



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 4d988a3732996a9b2d5d

Receipt Date : 24-Jul-2023 03:35:18 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

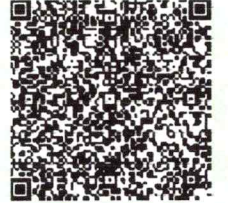
Token Number : 202300076723

Office Name : District SRO - Jamshedpur

Document Type : Power of Attorney

Payee Name : RISHIRAJ BUILDCON PVT LTD OPC REP
BY RISHI RAJ HARSH (Vendee)

GRN Number : 2318417424



:- For Office Use :-

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APP-24.07.23



2023/JSR/4156/BK4/271

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।

गवर्नरी प्रकार की सेवा नहीं दी जायेगी

Vandana Mishra
25/07/2023

Samitza Kumar
Nidusingh
Meenakshi Devi

G.P.A

P.S
Birnagar

Stamp
100/-



25/07/2023

Handwritten signature



Greenakshi Devi
25/07/2023



25/07/2023

Handwritten signature



Sumita Kumari
25/07/2023

28
25/07

खाता नम्बर 3, 40, 55,
एजेंट नम्बर 1455, 1451, 1450,
देय प्रतिवाधित सूची में दर्ज नहीं है।

विषय 21 के अर्धीत कायदा: भारतीय स्टाफ-अधिकार
(इंडियन स्टाफ ऐक्ट), 1947 को अनुच्छेद
1 या 1क, से 48, d; के अर्धीत
यथावत् स्टाफ-रहित (या स्टाफ-शुल्क
से विमुख या स्टाफ-शुल्क अपेक्षित नहीं):

जिला अवर जिलाधिकारी

संबन्धित बकाया न लेखाकारी / विभागीय
जाति के अर्धीत जो रद्द है।
छोटा नम्बर 1455, 1451, 1450
की बात 48(d) के अन्तर्गत नहीं है।

Cpy
25/7/23

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निर्वाहक-कार्यालय

Cpy
25/7/23

₹10,000-00

GENERAL POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENTS THAT We,

Cpy
दस्तावेज जारी
25/7/23

G.P.A

P.S
Birnagar

Stamp
100/-

Greenakshi Devi
25/07/2023



25/07/2023
[Signature]



Nidusipin
Sumitra Kumari
25/07/2023



25/07/2023
Nandana Mishra
[Signature]



28
25/07

खाता नम्बर 3, 40, 55,
फ्लोट नम्बर 1455, 1451, 1450,
देय प्रतिवाधित सूची में दर्ज नहीं हैं।

क्लियर 21 के अर्धीन कायदा: भारतीय स्वायत्त-अधिकार
(इंडियन स्वायत्त ऐक्ट) 1989 की अनुच्छेद
1 या 1क, से 48, d; के अर्धीन
यथावत् स्वायत्त-रहित (या स्वायत्त-शुद्ध
से विमुख या स्वायत्त-शुद्ध अपेक्षित नहीं):

जिला अवर जिलाधिकारी

स्वयम्भूत बलवर्धन न लोकावारी / पिसाल
जाति के अर्धीन जो रद्द है।
छोटा नम्बर 1455 (1) अधिनियम 1908
की धारा 48(2) के अन्तर्गत नहीं है।

Cpy
25/7/23

[Signature]

[Signature]
निर्वाहक-पार्षद
25/7/23

Cpy
25/7/23

₹10,000-00

GENERAL POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENTS THAT We,

Cpy
दस्तावेज जारी
25/7/23



Simriti Kumari
25/07/2023



Vandana Mishra
26/07/2023



Vandana Mishra
&




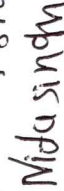
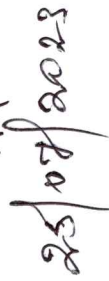


Nidhi Singh
25/07/2023



Nidhi Singh

1) ASHWINI KUMAR MISHRA (UID : xxxx xxxx 1194), S/o. Mr. Awadh Kishore Mishra, by occupation Service,


Vandana Mishra

Sumitra Kumari

Meenakshi Devi

Nitu Singh

Saroj Kumar Singh

2) VANDANA MISHRA (UID : xxxx xxxx 4850), W/o. Mr. Ashwini Kumar Mishra, by occupation Business,


both R/o. Qr. No. L6-45, Tube Baridih, Near Sangeet Kala Kendra Baridih, P.S. Sidhgora, Town Jamshedpur, District East Singhbhum, within the state of Jharkhand,

3) SUMITRA KUMARI (UID : xxxx xxxx 0303), W/o. Shyam Kumar, by occupation Housewife, R/o. 52, Swarnrekha Flat, PO & PS: Sakchi, Town Jamshedpur, District East Singhbhum, state of Jharkhand and

4) MEENAKSHI DEVI (UID : xxxx xxxx 7121), W/o. Raj Kumar, by occupation Housewife, R/o. L4/87, New Gandak Road, PO & PS: Sakchi, Town Jamshedpur, District East Singhbhum, state of Jharkhand and

5) NITU SINGH (UID : xxxx xxxx 3481), W/o. Saroj Kumar Singh, by occupation Housewife, R/o. 19, Sankh Road, Old Baridih, Town Jamshedpur, District East Singhbhum, state of Jharkhand, all by faith Hindu, all by Category General, Indian nationals hereinafter referred to as the "FIRST PARTY/OWNER/EXECUTANT" (which expression shall unless excluded by or repugnant to the context, mean and include their heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the ONE PART:


WHEREAS, We the Owners had entered into a registered Development Agreement, deed no. 2023/JSR/4155/BK1/3876 dated 25-07-2023, registered at the District Sub registry office at Jamshedpur, in respect of the Schedule 'A', 'B', 'C', 'D' & 'E' hereunder written land with M/S RISHI RAJ BUILDCON PVT. LTD. (O.P.C.) (PAN : AAHCR5110Q) a company, having its registered office at Pushpanjali Apartment, Ground Floor, Opp. Narbheram


Vandana Mishra
Sumitra Munari
Sreenakshi Devi
Nidhi Singh
25/07/2023


English School, Contractors Area, P.O and P.S Bistupur, Town Jamshedpur, District East Singhbhum.

AND WHEREAS as per the said terms of the registered Development Agreement deed no. 2023/JSR/ 4155 /BK1/ 3876 dated 25 -07-2023, registered at the District Sub registry office at Jamshedpur, we are also executing this General Power of Attorney in respect of our Schedule 'A', 'B', 'C', 'D' & 'E' hereunder property, in favour of **RISHI RAJ HARSH** (UID : xxxx xxxx 7541), S/o. Shri Rabindra Kumar Jha, by religion Hindu, by category General, Indian Citizen, by occupation Business, resident of Flat No. 402, Road No. 07, Vidyapati Tower, Ramnagar, P.O. Sonari, and P.S. Kadma, Town Jamshedpur, District East Singhbhum, state of Jharkhand, Director of M/S **RISHI RAJ BUILDCON PVT. LTD. (O.P.C.) (PAN : AAHCR5110Q)** a company, having its registered office at Pushpanjali Apartment, Ground Floor, Opp. Narbheram English School, Contractors Area, P.O and P.S Bistupur, Town Jamshedpur, District East Singhbhum.


NOW BY THESE PRESENTS, we hereby constitute and appoint **RISHI RAJ HARSH (UID : xxxx xxxx 7541)**, S/o. Shri Rabindra Kumar Jha, by religion Hindu, by category General, Indian Citizen, by occupation Business, resident of Flat No. 402, Road No. 07, Vidyapati Tower, Ramnagar, P.O. Sonari, and P.S. Kadma, Town Jamshedpur, District East Singhbhum, state of Jharkhand, director of M/S **RISHI RAJ BUILDCON PVT. LTD. (O.P.C.) (PAN : AAHCR5110Q)** a company, having its registered office at Pushpanjali Apartment, Ground Floor, Opp. Narbheram English School, Contractors Area, P.O and P.S Bistupur, Town Jamshedpur, District East Singhbhum or any of its directors or authorised representatives as our **TRUE AND LAWFUL ATTORNEY**, to do execute and exercise the following acts, deeds and things in our name and on our behalf that is to say:-


Nandana Mishra
Semi Govt. Numbani
emakshidevi
Nidu Singh
26/07/2023

1. To appear and / or represent us in all courts, courts, Civil, Criminal, Collectorate, Appellate, and / or Higher Court/s / authorities, High court, Apex Court, all office including the office of Panchayat and / or Municipal, D.C, S.D.O, C.O, B.D.O, Notified Area Committee, Adityapur Nagar Nigam, Adityapur Municipal Council, Zila Parishad, J.U.S.C.O, Tata Steel Ltd., TISCO, T.S.U.I.S.L., appropriate authority, if any, needed, Police Station, J.S.E.B., Tribunal, Municipal Corporation / Council, Jharkhand fire Brigade, Pollution Control, Sales Tax, Income Tax, G.S.T., Registering Authority, before any forum, Institute, Organization, Bank, L.I.C Housing, HDFC, other Govt. and Semi Govt. offices.
2. To sign execute, swear and deliver any paper plan, application, petition, form, objection or no-objection, Vakaltnama, notice, Acknowledgement, affidavit, indemnity, Declaration, document under conveyance, letter of information, and file the same before any court or office, letter of information, and file the same before any court or office and / or organization financial institution and / or before any party, person and concern.
3. To look after, manage and maintain Schedule 'A', 'B', 'C', 'D' & 'E' hereunder immovable property and also protect and defend our legal interest thereto.
4. To file any suit or case and / or defend any suit or case, to give evidence, appoint Advocate, Solicitor, Arbitrator, and Legal representative to conduct any suit or case and to verify, sign and submit plaint, written statement, show cause, evidence, order, judgement, affidavit Indemnity and all required papers, documents etc. before any court or office and to purchase required court fees, NJS, other form etc.
5. To contest and / or compound any suit or case and / or proceedings with the Opposite party as our said attorney thinks fit and proper.


Vandana Mishra
Sumitran Kumeri
Meenakshi Devi
Nidusindh
25/07/2023

6. To apply and obtain certified copy of order, Decree and Judgement passed by any court or office for record and reference AND / OR refer the same for higher arbitration or appeal against order, decree and judgement passed by the lower court, office etc., and also obtain any paper, certified copy of the document or deed on our behalf.
7. To enter into an agreement or agreements with one or more intending buyer or buyers in respect of proposed flats, units, parking's, duplex, bungalow's and or any structure whatsoever standing over the Schedule 'A', 'B', 'C', 'D' & 'E' hereunder written property along with the proportionate share of land or any part of the 'A', 'B', 'C', 'D' & 'E' hereunder written land.
8. To pay the ground rent, electricity, other utility services, amenities, Panchyat or municipal taxes, or charges if any, in respect of the 'A', 'B', 'C', 'D' & 'E' hereunder written property and to convert the nature of land through the local authority C.O. / D.C. / Zila Parishad, and or appropriate authority, Government Departments.
9. To apply before the appropriate authorities for obtaining electricity power connection, water arrangement, Telephone connection, and / or sewerage, additional connection, and for any further matters and affairs over the Schedule 'A', 'B', 'C', 'D' & 'E' hereunder written property.
10. And to Act as per the terms of the Development Agreement deed no. 2023/JSR/4135 /BK1/3876 dated 25-07-2023, registered at the District Sub registry office at Jamshedpur.
11. To apply for proper permission no objection and clearance, if any, require or deem to be required with respect to the 'A', 'B', 'C', 'D' & 'E' hereunder written property before the appropriate authority and / or concern or department and obtain permission of order for the same.
12. To enter in agreement or agreements with one or more intending buyer or buyers and / or party or parties sale and transfer and / or alienate or assigns


Vandana wishwa,
Sumittra Kumari,
Geemukhi Devi
Nida Singh
25/07/2023


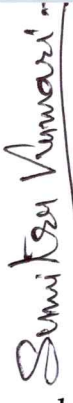



or lien the proposed flats, units, parking's, duplex, bungalow's and or any structure whatsoever standing over the Schedule 'A', 'B', 'C', 'D' & 'E' hereunder written property along with the proportionate share of land or any part of the Schedule 'A', 'B', 'C', 'D' & 'E' hereunder written land on such terms as our attorney shall think fit and proper and / or as such terms as our attorney and such party may mutually agree upon.

13. To sign and execute the Deed of transfer by sale, and / or any other deed under conveyance, mortgage, lease deed etc. in favour of any party, person, concern, institute, organization, financial institute etc. in respect of the proposed flats, units, parking's, duplex, bungalow's and or any structure whatsoever standing over the Schedule 'A', 'B', 'C', 'D' & 'E' hereunder written property along with the proportionate share of land or any part of the Schedule 'A', 'B', 'C', 'D' & 'E' hereunder written land and to present such deed or deeds for registration before the Registering Authority and / or the officer, competent, to get the document registered under the Indian Registration Act, and admit execution of the same for me **AND ON OUR BEHALF** to do all acts, deeds and things for completing the Registration of such deeds and instruments and also endorse the Registration Receipt thereof.

14. To apply for all sanctions, clearances, licenses, permissions, N.O.C. /s and any form of approval from/ before the appropriate authority and / or concern or department and obtain permission of order for the same.

15. To obtain building permit and permission for construction from the competent authority and or all necessary approvals, sanctions and clearances.

16. To mortgage the Schedule 'A', 'B', 'C', 'D' & 'E' hereunder written property or any structure or unit being constructed thereon in any financial institution.


 Vandana Mishra

 Sumit K. Kumari

 Geetika Devi

 Nidhi Singh

 25/07/2023

AND GENERALLY, to do all acts, deeds and things for all intents and purposes as stated herein and **WE HEREBY AGREE TO RATIFY AND CONFIRM** all acts, deeds and things shall lawfully do, execute and perform and / or cause to be done, executed and performed by our said attorney by virtue of these presents and shall be binding on us.

Schedule 'A'

[Ashwini Kumar Mishra and Vandana Mishra]

All that land measuring an area two kathas and ten dhurs i.e. 4.13 Decimals, recorded under old Khata No. 1, being portion of old plot No. 4162, corresponding to new Khata no. 3, being portion of new plot no. 1455, in Mouza Murakati, Thana No. 1199, Ward No. 17, JNAC, P.S. Birsanagar, Anchal Jamshedpur, Halka no. 8, Town Jamshedpur, District East Singhbhum, which is bounded as :


North : Portion of Plot no. 1455 in occupation of Nirupama and Jyoti Kumari;
 South : Mitro Gope;
 East : 11' ft. Road;
 West : Talab.

Schedule 'B'

[Ashwini Mishra]

District East Singhbhum, District Sub Registry office at Jamshedpur, Mouza **MURAKATI**, Thana No. 1199, Ward No. 17, JNAC, Anchal Jamshedpur, Halka no. 8, P.S. Birsanagar,

Khata no.	Plot no.	Area	Boundary
Old 1	Old 4162	3.30 Decimals	N : Others Plot;
New 3	New 1455 (P)		S : Ashwini Kr Mishra;


 Vandana wishha
 Sumitra Kumari
 Meenakshi Devi
 Nidu Singh
 25/07/2023

			E : 11'ft. Wide Road;
			W : Talab

Schedule 'C'

[Sumitra Kumari]

All that land measuring an area $1\frac{1}{2}$ kathas i.e. 2.47 Decimals, recorded under new Khata No. 40, being portion of New plot No. 1451, corresponding to Old Khata no. 6, being Old Plot no. 4156, in Mouza Murakati, Thana No. 1199, Ward No. 17, JNAC, Anchal Jamshedpur, Halka no. 8, P.S. Birsasnagar, Town Jamshedpur, District East Singhbhum,

which is bounded as :

North : Meenakshi Devi;
 South : Road;
 East : Vendor NIJ;
 West : Natan Singh.

Schedule 'D'

[Meenakshi Devi]

All that land measuring an area $1\frac{1}{2}$ kathas i.e. 2.47 Decimals, recorded under new Khata No. 55, being portion of New plot No. 1450, corresponding to Old Khata no. 6, being old Plot no. 4157, in Mouza Murakati, Thana No. 1199, Ward No. 17, JNAC, Anchal Jamshedpur, Halka no. 8, P.S. Birsasnagar, Town Jamshedpur, District East Singhbhum, which is bounded as :

North : 12' Ft. Road;
 South : Sumitra Devi;
 East : Plot no. 1449;
 West : Niz Land.

Vandana Mishra,

Sumitra Munari;

Meerakshi Devi

Nidu Singh

25/07/2023

Schedule 'E'

[Nitu Singh]

All that land measuring an area 6.60 Decimals, recorded under new Khata No. 40, being portion of new plot No. 1451, corresponding to Old Khata no. 6, being Old Plot no. 4157, in Mouza Murakati, Thana No. 1199, Ward No. 17, JNAC, Anchal Jamshedpur, Halka no. 8, P.S. Birasnagar, Town Jamshedpur, District East Singhbhum,

which is bounded as :

North : Plot Nos. 261 and 299;

South : 12' ft. Wide Road;

East : Part of Plot No. 1451;

West : Part of Plot Nos. 261 & 1451.

In Witness Whereof the Executant has signed this Deed Today the 25th day of JULY, 2023 at Jamshedpur, in presence of the following :

WITNESSES:

1. Shivam Mandel s/o - Nilkanth Mandel
R/o - Haldipokhar, East Singhbhum, Jharkhand.

2. Balaji Rao s/o B. Nageshwar Rao R/o 21
Nandhi Govindji Contractors Area,
Bisthwa, Jamshedpur.



Wandana Mishra

Sunita Khumari

Meenakshi Devi

Nity Singh

25/07/2023

ATTORNEY'S SIGNATURE & FINGER PRINT

M/S RISHI RAJ BUILDCON PVT. LTD. (O.P.C.)

Director - RISHI RAJ HARSH



Harsh

Harsh
25/07/2023



Certified that the finger print of left hand of each person whose photograph is affixed in this document have been obtained by me or before me.

Harsh
ADVOCATE

1115 1100 1115 1115

1115 1100 1115

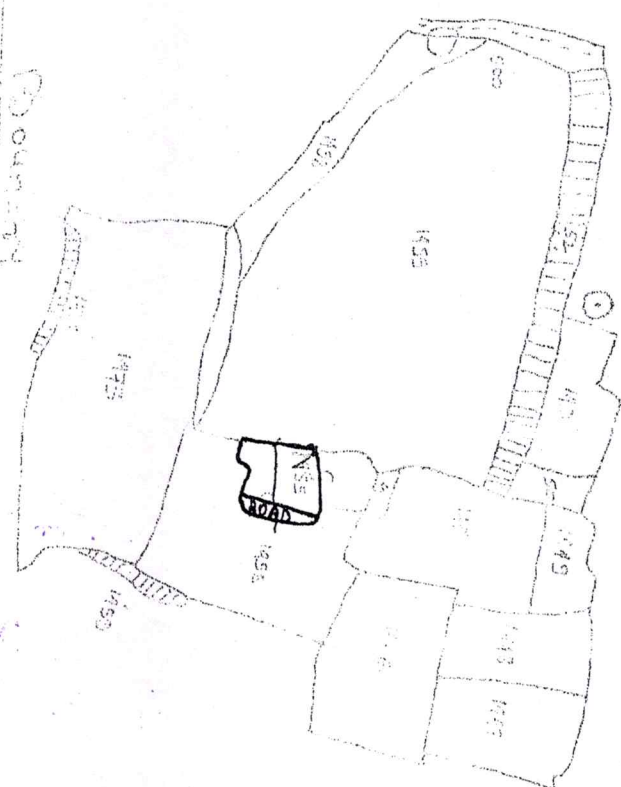
1115 1100 1115

1115 1100 1115

1115 1100 1115

1115 1100 1115

1115 1100 1115



[Handwritten signature]

New Kuda No. 1455 photo - Area -

3 - 1455/01 - 2267 Sq.ft

= 4.53 Ketha

Old Kuda - Area -

1 - 4162 - 3267 Sq.ft

= 4.53 Ketha

Boundary
 7 - Ketha
 3 - Ketha
 E - Road
 15 - TANK

2 Ketha (out of Total 4.53 Ketha)

i.e. 8.30 Deedwa.

Token No.: 202300076723

CERTIFICATE

Office of the District SRO - Jamshedpur

This **Power of Attorney** was presented before the registering officer on date **25-Jul-2023** by **ASHWINI KUMAR MISHRA**, S/O, D/O, W/O **AWADH KISHORE MISHRA** resident of QR NO L6-45 TUBE COLONY NEAR SANGEET KALA KENDRA BARIDIH JAMSHEDPUR ,.

This deed was registered as Document No:- **2023/JSR/4156/BK4/271** in Book No :- **BK4**, Volume No :- 39 from Page No :- 103 to 170 at, office of **District SRO - Jamshedpur**

Date:- **25-Jul-2023**


Registering Officer



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : d3258b06e105dd83abc0

Receipt Date : 24-Jul-2023 03:21:26 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300076720

Office Name : District SRO - Jamshedpur

Document Type : Development Agreement

Payee Name : RISHIRAJ BUILDCON PVT LTD OPC REP
BY RISHI RAJ HARSH (Vendee)

GRN Number : 2318417153



-: For Office Use :-

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Copy



2023/JSR/4155/BK1/3876

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।

रिशी राज के सेल नम्बर पर भेजा है, venakshideve

Mandana Mishra Sumita Kumari

25/07/2023

Handwritten signature on the right margin.

Development Agreement
3,12,34,100/-

P.S
Birsinghgar

Stamp
100/-

Deenakshi Devi
25/07/2023



Handwritten signature and date 25/07/2023



Sunita Kumari
Nigam Singh
25/07/2023



Handwritten signature and date 25/07/2023

खाता नम्बर... 3, 40, 55,
प्लॉट नम्बर 1455, 1451, 1450,
देय प्रतिबंधित सूची में दर्ज नहीं है।

27
अनुच्छेद 24 के अधीन प्रारण: भारतीय स्टांप-अधिनियम
अधिनियम स्टांप दिनांक 1999 की आवश्यकता
के तहत 100/- का स्टाम्प 5, के लक्ष्य
प्रमाणित स्टांप-अधिक (या स्टांप-मुक्त
में विमुख या स्टांप-मुक्त अंकित नहीं।

जिला अन्तर लिब्रेट

साक्षरित दस्तावेज न... / प्रिण्ट
जाति को... जिला को नहीं है।
छोटानामपुर कोरतारों अधिनियम 1909
की धारा 48(B) के अन्तर्गत नहीं है।

Copy
25/7/23

Handwritten signature

Handwritten signature and date 25/7/23

Copy
25/7/23

Rs. 7,80,853=00
E- 2000=00
L- 08=00
PR- 03=00

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE on this 25/7 day of
JULY 2023, AT JAMSHEDPUR, BY AND BETWEEN;

Copy
दस्तावेजों का



Handwritten text, possibly a name or initials.

Handwritten signature and date: 25/07/2023



अखिल भारतीय किसान-अवध किसान मित्र
 निवास-खान ब्राह्मण खाला-सिन्धु
 तालिका या क्या 25/07/2023
 जामनाथ

निवासी-पदाधिकारी का हस्ताक्षर
 25/07/23





Sumittra Kumari
25/07/2023



Meenakshi Devi
25/07/2023



Nitusingh

1) **ASHWINI KUMAR MISHRA** (UID : xxxx xxxx 1194), S/o. Mr. Awadh Kishore Mishra, by occupation Service,

2) **VANDANA MISHRA** (UID : xxxx xxxx 4850), W/o. Mr. Ashwini Kumar Mishra, by occupation Business,

both R/o. Qr. No. L6-45, Tube Baridih, Near Sangeet Kala Kendra Baridih, P.S. Sidhgora, Town Jamshedpur, District East Singhbhum, within the state of Jharkhand,

3) **SUMITRA KUMARI** (UID : xxxx xxxx 0303), W/o. Shyam Kumar, by occupation Housewife, R/o. 52, Swarnrekha Flat, PO & PS: Sakchi, Town Jamshedpur, District East Singhbhum, state of Jharkhand and

4) **MEENAKSHI DEVI** (UID : xxxx xxxx 7121), W/o. Raj Kumar, by occupation Housewife, R/o. L4/87, New Gandak Road, PO & PS: Sakchi, Town Jamshedpur, District East Singhbhum, state of Jharkhand and

5) **NITU SINGH** (UID : xxxx xxxx 3481), W/o. Saroj Kumar Singh, by occupation Housewife, R/o. 19, Sankh Road, Old Baridih, Town

Vandana Mishra
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Jamshedpur, District East Singhbhum, state of Jharkhand, all by faith Hindu, all by Category General, Indian nationals, hereinafter referred to as the 'OWNER' (which expression shall, unless it be repugnant to the context or meaning thereon be deemed to include his heirs, executors, administrators and assigns), being the Parties of the **First Part**.

AND

M/S RISHI RAJ BUILDCON PVT. LTD. (O.P.C.) (PAN : AAHCR5110Q) a company, having its registered office at Pushpanjali Apartment, Ground Floor, Opp. Narbheram English School, Contractors Area, P.O and P.S Bistupur, Town Jamshedpur, District East Singhbhum, represented by one its Director namely RISHI RAJ HARSH (UID : xxxx xxxx 7541), S/o. Shri. Rabindra Kumar Jha, by religion Hindu, by category General, Indian Citizen, by occupation Business, resident of Flat No. 402, Road No. 07, Vidyapati Tower, Ramnagar, P.O. Sonari, and P.S. Kadma, Town Jamshedpur, District East Singhbhum, state of Jharkhand hereinafter called and referred to as the 'DEVELOPER/ BUILDER', (which expression shall, unless it be repugnant to the context or meaning thereon be deemed to include his heirs, executors, administrators and assigns), being the Parties of the **Other Part**:

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WHEREAS the Owner no. 1 and 2 had together purchased All that land measuring an area two kathas and ten dhurs i.e. 4.13 Decimals, recorded under old Khata No. 1, being portion of old plot No. 4162, corresponding to new Khata no. 3, being portion of new plot no. 1455, in Mouza Murakati, Thana No. 1199, Ward No. 17, JNAC, P.S. Birsasagar, Town

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Jamshedpur, District East Singhbhum and morefully described in the Schedule 'A' hereunder written by the virtue of a registered sale deed bearing deed No. 4560 dated 20-09-2013, registered at the District Sub Registry office at Jamshedpur, from its previous lawful Owner namely Mitro Gope. That after purchasing the Schedule 'A' hereunder written property the Owner mutated their name in the government records vide mutation case No. 611/ 2014-2015 and the same is also recorded in the Volume No. 2 page No. 62, in the register II of the Anchal Adhikari, Jamshedpur.

AND WHEREAS the Owner No. 1 had also purchased All that land measuring an area 3.3 Decimals, recorded under old Khata No. 1, being portion of old plot No. 4162, corresponding to new Khata no. 3, new plot no. 1455, in Mouza Murakati, Thana No. 1199, Ward No. 17, JNAC, P.S. Birsasnagar, District East Singhbhum and morefully described in the Schedule 'B' hereunder written by the virtue of a registered sale deed bearing deed No. 905/ 822 dated 27-02-2018, registered at the District Sub Registry office at Jamshedpur, from its previous lawful Owners namely Jyoti Kumari and Nirupama. That after purchasing the Schedule 'B' hereunder written property the Owner No. 2 mutated his name in the government records vide mutation case No. 128 / R 27 2018 -2019 and the same is also recorded in the Volume No. 50 page No. 77 in the register II of the Anchal Adhikari, Jamshedpur.

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AND WHEREAS the Owner No. 3 had purchased All that land measuring an area 2.47 Decimals, recorded under new Khata No. 40,

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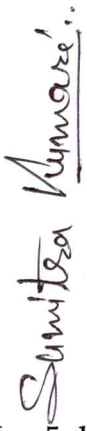
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being portion of new Survey plot No. 1451, corresponding to Old Khata no. 6, being old plot no. 4156, in Mouza Murakati, Thana No. 1199, Ward No. 17, JNAC, P.S. Birsasnagar, District East Singhbhum and morefully described in the **Schedule 'C'** hereunder written by the virtue of a registered sale deed bearing deed No. 2050/ 1553 dated 02-04-2013, registered at the District Sub Registry office at Jamshedpur, from its previous lawful Owners namely Chhotu Gope. That after purchasing the **Schedule 'C'** hereunder written property the Owner No. 3 mutated her name in the government records vide mutation case No. 1559/ 2015-2016 and the same is also recorded in the Volume No. 2 page No. 80 in the register II of the Anchal Adhikari, Jamshedpur.

AND WHEREAS the Owner No. 4 had purchased All that land measuring an area 1 ½ Kathas i.e. 2.47 Decimals, recorded under new Khata No. 55, being portion of new plot No. 1450, corresponding to Old khata no. 6, being old plot no. 4157, in Mouza Murakati, Thana No. 1199, Ward No. 17, JNAC, P.S. Birsasnagar, District East Singhbhum and morefully described in the **Schedule 'D'** hereunder written by the virtue of a registered sale deed bearing deed No. 2051/ 1554 dated 02-04-2013, registered at the District Sub Registry office at Jamshedpur, from its previous lawful Owners namely Chhotu Gope. That after purchasing the **Schedule 'D'** hereunder written property the Owner No. 4 mutated her name in the government records vide mutation case No. 1560/ 2015-2016 and the same is also recorded in the Volume No. 2 page No. 79 in the register II of the Anchal Adhikari, Jamshedpur.



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AND WHEREAS the Owner No. 5 had purchased All that land measuring an area 6.60 Decimals, recorded under new Khata No. 40, being portion of New plot No. 1451, recorded under Old Khata no. 6, being Old plot no. 4157, in Mouza Murakati, Thana No. 1199, Ward No. 17, JNAC, P.S. Birasnagar, District East Singhbhum and morefully described in the Schedule 'E' hereunder written by the virtue of a registered sale deed bearing deed No. 3697/ 3059 dated 20-04-2010, registered at the District Sub Registry office at Jamshedpur, from its previous lawful Owners namely Chhotu Gope. That after purchasing the Schedule 'E' hereunder written property the Owner No. 5 mutated her name in the government records vide mutation case No. 1410/ 2014-2015 and the same is also recorded in the Volume No. 2 page No. 68 in the register II of the Anchal Adhikari, Jamshedpur.

AND WHEREAS the OWNER are the lawful owner and is in peaceful possession of their respective Schedule 'A', 'B', 'C', 'D' & 'E' hereunder written property and have been enjoying all acts of ownership thereto.

AND WHEREAS the owners are unable to look after and manage the Schedule 'A', 'B', 'C', 'D' & 'E' hereunder written property and therefore the Owners are desirous to get the Schedule 'A', 'B', 'C', 'D' & 'E' hereunder written land developed and or construct multi-storeyed buildings and or building projects over the Schedule 'A', 'B', 'C', 'D' & 'E' hereunder written land through the Developer.

AND WHEREAS the Owners have come to know of the workman like, professional and craftsmanship of the Developer and have approached


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Smriti Kumar
Deenakshi Devi
Nidul Singh



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the Developer for developing the Schedule 'A', 'B', 'C', 'D' & 'E' hereunder written premises.

AND WHEREAS after mutual discussions and deliberations, the owners have agreed to grant to the Developer and the Developer has agreed to accept from the Owners, exclusive and irrevocable rights to undertake the construction on the Schedule 'A', 'B', 'C', 'D' & 'E' hereunder written property on the following terms and conditions:

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

1. This Agreement shall be deemed to have been commenced with effect from the date of execution of these presents and shall remain in force until completion of the development and construction of the said project.
2. The Owners hereby grant exclusive and irrevocable right to the Developer for development of the Schedule 'A', 'B', 'C', 'D' & 'E' Premises, terminable only at the instance of the Developer, unless specified otherwise hereinafter.
3. **DEVELOPMENT PLANS & APPROVALS**
 - (a) It is specifically agreed that the Owner shall through the Developer's Architects submit plans for sanctioning of lay out for construction of buildings and/or other structures on the said property or any part or portion thereof to the appropriate


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Nitu Singh


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agencies and have the architecture plans approved for clearance to construct the buildings.

- (b) The said plans shall be prepared by the Architects of the Developer and at the costs of the Developer which shall be forthwith be submitted by the Owners with appropriate agencies for the purposes of obtaining requisite approvals and permissions.
- (c) That the architecture plans may only be modified or changed with prior written consent of the Developer during the stage of approval. Howsoever, after initial approval of the architecture plan, no modification, alteration or changes in the approved architecture plan shall be permitted unless submitted by the Developer to appropriate agency certifying and approving the architecture plans.
- (d) The Owner declares that they have examined and verified the draft Scheme framed and proposals made by the Developer for the development of the said project and she is fully satisfied with the same including the provisions made with regard thereto by the Developer as also with the responsibilities of the parties mentioned and described therein.

4. GENERAL POWER OF ATTORNEY

- (a) That as and when desired by the developer, the Owner shall execute a General Power of Attorney in respect of the Schedule 'A', 'B', 'C', 'D' & 'E' hereunder written property in favour of the Developer or any other person nominated by the Developer for carrying out day to day operations related to the construction



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and also for negotiations and entering into agreements with prospective Purchasers of the constructed Project.

- (b) Failure of the Owner to execute the General Power of Attorney if desired by the Developer shall make the Agreement terminable at the instance of the Developer, and in such eventuality, the Developer shall be entitled to receive from the Owner all moneys, costs and expenses incurred by it in connection with this Agreement.
 - (c) The Developer or its nominated person and shall act as true and bonafide attorney of the Owner in connection with the accomplishment of the Project, i.e. undertake construction activities and sale/ negotiating sales of the construction areas realised from the Project.
 - (d) That the Owner undertakes not cancel or revoke the said General Power of Attorney under any circumstances whatsoever, failing which the Developer shall be free to initiate appropriate proceedings against the Owner.
5. That the Developer shall be authorised to present plans for structural, electrical, sewerage etc. and obtain due approvals or consents from the appropriate agencies on behalf of the Owner. The Owner shall extend all co - operation during such process and any breach of failure to co- operate, when required by the Developer shall be deemed to be material breach of mandatory obligations of the Owners.

6. REPRESENTATION & WARRANTIES



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- (a) The Owners represents that the Owner is the bonafide and true Owner of the Schedule 'A', 'B', 'C', 'D' & 'E' hereunder written and that there is no risk, defect or encumbrance or pending litigation in relation to the title of the Schedule 'A', 'B', 'C', 'D' & 'E' hereunder written premises. The Owners further warrants that, if in future, there are claims on the title of the Schedule 'A', 'B', 'C', 'D' & 'E' hereunder written, on account of any lien, charge, mortgage, encumbrance, litigation affecting or prejudicing the title, the Owner shall be entitled to refund of all costs incurred in the construction of the building and also the costs and expenses towards obtaining requisite consents and approvals.
- (b) The Owner after the execution of this agreement, by the virtue of this Development Agreement has handed over peaceful and vacant possession of the Schedule 'A', 'B', 'C', 'D' & 'E' hereunder written to the Developer.

7. DELIVERY OF POSSESSION

- (a) Notwithstanding anything contained in the preceding clause, it is specifically agreed by and between the parties hereto that after execution hereof the Developer shall be entitled to put up fencing around the said property or any portion or portions thereof, for the purposes of preventing any encroachment.
- (b) All costs, charges and expenses in respect of the above shall be borne and paid by the Developer alone.
- (c) As from the date hereof, the Owner shall be solely entitled at their own risk to deal and/or negotiate with any attempts of the


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unauthorised occupants and/or trespassers on the said property and to take any proceedings against them and/or to arrive at any arrangement or agreement with them at the costs, charges and expenses of the Owner alone.

- (d) However, the Owner has empowered and authorised the Developer and/or his nominees under this agreement as to effectively deal and/or negotiate with any trespassers or attempt of unauthorised occupants.

8. SUBMISSION OF TITLE DEEDS

- (a) The Owner shall deposit with the Developer all the original sale deed, mutation, rent receipts and other related documents, which shall be securely held and retained by the Developer for the purposes of this Agreement without claiming therein any right of Ownership in any manner whatsoever.
- (b) The original the sale deed, mutation, rent receipts and related documents related their respective Schedule 'A', 'B', 'C', 'D' & 'E' Premises shall be in the custody of the Developer for lifetime, against an ordinary receipt in favour of the Owner.

9. (a) TIME OF COMPLETION OF PROJECT :

That the parties agreed that time is the essence of this Agreement and the Developer shall strive to complete the Entire Project within 3 (Three) years from the date of receipt of the requisite clearances and approvals.

That a further grace period of 6 (six) month's time will be extended for completion of the project failing which after lapse of extended

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period of 6 months i.e. total period of Three and a Half year from the date of receipt of the requisite clearances and approvals of the project.

(b) TIME TO HANDOVER THE SHARE TO LANDLORD/ OWNER :

That the DEVELOPER / BUILDER agrees to handover the share of the respective landlord/Owner upon the completion of the entire project from the date of receipt of the requisite clearances, sanctions and approvals also from the date of actual passing is handed over to the DEVELOPER/BUILDER from the concerned authorities or department.

(c) ALLOTMENT OF UNIT / FLAT PER LANDLORD / OWNER

That it is agreed and decided by and between the parties that the Developer shall deliver 38 % of the total Super Built up Area consisting of flats, parking's, etc. to be constructed on the Schedule 'A', 'B', 'C', 'D' & 'E' hereunder written as morefully described in the Schedule 'F' hereunder written property.

(d) That it is specifically mentioned that for any extra constructed area or any other area the Owner shall have to pay extra rate as per the then existing market rate to the Developer.

(e) That the Developer shall be entitled to 62 % of the total Super Built up Area consisting of flats, parking's, etc. to be constructed on the Schedule 'A', 'B', 'C', 'D' & 'E' hereunder written as morefully described in the Schedule 'G' hereunder written property.

10. FORCE MAJEURE

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The mutual obligations of the Parties shall remain suspended during any period of natural calamity, earth quake, civil war, riot, acute shortage of building materials, labour unrest, Act of GOD, any governmental action restraining affecting construction work and or any unforeseen or foreseen incident, which shall be beyond the control of human being. The Parties claiming force majeure shall intimate the other party of the existence of the Force Majeure conditions and shall also notify the cessation of the Force Majeure conditions.

11. The Developer shall be entitled to sell, dispose, mortgage, transfer, of its shares of the proposed building i.e. developer's allocation, described in the Schedule 'G' to this Agreement along with common advantages, privileges, utility services, amenities etc. to the various buyers at its discretion to which the Owner shall have no objection and the developer desires the Owner shall wilfully execute the necessary instruments and documents to this effect without any further consideration payable to the Owner. That it is specifically mentioned that the developer shall solely sign and execute all deeds, documents etc. in respect of his share falling in the Schedule 'G'.
12. That without prejudice to the generality of the provisions contained in this Agreement, the Owner specifically makes a declaration as hereinafter:
 - (a) The Owner is the lawful, bonafide and true Owner of the Schedule 'A', 'B', 'C', 'D' & 'E' hereunder written premises and are authorised to enter into the Agreement with the Developer.

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It is further declared that the Owner, either jointly or severally, have not sold, transferred or conveyed the lands or any part or portion of the land or rights in relation to the Schedule Premises to any party or third party and neither there is any agreement existing executed by the Owner in relation to the Schedule Premises.

- (b) The Owner hereby assures and admits to execute or sign any further paper, document etc. in favour the Developer for the purposes related to construction of the building on the Schedule 'A', 'B', 'C', 'D' & 'E' Premises.
- (c) That the name of the project shall be of the choice and style of the Developer only.

13. That the Developer hereby declares and covenants:

- (a) That the Developer shall be entitled to enter into agreements with various agencies in connection with the proposed building.
- (b) That the Developer shall be entitled to enter into agreements for sale or otherwise with intending buyers and to receive considerations relating to various such agreements for constructed areas forming Developer Allocation. That the developer is fully authorised to mortgage his share.
- (c) That the expenses incurred towards preparation of building plan, passing of such plan or plans, payment to architect, civil engineer, labours, workmen, guard, purchase of building materials, fixtures, fittings installation and / or other service connection to be installed therein, documentation miscellaneous charges, levied fines, penalties imposed by Municipality or any



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other authorities during the construction of he said building shall be fully borne by the Developer only.

- (d) Developer shall be overall responsible for the construction of the proposed building on the Schedule 'A', 'B', 'C', 'D' & 'E' hereunder written premises and in an event of any dispute arising due to and on the Schedule 'A', 'B', 'C', 'D' & 'E' hereunder written premises, the Owner shall protect and defend the interest of the Developer in this regard.
14. It is also mutually agreed that this agreement both the parties shall diligently attend to terms and conditions of this development agreement.
15. That, both the parties agreed that the Developer shall be at liberty to carry out newspaper publication to advertise the Project for the purposes of general advertisement or generating revenues for the Project at its own risk.
16. The Developer shall be entitled to raise finances from Banks, Financial Institutions, Housing Finance Companies etc. for the purpose of construction of the said Project and for such purpose to mortgage and charge the said plot of land and to enter into, sign and execute all requisite agreements, contracts, deeds, documents, papers, declarations, affidavits for such purpose without seeking to obtain any further consent of the Owner, provided however that the developer shall not attach any liability to the Owner on account of its borrowings in any manner whatsoever.
17. Both parties agreed that, in the event, where clear and marketable title and bonafide possession of the Owner appears suspicious in relation

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Smriti Kumari

Smriti Devi



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to the Schedule 'A', 'B', 'C', 'D' & 'E' hereunder written Premises, the Developer shall be entitled to undertake steps to clear such defects at the cost of the Owner. However, if the defects in title and possession cannot be cured, then the Developer shall be entitled to receive damages and compensation of the costs and expenses incurred by the Developer towards the construction work and the related activities undertaken by the Developer in connection with the construction work at the Schedule 'A', 'B', 'C', 'D' & 'E' Premises.

18. TAXES AND OUTGOINGS

- (a) The Owner shall pay and discharge all assessments, outgoing, taxes, etc. payable in respect of their respective Schedule 'A', 'B', 'C', 'D' & 'E' hereunder written premises upto the date of the possession of the said property is handed over by them to the Developer. Thereafter, the same shall be paid and borne by the Developer alone at the existing rates. Any revision in the outgoing, assessment, taxes with respect to their respective Schedule 'A', 'B', 'C', 'D' & 'E' hereunder written after delivery of possession of the land shall be the mutual responsibility of the Parties to this Agreement as per the proportionate holding of the constructed area, till sale of constructed buildings to the prospective buyers.
- (b) Parties agree that any manner of indirect taxes arising out from this Agreement shall be the responsibility of the Developer to discharge.
- (c) All incidents of direct or personal taxes shall be the respective liabilities of the Parties.

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Seerakshi Devi



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(d) That the G.S.T. arising out of the respective allocations of the Owner and the Developer with respect to the **Schedule 'F'** and **'G'**, premises, shall be borne by the Owner and the Developer in individual capacity respectively.

19. RATIFICATION

The Owners states, declares and confirms that all acts and deeds done, executed and performed by the Developer in pursuance hereof or in pursuance of the formal development agreement to be executed by the parties hereto, in connection with the development of the housing project shall be binding at all times hereafter on the Owners and the Owners covenants to ratify the same as and when called upon to do so.



20. INDEMNIFICATION

The parties hereto shall indemnify and/or keep each other saved, harmless and indemnified against all losses, claims demands costs, damages proceedings, charges and expenses which any of the parties hereto may suffer in respect of any acts, deeds, matters or thing done or any omission made by the other party and/or anything arising in connection therewith.

21. AMENDMENTS

The contents of the Agreement may be altered, modified or amended with mutual consent of the Parties to this Agreement, if deemed necessary for the purposes of interest and benefit of the Project.

22. ASSIGNMENT

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No part of this Agreement can be assigned by the Developer to any other Developer without obtaining the prior permission of the Owner. The Developer, prior to creation of any assignment shall request the Owner for creation of assignment, which shall not be unreasonably withheld.

However, the Developer shall be at liberty to engage contractors, technicians and other agencies in aid of construction of the Project at the Schedule Premises.

23. MATERIAL TO BE USED

That the DEVELOPER / BUILDER clearly mentions here in writing in this agreement that the material to be used in the project shall be of good quality standard materials.


24. ARBITRATION

Any disputes and differences that may arise between the parties hereto relating to or in connection with the matter of this agreement or between the parties or their representatives shall be referred for adjudication with a sole arbitrator to be appointed in joint consultation of the Parties. The Arbitrator shall have summary powers. The proceedings of the arbitration shall be guided by the provisions of Arbitration & Conciliation Act, 1996.

The Governing Laws for the arbitration shall be laws applicable in the State of Jharkhand, India.

25. JURISDICTION

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Courts in Jamshedpur, District East Singhbhum, only shall have the exclusive jurisdiction to try and hear any and all disputes concerned with arbitration or any other dispute, which may have occurred between the Parties.

26. That as per the Jharkhand Apartment (Flat) Ownership Act, 2011 under section 5, both the parties, the Owner and the Developer are competent to execute and entered into agreement for sale / sale deed of their respective share and realise the sale proceeds in their own name.

Schedule 'A'

[Ashwini Kumar Mishra and Vandana Mishra]

All that land measuring an area two kathas and ten dhurs i.e. 4.13 Decimals, recorded under old Khata No. 1, being portion of old plot No. 4162, corresponding to new Khata no. 3, being portion of new plot no. 1455, in Mouza Murakati, Thana No. 1199, Ward No. 17, JNAC, P.S. Birsanagar, Anchal Jamshedpur, Halka no. 8, Town Jamshedpur, District East Singhbhum, which is bounded as :

North : Portion of Plot no. 1455 in occupation of Nirupama and Jyoti Kumari;

South : Mitro Gope;

East : 11' ft. Road;

West : Talab.

Schedule 'B'

[Ashwini Mishra]

District East Singhbhum, District Sub Registry office at Jamshedpur, Mouza MURAKATI, Thana No. 1199, Ward No. 17, JNAC, Anchal Jamshedpur, Halka no. 8, P.S. Birsanagar,


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Nandan Mishra,

Sumitra Kumari,

Meenakshi Devi



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Khata no.	Plot no.	Area	Boundary
Old 1	Old 4162	3.30 Decimals	N : Others Plot;
New 3	New 1455 (P)		S : Ashwini Kr Mishra;
			E : 11'ft. Wide Road;
			W : Talab

Schedule 'C'
[Sumitra Kumari]

All that land measuring an area $1 \frac{1}{2}$ kathas i.e. 2.47 Decimals, recorded under new Khata No. 40, being portion of New plot No. 1451, corresponding to Old Khata no. 6, being Old Plot no. 4156, in Mouza Murakati, Thana No. 1199, Ward No. 17, JNAC, Anchal Jamshedpur, Halka no. 8, P.S. Birsasnagar, Town Jamshedpur, District East Singhbhum,

which is bounded as :

North : Meenakshi Devi;

South : Road;

East : Vendor NIJ;

West : Natan Singh.

Schedule 'D'
[Meenakshi Devi]

All that land measuring an area $1 \frac{1}{2}$ kathas i.e. 2.47 Decimals, recorded under new Khata No. 55, being portion of New plot No. 1450, corresponding to Old Khata no. 6, being old Plot no. 4157, in Mouza Murakati, Thana No. 1199, Ward No. 17, JNAC, Anchal Jamshedpur,

Meenakshi Devi
Nitu Singh
Vandana Mishra
Sumitra Devi
25/07/2018

Halka no. 8, P.S. Birasnagar, Town Jamshedpur, District East Singhbhum,

which is bounded as :

North : 12' Ft. Road;

South : Sumitra Devi;

East : Plot no. 1449;

West : Niz Land.

Schedule 'E'
[Nitu Singh]

All that land measuring an area 6.60 Decimals, recorded under new Khata No. 40, being portion of new plot No. 1451, corresponding to Old Khata no. 6, being Old Plot no. 4157, in Mouza Murakati, Thana No. 1199, Ward No. 17, JNAC, Anchal Jamshedpur, Halka no. 8, P.S. Birasnagar, Town Jamshedpur, District East Singhbhum,

which is bounded as :

North : Plot Nos. 261 and 299;

South : 12' ft. Wide Road;

East : Part of Plot No. 1451;

West : Part of Plot Nos. 261 & 1451.

Schedule 'F'
[Owners Allocation]

The Developer shall deliver 38 % of the total Super Built up Area comprising of flats, parking's, along with undivided proportionate share in the land and the roof right within the building to be constructed

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over Schedule 'A', 'B', 'C', 'D' & 'E' premises including all its advantages, privileges, amenities and services of this Agreement.

Schedule 'G'

[Developer's Allocation]

Save and except the owner's allocation, the remaining constructed 62 % area i.e. all the remaining flats, parking's, units etc. and undivided proportionate share in the land and the roof right within the building to be constructed over Schedule 'A', 'B', 'C', 'D' & 'E' premises including all its advantages, privileges, amenities and services.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and the year first hereinabove written.

WITNESS

1. Shivam Manojal s/o - Nilkanta Manojal
R/o - Haldipokhar, East Singhbhum, Jharkhand.

2. Balaji Rao s/o Ganeshwar Rao R/o 21
Nadgi Beorindgi, Chandernagore, Bihar

Certified that the finger print's of left hand of each person whose photograph has been affixed in this document has been obtained by me or before me.

ಅಧಿಕಾರಿಗಳಿಗೆ ಸಲ್ಲಿಸಿರುವ ದಾಖಲೆ

ಅಧಿಕಾರಿಗಳಿಗೆ ಸಲ್ಲಿಸಿರುವ ದಾಖಲೆ

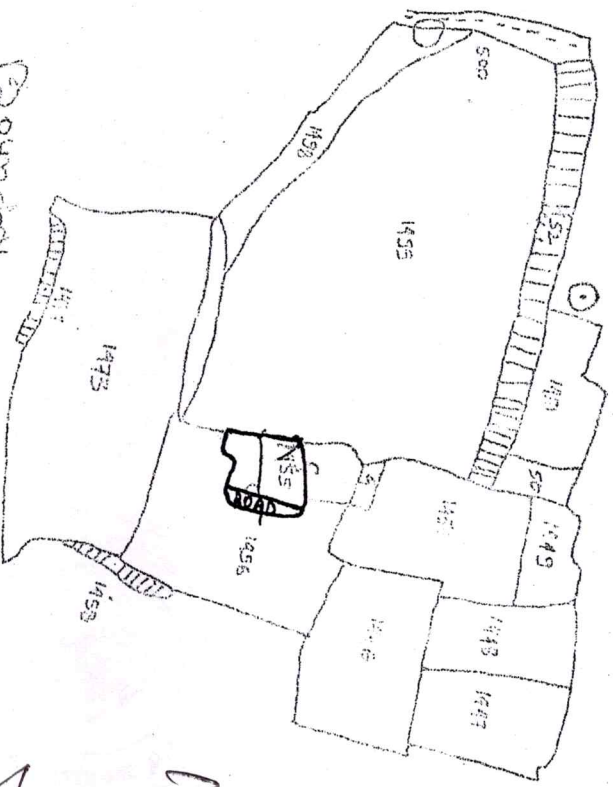
ಅಧಿಕಾರಿಗಳಿಗೆ ಸಲ್ಲಿಸಿರುವ ದಾಖಲೆ

ಅಧಿಕಾರಿಗಳಿಗೆ ಸಲ್ಲಿಸಿರುವ ದಾಖಲೆ

ಅಧಿಕಾರಿಗಳಿಗೆ ಸಲ್ಲಿಸಿರುವ ದಾಖಲೆ

ಅಧಿಕಾರಿಗಳಿಗೆ ಸಲ್ಲಿಸಿರುವ ದಾಖಲೆ

ಅಧಿಕಾರಿಗಳಿಗೆ ಸಲ್ಲಿಸಿರುವ ದಾಖಲೆ



[Handwritten signature]

New Knda No - New plot No -

Area -

Boundary

3 - 1455/519 - 3267 Sq.ft

= 4.53 Katta

N - Narash.

S - Narash.

E - Road II

W - TANK

Old Knda No - Old Plot No -

Area -

1 - 4162 - 3267 Sq.ft

= 4.53 Katta

Boundary of the plot of the old Knda No -

2 kottan (out of total 4.53 kottan)

i.e. 8.30 Decimals.



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

रैयत का नाम, अभिभावक का नाम, रिश्ता

राखाल गौड़, पिता - मृत मार्कानडे गौड़, जाति- गौड़, निवासी- निजग्राम

जिला का नाम पूर्वी सिंहभूम अंचल का नाम जमशेदपुर हलका का नाम हल्का-8 मौजा का नाम मुराकाटी खाता का प्रकार रैयती

खेवट नम्बर खाता नम्बर 6 थाना का नाम घाटशिला थाना नम्बर 1199

खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान		कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
				कियारी संख्या (5)				रौ (10)	आ (11)	पै (12)	
(1)	(2)	(3)				(8)	(9)				(13)
6	4193	? पदमा गौड़ाईन ? मोचीराम गौड़	दौन-02 17	1 एकड़	89 डिसमील	दखल धनी गौड़		0	0	0	1- कायमी
	4275	? पदमा गौड़ाईन ? योधिष्टर गौड़	दौन-02 29	2 एकड़	8 डिसमील	दखल गनेश गौड़					
	4217	? निज ? मोचीराम गौड़	खलिहान 3	0 एकड़	14 डिसमील	दखल धानी गौड़					
	4225	? पदमा गौड़ाईन ? पदमा गौड़ाईन	खलिहान 2	0 एकड़	33 डिसमील	दखल गोवर गौड़					
	4226	? मोचीराम गौड़ ? निज	खलिहान 2	0 एकड़	5 डिसमील	दखल धनी गौड़					
	4227	? निज ? पदमा गौड़	दौन-02 2	0 एकड़	10 डिसमील	दखल धनी गौड़					
	4230	? निज ? योधिष्टर गौड़	दौन-02 2	0 एकड़	16 डिसमील	दखल गनेश गौड़					
	4251	? योधिष्टर गौड़ ? जंगल	गोड़ा-02 1	1 एकड़	79 डिसमील						
	4211	? पदमा गौड़ाईन ? निज	दौन-02 2	0 एकड़	15 डिसमील	दखल गनेश गौड़					
	4124	? मोचीराम गौड़ ? पदमा गौड़ाईन	दौन-03 1	0 एकड़	13 डिसमील	दखल गोहरा गौड़					
	4125	? मोचीराम गौड़ ? पदमा गौड़ाईन	खलिहान 1	0 एकड़	16 डिसमील	दखल धनी गौड़					
	4142	? पदमा गौड़ाई ? मोचीराम गौड़	दौन-02 2	0 एकड़	62 डिसमील	दखल गनेश गौड़					
	4147	? पदमा गौड़ाईन ? पुरानी परती	दौन-01 1	0 एकड़	6 डिसमील	दखल धनी गौड़					
	4149	? पतित पाथर ? निज	खलिहान 2	0 एकड़	8 डिसमील	दखल धनी गौड़					
	4154	? ओपी गौड़ ? पतित पाथर	दौन-03 3	0 एकड़	12 डिसमील	दखल धनी गौड़					

4156	? पतित पात्थर ? वप्पा गौड़	दौन-01 3	0 एकड़	43 डिसमील	दखल धनी गौड़
4157	? पतित पात्थर ? मोटी आड़ी	दौन-03 1	0 एकड़	7 डिसमील	दखल धानु गौड़
4252	? गोकुल गौड़ ? नीज	दौन-03 1	0 एकड़	16 डिसमील	दखल धानी गौड़
4253	? गोकुल गौड़ ? निज	दौन-02 3	0 एकड़	84 डिसमील	दखल धानी गौड़
4254	? निज ? जंगल	दौन-02 3	0 एकड़	78 डिसमील	दखल गोकुल गौड़
4264	? गोकुल गौड़ ? मोचीराम गौड़	दौन-02 1	0 एकड़	10 डिसमील	दखल धानी गौड़
4265	? पदमा गौड़ाईन ? मोचीराम गौड़	दौन-02 4	0 एकड़	8 डिसमील	दखल गनेश गौड़
4285	? पठान गौड़ ? निज	दौन-03 14	0 एकड़	66 डिसमील	दखल गनेश गौड़
4286	? पठान गौड़ ? निज	दौन-03 8	0 एकड़	31 डिसमील	दखल धानी गौड़
4298	? निज ? जंगल	दौन-03 2	0 एकड़	9 डिसमील	दखल धानी गौड़
4299	? निज ? निज	दौन-03 1	0 एकड़	14 डिसमील	दखल गनेश गौड़
4301	? पतित पात्थर ? पतित पात्थर	दौन-03 2	0 एकड़	11 डिसमील	दखल धानी गौड़
4303	? पतित पात्थर ? पतित पात्थर	दौन-03 2	0 एकड़	8 डिसमील	दखल गनेश गौड़
4305	? पतित पात्थर ? पतित पात्थर	दौन-03 2	0 एकड़	10 डिसमील	दखल गनेश गौड़
4307	? निज ? पतित पात्थर	दौन-03 3	0 एकड़	13 डिसमील	दखल धानी गौड़
4308	? धनिज ? निज	दौन-03 1	0 एकड़	8 डिसमील	दखल गनेश गौड़
4309	? निज ? निज	गोड़ा-01 1	0 एकड़	36 डिसमील	दखल धनी गौड़
4311	? पदमा गौड़ाईन ? राम गौड़	घरबाड़ी 1	0 एकड़	8 डिसमील	नीज/1
4323	? निज ? जंगल	गोड़ा-01 1	0 एकड़	29 डिसमील	दखल गनेश गौड़

खाता मे कुल प्लोट संख्या	34	खाता का कुल मिजान (खतियान के अनुसार)	75	खाता का कुल खमान	0 0 0
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यह एक कंप्यूटर जनित प्रति है

7/24/2023

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

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



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

रैयत का नाम, अभिभावक का नाम, रिश्ता												
अपी गौड़, पिता - मृत सिधर गौड़, जाति- गौड़, निवासी- निजग्राम												
जिला का नाम पूर्वी सिंहभूम			अंचल का नाम जमशेदपुर			हलका का नाम हल्का-8			मौजा का नाम मुराकाटी		खाता का रैयती प्रकार	
खेवट नम्बर		खाता नम्बर		1		थाना का नाम घाटशिला		थाना नम्बर		1199		
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान		कैफियत / अभ्युक्ति		हाकिम के तहकीकात मुताबिक लगान/सेस		लगान		खास शर्त
(1)	(2)	(3)	कियारी संख्या (5)			(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)	
1	4152	? पतित पात्थर ? धन रखाल गौड़	दौन-03 5	0	24	एकड़ डिसमील						
	4162	? धान उर्धन गौड़ ? पदमा गौड़ानी	दौन-03 6	0	27	एकड़ डिसमील						
	4173	? घर मोचीराम गौड़ ? पुरानी परती	खलिहान 1	0	12	एकड़ डिसमील						
	4174	? धान मोतीराम गौड़ ? मंगलु जंगल	गोड़ा-02 2	0	17	एकड़ डिसमील	कुल/2					
	4175	? गोड़ा पदमा गोरार्इन ? रास्ता	गोड़ा-01 1	0	23	एकड़ डिसमील	कुल/3					
	4176	? वास्तुधरनी ? गोड़ा निज	खमार 1	0	3	एकड़ डिसमील						
	4177	? रास्ता घर पदमा गोड़ाईनी ? खमार नीज	सहन 1	0	5	एकड़ डिसमील						
	4215	? धान पदमा गोड़ाईनी ? पुरानी परती रखाल गौड़	घरबाड़ी 1	0	5	एकड़ डिसमील			0	0	0	1- कायमी
	4243	? कांटी जंगल ? धनि यद्दादर गौड़	खलिहान 16	1	13	एकड़ डिसमील	महुवा/1, जाम/2					
	4250	? जंगल ? जंगल	खलिहान 1	0	32	एकड़ डिसमील						
	4256	? धानी नीज ? जंगल	खलिहान 1	0	4	एकड़ डिसमील						
	4257	? जंगल ? जंगल	खलिहान 1	0	5	एकड़ डिसमील						
	4258	? धान मोचीराम गौड़ ? बड़ जंगल	खलिहान 11	1	6	एकड़ डिसमील	महुआ/3					
	4266	? धान पदमा गोरार्इन ? मोचीराम गौड़	दौन-02 1	0	9	एकड़ डिसमील						
	4294	? धान पदमा गोरार्ई ? बड़ जंगल	खलिहान 5	0	46	एकड़ डिसमील						
	4296	? पतित पात्थर ? बड़ जंगल	खलिहान 1	0	6	एकड़ डिसमील						
खाता मे कुल प्लोट संख्या 16			खाता का कुल मिजान (खतियान के अनुसार)			4	37	खाता का कुल लगान			0 0 0	

यह एक कंप्यूटर जनित प्रति है

7/24/2023

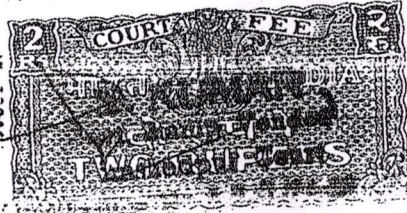
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

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

प्रतिलिपि के लिए आवेदक की तारीख

स्टाम्प और फोलियो की अपेक्षित संख्या सू करने की निश्चित तारीख



तारीख जबकी देने के लिए प्रतिलिपि तैयार थी

आवेदक को प्रतिलिपि देने की तारीख

Date of Application for the copy

Date fixed for notice 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 making over the copy to the applicant

27/8/13

27/8/13

27/8/13

27/8/13

27/8/13

FOLIO NOT AVAILABLE

सच्ची प्रतिलिपि अंतिम प्रकाशित खतियान के खेसरा संख्या

1455

खाता नं०.....

3

वार्ड सं०.....

17

जमशेदपुर अधिसूची क्षेत्र, जिला पूर्वी सिंहभूम।

तोड़ी सं०

गाँव
थाना

मोहल्ला
पट्टी

परगना

थाना सं०

खतियान की क्रम सं०	अभिधारी का नाम पिता का नाम जाति और निवास	खेत		भूमी का स्वरूप	रकबा हे० आर० सं०	श
		खेसरा संख्या	चौहदी			
1	2	3	4	5	6	7
3	इन्दरो गोप वी रमानी गोप वी	131	2. निहार (राक)	खेत तीन	0.04.40	60
	शमोश्वर गोप मित्रा	133	4. इन्दु गोप	खेत तीन	0.02.50	60
	भारकवती गोप एक	149	3. इन्दु गोप	खेत दो	0.04.60	60
	ब्रह्म रामान वी	152	6. राम गहराण	खेत दो	0.10.30	60
	मित्रा गोप वी कूडा	161	3. इन्दु गोप	खेत दो	0.03.50	60
	गोप वी श्रीखु गोप	266	6. शिवशाही गोप	खेत दो	0.00.70	60
	मित्रा वनमाली गोप	267	3. गुनास गोप	खेत तीन	0.02.50	60
	एक श्री रामान	268	6. शनैरु गोप	खेत तीन	0.02.10	60
			3. गोपीनाथ गोप	खेत दो		
			6. राजेश्वर गोप	खेत दो		
			3. कुण्ड गोप	खेत दो		
			6. जोरु गोप	खेत दो		
			3. निन	खेत दो		
			6. इन्दु गोप	खेत तीन		
			3. राजकिशोर	खेत तीन		
			6. निन			

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 ma over the co the applic
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FOLIO NOT AVAILABLE

रुची प्रतिलिपि अंतिम प्रकाशित खतियान के खेसरा संख्या

खाता नं०..... वार्ड सं०..... 17 जमशेदपुर अधिसूची क्षेत्र, जिला पूर्वी सिंहभूम

गाँव थाना मोहल्ला पट्टी परगना तौजी सं०

थाना सं०

खतियान की क्रम सं०	अभिधारी का नाम पिता का नाम जाति और निवास	खेत		भूमी का स्वरूप	रकबा हे० आर० सं०	
		खेसरा संख्या	चौहदी			
1	2	3	4	5	6	
14155	डगरी गोप	14155	2. निजा 6. खुलाना गंत	दोन दो	0.06.10	
	[Large handwritten mark]	14177	2. निजा 6. निजा	दोन दो II	0.07.10	
		14181		दोन दो	0.05.20	
		14182		गकान पक्का पलीक	0.00.60	
		14183		गकान पक्का राही पोड	0.00.90	
				गकान दोन दो	0.02.20	
			14187	3. निजा 6. खाना	दोन दो	0.03.20
			14184	3. निजा 6. निजा	दोन दो	0.07.50
			14186	3. खुलाना गंत 6. निजा गोप	दोन दो	0.05.50



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

July 24, 2023

भाग वर्तमान	2	पृष्ठ संख्या	62										
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम	अंचल का नाम	जमशेदपुर	हलका का नाम	हल्का-8	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	मुराकाटी	होलिडिंग संख्या	1	तौजी संख्या	1	थाना नम्बर	1199	खाता का प्रकार	---				
Ashwini Kumar Mishra , पिता-Awadh Kishore Mishra, जाति- --- एवं Vandana Mishra , पति-Ashwini Kumar Mishra, जाति- ---													
खाता नम्बर	प्लोट संख्या	रकबा			परिवर्तन के लिए प्राधिकार						लगान	सेस	
1	4162	0 ऐ 4.13 डि 0 हे			Mutation Case No 611 year 2014						80	120	
कुल परिमान		0 ऐ 4.1 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
10-10-2022	0735811833	2015-2016	2022-2023	560	80	140	20	280	40	280	40	112	16

List Of Case Status Details

नक्शा देखें



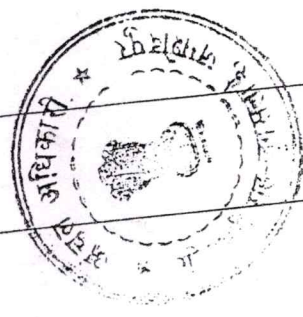
BACK

यह एक कम्प्युटर 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

Schedule Sp. N.S.
CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TENANCIES IN ESTATES VESTED IN GOVERNMENT
 Halka : X

Circle/Anchal : Jamshedpur
 Sub Division : Dhalbhum
 Tauzi Number :
 District : East Singhbhum
 Name of State : Jharkhand

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
1	2	3	4	5	6	7	8	9
	611 2014-15	मुसकाटी	घाटशिला 1199	1 1-2	अंचल अधिकारी जमशेदपुर 17.09.2014	निबंधित बिक्री केवाला संख्या 4560 दिनांक 20.09.2013	पूर्व जमाबंदी रैयत - मारकण्डे गौड, पिता ओपि गौड ई0 खाता नं0 प्लॉट नं0 रकवा सा0-हा0 सा0-हा0 1-3 4162-1455 4.13 डी.	
<p>वार्षिक लगान 10.00 (दस) रुपये प्रति डिसमिल अलावे सेस के साथ ASHWINI KUMAR MISHRA, Son of Awadh Kishore Mishra and VANDANA MISHRA, Wife of Sri Ashwini Kumar Mishra, सा0-बारीडीह, जमशेदपुर के नाम पर नामान्तरण स्वीकृत किया गया ।</p>								



Circle Office/Anchal Adhikari, Jamshedpur.
 Circle/Anchal : Jamshedpur

For Information and necessary action

Forwarded to the karmachari, Halka No. X

जमशेदपुर | मुराकाटी | 1199 | Ashwini Kumar Mishra, Vandana Mishra		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
1	4162	0 एकड़ 4.1 डिसमील 0 हेक्टर

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

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

मांग बावत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा (2015-2016) - (2018-2019)	३ रा वर्ष (2019-2020)	२ रा वर्ष (2020-2021)	१ ला वर्ष (2021-2022)	
माल (नकदी)	80.00	320.00	80.00	80.00	80.00	80.00
गुजारी (भावली)	20.00	80.00	20.00	20.00	20.00	20.00
सेस	.....	.....	.....	.....	.....	.....
सूद	40.00	160.00	40.00	40.00	40.00	40.00
मुतफरकात	40.00	160.00	40.00	40.00	40.00	40.00
मीजान	16.00	64.00	16.00	16.00	16.00	16.00
	196.00	784.00	196.00	196.00	196.00	196.00

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा (2015-2016) - (2018-2019)	३ रा वर्ष (2019-2020)	२ रा वर्ष (2020-2021)	१ ला वर्ष (2021-2022)		
माल (नकदी)	320.00	80.00	80.00	80.00	80.00	
गुजारी (भावली)	80.00	20.00	20.00	20.00	20.00	
सेस	.....	.....	.....	.....	.....
सूद	160.00	40.00	40.00	40.00	40.00	
मुतफरकात	160.00	40.00	40.00	40.00	40.00	
मीजान अदायकारी	64.00	16.00	16.00	16.00	16.00	
	784.00	196.00	196.00	196.00	196.00	

(१) मीजान कुल (लफजों में) : **One Thousand Five Hundred Sixty Eight Rupees**

(२) नाम देहिन्दा -

(३) कुल बकाया- **1568.00**

तारीख अमला तहसील कुनिन्दा : **10-10-2022**

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

June 12, 2023

पंजी II प्रति

भाग वर्तमान	50	पृष्ठ संख्या	77											
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम	अंचल का नाम	जमशेदपुर	हलका का नाम	हल्का-8	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	मुराकाटी	होलिग संख्या	1	तौजी संख्या		थाना नम्बर	1199	खाता का प्रकार	रैयती					
Ashwini Kumar Mishra , पिता-Awadh Kishore Mishra, जाति- ब्राहमण														
खाता नम्बर	प्लोट संख्या	रकबा			परिवर्तन के लिए प्राधिकार							लगान	सेस	
1	4162	0 ऐ 1.65 डि 0 हे			नामान्तरण मुकदमा संख्या 128/2018 - 2019							33	0	
1	4162	0 ऐ 1.65 डि 0 हे												
कुल परिमाण		0 ऐ 3.3 डि 0 हे												
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल	
06-19-2018	0105166135	2018-2019	2018-2019	0	33	0	8.25	0	16.5	0	16.5	0	6.6	
07-20-2022	0654979103	2019-2020	2022-2023	99	33	24.75	8.25	49.5	16.5	49.5	16.5	19.8	6.6	

List Of Case Status Details

जयशाम 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
प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल | नाम मौजा मय

थाना वो थाना नम्बर

जमशेदपुर | मुराकाटी | 1199 | Ashwini Kumar Mishra

V

फरद भलकी / फरद रैयती

नाम रैयत मय वलिदयत जमाबन्दी

वो सकुनत नम्बर।

Page No. : 77

Vol. No. : 50

Receipt No. : 0105166135

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
1	4162	0 एकड़ 3.3 डिसमील 0 हेक्टर

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

मांग बावत	सालाना	बकाया				हाल (2018-2019)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	33.00				33.00	
गुजारी (भावली)	8.25				8.25	
सेस	16.50				16.50	
सूद	16.50				16.50	
मुतफरकात	6.60				6.60	
मीजान	80.85				80.85	

तफसील अदायकारी

अदायकारी बावत	तीन वर्ष से ज्यादा	बकाया				मौतालबा हाल (2018-2019)	फाजिल
		३ रा वर्ष	२ रा वर्ष	१ ला वर्ष			
माल (नकदी)					33.00		
गुजारी (भावली)					8.25		
सेस					16.50		
सूद					16.50		
मुतफरकात					6.60		
मीजान अदायकारी					80.85		

(१) मीजान कुल (लफजों में) : Eighty Rupees and Eighty Five Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 80.85

तारीख अमला तहसील कुनिन्दा : 19-06-2018

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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



भारत सरकार

झारखंड सरकार

राजस्व एवं भूमि सुधार विभाग

नामांतरण शृद्धि-पत्र

CRSLP18023726 5/7/2018



जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम	अंचल का नाम	जमशेदपुर	हल्का	हल्का-10		
रस्टेट का नाम	झारखण्ड	भाग वर्तमान(VOL)	50	पृष्ठ संख्या वर्तमान	77	शाना न.	1199		
क्रांतिक संख्या	केस न.	मीजा का नाम/ राजस्व शाना न.	शाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिप्रेत विवरणें नामांतरण संबंधित है खाला न. भाग वर्तमान पृष्ठ संख्या वर्तमान	कारोबार विकृत सूचना खाला न. प्लॉट न. क्षेत्रफल	तगान	रजिस्ट्र 2 तिथि अभ्युक्ति
3726	128	सुपकाट/ 1199	घाटशिला	07/05/2018	By Sale Deed No. 822 Dated 27/02/2018	1 2 61 63 1 2	1 1 4162 4162 1 1	33	07/05/2018 (अंचलाधिकारी)
क्रैता का नाम : (Ashwini Kumar Mishra/राति- शारण्य, पता-Baridih)	वर्तमान रैवत का नाम : nirupma	विक्रेता का नाम : Jyoti Kumari, पति-Awadhesh Kumar Singh, जति-राजपूत, पता- Golmuri वी Nirupama, पति-Ram Deyal Singh, जति-राजपूत, पता- Golmuri							
<p>राजस्व कर्मचारी हल्का-10 को आवश्यक कार्रवाई एवं सूचनाएँ हस्तांतरित। यह एक कंप्यूटर जनित प्रति है यह पत्र केवल प्रार्थी की जानकारी के लिए है इसका उपयोग किसी भी न्यायालय में साथ के रूप में नहीं किया जा सकता है।</p>									
<p>अनुमोदित जमशेदपुर</p>					<p>Approved By : MAHESHWAR MAHTO अंचलाधिकारी</p>				
<p>Correction Slip Successfully signed and Saved.</p>									



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

July 24, 2023

भाग वर्तमान	2	पृष्ठ संख्या	80
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम
मौजा का नाम	मुराकाटी	होलिग संख्या	6
अचल का नाम	जमशेदपुर	तौजी संख्या	1
हलका का नाम	हल्का-8	धाना नम्बर	1199
इस्टेट का नाम	JHARKHAND	खाता का प्रकार	---
सुमित्रा कुमारी, पति-श्याम कुमार, जाति- अज्ञात			
खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार
6	4156	0 ऐ 2.47 डि 0 हे	Mutation Case No. 1559/2015-16
	कुल परिमाण	0 ऐ 2.5 डि 0 हे	
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक
08-10-2017	1502382075	2016-2017	2017-2018
10-15-2018	0808244855	2018-2019	2018-2019
03-23-2023	0222829242	2019-2020	2022-2023
		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
		25	25
		0	25
		75	25
		6.25	6.25
		0	6.25
		18.75	6.25
		12.5	12.5
		0	12.5
		37.5	12.5
		12.5	12.5
		5	5
		0	5
		15	5

List Of Case Status Details



यह एक कम्प्युटर 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 करे

CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TENANCIES IN ESTATES VESTED IN GOVERNMENT

District : East Singhbhum

Sub Division : Dhalbhum

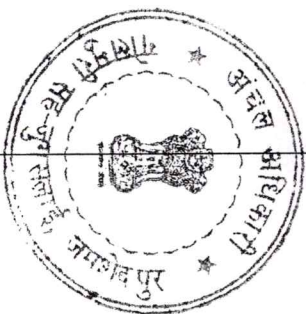
Circle/Anchal : Janshedpur

Halka : X

Name of State : Jharkhand

Tauzi Number :

Sl. No.	Mutation case number in Register 27	Village	Thana and Thana Number	Khata No. with which mutation relates	Authority sanctioning mutation with date of order	Whether mutation is due to sale gift exchange succession or partition	Full details of exchanges affected by Mutation	Date of Correction of the Halkas Register by the karmachari	Remarks						
1	2	3	4	5	6	7	8	9	10						
	1559 2015-16	मुराकाटी	घाटशिला 1199	6 1-6	अंचल अधिकारी जमशेदपुर 23.01.2016	निबंधित बिक्री केवाला संख्या 1553 दिनांक 02.04.2013	पूर्व जमाबंदी रैयत - धानु गौड़, पिता राखाल गौड़ ई० <table border="1"> <thead> <tr> <th>खाता</th> <th>वॉल्यूम</th> <th>रकबा</th> </tr> </thead> <tbody> <tr> <td>6</td> <td>4156</td> <td>0.0247 T0</td> </tr> </tbody> </table> <p>वार्षिक लगान 25.00 (पच्चीस) रुपये अलावे सेस के साथ SMT. SUMITRA KUMARI, wife of Sri Shyam Kumar, सा०-साकची, जमशेदपुर के नाम पर नामान्तरण स्वीकृत किया गया।</p>	खाता	वॉल्यूम	रकबा	6	4156	0.0247 T0		
खाता	वॉल्यूम	रकबा													
6	4156	0.0247 T0													



Forwarded to the karmachari, Halka No. X

श्री अरुण कुमार लाल

For Information and necessary action

Anchal Adhikari.

Janshedpur

23/10/16

16/11/16

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 80

नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 2

वो सकुनत नम्बर। Receipt No. : 0222829242

जमशेदपुर । मुराकाटी । 1199 । सुमित्रा कुमारी		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
6	4156	0 एकड़ 2.5 डिसमील 0 हेक्टर

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

मांग बावत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा	३ रा वर्ष (2019-2020)	२ रा वर्ष (2020-2021)	१ ला वर्ष (2021-2022)	
माल (नकदी)	25.00		25.00	25.00	25.00	25.00
गुजारी (भावली)	6.25		6.25	6.25	6.25	6.25
सेस	12.50		12.50	12.50	12.50	12.50
सूद	12.50		12.50	12.50	12.50	12.50
मुतफरकात	5.00		5.00	5.00	5.00	5.00
मीजान	61.25		61.25	61.25	61.25	61.25

तफसील अदायकारी

अदायकारी बाबत	तीन वर्ष से ज्यादा	बकाया			मोतालबा हाल (2022-2023)	फाजिल
		३ रा वर्ष (2019-2020)	२ रा वर्ष (2020-2021)	१ ला वर्ष (2021-2022)		
माल (नकदी)		25.00	25.00	25.00	25.00	
गुजारी (भावली)		6.25	6.25	6.25	6.25	
सेस		12.50	12.50	12.50	12.50	
सूद		12.50	12.50	12.50	12.50	
मुतफरकात		5.00	5.00	5.00	5.00	
मीजान अदायकारी		61.25	61.25	61.25	61.25	

(१) मीजान कुल (लफजों में) : Two Hundred Fourty Five Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 245.00

तारीख अमला तहसील कुनिन्दा : 23-03-2023

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TENANCIES IN ESTATES VESTED IN GOVERNMENT

District : East Singhbhum

Sub Division : Dhalbhum

Circle/Anchal : Jamshedpur

Halka : X

Name of State : Jharkhand

Tauzi Number :

Sl. No.	Mutation case number in Register 27	Village	Thana and Thana Number	Khata No. with which mutation relates	Authority sanctioning mutation with date of order	Whether mutation is due to sale gift exchange or partition	Full details of exchanges affected by Mutation	Date of Correction of the Halkas Register by the karmachari	Remarks						
1	1560 2015-16	मुराकाटी	घाटशिला 1199	6 1-6	अंचल अधिकारी जमशेदपुर 23.01.2016	निबंधित बिक्री कोवाला संख्या 554 दिनांक 02.04.2013	पूर्व जमाबंदी रैयत - धानु गौड़, पिता राखाल गौड़ ईं <table border="1" data-bbox="635 465 715 936"> <tr> <td>खाता</td> <td>प्लॉट</td> <td>रकबा</td> </tr> <tr> <td>6</td> <td>4157</td> <td>0.0247 ए०</td> </tr> </table> वार्षिक लगान 2500 (पच्चीस) रुपये अलावे सेस के साथ SMT. MEENAKSHI DEVI Wife of Sri Raj Kumar, रा०-साकधी, जमशेदपुर के नाम पर आमांतरण स्वीकृत किया गया।	खाता	प्लॉट	रकबा	6	4157	0.0247 ए०	9	10
खाता	प्लॉट	रकबा													
6	4157	0.0247 ए०													



Forwarded to the karmachari, Halka No. X

For Information and necessary action

Anchal Adhikari,

Jamshedpur

Jamshedpur

Sch XIV- F.No. 180v

रसीद मालगुजारी
नाम सर्कल । नाम मौजा मय
थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 79
नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 2
वो सकुनत नम्बर। Receipt No. : 150238236

जमशेदपुर | मुराकाटी | 1199 | मिनाक्षी देवी

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
6	4157	0 एकड़ 2.5 डिसमील 0 हेक्टर

अराजी नकदी अराजी भावली तफसील हिसाब लगान भावली

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

मांग बावत	सालाना	बकाया				हाल (2017-2018)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2016-2017)	
माल (नकदी)	25.00				25.00	25.00
गुजारी (भावली)	6.25				6.25	6.25
सेस	12.50				12.50	12.50
सूद	12.50				12.50	12.50
मुतफरकात	5.00				5.00	5.00
मीजान	61.25				61.25	61.25

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2017-2018)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2016-2017)		
माल (नकदी)				25.00	25.00	
गुजारी (भावली)				6.25	6.25	
सेस				12.50	12.50	
सूद				12.50	12.50	
मुतफरकात				5.00	5.00	
मीजान अदायकारी				61.25	61.25	

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

(२) नाम देहिन्दा -

(३) कुल बकाया- 122.50

तारीख अमला तहसील कुनिन्दा : 10-08-20

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

July 24, 2023

पंजी II प्रति

भाग वर्तमान	2	पृष्ठ संख्या	79										
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम	अंचल का नाम	जमशेदपुर	हलका का नाम	हल्का-8	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	मुराकाटी	होलिंग संख्या	6	तौजी संख्या	1	धाना नम्बर	1199	खाता का प्रकार	---				
मिनाक्षी देवी , पति-राज कुमार , जाति- अज्ञात													
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार				लगान	सेस			
6	4157	0 ऐ 2.47 डि 0 हे			Mutation Case No. 1560/2015-16				25	36.25			
कुल परिमाण		0 ऐ 2.5 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
08-10-2017	1502382367	2016-2017	2017-2018	25	25	6.25	6.25	12.5	12.5	12.5	12.5	5	5
02-16-2019	0814344170	2018-2019	2018-2019	0	25	0	6.25	0	12.5	0	12.5	0	5
07-10-2023	0481525585	2019-2020	2023-2024	100	25	25	6.25	50	12.5	50	12.5	20	5

List Of Case Status Details

[नयशा देखें](#)


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
प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

February 22, 2023

पंजी II प्रति

भाग वर्तमान	2	पृष्ठ संख्या	68										
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम	अंचल का नाम	जमशेदपुर	हलका का नाम	हल्का-8	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	मुराकाटी	होलिंग संख्या	6	तौजी संख्या	1	थाना नम्बर	1199	खाता का प्रकार	---				
Nitu Singh , पति-Saroj Kumar Singh, जाति- अज्ञात													
खाता नम्बर	प्लॉट संख्या	रकबा				परिवर्तन के लिए प्राधिकार			लगान	सेस			
6	4157	0 ऐ 6.6 डि 0 हे				Mutation Case No. 1410/2014-15			66	95.7			
कुल परिमाण		0 ऐ 6.6 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
06-21-2019	0716101958	2016-2017	2019-2020	198	66	49.5	16.5	99	33	99	33	39.6	13.2
08-12-2020	0189053905	2020-2021	2020-2021	0	66	0	16.5	0	33	0	33	0	13.2
08-18-2021	0614212394	2021-2022	2021-2022	0	66	0	16.5	0	33	0	33	0	13.2
07-08-2022	0878324290	2022-2023	2022-2023	0	66	0	16.5	0	33	0	33	0	13.2

List Of Case Status Details

नक्शा देखें



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।

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

V

फरद मलकी / फरद रैयती Page No. : 68
नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 2
वो सकुनत नम्बर। Receipt No. : 0878324290

जमशेदपुर । मुराकाटी । 1199 । Nitu Singh		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
6	4157	0 एकड़ 6.6 डिसमील 0 हेक्टर

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

मांग बावत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	66.00					66.00
गुजारी (भावली)	16.50					16.50
सेस	.....				
सूद	33.00					33.00
मुतफरकात	33.00					33.00
मीजान	13.20					13.20
	161.70					161.70

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					66.00	
गुजारी (भावली)					16.50	
सेस					
सूद				33.00	
मुतफरकात				33.00	
मीजान अदायकारी					13.20	
					161.70	

(१) मीजान कुल (लफ्जों में) : **One Hundred Sixty One Rupees and Seventy Paise**

(२) नाम देहिन्दा -

(३) कुल बकाया- **161.70**

तारीख अमला तहसील कुनिन्दा : **08-07-2022**

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



(Handwritten signature)

यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Schedule No. 24 Form No. 240

CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TENANCIES IN ESTATES VESTED IN GOVERNMENT

District: East Singhbhum Sub Division: Dhalbhum Circle/Archaal: Jambhodipal Taluk: X

Name of State: Jharkhand Taluk Number: _____

Sl. No.	Registration case number in Register 27	Visa No.	Title and Thana Number	Area No. with which mutation release	Authority's sanctioning date of order	By whom sanctioned to take full advantage of provisions	Full details of conditions / bonded by Mutation	Date of Mutation Register by the Government
1	1410	1399	1-4	21.02.2015	Particulars of the mutation registered on 20.04.2010	<p>यह जमीन तब - एच शिव भद्र द्वारा खरीदी गई थी।</p> <p>यह जमीन 100.00 (एक सौ) वर्ग मीटर है।</p> <p>MRS. NITU SINGH, Wife of Mr. Saroj Kumar Singh, P.O. - Archaal, Taluk - Jambhodipal, District - East Singhbhum.</p>		
2	2014-15							



Forwarded to the Commissioner, Taluk No. X

For information and necessary action

(Signature)
 Sub-Inspector
 Jambhodipal



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 0000/00594/60024

To
अश्विनी कुमार मिश्रा
Ashwini Kumar Mishra
C/O ASHWINI KUMAR MISHRA
QR.NO-L6-45 TUBE BARIDIH
Near Sangeet Kala Kendra BARIDIH
Baridih Colony
Baridih Colony
East Singhbhum
Jharkhand

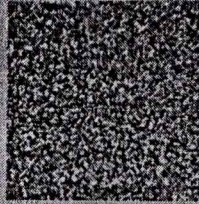
29/06/2013

183162233

831017
9431166413



ME831622333FH



आपका आधार क्रमांक / Your Aadhaar No. :

~~2737 7445~~ 1194

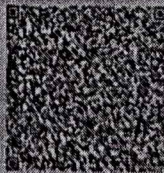
मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



अश्विनी कुमार मिश्रा
Ashwini Kumar Mishra
जन्म तिथि / DOB : 05/12/1975
पुरुष / Male



~~2737 7445~~ 1194

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रमांक / Enrollment No.: 2719/83110/05941

To

वन्दना मिश्रा

Vandana Mishra

C/O: Vandana Mishra,

L6-45, TUBE COLONY,

NEAR NEW BARIDIH PARK, BARIDIH, JAMSHEDPUR,

VTC: Baridih Colony,

PO: Baridih Colony,

Sub District: Jamshedpur, District: East Singhbhum,

State: Jharkhand,

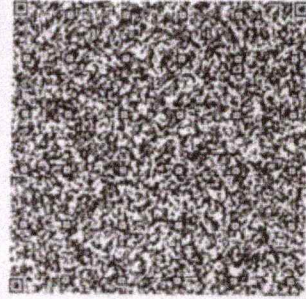
PIN Code: 831017,

Mobile: 8521022643

132041604



MG320416045FI



आपका आधार क्रमांक / Your Aadhaar No. :

~~2845~~ ~~1112~~ 4850

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Issue Date : 28/06/2013



वन्दना मिश्रा

Vandana Mishra

जन्म तिथि / DOB : 05/02/1983

महिला / Female

REDMI NOTE 5 ~~2845~~ ~~1112~~ 4850

MI DUAL CAMERA

मेरा आधार, मेरी पहचान

Vandana Mishra



भारत सरकार
GOVERNMENT OF INDIA



सुमित्रा कुमारी
Sumitra Kumari
DOB: 20-09-1976
Gender: Female



~~8715 1020~~ 0303

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

अर्धांगिनी: श्याम कुमार, 52,
स्वर्णरेखा फ्लैट, साकची, जमशेदपुर,
साकची, बिस्तुपुर, जमशेदपुर,
गोलमुरी, पूर्वी सिंहभूम, झारखण्ड,
831001

Address:

W/o: shyam kumar, 52,
Swarnrekha flat, Sakchi,
Jamshedpur, Sakchi, Bistupur,
Jamshedpur, Golmuri, East
singhbhum, Jharkhand, 831001



1947
1800 300 1947



help@uidai.gov.in

WWW

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Sumitra Kumari

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No: 1193/60024/03733

To
Meenakshi Devi
W/O: Raj Kumar
L4/87 New Gandak Road
Post-Sakchi
Kaunak
Jamshedpur
Golmuri East Singhbhum
Jharkhand 831001
9935176913

04/05/2013

19794797



MN197947971FT



आपका आधार क्रमांक / Your Aadhaar No. :

~~XXXXXXXXXXXX~~ ~~XXXXXXXXXXXX~~ 7121

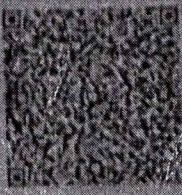
आधार - आम आदमी का अधिकार



भारत सरकार
Government of India



Meenakshi Devi
Year of Birth: 1980
Female



~~XXXXXXXXXXXX~~ ~~XXXXXXXXXXXX~~ 7121

आधार - आम आदमी का अधिकार

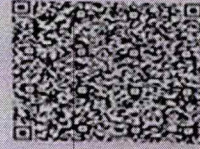
Meenakshi Devi



भारत सरकार
GOVERNMENT OF INDIA



नितु सिंह
Nitu Singh
जन्म तिथि/ DOB: 15/05/1982
महिला / FEMALE



~~2011-7070~~ 3481

आधार-आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

W/O: सरोज कुमार सिंह,
19, शंख रोड, ओल्ड
बारीडीह, जमशेदपुर,
बारीडीह कॉलोनी, पूर्वी
सिंहभूम,
झारखण्ड - 831017

Address:

W/O: Saroj Kumar Singh, 19,
SANKH ROAD, OLD BARIDIH,
JAMSHEDPUR, Baridih Colony,
East Singhbhum,
Jharkhand - 831017

~~2011-7070~~ 3481

Aadhaar-Aam Admi ka Adhikar

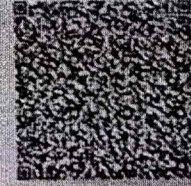
Nitu Singh



भारत सरकार
Government of India



ऋषी राज हार्श
Rishi Raj Harsh
जन्म तिथि/DOB: 02/02/2000
पुरुष/ MALE



~~3646 4966~~ 7541
VID: 9142 1924 9304 9227

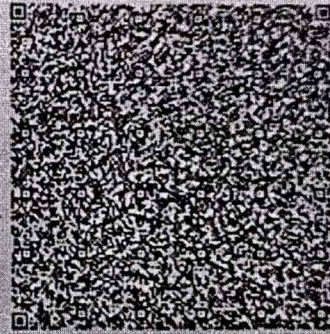
मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O: रविन्द्र कुमार झा, हो न0- 402, रोड न0- 07
विद्यापति टॉवर, राम नगर, पुष्पाजलि विलसन एस्टेट,
जमशेदपुर, सोनारी, पूर्वी सिंहभूम,
झारखण्ड - 831011

Address:
S/O: Rabindra Kumar Jha, Ho No- 402,
Road No- 07 Vidyapati Towar , Ram
Nagar, Pushpanjali Wilson Estate,
Jamshedpur, Sonari, East Singhbhum,
Jharkhand - 831011



QR Code with Photograph

~~3646 4966~~ 7541
VID: 9142 1924 9304 9227

10-17



https://www.uidai.gov.in

www

www.uidai.gov.in

Rishi Raj Harsh

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RISHIRAJ BUILDCON PRIVATE LIMITED
(OPC)





29/10/2015

Permanent Account Number

AAHGR5110Q

16112015

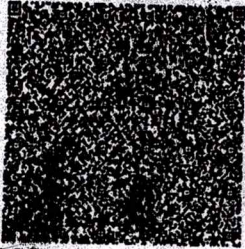
[Handwritten signature]

पंचायत समिति, हल्दुपुखुर, पूर्वी सिंहभूम,
 झारखण्ड - 831002



Address:
 C/O: Nilkanta Mandal, Haludpukhur, East
 Singhbhum,
 Jharkhand - 831002

Download Date: 02/07/2022




~~7142 7156 3936~~
 VID : 9138 2238 9416 7285

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

Issue Date: 08/02/2013



शिवम मण्डल
 Shivam Mandal
 जन्म तिथि/DOB: 10/11/1996
 पुरुष/ MALE

~~7142 7156 3936~~
 VID : 9138 2238 9416 7285

मेरा आधार, मेरी पहचान

Shivam

Transaction Success! Please Note Your Transaction Id.

OK

Name	RishirajBuildconPvtLtdOpcRepByRishiRajHarsh
Token No / Depositor ID	202300076720
Amount	360
Transaction ID	692b6e69589e62d2efa5
GRN	2318435539
CIN	10002162023072508884
Time	2023-07-25 13:06:53

Harsh

Transaction Success! Please Note Your Transaction Id.

OK

Name	RishirajBuildconPvtLtdOpcRepByRishiRajHarsh
Token No / Depositor ID	202300076720
Amount	784484
Transaction ID	025fa3e3ea2bbfae6666
GRN	2318418026
CIN	10002162023072411971
Time	2023-07-24 16:09:24

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

[Handwritten signature]

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।		
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
तिथि सहित

निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित



Document Registration Summary 1

Date :-25-Jul-2023

- Government/Market Value: ₹31234100/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 874076


Receipt Date : 25-07-2023

Presenter Name: -

E	₹2000
PR	₹3
SP	₹1980
LL	₹8
A1	₹780853
Stamp Duty	₹100

On Date 25-07-2023 Presented at District SRO - Jamshedpur

Signature of Presenter



District SRO - Jamshedpur

Total	₹784944
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Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	RishirajBuildconPvtLtdOpcRepByRishiRajHarsh	GRN Number : 2318417153 DEPT Transaction Id : d3258b06e105dd83abc0 Transaction Type :	100
E	2000	2000	0	GRAS	RishirajBuildconPvtLtdOpcRepByRishiRajHarsh	GRN Number : 2318418026 DEPT Transaction Id : 025fa3e3ea2bbfae6666 Transaction Type :	2000

PR	3	3	0	GRAS	RishirajBuildconPvtLtdOpcRepByRishiRajHarsh	GRN Number : 2318418026 DEPT Transaction Id : 025fa3e3ea2bbfae6666 Transaction Type :	3
SP	1980	1980	0	GRAS	RishirajBuildconPvtLtdOpcRepByRishiRajHarsh	GRN Number : 2318418026 DEPT Transaction Id : 025fa3e3ea2bbfae6666 Transaction Type :	1620
				GRAS	RishirajBuildconPvtLtdOpcRepByRishiRajHarsh	GRN Number : 2318435539 DEPT Transaction Id : 692b6e69589e62d2efa5 Transaction Type :	360
A1	780853	780853	0	GRAS	RishirajBuildconPvtLtdOpcRepByRishiRajHarsh	GRN Number : 2318418026 DEPT Transaction Id : 025fa3e3ea2bbfae6666 Transaction Type :	780853
LL	8	8	0	GRAS	RishirajBuildconPvtLtdOpcRepByRishiRajHarsh	GRN Number : 2318418026 DEPT Transaction Id : 025fa3e3ea2bbfae6666 Transaction Type :	8
Sub Total	784848	784944	-96				

Article : Development Agreement Number of Pages : 132

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer



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

Deed Endorsement

Token No :- **202300076720**







Deed Type	Development Agreement
Number of Pages	132
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 3, SP :- Rs. 1980, A1 :- Rs. 780853, LL :- Rs. 8,
Property No.	1
Valuation Details	Value :- Rs.31234010/- ,Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Murakati Location :- Other Road, Murakati Property Boundaries :- East: 11 FT ROAD, VENDOR NIJ,PLOT NO.1449 , PART OF PLOT NO.1451, West: TALAB, TALAB , NATAN SINGH, NIZ LAND , PART OF PLOT NO.261 AND 1451, South: MITRO GOPE, ASHWINI KR MISHRA , ROAD , SUMITRA DEVI , 12 FT WIDE ROAD, North: PORTION OF PLOT NO.1455 ,IN OCCUPATION OF NIRUPAMA AND JYOTI KUMARI OTHER PLOT , MEENAKSHI DEVI, 12 FT ROAD , PLOT NO.261 AND 299 Khata Number - 3 40 55Plot Number - 1455 1451 1450Volume Number - 2 50Page Number - 62 77 80 79 68 Area Of Land :- 18.97 Decimal





Sh./Smt.**ASHWINI KUMAR MISHRA** s/o/d/o/w/o **AWADH KISHORE MISHRA**
has presented the document for registration in this office
today dated :- **25-Jul-2023** Day :- **Tuesday** Time :- **16:37:58 PM**








**ASHWINI KUMAR
MISHRA(Individual)**




Party Name	Document Type	Document Number
ASHWINI KUMAR MISHRA	PAN/UID	279771151194

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	ASHWINI KUMAR MISHRA Address1 - QR NO L6-45 TUBE COLONY NEAR SANGEET KALA KENDRA BARIDIH JAMSHEDPUR, Address2 - , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Ashwini Kumar Mishra Address:- L6-45, NEAR NEW BARIDIH PARK, TUBE COLONY, BARIDIH, JAMSHEDPUR, Baridih Colony, , East Singhbhum, 831017, , Jharkhand, India		EXECUTANTS Age:46			
2	SUMITRA KUMARI Address1 - 52 SWARNREKHA FLAT SAKCHI , JAMSHEDPUR, Address2 - , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Sumitra Kumari Address:- , 52, Swarnrekha Flat, , Sakchi, Jamshedpur, Sakchi, Bistupur, , East Singhbhum, 831001, , Jharkhand, India		EXECUTANTS Age:47			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	NITU SINGH Address1 - 19 SANKH ROAD OLD BARIDIH TOWN JAMSHEDPUR, Address2 - , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Nitu Singh Address:- 19 , SANKH ROAD, OLD BARIDIH, JAMSHEDPUR, Baridih Colony, , East Singhbhum, 831017, , Jharkhand, India		EXECUTANTS Age:41			Nitusingh
4	VANDANA MISHRA Address1 - QR NO L6-45 TUBE COLONY NEAR SANGEET KALA KENDRA BARIDIH JAMSHEDPUR, Address2 - , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Vandana Mishra Address:- L6- 45, NEAR NEW BARIDIH PARK, TUBE COLONY, BARIDIH, JAMSHEDPUR, Baridih Colony, , East Singhbhum, 831017, , Jharkhand, India		EXECUTANTS Age:40			Vandana mishra

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
5	MEENAKSHI DEVI Address1 - L4/87 NEW GANDAK ROAD PO AND PS-SAKCHI TOWN JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Meenakshi Devi Address:- L4/87, , New Gandak Road, Post-Sakchi, Kalimali, , East Singhbhum, 831001, , Jharkhand, India		EXECUTANTS Age:43			Meenakshi Devi
6	RISHI RAJ BUILDCON PVT LTD OPC REP BY RISHI RAJ HARSH Address1 - PUSHPANJALI APARTMENT GROUND FLOOR OPP NARBHERAM ENGLISH SCHOOL BISTUPUR JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Rishi Raj Harsh Address:- Ho No- 402, Pushpanjali Wilson Estate, Road No- 07 Vidyapati Towar , Ram Nagar, jamshedpur, Sonari, , East Singhbhum, 831011, , Jharkhand, India		CLAIMANT Age:23			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	SHIVAM MANDAL S/o-D/o NILKANTA MANDAL Address1 - HALUDPUKUR EAST SINGHBHUM, Address2 - , , , Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	BALAJEE RAO Address1 - 21 NANJI GOVINDJI CONTRACTORS AREA BISTUPUR JAMSHEDPUR, Address2 - , , , Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence:

Above mentioned, (**ASHWINI KUMAR MISHRA , VANDANA MISHRA , SUMITRA KUMARI , MEENAKSHI DEVI , NITU SINGH**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**SHIVAM MANDAL**) Son/Daughter/Wife of (**NILKANTA MANDAL**) resident of (**HALUDPUKUR EAST SINGHBHUM**) and by occupation (**Service**).

Signature of Registering Officer

Date:- 25-Jul-2023

Seal and Signature of Registering Officer



Pre Registration Docket

Date :- 25-07-2023 01:47 pm

Office Name :- District SRO - Jamshedpur
Token No:- 202300076720

Appoinment :- 24-Jul-2023 Time:- 14:5

Article	Development Agreement
Pre Registration Date	10-Jun-2023
No. Of Pages	66
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 7,84,844.

Property Id: **993273**

Valuation No. : 1393881 / 2023		:- 2023-2024		Date : 25-July-2023 13:48:PM	
State : Jharkhand		District : EastSinghbhum		Tahsil : Jamshedpur	
Land Type : Urban		Corporation : Jamshedpur(NAC)		Village/City : Murakati	
Murakati - Other Road		-			
Khata Number - 3 40 55					
Plot Number - 1455 1451 1450					
Volume Number - 2 50					
Page Number - 62 77 80 79 68					
Property Rates					
Commercial Land (Y)					
₹1646495/- Decimal					
Valuation Rule : Commercial land					
Property Details					
1	Land area	18.97 Decimal			
Calculation Details					
Sr.No.	Description	Calculation		Total	
1	Open Land Valuation	1. 18.97 x 1646495=31234010.15		₹3,12,34,010/-	
A	Total			₹3,12,34,010/-	
Note : Final Valuation is Rounded to Next 100/-					
Total Valuation (A)				₹3,12,34,100/-	
Total Amount in Words : Three Crore Twelve Lakhs Thirty Four Thousands One Hundred Rupees Only.					

Land measurement, Sub Part and House No.	Property Boundaries East: 11 FT ROAD, VENDOR NIJ, PLOT NO.1449 , PART OF PLOT NO.1451, West: TALAB, TALAB , NATAN SINGH, NIZ LAND , PART OF PLOT NO.261 AND 1451, South: MITRO GOPE, ASHWINI KR MISHRA , ROAD , SUMITRA DEVI , 12 FT WIDE ROAD, North: PORTION OF PLOT NO.1455 ,IN OCCUPATION OF NIRUPAMA AND JYOTI KUMARI OTHER PLOT , MEENAKSHI DEVI, 12 FT ROAD , PLOT NO.261 AND 299
Area	Land area : 18.97 Decimal
Other Description of the Property	Pin Code - 831017
Government/Market Value	31234010.15
Transaction Amount	-

CLAIMANT	-Ms. RISHI RAJ BUILDCON PVT LTD OPC REP BY RISHI RAJ HARSH, Address - PUSHANJALI APARTMENT GROUND FLOOR OPP NARBHERAM ENGLISH SCHOOL BISTUPUR JAMSHEDPUR- ,Father/Husband Name RABINDRA KUMAR JHA , PAN No.- ,Permission Case No.- , Aadhaar No. *****7541
EXECUTANTS	-Mrs. MEENAKSHI DEVI, Address - L4/87 NEW GANDAK ROAD PO AND PS-SAKCHI TOWN JAMSHEDPUR- ,Father/Husband Name RAJ KUMAR , PAN No.- ,Permission Case No.- , Aadhaar No. *****7121
	-Mrs. NITU SINGH, Address - 19 SANKH ROAD OLD BARIDIH TOWN JAMSHEDPUR- ,Father/Husband Name SAROJ KUMAR SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****3481
	-Mr. ASHWINI KUMAR MISHRA, Address - QR NO L6-45 TUBE COLONY NEAR SANGEET KALA KENDRA BARIDIH JAMSHEDPUR- ,Father/Husband Name AWADH KISHORE MISHRA , PAN No.- ,Permission Case No.- , Aadhaar No. *****1194
	-Mrs. VANDANA MISHRA, Address - QR NO L6-45 TUBE COLONY NEAR SANGEET KALA KENDRA BARIDIH JAMSHEDPUR- ,Father/Husband Name ASHWINI KUMAR MISHRA , PAN No.- ,Permission Case No.- , Aadhaar No. *****4850
	-Mrs. SUMITRA KUMARI, Address - 52 SWARNREKHA FLAT SAKCHI , JAMSHEDPUR- ,Father/Husband Name SHYAM KUMAR , PAN No.- ,Permission Case No.- , Aadhaar No. *****0303

Witness Information	Mr. BALAJEE RAO , Address - 21 NANJI GOVINDJI CONTRACTORS AREA BISTUPUR JAMSHEDPUR-, Father/Husband Name-G NAGESHWAR RAO
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Identifier Details	Mr. SHIVAM MANDAL , Address - HALUDPUKUR EAST SINGHBHUM-, Father/Husband Name-NILKANTA MANDAL
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Fee Rule:Development Agreement		
1	Stamp Duty	4

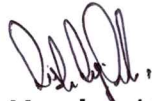
1	SP	1,980
Total		1,980
Fee Rule:Development Agreement		
1	A1	7,80,853
2	E	2,000
3	LL	8
4	PR	3
Total		7,82,864

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

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



Deed Writer / Advocate



Vendee / Claimant



Vendor / Executant

Vandana Mishra

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

Seemakshi Devi
Sumitra Kumari..

Nitu Singh

Token No.: 202300076720

CERTIFICATE

Office of the District SRO - Jamshedpur

This **Development Agreement** was presented before the registering officer on date **25-Jul-2023** by **ASHWINI KUMAR MISHRA, S/O, D/O, W/O AWADH KISHORE MISHRA** resident of QR NO L6-45 TUBE COLONY NEAR SANGEET KALA KENDRA BARIDIH JAMSHEDPUR ,.

This deed was registered as Document No:- **2023/JSR/4155/BK1/3876** in Book No :- **BK1**, Volume No :- 695 from Page No :- 269 to 400 at, office of **District SRO - Jamshedpur**

Date:- **25-Jul-2023**


Registering Officer