	:- 2022-2023	User Id : 94	Date : 20-May-2022 14:59:PM
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Urban	Corporation : Jamshedpur(NAC)	Village/City : Moharda	
Moharda - Other Road	-		
Volume Number - 1			
Page Number - 1			
Khata Number - 37 36			
Plot Number - 49 374			
Ward Number - 17			
Valuation Rule : Commercial land			
Property Details			
1	Land area	93.39 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 93.39 x 1145289=106958539.71	₹10,69,58,540/-
A	Total		₹10,69,58,540/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹10,69,58,600/-
Total Amount in Words : Ten Crores Sixty Nine Lakhs Fifty Eight Thousands Six Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: Plot No. 377, West: Plot No. 48, South: Rest Plot No. 49, 374, North: Rasta (32 ft.), Plot No. 375, 376
Area	Land area : 93.39 Decimal

Other Description of the Property	Pin Code - 831017, Building Name - TRIVENI JAGDISH GARDEN
Government/Market Value	106958539.71
Transaction Amount	-

CLAIMANT	-Ms. PRAVUJAGDISH REALTORS PVT LTD Represented By GAJENDRA PANDEY, Address - Corporate Office at 1st Floor,B.N. Tower, Shradhanand Road, Ranchi-834001- ,Father/Husband Name Dhanjee Pandey , PAN No.- ,Permission Case No.- , Aadhaar No. *****2091
EXECUTANTS	-Mr. CHUNU GOPE, Address - Moharda Basti, Near Mansa Mandir, P.O. Luabasa, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum- ,Father/Husband Name Late Radhakanta Gope , PAN No.- ,Permission Case No.- , Aadhaar No. *****3918
	-Mr. BANA GOPE, Address - Moharda Basti, Near Mansa Mandir, P.O. Luabasa, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum- ,Father/Husband Name Late RadhakantaGope , PAN No.- ,Permission Case No.- , Aadhaar No. *****6274
	-Mr. NUNU GOPE, Address - Moharda Basti, Near Mansa Mandir, P.O. Luabasa, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum- ,Father/Husband Name Late Radha Kanto Gope , PAN No.- ,Permission Case No.- , Aadhaar No. *****5376
	-Mr. KULAMONI GOPE, Address - Moharda Basti, Near Mansa Mandir, P.O. Luabasa, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum- ,Father/Husband Name Late Radha Kant Gope , PAN No.- ,Permission Case No.- , Aadhaar No. *****4724

Witness Information	Mr. BIJAY BEURA , Address - House No. 446, B-Block, Marar Para, Sonari, Jamshedpur-, Father/Husband Name-Late Kalpataru Beura
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Identifier Details	Mr. SURESH KUMAR PANDEY , Address - 24/E, Dinkar Path, Baridih Basti, P.O. Baridih, P.S. Sldhgora, District East Singhbhum- , Father/Husband Name-Tarkeshwar Pandey
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Fee Rule:Development Agreement

1	Stamp Duty	4
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1	SP	1,440
Total		1,440

Fee Rule:Development Agreement

1	A1	26,73,965
2	E	2,000
3	LL	5
4	PR	2

Total

26,75,972

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

Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



Kulamoni Gope
दो गज की दूरी मास्क है जरूरी



झारखण्ड सरकार

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

जमीनदार नाम		रैयत का नाम, अभिभावक का नाम, रिश्ता									
झारखण्ड सरकार		माहिन्द्री गौड़ाईन, पति-राधाकान्तो गौड़ एक अंश व माहिन्द्री गौड़ाईन, पति-राधाकान्तो गौड़ एक अंश व माहिन्द्री गौड़ाईन, पति-राधाकान्तो गौड़ एक अंश व माहिन्द्री गौड़ाईन, पति-राधाकान्तो गौड़ एक अंश व माहिन्द्री गौड़ाईन, पति-राधाकान्तो गौड़ एक अंश व माहिन्द्री गौड़ाईन, पति-राधाकान्तो गौड़ एक अंश									
जिला का नाम	पूर्वी सिंहभूम अंचल का नाम	जमशेदपुर	हलका का नाम	हल्का-8	मौजा का नाम	वार्ड नं.-17	खाता अ.क्षे. जमशे	रैयती का प्रकार			
खेवट नम्बर	खाता नम्बर 37		थाना का नाम	घाटशिला	थाना नम्बर	9017					
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त	
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)	
37	49	अनावाद बिहार सरकार गजेन्द्रा गौड़	दौन-02 0	0 (हेक्टर) 48 (आर) 0		1 - काबिल लगान	0	0	0	1 - कायमी	
खाता मे कुल प्लोट संख्या		1	खाता का कुल मिजान	0 0 48 (डिसमील) 0		खाता का कुल	0 0 0				

यह एक कंप्यूटर जनित प्रति है

5/20/2022
2:35:12
PM

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।

Bara Jop
Nunu Jop
Chunusop
Kulamoni Jop
L. Jop



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

September 13, 2021

पंजी II प्रति

भाग वर्तमान	1	पृष्ठ संख्या	1										
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम	अंचल का नाम	जमशेदपुर	हलका का नाम	हल्का-8	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	वार्ड नं.-17 अ.क्षे. जमशे	होलिडिंग संख्या	37	तौजी संख्या	1	थाना नम्बर	9017	खाता का प्रकार	---				
बाना गोप, नुनु गोप, चुनु गोप, कुलमनी गोप, पिता--													
खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार					लगान	सेस				
37	49	0 ऐ 34.39 डि 0 हे	Lagan Nirdharan Vad Sankhya 06/2020-21					1868	2708				
36	374	0 ऐ 59 डि 0 हे											
कुल परिमान		0 ऐ 93.39 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चातु साल	रोड रोस बकाया	रोड रोस चातु साल	शिक्षा रोस बकाया	शिक्षा रोस चातु साल	स्वास्थ्य रोस बकाया	स्वास्थ्य रोस चातु साल	कृषि रोस बकाया	कृषि रोस चातु साल
07-27-2021	0477697267	1995-1996	2021-2022	48568	1868	12142	467	24284	934	24284	934	9713.6	373.6

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

Mutation Cases Not Found !!

List Of Case Status Details

अवस्था देखें



BACK

गृह 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
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

Bana Gop
Nunu Gope
CHUNU GOP
Kula moni Gope

[Handwritten Signature]

Token No. : 20220000055172

CERTIFICATE

Office of the District SRO - Jamsshedpur

This **Development Agreement** was presented before the registering officer on date **20-May-2022** by **BANA GOPE**, S/O, D/O, W/O **Late RadhakantaGope** resident of Moharda Basti, Near Mansa Mandir, P.O. Luabasa, P.S. Birsanagar, Town Jamsshedpur, District East Singhbhum ,.

This deed was registered as Document No:- **2022/JSR/2594/BK1/2421** in Book No :- **BK1**, Volume No :- 427 from Page No :- 485 to 580 at, office of **District SRO - Jamsshedpur**

Date:- **20-May-2022**


Registering Officer