



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : cbad051bec414a9e2319

Receipt Date : 03-Jul-2023 11:34:38 am

Receipt Amount : 50/-

Amount In Words : Fifty Rupees Only

Token Number : 202300079537

Office Name : District SRO - Jamshedpur

Document Type : Development Agreement

Payee Name : SHREE MADHAV CONSTRUCTION REP BY  
VIKASH KUMAR ( Vendee )

GRN Number : 2318036178



:- For Office Use :-

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2023 | JSR | 3508 | BKA | 3266

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।

इसके पहले किसी प्रकार की रसीद नहीं दी गई।

Basanta Choudhary

Sanjeeb Choudhary, Sanjay Choudhary

Sanjay Choudhary, Sanjay Choudhary

Development Agreement  
3,19,85,300/-

P.S. Mango

Stamp  
50/-



After  
delivered  
to  
Hons

Sanjay Chowdhury  
03/07/23



Sanjeeb Chowdhury  
03/07/23

Nimai Chowdhury  
03-07-23

Trivanga Chowdhury  
03-07-23

Basanta Chowdhury  
03-07-23

Hemanta Chowdhury  
03-07-23

FOR SHREEMADHAV CONSTRUCTION

Vishal Kumar  
MANAGING PARTNER  
03/07/23

अनुच्छेद 29 के अधीन प्राप्ता: भारतीय स्टाम्प-अधिनियम  
(अनुसूचित स्टाम्प ऐक्ट), 1899 की अनुसूची  
1 या 1क, से... 5... के अधीन  
प्रत्यक्ष स्टाम्प-रहित (या स्टाम्प-मुक्त  
में विमुक्त या स्टाम्प-मुक्त अपेक्षित नहीं)।

खता नम्बर... 309...  
फ्लोट नम्बर... 1882...  
देय प्रतिबन्धित सूची में दर्ज नहीं है।

Pharmakk  
निर्देशक/अधिकारी  
3/7/23

**DEVELOPMENT AGREEMENT**

Copy  
3/7/2023

THIS DEED OF DEVELOPMENT AGREEMENT is made on this the 3rd day of  
July, 2023 at Jamshedpur ;

**BY & BETWEEN**

1. **Mr. Sanjay Chowdhury**, (UID NO. XXXX XXXX 3470, PAN NO. No. AMQPC0520P),
2. **Mr. Sanjeeb Chowdhury**, (UID NO. XXXX XXXX 8587, PAN NO. AMQPC0523Q), both sons of Late Kisto Chowdhury,
3. **Mr. Nimai Chowdhury**, (UID NO. XXXX XXXX 9539, PAN NO. ABUPC9514A),
4. **Mr. Trivanga Chowdhury**, (UID NO. XXXX XXXX 7042, PAN NO. ABUPC9513H),
5. **Mr. Basanta Chowdhury**, (UID NO. XXXX XXXX 2607, PAN NO. AARPC7670D),
6. **Mr. Hemanta Chowdhury**, (UID NO. XXXX XXXX 6175, PAN NO. AARPC7672B) All sons of Late Panchanan Chowdhury, all by religion Hindu, by nationality-Indian, by Caste-OBC-Non CNT, by occupations- Cultivation, all residents of Dimna Basti, Near Shiv Mandir, P.O. MGM College, Mango, P.S. Mango, town:- Jamshedpur, Dist. Singhbhum East, hereinafter called the Owners/ First Party Members (Which expression unless repugnant

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Teekraj  
M-799633-00  
E-2000-00  
U-03-00  
PR-01-00

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3/7/2023



Sujin Choudhary  
03/07/23  
07/07/23



Handwritten signature or initials.

संजय चौधरी पिता: अश्वि किरस्ये चौधरी  
माता: मातागो चाचा: मातागो  
03/7/2023 के अंतिम सेवकों या पूर्वोक्तों में से एक थे  
10/11/20 के पूर्व (या  
अगर निबंधन कार्यालय में (..... स्थान पर) निबंधन के लिए  
अपराहण में अमरकपुर

निबंधन-पदाधिकारी का हस्ताक्षर  
03/7/2023  
07/7/23



Sanjay Chowdhury  
03.07.23



Affected  
03.07.23  
San

Sanjeeb Chowdhury  
03.07.23



Nirmas Chowdhury  
03.07.23

Trivanga Chowdhury  
03.07.23

Basanta Chowdhury  
03.07.23

Hemanta Chowdhury  
03.07.23

03.07.23

FOR SHREEMADHAV CONSTRUCTION

Vikas Kumar

MANAGING PARTNER  
03.07.23

to the context shall mean and include their legal heirs, successors, representatives and assigns) of One Part.

**AND**

**SHREEMADHAV CONSTRUCTION**, a Partnership Firm, having PAN NO.-ADVFS0819F, having its registered office at Shop No.6, Madhusudan Devendra Lok, Dimna Road, Mango, P.S. Mango, Town Jamshedpur, Dist. East Singhbhum, represented by its Managing Partner namely Shri. Vikash Kumar, (UID NO. XXXX XXXX 8146, PAN NO. ACTPK7066K) son of Shri. Shivjee Singh, by religion Hindu, by nationality Indian, by caste:- General, by occupation Business, resident of Shivjee Singh Building, Dimna Road, Mango, P.S. Mango, Town Jamshedpur, Dist. Singhbhum East, hereinafter called the BUILDER/PROMOTER/ DEVELOPER / SECOND PARTY (which expression unless repugnant to the context shall mean and include its successors-in-office, executors, representatives, administrators, and assigns) of OTHER PART.

**NATURE OF DEED:- DEVELOPMENT AGREEMENT.**

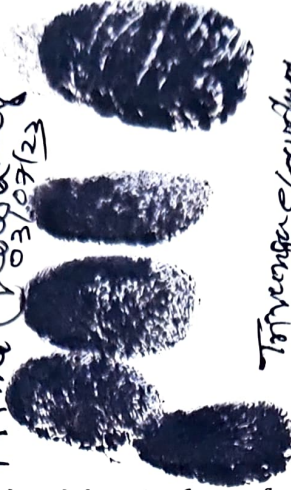
In this Development Agreement the following expression unless repugnant to the context shall have the meaning assigned thereto.

- a) The owners/ first party members means the said Sanjay Chowdhury, Sanjeeb Chowdhury, Nimai Chowdhury, Trivanga Chowdhury, Basanta Chowdhury and Hemanta Chowdhury, include their legal heirs, successors, administrators, legal representatives and assigns.
- b) The Builders, Promoters and Developers/Second Party means the said SHREEMADHAV CONSTRUCTION, includes all its Partners, Successors, Successors in Office, Legal Representatives, administrators and assigns.
- c) The immovable property means ALL THAT piece and parcel of Residential raiyati land measuring 36 Decimal out of 45 Decimals being Portion of Plot No. 1882, Under Khata No. 309, situated in Mouza Dimna, Thana No. 16412, P.S. Mango, Town Jamshedpur,

Sanjay Chowdhury  
03.07.23  
Sanjeeb Chowdhury  
03.07.23



N. Prasad Chowdhury  
03/07/23



T. Venkatesh Chowdhury

Sasank Chowdhury  
03/07/23  
Harish Chandra

03.07.23

FOR SHREEMADHAN CONSTRUCTION

MANAGING PARTNER

03.07.23

Dist. East Singhbhum, State of Jharkhand, hereinafter referred to as the "Said Land" is the subject matter of this Development Agreement, demarcated and delineated in Red Line in the sketch map annexed herewith which forms part of this Development Agreement, morefully described in the "Schedule 'A' hereunder written.

- d) The Owners Allocation shall mean and include 43% of constructed area consisting of Flats, 43% two wheeler and/or car parkings to be constructed and completed over the "Schedule 'A' below land and undivided proportionate share of land the owners allocation morefully described in the "Schedule-B" hereunder written and remaining constructed area i.e. 57% consisting of flats, parkings and undivided 57% proportionate share of land within the Schedule "A" below land morefully described in the Schedule "C" hereunder written in this Agreement shall be deemed to the exclusive property of the Second Party/Builder.

**COMMON FACILITIES AND AMENITIES:-** Shall include stairways, landing, passage ways, vacant area, pump/meter box room, overhead tank, other services and amenities.

**MAINTENANCE:-** Maintenance of the common facilities shall be joint responsibilities for all the flat buyers cum owners and occupiers, but the maintenance of internal flats and facilities shall be maintained and borne by the individual flats owner and/or occupiers. However maintenance of the entire building , common area, stair, lift etc. shall be maintained by the Association of owners and/or Flat Owners jointly.

**TITLE INDENTURE:-**

WHEREAS ALL THAT piece and parcel of Residential raiyati land measuring 45 Decimals being Portion of Plot No. 1882, under Khata No. 309, situated in Mouza Dimna, P.S. Mango, Thana No. 16412, in town Jamshedpur, Dist. East Singhbhum, State of Jharkhand, originally belonged to one Panchanan Chowdhury , since deceased , who had been in possession over the said land till his death, who died in the year 1990. Upon the death of said Panchanan Chowdhury the entire aforesaid land vested to and

Sanjay Chowdhury  
03.07.23

Sanjeeb Chudhry.  
03.07.23

Nimai Chowdhury  
03.07.23



Trivanga Chowdhury  
03.07.23



Basanta Chowdhury  
03.07.23  
Hemanta Chowdhury,  
03.07.23

FOR SHREEMADHAV CONSTRUCTION

Vijay Kumar  
MANAGING PARTNER

03.07.23

devolved upon his five sons namely Kisto Ch... since deceased, and remaining four sons namely Nimai Chowdhury, Trivanga Chowdhury, Basanta Chowdhury and Hemanta Chowdhury being his legal heirs. Subsequently the eldest son Kisto Chowdhury son of Late Panchanan Chowdhury expired in the year 2015 leaving behind his two sons namely Shri Sanjay Chowdhury and Shri. Sanjeeb Chowdhury as his legal heirs with respect to his undivided share of land and immovable property and all of them have inherited the land as his legal heirs of Late Panchanan Chowdhury and Kisto Chowdhury and partitioned the property by meets and bounds and subsequently got their names mutated in the records of the superior landlord through the office of learned C.O. at Mango, Jamshedpur vide Mutation Case No. 2111/R-27 for the year 2018-19 vide order dated 18/02/2019 and the parties of the first part have been in possession over the entire lands as joint owners to the knowledge of all without any interruption, objection or impediment from or by any corner and on payment of due ground rent and other taxes thereof.

AND WHEREAS, the first party members/ owners are engaged in various business activities for carrying their shops in various places and owing to their business and other family commitments etc. is/are unable to look after, manage and maintain the aforesaid immovable property at all times personally and have jointly decided to develop the land by constructing multistoried building over the said plot of land through a reputed builder and knowing the intention of the owners/first party members the second party/builder **SHREEMADHAV CONSTRUCTION** has approached the owners / first party members and has seen the land and verified and perused, all relevant papers, documents, the parties herein have jointly agreed that the first party members/owners of the land would give and grant the entire land described in the Schedule "A" hereunder written and the builder/second party would construct multistoried building and install all services etc. over the aforesaid plot of land, subject to compliance of all terms and conditions hereafter appearing as follows:-

Sayji Chowdhary  
03-07-23

Sayjeeb Chundhy  
03-07-23  
Nimer Chowdhary  
03-07-23



(S) Topnagar Chowdhary  
03-07-23

Abasouf Chowdhary  
03-07-23

Hemant Chowdhary  
03-07-23



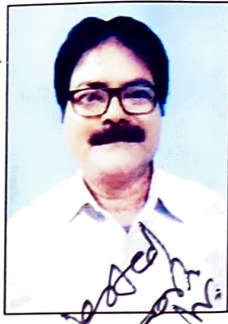
**NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY THE PARTIES AS FOLLOWS:-**

1. That, the developer /builder/second party shall construct the flats, parking within the building premises as per sanctioned plan of Mango Nagar Nigam/MNAC and/or appropriate concerned authority or authorities that may be necessary at its expanses but the first party members shall fully co-operate to the second party in getting such building plan approved by the appropriate authority or authorities.
2. That the second party shall prepare building plan, revised plan through an Architect, Civil Engineer or Planner, alongwith supporting plans such as Structural, Electrical and sewerage etc in consultation with the first party members.
3. That, the plan/s so prepared , if requires may modify, revise and/or alter as per requirement and/or for feasibility of the proposed building project.
4. That, after signing of this agreement the second party/builder shall forthwith commence construction of development work within the said premises subject to knowledge and consent of the first party/owner and will complete the proposed construction within 36 months in normal situation from the date of approval of the building plan by appropriate authority . The period of construction may be delayed on the ground of natural calamities , Earth quack, Civil War, Riot, Acute shortage of building materials, labour unrest , Act of God and/ or situation beyond control of the human being.
5. That, after completion of the proposed building the builder/second party shall deliver 43% of the constructed area consisting of flats, parking, along with other common utility services, advantages, amenities, privileges etc. out of Schedule "A" land against the full and final value of the Schedule "A" land, and the same shall be treated to be the equal amount of consideration of the land described in the Schedule "A" land, belonging to the first party members/owners more specifically described in the Schedule "B" hereunder written, and the first party members/owners shall be entitled to sell and dispose of and/or assign their 43% shares of premises consisting of all flats and parking's to various intending buyers

FOR SHREEMADHAV CONSTRUCTION

MANAGING PARTNER  
03-07-23

Sayin Chowdhury  
03.07.23  
Sanyal Chowdhury  
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Nimai Chowdhury  
03.07.23  
Ananta Chowdhury  
03.07.23



Himal Chowdhury  
03.07.23



FOR SHREEMADHAV CONSTRUCTION  
Vijay Kumar  
MANAGING PARTNER  
03.07.23

or parties, persons or concerns through builder/ second party and will hold their occupied flats and parking's to various intending buyers or parties, persons or concerns through builder/second party and will hold their occupied flats by themselves in any manner they like and similarly the builder/second party shall be entitled to sell and transfer the remaining 57% flats, and parking spaces morefully described in the Schedule "C" hereunder written to various intending buyers at its/their discretion and will be entitled to receive consideration amount with respect to its/their 57% share from intending buyer/s.

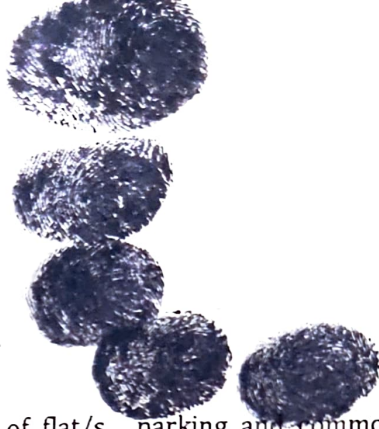
It is mentioned that the builder/second party shall or may sale or transfer the owner's allocation to various intending buyers at such rate and price as the builder may decide from time to time and to receive consideration amount and enter in agreement/s with the various intending buyer/s to the knowledge of the owners and to pay the consideration amount to the first party members accordingly.

**6. THAT THE FIRST PARTY MEMBERS/OWNRES DO HEREBY DECLARE AND CONVENANT:-**

- (a) They are the joint owners of the Schedule "A" below land/property and there is no other co-owner or co-sharer or co-percener in this property and the land in question is mutated in the joint names of the first party members/owners,
- (b) The land described in the "SCHEDULE 'A' hereunder written is not subjected to any dispute, case, litigations, encumbrances, mortgage or lien and the is free from all encumbrances. The owners/ first party members shall deliver vacant possession of the entire land only to the builder/second party after signing of this Development Agreement.
- (c) The first party members hereby assure the second party to execute or sign any further paper, document, no objection, GPA etc. in favour of the second party and for the interest of the proposed building to be constructed thereon.
- (d) The first party members hereby assure the second party to extend all their co-operation for the development of the "Schedule 'A' land and for disposal of the



Sajin Chaudhary  
03-07-23  
Sanjeeb Chaudhary  
03-07-23  
Nirmal Chaudhary  
03-07-23  
Tannu Chaudhary  
03-07-23  
Asanka Chaudhary  
03-07-23  
Hemant Chaudhary  
03-07-23



FOR SUREMADHAV CONSTRUCTION  
Vijay Kumar  
MANAGING PARTNER  
03.07.23

- builder's 57% proposed allocation of flat/s , parking and common services falling to the share of the second party to various intending buyers or parties
- (e) The first party members hereby assure the second party/builder to extend all their co-operation during the period of construction of proposed building and for transferring the share of Developer's 57% allocation to various intending buyers, provided the second party/builder shall comply all terms of Development Agreement.
  - (f) The first party members shall give and grant a General Power of Attorney in favour of the builder/second party for construction of the proposed multi-storied building and disposing of its /builder's 57% allocation and 43% allocation of the owners, save and except their certain share of flat and parkings for their own use, to various intending buyers.
  - (g) The first party members shall pay the cost of installations for electricity connection for the Schedule "B" property.
  - (h) In case if it transpires that the land and premises mentioned in Schedule "A" hereunder written is not free from all encumbrances , charges, liens and there be any suit or case and/or defect in title of the first party members found by the second party , in that event the parties of the first part shall be fully liable to the second party and shall be bound to make good of all compensation or demurrage that may incur to get the said land/premises perfected and clear the title through recourse to law and through proper court of law and such amount shall be deducted or adjusted as the case may be, against the owner's allocation.
  - (i) The first party members undertake to pay GST and/or any other tax which shall be imposed by the State or Central Government with respect to the property of the owner's allocation described in the 'Schedule B' hereunder written , such amount will be paid by the parties of the first part, similarly the second party hereby undertakes to pay GST and/or any other taxes to be levied or imposed by the Government in respect of the property of the second party's allocation.

Sujin Chaudhary  
03-07-23  
Sanjeeb Chaudhary  
03-07-23  
Nirmit Chaudhary  
03-07-23  
Trinagar Chaudhary  
03-07-23  
Basant Chaudhary  
03-07-23  
Hemant Chaudhary  
03-07-23

SHREEMADHAV CONSTRUCTION  
Vishwanath  
MANAGING PARTNER  
03-07-23

**7. THAT THE DEVELOPER / SECOND PARTY HEREBY DECLARES AND COVENANTS:**

- (i) The second party will be entitled to enter into agreements with various intending buyers and to receive booking amount, installments, part or full payments from such buyer/s or transferees, lessees, in case of lease, against construction and disposal of the proposed flats, parkings, etc. falling to its/their share i.e. the Developer's allocation, and certain portion of owner's allocation and shall take all responsibilities for construction of the proposed multi-storied building.
- (ii) The expenses which shall be incurred towards preparation of revised plan, passing of such plan or plans, payment to architect, civil engineer, labours, workmen, guard, purchase of building materials, fixtures, fittings, installations and/or other miscellaneous charges, levies, fines, penalties imposed or to be imposed by the Municipality or any other authorities during the period of construction of the proposed building shall be borne by the second party only.
- (iii) The second party shall arrange to install proper water line, fixtures, fittings, installations of electricity as per specification enclosed.
- (iv) The second party shall take all responsibilities towards construction of proposed building and in case of any accident occurs and/or untoward incident takes place during the period of construction and/or any dispute or proceedings, arises in between the second party and buyers or any concern etc., with respect to the proposed construction, in such event the first party members shall no way be liable or questionable or answerable for such dispute, incident, occurrence, or proceeding. However, in case of any dispute arises with regards to title of the "Schedule 'A' land and premises, the first party members will protect the interest of the second party.

It is further mentioned that the builder shall have free right to hold its/their 57% share, morefully described in the Schedule "C" hereunder written out

Sajin Choudhary  
03-07-23  
Sanyesh Chudhary  
06-07-23  
Nimra Choudhary  
03-07-23  
Tiravage Choudhary  
03-07-23  
Aasulga Choudhary  
03-07-23  
Harsh Choudhary  
03-07-23

of the entire proposed building and similarly the first party members shall have 43% share of premises out of the entire building premises, more fully described in the 'Schedule B' hereunder written.

- (v) The Second Party/ builder shall deliver the owner's allocation described in the 'Schedule B' hereunder written, first to the first party/owners on its completion and shall thereafter sale or transfer its/their (Developer's Allocation) described in the 'Schedule C' below to various intending buyers. It is further decided that the second party shall be engaged by the first party members by power for disposing of their share or allocation to the various intending buyers, subject to knowledge and consent of the first party members.
- (vi) After signing of this Development Agreement , the builder/second party shall complete the entire proposed building within 36 months in normal situation from the date of approval of the building plan from the appropriate authority and shall deliver 6 numbers of flats to the owners/first party members and rest portion of owners's allocation and the builder's allocation shall be sold or disposed of or transferred to various intending buyers.
- (vii) The Second Party shall have 57% share on the vacant roof of the proposed building and shall hold , enjoy and possess its/their 57% share without any interruption or objection from or by the first party members/owners and similarly owners / first party members shall have 43% share on the vacant roof of the proposed building and shall hold, enjoy and possess her 43% share over the same without any objection or interruption from the second party or anyone else.

8. THAT BOTH THE PARTIES HEREBY DECLARE AS FOLLOWS:-

- a) The first party members/ owner shall hold 6 number of residential flats and parking at their choice and save and except the 6 numbers of flats as shall be allotted to the owners/first party members, the builder/second party shall sale and transfer the remaining owners allocation out of 43% allocation to various

Sajin Choudhury  
03.07.23  
Sangjeeb Choudhury  
03.07.23  
Nimesh Choudhury  
03.07.23  
Tijendra Choudhury  
03.07.23  
Nesark Choudhury  
03.07.23  
Hemant Choudhury  
03.07.23

intending buyer/s subject to the knowledge and consent of the first party members/owners.

- b) The parties shall be fair and honest and none of the parties shall cheat, deceive and deprive the other. The deprived party shall have right to take the shelter of law and/or recourse to law.
- c) The parties shall put and render their sincere efforts for the grand success of the proposed building project , which however shall never be constituted any partnership between the parties.
- d) The parties hereto shall save harmless and keep indemnified each other against any loss, damage, incident, suit or proceeding etc.
- e) The parties hereof including their respective successors, administrators . legal representatives and/or persons claiming through or under or in trust of them shall comply , honour and abide by all terms of this Development Agreement.
- f) All disputes and differences arising out of this Development Agreement between the parties regarding interpretation of terms and conditions herein contained may be referred to the arbitrator or arbitrators under the provisions of Arbitration and Cociliation Act 1996.
- g) In all matters the court of Jamshedpur shall have jurisdiction.

#### SCHEDULE "A"

All that piece and parcel of Residential raiyati land measuring 36 decimal out of 45 decimals being portion of New Plot No. 1882, under New Khata No. 309, situated at Mouza:- Dimna, Ward No.9, Thana No. 16412, P.S. Mango, town Jamshedpur, Dist. East Singhbhum and all its advantages, privileges, and benefits utility services, amenities etc. which is bounded as follows:-

North:- New Plot No. 1850,

South:- Niz Portion of New Plot No.1882 and New Plot No. 1873,

East :- 16'ft wide pucca Road in New Plot No. 1869 & 1870.

West:- New Plot No. 1883 (Block "E", D-Chowdhury Madhusudan Complex).

The land hereby agreed to be developed is shown in **Red Line** in the sketch map annexed herewith which forms part of this development agreement.

FOR SHREEMADHAN CONSTRUCTION

Vijesh Kumar  
MANAGING PARTNER  
03/07/23

Sanjay Choudhury  
 Sanjeeb Choudhury  
 Nimesh Choudhury  
 Trivanga Choudhury  
 Basant Choudhury  
 Harsh Choudhury  
 03-07-23

**SCHEDULE "B"**

**(Owners Allocation)**

All that, 43% propose constructed area out of the entire proposed building to be constructed over the aforementioned Schedule "A" land together with other services, amenities, utility services and proportionate 43% right on the vacant roof.

**SCHEDULE "C"**

**(Developer's Allocation)**

Save and except owners allocation and share, mentioned in the Schedule "B" herein above, the remaining 57% share constructed area out of the proposed multistoried building over the aforementioned Schedule "A" land together with other services, amenities, utility services and proportionate 57% right on the vacant roof.

In witness whereof both the parties have hereunto set their respective hands and signatures hereto on this the day, month and year and place first above written.

**Witnesses:-**

1. Yashraj Choudhury  
 S/o. Trivanga Choudhury  
 F. Disona Basti, Mangal  
 JSR
2. N. D. Singh  
 S/o Late. M. Singh  
 as H. No 48, Rd. no-5,  
 zone no-2  
 Bissanagar  
 Jamshedpur

Sanjay Choudhury  
 Sanjeeb Choudhury  
 Nimesh Choudhury  
 Trivanga Choudhury  
 Basant Choudhury  
 Harsh Choudhury

Signatures of the First Party Members/owners.

FOR SHREEMADHAV CONSTRUCTION

Vijay Kumar

MANAGING PARTNER

Signature of the Second Party/ Builder.

FOR SHREEMADHAV CONSTRUCTION  
 Vijay Kumar  
 MANAGING PARTNER  
 08/07/23

Srin Choudhary  
03-07-23  
Sanjeev Choudhary  
03-07-23  
Nimit Choudhary  
03-07-23  
Mangal Choudhary  
03-07-23  
Asat Choudhary  
03-07-23  
Mangal Choudhary  
03-07-23

### GENERAL SPECIFICATION:

FOR SHREEMADHAV CONSTRUCTION  
Vishal Kumar  
MANAGING PARTNER  
03-07-23

1. STRUCTURE  
Structure shall be R.C.C. frame structure with isolated/combined foundation and Brick Work as per design.
2. FLOORING:-  
Internal Flooring shall have vitrified titles, Balcony Floor Area shall ceramic tiles.
3. TOILETS  
Floor:- Ceramic tiles flooring and white glazed tiles dado upto 7'ft height, E.W.C. white glazed vitreous china sanitary fittings with PVC Cistern, one soap tray, one wash basin, one towel rod and C.P. Fitting of standard make will be provided in each bathroom. Hot and Cold water supply system (not geyser) will be provided only in master bathroom. One wash basin , Towel Rod and mirror will be provided in dining space.
4. Doors and Windows:-
  - (a) Door Frames:- Folded M.S. Sheets Section door frames will be provided in all doors.
  - (b) Door Shutter:- All door will be commercial type factory built up flush door 30mm thick inside the flat, one door viewer (Magic eye) at entrance door with sun-mica pasted in front side only.
  - (c) Windows:- Aluminum window of two tracks with M.S. Safety bar painted with two coat of synthetic enamel paint over a coat of primer.
5. Plaster and Finishing:-  
Internal Surface:- Shall be 12mm thick plaster in wall with cement mortar finished with P.O.P. and one coat of primer.  
External Surface:- Shall be finished with paint.
6. Painting:-  
All wood works and steel works shall be painted with two coats of synthetic enamel paint.
7. Kitchen:-  
Black Granite top platform with 2'ft high white glazed tiles dado, Stainless Steel sink and floor will be tiles flooring.

Sajid Chowdhury  
03-07-23  
Sanjeev Choudhary  
03-07-23  
Nimesh Choudhary  
03-07-23  
Tara Singh Choudhary  
03-07-23  
Basant Choudhary  
03-07-23  
Hemant Choudhary  
03-07-23

SHREEMADHAV CONSTRUCTION  
V.K.S. Kumar  
MANAGING PARTNER  
03-07-23

8. Internal Electrical Works

All internal electrical works shall be done rigid PVC Conduits with copper conductor and standard fittings. A.C. Point (not A.C.) in all bed room. T.V. and Telephone point (without wire) at drawing/dining space and master bedroom only. Others:- Aqua guard point, washing machine point at suitable location, exhaust fan point will be provided in toilets and kitchen only.

Water Supply:-

CPVC/UPVC Pipe with standard fittings, provision of centralized water supply through own deep Tube-Well.

9. Power Supply

By J.B.V.N.L but provision of standard by generator of suitable capacity shall be provided for flat owners of the campus to run the water supply from the tube well and essential lighting of common area and further all flats will connected with the generator with restricted load capacity up to 500 watts. The charges for the electric connection will be paid by the flat owners.

10. Lift:- 6 Passengers Manual Lift.


Note:-

1. All specification , sizes, layout etc. are tentative and subject to variation, additions and modifications as decided by the company or by a competent authority.
2. Sale Tax , GST, M.C. Charges, Holding Tax or any other tax , fee as applicable , fire fighting system, electric connection charges, etc. or any other charges are to be borne by the owner/s of the unit and not by the company.
3. All maintenance , common arrangement and common services will be arranged by owner association and expanses are to be borne by the unit owner/s jointly.

Note:- The left hand finger prints of the persons, whose photographs are fixed in this deed have been obtained by me or before me,

Typed by



Drafted by:-  
  
Advocate,  
Jamshedpur  
Gant.

नाम-अभिषुचित क्षेत्र जयशंकरपुर

वार्ड संख्या- 9

चादर संख्या- 9

राजस्व भागा- चारशिला

जिला-सिंहभुम

पैमाना- 1 से.मी. = 80 मी.

सन्- 1970-71 ईस्वी



khata no. - Plot no. - Area.  
309 - 1882 d - 0.36 Acres.



Shown in 'red' colour.

Gajji Choudhary	03-07-23
Sauged Choudhary	03-07-23
MS Meher Choudhary	03-07-23
Torvanga choudhary	03-07-23
Sasata Choudhary	03-07-23
Manoj Choudhary	03-07-23

Traced by:-  
G. 116



## MANGO NAGAR NIGAM

झारखण्ड नगरपालिका अधिनियम-2011 की धारा 152 (3) के अन्तर्गत स्वनिर्धारित किये गये संघ्यती कर की सूचना।

Memo No : 896870200523023717

Date : 20-05-2023

प्रधानी प्रथम तिमाही 2022-2023

श्री श्रीमती सुश्री MR BASANTA CHOWDHURY S/O LATE PANCHANAN CHOWDHURY, MR SANJEEB CHOWDHURY S/O LATE KISTO CHOWDHURY, MR NIMAI CHOWDHURY S/O LATE PANCHANAN CHOWDHURY, MR SANJAY CHOWDHURY S/O LATE KISTO CHOWDHURY, MR HEMANTA CHOWDHURY S/O LATE PANCHANAN CHOWDHURY, MR TRIVANGA CHOWDHURY S/O LATE PANCHANAN CHOWDHURY,

मोहल्ला DIMNA BASTI NEAR SHIV MANDIR MANGO JSR JAMSHEDPUR

EAST SINGHBHUM, 831012

7004396791,7004396791,7004396791,7004396791,7004396791,7004396791

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं० 0090009548000M0 वार्ड सं० 9 हुआ है, आपके स्व० निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0/- ₹० निर्धारित किया गया है। इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

### स्व-निर्धारित कर की सूचना

क्रम सं०	Particulars	Amount (In Rs.)
1.	गृह कर	1,366.00
2.	जल कर	0.00
3.	शौचालय कर	0.00
4.	बिजली कर	0.00
5.	अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रति तिमाही)		1,366.00



नोट:-

- 1 कर निर्धारण की सूची, MANGO NAGAR NIGAM Website, [suda.jharkhand.gov.in](http://suda.jharkhand.gov.in) पर प्रदर्शित है।
- 2 नियमावली कडिका 11.4 के आलोक में वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पति कर का 50% होगा। दिदायत दी जाती है कि, वर्षा जल संरक्षण संरचना लगा कर निगम को सूचित करे तथा अतिरिक्त गृह कर से राहत पाये।
- 3 प्रत्येक वित्तीय वर्ष में सम्पति कर का भुगतान त्रैमासिक देय होगा।
- 4 यदि किसी वर्ष के लिए सम्पूर्ण घृति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियायत दी जाएगी।
- 5 किसी देय घृति का निर्दिष्ट समयावधि (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं चुकाया जाता है, तो 1% प्रतिमाह की दर से साधारण ब्याज देय होगा।
- 6 यह कर निर्धारण आपके स्व-निर्धारण एवं की गई घोषणा के आधार पर की जा रही है, इस स्व-निर्धारण-सह-घोषणा पत्र की स्थानीय जांच यथा समय निगम करा सकती है एवं तथ्य गलत पाए जाने पर नियमावली कडिका 13.2 के अनुसार निर्धारित शास्ति (Fine) एवं अंतर राशि देय होगा।
- 7 MANGO NAGAR NIGAM द्वारा संग्रहित इस सम्पति कर इन इमरतों/दांचों को कोई कानूनी हैसियत प्रदान नहीं करता है और/या न ही अपने मालिकों / दखलदार को कोई कानूनी अधिकार प्रदान करता है।
- 8 अगर आपके नये होस्टिंग नओं का आखिरी अंक 5/6/7/8 है तो यह विशेष संरचनाओं की श्रेणी के अन्तर्गत माना जायेगा।

NOTE : This is a Computer generated receipt. This receipt does not require physical signature.

Print

*Sanjeeb Chowdhury*

To be signed by the Applicant

*Nimai Chowdhury*

*Trivanga Chowdhury*

*Sanjeeb Chowdhury,*  
*Basanta Chowdhury*  
*Hemanta Chowdhury,*



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि पत्र

जिला का नाम	पूर्व सिन्धुम	अनुमंडल नाम	धातभूम	अचल का नाम	जमाबंदगुर	हस्ता	हस्ता
इस्टेट का नाम	झारखण्ड	भाग	103	पृष्ठ संख्या वर्तमान	97	पान नं	16412
कमिष्ठ संख्या	केस नं.	मौजा का नाम/राजस्व थाना नं	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है	कार्यवाही विनियत सूचना खता नं. ब्लोट नं. अंशकन
2111	2111	वार्ड नं.-9 अ.क्षे मानगो 16412	घाटशिला	18-02-2019	By Partition Registration Deed 0 Dated 03-05-2017	309 22 33	202 1282 45 डिसेम्बर

क्रता का नाम :

Narayan Chowdhury, Sanjib Chowdhury, पित्तो-Late Kisto Chowdhury, जाति-हिन्दू, पत्तो-Mango) एवं (Nimai Chowdhury, Trivanga Chowdhury पित्तो-Late Panchanan Chowdhury, जाति-हिन्दू, पत्तो-Mango) एवं (Basanta Chowdhury, Hermanta Chowdhury, पित्तो-Late Panchanan Chowdhury, जाति-हिन्दू, पत्तो-Mango)

जमाबंदी रैयत का नाम :  
पंचानन चौधरी-पित्तो-हरिप पद चौधरी

किस्ता का नाम  
Swapan Chowdhury, Ranu Chowdhury, पित्तो Chowdhury, जाति-हिन्दू, पत्तो-Mango

राजस्व कर्मचारी हल्का-9 को आवश्यक कार्यवाही एवं सूचनाय हस्तांतरित ;  
यह एक कंप्यूटर जनित प्रति है  
यह प्रपत्र केवल प्रार्थी को जानकारी के लिए है  
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

Signature valid  
Digitally signed by

ANURAG KUMAR TIWARY  
अवलाधिकारी जमशेदपुर





झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

July 3, 2023

पंजी II प्रति

भाग वर्तमान	103	पृष्ठ संख्या	97						
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धातभूम	अंचल का नाम	मानगो	हलका का नाम	हल्का-2	इस्टेट का नाम	JHARKHAND
मौजा का नाम	वार्ड नं.-9 अ.क्षे.मानगो	होस्टिंग संख्या	309	तौजी संख्या		थाना नम्बर	16412	खाता का प्रकार	रेयती

Sanjay Chowdhury, Sanjib Chowdhury, पिता-Late  
Kisto Chowdhury एवं Nimai Chowdhury, Trivanga  
Chowdhury, Basanta Chowdhury, Hemanta  
Chowdhury, पिता-Late Panchanan Chowdhury

खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार								तगान	सेस	
309	1882	0 ऐ 45 डि 0 हे	नामान्तरण मुकदमा संख्या 2111/2018 - 2019								450	0	
	कुल परिमाण	0 ऐ 45 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
03-03-2020	0997467905	2018-2019	2019-2020	450	450	112.5	112.5	225	225	225	225	90	90

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

Mutation Cases Not Found !!

List Of Case Status Details

नक्शा देखें



BACK

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



**झारखंड सरकार**  
**राजस्व एवं भूमि सुधार विभाग**  
अधिकार अभिलेख

जमीनदार नाम	रैयत का नाम, अभिभावक का नाम, रिश्ता
झारखण्ड सरकार	अमर चौधरी, पिता - मनसा चौधरी, एक अंश, जाति- अज्ञात, निवासी- अज्ञात व पंचानन चौधरी, पिता - हरिपद चौधरी, एक अंश, जाति- अज्ञात, निवासी- अज्ञात

खेवट नम्बर	खाता नम्बर	309	थाना का नाम	घाटशिला	थाना नम्बर	16412	खेवट नम्बर	309
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खेवट नम्बर	खाता नम्बर	309	थाना का नाम	घाटशिला	थाना नम्बर	16412	खेवट नम्बर	309
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(1)	(2)	(3)	कियायी संख्या (5)	मिजान क्षेत्र	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त (13)
							रौ (10)	आ (11)	पै (12)	
309	1403	निज सड़क पक्की	दौन-02 5	0 (हेक्टर) 30 (आर) 0		काबिल लगान	0	0	0	1 - कायमी
	1404	निज सरकार माझी	दौन-02 1	0 (हेक्टर) 6 (आर) 0		काबिल लगान	0	0	0	
	1862	धनंजय चौधरी निज	दौन-02 1	0 (हेक्टर) 17 (आर) 0		काबिल लगान	0	0	0	
	1865	निज धनंजय चौधरी	गोड़ा-02 1	0 (हेक्टर) 7 (आर) 0		काबिल लगान	0	0	0	
	1879/1	अज्ञात अज्ञात	मकान 0	0 (हेक्टर) 0 (आर) 0		काबिल लगान	0	0	0	
	1879/2	अज्ञात अज्ञात	सहन 0	0 (हेक्टर) 16 (आर) 0		काबिल लगान	0	0	0	
	1949	कृतिवास चौधरी धनंजय चौधरी	गोड़ा-02 0	0 (हेक्टर) 10 (आर) 0		काबिल लगान	0	0	0	
	1951	धनंजय चौधरी कृतिवास चौधरी	दौन-02 0	0 (हेक्टर) 14 (आर) 0		काबिल लगान	0	0	0	
	1851	अज्ञात अज्ञात	गढ़ा 0	0 (हेक्टर) 6 (आर) 0		काबिल लगान	0	0	0	
	1882/1	अज्ञात अज्ञात	सहन 0	0 (हेक्टर) 0 (आर) 0		काबिल लगान	0	0	0	
	1882/2	अज्ञात अज्ञात	1मकान पक्का	0 (हेक्टर) 1 (आर) 0		काबिल लगान	0	0	0	

		खपड़ा पोस 0						
<u>1882/3</u>	अज्ञात अज्ञात	4गली 0	0 (हेक्टर) 0 (आर) 0		काबिल लगान	0	0	0
<u>1882/4</u>	अज्ञात अज्ञात	गोड़ा-02 0	0 (हेक्टर) 22 (आर) 0		काबिल लगान	0	0	0
<u>1882/5</u>	अज्ञात अज्ञात	1मकान कच्चा खपड़ा पोस 0	0 (हेक्टर) 0 (आर) 0		काबिल लगान	0	0	0
<u>1882/6</u>	अज्ञात अज्ञात	आँगन 0	0 (हेक्टर) 1 (आर) 0		काबिल लगान	0	0	0
<u>1882/7</u>	अज्ञात अज्ञात	1मकान कच्चा खपड़ा पोस 0	0 (हेक्टर) 1 (आर) 0		काबिल लगान	0	0	0
<u>1918</u>	रास्ता धनंजय	गोड़ा-02 0	0 (हेक्टर) 22 (आर) 0		काबिल लगान	0	0	0
<u>1944</u>	अमुत्य दास धनंजय चौधरी	गोड़ा-03 0	0 (हेक्टर) 10 (आर) 0		काबिल लगान	0	0	0
<u>1947</u>	गोलोक चौधरी पंचानन्द चौधरी	दौन-03 0	0 (हेक्टर) 4 (आर) 0		काबिल लगान	0	0	0
<u>1964</u>	सुलेखा देवी बिहार सरकार	दौन-02 0	0 (हेक्टर) 12 (आर) 0		काबिल लगान	0	0	0
<u>2317</u>	धनंजय बिहार सरकार	पुरानी परती 0	0 (हेक्टर) 18 (आर) 0		काबिल लगान	0	0	0

खाता मे कुल प्लोट संख्या	21	खाता का कुल मिजान	2 (एकड़) 5 (आर) 0	खाता का कुल	0 0 0
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यह एक कंप्यूटर जनित प्रति है

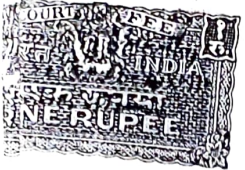
7/3/2023  
10:40:32 AM

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।





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

**AVAILABLE**

लिपि प्रकाशित करियान के खेररा संख्या

309

वार्ड सं० 9

जमशेदपुर अधिसूची क्षेत्र, जिला पूर्वी सिंहभूम।

परगना

तौली सं०

स्ववाधारी का नाम और उसकी खेवट संख्या

मध्यवर्ती भू-स्वामी का नाम और उसका खेवट संख्या यदि हो

जमिंदारी का नाम जिला का नाम जति और निवास	खेत		भूमी का स्वरूप	रकबा हे० आर० सं०	अयुक्ति	संयुक्त लपान वाले हरेक प्लॉट के सामने बताए कि उस पर कब्जा कैसे है		(1) अधिवोगी रयत कर हैसियत और कच्चे की अवधि। (2) लागू किस्म प्रकार नियत किया गया, आरोही (प्रतिश्रितिव हो तो विशिष्टियां) (3) कोई विशेष शर्त और अनुषंगत बात यदि हो।
	खेसरा संख्या	चौहदी				राजस्व पदाधिकारी द्वारा अभिनिश्चित लपान। 1 लपान 2 सेंस	बन्दोबस्त उचित कर्मान यदि हो 1 लपान 2 सेंस	
2	3-	4	5	6	7	8	9	10
पुन्यात राधावती	1851	1	ग्रासिमी	0.06.10				
3	1882	1	सकान भूखेय खेयसिमी	0.00.70				
		1	सकान भूखेय	0.01.10				
		1	सकान भूखेय	0.00.40				
		1	सकान भूखेय	0.22.20				
		1	सकान भूखेय	0.00.50				
		1	सकान भूखेय	0.01.40				
		1	सकान भूखेय	0.01.10				
	1918	1	सकान भूखेय	0.22.50				
	1944	1	सकान भूखेय	0.10.30				





Date of making over Date of delivery of the copy to the applicant Date of delivery of the copy to the applicant	Date of making over the copy to the applicant the copy to the applicant
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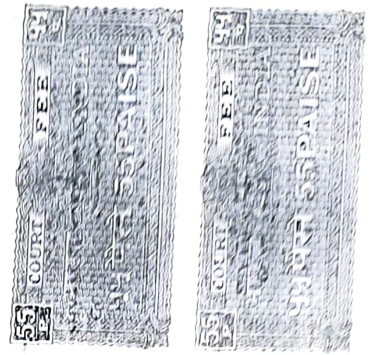
AVAILABLE  
 अतिम प्रकाशित खलेखन के लिए सख्या  
 309  
 जमशेदपुर अधिसूची क्षेत्र, जिला पूर्वी सिंहभूम।  
 तारीख सं०  
 श्रम सं०

की	अधिकारी का नाम पिता का नाम जन्म और निवास	खेत		भूमी का स्वरूप	रकबा हे० आर० सं०	अभ्युक्ति	और नादी लगान वाले हरेक प्लॉट के सामने बताए कि उस पर कब्जा कैसे है		स्वत्वाधारों का नाम और उसकी खेवट संख्या मध्यवर्ती भू-स्वामी का नाम और उसका खेवट संख्या यदि हो
		खेस संख्या	चौहद्दी				राजस्व पदाधिकारी द्वारा अभिनिश्चित लगान 1	बन्दोबस्त उचित लगान यदि हो	
2	पद्मानन्द चौधरी	3	1947	5	0.04.80	9	9	10	(1) अधिवासी रयत कर हैसियत और कब्जे की अवधि। (2) लगान किस प्रकार नियत किया गया, आरोही (प्रोपेसिव हो तो विभिधियाँ) (3) कोई-किसी शर्त और अनुबंधत बात यदि हो।
			1964		0.12-10				श्री. ए. टी. कल्याण 2,304 (70 8-1) मुकदमा नं 138(2) सन 99-2000 के अन्दर आया 2,304 (70 8-1) (हो 33) जो सो च्या गुने स्तर पूरे आगे से चला प्रोपेसिव हुआ। निश्चित लगान 198-99 से एक हीस 21/11/1986 उपरोक्त पदाधिकारी की शर्तों पर
			2317		0.18.90				
			14		0.05-90				

राजा प्रो. वि.  
 22/11/1988  
 उपनिवेश प्रो. वि.  
 22/11/1988  
 जमशेदपुर

जमशेदपुर अधिसूची क्षेत्र  
 जिला पूर्वी सिंहभूम  
 अधिसूची कार्यालय  
 जमशेदपुर

10 AUG 1988  
 10 AUG 1988



Date of application for the copy	Date fixed for notifying the requisite number of stamps and folios	Date of delivery of the requisite stamps and folios	Date on which the copy was ready for Delivery	Date on making over the copy of the applicant
18/8/2000	9/8/2000	9/8/2000	18/8/2000	18/8/2000

Certified copy of 1st last order in case No. 138(R)/1999-2000 u/s 85 C.N.F Act relating to case No. 9 J.N.A.C. District Singhbhum. In the Court of A.J.C. at Jamshedpur.

जमाना पत्र, सहायक बन्दोबरत पदाधिकारी  
जमशेदपुर  
जिला सिद्धम वाद संख्या - 138(R)/1999-2000  
छो. का. आदेश की धारा 85(2) के अन्तर्गत  
खाता संख्या - 309  
वार्ड संख्या - 9  
आधिसूचित/विगरपालिका क्षेत्र-जमशेदपुर (मातंगी)

13.10.99

श्री किरवी चौधरी ई. पिता स्व. पंचायत चौधरी ई. निवासी डिमना-  
वस्तु मातंगी में छो. का. आदेश की धारा 85(2) के अन्तर्गत आधिसूचित क्षेत्र  
जमशेदपुर वार्ड संख्या 9 के खाता संख्या 309 की धारा का खजान निवारण  
हेतु आवेदन किया है।

श्री तपन कुमार सहाराज सं. सं. को आदेश दिया जाता है कि वे जो भी  
मामूली जांच कर प्रतिवेदन करने दिनों के अन्दर निश्चित रूप से  
दाखल करें।

आवेदक को सूचित करें कि वे अपने आवेदन के पत्र में  
सबूतों के साथ शिबिर जमाना पत्र दिनांक 16.11.99 को जमा किया है।

34/15.4

सहायक बन्दोबरत पदा

24.3.2000

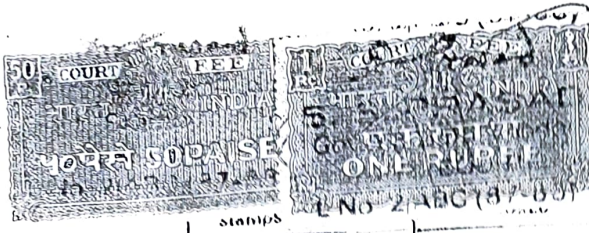
आवेदक हाजरी शपथ करते हैं। सुना एवं जांच प्रतिवेदन का अवलोकन  
किया। अभिलेख जमाना पत्र के साथ आदेश हेतु रखे।

आदेश

लक्षणापित  
34/R.S. 11/99  
सं. 8-ए

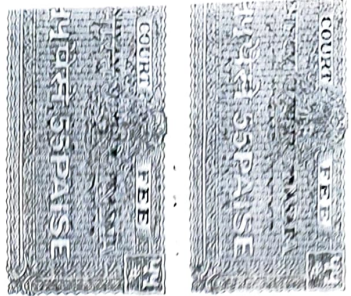
जमाना पत्र के साथ अभिलेख प्रस्तुत किया जाता है।  
जांच प्रतिवेदन एवं खतिमात्र का अवलोकन किया जा अधिसूचित क्षेत्र  
जमशेदपुर (मातंगी) वार्ड संख्या - 9 खाता संख्या - 309 पंचायत चौधरी  
पिता हरिपति चौधरी एक अत्रा अत्र चौधरी पिता मनसा चौधरी एक  
अत्रा के नाम का खजाना कागजी खाता है। इस खाता में कुल बकाया  
श्रीत कुल रकम 2.0590 है। ग्राम अंकित है। आवेदक को सुनने तथा  
मामला पर अमान्य द्वारा दाखिल जांच प्रतिवेदन के अवलोकन के





1153/15

Date on w  
copy was  
Deliv



Certified copy of Enquiry Report in Case No. 138(R)/1999-2000 of S.B.S. Civil Act, relating to ward No. 9 J.N.A.K. District Singhbhum. In the court of A.S.O. at Janshapur.

छे० का० अधिनियम की धारा 85 के अर्न्तगत लगान निर्धारण सम्बन्धी आवेदन पत्र ।

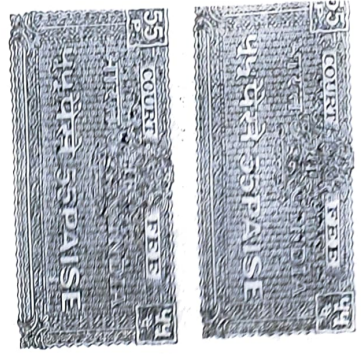
**जाँच प्रतिवेदन**

**वाद संख्या - 138(R)/99-2000**

1. आवेदक / आवेदिका का नाम — श्री किरण चौधरी उ० पिता स्व० पंचानन चौधरी तथा अमर चौधरी
2. पिता / पति का नाम — स्व० मनसो चौधरी निवासी डिमना वस्ती, मातंगी
3. आवेदित भूमि का खाता — 309 रकबा 2.05.90 हे० वार्ड संख्या - 9 अधिसूचित क्षेत्र / नगरपालिका क्षेत्र — अमरोहर (मातंगी)
4. अधिकारिक अभिलेख में आवेदित खाता किसके नाम पर है — पंचानन चौधरी पिता अमर चौधरी तथा अमर चौधरी पिता मनसा चौधरी
5. आवेदक से खाता दार का सम्बन्ध — उत्तराधिकार
6. आवेदन खातेदार / उत्तराधिकारी ने दिया है अथवा क्रय/ (विक्रय) की जमीन पूर्ण विवरण दें — उत्तराधिकार
7. आवेदित खाता में कुल कितने प्लॉट एवं कितना रकबा है — कुल प्लॉट 14
8. खाता अधिन प्लॉटवार रकबा खतियान किस्म एवं भौतिक जाँच में वर्तमान पाया किया किस्म तथा किस रूप में व्यवहार किया जाता है — कुल रकबा 2.05.90

V.O.S.  
sd/K.Cal  
A.S.O.  
16/11

प्लॉट संख्या	प्लॉट का कुल क्षेत्रफल	खतियान किस्म	वर्तमान किस्म	किस रूप में व्यवहार में है	मन्तव्य
1403	0.30.70	क्षेत्र	मकान पक्का पाउन्ट्री एवं आंगन	आवासीय	अमर चौधरी जमान लेख में है।
1404	0.06.70	"	"	"	"
1964	0.12.10	"	"	"	खे० 1964 में आवेदक को केवल दो कक्षा बनाई जो पाउन्ट्री क्षेत्र के अन्दर है शेष सगी जमान लेख में है।
1365	0.07.10	गोडा दो	गोडा दो 0.06.73 खेत	"	"
1279	0.00.50	मकान पक्का	मकान पक्का 0.00.34	"	"
1	0.16.30	खेत	मकान पक्का खेत 0.00.15	आवासीय	"
1951	0.14.40	क्षेत्र	क्षेत्र खे -	खेत	"
1851	0.06.10	गड़िया	गड़िया	"	"
1882	0.27.40	मकान एवं गोडा	मकान पक्का एवं गोडा	0.08.40 आवासीय	"
1918	0.22.52	गोडा दो	गोडा एक	0.19.00 खेत	"
अचि कर्षा का मन्तव्य :- 2317	0.18.90	पुरानी पक्की	मकान, आंगन गोडा दो	0.02.00 आवासीय	"
1862	0.17.60	क्षेत्र	गोडा एक	"	खेत
1944	0.10.30	गोडा तीन	क्षेत्र खे	"	खेत
1944	0.04.80	क्षेत्र तीन	गोडा तीन	"	खेत
1949	0.10.50	गोडा दो	क्षेत्र	"	खेत
11	2.05.90		गोडा एक	"	खेत



Date of application for the copy	Date fixed for notifying the requisite number of stamps and folios	Date of delivery of the requisite stamps and folios	Date on which the copy was ready for Delivery	Date on making over the copy of the applicant

आदेशानुसार आवेदक की अपरिपक्वता में फॉर्ड नं-9 का खाता नं-309 का उपरोक्त श्रेणी का स्थल जांच किया जाचें का विकररा उपर में वारीत है। खाता का कुल प्रकटा खतियान में 2.05.90 दर्ज है परंतु जोड़ने में 2.06.90 होता है।  
अतः आवेदकिय ।

स्यवाज्ज  
10/8/2020  
अधिकारी

अध्याय  
4  
10/8/2020

इंतपन कुमार महराज  
समूह  
जांच कर्ता का इस्वाहर  
पदवाक के साथ

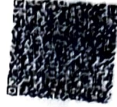
अध्याय  
10/8/2020  
अधिकारी

सहदेव लाल  
10/8/2020



भारत सरकार  
Government of India

संजय चौधरी  
Sanjay Chowdhury  
जन्म तिथि/DOB: 09/04/1978  
पुंस्व / MALE



3470

मेरा आधार, मेरी पहचान

*Sanjay Chowdhury*



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पता:  
S/O किम्बो चौधरी, दिमना बस्ती  
मातंगी नियर शिव मन्दिर पो.  
एम जी.एम. जमशेदपुर, पूर्वी  
सिन्धुभूम  
झारखण्ड - 831018

Address:  
S/O Kisto Chowdhury DIMNA  
BASTI MANGO. NEAR SHIV  
MANDIR. PO-MGM.  
JAMSHEDPUR Purbi  
Singhbhum.  
Jharkhand - 831018

3470



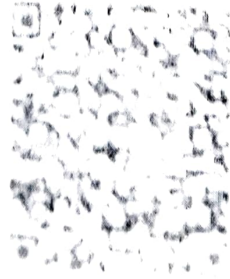
1647  
help@uidai.gov.in



www.uidai.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

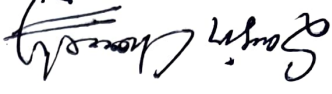


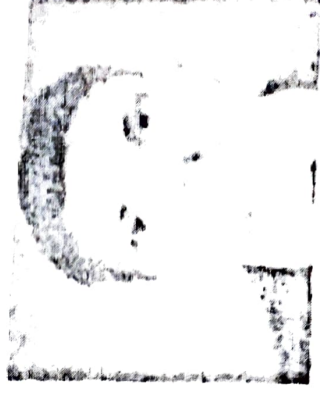
स्थायी लेखा नम्बर कार्ड  
Permanent Account Number Card  
AMQPCC0520P

नाम / Name  
SANJAY CHOWDHURY

पिता का नाम / Father's Name  
KISTO CHOWDHURY


जन्म की तारीख / Date of Birth  
09/04/1976

  
Signature

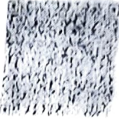




भारत सरकार  
GOVERNMENT OF INDIA



श्री श्री चौधरी  
Sanjeev Chowdhary  
जन्म वर्ष / Year of Birth: 1977  
पुरुष / Male



~~0 8 8587~~ 8587

आधार - आम आदमी का अधिकार

Sanjeev Chowdhary

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ता: S/O किस्तो चौधरी, 1556,  
दिमना बास्ती गान्धी, निकट शिव मंदिर,  
पो एम जी एम, जमशेदपुर, पूर्वी सिंहभूम,  
झारखण्ड, 831018

Address: S/O Kisto Chowdhary,  
1556, DIMNA BASTI MANGO,  
NEAR SHIV MANDIR, P.O M G M,  
JAMSHEDPUR, Purbi  
Singhbhum, Jharkhand, 831018



नाम (अभिलेखित)

आयकर विभाग  
INCOME TAX DEPARTMENT  
SANJEEB CHOUDHURY



भारत सरकार  
GOVT. OF INDIA



KISTO CHOUDHURY

08/11/1977

Permanent Account Number

AMQPC0523Q

Signature



14102009

REDMI NOTE 5 PRO  
MI DUAL CAMERA

Sanjeeb Choudhury



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

नामांकन क्रम / Enrollment No 1124/10032/00312

To,  
 निमाई चौधरी  
 Nimai Chowdhury  
 S/O Panchanan Chowdhury  
 DIMNA BASTI MANGO  
 NEAR SHIV MANDIR PO M.G.M  
 JAMSHEDPUR  
 Purbi Singhbhum  
 Jharkhand 831018

Ref: 639 / 14C / 599373 / 599570 / P



UE180882110IN



आपका आधार क्रमांक / Your Aadhaar No. :

~~XXXXXXXXXXXX~~ 9539

आधार - आम आदमी का अधिकार



भारत सरकार  
 GOVERNMENT OF INDIA



निमाई चौधरी  
 Nimai Chowdhury  
 जन्म वर्ष / Year of Birth : 1953  
 पुरुष / Male



~~XXXXXXXXXXXX~~ 9539

आधार - आम आदमी का अधिकार

*Nimai Chowdhury*

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABUPC9514A



नाम /NAME  
NIMAI CHOWDHURY

पिता का नाम /FATHER'S NAME  
PANCHANAN CHOWDHURY

जन्म तिथि /DATE OF BIRTH  
02-06-1953

हस्ताक्षर /SIGNATURE

*Nimai Chowdhury*

*SAR*

आयकर आयुक्त, रांची  
COMMISSIONER OF INCOME-TAX, RANCHI

*Nimai Chowdhury*



भारत सरकार  
Government of India



त्रिवंग चौधरी  
Trivanga Chowdhury  
जन्म तिथि / DOB : 10/07/1957  
पुरुष / MALE



9882 9359 7042

मेरा आधार, मेरी पहचान

*Trivanga chowdhury*



भारतीय विधि प्रहचान आधिकरण  
Unique Identification Authority of India

पता:  
एस / ओ पंचानन चौधरी ,, DIMNA BASTI  
MANGO, SHIV MANDIR ,, 831018  
Address:  
S/O Panchanan Chowdhury,,DIMNA  
BASTI MANGO,SHIV MANDIR,,831018



9882 9359 7042

1847

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ABUPC9513H



नाम / Name  
TRIVANGA CHOWDHURY

पिता का नाम / Father's Name  
PANCHANAN CHOWDHURY

जन्म की तारीख  
Date of Birth  
10/07/1957

*Trivanga Chowdhury*  
हस्ताक्षर / Signature

31082019

*Trivanga Chowdhury*



भारत सरकार  
GOVERNMENT OF INDIA

बसंत घोषरी  
Basant Chowdhury  
जन्म वर्ष / Year of Birth 1960  
पुरुष / Male



~~4028~~ 2607

सामान्य - आम आदमी का अधिकार

*Basant Chowdhury*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:  
S/O पंचानंद चोधरी, डिमना  
बस्ती, शीव मंदिर पथ,  
पो-एम.जी.एम, जमशेदपुर, पूर्वी  
सिंहभूम, झारखण्ड, 831018

Address:  
S/O Panchanand  
Chowdhary, DIMNA BASTI,  
SHIV MANDIR PATH,  
PO-M.G.M, JAMSHEDPUR,  
Purbi Singhbhum,  
Jharkhand, 831018

1947  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No 1947,  
Bengaluru 560 001

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AARPC7670D



नाम /NAME  
BASANTA CHOWDHURY

पिता का नाम /FATHER'S NAME  
PANCHANAN CHOWDHURY

जन्म तिथि /DATE OF BIRTH

12-02-1961

हस्ताक्षर /SIGNATURE

*B. Chowdhury*

*Basanta Chowdhury*


आयकर आयुक्त, रांची  
COMMISSIONER OF INCOME-TAX, RANCHI


*Basanta Chowdhury*


इस कार्ड के खो / भिल जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / वापस कर दें  
आयकर आयुक्त,  
केन्द्रीय राजस्व भवन,  
मेन रोड,  
रांची - 834001.

In case this card is lost/found, kindly inform/return to  
the issuing authority :

Commissioner of Income-tax,  
Central Revenue Building,  
Main Road,  
Ranchi - 834001.

  
भारत सरकार  
GOVERNMENT OF INDIA


  
हेमन्त चौधरी  
Hamanta Chowdhury  
जन्म वर्ष / Year of Birth: 1965  
पुरुष / Male



~~9554 0000~~ 6175

आधार - आम आदमी का अधिकार

*Hamant Chowdhury*

  
भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता, S/O पंचानन चौधरी, डिमना बस्ती Address S/O Panchanan  
पानना, निकट शिव मंदिर, पो. मग मी गंग Chowdhury, DIMNA BASTI  
कोचिंग, जमशेदपुर, पूर्वी मित्रगुम MANGO, NEAR SHIV MANDIR,  
झारखण्ड, 831018 PO. M G M COLLEGE,  
JAMSHEDPUR, Purbi  
Singhpuram, Jharkhand, 831018

 1947  
1800 180 1947

 help@uidai.gov.in

 www.uidai.gov.in

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



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AARPC7672B



नाम /NAME  
HEMAMTA CHOWDHURY

पिता का नाम /FATHER'S NAME  
PANCHANAN CHOWDHURY

जन्म तिथि /DATE OF BIRTH  
06-02-1965

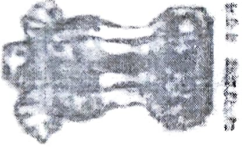
हस्ताक्षर /SIGNATURE

Hemamta Chowdhury

आयकर आयुक्त, रांची  
COMMISSIONER OF INCOME-TAX, RANCHI

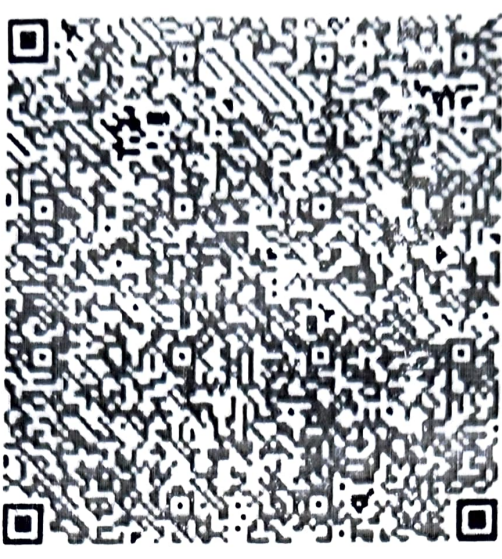
Hemamta Chowdhury.

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**



**भारत सरकार**  
**GOVT. OF INDIA**

**स्थायी लेखा संख्या कार्ड**  
**Permanent Account Number Card**  
**ADVFS0819F**



**नाम / Name**  
**SHREEMADHAV CONSTRUCTION**

FOR SHREEMADHAV CONSTRUCTION

  
MANAGING PARTNER

**निगमन / गठन की तिथि**  
**Date of Incorporation / Formation**  
**23/11/2018**

26122018



भारत सरकार  
Government of India



विकाश कुमार  
Vikash Kumar  
जन्म तिथि/ DOB: 17/02/1971  
पुरुष / MALE



~~19-0001~~ 8146

मेरा आधार, मेरी पहचान

FOR SHREEMADHAV CONSTRUCTION  
*Vikash Kumar*  
MANAGING PARTNER



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पता:  
S/O शिव जी सिंह, शिव जी सिंह  
बिल्डिंग, डिमना रोड, मानगो, पो-  
मानगो, जमशेदपुर, पूर्वी सिंहभूम,  
झारखण्ड - 831012

Address:  
S/O Shiv Jee Singh, Shiv Jee  
Singh Building, Dimna Road,  
Mango, Po-Mango,  
JAMSHEDPUR, Purbi  
Singhbhum,  
Jharkhand - 831012

~~19-0001~~ 8146

1947

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आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ACTPK7066K

नाम/Name:  
VIKASH KUMAR

पिता का नाम/Father's Name:  
SHIVJEE SINGH

जन्म तिथि/Date of Birth:  
17/02/1971

हस्ताक्षर/Signature



BR202017

Transaction Success! Please Note Your Transaction Id.

OK

Name	ShreeMadhavConstructionRepByVikashKumar
Token No / Depositor ID	202300079537
Amount	803077
Transaction ID	abad3264b496ec37efb8
GRN	2318037948
CIN	10002162023070305154
Time	2023-07-03 12:17:26

कोरोना को हराना है सफाई को अपनाना है




दो गज की दूरी मास्क है जरूरी

Sajin Choudhary

## 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—॥ 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—॥ 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.	होलडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	

  
 जाँच लिपिक का हस्ताक्षर  
 तिथि सहित

  
 निबंधन पर्यवेक्षक का हस्ताक्षर  
 तिथि सहित



## Document Registration Summary 1

Date :-07-Jul-2023

- Government/Market Value: ₹31985300/-
- Transaction Amount: ₹31985300 /-
- Paid Stamp Duty: ₹50 /-

Receipt : 858905

Receipt Date : 07-07-2023

Presenter Name: -

E	₹2000
PR	₹1
SP	₹1440
LL	₹3
A1	₹799633
Stamp Duty	₹50

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

*Sajin Choudhary*

District SRO - Jamshedpur

Total ₹803127

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	50	-46	GRAS	ShreeMadhavConstructionRepByVikashKumar	GRN Number : 2318036178 DEPT Transaction Id : cbad051bec414a9e2319 Transaction Type :	50
E	2000	2000	0	GRAS	ShreeMadhavConstructionRepByVikashKumar	GRN Number : 2318037948 DEPT Transaction Id : abad3264b496ec37efb8 Transaction Type :	2000
PR	1	1	0	GRAS	ShreeMadhavConstructionRepByVikashKumar	GRN Number : 2318037948 DEPT Transaction Id : abad3264b496ec37efb8 Transaction Type :	1

SP	1440	1440	0	GRAS	ShreeMadhavConstructionRepByVikashKumar	GRN Number : 2318037948 DEPT Transaction Id : abad3264b496ec37efb8 Transaction Type :	1440
A1	799633	799633	0	GRAS	ShreeMadhavConstructionRepByVikashKumar	GRN Number : 2318037948 DEPT Transaction Id : abad3264b496ec37efb8 Transaction Type :	799633
LL	3	3	0	GRAS	ShreeMadhavConstructionRepByVikashKumar	GRN Number : 2318037948 DEPT Transaction Id : abad3264b496ec37efb8 Transaction Type :	3
Sub Total	803081	803127	-46				

Article : Development Agreement Number of Pages : 96

Signature of Operator



Signature of Head Clerk



Signature of Registering Officer







OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

Deed Endorsement

Token No :- 202300079537

Deed Type	Development Agreement
Number of Pages	96
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1440, A1 :- Rs. 799633, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.31985244/- ,Transaction Amount :- Rs.31985300/-
Property Details	District :- EastSinghbhum , Tehsil :- Mango , Village Name :- Dimna Mango Word No-9 Location :- Other Road, Dimna Mango Word No-9 Halka No 2 Village Code 16412 Property Boundaries :- East: 16 FT WIDE PUCCA ROAD THEN NEW PLOT NO.1869,1870, West: NEW PLOT NO.1883 ( BLOCK E- D CHOWDHURY COWDHURY M COMPLEX, South: NIZ PORTION OF PLOT NO.NEW 1882 & NEW PLOT NO.1873, North: NEW PLOT NO.1850 Volume Number - 103Page Number - 97Khata Number - 309Plot Number - 1882Holding Number - 0090009548000M0 Area Of Land :- 36.00 Decimal



Sh./Smt.SANJAY CHOWDHURY s/o/d/o/w/o LATE KISTO CHOWDHARUY  
has presented the document for registration in this office  
today dated :- 07-Jul-2023 Day :- Friday Time :- 16:48:14 PM















SANJAY  
CHOWDHURY(Individual)




Party Name	Document Type	Document Number
SANJAY CHOWDHURY	PAN/UID	863066253470

*Sanjay Chowdhury*




Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<b>HEMANTA CHOWDHURY</b> <b>Address1 -</b> DIMNA BASTI NEAR SHIV MANDIR PS - MANGO TOWN JAMSHEDPUR, <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b> <b>Permission</b> <b>Case No.-</b>	Yes	Hamanta Chowdhury <b>Address:-</b> , NEAR SHIV MANDIR, DIMNA BASTI MANGO, PO M G M COLLEGE, JAMSHEDPUR, , Purbi Singhbhum, 831018, , Jharkhand, India		EXECUTANTS Age:58			<i>Hemanta Chowdhury</i>
2	<b>NIMAI CHOWDHURY</b> <b>Address1 -</b> DIMNA BASTI NEAR SHIV MANDIR PS - MANGO TOWN JAMSHEDPUR, <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b> <b>Permission</b> <b>Case No.-</b>	Yes	Nimai Chowdhury <b>Address:-</b> , NEAR SHIV MANDIR, DIMNA BASTI MANGO, PO- M.G.M, JAMSHEDPUR, , Purbi Singhbhum, 831018, , Jharkhand, India		EXECUTANTS Age:70			<i>Nimai Chowdhury</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	<b>TRIVANGA CHOWDHURY</b> <b>Address1 -</b> DIMNA BASTI NEAR SHIV MANDIR PS - MANGO TOWN JAMSHEDPUR, <b>Address2 -</b> , , Jharkhand <b>PAN No.:</b> <b>Permission</b> <b>Case No.-</b>	Yes	Trivanga Chowdhury <b>Address:-</b> , SHIV MANDIR, DIMNA BASTI MANGO, PO- M.G.M, JAMSHEDPUR, , Purbi Singhbhum, 831018, , Jharkhand, India		EXECUTANTS Age:66			
4	<b>SANJEEB CHOWDHURY</b> <b>Address1 -</b> DIMNA BASTI NEAR SHIV MANDIR PS - MANGO TOWN JAMSHEDPUR, <b>Address2 -</b> , , Jharkhand <b>PAN No.:</b> <b>Permission</b> <b>Case No.-</b>	Yes	Sanjeeb Chowdhury <b>Address:-</b> 1556, NEAR SHIV MANDIR, DIMNA BASTI MANGO, PO M G M, JAMSHEDPUR, , Purbi Singhbhum, 831018, , Jharkhand, India		EXECUTANTS Age:46			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
5	<b>BASANTA CHOWDHURY</b> <b>Address1 -</b> DIMNA BASTI NEAR SHIV MANDIR PS - MANGO TOWN JAMSHEDPUR, <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b> <b>Permission</b> <b>Case No.-</b>	Yes	Basanta Chowdhury <b>Address:-</b> , SHIV MANDIR PATH, DIMNA BASTI, PO- M.G.M, JAMSHEDPUR, , Purbi Singhbhum, 831018, , Jharkhand, India		EXECUTANTS Age:62			
6	<b>SANJAY CHOWDHURY</b> <b>Address1 -</b> DIMNA BASTI NEAR SHIV MANDIR PS - MANGO TOWN JAMSHEDPUR, <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b> <b>Permission</b> <b>Case No.-</b>	Yes	Sanjay Chowdhury <b>Address:-</b> , NEAR SHIV MANDIR, DIMNA BASTI MANGO, PO- M.G.M, JAMSHEDPUR, , Purbi Singhbhum, 831018, , Jharkhand, India		EXECUTANTS Age:47			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
7	<b>SHREE MADHAV CONSTRUCTION REP BY VIKASH KUMAR</b> <b>Address1 -</b> SHIVJEE SINGH BUILDING DIMNA ROAD MANGO TOWN JAMSHEDPUR, <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	Yes	Vikash Kumar <b>Address:-</b> Shiv Jee Singh Building, , Dimna Road, Mango, Po- Mango, JAMSHEDPUR, , Purbi Singhbhum, 831012, , Jharkhand, India		CLAIMANT Age:52			

**Identification:**

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>YADAV CHOWDHURY</b> S/o-D/o <b>TRIVANGA CHOWDHURY</b> <b>Address1 -</b> DIMNA BASTI NEAR SHIV MANDIR PS-MANGO TOWN JAMSHEDPUR, <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b>			

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>N L SINGHA</b> <b>Address1 -</b> H NO.48 ROAD NO.5 ZONE NO.2 BIRSANAGAR PS-BIRSANAGAR TOWN JAMSHEDPUR, <b>Address2 -</b> , , , Jharkhand			

Signature of Operator 



Seal and Signature of Registering Officer 

Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( **SANJAY CHOWDHURY , SANJEEB CHOWDHURY , NIMAI CHOWDHURY , TRIVANGA CHOWDHURY , BASANTA CHOWDHURY , HEMANTA CHOWDHURY**), has/have admitted the execution before me. He/ She/ They has / have been identified by ( **YADAV CHOWDHURY** ) Son/Daughter/Wife of ( **TRIVANGA CHOWDHURY** ) resident of ( **DIMNA BASTI NEAR SHIV MANDIR PS-MANGO TOWN JAMSHEDPUR** ) and by occupation ( **Business** ).



Signature of Registering Officer 

Date:- 07-Jul-2023

Seal and Signature of Registering Officer 



## Pre Registration Docket

Date :- 01-07-2023 04:49 pm

Office Name :- District SRO - Jamshedpur  
Token No:- 202300079537

Appoinment :- 03-Jul-2023 Time:- 11:0

Article	Development Agreement
Pre Registration Date	15-Jun-2023
No. Of Pages	48
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 8,03,077.

Property Id: **997610**

Valuation No. : 1351802 / 2023	:- 2023-2024	Date : 15-June-2023 16:56:PM	
State : Jharkhand	District : EastSinghbhum	Tahsil : Mango	
Land Type : Urban	Corporation : Mango Nagar Nigam	Village/City : Dimna Mango Word No-9	
Dimna Mango Word No-9 Halka No 2 Village Code 16412 - Other Road			
Volume Number - 103			
Page Number - 97			
Khata Number - 309			
Plot Number - 1882			
Holding Number - 0090009548000M0			
<b>Property Rates</b>			
<b>Commercial Land (Y)</b>			
₹888479/- Decimal			
Valuation Rule : Commercial land			
<b>Property Details</b>			
1	Land area	36 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 36 x 888479=31985244	₹3,19,85,244/-
A	Total		₹3,19,85,244/-
<b>Note : Final Valuation is Rounded to Next 100/-</b>			
<b>Total Valuation (A)</b>			₹3,19,85,300/-
<b>Total Amount in Words : Three Crore Nineteen Lakhs Eighty Five Thousands Three Hundred Rupees Only.</b>			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: 16 FT WIDE PUCCA ROAD THEN NEW PLOT NO.1869,1870, West: NEW PLOT NO.1883 (BLOCK E-D) CHOWDHURY COWDHURY M COMPLEX, South: NIZ PORTION OF PLOT NO.NEW 1882 & NEW PLOT NO.1873, North: NEW PLOT NO.1850
Area	Land area : 36.00 Decimal
Other Description of the Property	Pin Code - 831012
Government/Market Value	31985244
Transaction Amount	31985300

CLAIMANT	<b>-Ms. SHREE MADHAV CONSTRUCTION REP BY VIKASH KUMAR, Address - SHIVJEE SINGH BUILDING DIMNA ROAD MANGO TOWN JAMSHEDPUR- ,Father/Husband Name SHIVJEE SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****8146</b>
EXECUTANTS	<b>-Mr. BASANTA CHOWDHURY, Address - DIMNA BASTI NEAR SHIV MANDIR PS -MANGO TOWN JAMSHEDPUR- ,Father/Husband Name LATE PANCHANAN CHOWDHURY , PAN No.- ,Permission Case No.- , Aadhaar No. *****2607</b>
	<b>-Mr. SANJEEB CHOWDHURY, Address - DIMNA BASTI NEAR SHIV MANDIR PS -MANGO TOWN JAMSHEDPUR- ,Father/Husband Name LATE KISTO CHOWDHARUY , PAN No.- ,Permission Case No.- , Aadhaar No. *****8587</b>
	<b>-Mr. NIMAI CHOWDHURY, Address - DIMNA BASTI NEAR SHIV MANDIR PS -MANGO TOWN JAMSHEDPUR- ,Father/Husband Name LATE PANCHANAN CHOWDHURY , PAN No.- ,Permission Case No.- , Aadhaar No. *****9539</b>
	<b>-Mr. TRIVANGA CHOWDHURY, Address - DIMNA BASTI NEAR SHIV MANDIR PS -MANGO TOWN JAMSHEDPUR- ,Father/Husband Name LATE PANCHANAN CHOWDHURY , PAN No.- ,Permission Case No.- , Aadhaar No. *****7042</b>
	<b>-Mr. HEMANTA CHOWDHURY, Address - DIMNA BASTI NEAR SHIV MANDIR PS -MANGO TOWN JAMSHEDPUR- ,Father/Husband Name LATE PANCHANAN CHOWDHURY , PAN No.- ,Permission Case No.- , Aadhaar No. *****6175</b>
	<b>-Mr. SANJAY CHOWDHURY, Address - DIMNA BASTI NEAR SHIV MANDIR PS -MANGO TOWN JAMSHEDPUR- ,Father/Husband Name LATE KISTO CHOWDHARUY , PAN No.- ,Permission Case No.- , Aadhaar No. *****3470</b>

Witness Information	<b>Mr. N L SINGHA , Address - H NO.48 ROAD NO.5 ZONE NO.2 BIRSANAGAR PS-BIRSANAGAR TOWN JAMSHEDPUR- ,Father/Husband Name-LATE M SINGHA</b>
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Identifier Details	<b>Mr. YADAV CHOWDHURY , Address - DIMNA BASTI NEAR SHIV MANDIR PS-MANGO TOWN JAMSHEDPUR- ,Father/Husband Name-TRIVANGA CHOWDHURY</b>
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**Fee Rule:Development Agreement**

1	Stamp Duty	4
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1	SP	1,440
<b>Total</b>		<b>1,440</b>

**Fee Rule:Development Agreement**

1	A1	7,99,633
2	E	2,000
3	LL	3
4	PR	1
<b>Total</b>		<b>8,01,637</b>

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

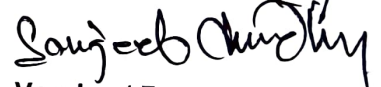
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I 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



Trivanga Chowdhary  
Basanta Chowdhary  
दो गज की दूरी मास्क है जरूरी  
Nimai Chowdhary

Token No.: 202300079537

## CERTIFICATE

### Office of the District SRO - Jamshedpur

This **Development Agreement** was presented before the registering officer on date **07-Jul-2023** by **SANJAY CHOWDHURY**, S/O, D/O, W/O **LATE KISTO CHOWDHARUY** resident of DIMNA BASTI NEAR SHIV MANDIR PS -MANGO TOWN JAMSHEDPUR ,.

This deed was registered as Document No:- **2023/JSR/3508/BK1/3266** in Book No :- **BK1**,Volume No :- 584 from Page No :- 189 to 284 at, office of **District SRO - Jamshedpur**

Date:- **07-Jul-2023**

  
Registering Officer