



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 045984fbbc87b1970077

Receipt Date : 01-Mar-2023 12:24:46 pm

Receipt Amount : 50/-

Amount In Words : Fifty Rupees Only

Token Number : 202300024309

Office Name : District SRO - Jamshedpur

Document Type : Power of Attorney

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

GRN Number : 2316017758



:- For Office Use :-

Revised



2023/JSR/1257/BK4/79

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

इस रसीद के माध्यम से पूर्व में इसी प्रकार की सेवा नहीं दी गई है।

Bibha Kar
01/03/2023

P. Singh
01/03/2023

Kulbinder Kaur
01/03/2023

01/03/2023

G.P.A.

P.S.
Birsanagar

Stamp
SOL



P. Singh
01/03/2023
04/03/2023



जिला अवर जिलद्वयक

पञ्जाब प्रशासन में लेखकरी / प्रिन्सपल
अथवा के. जगदीश अथवा की गई है।
प्रशासनिक कार्यालय अधिनियम 1908
की धारा 46(2) के अंतर्गत नहीं है।

01/3/2023



Kulbinder Kaur
01/03/2023
04/03/2023



16
01/02
25
04/02

नियम 21 के अधीन प्राप्ता: भारतीय स्टाम्प अधिनियम
(इंडियन स्टाम्प ऐक्ट), 1899 की अनुसूची
1 या 1क, स. 48, d; के अधीन
पस्थापित स्टाम्प-सहित (या स्टाम्प-शुल्क
के विमुख या स्टाम्प-शुल्क अपेक्षित नहीं)

खाता नम्बर 36,
प्लॉट नम्बर 1453, 1454,
देय प्रतिबन्धित सूची में दर्ज नहीं है।

01/3/2023

निबन्धन-पदाधिकारी

GENERAL POWER OF ATTORNEY

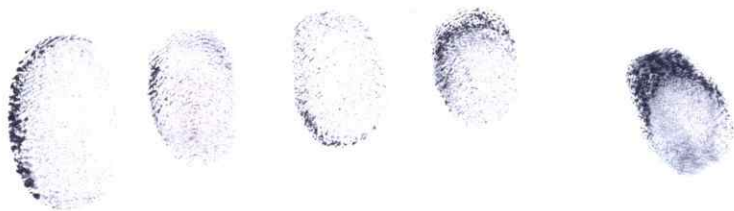
KNOWN ALL MEN BY THESE PRESENTS THAT We, 1) POONAM SINGH (UID : xxxx xxxx 3502), W/o. Rajeshwar Singh, by faith Hindu, by

Bibha Kaur

जाँचा
01/3/2023



Handwritten signature



P. Singh.

पति: राजेश्वर सिंह

01/03/2023

पुनम सिंह

वैदी सिंह

05/03/2023

निबंध संख्या: 0113/2023

दावेदार या अंतर निबंधक: विजया गांडा

संख्या: 0113/2023 के अर्बन लेखकों या परिवारों में से एक श्री

के प्राधिकार (अवधि) हैं वे ता. 10/11/2023 से 20/11/2023 तक

आगह) में जमशेदपुर अवर निबंधन कार्यालय में (..... स्थान पर) निबंध के लिए

केन किया



निबंध-पदाधिकारी का हस्ताक्षर

01/3/2023
4/3/2023



Bibha Karan
01/03/2023



Kulbinder Kaur
01/03/2023

Category General, Indian national, by occupation Housewife, R/o. Flat no. 7568, Vijaya Gardens, Baridih, Town Jamshedpur, District East Singhbhum, within the state of Jharkhand; 2) **KULBINDER KAUR (UID :xxxx xxxx 5472)**, W/o. Ranjit Singh Reen, by faith Sikh, by Category General, Indian National, by occupation Housewife, R/o. C/100, 'B' Block, PO: Sonari, Town Jamshedpur, District East Singhbhum, state of Jharkhand and 3) **BIBHA KARN** alias **BIBHA KARAN (UID : xxxx xxxx 6222)**, W/o. Narendra Kumar Karan, by faith Hindu, by Category General, Indian national, by occupation Household affairs, R/o. House No. 285, Sukhia Road, 10 No. Basti, PO: Golmuri, PS: Sidhgora, Town Jamshedpur, District East Singhbhum, hereinafter referred to as the "**FIRST PARTY / OWNERS / 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:

P Singh
01/03/2023

WHEREAS we the Owners had entered into a registered Development Agreement, being deed no. 2023/JSR/ 1255 /BK1/ 1174 dated 04-03-2023, registered at the District Sub registry office at Jamshedpur, in respect of our **Schedule 'A' to 'C'** hereunder written land with **M/S RISHI RAJ BUILDCON PVT. LTD. (O.P.C.)**

AND WHEREAS as per the said terms of the registered Development Agreement deed no. 2023/JSR/ 1255 /BK1/ 1174 dated 04-03-2023, registered at the District Sub registry office at Jamshedpur, we are also executing this General Power of Attorney in respect of our **Schedule 'A' to 'C'** hereunder written land, in favour of **RISHI RAJ HARSH (UID : xxxx xxxx 7541)**, S/o. Mr. 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. Mr. 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

Kulhinder Kumar,
01/03/2023

P. Singh
01/03/2023

Bibha Karki
01/03/2023

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:-

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, Municipal Council, Zila Parishad, J.U.S.C.O, Tata Steel Ltd., TSUISL, appropriate authority, if any, needed, Police Station, J.S.E.B., Tribunal, JNAC, AMC, 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** 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

Kulhinder Kaur
01/03/2023

R. Singh
01/03/2023

Bibha Kaur
01/03/2023

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.

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 the **Schedule** hereunder written property or any part thereof or any structure standing thereon.

8. To pay the ground rent, electricity, other utility services, amenities, Panchyat or municipal taxes, or charges if any, in respect of the Schedule 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 hereunder written property.

10. And to Act as per the terms of the Development Agreement deed no. 2023/JSR/ 12 55 /BK1/ 1174 dated 04-03-2023, 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 Schedule hereunder written property before the appropriate authority and / or concern or department and obtain permission of order for the same.

Kulvinder Kaur.
01/03/2023

P. Singh
01/03/2023

Bijha Kaur
01/03/2023

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 or lien the Schedule hereunder written land or part thereof or structure standing thereon 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 **Schedule** hereunder written property or any part thereof or any structure standing thereon 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 us **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** hereunder written property or any part thereof or any structure standing thereon in any financial institution.

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

Kulbhakar Kewari
01/03/2023

P. Singh

Disha Kaur
01/03/2023

P. Singh
Kulbinder Kaur
Bibha Kaur
01/03/2023

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'

[Property of Poonam Singh]

All that land measuring an area 3 Kathas or 4.96 Decimals, recorded under old Khata No. 8, being portion of old plot No. 4496, corresponding to new Khata no. 36, being new plot no. 1453, in Mouza Moharda, Thana No. 1200, Ward No. 17 JNAC, P.S. Birsasagar, Town District East Singhbhum

Bounded as follows :

North :Bibha Karan;

South :KiranRanjan;

East : Vacant Land;

West : Road.

Schedule 'B'

[Property of Kulbinder Kaur]

All that land measuring an area 1 kathas and 5 Dhurs i.e. 2.06 Decimals, recorded under old Khata No. 8, being portion of old plot No. 4496, corresponding to new Khata no. 36, new plot no. 1454, in Mouza Moharda, Thana No. 1200, Ward No. 17 JNAC, P.S. Birsasagar, Town Jamshedpur District East Singhbhum,

Bounded as follows :

North : Plot no. 1453

South : Plot no. 1455

East : Plot no. 1453

West : Plot no. 1499

P. Singh
Kulbinda / sara
Bibha Karn
01/03/2023

Schedule 'C'

[Property of Bibha Karn Alias Bibha Karan]

All that land measuring an area 3 Kathas i.e. 4.95 Decimals, recorded under Old Khata no. 8, being old Plot no. 4496, corresponding to New Khata No. 36, portion of new Plot No. 1453, in Mouza Moharda, Thana No. 1200, Ward No. 17, JNAC, P.S. Birsasnagar, Town Jamshedpur, District East Singhbhum

Bounded as follows :

North : A Harpal;

South : Poonam Singh;

East : Vacant Land;

West : Road.

In Witness Whereof the Executant has signed this Deed Today the 1st day of MARCH, 2023 at Jamshedpur, in presence of the following witness.

WITNESSES:

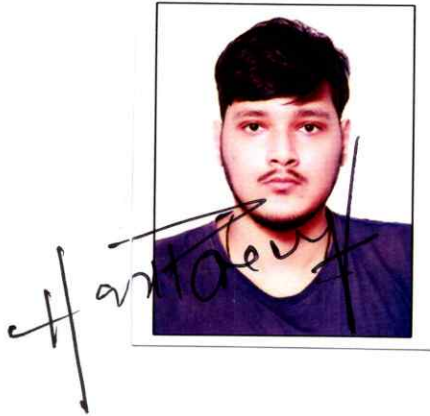
1. Shivam Mandal, S/o - Nilkanta Mandal
R/o - Haldipokhar, East Singhbhum, Thantchara

2. Baljir Rao, s/o G. Nageshwar Rao, R/O 21 Nanji's
Gurindji Contractor & Arch, Bishupur, JSR.

P. Singh.
Bibha Kaur
Kulhinder Kaur.
01/03/2023

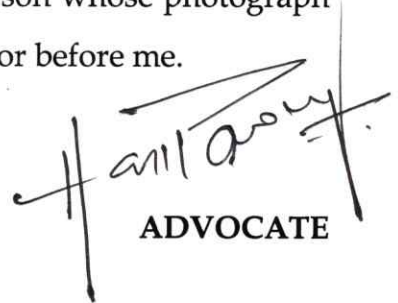
ATTORNEY'S SIGNATURE & FINGER PRINT

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

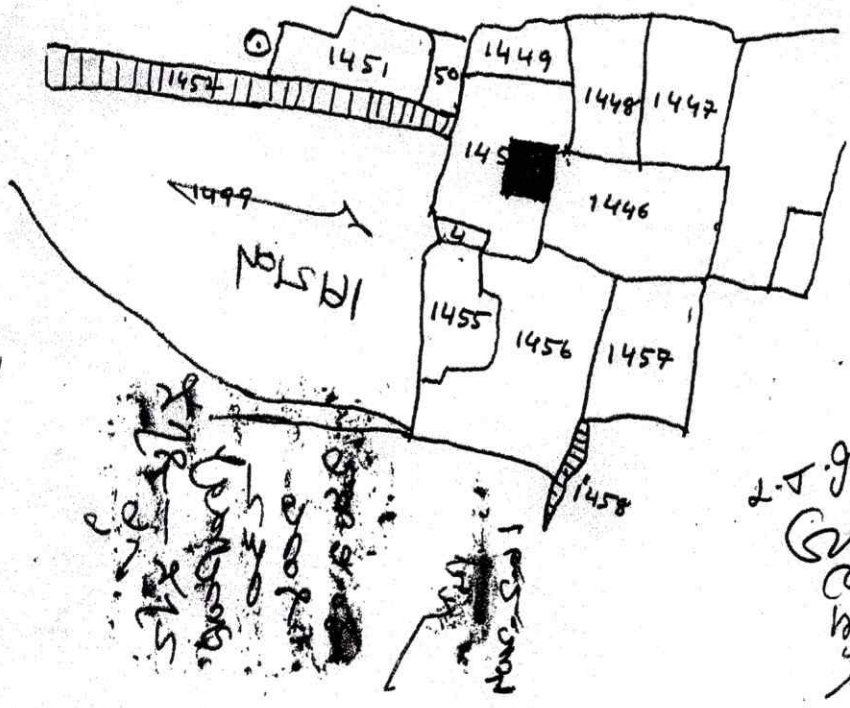


Certified that the finger print of left hand of each person whose photograph is affixed in this document have been obtained by me or before me.

Kulhinder Kaur.
01/03/2023


ADVOCATE

व
वार्ड संख्या - 17 यादव संख्या - 3
आविष्कृत क्षेत्र जमशेदपुर
राजस्व भाग - (प्रादेशिक)
पैमाना 1 सेठ मीठ = 20 मीठ या 1:2000
रकवा 3 कक्षा सन् 1989-90



L. V. G. Mahendri
 Govt Patan
 Coony Police
 by the pen of
 M. K. [Signature]
 16.2.2014

Kultride Kame. P. Singh.

[Signature]

Bibha Kaur

Token No.: 202300024309

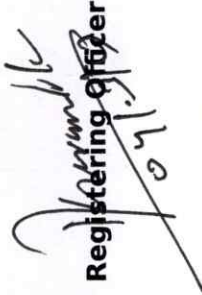
CERTIFICATE

Office of the District SRO - Jamshedpur

This **Power of Attorney** was presented before the registering officer on date **04-Mar-2023** by **POONAM SINGH, S/O, D/O, W/O RAJESHWAR SINGH** resident of FLAT NO 7568 VIJAYA GARDENS BARIDIH JAMSHEDPUR ,.

This deed was registered as Document No:- **2023/JSR/1257/BK4/79** in Book No :- **BK4**, Volume No :- 11 from Page No :- 1 to 80 at, office of **District SRO - Jamshedpur**

Date:- **04-Mar-2023**


Registering Officer



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 3989a4a0dee39e3097f8

Receipt Date : 01-Mar-2023 12:37:56 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300024286

Office Name : District SRO - Jamshedpur

Document Type : Development Agreement

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

GRN Number : 2316018387



:- For Office Use :-

Deceived
VS



2023/JSR/1255/BK1/1174

Deved Singh

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

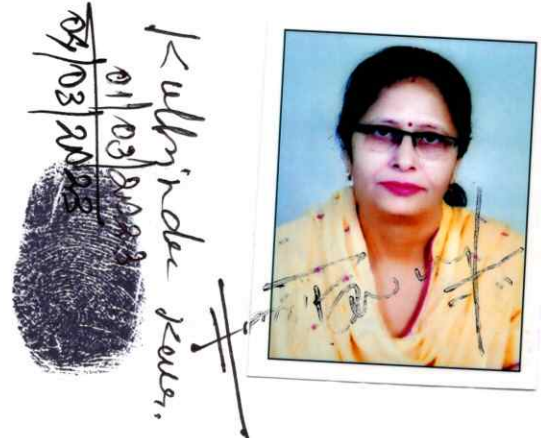
निकुल केवल की सेवा नहीं है

P. Singh
01/03/2023

Kulbinder Kaur
01/03/2023

Development Agreement
1,37,09,200/-
P.S
Birsagan,

Stamp
100/-



नियम 21 के अधीन ग्राहक: भारतीय स्टाम्प-विनियम (इंडियन स्टाम्प ऐक्ट), 1899 को अनुसूची 1 या 1क, से 5 के अधीन प्रभावित स्टाम्प-सहित (या स्टाम्प-शुल्क से विमुक्त या स्टाम्प-शुल्क अपेक्षित नहीं)।

खाता नम्बर... 36,
प्लॉट नम्बर... 1453, 1454,
देय प्रतिबंधित सूची में दर्ज नहीं है।

Signature of first party

Signature of second party



A-3,42,730=00
E-2000=00
LL-03=00
PR-01=00

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE on this 1st day of MARCH 2023, AT JAMSHEDPUR, BY AND BETWEEN;

Signature and date 11/03/23
जाँचा 2 |



P. Singh
01/03/2023
04/03/2023

पुनम सिंह पति- राजेशवर सिंह
निवास- वितथा गार्डन बालीडीह
संख्या 01/3/2023 वे प्रतिवर्ष (बचत) ई में रु० 10 (10) 20
असमर्थ में जमशुके जवर निबंधन कार्यालय में (..... स्थान पर) निबंधन किया गया

निबंधन अधिकारी का हस्ताक्षर
01/3/2023
4/3/2023





Bibha Kood
01/03/2023
P. Singh
01/03/2023

Kulbindu Kaur
01/03/2023

1) POONAM SINGH (UID : xxxx xxxx 3502), W/o. Rajeshwar Singh, by faith Hindu, by Category General, Indian national, by occupation Housewife, R/o. Flat no. 7568, Vijaya Gardens, Baridih, Town Jamshedpur, District East Singhbhum, within the state of Jharkhand;

2) **KULBINDER KAUR** (UID :xxxx xxxx 5472), W/o. Ranjit Singh Reen, by faith Sikh, by Category General, Indian National, by occupation Housewife, R/o. C/100, 'B' Block, PO: Sonari, Town Jamshedpur, District East Singhbhum, state of Jharkhand

3) **BIBHA KARN** alias **BIBHA KARAN** (UID : xxxx xxxx 6222), W/o. Narendra Kumar Karan, by faith Hindu, by Category General, Indian national, by occupation Household affairs, R/o. House No. 285, Sukhia Road, 10 No. Basti, PO: Golmuri, PS: Sidhgora, Town Jamshedpur, District East Singhbhum, within the state of Jharkhand

Hereinafter together referred to as the '**OWNERS**' (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 its Director namely **RISHI RAJ HARSH** (UID : xxxx xxxx 7541), S/o. 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

Bibha Karan
01/03/2023

P. Singh
01/03/2023

Kulbinder Kaur
01/03/2023

[Signature]
01/03/2023

'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:**

WHEREAS the Owner No. 1 had purchased All that land measuring an area 3 Kathas or 4.96 Decimals, recorded under old Khata No. 8, being portion of old plot No. 4496, corresponding to new Khata no. 36, being new plot no. 1453, in Mouza Moharda, Thana No. 1200, Ward No. 17 JNAC, P.S. Birsasnagar, Town District East Singhbhum and morefully described in the **Schedule 'A'** hereunder written by the virtue of a registered sale deed bearing deed No. 830 dated 16-02-2004, registered at the District Sub Registry office at Jamshedpur, from its previous lawful Owner namely Mahendri Gour.

Bibha Kaur
01/03/2023

AND WHEREAS Owner No. 1 after purchasing the **Schedule 'A'** hereunder written property mutated her name in the government records vide mutation case No. 1951/ 2004-2005 and the same is also recorded in the Volume No. 1 page No. 84, in the Panji II of the Anchal Adhikari, Jamshedpur.

P. Singh
01/03/2023

AND WHEREAS the Owner No. 2 had acquired All that land measuring an area 1 Katha and 5 Dhurs i.e. 2.06 Decimals, recorded under old Khata No. 8, being portion of old plot No. 4496, corresponding to new Khata no. 36, new plot no. 1454, in Mouza Moharda, Thana No. 1200, 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 Gift deed bearing deed

Kuljinder Kaur
01/03/2023

[Signature]
01/03/2023

no. 2021/JSR/276/BK1/257 dated 19-01-2021, registered at the District Sub Registry office at Jamshedpur and thereafter the same is also mutated in the name of the Owner no. 2 vide mutation case no. 1827 / R27 2020-2021 and the same is also recorded in the volume no. 52, page no. 86, in the Panji II of the Anchal Adhikari, Jamshedpur.

AND WHEREAS the Owner No. 3 had purchased All that land measuring an area 3 Kathas i.e. 4.95 Decimals, recorded under Old Khata no. 8, being old Plot no. 4496, corresponding to New Khata No. 36, portion of new Plot No. 1453, in Mouza Moharda, Thana No. 1200, Ward No. 17, JNAC, P.S. Birsasnagar, Town Jamshedpur, District East Singhbhum and morefully described in the **Schedule 'C'** hereunder written by the virtue of a registered sale deed bearing deed No. 831 dated 16-02-2004, registered at the District Sub Registry office at Jamshedpur, from its previous lawful Owner namely Mahendri Gour.

Bibha Kerk
01/03/2023

AND WHEREAS Owner No. 3 after purchasing the **Schedule 'C'** hereunder written property mutated her name in the government records vide mutation case No. 320/ 2004-2005 and the same is also recorded in the Volume No. 1 page No. 70, in the Panji II of the Anchal Adhikari, Jamshedpur.

P. Singh
01/03/2023

AND WHEREAS the **OWNERS** are the lawful owners and are in peaceful possession of **Schedule 'A' to 'C'** hereunder written land and have been enjoying all acts of ownership thereto.

Kulhinder / Gour
01/03/2023

AND WHEREAS the owners are unable to look after and manage their respective **Schedule 'A' to 'C'** hereunder written land and therefore the Owners are desirous to get the **Schedule 'A' to 'C'** hereunder written

[Signature]
01/03/2023

land developed and or construct multi-storeyed buildings and or building projects over the **Schedule 'A' to 'C'** 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 the Developer for developing the **Schedule 'A' to 'C'** hereunder written land.

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' to 'C'** 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' to 'C'** hereunder written land, terminable only at the instance of the Developer, unless specified otherwise hereinafter.

[Signature]
01/03/2023

[Signature]
01/03/2023

[Signature]
01/03/2023

[Handwritten Signature]
01/03/2023

3. DEVELOPMENT PLANS & APPROVALS

(a) It is specifically agreed that the Owners 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 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 Owners 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.

[Handwritten Signature]
01/03/2023

[Handwritten Signature]
01/03/2023

[Handwritten Signature]
01/03/2023

4. GENERAL POWER OF ATTORNEY

(a) That as and when desired by the developer, the Owners shall execute a General Power of Attorney in favour of the Developer or any

[Handwritten Signature]
01/03/2023

other person nominated by the Developer for carrying out day to day operations related to the construction and also for negotiations and entering into agreements with prospective Purchasers of the constructed Project in respect of the **Schedule 'A' to 'C'** hereunder written land.

(b) Failure of the Owners 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 Owners 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 Owners 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 Owners 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 Owners.

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 Owners. The Owners 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.

[Handwritten Signature]
Beibha Radd
01/03/2023

[Handwritten Signature]
P. Singh.
01/03/2023

[Handwritten Signature]
Kulhinder Kaur.
01/03/2023

[Handwritten Signature]
01/03/2023

6. REPRESENTATION & WARRANTIES

(a) The Owners represents that the Owners are the bonafide and true Owners of the **Schedule 'A' to 'C'** hereunder written and that there is no risk, defect or encumbrance or pending litigation in relation to the title of the **Schedule 'A' to 'C'** hereunder written premises. The Owners further warrants that, if in future, there are claims on the title of the **Schedule 'A' to 'C'** hereunder written, on account of any lien, charge, mortgage, encumbrance, litigation affecting or prejudicing the title, the Owners 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.

[Handwritten Signature]
01/03/2023

(b) The Owners after the execution of this agreement, by the virtue of this Development Agreement has handed over peaceful and vacant possession of the **Schedule 'A' to 'C'** hereunder written to the Developer.

[Handwritten Signature]
01/03/2023

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 Owners shall be solely entitled at their own risk to deal and/or negotiate with any attempts of the

[Handwritten Signature]
01/03/2023

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 Owners alone.

(d) However, the Owners have 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 Owners 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' to 'C'** hereunder written land shall be in the custody of the Developer for lifetime, against an ordinary receipt in favour of the Owners.

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, i.e. total period of Three and a Half year from the date of receipt of the requisite clearances and

Bubha Rao
01/03/2023

P. Singh
01/03/2023

Kulvinder Kaur
01/03/2023

approvals of the project. That incase if the developer fails to complete the project within the stipulated time, then the Developer shall be liable to pay interest to the respective owners at the rate of 1 % per month of the present value of land.

(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.

Bibha Kotha
01/03/2023

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

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' to 'B'** hereunder written land as morefully described in the **Schedule 'C'** hereunder written property.

P. Singh
01/03/2023

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

Kulbinder Kaur
01/03/2023

(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' to 'C'** hereunder written as morefully described in the **Schedule 'E'** hereunder written property.

10. FORCE MAJEURE

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 'E'** to this Agreement along with common advantages, privileges, utility services, amenities etc. to the various buyers at its discretion to which the Owners shall have no objection and the developer desires the Owners shall wilfully execute the necessary instruments and documents to this effect without any further consideration payable to the Owners. 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 'E'**.

12. That without prejudice to the generality of the provisions contained in this Agreement, the Owners specifically makes a declaration as hereinafter:

Bibha Rathi
01/03/2023

P. Singh
01/03/2023

Kulvinder Kaur
01/03/2023

(a) The Owners are the lawful, bonafide and true Owners of their respective the **Schedule 'A' to 'C'** hereunder written premises and are authorised to enter into the Agreement with the Developer.

It is further declared that the Owners, 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 Owners in relation to the Schedule Premises.

(b) The Owners 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' to 'C'** 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

Bibha Kora
01/03/2023

P. Singh
01/03/2023

Kulbinder Kaur
01/03/2023

therein, documentation miscellaneous charges, levied fines, penalties imposed by Municipality or any 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' to 'C'** hereunder written premises and in an event of any dispute arising due to and on the **Schedule 'A' to 'C'** hereunder written premises, the Owners 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 Owners, provided however that the developer shall not attach any liability to the Owners on account of its borrowings in any manner whatsoever.

Bibha Kesh
01/03/2023

P. Singh
01/03/2023

Kulbinder Kaur
01/03/2023

17. Both parties agreed that, in the event, where clear and marketable title and bonafide possession of the Owners appears suspicious in relation to the **Schedule 'A' to 'C'** hereunder written Premises, the Developer shall be entitled to undertake steps to clear such defects at the cost of the Owners. 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' to 'C'** Premises.

Bibha K Mishra
01/03/2023

18. TAXES AND OUTGOINGS

(a) The Owners shall pay and discharge all assessments, outgoing, taxes, etc. payable in respect of their respective **Schedule 'A' to 'C'** 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' to 'C'** 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.

P. Singh
01/03/2023

(b) Parties agree that any manner of indirect taxes arising out from this Agreement shall be the responsibility of the Developer to discharge.

Kulvinder Kaur
01/03/2023

(c) All incidents of direct or personal taxes shall be the respective liabilities of the Parties.

(d) That the G.S.T. arising out of the respective allocations of the Owners and the Developer with respect to the **Schedule 'D'** and **Schedule 'E'** premises, shall be borne by the Owners 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.

Bibha Kaur
01/03/2023

P. Singh
01/03/2023

Kulhinder Kaur
01/03/2023

22. ASSIGNMENT

No part of this Agreement can be assigned by the Developer to any other Developer without obtaining the prior permission of the Owners. The Developer, prior to creation of any assignment shall request the Owners 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.

Bibha Kach
01/03/2023

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.

P. Singh
01/03/2023

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.

Kulbinder Kaler
01/03/2023

25. **JURISDICTION**

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'

[Property of Poonam Singh]

All that land measuring an area 3 Kathas or 4.96 Decimals, recorded under old Khata No. 8, being portion of old plot No. 4496, corresponding to new Khata no. 36, being new plot no. 1453, in Mouza Moharda, Thana No. 1200, Ward No. 17 JNAC, P.S. Birsasnagar, Town District East Singhbhum

Bounded as follows :

North :Bibha Karan;

South :KiranRanjan;

East : Vacant Land;

West : Road.

Schedule 'B'

[Property of Kulbinder Kaur]

All that land measuring an area 1 kathas and 5 Dhurs i.e. 2.06 Decimals, recorded under old Khata No. 8, being portion of old plot

Bibha Karan
01/03/2023

P. Singh
01/03/2023

Kulbinder Kaur
01/03/2023

No. 4496, corresponding to new Khata no. 36, new plot no. 1454, in Mouza Moharda, Thana No. 1200, Ward No. 17 JNAC, P.S. Birsasnagar, Town Jamshedpur District East Singhbhum,

Bounded as follows :

North : Plot no. 1453
South : Plot no. 1455
East : Plot no. 1453
West : Plot no. 1499

Schedule 'C'

[Property of *Bibha Karn Alias Bibha Karan*]

All that land measuring an area 3 Kathas i.e. 4.95 Decimals, recorded under Old Khata no. 8, being old Plot no. 4496, corresponding to New Khata No. 36, portion of new Plot No. 1453, in Mouza Moharda, Thana No. 1200, Ward No. 17, JNAC, P.S. Birsasnagar, Town Jamshedpur, District East Singhbhum

Bounded as follows :

North : A Harpal;
South : Poonam Singh;
East : Vacant Land;
West : Road.

Schedule 'D'

[Owner's 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

Bibha Karn
01/03/2023

P. Singh
01/03/2023

Kulvinder Kaur
01/03/2023

constructed over Schedule 'A' to 'C' premises including all its advantages, privileges, amenities and services of this Agreement.

Schedule 'E'
[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' to 'C' premises including all its advantages, privileges, amenities and services.

Bibha Kach
01/03/2023

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

P. Singh
01/03/2023

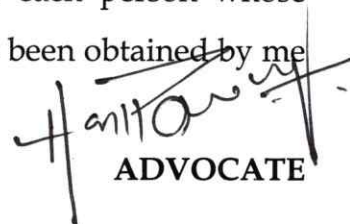
WITNESS

1. Shivan Mandat, S/o - Nilkanta Mandat
R/o - Halolpokhar, East Singhbhum Jharkhand.

2. Balaji Rao, s/o a. Nageshwar Rao, R/o 21
Nandji, Kuvindji, Lakshminagar Area, Bhatnagar
Jamshedpur

Kulvinder / cover
01/03/2023

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.


ADVOCATE

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संख्या १५ के अंतर्गत
संख्या १५ के अंतर्गत

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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 making
over the copy to
the applicant

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महिलाधिकारी

बुधवार

Nisarullah Khan

Bihna Kesh

P. Singh

12/11/21

Controlled by Insp. Copy
12/11/21
Send Copy to the Subordinate
of Subordinate Unit, 78 of the
Public Relations Act, 1972

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12/11/21



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

रेयत का नाम, अभिभावक का नाम, रिश्ता												
महीन्दी गौड़ीन, पिता-दिनबन्धु गौड़ एक अंश व महीन्दी गौड़ीन, पिता-दिनबन्धु गौड़ एक अंश व महीन्दी गौड़ीन, पिता-दिनबन्धु गौड़ एक अंश व महीन्दी गौड़ीन, पिता-दिनबन्धु गौड़ एक अंश व महीन्दी गौड़ीन, पिता-दिनबन्धु गौड़ एक अंश व महीन्दी गौड़ीन, पिता-दिनबन्धु गौड़ एक अंश												
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(1)	(2)	(3)	कियारी संख्या (5)	(6)	(7)	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)	
	372	? राधाकान्त ? धिरन गौड़	दौन-03 0	0 हेक्टर	9 आर	अवैध दखल भुवन गौड़ पिता घासीराम गौड़ अवधि 1986	30 - 23 पैसे तीस रुपये तेईस पैसे अलावे सेस ।					
	373	? मिक्कु गौड़ ? भुवन गौड़	दौन-03 0	0 हेक्टर	25 आर	अवैध दखल राधाकान्त पिता अरवाई गौड़ अवधि 1986	30 - 23 पैसे तीस रुपये तेईस पैसे अलावे सेस ।					
	374	? महेन्द्र गौड़ ? अनावाद बिहार सरकार	दौन-03 0	0 हेक्टर	72 आर	अवैध दखल राधाकान्त अ0 खे0 373	30 - 23 पैसे तीस रुपये तेईस पैसे अलावे सेस ।					
	378	? लखन गौड़ ? मिक्कु गौड़	दौन-03 0	0 हेक्टर	25 आर	अवैध दखल राधाकान्त अ0 खे0 373	30 - 23 पैसे तीस रुपये तेईस पैसे अलावे सेस ।					
	854	? अज्ञात ? अज्ञात	वाड़ी 0	0 हेक्टर	3 आर	अवैध दखल पीताम्बर गौड़ बीरबल गौड़ वो हराधन गौड़ पिता नटवर गौड़ अंश समान निवासी निजवार्ड मु0 1986	30 - 23 पैसे तीस रुपये तेईस पैसे अलावे सेस ।					
	855	? अज्ञात ? अज्ञात	घरबाड़ी 0	0 हेक्टर	4 आर	अवैध दखल राधाकान्त गौड़ वो भीखु गौड़ पिता अखय गौड़ अंश समान निवासी निजवार्ड अवधि 1986	30 - 23 पैसे तीस रुपये तेईस पैसे अलावे सेस ।					
	1373	? निज ? मुरन देवी	गोड़ा-02 0	0 हेक्टर	15 आर	अवैध दखल राधाकान्त गौड़ पिता अखय गौड़ अवधि 1990 से ।	30 - 23 पैसे तीस रुपये तेईस पैसे अलावे सेस ।					
36	1374/1	? अज्ञात ? अज्ञात	दौन-03 0	0 हेक्टर	0 आर	अवैध दखल राधाकान्त अ0 खे0 1373	30 - 23 पैसे तीस रुपये तेईस पैसे अलावे सेस ।	0	0	0	1 - कायमी	
	1374/2	? अज्ञात ? अज्ञात	मकान कच्चा खपड़ा पोश 0	0 हेक्टर	0 आर		30 - 23 पैसे तीस रुपये तेईस पैसे अलावे सेस ।					
	1374/3	? अज्ञात ? अज्ञात	आँगन 0	0 हेक्टर	0 आर		30 - 23 पैसे तीस रुपये तेईस पैसे अलावे सेस ।					
	1374/4	? अज्ञात ? अज्ञात	मकान कच्चा खपड़ा पोश 0	0 हेक्टर	0 आर		30 - 23 पैसे तीस रुपये तेईस पैसे अलावे सेस ।					
	1399	? अभीराम गौड़ ? अभीराम गौड़	गोड़ा-02 0	0 हेक्टर	6 आर	अवैध दखल राधाकान्त गौड़ पिता अखय गौड़ निवासी निजवार्ड मु0 1985	30 - 23 पैसे तीस रुपये तेईस पैसे अलावे सेस ।					
	1400	? अभिराम गौड़ ? भुवन गौड़	गोड़ा-02 0	0 हेक्टर	3 आर	अवैध दखल राधाकान्त अ0 खे0 1399	30 - 23 पैसे तीस रुपये तेईस पैसे अलावे सेस ।					
	1449	? अनावाद बिहार सरकार ? महेन्द्र गौड़	दौन-02 0	0 हेक्टर	4 आर	अवैध दखल राधाकान्त गौड़ पिता अखय गौड़ निवासी निजवार्ड मु0 1985 से ।	30 - 23 पैसे तीस रुपये तेईस पैसे अलावे सेस ।					
	1453	? निज ? अज्ञात	दौन-03 0	0 हेक्टर	13 आर	अवैध दखल राधाकान्त अ0 खे0 1449	30 - 23 पैसे तीस रुपये तेईस पैसे अलावे सेस ।					
	1454	? राधाकान्त ? निज	गोड़ा-02 0	0 हेक्टर	0 आर		30 - 23 पैसे तीस रुपये तेईस पैसे अलावे सेस ।					
खाता मे कुल प्लोट संख्या		16	खाता का कुल मिजान (खतियान के अनुसार)		1	86	खाता का कुल लगान		0	0	0	

यह एक कंप्यूटर जनित प्रति है

2/22/2023

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।

Babhu Kar

Psingh

K. K. Kulkarni
1 case.



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

रैयत का नाम, अभिभावक का नाम, रिश्ता																	
दिनबन्धु गोड़, पिता-सिंह गोड़, जाति-गोड़, निवासी-निजग्राम																	
जिला का नाम		पूर्वी सिंहभूम		अंचल का नाम		जमशेदपुर		हलका का नाम		हल्का-8		मौजा का नाम		मोहरदा		खाता का रैयती प्रकार	
खेवट नम्बर		खाता नम्बर		8		थाना का नाम		घाटशिला		थाना नम्बर		1200					
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 दक्खिन 4	किसम जमीन	मिजान	केफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान	शर्त	खास								
(1)	(2)	(3)	कियारी संख्या (5)		(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)							
4350	?	धानी आबाद मालिक ? धानी दिनबन्धु गोड़	दौन-03 23	1 एकड़	40 डिसमील	महुवा/2											
4351	?	धानी दिनबन्धु गोड़ ? धानी बलरा गोड़	दौन-03 16	0 एकड़	70 डिसमील	दखल उर्धव गोड़											
4352	?	धानी विशम्बर गोड़ ? धानी बलरा गोड़	दौन-03 3	0 एकड़	20 डिसमील	महुवा/1											
4377	?	धानी दसरथी गोड़ ? पतीत पत्थर	दौन-03 8	0 एकड़	39 डिसमील												
4378	?	धानी सरथी गोड़ ? बेनुधर गोड़	दौन-03 16	1 एकड़	2 डिसमील	दखल उर्धव गोड़											
4398	?	धानी दिनबन्धु गोड़ ? धानी दशरथी गोड़	दौन-03 6	0 एकड़	34 डिसमील	दखल उर्धव गोड़											
4399	?	धानी पठान गोड़ ? धानी निज	दौन-03 4	0 एकड़	29 डिसमील												
4496	?	पतीत पाथर ? पतित पत्थर	दौन-03 6	0 एकड़	35 डिसमील	महुवा/1, आटा/1											
4498	?	धानी अभी गोड़ ? धानी आबाद मालिक	दौन-03 8	0 एकड़	24 डिसमील	दखल उर्धव गोड़											
4499	?	अभी गोड़ धानी ? धानी दिनबन्धु गोड़	पुरानी परती 3	0 एकड़	4 डिसमील	दखल उर्धव गोड़	30	15	6								1-कायमी
4500	?	धानी बेनी माधब गोड़ ? पुतित पत्थर	दौन-03 10	0 एकड़	30 डिसमील												
4508	?	पीतत पठान गोड़ ? धानी दीनबन्धु गोड़	दौन-03 1	0 एकड़	4 डिसमील												
4509	?	धानी निज ? गोड़ा निज	दौन-03 1	0 एकड़	4 डिसमील												
4510	?	गोड़ा अभि गोड़ ? गोड़ा निज	गोड़ा-02 1	0 एकड़	6 डिसमील												
4511	?	गोड़ा दीनबन्धु गोड़ ? धानी पठान गोड़	गोड़ा-02 1	0 एकड़	16 डिसमील												
4558	?	गोड़ा दीनबन्धु गोड़ ? गोड़ा गनेश गोड़	गोड़ा-01 1	0 एकड़	18 डिसमील												
4559	?	गोड़ा ओमेलिक ? गोड़ा दीनबन्धु गोड़	गोड़ा-01 1	0 एकड़	15 डिसमील												
1560	?	गोड़ा अभिशेख ? गोड़ा निज	वस्तु वाड़ी 0	0 एकड़	3 डिसमील												
खाता मे कुल प्लोट संख्या		18		खाता का कुल मिजान (खतियान के अनुसार)		5 93		खाता का कुल लगान		30 15 6							

यह एक कंप्यूटर जनित प्रति है

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।

2/22/2023

Bibha Karkh

P. Singh.

Kultrinder Taler.

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती

नाम रैयत मय वलिदयत जमाबन्दी

वो सकुनत नम्बर।

Page No. : 84

Vol. No. : 1

Receipt No. : 0399665108

जमशेदपुर मोहरदा 1200 पुनम सिंह		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
8	1453,4496	0 बीघा 3 कठा 0 धुर

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	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	9.00					9.00
गुजारी (भावली)	2.25					2.25
सेस					
सूद	4.50					4.50
मुतफरकात	4.50					4.50
मीजान	1.80					1.80
	22.05					22.05

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)					9.00	
गुजारी (भावली)					2.25	
सेस					
सूद				4.50	
मुतफरकात				4.50	
मीजान अदायकारी					1.80	
					22.05	

(१) मीजान कुल (लफजों में) : **Twenty Two Rupees and Five Paise**

(२) नाम देहिन्दा -

(३) कुल बकाया- **22.05**तारीख अमला तहसील कुनिन्दा : **20-07-2022**

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।

Bibha Koon

Jitendra Kaur. P. Singh

Jitendra Kaur.



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

February 22, 2023

भाग वर्तमान	1	पृष्ठ संख्या	84										
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम	अंचल का नाम	जमशेदपुर	हलका का नाम	हल्का-8	इस्टेट का नाम	झारखंड सरकार				
मौजा का नाम	मोहरदा	होलिंग संख्या	पु 8/+न/36	तौजी संख्या	0	धाना नम्बर	1200	खाता का प्रकार	—				
पुनम सिंह, पिता-राजेश्वर सिंह, जाति- अज्ञात													
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार						लगान	सेस			
8	4496	0 बीघा 8 कठ 0 धुर	नामांतरण मुकदमा संख्या 195/2004-05 दिनांक 18-2-05 आदेशानुसार खाता खोला गया है वि एफ पेज नम्बर 130						9	13.05			
8	1453	0 बीघा 0 कठ 0 धुर											
	कुल परिमाण	0 बीघा 8 कठ 0 धुर											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
12/03/2005	8114837	2004	2005	0	9	0	2.25	0	4.5	0	4.5	0	1.8
2022-01-07 15:26:57	0882591846	2004- 2005	2021- 2022	153	9	38.25	2.25	76.5	4.5	76.5	4.5	30.6	1.8
07-20-2022	0399665108	2022- 2023	2022- 2023	0	9	0	2.25	0	4.5	0	4.5	0	1.8

List Of Case Status Details

अवस्था देखें



← BACK

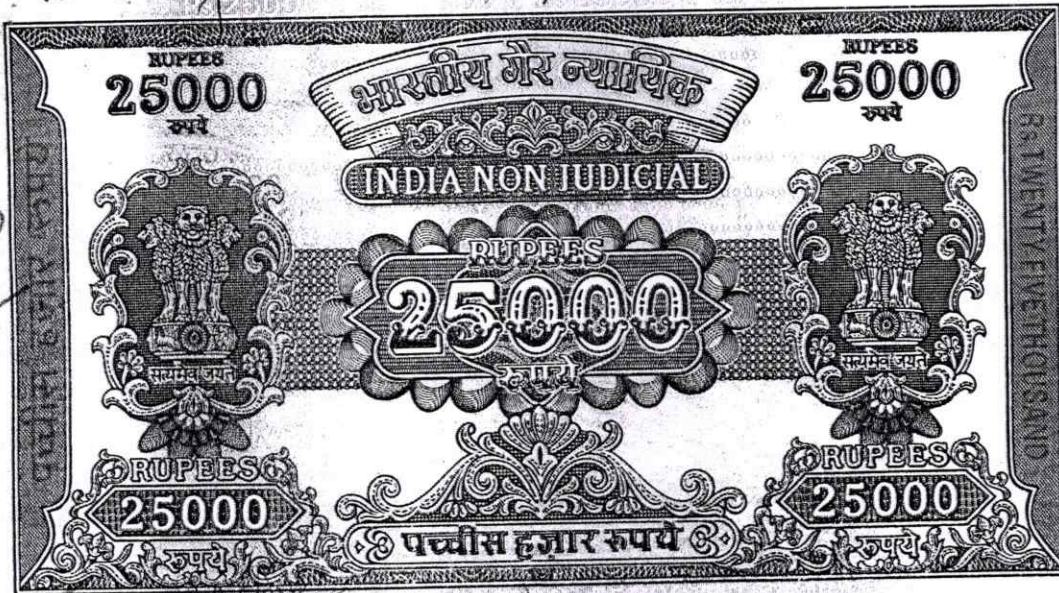
यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

P. Singh Kulminder Kaur

(Handwritten Signature)

702 Bussanagar Ede Rs. 2,40,000 - 230

vcc-19
594
598



Value of this is Rs. 15,000



SIA
A.T.O. of SIA
Mahendri
Chakraborty
in presence
of Jee. Pan
by S. M. K. Singh
Secretary

0200 432125

Rs. 20200/-
Rs. 4800/-
25000/-

sale deed

यह दस्तावेज भारतीय न्यायिक प्रणाली के अंतर्गत है

This sale deed is made on this the 16 th day of February 2004 at Jamshedpur, B Y :

16/2/2004

seller :- smt. Mahendri Gour, wife of late Racha Kanti Gour, by caste Gour, by occupation house-hold-affairs, resident of vill. Moharda, P.S. Birsa Nagar, Jamshedpur, Dist. Singhbhum-East, Jharkhand, Nationality Indian :

purchaser :- smt. Poonam Singh, wife of Rajeshwar Singh, by faith Hindu, resident of DS-289, Tube Baridih, sector-2, P.S. Sidhgora, Jamshedpur, Singhbhum-East, Jharkhand, and permanent resident of village Jamuhari, via Usri, and district Jahanabad, Bihar, Nationality Indian :

Nature of Deed :- sale Deed.

Consideration Money :- Rs. 2,40,000/- (Rupees Two Lakh Forty thousand) only.

--p/2--

Fee paid
A) 4800/-
B) 2700/-
C) 250/-
D) 271/-
4830.44

P. Singh K. K. Singh

*L.T.G. of her
Mehandi Gauri Prasad
put in my of
myself son of
Shri M.K. Singh
Advocate
16/2/191
Adv*

--: 2:--
s c h e d u l e

315

In the district of singhbhum-East, pergana
Dhalbhum, District-sub-Registry Office at
Jamshedpur, mouza Moharda, Rev, P. S. Ghatshila,
P. S. Birsanagar, THANA No-1200
Ward No. 17, J.N. A. C./Khata No. 36, portion
of plot No. 1453, area measuring North to
South :- 51' ft-6", East to west :- 42' ft 1. e.
more or less 3 (Three) Kathas of homestead
land, bounded as follows :-

*d.T.G. of her
Mehandi
Gauri Prasad
in my papers
by the name
of Shri M.K. Singh
Advocate
Commr
16-2-191
Adv*

North :- Bibha Karan; south: Kiran Ranjan ;
East :- Vacant land ; West :- Road ;

annual Rent: 50 paise only, payable to the
Landlord the state of Jharkhand through the
C. O., Jamshedpur.

whereas the above named seller is the recorded
tenant with respect to the scheduled property
and she has been in peaceful physical possession
and enjoyment of the same quite freely without
any let or hindrance from any corner what-
so-ever.

P. Singh Kullinade

[Signature]

S16
K.T.G. of last Member
Cash put in my
presence in the
form of Rs. 2,40,000/-
A. Subrah
16.2.91
A. Subrah

--: 3 :--

whereas the above named seller being in urgent need of money voluntarily expressed her intent of selling the scheduled property and the purchaser agreed to purchase the same.

Now, Therefore, witnesseth as follows :-

1. That the purchaser has paid the full and final consideration money of Rs. 2,40,000/- (Rupees Two Lakh forty thousand) only, to the seller today and the seller does hereby admit and acknowledge to have received the above sum in presence of witnesses.
2. That the seller has delivered the physical possession of the scheduled property to the purchaser today.
3. That the seller has ceased her all rights, title, claims and interest in the scheduled property from today and same have vested unto the above named purchaser and the purchaser will hold, possess and enjoy the same as an absolute owner for ever.

--p/4--

P. Singh

A. Subrah

L.T.G. of Govt
Machhindra Gar
Pal - En - copy
Judge by J.S. for
to M.K. J.S.
of 10000
16/2/04

--: 5 :--

7. That the expressions the seller and the purchaser will mean and include their legal heirs and successors until and unless repugnant to the context.

In witnesses whereof the seller has set her hand on this sale deed in presence of the witnesses on the date, month and year first above mentioned at Jamshedpur.

Witnesses: -

1/ Budhdevi COPE
16.2.2004

2/ Bana Cope
16.2.2004

Drafted, Read over and explained the contents of this sale deed to the seller in Hindi and she admitted the same to be true and correct and signed in my presence.

omb
16/2/04
(Advocate).

Certified that the original and duplicate deeds are exact copies of each other and each deeds are contains 1500 words.

omb
(Advocate), 16/2/04

Typed by
J.S. court

P. Singh.

omb



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

February 22, 2023

पंजी II प्रति

भाग वर्तमान	52	पृष्ठ संख्या	86											
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम	अंचल का नाम	जमशेदपुर	हलका का नाम	हल्का-8	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	मोहरदा	होल्डिंग संख्या	8	तौजी संख्या		थाना नम्बर	1200	खाता का प्रकार	---					
KULBINDER KAUR , पति-RANJIT SINGH REEN, जाति- ब्राहमण														
खाता नम्बर	प्लोट संख्या	रकबा			परिवर्तन के लिए प्राधिकार						लगान	सेस		
8	4496	0 ऐ 2.06 डि 0 हे			नामान्तरण मुकदमा संख्या 1827/2020 - 2021						41	0		
कुल परिमाण		0 ऐ 2.06 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	
2021-10-26 13:04:05	0096068807	2020-2021	2021-2022	41	41	10.25	10.25	20.5	20.5	20.5	20.5	8.2	8.2	
2021-10-26 13:07:14	0361147538	2020-2021	2021-2022	41	41	10.25	10.25	20.5	20.5	20.5	20.5	8.2	8.2	

List Of Case Status Details

नक्शा देखें



BACK

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



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

February 22, 2023

पंजी II प्रति

भाग वर्तमान	52	पृष्ठ संख्या	86											
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम	अंचल का नाम	जमशेदपुर	हलका का नाम	हल्का-8	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	मोहरदा	होलिग संख्या	8	तौजी संख्या		थाना नम्बर	1200	खाता का प्रकार	---					
KULBINDER KAUR, पति-RANJIT SINGH REEN, जाति- ब्राह्मण														
खाता नम्बर	प्लोट संख्या	रकबा			परिवर्तन के लिए प्राधिकार							लगान	सेस	
8	4496	0 ऐ 2.06 डि 0 हे			नामान्तरण मुकदमा संख्या 1827/2020 - 2021							41	0	
कुल परिमाण		0 ऐ 2.06 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	
2021-10-26 13:04:05	0096068807	2020-2021	2021-2022	41	41	10.25	10.25	20.5	20.5	20.5	20.5	8.2	8.2	
2021-10-26 13:07:14	0361147538	2020-2021	2021-2022	41	41	10.25	10.25	20.5	20.5	20.5	20.5	8.2	8.2	

List Of Case Status Details

नवस्था 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 करे।

(Handwritten Signature)



झारखंड सरकार राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र



जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम	अंचल का नाम	जमशेदपुर	हल्का	हल्का-8
इस्टेट का नाम	झारखण्ड	भाग	52	पृष्ठ संख्या वर्तमान	86	थाना न.	1200
क्रमिक संख्या	केस न.	मौजा का नाम/राजस्व थाना न.	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है खाता भाग वर्तमान	पृष्ठ संख्या वर्तमान
9846	1827/R27 2020 - 2021	मोहरदा/ 1200	घाटशिला	20/03/2021	By Gift Registration Dated 19/01/2021	8 1 68	86
						खाता न. प्लॉट न. क्षेत्रफल	कारोबार विस्तृत सूचना
						8 4496 2.06 डिसमील	खाता न. प्लॉट न. क्षेत्रफल
							रजिस्टर 2 अद्यतन तिथि अभ्युक्ति
							लगान 41

क्रेता का नाम :
(KULBINDER KAUR पति-RANJIT SINGH REEN, जाति-ब्राहमण, पता-C/100, B BLOCK, SONARI, JAMSHEDPUR)

जमाबंदी रैयत का नाम :
निर्मला कौर-पिता-हंसा सिंह

विक्रेता का नाम :
NIRMALA KAUR, पिता-HANSA SINGH, जाति-अज्ञात, पता-51, JADU BABU CHOWK, NEAR HANUMAN MANDIR, HAZARIBAGH

राजस्व कर्मचारी हल्का-8 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित।
यह एक कंप्यूटर जनित प्रति है
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

Signature valid
Digitally signed by

AMIT KUMAR SRIVASTWA

अंचलाधिकारी जमशेदपुर

(Handwritten Signature)

(Handwritten Signature)

कोरोना के उद्द जाणगे पाण. जब सडक पर न जाणं इन्सान।

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 86
 नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 52
 वो सकुनत नम्बर। Receipt No. : 0096068807

जमशेदपुर मोहरदा 1200 KULBINDER KAUR		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
8	4496	0 एकड़ 2.06 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 (2021-2022)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2020-2021)	
माल (नकदी)	41.00				41.00	41.00
गुजारी (भावली)	10.25				10.25	10.25
सेस	20.50				20.50	20.50
सूद	20.50				20.50	20.50
मुतफरकात	8.20				8.20	8.20
मीजान	100.45				100.45	100.45

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2021-2022)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2020-2021)		
माल (नकदी)				41.00	41.00	
गुजारी (भावली)				10.25	10.25	
सेस				20.50	20.50	
सूद				20.50	20.50	
मुतफरकात				8.20	8.20	
मीजान अदायकारी				100.45	100.45	

(१) मीजान कुल (लफजों में) : **Two Hundred Rupees and Ninety Paise**

(२) नाम देहिन्दा -

(३) कुल बकाया- **200.90**तारीख अमला तहसील कुनिन्दा : **26-10-2021**

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print

Kulbinder Kaur



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 93ad3f035fb81a3296ea

Receipt Date : 19-Jan-2021 11:57:06 am

Receipt Amount : 67600/-

Amount In Words : Sixty Seven Thousands Six Hundred Rupees Only

Token Number : 20210000006395

Office Name : District SRO - Jamshedpur

Document Type : Gift

Payee Name : KULBINDER KAUR (Vendee)

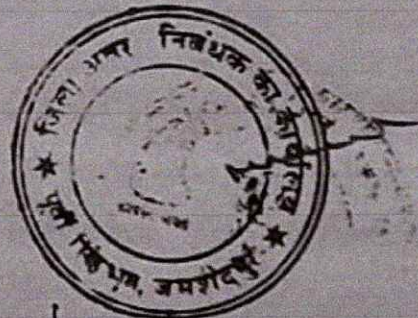
GRN Number : 2103894491



--: For Office Use :-

Defendant
012/19/21
19-01-21

2021/6395
19-01-21



2021/JSR/276/BK/257

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

Nitesh Kumar

Kulbinder Kaur

Kulbinder Kaur
Kulbinder Kaur

10,72,900

PS
BPO Manager

Stamp
67600



Nirmala Kaur
19/1/2021



Anj...

Handwritten notes in Hindi, including '19/1/2021' and other illegible text.

जिल्हा अगार लिखतका

जिल्हा अगार लिखतका / पेंशन
जारी क... न्यूनतम मूल्यंकन सूची से
जादानागपुर काकाकारी अधिनियम 1908
का बारा 48(B) का अन्तर्गत नहीं है।

विभाग 24 के अधीन (कक्षा: कारकी) राज्य-अधिनियम
(विभाग स्थापन ऐक्ट), 1908 की अनुसूची
1 का भाग, 80... के अधीन
बर्तमान स्थाप-तहिल (या स्थाप-शुल्क
के अनुषंग में स्थाप-शुल्क अधिनियम नहीं)।

Keechya

21/1/2021
1/20

दस्तावेज

DEED OF GIFT

THIS DEED OF GIFT IS MADE ON THIS THE 19th DAY OF JANUARY 2021 AT JAMSHEDPUR

BY

Miss. NIRMALA KAUR, D/O Sri. Hansa Singh, by faith Sikh, by nationality Indian, by caste Saini, by occupation retired from Service, resident of C/O Nashib Kaur, 51 Jadu Babu Chowk, Near Hanuman Mandir, P.S. Hazaribagh, Town- Hazaribagh Dist- Hazaribagh. hereinafter called the DONOR (Which expression shall unless excluded by or repugnant to the context, mean and include her legal heirs, successors, legal representatives, executors, administrators and assigns) of ONE PART.

ADDHAR No- 9749 7839 2027

PAN No-AIZPK7366E

Kulinder Kaur

Handwritten signature

Nirmala Kaur
19/11/2021

IN FAVOUR OF

Mrs. KULBINDER KAUR, W/O Sri. Ranjit Singh Reen, by faith Sikh, by caste Brahmin, by occupation House wife, by nationality Indian, resident of C/100, B Block, Sonari, P.S. Sonari, Town- Jamshedpur, Dist- Singhbhum East, hereinafter called the DONEE (Which expression unless excluded or repugnant to the context mean and include her legal heirs, successors, assigns and administrators) of OTHER PART

ADDHAR No-7900 4957 5472

PAN No-BJQPK4707E

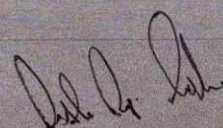
NATURE OF DEED: - GIFT DEED

Valuation of Property for the purpose of Registration: - Rs. 10,72,500/-

WHEREAS a piece and parcel of homestead land measuring an area of 1.05 Kattha appertaining to Old Plot No- 4496, under Old Khata No-8. Corresponding to New Plot No- 1454, under New Khata No-36 Thana No-1200, Mouza Moharda, Ward No-17, P.S. Birsanagar, Town- Jamshedpur, Dist- Singhbhum, East has been purchased by Smt. Nirmala Kaur, D/O Sri. Hansa Singh from its erstwhile owner Smt. Mahendri Gour, wife of Late Radha Kanti Gour, by virtue of Registered Deed of Sale No-833, Serial No-1030 dated 16.02.2004, registered at District Sub Registry office at Jamshedpur since then she has been in peaceful possession over the same and exercising all right title and interest therein.

AND WHEREAS after purchasing the said land, Miss. Nirmala Kaur is in peaceful possession over the said land with all right, title and interest therein and it has been duly mutated in the name of Miss. Nirmala Kaur vide Mutation Case No-319/2004-2005;

AND WHEREAS the DONEE is the younger sister of the DONOR and she is looking after the welfare and day to day needs of the DONOR and out of



Nirmala Kaur
19/11/2021

Nirmala Kaur
19/11/2021

IN FAVOUR OF

Mrs. KULBINDER KAUR, W/O Sri. Ranjit Singh Reen, by faith Sikh, by caste Brahmin, by occupation House wife, by nationality Indian, resident of C/100, B Block, Sonari, P.S. Sonari, Town- Jamshedpur, Dist- Singhbhum East, hereinafter called the DONEE (Which expression unless excluded or repugnant to the context mean and include her legal heirs, successors, assigns and administrators) of OTHER PART

ADDHAR No-7900 4957 5472

PAN No-BJQPK4707E

NATURE OF DEED: - GIFT DEED

Valuation of Property for the purpose of Registration: - Rs. 10,72,500/-

WHEREAS a piece and parcel of homestead land measuring an area of 1.05 Kattha appertaining to Old Plot No- 4496, under Old Khata No-8, Corresponding to New Plot No- 1454, under New Khata No-36 Thana No-1200, Mouza Moharda, Ward No-17, P.S. Birsanagar, Town- Jamshedpur, Dist- Singhbhum East has been purchased by Smt. Nirmala Kaur, D/O Sri. Hansa Singh from its erstwhile owner Smt. Mahendri Gour, wife of Late Radha Kanti Gour, by virtue of Registered Deed of Sale No-833, Serial No-1030 dated 16.02.2004, registered at District Sub Registry office at Jamshedpur since then she has been in peaceful possession over the same and exercising all right title and interest therein.

AND WHEREAS after purchasing the said land, Miss. Nirmala Kaur is in peaceful possession over the said land with all right, title and interest therein and it has been duly mutated in the name of Miss. Nirmala Kaur vide Mutation Case No-319/2004-2005;

AND WHEREAS the DONEE is the younger sister of the DONOR and she is looking after the welfare and day to day needs of the DONOR and out of

3

Kulbinder Kaur,

Nirmala Kaur
19/11/2021

Nimrod Kaer
19/11/2021

natural love and affection which the DONOR have for the DONEE, has decided to transfer by way of GIFT the said land measuring an area of 1.05 kathas more fully described in Schedule below in favour of the DONEE by way of registered DEED OF GIFT.

AND WHEREAS in consideration of the aforesaid love and affection and in pursuance of the aforesaid intention, the DONOR is desirous of transferring her aforesaid land more fully described in schedule below by way of GIFT.

NOW THIS DEED OF GIFT WITNESSTH AS FOLLOWS :-

1. That in pursuance of the said intention and in consideration of love and affection the DONOR has for the DONEE, the DONOR out of her free will and consent without any undue influence, coercion or misrepresentation from any corner whatsoever and in possession of full senses hereby gives, conveys, grants, transfer and confers unto the DONEE all the land more fully described in schedule below TO HAVE AND TO HOLD the same as absolute owner for ever without any interruption or impediment from the DONOR or any other person or persons claiming under her.
2. That the DONEE from this day onwards will enjoy and possess the above Schedule property as absolute owner and get her name mutated in record maintained by State of Jharkhand in respect of the said property and will pay ground rent and other charges, taxes to State Govt. or any other competent authority in respect of the Schedule Property.
3. That prior to the execution of this DEED OF GIFT the DONOR has not conveyed or transferred the said property or any portion thereof to any other person or persons and the aforesaid Schedule property is free from all encumbrances' charges and lien.

Kulminder Kaer

[Signature]

Niranjala Kooche
19/11/2021

4. That the DONOR has delivered possession of the aforesaid Schedule property and hereby confirms delivery of possession of the same in favour of the DONEE and the DONEE has also accepted the gift.
5. That this DEED OF GIFT has been executed by the DONOR as record and reference so that no person or persons may hereafter be able to dispute the facts as stated by the DONOR mentioned herein above.

SCHEDULE

All that the piece and parcel of homestead land, measuring an area of 1.05 Kattha appertaining to Old Plot No- 4496, under Old Khata No-8, Corresponding to New Plot No- 1454, under New Khata No-36 Thana No-1200, Mouza Moharda, Ward No-17, P.S. Birsanagar, Town- Jamshedpur, Dist- Singhbhum East, SAF No-628139180121035343 and bounded as follows:-

By North: - Plot No- 1453 belongs to Donor,

By South: - Plot No-1455,

By East: - Plot No-1453

By West: - Plot No-1499.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET THEIR RESPECTIVE HANDS ON THE DAY, MONTH AND PLACE AFOREMENTIONED IN PRESENCE OF WITNESSES.

Niranjala Kooche

SIGNATURE OF THE DONOR

19/11/2021

I DONEE above named have accepted the gift property mentioned in Schedule.

Kulbinder Kaur

Kulbinder Kaur

19/11/2021

SIGNATURE OF THE DONEE

[Handwritten signature]

Nirmala Kaur
19/11/2021

4. That the DONOR has delivered possession of the aforesaid Schedule property and hereby confirms delivery of possession of the same in favour of the DONEE and the DONEE has also accepted the gift.
5. That this DEED OF GIFT has been executed by the DONOR as record and reference so that no person or persons may hereafter be able to dispute the facts as stated by the DONOR mentioned herein above.

SCHEDULE

All that the piece and parcel of homestead land, measuring an area of 1.05 Kattha appertaining to Old Plot No- 4496, under Old Khata No-8. Corresponding to New Plot No- 1454, under New Khata No-36 Thana No-1200, Mouza Moharda, Ward No-17. P.S. Birsanagar, Town- Jamshedpur, Dist- Singhbhum East, SAF No-628139180121035343 and bounded as follows:-

By North: - Plot No- 1453 belongs to Donor,

By South: - Plot No-1455,

By East: - Plot No-1453

By West: - Plot No-1499.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET THEIR RESPECTIVE HANDS ON THE DAY, MONTH AND PLACE AFOREMENTIONED IN PRESENCE OF WITNESSES.

Nirmala Kaur

SIGNATURE OF THE DONOR

19/11/2021

I DONEE above named have accepted the gift property mentioned in Schedule.

Kulbinder Kaur

Kulbinder Kaur

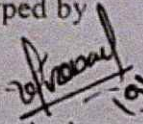
SIGNATURE OF THE DONEE

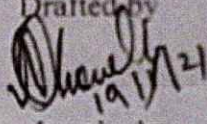
Kulbinder Kaur
19/11/2021

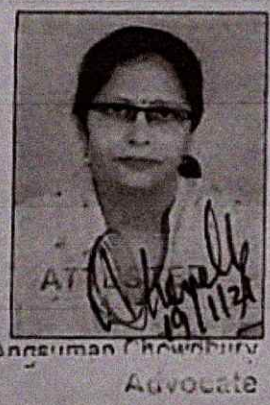
WITNESSES:-

- 1) RANJIT SINGH KEEN
S/o Ragbinder Singh
C/100, B. Block, Sohoni,
Jamshedpur, Jharkhand - 831011
- 2) Gulshan Raj
S/o Sri Chandrakant Verma
Kani Bazar, New Colony
Hazaribagh, Jharkhand - 825307.

Note: - Certified that the this Deed contains 890 words.

Typed by

19/11/2021
Jamshedpur

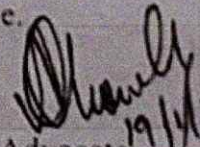
Drafted by

19/11/21
Advocate Jamshedpur



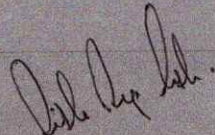
Kulbinder Kaur
19/11/2021




Certificate:-Certified that the finger prints of left hand of each person whose photographs affixed in the document have obtained by me/before me.

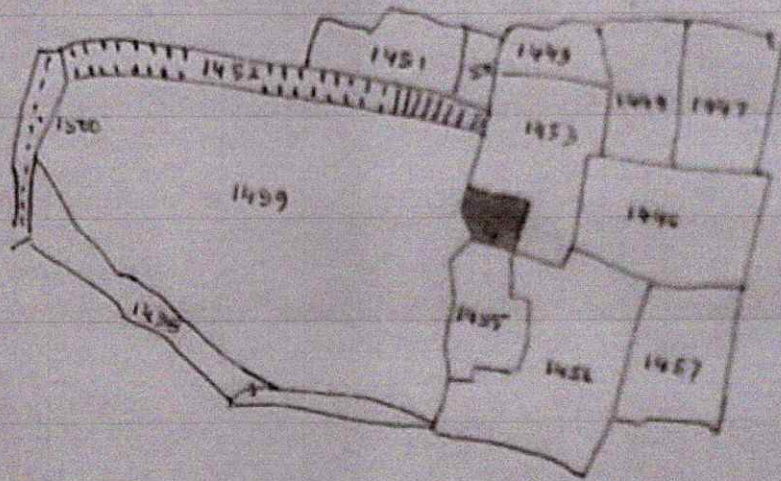

Advocate 19/11/21

Kulbinder Keen, 6



नाम आधिकृत क्षेत्र जमशोदपुर
 वार्ड संख्या 17
 चादर संख्या 3
 राजस्व भागा धातबिला
 जिला सिंदभूम
 पैमाना 1 cm = 20 mt.
 सन 1989-90 ई०

प्रस्तावित स्थान - 



खाना न०	खिसरा न०	एकड़	चौदरी
36	1453 p	0.066	3. Rest plot No - 1453
	1454	or (4katha)	4. plot No - 1455
			5. Rest plot No - 1453
			6. plot No - 1499



Kulbinder Kaur

17/05/11/11

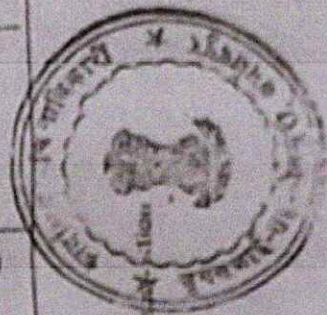
Kulbinder Kaur

(Signature)

CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TENANCIES IN ESTATED IN GOVT.

District: East Singhbhum Division: Dhalbhum Circle/Ancchal: Golmuri-cum-Jugsalai Halka No. 2

Sl. No.	Mutation case number in Register 37	Ville no	Thana and Thana Number	Khata No.	Authority Sanctioning mutation with date of order	Whether mutation is due to sale gift exchange succession or partition	Full details of exchange affected by mutation	Date of Correction of the Halka Register by...
1	319 2004-2005	319 1200 1199	Ghatsisi 1200 1199	5 30-7-8 M-36	6 15-7-04	7 निर्वाह विक्रय 899 16.204	3 अभिहित युक्त निर्वाह पिता-श्री चंद्रका रिश्टे शर्मा ए 100 बी चौरा विवाह के पक्ष-श्री प्रमोद-शर्मा द्वारा आता-ले	0-04-2005
					2001- 7- 8-	कोटा 4161 1432 4498 1453	M-1458, 1454 4161, 4496 माली शर्मा द्वारा	



For information and necessary action
 J. D. Medline
 ke
 1 Zubinder 1 case, Niamul Karim
 1 Zubinder 1 case, Niamul Karim

जमशेदपुर मोहरदा 1200 निर्मल कौर		
शासक संख्या	खेसक संख्या	रकबा (एकड़ में)
0	4496	0 एकड़ 2.666 चिलमीन 0 हेक्टर

भराजी नकदी	भराजी भावनी	तकसीम किसान जमान भराजी
------------	-------------	------------------------

जीत वय सालाना मांग मय तकसीम (बकाया की हान) भी बहुत सान का।

मांग बावत	सालाना	बकाया			हान (2016-2017)
		तीन वर्ष से ज्यादा	2 रा वर्ष (2016-2017)	2 रा वर्ष (2017-2018)	
मान (नकदी)	20.00		20.00	20.00	20.00
गुजरी (भावनी)	5.00		5.00	5.00	5.00
सेस	10.00		10.00	10.00	10.00
सुद	10.00		10.00	10.00	10.00
मुतफरकत	4.00		4.00	4.00	4.00
मीजान	49.00		49.00	49.00	49.00

तकसीम अदायकारी

अदायकारी बावत	तीन वर्ष से ज्यादा	बकाया			मीजान (2016-2017)	कलिय
		2 रा वर्ष (2016-2017)	2 रा वर्ष (2017-2018)	1 रा वर्ष (2018-2019)		
मान (नकदी)		20.00	20.00	20.00	20.00	
गुजरी (भावनी)		5.00	5.00	5.00	5.00	
सेस		10.00	10.00	10.00	10.00	
सुद		10.00	10.00	10.00	10.00	
मुतफरकत		4.00	4.00	4.00	4.00	
मीजान अदायकारी		49.00	49.00	49.00	49.00	

(1) मीजान कुल (नकदी में) : One Hundred Ninety Six Rupees

(2) नाम दहिन्दा -

(3) कुल बकाया- 196.00

तारीख अगला तहसील कुमिन्दा 14-02-2020

घास भहान वय बकाया मानगुजरी पर (सिवाय ऐसे बकायों पर जिन पर कि लॉटिफिकेट जारी हो) सुद नहीं लिया जाता है।



यह एक कम्प्यूटर जनित प्रति है।
 यह प्रथम केवल प्राथी की जानकारी के लिए है।
 धिरी और प्रकर की अफुदिकी के लिए सम्बन्धित अधिकारी से संपर्क करो।

Kulbinder Kaur

Neesha Kaur

(Signature)



भारत सरकार

Government of India

आधार का संदर्भ क्र. 974978392027

To
 Name of
 Gender of
 Date of Birth of
 Address
 PIN Code
 State
 District
 Block
 Gram Panchayat
 Taluk
 District
 State



974978392027



आधार का आधार क्रमांक / Your Aadhaar No. :

9749 7839 2027

आधार - आम आदमी का अधिकार

Meenuwade Aruna



भारत सरकार
Government of India



Name of
 Gender of
 Date of Birth of
 Sex



9749 7839 2027

आधार - आम आदमी का अधिकार

Kulbindu Kar.




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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

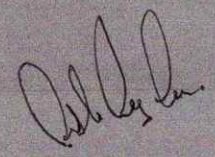
NIRMALA KAUR
HANSA SINGH
16/01/1962
Permanent Account Number
AIZPK7368E

नाम
Signature



Nirmala Kaur

J. K. Kaur





भारत सरकार
GOVERNMENT OF INDIA



सूचना संख्या / No.
Rajni Singh Rajni
जन्म वर्ष / Year of Birth: 1999
लिंग / Male



6084 0074 7444

आधार - आम आदमी का अधिकार

Rajni Singh



राष्ट्रीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O राघवेंद्र सिंह, सी/100,
बी-ब्लॉक, सोनारी, पो-सोनारी, जमशेदपुर,
पुर्वी सिंहभूम, जारखण्ड, 831011

Address: S/O Raghinder Singh,
C/100, B-BLOCK, SONARI,
PO-SONARI, JAMSHEDPUR,
Sonari, Purbi Singhbhum,
Jharkhand, 831011

1847
1820 180 1847

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1847,
Bengaluru-560 001

1 < ulhindee /cell.

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भारत सरकार
Government of India

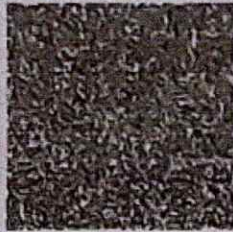
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 1088/01056/01218

To
गुलशन राज
Gulshan Raj
S/O Chandrakant Verma
293/F
KANI BAZAR NEW COLONY
PO- HAZARIBAG, PS- SADAR
NEAR ICE FACTORY
Hazaribag
Hazaribagh Jharkhand - 825301
9955466550

Download Date: 22/08/2020

Issue Date: 04/01/2018



आपका आधार क्रमांक / Your Aadhaar No. :

8025 6696 0630
VID : 9182 7894 1056 7400

मेरा आधार, मेरी पहचान



सूचना

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

INFORMATION

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

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

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



भारत सरकार
Government of India



गुलशन राज
Gulshan Raj
जन्म तिथि/DOB: 18/12/1986
पुरुष/ MALE

Download Date: 22/08/2020

Issue Date: 04/01/2018

8025 6696 0630

VID : 9182 7894 1056 7400

मेरा आधार, मेरी पहचान

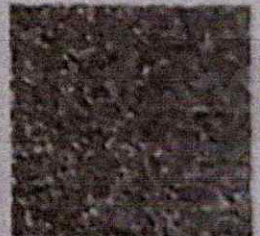


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
S/O चंद्रकान्त वर्मा, 293/F, कानी बाजार न्यू कॉलोनी,
बर्फ फैक्ट्री के पास, पो- हज़ारीबाग, बाराक-सदर,
हज़ारीबाग, हज़ारीबाग, झारखण्ड - 825301

Address:
S/O Chandrakant Verma, 293/F, KANI
BAZAR NEW COLONY, NEAR ICE
FACTORY, PO- HAZARIBAG, PS- SADAR,
Hazaribag, Hazaribagh,
Jharkhand - 825301



8025 6696 0630

VID : 9182 7894 1056 7400

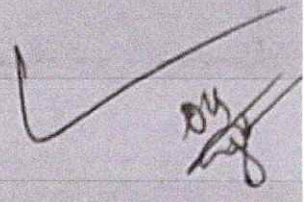
1047 | feedback@uidai.gov.in | www.uidai.gov.in

Kulvinder Kaur

(Handwritten signature)

(Handwritten signature)

Transaction Success!



Name	KulbinderKaur
Token No / Depositor ID	20210000006395
Amount	₹2354
Transaction ID	8f4fd7e1afcc25133cdf
GRN	2103894625
CIN	10002162021011904512
Time	2021-01-19 12:00:01

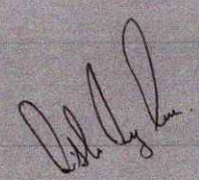
ਭਾਰਤੀ ਸਰਕਾਰ ਦੇ ਸਹਾਇਤਾ ਵਾਲੇ ਆਗਾਮੀ ਭੇ



ਦੇ ਪ੍ਰਾਪਤੀ ਨੂੰ ਸਹਾਇਤਾ ਵਾਲੇ ਭੇ

Kulbinder Kaur

Nirmola Kaur



PRE REGISTRATION DOCKET

Article असादीत पुस्तक	GIFT DEED							
No. Of Page	20							
Stamp Duty								
Consideration								
Value								
Anchal	Mouza	Thana No	Khata no.	Plot No.	Volume	Page	Area	Ward No.
Jamshedpur	Moharda	1200	8 (R. S.)	4496 (R.S)				
			36 (NEW)	1454	1	68	1 Katha 05 dhurs, i.e. 2.066 Decimals	17

Property Boundaris

East	Plot No. 1499 Plot No. 1453.
West	Plot No. 1499
South	Plot No. 1455,
North	Plot No. 1453 Plot No. 1453, belongs to Donor

Others Property Details

House/ Flat/ :- Detagilis	Holding No./SAF No.	Area
	SAF No. SAF628139180121035343	
Construction Type-	Pucca/Deluv/ Kachha	Age of Construction
	Delux Commercial	कब्र कब्र कब्र ?

1/20/2019

Sl. No.	Party Type	Party's Name	Father's Name	Grand Father's Name	Age	Prof	Caste	Pan No.	Mobile No.	Aandhar No.	Address
1.	DONOR	MISS. NIRMALA KAUJ	D/O SRI HANSA SINGH	DAKSHAN SINGH	68 yrs	Retired from service	SAINI	AJZPK 7366E	9852346615	9749 7839 2027	C/O Nushib Kaur, 51 Jadu Babu Chowk, Near Hanuman Mandir, P.S Hazaribagh, Town Hazaribagh, District Hazaribagh
2.	DONEE	Mrs. KULBINDER KAUR	w/o SRI HANJIT SINGH REEN, D/O SRI HANSA SINGH	DO	Yrs	House wife	Brahmin	BJQPK 4707E	7781955819	7900 4957 5472	C/100, B Block, Sonari, P.S Sonari, Town Jamshvedpur, District Singhbhum East
4	Identify	Mr. Ranjit singh Reen	S/o Ranjinder Singh	Harbans Singh	61 Yrs	Retired	Brahmin		7781955819	6084 0074 7444	Do
4	Wic. No.1	Do	DO	DO	DO	DO	DO		DO	DO	DO
5	Wic.No.2	Gulshan Raj	Chandra Kant Verma	Ram Lal Verma	34 Yrs				6201910445	8025 6696 0630	2937F, Kanti Bazar, New Colony, Near Ice Factory, P.S Sudar, Hazaribagh

Kulbinder 1 case.



1511151

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Document Registration Summary 1

Date :-19-Jan-2021

- Government/Market Value: ₹1072500/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹67600 /-

Receipt : 423987

Receipt Date : 19-01-2021

Presenter Name: -

On Date 19-01-2021 Presented at District SRO -
Jamshedpur

Signature of Presenter

Kulbinder Kaur

District SRO - Jamshedpur

PR	₹1
SP	₹900
LL	₹3
A15	₹21450
Stamp Duty	₹67600

Total ₹89954

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	67568	67600	-32	GRAS	KulbinderKaur	GRN Number : 2103894491 DEPT Transaction Id : 93ad3f035fb81a3296ea Transaction Type :	67600
PR	1	1	0	GRAS	KulbinderKaur	GRN Number : 2103894625 DEPT Transaction Id : 8f4fd7e1afcc25133cdf Transaction Type :	1
SP	900	900	0	GRAS	KulbinderKaur	GRN Number : 2103894625 DEPT Transaction Id : 8f4fd7e1afcc25133cdf Transaction Type :	900

Kulbinder Kaur

[Signature]

A18	21460	21460	0	GRAB	KulbinderKaur	GRN Number : 2103894626 DEPT Transaction Id : 8f4fd7e1afcc26133cdf Transaction Type :	21460
U	3	3	0	GRAB	KulbinderKaur	GRN Number : 2103894626 DEPT Transaction Id : 8f4fd7e1afcc26133cdf Transaction Type :	3
Sub Total	80022	80024	32				

Article : 281 Number of Pages : 60

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer

Kulbinder Kaur



OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

Deed Endorsement

Token No :- 20210000006395

Deed Type	Gift
Number of Pages	60
Fee Details	Stamp Duty :- Rs. 67568, PR :- Rs. 1, SP :- Rs. 900, A15 :- Rs. 21450, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.1072407/- ,Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Moharda Location :- Other Road, Moharda Property Boundaries :- East: PLOT NO 1453, West: PLOT NO 1499, South: PLOT NO 1455, North: PLOT NO 1453 BELONGS TO DONOR Khata Number - 36Volume Number - 1Page Number - 68SAF Number - SAF628139180121035343Plot Number - 1454 Area Of Land :- 2.06 Decimal

Sh./Smt.NIRMALA KAUR s/o/d/o/w/o HANSA SINGH has presented the document for registration in this office

today dated :- 19-Jan-2021 Day :- Tuesday Time :- 15:12:34 PM







NIRMALA KAUR(Individual)



Party Name	Document Type	Document Number
NIRMALA KAUR	PAN/UID	AIZPK7366E

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
-------	------------------------	--------------------	---------------	-------------------	------------	-------------	--------------	-----------

1kulshinder / Ceer

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party Photo	Finger Print	Signature
1	NIRMALA KAUR Address1 - C/O NASHIB KAUR 51 JADU BABAU CHOWK NEAR HANUMAN MANDIR PS HAZARIBAGH, Address2 - - , , Jharkhand PAN No.: AIZPK7366E, Permission Case No.-	Yes	Nirmala Kaur Address:- 51, NEAR HANUMAN MANDIR, JADU BABU CHOWK, PO,- HAZARIBAG PS,-SADAR HAZARIBAG, Hazaribag, , Hazaribagh, 825301, , Jharkhand, India		DONER Age:68			<i>Nirmala Kaur</i>
2	KULBINDER KAUR Address1 - C/100 B BLOCK SONARI JAMSHEDPUR, Address2 - - , , Jharkhand PAN No.: BJQPK4707E, Permission Case No.-	Yes	Kulbinder Kaur Address:- C/100, , B- BLOCK, SONARI, PO-SONARI, JAMSHEDPUR, , Purbi Singhbhum, 831011, , Jharkhand, India		DONEE Age:58			<i>Kulbinder Kaur</i>

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	RANJIT SINGH REEN S/o-D/o RAGBINDER SINGH Address1 - C/100 B BLOCK SONARI JAMSHEDPUR, Address2 - - , , Jharkhand PAN No.:			<i>Ranjit Singh Reen</i>

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	GULSHAN RAJ Address1 - 293/F KANI BAZAR NEW COLONY NEAR ICE FACTORY PS SADAR HAZARIBAGH, Address2 - - , , Jharkhand			<i>Gulshan Raj</i>

[Signature]
Signature of Operator



[Signature]
Seal and Signature of Registering Officer

Kulbinder Kaur

[Signature]

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (NIRMALA KAUR), has/have admitted the execution before me. He/ She/ They has / have been identified by (RANJIT SINGH REEN) Son/Daughter/Wife of (RAGSINDER SINGH) resident of (C/100 B BLOCK SONARI JAMSHEDPUR) and by occupation (Ex- Serviceman)



Signature of Registering Officer

Seal and Signature of Registering Officer

Date:- 19-Jan-2021

Kulsinder Kaur.

(Handwritten signature)

झारखंड सरकार

राजस्व एवं भूमि सुधार विभाग

अधिकार अभिलेख

639

रैयत का नाम, अभिभावक का नाम, रिश्ता

दिनबन्धु गोड, पिता-सिंह गोड, जाति-गोड, निवासी-निजगाम

जिला का नाम	पूर्वी सिंहभूम	अंचल का नाम	जमशेदपुर	हलका का नाम	हल्का-8	मौजा का नाम	मोहरदा	खाता का प्रकार	रैयती
खेवट नम्बर		खाना नम्बर	8	घाटशिला		थाना नम्बर	1200		

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 जा ५ (10) (11) (12)	(13)
4350		? धानी आबाद मालिक ? धानी दिनबन्धु गोड	दोन-03 23	40 डिसमील	महुवा/2		30 15 6	1-कायमी
4351		? धानी दिनबन्धु गोड ? धानी बलरा गोड	दोन-03 16	70 डिसमील	दखल उधंव गोड			1-कायमी
4352		? धानी विशम्बर गोड ? धानी बलरा गोड	दोन-03 3	20 डिसमील	महुवा/1			1-कायमी
4377		? धानी दसरथी गोड ? पतीत पत्थर	दोन-03 8	39 डिसमील				1-कायमी
4378		? धानी सरथी गोड ? धानी वेनुधर गोड	दोन-03 16	2 डिसमील	दखल उधंव गोड			1-कायमी
4398		? धानी दिनबन्धु गोड ? धानी दशरथी गोड	दोन-03 6	14 डिसमील	दखल उधंव गोड			1-कायमी

Niswaha Kallu
Kulshinba Kallu

(Signature)

(Signature)

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2021/161



4399	? धानी पठान गोड ? धानी निज	दौन-03 4	0 एकड़	29 डिसमील			
4496	? पतीत पाथर ? पतित पथर	दौन-03 6	0 एकड़	35 डिसमील	महुवा/1. आटा/1		
4498	? धानी अभी गोड ? धानी आबाद मलिक	दौन-03 8	0 एकड़	24 डिसमील	दखल उधब गोड		
4499	? अभी गोड धानी ? धानी दिनबन्धु गोड	पुरानी परती 3	0 एकड़	4 डिसमील	दखल उधब गोड		
4500	? धानी बेनी माधब गोड ? पुतित पथर	दौन-03 10	0 एकड़	30 डिसमील			
4508	? पीतत पठान गोड ? धानी दीनबन्धु गोड	दौन-03 1	0 एकड़	4 डिसमील			
4509	? धानी निज ? गोडा निज	दौन-03 1	0 एकड़	4 डिसमील			
4510	? गोडा अभी गोड ? गोडा निज	गोडा-02 1	0 एकड़	6 डिसमील			
4511	? गोडा दीनबन्धु गोड ? धानी पठान गोड	गोडा-02 1	0 एकड़	16 डिसमील			
4558	? गोडा दीनबन्धु गोड ? गोडा गनेश गोड	गोडा-01 1	0 एकड़	18 डिसमील			
4559	? गोडा ओमेतिक ? गोडा दीनबन्धु गोड	गोडा-01 1	0 एकड़	15 डिसमील			
1560	? गोडा अभिशेख ? गोडा निज	वस्तु वाडी 0	0 एकड़	3 डिसमील			
खाता मे कुल प्लोट संख्या 18		खाता का कुल मिजान (खतियान के अनुसार)	5	93			
		खाता का कुल लगान					30 15 6

(Handwritten signature)

Kulshrekar 1 Kas



भारत सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

February 14, 2020

भाग वर्तमान	1	पृष्ठ संख्या	68
जिला का नाम	पूरी सिरमौर	अपंत का नाम	अमरवटपुर
मौजा का नाम	मोहराटा	तवा 7-4/8	तीकी संख्या
		होल्डिंग संख्या	0
		फ्लॉर का नाम	हस्ता-8
		प्लॉट का नाम	1200
		प्लॉट का नंबर	---
निर्मल कोर	परिवर्तन के लिए शपथकर्ता		
क्या नम्बर	रकबा	नामांतरण मुकदमा संख्या	31/9/2004-05 दिनांक 15-7-04 अदालत संख्या 111
4486	0 बीघा कठोस पुर		
4486	0 बीघा कठोस पुर		
कुल परिमाण	0 से 2.068 कि 0 हे		
तारिख	वर्ष में	वर्ष तक	वर्ष तक
02-14-2020	2016-2017	2018-2020	2019-2020
	नामत प्राप्त साल	रंग सेल रकबा	रंग सेल रकबा
	20	15	5
	सिद्धा सेल रकबा	सिद्धा सेल रकबा	सिद्धा सेल रकबा
	30	10	30
	सिद्धा सेल रकबा	सिद्धा सेल रकबा	सिद्धा सेल रकबा
	12	4	4

Mutation Cases Not Found !!

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

List Of Case Status Details

आपका नाम पुराने रजिस्ट्रार के पास
आपका नाम पुराने रजिस्ट्रार के पास
आपका नाम पुराने रजिस्ट्रार के पास
आपका नाम पुराने रजिस्ट्रार के पास

(Signature)

6395
Online Registration

Nirankar Kataria



Pre Registration Docket

Date :- 19-01-2021 02:50 pm

Office Name :- District SRO - Jamshedpur
Token No:- 20210000006395

Appointment :- 19-Jan-2021 Time:- 13:25

Article	Gift
Pre Registration Date	18-Jan-2021
No. Of Pages	30
Stamp Duty	67568
Paid Stamp Duty	0
Total Fees	₹ 22,354.

Property Id: 457888

Valuation No. : 609885 / 2021	:- 2020-2021	User Id : 96	Date : 19-January-2021 14:48:PM
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Urban	Corporation : Jamshedpur(NAC)	Village/City : Moharda	
Moharda - Other Road	-		
Khata Number - 36			
Volume Number - 1			
Page Number - 68			
SAF Number - SAF628139180121035343			
Plot Number - 1454			
Valuation Rule : Residential Land			
Property Details			
1	Land area	2.06 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2.06 x 520586=1072407.16	₹10,72,407/-
A	Total		₹10,72,407/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹10,72,500/-
Total Amount in Words : Ten Lakhs Seventy Two Thousands Five Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO 1453, West: PLOT NO 1499, South: PLOT NO 1455, North: PLOT NO 1453 BELONGS TO DONOR
Area	Land area : 2.06 Decimal
Other Description of the Property	Pin Code - 831017

Kulbinder Kaur.

[Signature]

Government/Market Value	
Transaction Amount	1072407.16

DONEE	-Mrs. KULBINDER KAUR, Address - C/100 B BLOCK SONARI JAMSHEDPUR-, Father/Husband Name RAHJIT SINGH REEN , PAN No.- *****707E, Permission Case No.- , Aadhaar No. *****5472
DONER	-Miss. NIRMALA KAUR, Address - C/O NASHIB KAUR 51 JADU BABAU CHOWK NEAR HANUMAN MANDIR PS HAZARIBAGH-, Father/Husband Name HANSA SINGH , PAN No.- *****366E, Permission Case No.- , Aadhaar No. *****2027

Witness Information	Mr. GULSHAN RAJ , Address - 293/F KANI BAZAR NEW COLONY NEAR ICE FACTORY PS SADAR HAZARIBAGH-, Father/Husband Name-CHANDRA KANT VERMA
---------------------	---

Identifier Details	Mr. RAHJIT SINGH REEN , Address - C/100 B BLOCK SONARI JAMSHEDPUR-, Father/Husband Name-RAGBINDER SINGH
--------------------	---

Property Id: 457893		
Fee Rule: Gift Deed		
1	Stamp Duty	67,568

1	SP	900
Total		900

Property Id: 457893		
Fee Rule: Gift Deed		
1	A15	21,450
2	PR	1
3	LL	3
Total		21,454

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.

Kulbinder Kaur.

[Signature]

कोरोना को डराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी

1/2/2020 का.

[Handwritten signature]

JAMSHEDPUR(NAC), JAMSHEDPUR(NAC)

HOLDING TAX DEMAND
(THIS IS NOT PAYMENT RECEIPT)

Department / Section : Revenue Section
Account Description : Holding Tax & Others
Assessment Type : New Assessment
Property Type : Vacant Land

Ward No : 1

SAF No. : SAF628139180121035343

Print Date Time : 19-01-2021 10:44

Name : NIRMALA KOUR

Gurdian Name : D/O- Sri HANSA SINGH

Address : MOHARDA MURAKATI BIRSANAGAR TOWN JAMSHEDPUR WARD 17 ,JAMSHEDPUR , EAST
SINGHBHUM - 831001

MOB : 9852346616 [To Update please call free 18001212241 or +91-651-7145511]

Yearly Tax Details

ARV	Effect From	Yearly Tax
0	1/2016-2017	533.56

From	Upto	Arrear Amount	Current Amount	Additional Tax	Penalty	Advance Amount	Total Dues
FY : 2016-2017 QTR : 1	FY :2020-2021 QTR : 4	2,134.24	533.56	0.00	2,710.00	0.00	5,378.00
Total Demand	5,378.00						
Total Demand (In Words)	Five Thousand Three Hundred and Seventy-Eight Rupees Only						

Note:-

- Avail 5% rebate on yearly Holding Tax Amount by paying the tax before 30th June of the Financial Year . After 30 June Penalty @1% Per Month will be levied.
- This is only demand and not Payment Receipt .(यह भुगतान नहीं, मांग रसीद है।)
- Please take payment receipt from tax collector if payment is made against this demand.
- You will receive SMS in your registered Mobile no. for amount paid. If SMS is not received verify your paid amount by calling toll free no. 18001212241 or +91-651-7145511

Issued by : JAMSHEDPUR(NAC)

For Details Please Visit : udhd.jharkhand.gov.in
or Call us at 18001212241 or +91-651-7145511

In Collaboration With
Sparrow Softech Pvt. Ltd.

Nirmala Kour

Kulbir Singh

[Signature]

Deen No.: 20210000006395

CERTIFICATE

Office of the District SRO - Jamshedpur

This Gift was presented before the registering officer on date 19-Jan-2021 by **NIRMALA KAUR, S/O, D/O, W/O HANSA SINGH** resident of **C/O NASHIB KAUR, 51 JADU BABAU CHOWK NEAR HANUMAN MANDIR, PS HAZARIBAGH,**

This deed was registered as Document No:- **2021/JSR/276/BK1/257** in Book No :- **BK1** Volume No :- **46** from Page No :- **227** to **286** at, office of **District SRO - Jamshedpur**

Date:- 19-Jan-2021

Registering Officer

(Handwritten Signature)

12ulhindeu Kaur.



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

February 22, 2023

पंजी II प्रति

भाग वर्तमान	1	पृष्ठ संख्या	70											
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम	अंचल का नाम	जमशेदपुर	हलका का नाम	हल्का-8	इस्टेट का नाम	झारखंड सरकार					
मौजा का नाम	मोहरदा	होलिंग संख्या	36+8	तौजी संख्या	0	थाना नम्बर	1200	खाता का प्रकार	---					
विभा करण, पति-नरेन्द्र कुमार करण, जाति- ----														
खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार										लगान	सेस
8	4496	0 ऐ 4.95 डि 0 हे	नामांतरण मुकदमा संख्या 320/2004-05 दिनांक 8-7-04 आदेशानुसार पंजी 2 में खाता खोला गया है वि एफ 113										50	72
8	4496	0 ऐ 0 डि 0 हे												
कुल परिमाण		0 ऐ 4.95 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	
01-09-2023	0360940446	2016-2017	2022-2023	300	50	75	12.5	150	25	150	25	60	10	

List Of Case Status Details

जयशा 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 करे

Bibha Karan

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 70

नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 1

वो सकुनत नम्बर। Receipt No. : 0360940446

जमशेदपुर मोहरदा 1200 विभा करण		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
8	4496	0 एकड़ 4.95 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 (2016-2017) - (2018-2019)	३ रा वर्ष (2019-2020)	२ रा वर्ष (2020-2021)	१ ला वर्ष (2021-2022)	
माल (नकदी)	50.00	150.00	50.00	50.00	50.00	50.00
गुजारी (भावली)	12.50	37.50	12.50	12.50	12.50	12.50
सेस	25.00	75.00	25.00	25.00	25.00	25.00
सूद	25.00	75.00	25.00	25.00	25.00	25.00
मुतफरकात	10.00	30.00	10.00	10.00	10.00	10.00
मीजान	122.50	367.50	122.50	122.50	122.50	122.50

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा (2016-2017) - (2018-2019)	३ रा वर्ष (2019-2020)	२ रा वर्ष (2020-2021)	१ ला वर्ष (2021-2022)		
माल (नकदी)	150.00	50.00	50.00	50.00	50.00	
गुजारी (भावली)	37.50	12.50	12.50	12.50	12.50	
सेस	75.00	25.00	25.00	25.00	25.00	
सूद	75.00	25.00	25.00	25.00	25.00	
मुतफरकात	30.00	10.00	10.00	10.00	10.00	
मीजान अदायकारी	367.50	122.50	122.50	122.50	122.50	

(१) मीजान कुल (लफजों में) : Eight Hundred Fifty Seven Rupees and Fifty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 857.50

तारीख अमला तहसील कुनिन्दा : 09-01-2023

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।

Print

Bibha Karkh



Handwritten notes:
 1. J. of
 2. Not Notary
 3. Cash paid
 4. in comp
 5. of
 6. of
 7. of
 8. of
 9. of
 10. of

02DD 432127

Handwritten notes:
 20200/-
 4800/-
 5000/-

Sale Deed

This sale deed is made on this the 16th day of February 2004 at Jamshedpur, B Y :

seller :- smt. Mahendri Gour, wife of late Redhe
Wanti Gour, by caste Gour, by occupation house-hold
affairs, resident of villa. Moharua, p.s. Pirsanagar,
Jamshedpur, Dist. Singhbhum-East, Jharkhand, Nationality
Indian :

Purchaser :- smt. Bibha Karan, wife of Narendra
Kumar Karan, by faith Hindu, resident of village
and p.o. Bhaur, p.s. Lohat, Dist. Madhubani,
at present residing at House No. 285, Sukhia Road,
10 No. Basti, p.o. Golmuri, p.s. Sidhgora, Jamshedpur,
District Singhbhum-East, Jharkhand, Nationality
Indian :

Nature of Deed :- Sale Deed.

Consideration money :- Rs. 24,000/- (Rupees

Twenty four thousand only.

Handwritten signature: Bibha Karan

Handwritten signature:

*L.T.G. of the Govt
 Mohanpur any
 put in my
 possession of
 the pen-ly
 in 1911. with
 the Govt
 15/1/1912*

--: 2:--
 s c h e d u l e

In the District of Singhbhum-East, pergana
 Dhalbhum, District-sub-Registry office at
 Jamshedpur, mouze Moharda, Rev. P. S. Ghatshila,
 P. S. Birsanagar, THANA No 1200
 Ward No. 17, J. N. A. C. / Khata No. 35, portion
 of plot No. 1453, area measuring North to
 south: - 51' ft-6", East to west: - 42 ft, i. e.
 more or less 3 (Three) Kat-has of homestead
 land, bounded as follows :-

*17.8.12
 Mr. Mohanpur
 cross the
 the pen-ly
 of 10-12
 15-2-12
 A.A.*

North :- A. Haripal ; South :- Poonam Singh;
 East :- vacant land ; West :- Road ;

Annual Rent: 50 paise only, payable to the
 Landlord the state of Jharkhand through the
 C. O., Jamshedpur.

Whereas the above named seller is the recorded
 tenant with respect to the scheduled property
 and she has been in peaceful physical poss-
 -ession and enjoyment of the same quite freely
 without any let or hindrance from any corner
 whatsoever.

Bibha Kora

[Signature]

--: 3 :--

whereas the above named seller being in
urgent need of money voluntarily expressed
her intent of selling the scheduled property
and the purchaser agreed to purchase the
same.

Now, Therefore, witnesseth as follows :-

1. That the purchaser has paid the full
and final consideration money of Rs. 2,40,000/-
(Rupees Two Lakh forty thousand) only,
to the seller today and the seller does
hereby admit and acknowledge to have received
the above sum in presence of witnesses.

2. That the seller has delivered the
physical possession of the scheduled property
to the purchaser today.

3. That the seller has ceased her all
rights, title, claims and interest in the
scheduled property from today and same
have vested unto the above named purchaser
and the purchaser will hold, possess and
enjoy the same as an absolute owner for ever.

--p/4--

Bibha Kaur



Handwritten notes:
d.T.G. of bank
Dachinwar
for 2000/-
for 2000/-
for 2000/-
for 2000/-
for 2000/-
for 2000/-

16.12.2014
 Maheshwar
 Patil
 16.12.2014
 16.12.2014
 16.12.2014

5

7. That the expressions the seller and the purchaser will mean and include their legal heirs and successors until and unless repugnant to the context.

In witnesses whereof the seller has set her hand on this sale deed in presence of the witnesses on the date, month and year first above mentioned at Jamshedpur.

Witnesses:-

1/ Budheswar Gupta
16.12.2014

2/ Bana Gupta
16.12.2014

Drafted, Read over and explained the contents of this sale deed to the seller in Hindi and she admitted the same to be true and correct and signed in my presence.

[Signature]
(Advocate).

Certified that the original and duplicate deeds are exact copies of each other and each deeds are contains 1500 words.

[Signature]
(Advocate).

Bibha Kataria

[Signature]

भारत सरकार
Government of India

पूनम सिंह
Poonam Singh
जन्म तिथि / DOB : 20/11/1975
महिला / Female

मेरा आधार, मेरी पहचान

3502

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: डब्लू/ओ राजेश्वर सिंह, बद्दीनाथ, फ्लैट नं- 7568, विजय गार्डन्स, बारीडीह बस्ती, बारीडीह कॉलोनी, ईस्ट सिंगभूम, झारखण्ड, 831017
Address: W/O RAJESHWAR SINGH, BADRINATH, FLAT NO- 7568, VIJAYA GARDENS, BARIDIH BASTI, Baridih Colony, East Singhbhum, Jharkhand, 831017

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

3502

P. Singh.

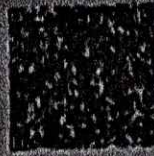


भारत सरकार
GOVERNMENT OF INDIA



कुबिन्दर कौर
Kubinder Kaur

जन्म वर्ष / Year of Birth : 1981
महिमा / Female



7998 4333 5472

आधार — आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: W/O रंजित सिंह रॉय, सी/100,
बी-ब्लॉक सोनारी, जमशेदपुर,
पुर्व सिंहभूम, झारखण्ड, 831011

Address: W/O Ranjit Singh Roan,
C/100, B-BLOCK SONARI,
PO-SONARI, JAMSHEDPUR,
Sonari, Purbi Singhbhum,
Jharkhand, 831011

Kubinder Kaur



1947
1800 180 1847

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947
Bansghera-800 001

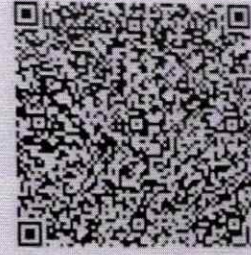


भारत सरकार
GOVERNMENT OF INDIA



बिभा कर्ण
Bibha Karn

जन्म वर्ष / Year of Birth : 1975
महिला / Female



SHOT ON REDMI Y3
AI DUAL CAMERA

~~XXXXXXXXXX~~ ~~XXXXXXXXXX~~ 6222

आधार – आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

W/O नरेन्द्र कुमार कर्ण, २८५,
सुखिया रोड, १० न बस्ती, निकट
सिद्धगोडा थाना, पो-गोलमुरी,
जमशेदपुर, पूर्वी सिंहभूम, झारखण्ड,
831003

Address:

W/O Narendra Kumar Karn,
285, SUKHIA ROAD, 10 NO
BASTI, NEAR SIDHGORA
THANA, PO-GOLMURI,
JAMSHEDPUR, Golmuri,
Purbi Singhbhum,
Jharkhand, 831003



1947
1800 180 1947



help@uidai.gov.in

WWW

www.uidai.gov.in



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

SHOT ON REDMI Y3
AI DUAL CAMERA

Bibha Karn

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RISHIRAJ BUILDCON PRIVATE LIMITED
(OPC)



29/10/2015

Permanent Account Number

AAHGR5110Q

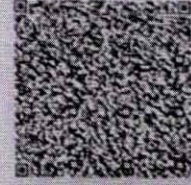
16112015



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

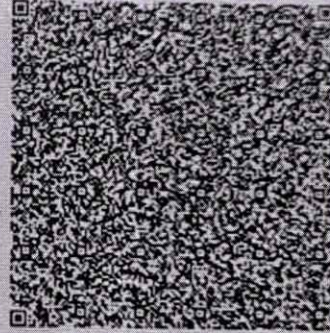
मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O: रविन्द्र कुमार झा, हो न0- 402, रोड न0- 07
विद्यापति टावर, राम नगर, पुष्पांजलि 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



help@uidai.gov.in



www.uidai.gov.in

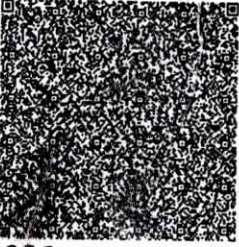
Rishi Raj Harsh

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
श्वारा: नीलकंता मंडल, हलुदपुखुर, पूर्वी सिंहभूम,
झारखण्ड - 831002

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

Download Date: 09/07/2013




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

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भारत सरकार
Government of India

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

Issue Date: 08/02/2013



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

मेरा आधार, मेरी पहचान

Shivam

Transaction Success! Please Note Your Transaction Id.

OK

Name	MsRishiRajBuildconPvtLtdRepByRishiRajHarsh
Token No / Depositor ID	202300024286
Amount	347494
Transaction ID	cfef12f879ed4fd62942
GRN	2316018539
CIN	10002162023030104590
Time	2023-03-01 12:41:31

P. Singh.

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 :-04-Mar-2023

- Government/Market Value: ₹13709200/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 793308

Receipt Date : 04-03-2023

Presenter Name: -

On Date 04-03-2023 Presented at District SRO - Jamshedpur
Signature of Presenter

P. Singh.
District SRO, Jamshedpur

E	₹2000
PR	₹1
SP	₹2760
LL	₹3
A1	₹342730
Stamp Duty	₹100

Total ₹347594

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	MsRishiRajBuildconPvtLtdRepByRishiRajHarsh	GRN Number : 2316018387 DEPT Transaction Id : 3989a4a0dee39e3097f8 Transaction Type :	100
E	2000	2000	0	GRAS	MsRishiRajBuildconPvtLtdRepByRishiRajHarsh	GRN Number : 2316018539 DEPT Transaction Id : cfef12f879ed4fd62942 Transaction Type :	2000

PR	1	1	0	GRAS	MsRishiRajBuildconPvtLtdRepByRishiRajHarsh	GRN Number : 2316018539 DEPT Transaction Id : cfef12f879ed4fd62942 Transaction Type :	1
SP	2760	2760	0	GRAS	MsRishiRajBuildconPvtLtdRepByRishiRajHarsh	GRN Number : 2316018539 DEPT Transaction Id : cfef12f879ed4fd62942 Transaction Type :	2760
A1	342730	342730	0	GRAS	MsRishiRajBuildconPvtLtdRepByRishiRajHarsh	GRN Number : 2316018539 DEPT Transaction Id : cfef12f879ed4fd62942 Transaction Type :	342730
LL	3	3	0	GRAS	MsRishiRajBuildconPvtLtdRepByRishiRajHarsh	GRN Number : 2316018539 DEPT Transaction Id : cfef12f879ed4fd62942 Transaction Type :	3
Sub Total	347498	347594	-96				

Article : Development Agreement Number of Pages : 184


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 :- 202300024286

Deed Type	Development Agreement
Number of Pages	184
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 2760, A1 :- Rs. 342730, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.5680633/- , Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Moharda Location :- Other Road, Moharda Property Boundaries :- East: VACANT LAND, West: ROAD, South: KIRAN RANJAN, North: BIBHA KARAN Khata Number - 36Plot Number - 1453Volume Number - 1Page Number - 84 Area Of Land :- 4.96 Decimal
Property No.	2
Valuation Details	Value :- Rs.2359295/- , Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Moharda Location :- Other Road, Moharda Property Boundaries :- East: PLOT NO 1453, West: PLOT NO 1499, South: PLOT NO 1455, North: PLOT NO 1453 Khata Number - 36Plot Number - 1454Volume Number - 1Page Number - 70 Area Of Land :- 2.06 Decimal
Property No.	3
Valuation Details	Value :- Rs.5669181/- , Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Moharda Location :- Other Road, Moharda Property Boundaries :- East: VACANT LAND, West: ROAD, South: POONAM SINGH, North: A HARPAL Khata Number - 36Plot Number - 1453Volume Number - 52Page Number - 86 Area Of Land :- 4.95 Decimal

Sh./Smt.**POONAM SINGH** s/o/d/o/w/o **RAJESHWAR SINGH** has presented the document for registration in this office





today dated :- **04-Mar-2023** Day :- **Saturday** Time :- **15:18:01 PM**






POONAM SINGH(Individual)

Party Name	Document Type	Document Number
POONAM SINGH	PAN/UID	971243733502

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	BIBHA KARN ALIAS BIBHA KARAN Address1 - H NO 285 SUKHIA ROAD 10 NO BASTI PS SIDHGORA JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Bibha Karn Address:- 285, NEAR SIDHGORA THANA, SUKHIA ROAD, 10 NO BASTI, PO- GOLMURI, JAMSHEDPUR, , Purbi Singhbhum, 831003, , Jharkhand, India		EXECUTANTS Age:47			<i>Bibha Karn</i>
2	KULBINDER KAUR Address1 - C/100 B BLOCK PO SONARI JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Kulbinder Kaur Address:- C/100, , B-BLOCK,SONARI, PO-SONARI, JAMSHEDPUR, , Purbi Singhbhum, 831011, , Jharkhand, India		EXECUTANTS Age:61			<i>Kulbinder Kaur.</i>

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	POONAM SINGH Address1 - FLAT NO 7568 VIJAYA GARDENS BARIDIH JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Poonam Singh Address:- BADRINATH , FLAT NO- 7568, , VIJAYA GARDENS, BARIDIH BASTI, Baridih Colony, , East Singhbhum, 831017, , Jharkhand, India		EXECUTANTS Age:47			<i>P. Singh</i>
4	RISHI RAJ BUILDCON PVT LTD REP BY RISHI RAJ HARSH Address1 - PUSHPANJALI APARTMENT GROUND FLOOR OPP NARBHERAM ENGLISH SCHOOL CONTRACTORS AREA PS 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			<i>Rishi Raj Harsh</i>

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	SHIVAM MANDAL S/o-D/o NIKANTA 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, (**BIBHA KARN ALIAS BIBHA KARAN , KULBINDER KAUR , POONAM SINGH**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**SHIVAM MANDAL**) Son/Daughter/Wife of (**NIKANTA MANDAL**) resident of (**HALUDPUKUR EAST SINGHBHUM**) and by occupation (**Service**).

Signature of Registering Officer

Date:- 04-Mar-2023

Seal and Signature of Registering Officer

04/03/23



Pre Registration Docket

Date :- 04-03-2023 11:03 am

Office Name :- District SRO - Jamshedpur

Token No:- 202300024286

Appoinment :- 04-Mar-2023 Time:- 12:40

Article	Development Agreement
Pre Registration Date	23-Feb-2023
No. Of Pages	92
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 3,47,494.

Property Id: **915315**

Valuation No. : 1240751 / 2023 :- 2022-2023 Date : 23-February-2023 12:21:PM

State : Jharkhand District : EastSinghbhum Tahsil : Jamshedpur

Land Type : Urban Corporation : Jamshedpur(NAC) Village/City : Moharda

Moharda - Other Road -

Khata Number - 36

Plot Number - 1453

Volume Number - 1

Page Number - 84

Property Rates

Commercial Land (Y)

₹1145289/- Decimal

Valuation Rule : Commercial land

Property Details

1 Land area 4.96 Decimal

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 4.96 x 1145289=5680633.44	₹56,80,633/-
A	Total		₹56,80,633/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹56,80,700/-

Total Amount in Words : Fifty Six Lakhs Eighty Thousands Seven Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: VACANT LAND, West: ROAD, South: KIRAN RANJAN, North: BIBHA KARAN
--	--

Area	Land area : 4.96 Decimal
Other Description of the Property	Pin Code - 831017
Government/Market Value	5680633.44
Transaction Amount	-

Property Id: **915318**

Valuation No. : 1250290 / 2023	:- 2022-2023	Date : 03-March-2023 13:43:PM
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur
Land Type : Urban	Corporation : Jamshedpur(NAC)	Village/City : Moharda
Moharda - Other Road	-	
Khata Number - 36		
Plot Number - 1454		
Volume Number - 1		
Page Number - 70		

Property Rates

Commercial Land (Y)
₹1145289/- Decimal

Valuation Rule : Commercial land

Property Details

1	Land area	2.06 Decimal
---	-----------	--------------

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2.06 x 1145289=2359295.34	₹23,59,295/-
A	Total		₹23,59,295/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)	₹23,59,300/-
----------------------------	---------------------

Total Amount in Words : Twenty Three Lakhs Fifty Nine Thousands Three Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO 1453, West: PLOT NO 1499, South: PLOT NO 1455, North: PLOT NO 1453
Area	Land area : 2.06 Decimal
Other Description of the Property	Pin Code - 831017
Government/Market Value	2359295.34
Transaction Amount	-

Property Id: **915321**

Valuation No. : 1240759 / 2023	:- 2022-2023	Date : 23-February-2023 12:25:PM
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur

Land Type : Urban	Corporation : Jamshedpur(NAC)	Village/City : Moharda	
Moharda - Other Road	-		
Khata Number - 36			
Plot Number - 1453			
Volume Number - 52			
Page Number - 86			
Property Rates			
Commercial Land (Y)			
₹1145289/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	4.95 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 4.95 x 1145289=5669180.55	₹56,69,181/-
A	Total		₹56,69,181/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹56,69,200/-
Total Amount in Words : Fifty Six Lakhs Sixty Nine Thousands Two Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: VACANT LAND, West: ROAD, South: POONAM SINGH, North: A HARPAL
Area	Land area : 4.95 Decimal
Other Description of the Property	Pin Code - 831017
Government/Market Value	5669180.55
Transaction Amount	-

CLAIMANT	-Ms. RISHI RAJ BUILDCON PVT LTD REP BY RISHI RAJ HARSH, Address - PUSHPANJALI APARTMENT GROUND FLOOR OPP NARBHERAM ENGLISH SCHOOL CONTRACTORS AREA PS BISTUPUR JAMSHEDPUR- ,Father/Husband Name RABINDRA KUMAR JHA , PAN No.- , Permission Case No.- , Aadhaar No. *****7541
EXECUTANTS	-Mrs. POONAM SINGH, Address - FLAT NO 7568 VIJAYA GARDENS BARIDIH JAMSHEDPUR- ,Father/Husband Name RAJESHWAR SINGH , PAN No.- , Permission Case No.- , Aadhaar No. *****3502
	-Mrs. KULBINDER KAUR, Address - C/100 B BLOCK PO SONARI JAMSHEDPUR- ,Father/Husband Name RANJIT SINGH REEN , PAN No.- , Permission Case No.- , Aadhaar No. *****5472
	-Mrs. BIBHA KARN ALIAS BIBHA KARAN, Address - H NO 285 SUKHIA ROAD 10 NO BASTI PS SIDHGORA JAMSHEDPUR- ,Father/Husband Name NARENDRA KUMAR KARAN , PAN No.- , Permission Case No.- , Aadhaar No. *****6222

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-NIKANTA MANDAL
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Fee Rule:Development Agreement		
1	Stamp Duty	4


1	SP	2,760
Total		2,760

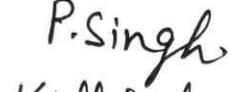
Fee Rule:Development Agreement		
1	A1	3,42,730
2	E	2,000
3	LL	3
4	PR	1
Total		3,44,734

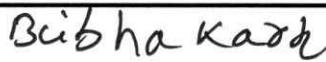
All the entries made, have been verified by me and are found same as the entries of the document presented.

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


Bibha Kaur

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

Token No.: 202300024286

CERTIFICATE

Office of the District SRO - Jamshedpur

This **Development Agreement** was presented before the registering officer on date **04-Mar-2023** by **POONAM SINGH, S/O, D/O, W/O RAJESHWAR SINGH** resident of FLAT NO 7568 VIJAYA GARDENS BARIDIH JAMSHEDPUR ,.

This deed was registered as Document No:- **2023/JSR/1255/BK1/1174** in Book No :- **BK1**, Volume No :- 197 from Page No :- 209 to 392 at, office of **District SRO - Jamshedpur**

Date:- **04-Mar-2023**


Registering Officer