



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 82f6332293692e66cc3c

Receipt Date : 15-Apr-2024 02:03:59 pm

Receipt Amount : 4010/-

Amount In Words : Four Thousand Ten Rupees Only

Token Number : 202400046353

Office Name : District SRO - Jamshedpur

Document Type : Development Agreement

Payee Name : GANPATI PROMOTERS AND DEVELOPERS
REP BY KAMLAKAR MISHRA (Vendee)

GRN Number : 2401651617



:- For Office Use :-



2024/JSR/1778/BK1/1657

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।

For GANPATI PROMOTERS & DEVELOPERS

For GANPATI PROMOTERS & DEVELOPERS

Jagadish Chandra Mandal, Kamalakar Mishra
Partner

For
Partner

Development Agreement

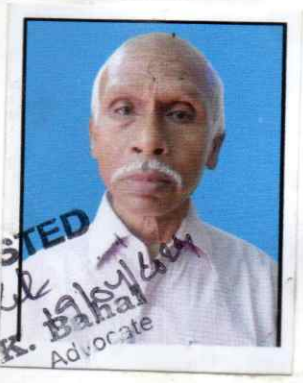
P.S. Sonari,

Stamp 4010/-

Ref - 6,09,87,900/-
Advance - 1,00,000/-



Jagadish Chandra Mandal,



ATTESTED
R. Bahal
Advocate

of GANPATI PROMOTERS & DEVELOPERS
Kambakar Mishra
Partner

For GANPATI PROMOTERS & DEVELOPERS
Partner

Jagadish Chandra Mandal
13/04/2024

19/14

नियम 24 के तहत...
जामशेदपुर...
खता नम्बर...
प्लॉट नम्बर...
देश प्रतिदिष्ट सूची में दर्ज नहीं है।

खाता नम्बर... 113...
प्लॉट नम्बर... 632, 634...
देश प्रतिदिष्ट सूची में दर्ज नहीं है।

Jharmukh
निबंधन प्रदायिका

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19/14

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE 13th DAY OF APRIL, 2024 AT JAMSHEDPUR,

BY AND BETWEEN:

JAGADISH CHANDRA MANDAL alias **JAGDISH CHANDRA MANDAL** (PAN :AZCPM2216R, UID No. XXXX XXXX3337), son of Late Phanindra Nath Mandal alias Fanindra Nath Mandal, grandson of Late Aditya Mandal, by faith Hindu (General Caste), by Nationality Indian, by occupation Cultivation, resident of House No. 43, Old Sonari, P.O. & P.S. Sonari, in town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin Code - 831011, hereinafter called the "OWNER/FIRST PARTY" of the FIRST PART;

30/04/2024
19/14
A - 3000 = 00
B - 15,24,698 = 00
C - 2000 = 00
U - 03 = 00
PR - 01 = 00

दस्तावेज जांचा
19/14



ATTESTED
Datta
Advocate

Jagadish chandra Mandal



Jagadish chandra Mandal

19/04/2024

जगदीश चंद्र मंडल

जगदीश चंद्र मंडल पिता फकीरदास नाथ मंडल

माता श्रीमती

19/04/2024

जामशेदपुर

निबन्धन-पंजीयकारी का अंश

19/04/2024





ATTESTED

Kamalakar Mishra



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Jagadish Chandra Mandal.

For GANPATI PROMOTERS & DEVELOPERS

Kamalakar Mishra Partner

For GANPATI PROMOTERS & DEVELOPERS

Jagadish Chandra Mandal Partner

AND

GANPATI PROMOTERS & DEVELOPERS (GST No. 20AAUFG8767GIZY PAN : AAUFG8767G), a partnership firm, having its office at Room No.7, Second floor, Holding No. 5 and Line No. 2, Meghdeep, S B Shop Area, Bistupur in town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin Code - 831001 represented by its two partners namely **(1) KAMLAKAR MISHRA (UID No. XXXX XXXX 7717)**, son of Shri Ishta Narayan Mishra, grandson of Late Ram Prakash Mishra, by faith Hindu (General Caste), by nationality Indian, by occupation Business, resident of Flat No. A/5/P8, Kamdhenu Apartment, Block A, Marine Drive Road, Kadma, P.S. Kadma, in town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin Code - 831005, and **(2)SHAILESH KUMAR MODI (UID No. XXXX XXXX 6266)**,son of Shri Gobardhan Das Modi, grandson of Late Chiranji Lal Modi, by faith Hindu (General Caste), by nationality Indian, by occupation Business, resident of Boston 6/2, Aastha Hi-Tech City, Sonari, P.O. & P.S. Sonari, town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin Code - 831011, hereinafter called the "DEVELOPER & BUILDER/ SECOD PARTY" of the OTHER PART;

TITLE-INDENTURE :

WHEREAS ALL THAT piece and parcel of raiyati land, including the land described in the Schedule 'A' below hereunder written, originally belonged to Aditya Mandal, who was a Hindu and governed under the provisions of Dayabhaga School of Hindu Law, as per R.S. Survey Settlement operation finally published in the year 1936-37 dated 18.02.1937, and he had been in peaceful possession of the same and had been exercising all acts of ownership thereto;

AND WHEREAS upon the death of said Aditya Mandal, all his surviving legal heirs, namely Sri Kokil Chandra Mandal, Phanindra Nath Mandal, Narahari Mandal, Kalipada Mandal, Sashadhar Mandal, Shri Lakhi Pada Mandal, Khudiram Mandal and Awadh Bala Dasi, became the joint owners of the entire lands;



ATTESTED
LATE R. K. Jaiswal
Advocate

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Jagadish Chandra Mandal,

For GANPATI PROMOTERS & DEVELOPERS

[Handwritten signature]

Partner

For GANPATI PROMOTERS & DEVELOPERS

Kamakar Mishra

Partner

AND WHEREAS out of aforementioned legal heirs of late Aditya Mandal, his widow Awadhbala Dasi and four sons namely Phanindra Nath Mandal, Kali Pada Mandal, Sashadhar Mandal and Khudiram Mandal, died leaving behind his or their respective legal heirs;

AND WHEREAS out of the aforesaid parties, Smt. Awadhbala Dasi (Widow of Late Aditya Mandal), died in the year 1993, two sons namely Khudiram Mandal died in the year 1976, who was bachelor, Sashadhar Mandal, also died in the year 2002, who was also a bachelor. Therefore their undivided share of properties vested to the remaining legal heirs of said Aditya Mandal;

AND WHEREAS in last Survey Settlement operation, the entire raiyati lands, entered and recorded in the joint names of all the aforesaid legal heirs of Late Aditya Mandal;

AND WHEREAS subsequently Phanindra Nath Mandal died in the year 2001 and Narahari Mandal died in the year 2004, leaving behind their respective legal heirs, in respect of their ancestral properties;

AND WHEREAS upon the death of said Phanindra Nath Mandal, his two sons namely Shri Jagadish Chandra Mandal (i.e. the first party hereof) and Dilip Mandal, and four daughters namely Smt. Kalawati Mandal, Smt. Saraswati Mandal, Smt. Arati Mandal and Smt. Nandita Mandal, inherited the share of said Phanindra Mandal, being his legal heirs. It should be mentioned that one Smt. Champak Lata Mandal was legally married wife of Late Phanindra Nath Mandal, who pre-deceased her husband, in the year 1990 and Dilip Mandal, who was bachelor, died in the year 2007;

AND WHEREAS upon the death of said Dilip Mandal, a family arrangement was arrived at amongst all the legal heirs of said Phanindra Mandal, in respect of his entire immovable properties left by him and his bachelor son Dilip Mandal;

AND WHEREAS the aforesaid (1) Kokil Chandra Mandal, (2) Jagadish Chandra Mandal (i.e. the first party hereof), (3) (i) Smt. Mallika Mandal, (ii) Chitta Prasad Mandal, (iii) Nitya Prasad Mandal, (iv) Dhiren Prasad Mandal,

Jagdish Chandra
Mandal,

For GANPATI PROMOTERS & DEVELOPERS
Kantabhai
Partner

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For GANPATI PROMOTERS & DEVELOPERS
Siddhanta
Partner

(v) Jagannath Prasad Mandal, (vi) Kanai Prasad Mandal, (vii) Uttam Kumar Mandal, (4) Kalipada Mandal, and (5) Lakhi Pada Mandal, later partitioned the entire immovable properties left by said Phanindra Nath Mandal and Dilip Mandal in the year 2008 and the entire immovable properties described in the Schedule "A" hereunder written, together with other properties fell in the exclusive share of Jagadish Chandra Mandal, the first party herein;

AND WHEREAS based on family arrangement, in the year 2008, said Jagadish Chandra Mandal, got his share of immovable properties mutated in his name vide Mutation Case No. 472/2009-10 (entered in Vol. No. 6 Page No. 81 of Register-II), in the records of C.O. at Jamshedpur, order dated 10.09.2009;

AND WHEREAS the right, title, interest, ownership and possession of said Jagadish Chandra Mandal, also confirmed by virtue of registered Partition Deed No. 8247 executed between/amongst them on 01.12.2010 and registered in the office of the District Sub -Registrar, at Jamshedpur;

AND WHEREAS the first party said Jagadish Chandra Mandal has been in possession over the said land fully described in the Schedule "A" hereunder written, having all right, title, interest and possession over the same, to the knowledge of all, as its lawful owner in the eye of law, without any interruption, objection and impediment by and from any corner and on payment of due ground rent, other taxes, amenities utility services etc. to the concerned Authority;

AND WHEREAS the Owner herein declares that he has not entered into any previous/earlier Development Agreement/ Agreement for Sale and/or any other documents with respect to the aforesaid property inter-alia containing land as aforesaid and the same is free from all encumbrances, charges, liens and attachments, and there is no notice in existence respecting acquisition or requisition thereof by any Government or Semi Government Authorities or statutory or any other authorities, in fact.

AND WHEREAS now the first party has decided to develop ALL THAT piece and parcel of lands described in the Schedule 'A' below by constructing a multistoried building thereon to be consisted of several residential flats, parkings, shops etc. and accordingly hereby appoints the Second party as his developer against the development of the said Schedule "A" below property it has been agreed by and between the parties hereto that the Developer at its own costs prepare a Building Plan and get the same pass/approved through JNAC/Competent Authority, and the Developer the party of the Second Part herein will construct a multistoried building at

Jagadish chandra
Mandal,

For GANPATI PROMOTERS & DEVELOPERS

Kamlakar Mishra

Partner

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For GANPATI PROMOTERS & DEVELOPERS

Shri Ishta Narayan
Mishra

Partner

its own cost in accordance with the building plan to be sanctioned by the Jamshedpur Notified Area Committee (JNAC), with all its variation;

AND WHEREAS in pursuant to the said proposal of the Developer the party of the Second Part, and the Owner, the party of the First Part herein have agreed to effect construction of a multistoreyed building upon the aforesaid plot of land and the Developer the Party of the Second Part hereto has agreed to develop the said land by constructing a multistoreyed building thereon as per terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH and it is hereby and hereunder agreed by and between the parties as follows:

ARTICLE - I DEFINITIONS

Unless in this presents it is repugnant or inconsistent with:-

1. OWNER shall mean the said Jagadish Chandra Mandal (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean includes his heirs, executors, administrators, legal representatives and assigns).
2. DEVELOPER shall mean the said GANPATI PROMOTERS & DEVELOPERS a partnership concern, constituted and formed to carry on business of construction of building and development and promotion of Housing project, having principal place of business at Room No.7, Second floor, Holding No. 5 and Line No. 2, Meghdeep, S B Shop Area, Bistupur in town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin Code - 831001, represented by its two partners namely (1) KAMLAKAR MISHRA son of Shri Ishta Narayan Mishra, & (2) SHAILESH KUMAR MODI, son of Shri Gobardhan Das Modi (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean include its successor or successors-in-office, legal representatives and assigns).
3. SAID LAND shall mean the land, morefully and particularly described in the SCHEDULE "A" hereunder written.
4. ARCHITECTS shall mean the Architect to be appointed by the Developer or such other Architect during the material time of construction of the proposed building or process of progress thereof being appointed by the developer.
5. BUILDING/PREMISES shall mean the proposed multistoreyed building to be constructed upon the said land in accordance with the building plan required to be duly sanctioned by the Jamshedpur Notified Area

Jagdish Chandra
Mandal,

For GANPATI PROMOTERS & DEVELOPERS
Partner

Kamalakrishna
Partner

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For GANPATI PROMOTERS & DEVELOPERS
Partner

- Committee (JNAC) including all its variation, (morefully and particularly described in the SCHEDULE "D" hereunder written).
5. UNDIVIDED SHARE shall mean undivided variable and impartable proportionate share in the land attributable and allocable to anyunit/units within the building as aforesaid to be determined in relation to the area of the respective unit/units.
 6. BUILDING PLAN shall mean the plan Inter-alia touching the construction of the building and contents thereof in the shape of flats and other spaces including variations therein as permissible and modification/s thereof, if any, as well, requiring to be sanctioned by the Jamshedpur Notified Area Committee (JNAC) in the name of the Owner at the cost of the developer and other statutory variation including such modification/s or variations therein as may be required to be made or directed by the said Jamshedpur Notified Area Committee (JNAC) and agreed by the Owner.
 7. TRANSFER with its grammatical variations shall include a transfer by possession and by other lawful means adopted for effecting transfer inter-alia of flats/commercial units/parking spaces in the multistoreyed building to be constructed under the project and inter-alia relate to transfer of the Developer's part or share of constructed areas within allocation meant for the developer or its nominee or nominees, if any, in the building to be constructed or portions or portions thereof to the intending purchaser/s thereof.
 8. TRANSFEREES shall mean the purchaser/s to whom any flat, commercial units, partaking spaces and/or other space or spaces in the said building will be transferred.
 9. DEVELOPMENT AGREEMENT shall mean this agreement dated the 19th day of April, 2024 between the Owner and the Developer in respect of SCHEDULE "A" property and construction of building thereon with terms and conditions embodied herein in detailed and the same shall have binding effect on both the executants/parties and on their respective legal heirs and successors.
 10. UNIT shall mean Flats, commercial units, parking spaces and other spaces within the building, on or at the said premises, each of thembeing part thereof.
 11. SPECIFICATIONS shall mean the materials and specifications mentioned in the SCHEDULE "D" hereunder written.

Tagadish chandra
Mandal,

For GANPATI PROMOTERS & DEVELOPERS
Kamalakam heishu
Partner

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For GANPATI PROMOTERS & DEVELOPERS
[Signature]
Partner

ARTICLE - II

OWNER'S SHARE OR ALLOCATION shall mean 55% of the constructed area to be consisted of several residential flats with Car parking cum Scooter parking space, commercial units etc. will go to the owner as owner's allocation. Owner's allocation is fully described in the SCHEDULE "B" hereunder written togetherwith undivided proportionate share relating to the Owner's allocation in the said land whereon the said building shall be constructed as well as that of all common areas and facilities mentioned in the SCHEDULE "E" hereunder written, togetherwith common expenses towards maintenance mentioned in the SCHEDULE "F" hereunder written, togetherwith guidance and restriction mentioned in the SCHEDULE "G" hereunder written.

DEVELOPER'S SHARE OR ALLOCATION shall mean remaining 45% of the constructed area to be consisted of several residential flats with Car parking cum Scooter parking space, commercial units etc. will go to the Developer/Second party as Developer's allocation. Developer's allocation is fully described in the Schedule "C" hereunder written, together with right to ingress and egress with the common passage, within the proposed multistoreyed building as agreed to be constructed under the project comprising different Flats, parkings, commercial units and other spaces therein, togetherwith undivided proportionate share in the said land whereon the said building shall be constructed with right to use the common portion thereof, and/or facilities within the said building, and/or the said land, excluding the Owner's share and allocation therein as mentioned above, hereinafter referred to as the Developer's Allocation.

Subject to Owner having his allocation or share or part within the building togetherwith his proportionate share respecting the same the Owner doth hereby grant exclusive right to the Developer to construct at its cost as agreed a multistoreyed building on the said plot of land, morefully and particularly described in the SCHEDULE "A" hereunder written, and also authorize the Developer herein to sell its portion, only after allotting the owner's share of 55% of the constructed building alongwith the proportionate share in the land and right to use and enjoy the common space terrace over the said building within its allocation to the intending purchaser or purchasers to be selected by the Developer herein.

REFUNDABLE MONEY AGAINST DEVELOPMENT:

- (A) In consideration of the Owner' granting exclusive rights of development to the Developer under this Development Agreement,

Jagdish chandra
Mandal,

FOR GANPATI PROMOTERS & DEVELOPERS
Kantakar Lisho
Partner

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FOR GANPATI PROMOTERS & DEVELOPERS
Shankar Mishra
Partner

the Developer shall pay to the Owner a sum of Rs. 1,00,000/- (Rupees One lakh) only as a refundable money.

- (B) The Developer has paid a sum of Rs. 1,00,000/- (Rupees One lakh) only vide Cheque No. 000001 dated 08.04.2024 drawn on Bank of Baroda, PBB Sonari Branch, Jamshedpur, 831011 to the Owner/first party, receipt of which the said sum the Owner/first party hereby admits and acknowledges to have received as part of the refundable /adjustable money, and it has been agreed by and between the parties that on demand of the first party the Second party shall pay any further amount/s to the first party. All payments of past and future will be treated as refundable/adjustable amount. It is also relevant to mention herein that after execution of this Development Agreement the owner will execute a Power of Attorney for allowing developer to construct the proposed building on the owner's land. On receipt of such refundable money from the Second party, the first party shall discharge money receipt/s to the Second party. It has been agreed by and between the parties hereto that the first party will be at liberty to receive additional amount/s from the Second party, with an understanding that all additional amount/s will be adjustable against the properties of owner's allocation. If the owner so desire
- (C) The first party shall refund the said Refundable money and/or any other money if any to be received by him in future as additional advance amount, within 30 days from the completion of the date of actual handover of the owner's share pursuant to allocated share of the construction of the first party with proper parking area and services. In the event of failure to refund within the stipulated time, the first party shall be liable to pay interest @ 2% per month till the repayment of entire refundable amount/money to the Second party.
- (D) If the first party will fail to refund the entire refundable money within the time as prescribed in above para (C) then the Second party shall be entitled to acquire proportionate share of constructed area out of the constructed units falling in the share allotted to the first party. The value of the proportionate share shall be calculated as per average market value of last three months at that time.

ARTICLE - III BUILDING

1. That the Developer, as agreed shall at its own cost and expenses construct at the said premises a multistoreyed building according to the specification mentioned in the SCHEDULE "D" hereunder written in

Jagadish chandra
Mandal.

For GANPATI PROMOTERS & DEVELOPERS
Kamalakrishna
Partner

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For GANPATI PROMOTERS & DEVELOPERS
Partner

accordance with the plan so to be sanctioned by the Jamshedpur Notified Area Committee (JNAC), with all its variation, in compliance with all Municipal Rules, Regulations and provisions. The building to be constructed shall be made of good standard quality building materials and workmanship, without using substandard materials, and all such specifications, materials fixtures and fittings as shall be required therefore shall be approved of and/or certified by qualified Architect or Architects. Subject to approval of the Developer, and the qualified Architect as shall be engaged by the developer for construction of the building under the project such building materials being approved by the developer the approval thereof by the developer's architect shall be final and binding upon the parties. Any of such materials, however, shall not be of low or inferior quality the user whereof may cause defect or damage to the building under the project so that the proposed building does not suffer from any defect or damage for user or application of substandard building materials.

If the First party, any intending buyer/s will demand for the works beyond the specification described in the Schedule "D" hereunder written he/she/they will have to pay EXTRA for such additional works to the Second party.

Apart from the above internal services i.e. Water, electric connection and parking any outside/external and/or peripheral services i.e. like Community Hall, Garden, Visitors' parking etc. is provided by the Developer/Second party, and any charge levied/occurred the same will also be borne proportionately by the first party and/or any purchaser/s from his side.

2. That the Developer shall install and erect in the said multistoreyed building at its own cost and expenses, water storage tanks and overhead reservoirs together with other arrangements as shall be required to be provided in the building containing flats, commercial units and parking spaces and other spaces to be constructed in connection with the same being permitted by Jamshedpur Notified Area Committee (JNAC) and/or any other authority concerned.

3. That the Developer shall at its own cost and expenses and without creating any financial or other liability upon the Owner shall construct and complete the multistoreyed building upon the aforesaid land.

ARTICLE - IV DEVELOPER'S OBLIGATIONS

i) The Developer hereby agreed and covenant with the Owner not to transfer or assign the properties and the benefit of the Owner's allocation to

Tagadish chandra
Mandal.

For GANPATI PROMOTERS & DEVELOPERS
Kamalakrishna
Partner

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For GANPATI PROMOTERS & DEVELOPERS
Siddhanta
Partner

the intending purchaser or purchasers thereof.

- ii) The Developer hereby agrees and covenants with the Owner not to do any act, deed or thing whereby the Owner may be prevented from enjoying or selling/assigning, and/or disposing of any of the portions within the Owner's allocation in the building.
- iii) The Developer shall complete the entire construction within 36 months from the date of initiation of the construction. In the event, the Developer defaults in completion of the project within the prescribed period of 36 months, the owner shall be at liberty to extend a further grace period of six months. But in no case beyond the said period any extension will be granted by the owner.
- iv) It is agreed that in the event of any damage or injury arising out of accidents resulting from carelessness of the workmen or other, victimizing such workmen or any other persons whatsoever or causing any harm to the property during the course of construction of the multistoreyed building under the development project, the Developer shall have all the responsibility, and liability therefore, and shall keep the Owner, his estate and effects safe and harmless and the developer confirms and agrees to indemnify all claims, damages, rights and actions in respect of such eventualities.
- v) The Developer undertakes to bear all cost and expenses for the construction of the multistoreyed building proposed to be constructed at the said premises.
- vi) The Owner shall not be responsible for any Income tax and other taxes in respect of the Developer's allocation in the proposed building.
- vii) Upon completion of the building the Developer shall first deliver the properties of Owner's allocation to the owner herein, in habitable condition.

ARTICLE - V OWNER'S OBLIGATIONS :

- A) The Owner shall handover and deliver all original/Xerox copies of required documents including his UID/PAN/ PHOTOGRAPHS etc. to the developer from time to time as per requirement, and to pay all outstanding dues as such Municipal tax, Holding tax, Ground rent etc. payable in respect of the said land till the date of execution of this development agreement. Against which the developer will duly receipt to the owner.
- B) The Owner undertakes to deliver vacant and peaceful possession of the said land (morefully and particularly described in the SCHEDULE "A" hereunder written) to the Developer on the same day when this

Jagdish Chandra
Mandal.

For GANPATI PROMOTERS & DEVELOPERS
Kamalakrishna
Partner

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For GANPATI PROMOTERS & DEVELOPERS
Partner

Development Agreement would be executed. It is to further clarify that the execution of this Development Agreement would mean also that the owner has delivered the vacant and peaceful possession of Schedule property to the Developer.

- C) The Owner has agreed to sign all papers and documents for amalgamation of his lands with adjacent/adjoining lands, and the building plan so to be prepared by the Architect appointed by the Developer for submission to the Jamshedpur Notified Area Committee (JNAC) for necessary sanction thereof. The Owner shall also authorize the Developer to do and perform all works and to sign all papers and documents for amalgamation, including the building plan as would be necessary for sanction of the building plan.
- D) Subject to preceding clauses, the Owner hereby grants exclusive license and permission to the Developer to construct, erect and complete the proposed building on the said land, in accordance with the building plan to be sanctioned for construction of the building under the project, with all its modifications and/or variations.
- E) The Developer at its own cost shall submit the building plan before the Jamshedpur Notified Area Committee (JNAC), appropriate Government and/or other authorities for sanction or approval of the plan required for the construction of the building on the premises, and pursue the same from time to time. The Developer shall comply with all the formalities require for all changes to be made in the building plan being required by the Jamshedpur Notified Area Committee (JNAC), and/or other statutory authority, being Governmental or other authorities as aforesaid, and shall comply with requirements for any sanction, permission, clearance, or approval as aforesaid, subject to full co-operation of Owner thereof.
- F) The Developer abiding the condition herein shall be entitled to enter upon the Schedule "A" below land, erect and/or construct the proposed building with rights to transfer or otherwise deal with or dispose of its allocation or portions thereof, and the Owner shall not in any way interfere with or disturb, quiet and peaceful possession of the Developer's allocation mentioned as aforesaid.
- G) The Owner hereby agrees and covenants with the Developer not to cause any interference or hindrance to the construction work of the said building by the developer on the said plot of land. Provided the Developer is abiding by all and every terms and conditions mentioned herein.
- H) The Owner hereby agrees and covenants with the Developer not to sell, let out, grant, lease, mortgage, encumber and/or charge the said plot

Jagadish chandra
Mandal.

For GANPATI PROMOTERS & DEVELOPE
Kamlakar Mishra
Partn

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For GANPATI PROMOTERS & DEVELOPE
Kamlakar Mishra
Partn

of land or any portion thereof till existence of the present Agreement.

I) That the Owner undertakes that during the continuance of this agreement he shall not enter into any Development or Sale agreement with the third Party in respect of the said land or any part thereof.

J) The Owner further shall not be entitled to claim any area and/or amount of sale proceed of the Developer's allocated portion mentioned above, nor shall be entitled to claim any share in the amount of sale proceeds from the intending Purchaser or purchasers of Developer's allocated portion thereof, as may be received by the Developer herein.

K) The Developer shall be entitled to fix the sign board on the said Property, for advertisement and insertions in news papers and other advertising media for making the project known to the public and to sell out portions thereunder in the shape of flats, commercial units, parking spaces etc. and other spaces to the prospective buyers against such monetary consideration which shall be determined solely by developer, and in such matter and in the matter of receipt of booking and/or earnest money and also balance consideration money from the intending buyers of any portion within the developer's allocation or of different portions within the allocation of the developer the Owner shall not interfere in any manner whatsoever.

L) The Owner shall not be entitled to repudiate, rescind and/or revoke/cancel this development agreement and/or the registered General Power of Attorney as executed or to be executed, prior to completion of the development project within the agreed stipulated period herein, or act against terms hereof during the period of construction and/or completion of the building envisaged hereunder and/or that of disposal of the portion under the allocation of the developer as agreed by way of transfer and/or till completion of such development project as a whole.

Simultaneously with the execution hereof the Owner herein has handed over all original documents/papers relating to the said plot of land morefully and particularly described in the Schedule "A" hereunder written, to the developer herein.

Further with the execution hereof Owner shall execute an registered General Power of Attorney authorizing KAMLAKAR MISHRA & SHAILESH KUMAR MODI being the partners of GANPATI PROMOTERS & DEVELOPERS the Developer herein, in respect of the said plot of land, to appoint Architect, Labour and to obtain electricity, Water, Sewerage, Drain from JUSCO/TATA STEEL LTD., and/or any other appropriate authority and to appoint Advocate/s in any court of law and to sign and execute

Jagadish Chandra
Mandal.

For GANPATI PROMOTERS & DEVELOPERS

Ram Lakhan Mishra

Partner

For GANPATI PROMOTERS & DEVELOPERS

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Sd/- Jagadish Chandra Mandal

Partner

jointly or severally any agreement for sale, Sale Deed, deed of conveyance for transfer and convey the flats/commercial units, parking space, and other spaces, within the building, or any part thereof, including the proportionate share of the said land, unto and in favour of the intending purchaser or purchasers, who shall be nominated by the developer herein. This General Power of Attorney will be irrevocable. Upon his death his legal heirs and successors will jointly execute a registered General Power of Attorney of same type in favour of the said developer.

If the said Registered Sale Deeds or Deed under Conveyance cannot be registered due to any unforeseen reasons or others, in that event the Owner will be bound to sign and execute Deed of Conveyance or conveyances in respect of Developer's allocation and/or share in favour of the intending purchaser or purchasers, to be selected by the Developer and the Developer shall join as necessary party to the said Deed of Conveyance or Conveyances, without any claim. The Owner hereby agrees and covenants with the developer not to do any act deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of the any of the Developer's allocation and/or selecting the person in whose favour the developer shall sell/transfer the developer's allocation.

It is agreed that upon completion of the proposed multistoried building, and also upon hand over the possession of the Owner's allocations by the developer all proportionate levies and taxes which will be finally assessed by the Municipality, relating to the Owner's allocated portion in the proposed multistoried building shall be paid by the Owner.

The land Owner shall not be entitled to claim any other portion or portions of the constructed and covered area of the proposed multistoried building and any excess areas except the Owner's allocated portion in the said proposed building from Developer.

That in case of death of the Owner herein the legal heirs and/or legal representatives of the said deceased Owner will be bound to execute in favour of the developer a fresh registered Power of Attorney on the same terms and conditions without any changes of the any terms and conditions or demands mentioned in these presents.

That within the agreed stipulated period herein terms and conditions herein Owner undertakes not to do any acts, deeds, matter and things, against the developer which will obstruct the developer from carrying out the job of construction. Save and except if the Developer violate the terms and conditions herein. If the Owner does the same against the developer and for that reasons the construction work is delayed and/or stopped, in

Jagdish Chandra
Mandal.

For GANPATI PROMOTERS & DEVELOPERS
Kamukar Bishu
Partner

For GANPATI PROMOTERS & DEVELOPERS
ed. Shri. h. M. M. M.
Partner

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that event developer shall be entitled to claim the cost of construction carried out by the Developer upto the date of stop work and also will be entitled to additional compensation which assessed by or registered valuer to be appointed by the Developer.

After the expiry of thirty days subsequent to the receipt of possession notice/certificate of constructed flat of owner's allocation, the Owner shall pay the Flat/Unit Owners' Association or to the Service provider of Services of Society, the proportionate service charges, maintenance, expenses or any other proportionate shares towards the repair, maintenance of common space, fixtures, electricity consumption, sewerage, plumbing etc.

ARTICLE - VI OWNER'S RIGHT:

The Owner shall be entitled to transfer and otherwise deal with the Owner's allocation of the building to any person/ persons and intending purchaser or purchasers in the manner he likes, with the assistance of the developer if necessary. To which the Developer will extend all his assistance in whatsoever manner.

ARTICLE - VII DEVELOPER'S RIGHT:

1. The Developer will hold and possess the said land as a Promoter and Developer and shall have authority to construct the building on the said land, at its own cost and expenses.
2. If any amendment or modification is to be required in the said building plan, the same shall be done by the Developer at its own cost and expenses on behalf of the Owner in which case the interest of the owner will be safeguard and the Developer will pay and bear all fees including Architect's fees required to be paid or deposited for such amendment and/or modifications of the building plan, if necessary, provided, however, that such amendments or modifications would not prejudice the Owner in any manner whatsoever.
3. The Developer shall be entitled to enter into agreement with intending purchaser or purchasers for selling Developer's allocation within the building to be constructed under the project or portion thereof containing flats/units etc., settling terms therefore with the prospective buyers therefore and the Owner may join and/or sign and execute such Agreements for sale of such flats/units as a necessary party without making any objection to enable the developer to sell its allotted portion togetherwith undivided proportionate share in the land below the same to the said intending buyers subject to requirements by the developer. The Developer/Second party will be at liberty to

*Tagadish Chaudhary
Mandal.*

For GANPATI PROMOTERS & DEVELOPERS

Kantakar Hisho
Partner

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For GANPATI PROMOTERS & DEVELOPERS

Shubh Kumar
Partner

transfer properties of its allocation (Developer's allocation) in its own name and/or in the name of its partners of any other person/s to be decided by them for which the first party/owner will have no objection at all.

4. The Developer shall also be entitled to receive and accept money by way of advance/earnest/part payments/ consideration price of the said flats/commercial units/ parking spaces etc., and other spaces, from the prospective buyers in respect of Developer's allotted portion, and/or share in the said proposed building with Flats, and other space or spaces as referred to as saleable areas, and can issue receipt in its name acknowledging such receipts in terms of this agreement without making the Owner liable or accountable for the same at any point of time.
5. The Developer can amalgamate the adjoining land/s with the aforesaid land and in that case the Owner shall not raise any objection for the same.
6. The Developer can take bank loan for the development work from any nationalized bank, private bank or from any other authority or person. In which case the owner or his property will no way be liable.
7. That the land Owner will not be liable or responsible for any dispute between the developer and intending purchaser and/or purchasers of Developer's allocation.
8. It is understood that if to facilitate the construction of the building by the Developer various deeds, matters and things not herein specified may be required to be done by the Developer wherefor the Developer may need the authority of the Owner and various applications and other documents may be required to be signed or made by the Owner relating to which specific provisions may not have been made herein.

The Owner hereby undertakes to do all such, acts, deeds, matters and things, and if necessary, shall execute necessary papers/instruments as may be required by the Developer for the purpose if the same do not in any way infringe and/or affect the rights and interest of the Owner in respect of the said plot and/or Owner' allocation and/or do not go against the spirit of this Agreement.

9. Any notice required to be given by the Developer shall be deemed to have been served upon the Owner at his aforesaid address, if delivered by hand duly acknowledged or served by speed post to have been served on the Developer by the Owner if delivered by hand and duly acknowledged or sent by prepaid speed registered post with acknowledgment due.

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10. The Developer shall manage and maintain the entire colony/building and/or common parts and facilities thereof and for due observance thereof by the intending purchaser or purchasers of different flats/units in the building to be constructed under the project including all its out goings like common maintenance, Municipal taxes, salaries payable to Darwan and sweepers, common electricity bills as against illumination of common passage, running of pump, operating of and repairs of sanitary installation, plumbing, pump, operating of and repairs of sanitary installation, plumbing, pump etc., and white wash, and other items required for due maintenance of the building and/or common services and will be entitled to collect proportionate maintenance charges from the prospective buyer/s, occupant/s of the building.

ARTICLE - IX INDEMNIFICATION BY THE OWNER - The Owner undertakes for indemnifying the developer in case of any unreasonable hindrance on its part as may stand as a bar to the developer's being entitled to the allocation in the building under the project the project being unreasonably obstructed by the acts and conducts of the Owner as against the provisions hereof declaring that the developer shall be entitled to the construction under the project and enjoy its allocation without any interference or disturbance subject to its performing, observing and/or fulfilling all the terms herein contained and/or the obligations hereunder to be performed by the developer. The Owner further undertake to indemnify the developer in case the developer suffer any loss for in defect in their title to the property or for charges or encumbrances thereon in any manner whatsoever, declaring that neither they nor their predecessors, predecessors-in-interest ever executed any instrument in respect of the Developer's allocation under this agreement, and if there be such instrument shall have no force and shall not entitle the Owner at all and/or their legal representatives to take advantage thereof in any manner whatsoever.

ARTICLE - X INDEMNIFICATION BY THE DEVELOPER

1. The Developer hereby undertakes not to make the Owner liable against any third party's claims and actions resulting from any act or conduct or omission or commission of offence touching construction of the said building.
2. The Developer hereby undertakes to indemnify and keep the Owner indemnified from and against all actions, suits, costs, proceeding and claims and demands that may arise touching the allocation of the

Jagdish Chandra
Mandal.

FOR GANPATI PROMOTERS & DEVELOPERS
Kankar Biswas
Partner

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FOR GANPATI PROMOTERS & DEVELOPERS
Partner

SCHEDULE "A"

(Above referred to)

In the District of East Singhbhum, Pargana Dhalbhum, Town and District Sub-Registry Office at Jamshedpur, Mouza Sonari, Ward No. 1 J.N.A.C., SAF No. SAF818479050324020921, P.S. Sonari, Thana No. 1156, Khata Nos. & Plot Nos. are given below:

Old Khata No.	Old Plot No.	New Khata Nos.	Portion of New Plot Nos.	Area measuring	Boundary
4	21	113	632	11,552.00 Sq.ft. or 26.5 Decimals	North - Guru Charan Mahato; South - C.P. Mandal & others; East - 20'ft. Road; West - L.I.C. Colony;
4	325	113	634	1,084.68 Sq.ft. or 2.49 Decimals	North - Kali Pada Mandal; South - Road; East - Road West - C.P. Mandal and others;

Total Area measuring :28.99 Decimals of raiyati land;

NOTE : The land aforementioned is situated on the OTHER ROAD, and is shown in RED COLOUR in the Sketch map enclosed herewith which will be treated as a part of this Deed;

SCHEDULE "B"

(Above referred to)

(Description of owner's allocation)

The owner/first party will get ALL THAT 55% of the constructed area to be consisted of several residential flats with Car parking cum Scooter parking space, commercial units etc.;

SCHEDULE "C"

(Above referred to)

(Description of Developer's allocation)

The Developer/Second party will get remaining 45% of the constructed area to be consisted of several residential flats with Car parking cum Scooter parking space, commercial units etc.;

NOTE : The parties hereto agreed that they will separate their

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Mandal

For GANPATI PROMOTERS & DEVELOPERS
Kamalakrishna Feishu
Partner

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For GANPATI PROMOTERS & DEVELOPERS
Siddhanta Kumar
Partner

allocation by marking in two different colours, after revision of the Buildingplan/permit.

SCHEDULE "D"

(Above referred to)

(Description of specification)

FOUNDATION	Split R.C.C. foundation
STRUCTURE	R.C.C. framed structure
SUPER STRUCTURE	Construction will be of brickwork, 9"tick red Bricks/flyash brick work in main wall and all internal brick work 4.5" thick
PLASTERING	1:6 Cement mortar plastering inside & Outside.
WALL FINISH	(a) Internal wall finish: approved quality plaster of Paris/Putty followed with one coat cement primer. (b) External wall finish: 1:6 Cement mortar plaster finished with two coat weather proof exterior paint.
FLOORING	Vitrified tiles and stair steps will be finished with marble/kota stone.
GARRAGE FLOORING	Garage floor will be finished with I.P.S. & neat cement punning
BATHROOM/TOILETS & KITCHEN	(a) Floor : Mat finish ceramic tiles. (b) Walls : Printed glazed tiles upto 6'-0" (c) Sanitary ware : Vitreous white ceramic sanitary ware of standard make with PVC cistern. (d) Fittings : In attached toilet one European W.C. with PVC L/D cistern & one wash basin (White). One mirror, one towel rail, one shower, one soap tray in general toilet one I.C. with PVC/L/D cistern and one wash basin, one towel rail, one shower, one soap tray. (e) Hot & Cold water line : Hot and cold water line will be provided in attached toilet only (no geyser) (f) One Wash basin, one mirror and one towel

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For GANPATI PROMOTERS & DEVELOPERS
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Partner

For GANPATI PROMOTERS & DEVELOPERS
Partner

	ring will be provided in dining area at suitable place. (g) All C.P. fittings will be of standard make. (h) Cooking platform -black granite & printed glazed tiles in walls upto 3'-0" over cooking platform area. One Stainless steel sink will be provided with one C. P. bib Cock.
DOORS	32mm thick flush door finished with one coat of wood primer and 2 coats of synthetic enamel paint.
DOOR FRAME	M.S.Steel metal door frame
WINDOWS	Aluminums with plane glass 4 mm thick
ELECTRICAL	All rooms with concealed wiring with copper conductor of standard make. All rooms to have two light points, one fan point and one 5 amps plug point. In drawing and dining space, two fan points, four light points, two nos. of 5 amp. plug point and one refrigerator and one T.V. point & telephone point will be provided at suitable place. In kitchen one 15 amp. & 1 No. 5 amps. plug point, 1 light point & one exhaust fan point will be provided. In balcony one fan point & one light point will be provided. In toilet, one exhaust fan, one light and one geyser (A.T.) point will be provided. One Call Bell point outside the main door. : Note : The Consumer (Buyer) have to pay the cost of meter and any security deposit to the concern authority through our company.
SEWERAGES	I.S.I. marked PVC pipe for sewer line work.
ELECTRICITY	Electricity will be provided through JUSCO/or any other Authority concern.
WATER SUPPLY	Round the clock water supply ensured with overhead tank from suitable sources/JUSCO
LIFT	Suitable LIFT will be provided of BRANDED QUALITY

Note : All the Building plans, layouts, specifications etc. are tentative and subject to variation and modifications as decided by the Company. All accessories such as furniture, electrical appliances cabinets etc. shown in the layout plans are only indicative and not part of sale.

SCHEDULE "E"

(Above referred to)

(Description of common areas and facilities)

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For GANPATI PROMOTERS & DEVELOPERS

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The Owner, Developer, intending Purchaser or Purchasers will be entitled to common use of the common areas and the common parts mentioned in this indenture shall include:-

1. Stair cases on all the floors.
2. Stair cases landing on all floors,
3. Main gate of the said building/premises and common passage and lobby on the Ground Floor to Top floor.
4. Water Pumps, water Tank, water Pipes and Overhead tank on the ultimate roof, and other common Plumbing installation and also pump,
5. Installation of common services Viz. electricity, water pipes, Sewerage, rain water pipes,
6. Lighting in common Space, Passage, staircase including electric meter fittings etc.
7. Common Electric meter and box. . Electric wiring, meter for lighting stair cases, lobbies and other common areas (excluding those as are installed for any particular floor) and space required thereof, common walls in between the unit being the flat hereunder sell, and any other unit beside the same on any side thereof.
8. Windows, Doors, Grills and other fittings of the common areas of the premises.
9. Such other common parts, areas equipment, installation, fixtures, fittings, covered and open Space in or about the said premises of the building as are necessary for use and occupancy of the units. Electrical wirings, meters (excluding those installed for any particular UNIT).

GENERAL COMMON ELEMENTS of all appurtenances and facilities and other items which are not part of the said 'UNIT'

- a. All private ways, curves, side-walls and areas of the said premises.
- b. Exterior utility lines, underground storage tanks.
- c. Public connection, meters, electricity, telephone and water owned by public utility or other agencies providing such services, and located outside the building.
- d. Exterior lighting and other facilities necessary to the upkeep and safety

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For GANPATI PROMOTERS & DEVELOPERS

Kantakar Gishu

Partner

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For GANPATI PROMOTERS & DEVELOPERS

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Partner

of the said building.

- e. All other facilities or elements or any improvement outside the flat but upon the said building which is necessary for or convenient to the existence, management, operation, maintenance and safety of the building or normally in common use.
- f. The foundation, corridor, lobbies, stairways entrance and exists, Path ways, footings, Columns, Beams, Supports, and exterior walls beyond the said 'UNIT', side or interior load bearing walls within the building or concrete floor slab and all concrete ceiling and all staircase in the said building.
- g. Utility lines, telephone and electrical systems contained within the said building. The structure in the said building will jointly be undivided property among the Co-Owner, the Owner and the intending Purchaser or purchasers of different units, subject to limitation, if any, to their such rights of the said building, the purchaser or purchasers being together entitled to use and enjoy the ultimate roof and/or terrace with the Owner, intending purchaser or purchaser without causing inconvenience to one another, but none of the co-owner/occupants of the building will claim for top roof & Corridor of the building, these will be controlled and maintained by the Builder.

SCHEDULE "F"

(Above referred to)

(Description of Developer's obligation)

The Owner and intending Purchaser or Purchasers within the building shall have to bear proportionately: -

1. The expenses of administration, maintaining, repair, replacement of the common parts, equipments, accessories, common areas, and facilities including white washing, painting and decorating the exterior portion of the said building, the boundary walls, entrance, the stair cases, the landing, the gutters, rainwater pipes, motors, pumps, water, electric wiring, Installations, sewerages, drains and all other common parts, fixtures, fittings and equipments, in, under or upon the building enjoyed or used in common by the Owner, developer and intending purchaser or other occupiers thereof..
2. The cost of clearing, maintaining and lighting the main entrance, passage, landings, stair case and other parts of the building as shall be enjoyed or used in common by the occupiers of the said building.

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For GANPATI PROMOTERS & DEVELOPERS

Kambakar Feisho

Partner

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For GANPATI PROMOTERS & DEVELOPERS

Jagadish chandra Mandal

Partner

3. The cost and charges reasonably required for the maintenance of the building and for keeping strict vigilance round the clock and other incidental expenses relating thereto.
4. The cost of decorating the exterior of the building.
5. The cost of repairing and maintenance of water pump, electrical installations, over lights and services charges, and suppliers of common utilities.
6. Insurance premium, if any, for insuring the building against any damage due to earthquake, fire, lightning, civil commotion, etc.
7. Ground rent, municipal taxes, multistoreyed building tax, if any, and other similar taxes save those separately assessed on respective UNIT.
8. Such other expenses as are necessary or incidental expenses for maintenance and up-keep of the building and Govt. duties, as may be determined by the flat and/or Unit Owner' Association, as shall be formed by the Unit-Owner, as soon as possible for the purpose or purposes as aforesaid, such formation of Association thereof in accordance with the provisions of law in the State or as amended from time to time being obligatory on their part in the fullest legal sense of the term.
9. The share of the Owner, and intending purchaser or purchasers in such common expenses shall be generally proportionate in accordance with the liability of any unit, as against the total amount as may be incurred in any of the heads of such expenses with the proportion of the areas within the same as against the total areas within the proposed building to be covered thereunder.

SCHEDULE "G"

(Above referred to)

(Description of guidance and restrictions)

The guidance respecting possession and/or user of the Unit/Flat inter-alia shall include the impositions and restriction as under:-

1. The Owner and intending Purchaser or Purchaser and other occupier, if any, of the building, shall not be entitled to use the aforesaid UNIT for the following purpose.
2. To use the said 'UNIT' and ultimate roof or terrace or any portion thereof in such manner which may or is likely to cause injury, damage, nuisance, or annoyance to the Owner or occupiers of the

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For GANPATI PROMOTERS & DEVELOPERS
Kaulakar Feisho
Partner

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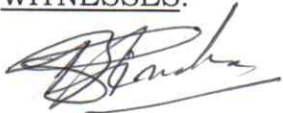
other units, nor to use the same for any illegal or immoral purpose in any manner whatsoever,


3. To carry on or permit to be carried on upon any 'UNIT' any offensive or unlawful business whatsoever, nor to do or permit to be done anything in any flat which may be illegal or forbidden under any law for the time being in force.
4. To demolish or cause to be demolished or damaged any 'UNIT' or any part thereof.
5. To claim division or partition of the said land and/or the building thereon, and common areas within the same.
6. To do or permit to be done any act deed or thing which may render void or voidable any Insurance of any flat and/or unit, any part thereof, or cause any increase in premium payable in respect thereof.
7. To decorate the exterior of any unit, which may affect the other UNIT within the said building, or the structure thereof, in any manner whatsoever.
8. To throw or accumulate any dirt, rubbish or other refuse or permit the same to be thrown, or accumulate in any 'UNIT', or any portion of the building housing the same.
9. To avoid the liability or responsibility of repairing any portion, or any component part of any unit, or fittings and fixtures therein for storing water, sewerages etc. in the event of such portion or part, or fixtures and fittings within any unit, and/or unit demanding repairs thereby causing inconvenience and injuries to other unit Owner as may be affected in consequence nor to avoid obligation for going free access to any unit or portion thereof to men agent, masons, as may be required by the Unit Owner' Association from time to time therefore on requesttherefore by such Association,
10. To paint outer walls or portion of their unit, common walls or portions of the building, exclusive of the getup thereof, they being entitled to paint inside the walls and portions of their unit only in any colour of their choice.
11. To encroach any common portion of the building, not to obstruct, jeopardize the user thereof, not to encumber any of such portion in any manner whatsoever.
12. The Owner of any UNIT shall, must have the obligations to form an


association of such unit Owner being members thereof for such purpose according to the provisions of Apartment Ownership Act. And bye Laws as amended upto date, the decisions of the said Association as per unanimous resolution of the members thereof shall always be binding on the members, be that in relation to guidance of members, or maintenance, safety and security of the building or otherwise as shall be taken in the Interest thereof.

IN WITNESS WHEREOF both the parties have hereunto set their respective hands and signatures on this the day, month, year and place first mentioned above at the outset.

WITNESSES:


1. Binod Kumar Sinha
S/o Jagdish Sahay.
H.No. E/368 A, A-Block,
Near Water Tower, Jamshedpur,
Sonari, East Singhbhum - 831011


2. Mohan Kumar Jha,
S/o. Pradeep Kumar Jha,
R/o. 1333, Block No. 4, Street No. 3,
Shastrinagar, Kadma,
Jamshedpur - 831005.



(JAGADISH CHANDRA MANDAL)
Signature of the first party/owner

For GANPATI PROMOTERS & DEVELOPERS

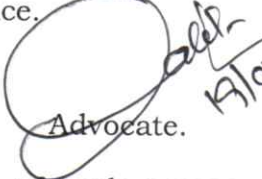
(KAMLAKAR MISHRA) Partner

For GANPATI PROMOTERS & DEVELOPERS

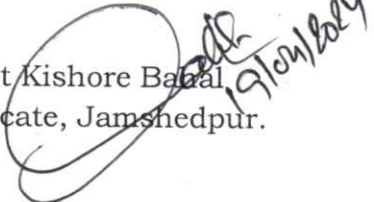
Partner

(SHAILESH KUMAR MODI)
Signature of the Second Party/
Developer

Drafted by and printed
through Computer in my
office.

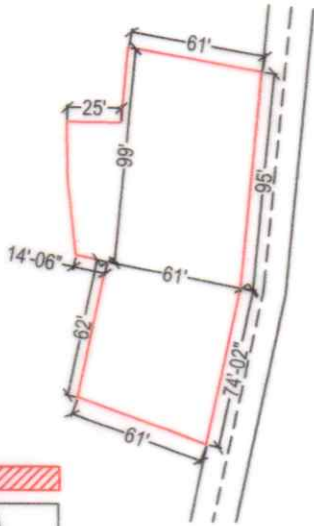

Advocate.
19/07/2024

Certified that the finger prints of the left hand of each persons, whose photographs are affixed in this Agreement have been obtained by me.


Lalit Kishore Babal
Advocate, Jamshedpur.
19/07/2024

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MOUZA - SONARI
RS THANA - GHATSHILA
THANA NO - 1156
SHEET NO - 1
DIST. - SINGHBHUM
SCALE - 32" = 1 MILE
YEAR - 1934 - 35



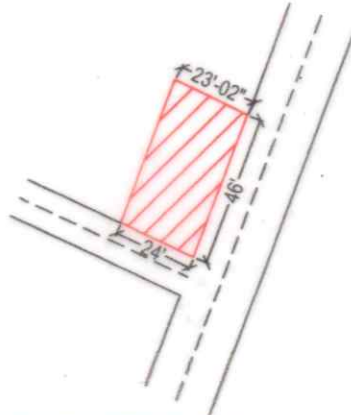
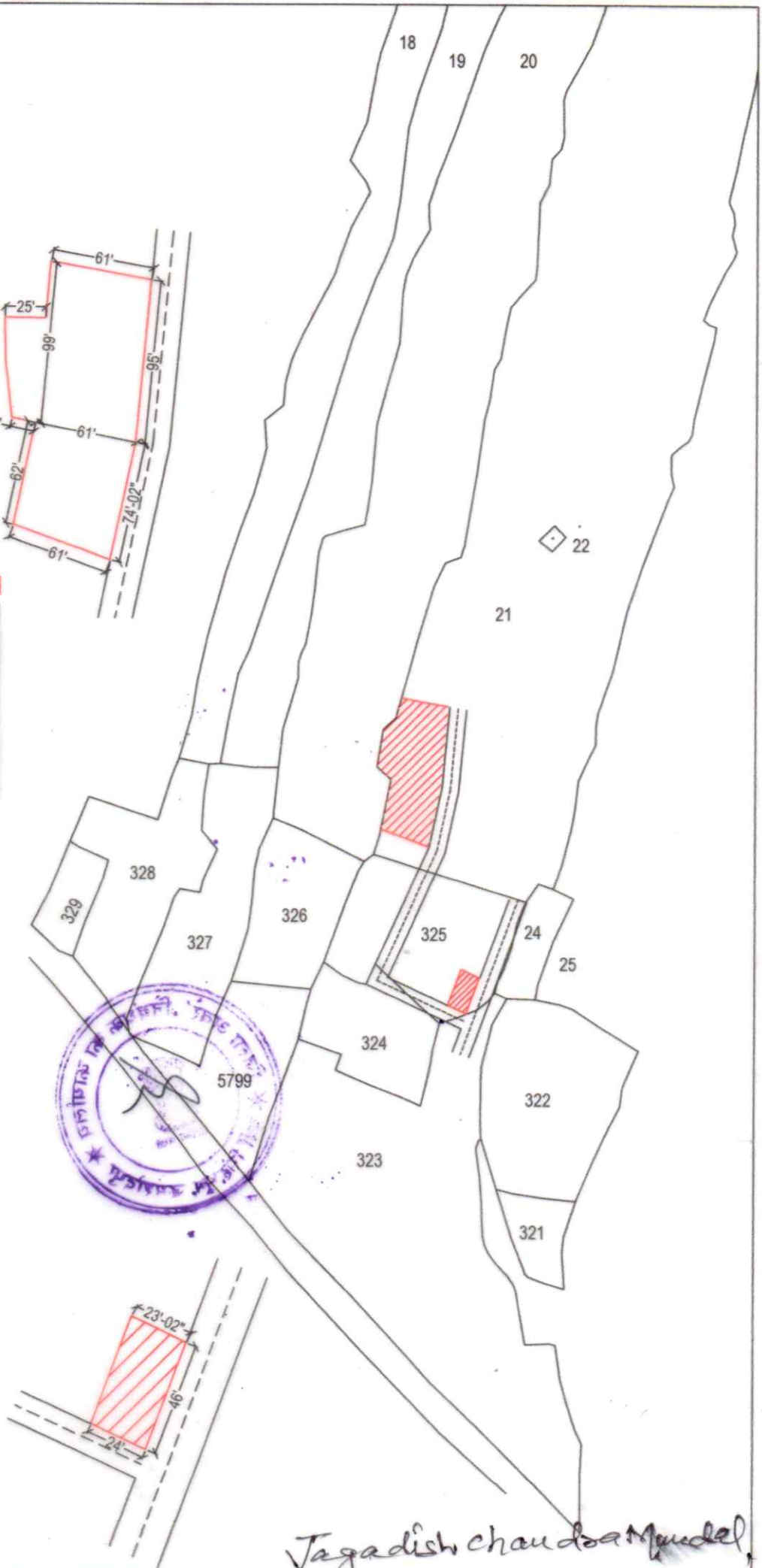
AREA SHOWN IN



KHATA NO	PLOT NO	AREA
O - 4 N - 113	O - 325 (P) N - 634 (P)	1084.68 Sq.ft. or (2.49 Dec)
O - 4 N - 113	O - 21 (P) N - 632 (P)	11552.0 Sq.ft. or (26.5 Dec)
Total Area =		12,636.68 Sq.ft. or (28.99 Dec)

BOUNDARY OF PLOT NO. 325
 NORTH - KALI PADA MANDAL
 SOUTH - ROAD
 EAST - ROAD
 WEST - C.P. MANDAL & OTHERS

BOUNDARY OF PLOT NO. 21
 NORTH - GURU CHARAN MAHATO
 SOUTH - C.P. MANDAL & OTHERS
 EAST - 20' WIDE ROAD
 WEST - L.I.C. COLONY




 A Amin
 Reg.no.-784/02-03

Jagadish choudhary Mandel



प्रतिलिपि के लिए आवेदक की तारीख	आवेदक को प्रतिलिपि देने की तारीख
Date of Application for the copy	Date of making over the copy to the applicant
22/1/21	27/1/21
सदाम और फोलियो की अपेक्षित संख्या सूचित करने की निश्चित तारीख	आवेदक को प्रतिलिपि देने के लिए प्रतिलिपि तैयार थी
Date fixed for notifying the requisite number of stamps and folios	Date on which the copy was ready for delivery
22/1/21	27/1/21

FOLIO NOT AVAILABLE

रखी प्रतिलिपि अंतिम प्रकाशित खतियान के खेसरा संख्या

खाता नं०.....113.....वर्ड सं० 1.....जमशेदपुर अधिवृत्ती क्षेत्र, जिला पूर्वी सिंहभूम।

गाँव मोहल्ला परगना

पट्टी

तौजी सं०

धाना सं०

खतियान की क्रम सं०	अभिधारी का नाम पिता का नाम जाति और निवास	खेत		भूमी का स्वरूप	रकबा हे० आर० सं०	अन्युक्ति	गैर नामदी लगान वाले हरेक प्लॉट के सामने बताए कि उस पर कब्जा कैसे है		स्वाम्यधारी का नाम और उसकी खेवट संख्या मध्यवर्ती भू-स्वामी का नाम और उसका खेवट संख्या यदि हो		
		खेसरा संख्या	चौहद्दी				राजस्व पदाधिकारी द्वारा अधिनियमित लगान 1 लगान 2 संस	बन्दोबस्त उचित लगान यदि हो 1 लगान 2 संस			
1		3	4	5	6	7	8	9			
113/	कोकिल चक्र - 402 मंसल जो फर्णिङ्क नाथ मंसल जो नरहरी मंसल जो कालीपद मंसल जो धरहा मंसल लक्ष्मीपद मंसल जो कुदरिह मंसल - पिता आदित्य - 403 मंसल 65 अरा - अंश समान - नया-डीमालि - मनोहा वाला - 404 दत्त मालि आदित्य मंसल 1 अंश म नरिस वाड - 507			खलिहान - 0.00.60 मकान - 0.00.75 मकान - 0.00.40 शंगान - 0.00.50 मकान - 0.01.20 अरा - सुप्रां शोरा जो मंसल कोकिल चक्र मंसल कोकिल चक्र मंसल कोकिल चक्र मंसल कोकिल चक्र मंसल	खलिहान - 0.00.60 मकान - 0.00.75 मकान - 0.00.40 शंगान - 0.00.50 मकान - 0.01.20 अरा - सुप्रां शोरा जो मंसल कोकिल चक्र मंसल कोकिल चक्र मंसल कोकिल चक्र मंसल						(1) अधिचारी रैयत कर हेसियत और कब्जे की अवधि। (2) लगान किस प्रकार नियत किया गया, आसोही (मोमेंसिय हो तो विविधियाँ) (3) कोई विशेष बातें और अनुबंधगत बातें यदि हो।

Jogadish chandra Moudal,



प्रतिलिपि के लिए आवेदक की तारीख	स्वाम्य और फोलियो की अपेक्षित संख्या सूचित करने की निश्चित तारीख	अपेक्षित स्वाम्य और फोलियो देने की तारीख	तारीख जबकी देने के लिए प्रतिलिपि तैयार थी	आवेदक को प्रतिलिपि देने की तारीख
Date of Application for the copy	Date fixed for notifying the requisite number of stamps and folios	Date of delivery of the requisite stamp & folios	Date on which the copy was ready for delivery	Date of mading over the copy to the applicant

FOLIO NOT AVAILABLE

स्वामी प्रतिलिपि अंतिम प्रकाशित खतियान के खसरा संख्या

खता नं० 113, वार्ड सं० 2, जमशेदपुर अधिसूची क्षेत्र, जिला पूर्वी सिंहभूम।

खतियान की क्रम सं०	अभिधारी का नाम पिता का नाम जाति और निवास	खेत		पूरी का स्वरूप	रकबा हे० आर० सं०	अभ्युक्ति	स्वाम्यधारी का नाम और उसकी खेत संख्या मध्यवर्ती भू-स्वामी का नाम और उसका खेत संख्या यदि हो		
		खसरा संख्या	वाहवी				भर गायी लगान वाले खेत खात के सामने बताए कि उस पर कब्जा कैसे है	बन्दोबस्त उचित लगान यदि हो 1 लगान 2 सेंस	
113	कोकिल चक्र- मंसूर डी.	632	2	दोन दो-	2.63.40		8	9	10
		634		दोन दो-	0.24.00				
		683		मसान- 2277	0.00.80				
		7		स्वामी पोष					

यह खसरा अभिलेख जमशेदपुर अधिसूची क्षेत्र 1904 की धारा 83(2) द्वारा निकाल कर उचित प्रतिलिपि संश्लेषण आगस्त 1978 की धारा 8(1) के अन्वये तैयार हुआ और इसके अन्तर्गत प्रकाशित

प्रतिलिपि के लिए आवेदक

जगदीश चौधरी

जगदीश चौधरी

Jagadish Chaudhary Mandel

CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TENANCIES IN ESTATED IN GOVERNMENT
Circle/Anchal : Jamshedpur
Halka : X

Sub Division : Dhalbhum

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 karmachari	Remarks
1	2	3	4	5	6	7	8	9	10
	472 2009-10	सोनारी	घाटशिला 1156	4 3-87	अंचल अधिकारी जमशेदपुर 10.09.2009	आपसी बंटवारानामा	<p>खाता नं० 21 रकवा 25638 वर्गफीट</p> <p>325 1084.68 वर्गफीट</p> <p>312 2346.50 वर्गफीट</p> <p>314 2645.50 वर्गफीट</p> <p>कुल 31714.68 वर्गफीट</p> <p>वार्षिक लगान 10.00 (दस) रूपये प्रति डिस्मिल अलावे सेस के साथ JAGDISH CHANDRA MANDAL, Son of Late Fanindra Nath Mandal, सा०- सोनारी, जमशेदपुर के नाम पर नामान्तरण स्वीकृत किया गया।</p>		

EMO No.

Forwarded to the karmachari, Halka No. X

स्वपन कुमार मिश्रा

Date

For Information and necessary action

Circle Officer/Anchal Adhikari, Jamshedpur.

Circle/Anchal : Jamshedpur.

Jagadish chandba Mandal



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

जमीनदार नाम		रैयत क्ला नाम, अभिभावक का नाम, रिश्ता										
झारखण्ड		आदित्य मंडल, पिता - बनमाली मंडल, , जाति- सुन्डी, निवासी- नीजग्राम										
जिला का नाम	पूर्वी सिंहभूम अंचल का नाम	जमशेदपुर	हलका का नाम	हल्का-6	मौजा का नाम	सोनारी	खाता का प्रकार					रैयती का प्रकार
खेवट नम्बर	खाता नम्बर 4	थाना का नाम	घाटशिला	थाना नम्बर 1156								
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)		
4	21	धानी मकर माझी धानी नीज	दौन-02 2	6 (एकड़) 95 (डिसमील) 0			0	0	0	1- कायमी		
	267	धानी हरिपदो गोड़ा नीज	दौन-02 2	0 (एकड़) 72 (डिसमील) 0			0	0	0			
	312	धानी नीज रास्ता	गोड़ा-01 1	0 (एकड़) 65 (डिसमील) 0			0	0	0			
	313	गोड़ा नीज रास्ता	वास्तुघर/4, आगन/1 0	0 (एकड़) 5 (डिसमील) 0			0	0	0			
	314	गोड़ा नीज रास्ता	मकान 1	0 (एकड़) 8 (डिसमील) 0			0	0	0			
	325	धानी नीज गोड़ा आवाद	दौन-03 2	0 (एकड़) 64 (डिसमील) 0			0	0	0			
	345	धानी मुनसाराम मंडल गोड़ा अरजु	गोड़ा-02 1	0 (एकड़) 23 (डिसमील) 0			0	0	0			
खाता मे कुल प्लोट संख्या	7	खाता का कुल मिजान	9 (एकड़) 32 (डिसमील) 0	खाता का कुल	0 0 0							

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।

Jagadish chandra Mondal,

3/2/2024
12:43:18
PM



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

March 2, 2024

पंजी II प्रति

भाग वर्तमान	6	पृष्ठ संख्या	81											
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम	अंचल का नाम	जमशेदपुर	हलका का नाम	हल्का-6	इस्टेट का नाम	झारखण्ड					
मौजा का नाम	सोनारी	होल्लिंग संख्या	4	तौजी संख्या	0	थाना नम्बर	1156	खाता का प्रकार	---					
जगदीश चन्द्र मण्डल, पिता-फनिद्र नाथ मण्डल, जाति- अज्ञात														
खाता नम्बर	प्लॉट संख्या	रकबा		परिवर्तन के लिए प्राधिकार								लगान	सेस	
4	21	1084 वर्ग फीट	0 इंच	नामांतरण मुकदमा संख्या . 472/Camp- /2009-2010 दिनांक 10/9/2009								728	1055.6	
4	325	1048 वर्ग फीट	0 इंच											
4	312	2346 वर्ग फीट	0 इंच											
4	314	2645 वर्ग फीट	0 इंच											
कुल परिमाण		31714.6 वर्ग फीट	0 इंच											
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	
02/11/2010	3706337	0000	2010-2011	720	0	0	0	0	0	0	0	0	0	
09-11-2017	1505130644	2016-2017	2017-2018	728	728	182	182	364	364	364	364	145.6	145.6	
05-30-2018	0122716984	2018-2019	2018-2019	0	728	0	182	0	364	0	364	0	145.6	
04-04-2019	0459387541	2019-2020	2019-2020	0	728	0	182	0	364	0	364	0	145.6	
05-19-2020	0171761344	2020-2021	2020-2021	0	728	0	182	0	364	0	364	0	145.6	
04-01-2021	0587598544	2021-2022	2021-2022	0	728	0	182	0	364	0	364	0	145.6	
04-01-2022	0432754123	2022-2023	2022-2023	0	728	0	182	0	364	0	364	0	145.6	
04-01-2023	0440348550	2023-2024	2023-2024	0	728	0	182	0	364	0	364	0	145.6	

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

Mutation Cases Not Found !!

List Of Case Status Details

नक्शा देखें

← BACK

यह एक 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।

Jagadish Chauhan Mandal.

जमशेदपुर सोनारी 1156 जगदीश चन्द्र मण्डल		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
4	21,312,314,325	31714.6 वर्ग फीट 0 फीट 0 इंच

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 (2023-2024)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष	
माल (नकदी)	728.00					728.00
गुजारी (भावली)	182.00					182.00
सेस	364.00					364.00
सूद	364.00					364.00
मुतफरकात	145.60					145.60
मीजान	1783.60					1783.60

तफसील अदायकारी

अदायकारी बावत	बकाया				मीतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष		
माल (नकदी)					728.00	
गुजारी (भावली)					182.00	
सेस					364.00	
सूद					364.00	
मुतफरकात					145.60	
मीजान अदायकारी					1783.60	

(१) मीजान कुल (लफजों में) : One Thousand Seven Hundred Eighty Three Rupees and Sixty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 1783.60

तारीख अमला तहसील कुनिन्दा : 01-04-2023

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



Jagadish Chandra Mandal

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।




झारखंड नगर निकाय
Self-Assessment of Property Form
Under Section 152 of Jharkhand Municipal Act 2011



Basic Details

SAF No : SAF818479050324020921 Ward No : 1
Address : H NO-43, OLD SONARI, JAMSHEDPUR, Road Type : Other Road
Applicant Type : New Assessment Old Holding No :
Ownership Type : Individual Property Type : Super Structure
Entry Date : 05-03-2024 Form No. :
New Holding No. : N/A Transfer Type :
Concession Category : Sr. Citizen

Owner Details

Image	Name	Gender	Guardian Name	Relation	Mobile No.	Date of Birth	Aadhar No.	PAN No.	Email ID
	JAGADISH CHANDRA MANDAL	Male			9262888453	18-10-1956			

Electricity Details

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

Jagadish chandra Mandal,

Building Plan/Water Connection Details

Building Plan Approval No. :

Building Plan Approval Date :

Water Consumer No. :

Water Connection Date :

Property Details

Khata No. :

Plot No. :

Village/Mauja Name :

Landmark : JAMSHEDPUR(NAC)

Width of Road : Less than 20 ft.

Area of Plot (in Decimal) : 72.73

Property Address : H NO-43, OLD SONARI, JAMSHEDPUR,

District : EAST SINGHBHUM

Pin : 831011

City : JAMSHEDPUR(NAC)

Floor Details

Floor No.	Usage Type	Occupancy Type	Construction Type	Builtup Area	Date of Completion	Date Upto
Ground Floor	Residential	Self-Occupied	ACC	200	01-10-2008	01-03-2024

Does Property Have Mobile Tower ?

: No

Does Property Have Hoarding Board ?

: No

Rainwater harvesting provision ?

: No

Annual Rental Value - As Per Old Rule (Effect from 01-04-2016 to 31-03-2022)

*Note :-

Occupancy Factor : [Click here](#) to view occupancy factors.

Code : It refers to the **Floor Details** in above table.

Usage Factor : [Click here](#) to view usage factors.

Rental Rate : [Click here](#) to view rental rate .

Carpet Area = Builtup Area X 70% (for Residential)

Carpet Area = Builtup Area X 80% (for Non - Residential)

Annual Rental Value (ARV) = Carpet Area X Usage Factor X Occupancy Factor X Rental Rate

Vacant Land Rates : [Click here](#) to view rental rate .

Jagadish chandra Mandal.



Government of India



जगदीश चंद्र मंडल
Jagadish Chandra Mandal
जन्म तिथि/ DOB: 18/10/1956
पुरुष / MALE



7 3337

मेरा आधार, मेरी पहचान



भारत की पहचान प्राधिकरण

Unique Identification Authority of India

पता:
आत्मज: फनिन्द्र नाथ मंडल, हाउस
न-43, ओल्ड सोनारी, जमशेदपुर,
सोनारी, पूर्वी सिंहभूम,
झारखण्ड - 831011

Address:
S/O: Phanindra Nath Mandal,
House No-43, Old Sonari,
Jamshedpur, Sonari, East
Singhbhum,
Jharkhand - 831011

7 3337



1947



help@uidai.gov.in



www.uidai.gov.in

Jagadish Chandra Mandal.

आयकर विभाग
INCOME TAX DEPARTMENT
JAGADISH CHANDRA MANDAL
PHANDRA NATH MANDAL

भारत सरकार
GOVT. OF INDIA

18/10/1968
Permanent Account Number
AZCPM2216R

Phandra
Signature

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने, पाये या प्रतिलिपि मिलने पर/पुनर्प्राप्त;
आयकर सेवा केंद्र युटिसिल
प्लॉट नं. 3, सेक्टर 11, सीडी बी बेलपुर,
नवी मुंबई-400 614.

Jagadish chandra Mandal,



1303/10/11

(Amended)



Government of India

Form GST REG-06

[See Rule 10(1)]

Registration Certificate

Registration Number :20AAUFG8767G1ZY

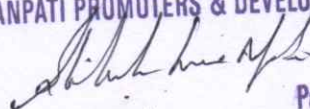
1.	Legal Name	GANPATI PROMOTERS & DEVELOPERS			
2.	Trade Name, if any	GANPATI PROMOTERS & DEVELOPERS			
3.	Additional trade names, if any				
4.	Constitution of Business	Partnership			
5.	Address of Principal Place of Business	Floor No.: 2ND FLOOR Building No./Flat No.: HOLDING NO.5 Name Of Premises/Building: MEGHDEEP UNIT/OFFICE NO.7 Road/Street: LINE NO. 02 S B SHOP AREA Nearby Landmark: Bistupur Locality/Sub Locality: Bistupur City/Town/Village: JAMSHEDPUR District: East Singhbhum State: Jharkhand PIN Code: 831001			
6.	Date of Liability				
7.	Date of Validity	From	05/03/2020	To	Not Applicable
8.	Type of Registration	Regular			
9.	Particulars of Approving	Centre Goods and Services Tax Act, 2017			
Signature					
Signature Not Verified Digitally signed by DS GOODS AND SERVICES TAX NETWORK 07 Date: 2024.03.01 15:16:22 IST					
Name		Koshy Jacob			
Designation		Superintendent			
Jurisdictional Office		Jamshedpur			
Date of issue of Certificate		01/03/2024			
Note: The registration certificate is required to be prominently displayed at all places of Business/Office(s) in the State.					

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 01/03/2024 by the jurisdictional authority.

For GANPATI PROMOTERS & DEVELOPERS

For GANPATI PROMOTERS & DEVELOPERS

Kamlakar Kishore
Partner


Partner



Goods and Services Tax Identification Number: 20AAUFG8767G1ZY

Details of Additional Place of Business(s)

Legal Name GANPATI PROMOTERS & DEVELOPERS

Trade Name, if any GANPATI PROMOTERS & DEVELOPERS

Additional trade names, if any

Total Number of Additional Places of Business(s) in the State 0

For GANPATI PROMOTERS & DEVELOPERS
Kanulakar Hisho
Partner

For GANPATI PROMOTERS & DEVELOPERS
Shikha S. M. M.
Partner

Goods and Services Tax








Goods and Services Tax Identification Number: 20AAUFG8767G1ZY

Legal Name GANPATI PROMOTERS & DEVELOPERS

Trade Name, if any GANPATI PROMOTERS & DEVELOPERS

Additional trade names, if any

Details of Managing / Authorized Partners

1		Name	SHAILESH KUMAR MODI
		Designation/Status	PARTNER
		Resident of State	Jharkhand
2		Name	AVITOSH KUMAR PARIDA
		Designation/Status	PARTNER
		Resident of State	Jharkhand
3		Name	KAMLAKAR MISHRA
		Designation/Status	PARTNER
		Resident of State	Jharkhand

For GANPATI PROMOTERS & DEVELOPERS

Kamalakar Mishra

Partner

For GANPATI PROMOTERS & DEVELOPERS

Shailesh Kumar Modi

Partner



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAUFG8767G



नाम / Name
GANPATI PROMOTERS &
DEVELOPERS

निगमन / गठन की तारीख
Date of Incorporation / Formation
15/01/2020

03022020

For GANPATI PROMOTERS & DEVELOPERS
Kamlesh Mishra
Partner

For GANPATI PROMOTERS & DEVELOPERS
Shikha Mishra
Partner





समर्थन जगो
भारत सरकार



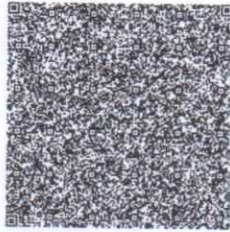
आधार

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0653/31147/12433

To
कमलाकर मिश्रा
Kamlakar Mishra
S/O Ishta Narayan Mishra,
Flat NO A/5/P-8, A- Block,
Kamdhenu Apartment,
Marine Drive Road , Kadma,
Kadma Jamshedpur,
VTC: Kadma,
PO: Kadma,
Sub District: Jamshedpur,
District: East Singhbhum,
State: Jharkhand,
PIN Code: 831005,
Mobile: 9430184713



Signature Not Verified
Digitally signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
Date: 2023.12.08 18:42:38
GMT+05:30

आपका आधार क्रमांक / Your Aadhaar No. :

██████████ 7717

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Aadhaar no. issued: 2001/2012



कमलाकर मिश्रा
Kamlakar Mishra
जन्म तिथि/ DOB: 21/09/1977
पुरुष/ MALE

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।
इसका उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/
ऑफ़लाइन एक्सएमएल की स्कैनिंग) के साथ किया जाना चाहिए।
**Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (online
authentication, or scanning of QR code / offline XML).**

██████████ 7717

मेरा आधार, मेरी पहचान



समर्थन जगो
Government of India



AADHAAR

सूचना / INFORMATION

- आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं। जन्मतिथि आधार नंबर धारक द्वारा प्रस्तुत सूचना और विनियमों में विनिर्दिष्ट जन्मतिथि के प्रमाण के दस्तावेज पर आधारित है।
- इस आधार पत्र को यूआईडीएआई द्वारा नियुक्त प्रमाणीकरण एजेंसी के जरिए ऑनलाइन प्रमाणीकरण के द्वारा सत्यापित किया जाना चाहिए या ऐप स्टोर में उपलब्ध एमआधार या आधार क्यूआर कोड स्कैनर ऐप से क्यूआर कोड को स्कैन करके या www.uidai.gov.in पर उपलब्ध सुरक्षित क्यूआर कोड रीडर का उपयोग करके सत्यापित किया जाना चाहिए।
- आधार विशिष्ट और सुरक्षित है।
- पहचान और पते के समर्थन में दस्तावेजों को आधार के लिए नामांकन की तारीख से प्रत्येक 10 वर्ष में कम से कम एक बार आधार में अपडेट कराना चाहिए।
- आधार विभिन्न सरकारी और गैर-सरकारी फायदों/सेवाओं का लाभ लेने में सहायता करता है।
- आधार में अपना मोबाइल नंबर और ईमेल आईडी अपडेट रखें।
- आधार सेवाओं का लाभ लेने के लिए एमआधार ऐप डाउनलोड करें।
- आधार/बायोमेट्रिक्स का उपयोग न करने के समय सुरक्षा सुनिश्चित करने के लिए आधार/बायोमेट्रिक्स लॉक/अनलॉक सुविधा का उपयोग करें।
- आधार की मांग करने वाले सहमति लेने के लिए बाध्य हैं।
- Aadhaar is proof of identity, not of citizenship or date of birth (DOB). DOB is based on information supported by proof of DOB document specified in regulations, submitted by Aadhaar number holder.
- This Aadhaar letter should be verified through either online authentication by UIDAI-appointed authentication agency or QR code scanning using mAadhaar or Aadhaar QR Scanner app available in app stores or using secure QR code reader app available on www.uidai.gov.in.
- Aadhaar is unique and secure.
- Documents to support identity and address should be updated in Aadhaar after every 10 years from date of enrolment for Aadhaar.
- Aadhaar helps you avail of various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app to avail of Aadhaar services.
- Use the feature of Lock/Unlock Aadhaar/biometrics to ensure security when not using Aadhaar/biometrics.
- Entities seeking Aadhaar are obligated to seek consent.



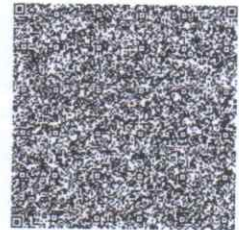
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
S/O इष्ट नारायण मिश्रा, फ्लैट न ए/5/पी-8, ए-ब्लॉक,
कामधेनु अपार्टमेंट, मेरीन ड्राइव रोड, कदमा, कदमा
जमशेदपुर, कदमा, कदमा, पूर्वी सिंहभूम,
झारखण्ड - 831005

Address:
S/O Ishta Narayan Mishra, Flat NO A/5/P-8,
A- Block, Kamdhenu Apartment, Marine Drive
Road , Kadma, Kadma Jamshedpur, Kadma,
PO: Kadma, DIST: East Singhbhum,
Jharkhand - 831005

Details as on: 04/12/2023



██████████ 7717

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

Kamlakar Mishra



भारत सरकार
Government of India



Issue Date: 05/08/2011



शैलेश कुमार मोदी
Shailesh Kumar Modi
जन्म तिथि/DOB: 19/10/1977
पुरुष/ MALE

[REDACTED] 6266

VID : 9192 2472 3601 9125

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Download Date: 25/05/2022

पता:
पुत्र गोबर्धन दास मोदी, बोस्टन-6/2 आस्था हिल्टेक सिटी,
सोनारी जमशेदपुर, सोनारी, ईस्ट सिंगभूम,
झारखण्ड - 831011

Address:
S/O GOBARDHAN DAS MODI, BOSTON-6/2
AASTHA HITECH CITY, SONARI JAMSHEDPUR,
Sonari, East Singhbhum,
Jharkhand - 831011



[REDACTED] 6266

VID : 9192 2472 3601 9125



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Shikha Kumar Singh


 भारत सरकार
Government of India

 विनोद कुमार सिन्हा
Binod Kumar Sinha
जन्म तिथि / DOB : 06/01/1961
पुरुष / Male



██████████ 18 2615


आधार - आम आदमी का अधिकार


 भारतीय विशिष्ट पहचान आधिकारण
Unique Identification Authority of India


पता:
S/O: जगदीश सहाय, एच नो -
ई/368ए, ए- ब्लक, नियर वॉटर
टावर, जमशेदपुर, सोनारी, पूर्वी
सिंहभूम, सोनारी, झारखण्ड, 831011

Address:
S/O: Jagdish Sahay, H NO -
E/368A, A- BLOCK, NEAR
WATER TOWER, JAMSHEDPUR,
Sonari, East Singhbhum, Sonari,
Jharkhand, 831011

██████████ 18 2615

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1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

Binod Kumar Sinha

Transaction Success! Please Note Your Transaction ID

gh

Name	GanpatiPromotersAndDevelopersRepByKamlakarMishra
Token No / Depositor ID	202400046353
Amount	1531500
Transaction ID	c911866b839b5f9b4e82
GRN	2401651765
CIN	10002162024041510521
Time	2024-04-15 14:13:49

Transaction Success! Please Note Your Transaction ID

Name	GanpatiPromotersAndDevelopersRepByKamlakarMishra
Token No / Depositor ID	202400046353
Amount	2000
Transaction ID	74039dcfae7b0b51742a
GRN	2401711318
CIN	10002162024041908288
Time	2024-04-19 15:31:58



Jagdish Chandra Mishra

निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र० सं०	चेकलिस्ट का विषय	Yes	No
1.	खतियान की सत्यापित प्रति	✓	
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त—		
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी-II अथवा		
	(ii) भू-स्वामित्व प्रमाण पत्र अथवा		
	(iii) शुद्धि पत्र		
	(iv) अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।	Yes	No
2.	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।	✓	
3.	पंजी-II का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4.	मुद्रांक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार सत्यापन	✓	
7.	PAN सत्यापन		
8.	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	

जाँच लिपिक का हस्ताक्षर
ROBIN KUJUR

निबंधन पदाधिकारी का हस्ताक्षर

दिनांक



Document Registration Summary 1

Date :-19-Apr-2024

- Government/Market Value: ₹60987900/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹4010 /-

Receipt : 1007142

Receipt Date : 19-04-2024

Presenter Name: -

On Date 19-04-2024 Presented at District SRO -
Jamshedpur
Signature of Presenter

Jagdish Chandra Mandal


District SRO - Jamshedpur

E	₹2000
PR	₹1
SP	₹1740
LL	₹2061
A1	₹1527698
Stamp Duty	₹4010

Total ₹1537510

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4004	4010	-6	GRAS	GanpatiPromotersAndDevelopersRepByKamlakarMishra	• GRN Number : 2401651617 • DEPT Transaction Id : 82f6332293692e66cc3c • Transaction Type :	4010
E	2000	2000	0	GRAS	GanpatiPromotersAndDevelopersRepByKamlakarMishra	• GRN Number : 2401711318 • DEPT Transaction Id : 74039dcfae7b0b51742a • Transaction Type :	2000
PR	1	1	0	GRAS	GanpatiPromotersAndDevelopersRepByKamlakarMishra	• GRN Number : 2401651765 • DEPT Transaction Id : c911866b839b5f9b4e82 • Transaction Type :	1
SP	1740	1740	0	GRAS	GanpatiPromotersAndDevelopersRepByKamlakarMishra	• GRN Number : 2401651765 • DEPT Transaction Id : c911866b839b5f9b4e82 • Transaction Type :	1740
A1	1527698	1527698	0	GRAS	GanpatiPromotersAndDevelopersRepByKamlakarMishra	• GRN Number : 2401651765 • DEPT Transaction Id : c911866b839b5f9b4e82 • Transaction Type :	1527698
LL	3	2061	-2058	GRAS	GanpatiPromotersAndDevelopersRepByKamlakarMishra	• GRN Number : 2401651765 • DEPT Transaction Id : c911866b839b5f9b4e82 • Transaction Type :	2061
Sub Total	1535446	1537510	-2064				

Article : Development Agreement Number of Pages : 116


Signature of Operator


Signature of Head Clerk


Signature of Registering Officer

ROBIN KUMAR

DHARMENDRA KUMAR





OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

Deed Endorsement

Token No :- **202400046353**




Deed Type	Development Agreement
Number of Pages	116
Fee Details	Stamp Duty :- Rs. 4004, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1740, A1 :- Rs. 1527698, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.55749428/- , Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Sonari Location :- Other Road, Sonari Property Boundaries :- East: 20'FT. ROAD, West: L.I.C. COLONY, South: C.P. MANDAL & OTHERS, North: GURU CHARAN MAHATO Khata Number - 113Plot Number - 632Volume Number - 6Page Number - 81SAF Number - SAF818479050324020921 Area Of Land :- 26.50 Decimal
Property No.	2
Valuation Details	Value :- Rs.5238342/- , Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Sonari Location :- Other Road, Sonari Property Boundaries :- East: ROAD, West: C.P. MANDAL AND OTHERS, South: ROAD, North: KALI PADA MANDAL Khata Number - 113Plot Number - 634Volume Number - 6Page Number - 81SAF Number - SAF818479050324020921 Area Of Land :- 2.49 Decimal

Sh./Smt.**JAGADISH CHANDRA MANDAL** Alias **JAGDISH CHANDRA MANDAL** s/o/d/o/w/o **Late Phanindra Nath Mandal** Alias **Fanindra Nath Mandal** has presented the document for registration in this office today dated :- **19-Apr-2024** Day :- **Friday** Time :- **16:07:52 PM**



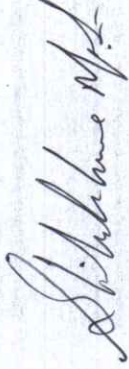


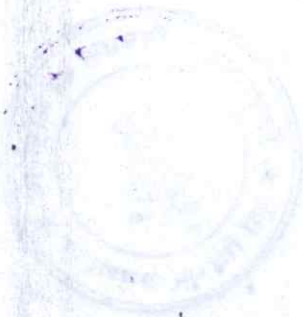
JAGADISH CHANDRA MANDAL
Alias **JAGDISH CHANDRA MANDAL**(Individual)




Party Name	Document Type	Document Number
------------	---------------	-----------------

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	JAGADISH CHANDRA MANDAL Alias JAGDISH CHANDRA MANDAL Address1 - House No. 43, Old Sonari, P.O. AND P.S. Sonari, Jamshedpur, District East Singhbhum, State of Jharkhand, Pin Code 831011,, Address2 - SONARI , , Jharkhand PAN No.: Permission Case No.-	Yes	Jagadish Chandra Mandal Address:- House No-43, , Old Sonari, Jamshedpur, Sonari, Jamshedpur, East Singhbhum, 831011, Sonari, Jharkhand, India		EXECUTANTS Age:67			



Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	GANPATI PROMOTERS AND DEVELOPERS REP BY SHAILESH KUMAR MODI Address1 - ROOM NO 7 SECOND FLOOR,HOLDING NO 5 AND LINE NO 2 ,MEGHDEEP, S B SHOP AREA, BISTUPUR JAMSHEDPUR, Address2 - BISTUPUR , , , Jharkhand PAN No.: Permission Case No.-	Yes	Shailesh Kumar Modi Address:- BOSTON-6/2 AASTHA HITECH CITY, , SONARI JAMSHEDPUR, Sonari, , East Singhbhum, 831011, Sonari, Jharkhand, India		CLAIMANT Age:46			



Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	GANPATI PROMOTERS AND DEVELOPERS REP BY KAMLAKAR MISHRA Address1 - ROOM NO 7 SECOND FLOOR,HOLDING NO 5 AND LINE NO 2 ,MEGHDEEP, S B SHOP AREA, BISTUPUR JAMSHEDPUR, Address2 - BISTUPUR , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Kamlakar Mishra Address:- Flat NO A/5/P-8, A- Block, Marine Drive Road , Kadma, Kamdhenu Apartment, Kadma Jamshedpur, Kadma, Jamshedpur, East Singhbhum, 831005, Kadma, Jharkhand, India		CLAIMANT Age:46			

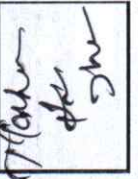
Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	BINOD KUMAR SINHA S/o-D/o JAGDISH SAHAY Address1 - E/368A, A BLOCK, NEAR WATER TOWER, SONARI, PO AND PS SONARI, JAMSHEDPUR 831011, 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	<p style="text-align: center;">MOHAN KUMAR JHA</p> <p>Address1 - 1333 BLOCK NO. 4, STREET NO. 3, SHASTRINAGAR, NEAR UTKAL BANDHAV SAMITY CLUB, KADMA, JAMSHEDPUR-831005, Address2 - , , , Jharkhand</p>			
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Signature of Operator



Seal and Signature of Registering Officer

DHARMENDRA KUMAR

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**JAGADISH CHANDRA MANDAL** Alias **JAGDISH CHANDRA MANDAL**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**BINOD KUMAR SINHA**) Son/Daughter/Wife of (**JAGDISH SAHAY**) resident of (**E/368A, A BLOCK, NEAR WATER TOWER, SONARI, PO AND PS SONARI, JAMSHEDPUR 831011**) and by occupation (**Business**).

Signature of Registering Officer

DHARMENDRA KUMAR

Date:- 19-Apr-2024



Seal and Signature of Registering Officer

17/04/24

DHARMENDRA KUMAR



Pre Registration Docket

Date :- 19-04-2024 11:51 am

Office Name :- District SRO - Jamshedpur
Token No:- 202400046353

Appoinment :- 15-Apr-2024 Time:- 10:5

Article	Development Agreement
Pre Registration Date	12-Apr-2024
No. Of Pages	58
Stamp Duty	4004
Paid Stamp Duty	0
Total Fees	₹ 15,31,442.

Property Id: **1201676**

Valuation No. : 1638997 / 2024	:- 2024-2025	Date : 19-April-2024 11:23:AM	
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Urban	Corporation : Jamshedpur(NAC)	Village/City : Sonari	
Sonari - Other Road			
Khata Number - 113			
Plot Number - 632			
Volume Number - 6			
Page Number - 81			
SAF Number - SAF818479050324020921			
Property Rates			
Commercial Land (Y)			
₹2103752/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	26.50 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 26.5 x 2103752=55749428	₹5,57,49,428/-
A	Total		₹5,57,49,428/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹5,57,49,500/-
Total Amount in Words : Five Crore Fifty Seven Lakhs Forty Nine Thousands Five Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: 20'FT. ROAD, West: L.I.C. COLONY, South: C.P. MANDAL & OTHERS, North: GURU CHARAN MAHATO
Area	Land area : 26.50 Decimal
Other Description of the Property	Pin Code - 831011
Government/Market Value	55749428
Transaction Amount	-

Property Id: **1201679**

Valuation No. : 1638998 / 2024	:- 2024-2025	Date : 19-April-2024 11:23:AM
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur
Land Type : Urban	Corporation : Jamshedpur(NAC)	Village/City : Sonari
Sonari - Other Road		-
Khata Number - 113		
Plot Number - 634		
Volume Number - 6		
Page Number - 81		
SAF Number - SAF818479050324020921		

Property Rates			
Commercial Land (Y)			
₹2103752/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area		2.49 Decimal
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2.49 x 2103752=5238342.48	₹52,38,342/-
A	Total		₹52,38,342/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹52,38,400/-
Total Amount in Words : Fifty Two Lakhs Thirty Eight Thousands Four Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: ROAD, West: C.P. MANDAL AND OTHERS, South: ROAD, North: KALI PADA MANDAL
Area	Land area : 2.49 Decimal
Other Description of the Property	Pin Code - 831011
Government/Market Value	5238342.48
Transaction Amount	-

CLAIMANT	- Ms. GANPATI PROMOTERS AND DEVELOPERS REP BY KAMLAKAR MISHRA , , Father/Husband Name ISHTA NARAYAN MISHRA , PAN No.- Date Of Birth -21-Sep-1977, Permission Case No.- , Aadhaar No. *****7717, Country -INDIA, State Name -Jharkhand, District Name -EAST SINGHBHUM, City/Village/Town Name -JAMSHEDPUR, Locality -BISTUPUR, Address - ROOM NO 7 SECOND FLOOR,HOLDING NO 5 AND LINE NO 2 ,MEGHDEEP, S B SHOP AREA, BISTUPUR JAMSHEDPUR, Pin Code -831001
	- Ms. GANPATI PROMOTERS AND DEVELOPERS REP BY SHAILESH KUMAR MODI , , Father/Husband Name Gobardhan Das Modi , PAN No.- Date Of Birth -19-Oct-1977, Permission Case No.- , Aadhaar No. *****6266, Country -INDIA, State Name -Jharkhand, District Name -EAST SINGHBHUM, City/Village/Town Name -JAMSHEDPUR, Locality -BISTUPUR, Address - ROOM NO 7 SECOND FLOOR,HOLDING NO 5 AND LINE NO 2 ,MEGHDEEP, S B SHOP AREA, BISTUPUR JAMSHEDPUR, Pin Code -831001
EXECUTANTS	- Mr. JAGADISH CHANDRA MANDAL Alias JAGDISH CHANDRA MANDAL , , Father/Husband Name Late Phanindra Nath Mandal Alias Fanindra Nath Mandal , PAN No.- Date Of Birth -18-Oct-1956, Permission Case No.- , Aadhaar No. *****3337, Country -India, State Name -Jharkhand, District Name -EAST SINGHBHUM, City/Village/Town Name -JAMSHEDPUR, Locality -SONARI, Address - House No. 43, Old Sonari, P.O. AND P.S. Sonari, Jamshedpur, District East Singhbhum, State of Jharkhand, Pin Code 831011,, Pin Code -831011

Witness Information	Mr. MOHAN KUMAR JHA , Address - 1333 BLOCK NO. 4, STREET NO. 3, SHASTRINAGAR, NEAR UTKAL BANDHAV SAMITY CLUB, KADMA, JAMSHEDPUR-831005-, Father/Husband Name -PRADIP KUMAR JHA
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Identifier Details	Mr. BINOD KUMAR SINHA , Address - E/368A, A BLOCK, NEAR WATER TOWER, SONARI, PO AND PS SONARI, JAMSHEDPUR 831011-, Father/Husband Name -JAGDISH SAHAY
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Fee Rule:Development Agreement		
1	Stamp Duty	4,000
2	Stamp Duty	4

1	SP	1,740
Total		1,740

Fee Rule:Development Agreement		
1	A1	3,000
2	A1	15,24,698
3	E	2,000
4	LL	3
5	PR	1
Total		15,29,702

Total

15,29,702

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.

Bamlakar Gaishe Jagadish Chandra Maudgal

Deed Writer / Advocate
20/04/2024

Vendee / Claimant

Vendor / Executant



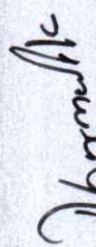
Token No.: 202400046353

CERTIFICATE

Office of the District SRO - Jamshedpur

This **Development Agreement** was presented before the registering officer on date **19-Apr-2024** by **JAGADISH CHANDRA MANDAL Alias JAGDISH CHANDRA MANDAL, S/O, D/O, W/O Late Phanindra Nath Mandal Alias Fanindra Nath Mandal** resident of House No. 43, Old Sonari, P.O. AND P.S. Sonari, Jamshedpur, District East Singhbhum, State of Jharkhand, Pin Code 831011, SONARI.
This deed was registered as Document No:- **2024/JSR/1778/BK1/1657** in Book No :- **BK1**, Volume No :- 319 from Page No :- 169 to 284 at, office of **District SRO - Jamshedpur**

Date:- **19-Apr-2024**


Registering Officer
DHARMENDRAKUMAR