



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 7630af4ebbe6ea733a53

Receipt Date : 24-Jul-2023 03:16:39 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300076732

Office Name : District SRO - Jamshedpur

Document Type : Power of Attorney

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

GRN Number : 2318417049



:- For Office Use :-

Defaced
Copy
APP-24.07.23



2023/JSR/4154/BK4/270

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 आधार से पहले से
नियमित प्रकार की सेवा ली जा रही है।

Kiran Ranjan.

Vandana Mishra Anandini Harsh
25/7/2023

G.P.A

P.S
Birsongam

Stamp
100/-

Mandana Mishra
25/12/2013



25/12/2013



विशेष अवर विश्वस्यक

सम्बन्धित दस्तावेज में क्षेत्रकारी / विपणन
जाति के समाप्त अंकित की गई है।
गोदानगपुर कारतकारी अधिनियम 1908
की धारा 48(A) के अन्तर्गत नहीं है।

Cpy
25/12/13

खाता नम्बर 36,
फ्लोट नम्बर 1453, 1449, 1499,
देय प्रतिबन्धित सूची में दर्ज नहीं है।

Cpy
25/12/13

Kiran Ranjan

25
2/10/13

नियम 21 के अन्तर्गत प्रकृत: भारतीय स्टाम्प-अधिनियम
(इंडियन स्टाम्प ऐक्ट), 1899 की अनुसूची
1 या 1क, स.प. के अन्तर्गत
पञ्चायत स्टाम्प-सहित (या स्टाम्प-शुल्क
के विमुख या स्टाम्प-शुल्क अंकित नहीं)।

4&d

Karamuk K
निर्वाचन-पदाधिकारी
25/12/13

felegubir
₹(10) - 10,000 = 00

GENERAL POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENTS THAT We, 1) VANDANA MISHRA (UID : xxxx xxxx 4850 and PAN AOSPM2007F),

Cpy
25/12/13
दस्तावेज जाँचा

2 |

Anandini Haripal

H



Indana Mishra

25/7/2023



पं. पद्मा मिश्रा पति - अश्विनी कुमार मिश्रा
 निवास स्थान बारीप्रह जिला बिलासपुर
 तहसील बारा पोस्ट बिलासपुर
 स.क्र. 25/7/2023 के तारीख को जारी की गई है।
 के अधिकारी (अधीन) हैं वे ता. 10/7/20 को जारी (ज
 अवर निबंधन कार्यालय में (..... स्थान पर) निबंधन के लिए
 अर्थात् में समस्तपुर
 के निधि

निबंधन अधिकारी का हस्ताक्षर
25/7/2023





Kiran Ranjan - 25/7/2023



Anandini Haripal 25/7/2023



W/o. Mr. Ashwini Kumar Mishra, by faith Hindu, by Category General, Indian national, by occupation Housewife, R/o. Qr. No. L6-45, Tube Baridih, Near Sangeet Kala Kendra Baridih, P.S. Sidhgora, Town Jamshedpur, District East Singhbhum, within the state of Jharkhand,
2) ASHWINI KUMAR MISHRA (UID : xxxx xxxx 1194 and PAN AFYPM8512N), S/o. Mr. Awadh Kishore Mishra, by faith Hindu, by Category General, Indian National, by occupation Business, R/o. Qr. No. L6-45, Tube Baridih, Near Sangeet Kala Kendra Baridih, P.S. Sidhgora, Town Jamshedpur, District East Singhbhum, within the state of Jharkhand,

Nandana Mishra

3) KIRAN RANJAN (UID : xxxx xxxx 6113 and PAN : BLUPR6284B), W/o. Kumar Dhananjay Ranjan, by faith Hindu, by Category General, Indian national, by occupation Housewife, R/o. Chandrakant Niwas, 59, Shailpuri, Vastu Vihar, Near Vijaya Garderns Baridih, Town Jamshedpur, District East Singhbhum, within the state of Jharkhand and

Kiran Ranjan

4) ANANDINI HARPAL (UID : xxxx xxxx 1474 and PAN : AXJPH4506Q), W/o Mr. Trilochan Harpal, by faith Hindu, by Category General, Indian national, by occupation Housewife, R/o. Qtr. No. N6 275, New Baridih, Panchwati Road, Baridih Colony, Town Jamshedpur, District East Singhbhum, within the state of Jharkhand, 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:

Vandana Mishra

25/7/2023

WHEREAS we the Owners had entered into a registered Development Agreement, being deed no. 2023/JSR/ 4153 /BK1/ 3875 dated 25 - 07 -2023, registered at the District Sub registry office at Jamshedpur, in respect of our Schedule 'A' to 'E' 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/ 4153 /BK1/ 3875 dated 25 - 07 -2023, registered at the District Sub registry office at Jamshedpur, we are also executing this General Power of Attorney in respect of our Schedule 'A' to 'E' 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,

Anandini Harpal

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 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.

Karesh Ranjan
Nandana Mishra
25/7/2023

Anandini Harpal

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 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

Kiran Ranjan



Vandana Mishra
25/7/2023

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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/ 4153 /BK1/ 3875 dated 25 - 07 -2023, registered at the District Sub registry office at Jamshedpur.

11. To apply for proper permission no objection and clearance, if any, require or deem to be required with respect to the Schedule hereunder written property before the appropriate authority and / or concern or department and obtain permission of order for the same.

12. To enter in agreement or agreements with one or more intending buyer or buyers and / or party or parties sale and transfer and / or alienate or assigns 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

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Vandana Mishra
25/7/2023

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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 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'
[Vandana Mishra]

District East Singhbhum, District Sub Registry office at Jamshedpur,
Mouza **MOHARDA**, Thana No. 1200, Ward No. 17, JNAC, Anchal
Jamshedpur, Halka no. 8, P.S. Birsanagar,

Vandana Mishra
25/7/2023
Anandini Harpal

Khata no.	Plot no.	Area	Boundary
Old 8	Old 4496	2.944 Decimals	N : Bihar Sarkar;
New 36	New 1453 (P)		S : Kiran Ranjan;
	New 1449 (P)		E : Anandi Harpal;
			W : Bishnu Mahato

Kiran Ranjan

Schedule 'B'
[Ashwini Kumar Mishra]

District East Singhbhum, District Sub Registry office at Jamshedpur, Mouza
MOHARDA, Thana No. 1200, Ward No. 17, JNAC, Anchal Jamshedpur,
Halka no. 8, P.S. Birsanagar,

Khata no.	Plot no.	Area	Boundary
Old 8 (A)	Old 4496	3 kathas	N : Vishnu Mahato;
New 36	<u>New 1453 (P)</u>	4.95 Decimals	S : Nirmala Kaur;
			E : Road;
			W : Vacant Land

Vendana Mishra
25/7/2023

Schedule 'C'
[Kiran Ranjan]

District East Singhbhum, District Sub Registry office at Jamshedpur, Mouza
MOHARDA, Thana No. 1200, Ward No. 17, JNAC, Anchal Jamshedpur,
Halka no. 8, P.S. Birsanagar,

Khata no.	Plot no.	Area	Boundary
Old 8	Old 4496	3 Kathas	N : Poonam Singh;
New 36	<u>New 1453 (P)</u>	4.95 Decimals	S : Road;
			E : Vacant Land;
			W : Road.

Anandini Hersefel

Schedule 'D'
[Kiran Ranjan]

District East Singhbhum, District Sub Registry office at Jamshedpur, Mouza
MOHARDA, Thana No. 1200, Ward No. 17, JNAC, Anchal Jamshedpur,
Halka no. 8, P.S. Birsanagar,

Kisan Kamin

Khata no.	Plot no.	Area	Boundary
Old 8	Old 4496	1.78 Kathas	N : Vandana Mishra;
New 36	New 1453 (P)	2.944 Decimals	S : Road;
			E : Punam Singh;
			W : Kuar.

Schedule 'E'
[Anandini Harpal]

District East Singhbhum, District Sub Registry office at Jamshedpur,
Mouza **MOHARDA**, Thana No. 1200, Ward No. 17, JNAC, Anchal
Jamshedpur, Halka no. 8, P.S. Birsanagar,

Khata no.	Plot no.	Area	Boundary
Old 8	Old 4496	3 Kathas	N : Vacant Land;
New 36	New 1453 (P)	4.95 Decimals	S : Bibha Karn;
	New 1499		E : Vacant Land;
			W : Road.

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

WITNESSES:

1. Shivam Mandef, S/o - Nilkanth Mandef
R/o - Haldipokhan, East Singhbhum, Jharkhand

2. Balajei Raw S/o G. Nageshwar Rao, R/o
21, Nanaji Goundji Contractors Area,
Bokharpur, BRR.

Vandana mishra
25/7/2023

Anandini Harpal

ATTORNEY'S SIGNATURE & FINGER PRINT

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



Harsh
25/07/2013



Kiran Rishin

Vandana Mishra
25/7/2013

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

Harsh
ADVOCATE

Aarindini Harshad

Token No.: 202300076732

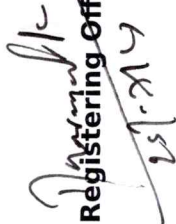
CERTIFICATE

Office of the District SRO - Jamshedpur

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

This deed was registered as Document No:- **2023/JSR/4154/BK4/270** in Book No :- **BK4**, Volume No :- 39 from Page No :- 1 to 102 at, office of **District SRO - Jamshedpur**

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


Registering Officer



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 0eecf1190065b010d8e3

Receipt Date : 24-Jul-2023 03:29:27 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300076733

Office Name : District SRO - Jamshedpur

Document Type : Development Agreement

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

GRN Number : 2318417317



:- For Office Use :-



2023/JSR/4153/BK1/3875

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।

Vandana Mishra

Kiran Ranjan

25/07/2023

Development Agreement
2,37,51,100/-

P/S
Birkonaga

25/7/23
100/-



Vaid and Mishra
25/7/23



25/7/23



26
25/7/23

विषय 21 के अधीन गणना: भारतीय स्वाम्य-अधिकारिक
(इंडियन स्वाम्य ऐक्ट), 1929 की अनुसूची
1 या 1A, 5, से अधीन
बधाव स्टाम-सहित (या स्वाम्य-शुल्क
से विमुक्त या स्वाम्य-शुल्क अधीन नहीं)।

खाता नम्बर 36,
प्लॉट नम्बर 1453, 1449, 1499,
देय प्रतिबन्धित सूची में दर्ज नहीं है।

Birkonaga

Pharmak
निबन्धन-पुस्तिका
25/7/23

25/7/23

Kiran Kumar

DEVELOPMENT AGREEMENT

M - 5,93,778 = 00

E - 2000 = 00

LL - 03 = 00

PR - 01 = 00

THIS DEVELOPMENT AGREEMENT IS MADE on this 25th day of
July 2023, AT JAMSHEDPUR, BY AND BETWEEN;

25/7/23

25/7/23

Arjun Dini Herfel



Handing Mishra
25/7/23



वंदना मिश्रा पति: अश्विनी कुमार मिश्रा
 निवा: बारीपट्टा, पोस्ट: चाता-सिर्वाड़ा, जिला अवर निबंधक के कार्यालय,
 सख्त 25/7/2023 को जवन देवगारी या जिनकी में से एक है।
 के प्रतिपत्ता (अच्छी) है मे एक 1054 के प्रति (पि
 असाह) है अवर निबंधक कार्यालय में (स्थान पर) निबंध के लिए
 के बिना जम्मावले

निबंधक-पदाधिकारी का हस्ताक्षर
25/7/2023





Kiran Ranjan 25/12/23



Anandini Harsol 25/12/23



Ashwin Kumar 25/12/23



1) VANDANA MISHRA (UID : xxxx xxxx 4850 and PAN AOSPM2007F), W/o. Mr. Ashwini Kumar Mishra, by faith Hindu, by

Vandana Mishra

Ashwin Kumar

Vandana Mishra

Kiran Ranjan

Anandini Harpal

25/07/2023

Category General, Indian national, by occupation Housewife, R/o. Qr. No. L6-45, Tube Baridih, Near Sangeet Kala Kendra Baridih, P.S. Sidhgora, Town Jamshedpur, District East Singhbhum, within the state of Jharkhand,

2) **ASHWINI KUMAR MISHRA** (UID : xxxx xxxx 1194 and PAN **AFYPM8512N**), S/o. Mr. Awadh Kishore Mishra, by faith Hindu, by Category General, Indian National, by occupation Business, R/o. Qr. No. L6-45, Tube Baridih, Near Sangeet Kala Kendra Baridih, P.S. Sidhgora, Town Jamshedpur, District East Singhbhum, within the state of Jharkhand

3) **KIRAN RANJAN** (UID : xxxx xxxx 6113 and PAN : **BLUPR6284B**), W/o. Kumar Dhananjay Ranjan, by faith Hindu, by Category General, Indian national, by occupation Housewife, R/o. Chandrakant Niwas, 59, Shailputra, Vastu Vihar, Near Vijaya Garderns Baridih, Town Jamshedpur, District East Singhbhum, within the state of Jharkhand and

4) **ANANDINI HARPAL** (UID : xxxx xxxx 1474 and PAN : **AXJPH4506Q**), W/o Mr. Trilochan Harpal, by faith Hindu, by Category General, Indian national, by occupation Housewife, R/o. Qtr. No. N6 275, New Baridih, Panchwati Road, Baridih Colony, Town Jamshedpur, District East Singhbhum, within the state of Jharkhand, hereinafter 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**.

Vandana Mishra



Kiran Ranjan
Anam Dîmi Har Peel

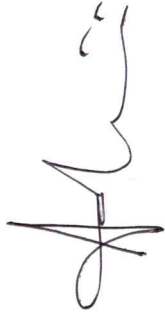
AND


25/07/2023

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. 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, hereinafter called and referred to as the 'DEVELOPER/ BUILDER', (which expression shall, unless it be repugnant to the context or meaning thereon be deemed to include his heirs, executors, administrators and assigns), being the Parties of the **Other Part:**

WHEREAS the Owner No. 1 had purchased All that land measuring an area 2.944 Decimals, recorded under Old Khata No. 8, being in portion of old plot No. 4496, corresponding to New Plot No. 1453 (Part) (651 Sq. Ft.) and New Plot No. 1449 (Part) (633 Sq. Ft.), recorded under New Khata No. 36, in Mouza Moharda, Thana No. 1200, Ward No. 17, JNAC, P.S. Birsasagar, Town Jamshedpur, District East Singhbhum and morefully described in the **Schedule 'A'** hereunder written by the virtue of a registered sale deed bearing deed No. 1393/ 1284 dated 26-03-2018, registered at the District Sub Registry office at Jamshedpur, from its previous lawful Owner namely Mahindri Devi alias Mahindri

Vandana Mishra



Kishan Ranjan

Anandini Haripal

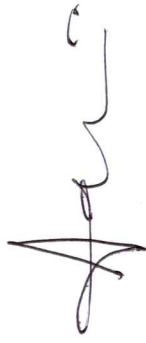


Gourin. That after purchasing the **Schedule 'A'** hereunder written property the Owner No. 1 mutated her name in the government records vide mutation case No. 126/ R27/ 2018-2019 dated 07-05-2018 and the same is also recorded in the Volume No. 51 page No. 57, in the register II of the Anchal Adhikari, Jamshedpur.

AND WHEREAS the Owner No. 2 had purchased All that land measuring an area 3 Kathha i.e. 4.95 Decimals, recorded under old Khata No. 8 (A), 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. Birasnagar, District East Singhbhum and morefully described in the **Schedule 'B'** hereunder written by the virtue of a registered sale deed bearing deed No. 834 dated 16-02-2004, registered at the District Sub Registry office at Jamshedpur, from its previous lawful Owner namely Mahendri Gour. That after purchasing the **Schedule 'B'** hereunder written property the Owner No. 2 mutated his name in the government records vide mutation case No. 2278/ 2004-2005 and the same is also recorded in the Volume No. 3 page No. 2 in the register II of the Anchal Adhikari, Jamshedpur.

AND WHEREAS the Owner No. 3 had purchased All that land measuring an area 3 Katha i.e. 4.95 Decimals, recorded under New Khata No. 36, being plot No. 1453, corresponding to old Khata no. 8, being old plot no. 4496, in Mouza Moharda, Thana No. 1200, Ward No. 17, JNAC, P.S. Birasnagar, District East Singhbhum and morefully described in the **Schedule 'C'** hereunder written by the virtue of a registered sale deed bearing deed No. 829 dated 16-02-2004, registered at the District Sub Registry office at Jamshedpur, from its previous lawful Owner namely

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Mahendri Gour. That after purchasing the Schedule 'C' hereunder written property the Owner No. 3 mutated her name in the government records vide mutation case No. 321/ 2004-2005 and the same is also recorded in the Volume No. 1 page No. 66, in the register II of the Anchal Adhikari, Jamshedpur.

AND WHEREAS the Owner No. 3 had also purchased All that land measuring an area 1.78 Katha i.e. 2.944 Decimals, recorded under New Khata No. 36, being plot No. 1453 (P), corresponding to old Khata no. 8, being in portion of old plot no. 4496, in Mouza Moharda, Thana No. 1200, Ward No. 17, JNAC, P.S. Birsasnagar, District East Singhbhum and morefully described in the Schedule 'D' hereunder written by the virtue of a registered sale deed bearing deed No. 1394 / 1285 dated 26-03-2018, registered at the District Sub Registry office at Jamshedpur, from its previous lawful Owner namely Mahindri Gevi alias Mahindri Gourin. That after purchasing the Schedule 'D' hereunder written property the Owner No. 3 mutated her name in the government records vide mutation case No. 127/ R 27 2018-2019 and the same is also recorded in the Volume No. 51 page No. 58, in the register II of the Anchal Adhikari, Jamshedpur.

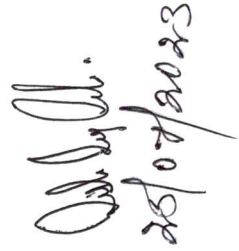
AND WHEREAS the Owner No. 4 had purchased All that land measuring an area 3 Katha i.e. 4.95 Decimals, recorded under New Khata No. 36, being plot No. 1453 and 1449, corresponding to old Khata no. 8, being old plot no. 4496, in Mouza Moharda, Thana No. 1200, Ward No. 17, JNAC, P.S. Birsasnagar, District East Singhbhum and morefully described in the Schedule 'E' hereunder written by the virtue of a registered sale deed bearing deed No. 832 dated 16-02-2004,

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registered at the District Sub Registry office at Jamshedpur, from its previous lawful Owner namely Mahendri Gour. That after purchasing the Schedule 'E' hereunder written property the Owner No. 4 mutated her name in the government records vide mutation case No. 322/ 2004-2005 and the same is also recorded in the Volume No. 1 page No. 69, in the register II of the Anchal Adhikari, Jamshedpur.

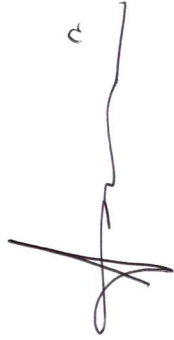
AND WHEREAS the **OWNERS** are the lawful owners and are in peaceful possession of **Schedule 'A' to 'E'** hereunder written land and have been enjoying all acts of ownership thereto.

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

AND WHEREAS the Owners have come to know of the workman like, professional and craftsmanship of the Developer and have approached the Developer for developing the **Schedule 'A' to 'E'** hereunder written premises.

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

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Anandini Harpal



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

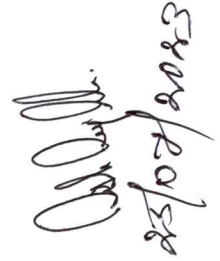
1. This Agreement shall be deemed to have been commenced with effect from the date of execution of these presents and shall remain in force until completion of the development and construction of the said project.
2. The Owners hereby grant exclusive and irrevocable right to the Developer for development of the Schedule 'A' to 'E' Premises, terminable only at the instance of the Developer, unless specified otherwise hereinafter.
3. **DEVELOPMENT PLANS & APPROVALS**
 - (a) It is specifically agreed that the 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

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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.

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 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.
- (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

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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.
6. **REPRESENTATION & WARRANTIES**
- (a) The Owners represents that the Owners are the bonafide and true Owners of the **Schedule 'A' to 'E'** hereunder written and that there is no risk, defect or encumbrance or pending litigation in relation to the title of the **Schedule 'A' to 'E'** hereunder written premises. The Owners further warrants that, if in future, there are claims on the title of the **Schedule 'A' to 'E'** 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.

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- (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 'E' hereunder written to the Developer.

7. DELIVERY OF POSSESSION

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

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- (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 Premises 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 5 (Five) years from the date of receipt of the requisite clearances and approvals.

That a further grace period of 6 (six) month's time will be extended for completion of the project failing which after lapse of extended period of 6 months i.e. total period of Five and a Half year from the date of receipt of the requisite clearances and approvals of the project.

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

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

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to the DEVELOPER/BUILDER from the concerned authorities or department.

(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 'E' hereunder written as morefully described in the Schedule 'F' hereunder written property.

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

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

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11. The Developer shall be entitled to sell, dispose, mortgage, transfer, of its shares of the proposed building i.e. developer's allocation, described in the **Schedule 'G'** to this Agreement along with common advantages, privileges, utility services, amenities etc. to the various buyers at its discretion to which the 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 'G'**.
12. That without prejudice to the generality of the provisions contained in this Agreement, the Owners specifically makes a declaration as hereinafter:
- (a) The Owners are the lawful, bonafide and true Owners of their respective the **Schedule 'A' to 'E'** 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

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purposes related to construction of the building on the Schedule 'A' to 'E' Premises.

- (c) That the name of the project shall be of the choice and style of the Developer only.

13. That the Developer hereby declares and covenants:

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

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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.
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 'E' 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

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related activities undertaken by the Developer in connection with the construction work at the Schedule 'A' to 'E' Premises.

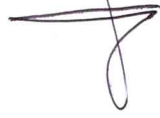
18. TAXES AND OUTGOINGS

- (a) The Owners shall pay and discharge all assessments, outgoings, taxes, etc. payable in respect of their respective Schedule 'A' to 'E' hereunder written premises upto the date of the possession of the said property is handed over by them to the Developer. Thereafter, the same shall be paid and borne by the Developer alone at the existing rates. Any revision in the outgoings, assessment, taxes with respect to their respective Schedule 'A' to 'E' hereunder written after delivery of possession of the land shall be the mutual responsibility of the Parties to this Agreement as per the proportionate holding of the constructed area, till sale of constructed buildings to the prospective buyers.
- (b) Parties agree that any manner of indirect taxes arising out from this Agreement shall be the responsibility of the Developer to discharge.
- (c) All incidents of direct or personal taxes shall be the respective liabilities of the Parties.
- (d) That the G.S.T. arising out of the respective allocations of the Owners and the Developer with respect to the Schedule 'F' and Schedule 'G' 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

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hereof or in pursuance of the formal development agreement to be executed by the parties hereto, in connection with the development of the housing project shall be binding at all times hereafter on the Owners and the Owners covenants to ratify the same as and when called upon to do so.

20. INDEMNIFICATION

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

21. AMENDMENTS

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

22. ASSIGNMENT

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.

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

23. MATERIAL TO BE USED

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

24. ARBITRATION

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

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

25. JURISDICTION

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

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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'

[Vandana Mishra]

District East Singhbhum, District Sub Registry office at Jamshedpur,
Mouza **MOHARDA**, Thana No. 1200, Ward No. 17, JNAC, Anchal
Jamshedpur, Halka no. 8, P.S. Birsanagar,

Khata no.	Plot no.	Area	Boundary
Old 8	Old 4496	2.944 Decimals	N : Bihar Sarkar;
<u>New 36</u>	<u>New 1453 (P)</u>		S : Kiran Ranjan;
	<u>New 1449 (P)</u>		E : Anandi Harpal;
			W : Bishnu Mahato

Schedule 'B'

[Ashwini Kumar Mishra]

District East Singhbhum, District Sub Registry office at Jamshedpur,
Mouza **MOHARDA**, Thana No. 1200, Ward No. 17, JNAC, Anchal
Jamshedpur, Halka no. 8, P.S. Birsanagar,


Khata no.	Plot no.	Area	Boundary
Old 8 (A)	Old 4496	3 Kathas	N : Vishnu Mahato;
<u>New 36</u>	<u>New 1453 (P)</u>	<u>4.95 Decimals</u>	S : Nirmala Kaur;
			E : Road;
			W : Vacant Land.

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Schedule 'C'
[Kiran Ranjan]

District East Singhbhum, District Sub Registry office at Jamshedpur,
Mouza **MOHARDA**, Thana No. 1200, Ward No. 17, JNAC, Anchal
Jamshedpur, Halka no. 8, P.S. Birsanagar,

Khata no.	Plot no.	Area	Boundary
Old 8	Old 4496	3 Kathas	N : Poonam Singh;
New 36	New 1453 (P)	4.95 Decimals	S : Road;
			E : Vacant Land;
			W : Road.

Schedule 'D'
[Kiran Ranjan]

District East Singhbhum, District Sub Registry office at Jamshedpur,
Mouza **MOHARDA**, Thana No. 1200, Ward No. 17, JNAC, Anchal
Jamshedpur, Halka no. 8, P.S. Birsanagar,

Khata no.	Plot no.	Area	Boundary
Old 8	Old 4496	1.78 Kathas	N : Vandana Mishra;
New 36	New 1453 (P)	2.944 Decimals	S : Road;
			E : Punam Singh;
			W : Kuar.

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Schedule 'E'
[Anandini Harpal]

District East Singhbhum, District Sub Registry office at Jamshedpur,
Mouza MOHARDA, Thana No. 1200, Ward No. 17, JNAC, Anchal
Jamshedpur, Halka no. 8, P.S. Birsanagar,

Khata no.	Plot no.	Area	Boundary
Old 8	Old 4496	3 Kathas	N : Vacant Land;
New 36	New 1453 (P)	4.95 Decimals	S : Bibha Karn;
	New 1499		E : Vacant Land;
			W : Road.

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

Schedule 'G'
[Developer's Allocation]

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

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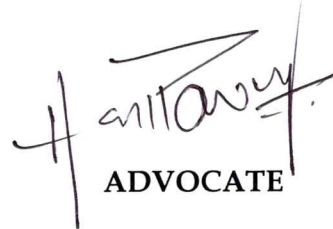
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and the year first hereinabove written.

WITNESS

1. Shivam Mandap, S/o - Nilkanta Mandap
R/o - Maldipachan, East Singhpur, Thakurhand.

2. Balaji Rao, s/o to Nageshwar Rao, R/o 21
Nandji Govindji combretos Road, Bistapur
Jambhedpur

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

Date of application for the copy	Date of delivery of the requisite stamps and folios	Date on which the copy was ready for delivery	Date of making over the copy to the applicant
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Anandisri Har Pal - Kiran Ranjan

सूची प्रतिक्रिया शक्ति प्रकाशित करियान के खतरा सूचना
 खतरा सं. १३६
 खतरा सं. १३६
 खतरा सं. १३६

गांव आरिखिदा गांव महला पट्टी
 पंचायत
 तारीख सं.
 पान सं.

खरियान की क्रम संख्या	खरियारी का नाम विला का नाम विला और निवास	क्षेत्र		प्राप्ति का प्रकार	रकबा: १. बीघर, २. बीघर	तारीख सं.	पान सं.	पंजीकृत	नगर नगर क्षेत्र के तहत के समस्त पदाधिकारी द्वारा अधिनियम ११ लयान १२, १३	भूदाखल अधिकार के लिए है।	१) अधिनियम १२ के तहत की है निम्नलिखित और अन्य की प्रवृत्ति। २) खान, किचन, कार, निवास, किराना, मसुरी, यदि कारोबारी (गैर-निवासी) है, जिसे निवासियों के लिए विशेष ध्यान और अनुबंधित करने चाहिए।
		खतरा संख्या	कौटुंबिक								

1373 30 बीघर 0.15.30
 1374 20 बीघर 0.10.80
 1399 30 बीघर 0.06.30
 1400 30 बीघर 0.03.60
 1449 30 बीघर 0.04.00

Vandana Singh

पंजीकृत
 नगर नगर क्षेत्र के तहत के समस्त पदाधिकारी द्वारा अधिनियम ११ लयान १२, १३
 भूदाखल अधिकार के लिए है।
 १) अधिनियम १२ के तहत की है निम्नलिखित और अन्य की प्रवृत्ति।
 २) खान, किचन, कार, निवास, किराना, मसुरी, यदि कारोबारी (गैर-निवासी) है, जिसे निवासियों के लिए विशेष ध्यान और अनुबंधित करने चाहिए।



the number of the original and copies	the number of the original and copies	the number of the original and copies	the number of the original and copies
the number of the original and copies	the number of the original and copies	the number of the original and copies	the number of the original and copies

पुस्तक प्रतिलिपि अतिरिक्त प्रकाशित बलिदान के लिए पुस्तक
 कुल मूल्य 3000/- बांड नं० 17
 पुस्तक प्रतिलिपि मूल्य 1000/- प्रत्येक

क्र.सं.	पुस्तक का नाम	प्रकाशक	वर्ष	पृष्ठ	मूल्य	प्रतिलिपि	कुल मूल्य
1	श्री १०८ शिव स्तोत्र	श्री १०८ शिव स्तोत्र	१९५४	३०	१०००/-	५	५०००/-
2	श्री १०८ शिव स्तोत्र	श्री १०८ शिव स्तोत्र	१९५४	३०	१०००/-	५	५०००/-

Nonland upshar

10/11/1976

10/11/1976

Kishan Ramdan
 Aram di mi Har Pal

क्र.सं.	पुस्तक का नाम	प्रकाशक	वर्ष	पृष्ठ	मूल्य	प्रतिलिपि	कुल मूल्य
3	श्री १०८ शिव स्तोत्र	श्री १०८ शिव स्तोत्र	१९५४	३०	१०००/-	५	५०००/-

3000/-

अर्थात्

30/11/1976

24 Dec 1975

21/11/1976



Mandana Mishra

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 रैयती का प्रकार
खेवट नम्बर	खाता नम्बर 8	थाना का नाम	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
				कियारी संख्या (5)				रौ (10)	आ (11)	पै (12)	
8	4350	? धानी आबाद मालिक ? धानी दिनबन्धु गोड़	दौन-03 23	1 एकड़	40 डिसमील	महुवा/2		30	15	6	1-कायमी
	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 पथर	दौन-03 8	0 एकड़	39 डिसमील						
	4378	? धानी सरथी गोड़ ? धानी बेनुधर गोड़	दौन-03 16	1 एकड़	2 डिसमील	दखल उर्धब गोड़					
	4398	? धानी दिनबन्धु गोड़ ? धानी दशरथी गोड़	दौन-03 6	0 एकड़	34 डिसमील	दखल उर्धब गोड़					
	4399	? धानी पठान गोड़ ? 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 गोड़ ? धानी आबाद मालिक	दौन-03 8	0 एकड़	24 डिसमील	दखल उर्धब गोड़					
	4499	? अभी गोड़ धानी ? धानी दिनबन्धु गोड़	पुरानी परती 3	0 एकड़	4 डिसमील	दखल उर्धब गोड़					

Kirah Ramjan

Aravind Harsel

4500	? धानी बेनी माधब गौड़ ? पुतित पत्थर	दौन-03 10	0 एकड़	30 डिसमील					
4508	? पीतत पठान गौड़ ? धानी दीनबन्धु गौड़	दौन-03 1	0 एकड़	4 डिसमील					
4509	? धानी निज ? गोड़ा निज	दौन-03 1	0 एकड़	4 डिसमील					
4510	? गोड़ा अभि गौड़ ? गोड़ा निज	गोड़ा-02 1	0 एकड़	6 डिसमील					
4511	? गोड़ा दीनबन्धु गौड़ ? धानि पठान गौड़	गोड़ा-02 1	0 एकड़	16 डिसमील					
4558	? गोड़ा दीनबन्धु गौड़ ? गोड़ा गनेश गौड़	गोड़ा-01 1	0 एकड़	18 डिसमील					
4559	? गोड़ा ओमेलिक ? गोड़ा दीनबन्धु गौड़	गोड़ा-01 1	0 एकड़	15 डिसमील					
1560	? गोड़ा अभिषेख ? 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

6/10/2023

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।

Vandana Mishra
Kishan Ranjan
Ajay Dixi Harpal



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

June 12, 2023

पंजी 11 प्रति

भाग वर्तमान	51	पृष्ठ संख्या	57										
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	रैयती				
Vandana Mishra , पति-Ashwini Kumar Mishra, जाति-हिन्दू													
खाता नम्बर	प्लोट संख्या	रकबा			परिवर्तन के लिए प्राधिकार						लगान	सेस	
8	4496	0 ऐ 2.944 डि 0 हे			नामान्तरण मुकदमा संख्या 126/2018 - 2019						30	0	
	कुल परिमाण	0 ऐ 2.944 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
06-19-2018	0885032047	2018-2019	2018-2019	0	30	0	7.5	0	15	0	15	0	6
2021-12-31 11:56:43	0543079544	2019-2020	2021-2022	60	30	15	7.5	30	15	30	15	12	6
07-12-2022	0742998688	2022-2023	2022-2023	0	30	0	7.5	0	15	0	15	0	6

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

Vandana Mishra.



भारत सरकार

झारखंड सरकार

राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र

version number

CRSLP18023724

5/7/2018



क्रिया का नाम	पूर्वाधिकार	अनुमोदित नाम	धाराभूम	अचल का नाम	जमशेदपुर	हल्का	हल्का-10		
इस्टेट का नाम	झारखंड	भाग वर्तमान (VOL)	51	पृष्ठ संख्या वर्तमान	57	भाग नं.	1200		
क्रांतिक संख्या	केस नं.	मौजा का नाम/ राजस्व शाना नं.	शाना का नाम	स्वीकृत द्वारा और तिथि	प्रावर्तन प्रकार	अभिप्रेत विसर्ग नामांतरण संबंधित है खाला नं. भाग वर्तमान पृष्ठ संख्या वर्तमान	कारोबार विस्तृत सूचना खाला नं. ब्लॉक नं. क्षेत्रफल	लागन	रिकॉर्ड 2 अद्यतन तिथि अभ्युक्ति
3724	126 /R27 2018 - 2019	मोहरदा/ 1200	घाटशिला	(अचलाधिकारी) 07/05/2018	By Sale Deed No. 1284 Dated 26/03/2018	8 1 8 8	8 4496 2.944 डिसमील	30	07/05/2018 (अचलाधिकारी)
क्रिया का नाम : (Vandana Mishra vs Ashwini K.umar Mishra, जति-हिन्दू, पता- Baridih)				जमावदी रैफ्त का नाम : दीनबन्धु गोपे-पति-मिना गोपे		क्रिया का नाम : Mahindri Devi @ Mahindri Gourin, पति-Late Radha Kanta Gope, जति-बाला, पता-Mohardra			
राजस्व कर्मचारी हल्का-10 को आवश्यक कार्रवाई एवं सूचनाएं हस्तान्तरित यह एक कंप्यूटर जनित प्रति है यह प्रथम केवल प्रार्थी की जानकारी के लिए है इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।						Approved By : MAHESHWAR MAHTO अचलाधिकारी जमशेदपुर			
Correction Slip Successfully signed and Saved.									

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल | नाम मौजा मय

धाना वो धाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 57
 नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 51
 वो सकुनत नम्बर। Receipt No. : 0543079544

जमशेदपुर | मोहरदा | 1200 | Vandana Mishra

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
8	4496	0 एकड़ 2.944 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 (2019-2020)	
माल (नकदी)	30.00			30.00	30.00
गुजारी (भावली)	7.50			7.50	7.50
सेस	15.00			15.00	15.00
सूद	15.00			15.00	15.00
मुतफरकात	6.00			6.00	6.00
मीजान	73.50			73.50	73.50

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2021-2022)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष (2019-2020)	१ ला वर्ष (2020-2021)		
माल (नकदी)			30.00	30.00	30.00	
गुजारी (भावली)			7.50	7.50	7.50	
सेस			15.00	15.00	15.00	
सूद			15.00	15.00	15.00	
मुतफरकात			6.00	6.00	6.00	
मीजान अदायकारी			73.50	73.50	73.50	

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

(२) नाम देहिन्दा -

(३) कुल बकाया- 220.50

तारीख अमला तहसील कुनिन्दा : 31-12-2021

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।

Vandana Mishra

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



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

June 12, 2023

भाग वर्तमान	3	पृष्ठ संख्या	2																
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम	अंचल का नाम	जमशेदपुर	हलका का नाम	हल्का-8	इस्टेट का नाम	झारखण्ड	मौजा का नाम	मोहरदा	होलिंग संख्या	पु- 8 अ नया- 36	तौजी संख्या	0	थाना नम्बर	1200	खाता का प्रकार	रैयती
अश्वनी कुमार मिश्रा , पिता-अवध विहारी मिश्रा, जाति- अज्ञात																			
खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार													लगान	सेस		
36	4496	0 बीघा कठD धुर	1-नामान्तरण मुकदमा संख्या- 2278/2004-2005 दिनांक- 31/03/2005 को अंचल अधिकारी जमशेदपुर के आदेश अनुसार पंजी-2 में नाम दर्ज किया गया ।													50	72.5		
	कुल परिमाण	0 बीघा कठD 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						
27/12/2007	0816000	2007	2008	0	50	0	12.5	0	25	0	25	0	10						
05-01-2023	0209854816	2004-2005	2023-2024	950	50	237.5	12.5	475	25	475	25	190	10						

List Of Case Status Details

नवस्था 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।

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

धाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 2

नाम रैयत मय वलिदमत जमाबन्दी Vol. No. : 3

वो सकुनत नम्बर। Receipt No. : 0209854816

जमशेदपुर | मोहरदा | 1200 | अश्वनी कुमार मिश्रा

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
36	4496	0 बीघा 3 कठा 0 धुर

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

मांग बावत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा (2004-2005) - (2019-2020)	३ रा वर्ष (2020-2021)	२ रा वर्ष (2021-2022)	१ ला वर्ष (2022-2023)	
माल (नकदी)	50.00	800.00	50.00	50.00	50.00	50.00
गुजारी (भावली)	12.50	200.00	12.50	12.50	12.50	12.50
सेस	25.00	400.00	25.00	25.00	25.00	25.00
सूद	25.00	400.00	25.00	25.00	25.00	25.00
मुतफरकात	10.00	160.00	10.00	10.00	10.00	10.00
मीजान	122.50	1960.00	122.50	122.50	122.50	122.50

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा (2004-2005) - (2019-2020)	३ रा वर्ष (2020-2021)	२ रा वर्ष (2021-2022)	१ ला वर्ष (2022-2023)		
माल (नकदी)	800.00	50.00	50.00	50.00	50.00	
गुजारी (भावली)	200.00	12.50	12.50	12.50	12.50	
सेस	400.00	25.00	25.00	25.00	25.00	
सूद	400.00	25.00	25.00	25.00	25.00	
मुतफरकात	160.00	10.00	10.00	10.00	10.00	
मीजान अदायकारी	1960.00	122.50	122.50	122.50	122.50	

(१) मीजान कुल (लफ्जों में) : Two Thousand Four Hundred Fifty Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 2450.00

तारीख अमला तहसील कुनिन्दा : 01-05-2023

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



यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

June 12, 2023

पंजी II प्रति

भाग वर्तमान	1	पृष्ठ संख्या	66											
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	थालभूम	अंचल का नाम	जमशेदपुर	हलका का नाम	हल्का-8	इस्टेट का नाम	झारखंड सरकार	रैयती				
मौजा का नाम	मोहरदा	होलिडिंग संख्या	नया 36 पुराना 8	तौजी संख्या	0	थाना नम्बर	1200	खाता का प्रकार						
किरण रंजन , पति-कुमार धनजंय रंजन, जाति- ----														
खाता नम्बर	प्लॉट संख्या	रकबा		परिवर्तन के लिए प्राधिकार								लगान	सेस	
8	4496	0 ऐ	4.95 डि 0 हे	नामांतरण मुकदमा संख्या 321/2004-05 दिनांक 8-7-04 आदेशानुसार पंजी 2 में खाता खोला गया है वि एफ 109								9	13.05	
	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	
02-16-2023	0128739743	2016-2017	2022-2023	54	9	13.5	2.25	27	4.5	27	4.5	10.8	1.8	

List Of Case Status Details

नक्शा देखें



BACK

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

Kishan Ranjan

11611-125

11611-125

Kishan Ramdas

Form No. 530

District : East Singhbhum

Division : Dhalbhum

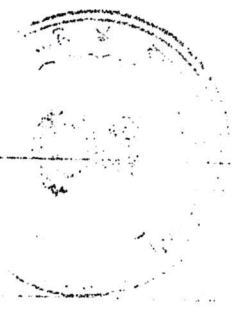
Circle/Anchal

Sub-division

Taluka No. 2

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

Sl. No.	Mutation case number in Form No. 32	Village	Thana and Panchayat	Khasra No.	Authority Sanctioned mutation zone	Whether subject to the provisions of the Land Revenue Act, 1956	Date of Govt. Order of the Taluka Officer
	321 <u>2604-2005</u>	शिरडी-	चिरडी	1200	471.36 <u>308</u>	9	
					44-6-44 <u>8.2.04</u>	16.2.04	



शिरडी-
चिरडी-
471.36
308
44-6-44
8.2.04
16.2.04

71-1459
3-1496
0-03-00587

Forwarded to the Kamachan Taluka No. 2 H.D. Meena
for information and necessary action.

Sub-divisional Officer
Dhalbhum

Signature

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

धाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 66
 नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 1
 वो सकुनत नम्बर। Receipt No. : 0128739743

जमशेदपुर | मोहरदा | 1200 | किरण रंजन

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
8	4496	0 एकड़ 4.95 डिसमील 0 हेक्टर

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

मांग बावत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा (2016-2017) - (2018-2019)	३ रा वर्ष (2019-2020)	२ रा वर्ष (2020-2021)	१ ला वर्ष (2021-2022)	
माल (नकदी)	9.00	27.00	9.00	9.00	9.00	9.00
गुजारी (भावली)	2.25	6.75	2.25	2.25	2.25	2.25
सेस	4.50	13.50	4.50	4.50	4.50	4.50
सूद	4.50	13.50	4.50	4.50	4.50	4.50
मुतफरकात	1.80	5.40	1.80	1.80	1.80	1.80
मीजान	22.05	66.15	22.05	22.05	22.05	22.05

तफसील अदायकारी

अदायकारी बावत	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)	27.00	9.00	9.00	9.00	9.00	
गुजारी (भावली)	6.75	2.25	2.25	2.25	2.25	
सेस	13.50	4.50	4.50	4.50	4.50	
सूद	13.50	4.50	4.50	4.50	4.50	
मुतफरकात	5.40	1.80	1.80	1.80	1.80	
मीजान अदायकारी	66.15	22.05	22.05	22.05	22.05	

(१) मीजान कुल (लफजों में) : One Hundred Fifty Four Rupees and Thirty Five Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 154.35

तारीख अमला तहसील कुनिन्दा : 16-02-2023

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।

Kishan Kishan



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

June 12, 2023

भाग वर्तमान	51	पृष्ठ संख्या	58											
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम	अंचल का नाम	जमशेदपुर	हलका का नाम	हल्का-8	इस्टेट का नाम	JHARKHAND	खाता का प्रकार	रैयती			
मौजा का नाम	मोहरदा	होलिग संख्या	8	तौजी संख्या		थाना नम्बर	1200							
Kiran Ranjan , पति-Kumar Dhananjay Ranjan, जाति-हिन्दू														
खाता नम्बर	प्लोट संख्या	रकबा				परिवर्तन के लिए प्राधिकार						लगान	सेस	
8	4496	0 ऐ 2.944 डि 0 हे				नामान्तरण मुकदमा संख्या 127/2018 - 2019						30	0	
	कुल परिमाण	0 ऐ 2.944 डि 0 हे												
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल	
06-19-2018	0590165654	2018-2019	2018-2019	0	30	0	7.5	0	15	0	15	0	6	
11-18-2020	0266608113	2019-2020	2020-2021	30	30	7.5	7.5	15	15	15	15	6	6	
2021-12-31 10:20:55	0781800506	2021-2022	2021-2022	0	30	0	7.5	0	15	0	15	0	6	
07-12-2022	0702771067	2022-2023	2022-2023	0	30	0	7.5	0	15	0	15	0	6	

List Of Case Status Details

लघुपत्र 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।

Kiran Ranjan

MAHESHVAR MAHTO

भारत सरकार

राजस्व एवं भूमि सुधार विभाग

नामाकरण शुद्धि-पत्र

CGSIP/6023725 57/2018



क्र.सं. 3725
 प्लॉट नं. 127
 प्लॉट का मूल मूल्य रु. 1200
 प्लॉट का वर्तमान मूल्य रु. 4496
 अंतर रु. 3296
 नामाकरण शुद्धि-पत्र नं. 51
 शुद्धि शुल्क रु. 58
 कुल शुद्धि रु. 1200

क्र.सं.	प्लॉट नं.	प्लॉट का मूल मूल्य रु.	प्लॉट का वर्तमान मूल्य रु.	अंतर रु.	नामाकरण शुद्धि-पत्र नं.	शुद्धि शुल्क रु.	कुल शुद्धि रु.
3725	127	1200	4496	3296	51	58	1200

नामाकरण शुद्धि-पत्र नं. 51
 शुद्धि शुल्क रु. 58
 कुल शुद्धि रु. 1200

MAHESHVAR MAHTO
 Approved By
 MAHESHVAR MAHTO

MAHINDR DEVI @ MAHINDR GOUDA, श्री. एच. रविशंकर कान्ना
 गोप, श्री. चण्ड, वन-बारदिह

Correction Slip Successfully signed and Saved

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

जमशेदपुर | मोहरदा | 1200 | Kiran Ranjan

फरद मलकी / फरद रैयती Page No. : 58
 नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 51
 वो सकुनत नम्बर। Receipt No. : 0702771067

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
8	4496	0 एकड़ 2.944 डिसमील 0 हेक्टर

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

मांग बावत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	30.00					30.00
गुजारी (भावली)	7.50					7.50
सेस	15.00					15.00
सूद	15.00					15.00
मुतफरकात	6.00					6.00
मीजान	73.50					73.50

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)					30.00	
गुजारी (भावली)					7.50	
सेस					15.00	
सूद					15.00	
मुतफरकात					6.00	
मीजान अदायकारी					73.50	

(१) मीजान कुल (लफजों में) : **Seventy Three Rupees and Fifty Paise**

(२) नाम देहिन्दा -

(३) कुल बकाया- **73.50**तारीख अमला तहसील कुनिन्दा : **12-07-2022**

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।

Kiran Ranjan



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

June 12, 2023

भाग वर्तमान	1	पृष्ठ संख्या	69												
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम	अंचल का नाम	जमशेदपुर	हलका का नाम	हल्का-8	इस्टेट का नाम	झारखंड सरकार	खाता का प्रकार	रैयती				
मौजा का नाम	मोहरदा	होल्डिंग संख्या	नया/36+पु/8	तौजी संख्या	0	थाना नम्बर	1200								
आनन्दिनी हरपाल, पति-त्रिलोचन हरपाल, जाति- ----															
खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार									लगान	सेस		
36	4496	0 ऐ 4.95 डि 0 हे	नामांतरण मुकदमा संख्या 322/2004-05 दिनांक 8-7-04 आदेशानुसार पंजी 2 में खाता खोला गया है वि एफ 112									50	72.5		
36	न/1449	0 बीघा कठ धुर													
36	4496/पु	0 बीघा कठ धुर													
	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		
21/07/2004	9845557	2004	2005	0	9	0	2.25	0	4.5	0	4.5	0	1.8		
02-06-2023	0830818518	2016-2017	2022-2023	300	50	75	12.5	150	25	150	25	60	10		

List Of Case Status Details

नवशा देखें



BACK

यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्राप्ति 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।

Anandini Harpal

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल। नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 69
 नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 1
 वो सकुनत नम्बर। Receipt No. : 0830818518

जमशेदपुर मोहरदा 1200 आनन्दिनी हरपाल		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
36	4496,4496/पु,न/1449	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 : 06-02-2023

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

Anandini Harpal



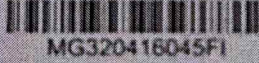
भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

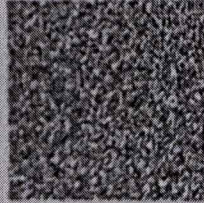
नामांकन क्रमांक / Enrollment No.: 2719/83110/05941

To
वन्दना मिश्रा
Vandana Mishra
C/O: Vandana Mishra,
L6-45, TUBE COLONY,
NEAR NEW BARIDIH PARK, BARIDIH, JAMSHEDPUR,
VTC: Bandih Colony,
PO: Bandih Colony,
Sub District: Jamshedpur, District: East Singhbhum,
State: Jharkhand,
PIN Code: 831017,
Mobile: 8521022643

132041604



MG320416045F1



आपका आधार क्रमांक / Your Aadhaar No. :

~~2825 1112~~ 4850

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Issue Date: 28/06/2013



वन्दना मिश्रा
Vandana Mishra
जन्म तिथि / DOB : 05/02/1983
महिला / Female

~~2825 1112~~ 4850

मेरा आधार, मेरी पहचान

Vandana Mishra

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VANDANA MISHRA
SHAMBHUNATH JHA
05/02/1983
Permanent Account Number
AOSPM2007F

Vandana Mishra
Signature

10012007



Vandana Mishra.





भारत सरकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

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

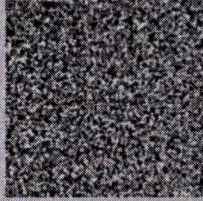
To
अश्विनी कुमार मिश्रा
Ashwini Kumar Mishra
C/O ASHWINI KUMAR MISHRA
QR.NO-L6-45 TUBE BARIDIH
Near Sangeet Kala Kendra BARIDIH
Baridih Colony
Baridih Colony
East Singhbhum
Jharkhand
831017
9431166413

29/06/2013

183162233



ME831622333FH



आपका आधार क्रमांक / Your Aadhaar No. :

~~XXXXXXXXXXXX~~ ~~XXXXXXXXXXXX~~ **1194**

मेरा आधार, मेरी पहचान

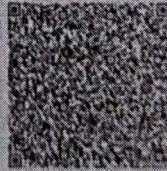


भारत सरकार

Government of India

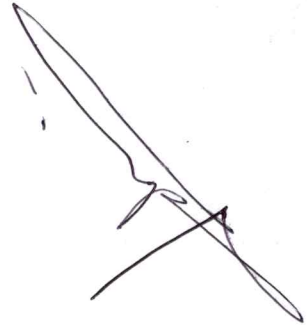


अश्विनी कुमार मिश्रा
Ashwini Kumar Mishra
जन्म तिथि / DOB : 05/12/1975
पुरुष / Male



~~XXXXXXXXXXXX~~ ~~XXXXXXXXXXXX~~ **1194**

मेरा आधार, मेरी पहचान



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ASHWINI KUMAR MISHRA
AWADH KISHORE MISHRA

05/12/1975
Permanent Account Number

AFYPM8512N


Signature







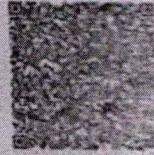




भारत सरकार
GOVERNMENT OF INDIA



किरण रंजन
Kiran Ranjan
जन्म तिथि/ DOB: 07/06/1969
महिला / FEMALE



~~2072 7903~~ 6113

आधार-आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

W/O कुमार धनञ्जय रंजन,
चंद्रकांत निवास, 59, शैलपुरी,
वस्तु विहार, विजिया गार्डन्स
के पास, बारीडीह, जमशेदपुर,
बारीडीह कॉलोनी, पूर्वी
सिंहभूम,
झारखण्ड - 831017

Address:

W/O, Kumar Dhananjay Ranjan,
Chandrakant Niwas, 59, Shalipuri,
Vastu Vihar, Near Vijiya Gardens,
Baridih, Jamshedpur, Baridih Colony,
East Singhbhum,
Jharkhand - 831017

~~2072 7903~~ 6113

Aadhaar-Aam Admi ka Adhikar

Kiran Ranjan

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KIRAN RANJAN

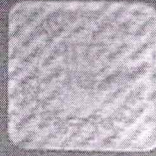
MITRA NARAYAN DAS

07/06/1969

Permanent Account Number
BLUPR6284B

Kiran Ranjan

Signature



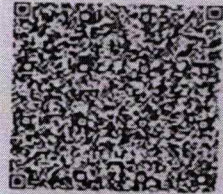
Kiran Ranjan



भारत सरकार
Government of India



आनंदिनी हरपाल
Anandini Harpal
जन्म तिथि/DOB: 20/06/1974
महिला/ FEMALE



~~4547 2107~~ 1474

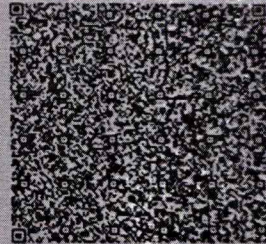
मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
W/O: त्रिलोचन हरपाल, क्वार्टर नं एन6 275, न्यू बारीडीह
पंचवटी रोड, जमशेदपुर, बारीडीह कॉलोनी, पूर्वी सिंहभूम,
झारखण्ड - 831017

Address:
W/O: Trilochan Harpal, Quater no N6 275,
new Baridih panchwati Road, Jamshedpur,
Baridih Colony, East Singhbhum,
Jharkhand - 831017



QR Code with Photograph

~~4547 2107~~ 1474



Phone 06 263801 9200, 11

www.uidai.gov.in

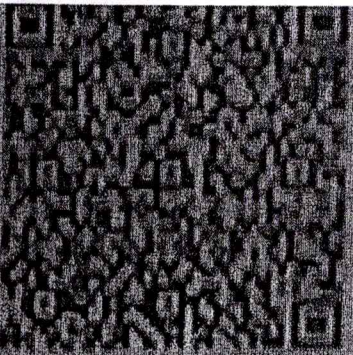
Anandini Harpal

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी संख्या संख्या कार्ड

Permanent Account Number Card

AXJPH4506Q

नाम / Name
ANANDINI HARPAL

पिता का नाम / Father's Name
SUDHIR KUMBHAR

जन्म की तिथि / Date of Birth
20/06/1974

आनंदीन हारपाल

हस्ताक्षर / Signature

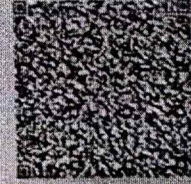




भारत सरकार
Government of India



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



~~3646 4956~~ 7541
VID: 9142 1924 9304 9227

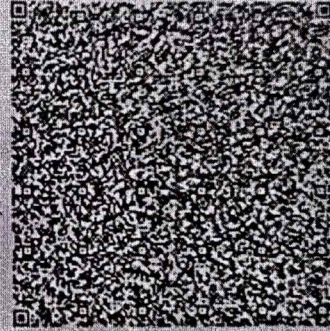
मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

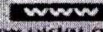
पता:
S/O: रविन्द्र कुमार झा, हो न0- 402, रोड न0- 07
विद्यापति टावर, राम नगर, पुष्पाजलि विलसन एस्टेट,
जमशेदपुर, सोनारी, पूर्वी सिंहभूम,
झारखण्ड - 831011

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



QR Code with Photograph

~~3646 4956~~ 7541
VID: 9142 1924 9304 9227



1047

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Rishi Raj Harsh

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RISHIRAJ BUILDCON PRIVATE LIMITED
(OPC)



29/10/2015

Permanent Account Number

AAHGR5110Q

16112015

[Handwritten Signature]

Transaction Success! Please Note Your Transaction Id.

Name	RishirajBuildconPvtLtdOpcRepByRishiRajHarsh
Token No / Depositor ID	202300076733
Amount	601212
Transaction ID	557f36fa9e9b11e0051c
GRN	2318417936
CIN	10002162023072411891
Time	2023-07-24 16:03:30

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

Vardana Mishra



Document Registration Summary 1

Date :-25-Jul-2023

- Government/Market Value: ₹23751100/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹100 /-

On Date 25-07-2023 Presented at District SRO - Jamshedpur
Signature of Presenter

District SRO - Jamshedpur

Vandana Mishra

Receipt : 873758**Receipt Date : 25-07-2023****Presenter Name: -**

E	₹2000
PR	₹1
SP	₹5430
LL	₹3
A1	₹593778
Stamp Duty	₹100

Total

₹601312

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	RishirajBuildconPvtLtdOpcRepByRishiRajHarsh	GRN Number : 2318417317 DEPT Transaction Id : 0eecf1190065b010d8e3 Transaction Type :	100

E	2000	2000	0	GRAS	RishirajBuildconPvtLtdOpcRepByRishiRajHarsh	GRN Number : 2318417936 DEPT Transaction Id : 557f36fa9e9b11e0051c Transaction Type :	2000
PR	1	1	0	GRAS	RishirajBuildconPvtLtdOpcRepByRishiRajHarsh	GRN Number : 2318417936 DEPT Transaction Id : 557f36fa9e9b11e0051c Transaction Type :	1
SP	2100	5430	-3330	GRAS	RishirajBuildconPvtLtdOpcRepByRishiRajHarsh	GRN Number : 2318417936 DEPT Transaction Id : 557f36fa9e9b11e0051c Transaction Type :	5430
A1	593778	593778	0	GRAS	RishirajBuildconPvtLtdOpcRepByRishiRajHarsh	GRN Number : 2318417936 DEPT Transaction Id : 557f36fa9e9b11e0051c Transaction Type :	593778
LL	3	3	0	GRAS	RishirajBuildconPvtLtdOpcRepByRishiRajHarsh	GRN Number : 2318417936 DEPT Transaction Id : 557f36fa9e9b11e0051c Transaction Type :	3
Sub Total	597886	601312	-3426				

Article : Development Agreement Number of Pages : 140

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 :- 202300076733





Deed Type	Development Agreement
Number of Pages	140
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 2100, A1 :- Rs. 593778, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.23751003/- , Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Moharda Location :- Other Road, Moharda Property Boundaries :- East: ANANDI HARPAL ,ROAD,VACANT LAND,PUNAM SINGH,VACANT LAND, West: BISHNU MAHATO, VACANT LAND,ROAD,KUAR, ROAD, South: KIRAN RANJAN,NIRMALA KAUR,ROAD,ROAD,BIBHA KARN, North: BIHAR SARKAR,VISHNU MAHATO,POONAM SINGH,VANDANA MISHRA,VACANT LAND Khata Number - 36Plot Number - 1453 1449 1499Volume Number - 51 2 3 1Page Number - 57 2 66 69 58 Area Of Land :- 20.74 Decimal





Sh./Smt.**VANDANA MISHRA s/o/d/o/w/o ASHWINI KUMAR MISHRA** has presented the document for registration in this office




today dated :- **25-Jul-2023** Day :- **Tuesday** Time :- **16:51:20 PM**


VANDANA MISHRA(Individual)




Party Name	Document Type	Document Number
VANDANA MISHRA	PAN/UID	284511124850

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	KIRAN RANJAN Address1 - CHANDRAKANT NIWAS,59, SHAILPUTRI VASTU VIHAR,NEAR VIJAYA GARDERNS BARIDIH,TOWN JAMSHEDPUR JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Kiran Ranjan Address:- Chandrakant Niwas,59,shailputri, Near Vijiya Gardens, Vastu Vihar, Baridih,jamshedpur, Baridih Colony, , East Singhbhum, 831017, , Jharkhand, India		EXECUTANTS Age:54			<i>Kiran Ranjan</i>
2	ASHWINI KUMAR MISHRA Address1 - QR NO L6-45 TUBE COLONY NEAR SANGEET KALA KENDRA BARIDIH JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Ashwini Kumar Mishra Address:- L6-45, NEAR NEW BARIDIH PARK, TUBE COLONY, BARIDIH, JAMSHEDPUR, Baridih Colony, , East Singhbhum, 831017, , Jharkhand, India		EXECUTANTS Age:46			<i>Ashwini</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	ANANDINI HARPAL Address1 - QR NO N6 275 NEW BARIDIH PANCHWATI ROAD BARIDIH JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Anandini Harpal Address:- Quater no N6 275, , new Baridih panchwati Road, jamshedpur, Baridih Colony, , East Singhbhum, 831017, , Jharkhand, India		EXECUTANTS Age:49			Anandini Harpal
4	VANDANA MISHRA Address1 - QR NO L6-45 TUBE COLONY NEAR SANGEET KALA KENDRA BARIDIH JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Vandana Mishra Address:- L6-45, NEAR NEW BARIDIH PARK, TUBE COLONY, BARIDIH, JAMSHEDPUR, Baridih Colony, , East Singhbhum, 831017, , Jharkhand, India		EXECUTANTS Age:40			Vandana Mishra

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
5	RISHI RAJ BUILDCON PVT LTD OPC REP BY RISHI RAJ HARSH Address1 - PUSHSPANJALI APARTMENT GROUND FLOOR OPP NARBHERAM ENGLISH SCHOOL BISTUPUR JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Rishi Raj Harsh Address:- Ho No- 402, Pushpanjali Wilson Estate, Road No- 07 Vidyapati Towar , Ram Nagar, jamshedpur, Sonari, , East Singhbhum, 831011, , Jharkhand, India		CLAIMANT Age:23			

Identification:

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

Witness:

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



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

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**VANDANA MISHRA , ASHWINI KUMAR MISHRA , KIRAN RANJAN , ANANDINI HARPAL**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**SHIVAM MANDAL**) Son/Daughter/Wife of (**NILKANTA MANDAL**) resident of (**HALUDPUKUR EAST SINGHBHUM**) and by occupation (**Service**).

Signature of Registering Officer

Date:- 25-Jul-2023

Seal and Signature of Registering Officer

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



Pre Registration Docket

Date :- 25-07-2023 02:09 pm

Office Name :- District SRO - Jamshedpur
Token No:- 202300076733

Appoinment :- 24-Jul-2023 Time:- 13:30

Article	Development Agreement
Pre Registration Date	25-Jul-2023
No. Of Pages	70
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 5,97,882.

Property Id: **993298**

Valuation No. : 1393892 / 2023		:- 2023-2024	Date : 25-July-2023 14:10: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 1449 1499			
Volume Number - 51 2 3 1			
Page Number - 57 2 66 69 58			
Property Rates			
Commercial Land (Y)			
₹1145289/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	20.74 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 20.738 x 1145289=23751003.282	₹2,37,51,003/-
A	Total		₹2,37,51,003/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹2,37,51,100/-
Total Amount in Words : Two Crore Thirty Seven Lakhs Fifty One Thousands One Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: ANANDI HARPAL ,ROAD,VACANT LAND,PUNAM SINGH,VACANT LAND, West: BISHNU MAHATO, VACANT LAND,ROAD,KUAR, ROAD, South: KIRAN RANJAN,NIRMALA KAUR,ROAD,ROAD,BIBHA KARN, North: BIHAR SARKAR,VISHNU MAHATO,POONAM SINGH,VANDANA MISHRA,VACANT LAND
Area	Land area : 20.74 Decimal
Other Description of the Property	Pin Code - 831017
Government/Market Value	23751003.282
Transaction Amount	-

CLAIMANT	-Ms. RISHI RAJ BUILDCON PVT LTD OPC REP BY RISHI RAJ HARSH, Address - PUSHANJALI APARTMENT GROUND FLOOR OPP NARBHERAM ENGLISH SCHOOL BISTUPUR JAMSHEDPUR- ,Father/Husband Name RABINDRA KUMAR JHA , PAN No.- ,Permission Case No.- , Aadhaar No. *****7541
EXECUTANTS	-Mrs. ANANDINI HARPAL, Address - QR NO N6 275 NEW BARIDIH PANCHWATI ROAD BARIDIH JAMSHEDPUR- ,Father/Husband Name TRILOCHAN HARPAL , PAN No.- ,Permission Case No.- , Aadhaar No. *****1474
	-Mrs. KIRAN RANJAN, Address - CHANDRAKANT NIWAS,59, SHAILPUTRI VASTU VIHAR,NEAR VIJAYA GARDERNS BARIDIH,TOWN JAMSHEDPUR JAMSHEDPUR- ,Father/Husband Name KUMAR DHANANJAY RANJAN , PAN No.- ,Permission Case No.- , Aadhaar No. *****6113
	-Mr. ASHWINI KUMAR MISHRA, Address - QR NO L6-45 TUBE COLONY NEAR SANGEET KALA KENDRA BARIDIH JAMSHEDPUR- ,Father/Husband Name AWADH KISHORE MISHRA , PAN No.- ,Permission Case No.- , Aadhaar No. *****1194
	-Mrs. VANDANA MISHRA, Address - QR NO L6-45 TUBE COLONY NEAR SANGEET KALA KENDRA BARIDIH JAMSHEDPUR- ,Father/Husband Name ASHWINI KUMAR MISHRA , PAN No.- ,Permission Case No.- , Aadhaar No. *****4850

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

1	SP	2,100
Total		2,100

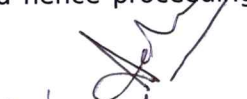
Fee Rule:Development Agreement		
1	A1	5,93,778
2	E	2,000
3	LL	3
4	PR	1
Total		5,95,782

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

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

Kiran Kumbhar

Anandis Hospital

Token No.: 202300076733

CERTIFICATE

Office of the District SRO - Jamshedpur

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

This deed was registered as Document No:- **2023/JSR/4153/BK1/3875** in Book No :- **BK1**, Volume No :- 695 from Page No :- 129 to 268 at, office of **District SRO - Jamshedpur**

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


Registering Officer