



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 69c40226c7bafd519a96

Receipt Date : 25-Jan-2024 08:45:12 am

Receipt Amount : 4004/-

Amount In Words : Four Thousand Four Rupees Only

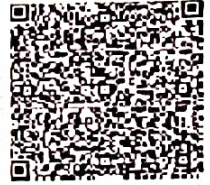
Token Number : 202400008716

Office Name : District SRO - Jamshedpur

Document Type : Development Agreement

Payee Name : KAMIL HUSSAIN PARTNER OF ORCHID  
HOMES AND DEVELOPERS ( Vendeo )

GRN Number : 2400359921



-: For Office Use :-

Displaced  
Copy  
APP-09.02.24



2024/ISR/597/BK1/553

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।

Orchid Homes & Developers

Kamil Hussain  
12/02/24

12/02/24



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 3b98d8d2108ef5b19844

Receipt Date : 25-Jan-2024 01:32:53 pm

Receipt Amount : 10/-

Amount In Words : Ten Rupees Only

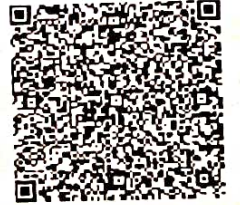
Token Number : 202400008716

Office Name : District SRO - Jamshedpur

Document Type : Development Agreement

Payee Name : KAMIL HUSSAIN PARTNER OF ORCHID  
HOMES AND DEVELOPERS ( Vendee )

GRN Number : 2400370428



-: For Office Use :-

Defaced  
Original  
A.



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।

Orchid Homes & Developers

12/02/24

Kamil Hussain  
12/02/24  
Partners

Development Agreement  
value - 153,14,800/-

P.S.  
Murgao

21/2  
4004  
10  
4014/-

Attested



S. M. AKHTAR  
ADVOCATE  
CIVIL COURT, JSR. 12/02/24

12/02/24  
12/02/24  
12/02/24



14  
25/10  
5  
12/02/24  
जिम्हाणें तें जमीन हक्का कर्तवीन स्वाम्य-अधिनियम  
(जिम्हाणें हक्का कर्तवीन जी जमुद्वी  
जिम्हाणें हक्का कर्तवीन जी जमीन  
जिम्हाणें हक्का कर्तवीन 'जिम्हाणें-मुद्वक  
जिम्हाणें हक्का कर्तवीन जमीन नदी)

खाता नम्बर..... 19.....  
प्लॉट नम्बर..... 955.....  
देय प्रतिषेधित सूची में वर्ज नहीं है।

25/11/24

12/02/24

12/02/24

DEVELOPMENT AGREEMENT

3000 = 00  
382870 = 00  
03 = 00  
01 = 00

THIS DEED OF DEVELOPMENT AGREEMENT IS MADE ON THIS  
THE 12<sup>th</sup> DAY OF ~~JANUARY~~ February, 2024 AT JAMSHEDPUR,

BY AND BETWEEN:

MRS. SAISTA PRAVIN alias SHAISTA PARWEEN (PAN:  
ALVPP3230F, UID No. XXXX XXXX 2847), Wife of Mr. Firoz Khan,  
by faith Muslim, by Caste General (Non-CNT), by nationality Indian,

जांचा

Attested



S. M. AKHTAR  
ADVOCATE  
CIVIL COURT, JSR.

12/02/24

12/02/24  
12/02/24



1. साबस्ता पत्नी पति: फिरोज खान  
आजाद नगर थाना: यातगा  
सं. 25/1/2024  
10/4/24  
जयपुर

नियमन-प्रमाणित की जा हरण  
25/1/2024  
12/02/24



12/02/24  
Kamil Hussain

by occupation Business, resident of House No. 17, Road No. 1, near Daiguttu T.O.P., Azadnagar, Mango, P.S. Mango, town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin Code - 832110, hereinafter called the "OWNER/FIRST PARTY" of the FIRST PART;

AND

**M/S. ORCHID HOMES AND DEVELOPERS (PAN : AAFFO6293A)**, a registered partnership firm under Indian Partnership Act, 1932, having registered and correspondence office situated at Bans Kothi, near ITI, Digha Danapur - cum - Khagaul, Patna, Dighaghat, Bihar, Pin Code - 800011, represented by one of its partner **MR. KAMIL HUSSAIN (UID No. : XXXX XXXX 3834, PAN NO. AIEPH1060M)**, Son of Khawaja Israr Hussain, by faith Muslim, by Caste General (Non CNT), by nationality Indian, by Occupation Business, resident of Bans Kothi, near ITI, Digha Danapur - cum - Khagaul, Patna, Dighaghat, Bihar, Pin Code - 800011, hereinafter called the "DEVELOPER & BUILDER/ SECOD PARTY" of the OTHER PART;

**TITLE-INDENTURE :**

**WHEREAS**, the first party is the absolute and lawful owner of ALL THAT piece and parcel of raiyati homestead land measuring 12 Kathas 16 Dhuls or 21.12 Decimals (more or less) being in portion of New Plot No. 955, recorded under New Khata No. 19, situated in Mouza Pardih, Survey Ward No. 9 MNAC, P.S. Mango, Thana No. 16412, town and District Sub Registry Office at Jamshedpur, District East Singhbhum, State of Jharkhand, and all its advantages, privileges, services and amenities thereon, fully described in the Schedule "A" hereunder written, which she purchased against valuable consideration from its former owners (1) Mrs. Karobi Mazumdar, Wife of Late Supriya Mazumdar, (2) Mr. Satya Priya

12/02/24  
Mazumdar

Mazumdar, (3) Mr. Chitta Priya Mazumdar, both sons of Late Sukumar Mazumdar, and (4) Mrs. Sarmishta Ghosh Hazra alias Sarmistha, Wife of Sri Abhijit Ghosh Hazara, and daughter of Late Sukumar Mazumdar & Late Sandhya Mazumdar, by virtue of registered Sale Deed No. 2023/JSR/3487/BK1/3246 dated 06.07.2023 registered at District Sub-Registry Office, Jamshedpur, in its Book No. I, Vol. 580, Pages from 115 to 212, Year - 2023, completed on the same date, and came in peaceful possession of the same;

**AND WHEREAS** while in possession the first party got the said property mutated in her own name by virtue of order passed in Mutation Case No. 779/R27/2023-2024 on 31.07.2023 by C.O. Mango (entered in Vol. No. 114 Page No. 31 of Register-II) and has been in peaceful possession of the same exercising all acts of ownership thereto, without any interruption or impediment from any corner and by paying ground rent to the Superior landlord the State of Jharkhand, through C.O., Mango, in her own name;

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

**AND WHEREAS** now the first party has decided to develop ALL THAT piece and parcel of land described in the Schedule 'A' below by constructing a multistoried building thereon to be consisted of

124

62/60/21  
12/10/21  
124

several residential flats, commercial units/shops, parkings etc. and accordingly hereby appoint the Second party as her developer against the development of the said Schedule "A" below property it has been agreed by and between the parties hereto that the Developer at its own costs prepare a Building Plan and get the same pass/approved through MNAC/Competent Authority, and the Developer the party of the Second Part herein will construct a multistoried building to be consisted of several residential flats, commercial units/shops, parking etc. at its own cost in accordance with the building plan to be sanctioned by the Mango Notified Area Committee (MNAC), with all its variation;

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

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

#### **ARTICLE - I DEFINITIONS**

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

1. OWNER shall mean the said MRS. SAISTA PRAVIN alias SHAISTA PARWEEN (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean includes her heirs, executors, administrators, legal representatives and assigns).

Mushtaq  
12/02/24

2. DEVELOPER shall mean the said M/S. ORCHID HOMES AND DEVELOPERS, a registered partnership firm under Indian Partnership Act, 1932, having registered and correspondence office situated at Bans Kothi, near ITI, Digha Danapur - cum - Khagaul, Patna, Digha ghat, Bihar, Pin Code - 800011, represented by one of its partner MR. KAMIL HUSSAIN Son of Khawaja Israr Hussain, (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean include its successor or successors-in-office, legal representatives and assigns).
3. SAID LAND shall mean the land, morefully and particularly described in the SCHEDULE "A" hereunder written.
4. ARCHITECTS shall mean the Architect to be appointed by the Developer or such other Architect during the material time of construction of the proposed building or process of progress thereof being appointed by the developer.
5. BUILDING/PREMISES shall mean the proposed multistoried building to be constructed upon the said land in accordance with the building plan required to be duly sanctioned by the Mango Notified Area Committee (MNAC) including all its variation, (morefully and particularly described in the SCHEDULE "D" hereunder written).
5. UNDIVIDED SHARE shall mean undivided variable and impartable proportionate share in the land attributable and allocable to any unit/units within the building as aforesaid to be determined in relation to the area of the respective unit/units.



*[Signature]*  
12/02/24

6. BUILDING PLAN shall mean the plan Inter-alia touching the construction of the building and contents thereof in the shape of residential flats, commercial units/shops, parking and other spaces including variations therein as permissible and modification/s thereof, if any, as well, requiring to be sanctioned by the Mango Notified Area Committee (MNAC) in the name of the Owner at the cost of the developer and other statutory variation including such modification/s or variations therein as may be required to be made or directed by the said Mango Notified Area Committee (MNAC) and agreed by the Owner.
7. TRANSFER with its grammatical variations shall include a transfer by possession and by other lawful means adopted for effecting transfer inter-alia of commercial spaces/shops/flats/parking spaces etc. in the multistoried building to be constructed under the project and inter-alia relate to transfer of the Developer's part or share of constructed areas within allocation meant for the developer or its nominee or nominees, if any, in the building to be constructed or portions or portions thereof to the intending purchaser/s thereof.
8. TRANSFEREES shall mean the purchaser/s to whom any commercial spaces/shops/flats/parking spaces and/or other space/spaces or spaces in the said building will be transferred.
9. DEVELOPMENT AGREEMENT shall mean this agreement dated the 12th day of February 2024 between the Owner and the Developer in respect of SCHEDULE "A" property and construction of building thereon with terms and conditions embodied herein in detailed and the same shall have binding

*[Signature]*  
12/02/24

6/10/21  
L. P. S. S.

effect on both the executants/parties and on their respective legal heirs and successors.

10. UNIT shall mean commercial spaces/shops/flats/ parking spaces and other spaces within the building, on or at the said premises, each of them being part thereof.

11. SPECIFICATIONS shall mean the materials and specifications mentioned in the SCHEDULE "D" hereunder written.

## ARTICLE - II

**OWNER'S SHARE OR ALLOCATION** shall mean 48% of the commercial units/office/shops/residential flat and parking space in the proposed multistoried building will go to the Owner as owner's allocation. Owner's allocation is fully described in the SCHEDULE "B" hereunder written together with undivided proportionate share relating to the Owner's allocation in the said land whereon the said building shall be constructed as well as that of all common areas and facilities mentioned in the SCHEDULE "E" hereunder written, together with common expenses towards maintenance mentioned in the SCHEDULE "F" hereunder written, together with guidance and restriction mentioned in the SCHEDULE "G" hereunder written.

**DEVELOPER'S SHARE OR ALLOCATION** shall mean remaining 52% of the commercial units/office/shop/residential flats and parking space in the proposed multistoried building will go to the Developer/Second party as Developer's allocation. Developer's allocation is fully described in the Schedule "C" hereunder written, together with right to ingress and egress with the common passage, within the proposed multistoried building as agreed to be constructed under the project comprising different commercial

12/02/24  
29/02/24

spaces/shops/flats/parking spaces and other spaces therein, together with undivided proportionate share in the said land whereon the said building shall be constructed with right to use the common portion thereof, and/or facilities within the said building, and/or the said land, excluding the Owner's share and allocation therein as mentioned above, hereinafter referred to as the Developer's Allocation.

Subject to Owner having her allocation or share or part within the building together with her proportionate share respecting the same the Owner doth hereby grant exclusive right to the Developer to construct at its cost as agreed a multistoried building complete finished on the said plot of land, more fully and particularly described in the SCHEDULE "A" hereunder written, and also authorize the Developer herein to sell its portion, only after allotting the properties of owner's as described in the Schedule "B" hereunder written, out of the proposed multistoried building along with the proportionate share in the land and right to use and enjoy the common space terrace over the said building within its allocation to the intending purchaser or purchasers to be selected by the Developer herein.

**REFUNDABLE MONEY AGAINST DEVELOPMENT:**

- (A) In consideration of the Owner' granting exclusive rights of development to the Developer under this Development Agreement, the Developer shall pay to the Owner a sum of Rs. 1,00,000/- (Rupees one lakh) only as a refundable money.
- (B) The Developer has paid a sum of Rs. 1,00,000/- (Rupees one lakh) only by cash/cheque, to the Owner/first party, receipt of which the said sum the Owner/first party does hereby admit

12/02/24  
S

and acknowledge to have received as refundable money. The said amount will be treated as refundable amount. It is also relevant to mention herein that after execution of this Development Agreement the Owner will execute a registered General Power of Attorney for allowing developer to construct the proposed building on the owner's land. The Second party will use the said registered General Power of Attorney for selling properties of its allocation only and not the properties of owner's allocation.

On receipt of such refundable money from the Second party, the first party shall discharge money receipt to the Second party.

- (C) The first party shall refund the said Refundable money within 30 days from the completion of the date of actual handover of the owner's share pursuant to allocated share of the construction of the first party with proper parking area and services.

### **ARTICLE - III BUILDING**

1. That the Developer, as agreed shall at its own cost and expenses construct at the said premises a multistoried building to be consisted of Basement (Parking), Ground floor and first floor (Commercial) and Second to sixth floors (residential flats), according to the specification mentioned in the SCHEDULE "D" hereunder written in accordance with the plan so to be sanctioned by the Mango Notified Area Committee (MNAC), with all its variation, in compliance with all Municipal Rules, Regulations and provisions. The building to be constructed shall be made of good standard quality building materials and workmanship, without using

Mango  
19/10/2019 14

substandard materials, and all such specifications, materials fixtures and fittings as shall be required therefore shall be approved of and/or certified by qualified Architect or Architects. Subject to approval of the Developer, and the qualified Architect as shall be engaged by the developer for construction of the building under the project such building materials being approved by the developer the approval thereof by the developer's architect shall be final and binding upon the parties. Any of such materials, however, shall not be of low or inferior quality the user whereof may cause defect or damage to the building under the project so that the proposed building does not suffer from any defect or damage for user or application of substandard building materials.

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

Apart from the above internal services Water, electric connection, parking, fire fighting system, lift etc. will be provided by the first party within the proposed multistoried building.

2. That the Developer shall install and erect in the said multistoried building at its own cost and expenses, fire extinguisher system, electric installation, water storage tanks and overhead reservoirs together with other arrangements as shall be required to be provided in the building containing of several commercial spaces/shops/flats/parking spaces and other spaces to be constructed in connection with the same being permitted by Mango Notified Area Committee (MNAC) and/or any other authority concerned.

10/12/24  
12/10/24  
10/12/24  
12/10/24  
10/12/24  
12/10/24  
10/12/24  
12/10/24  
10/12/24  
12/10/24

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

#### **ARTICLE - IV DEVELOPER'S OBLIGATIONS**

(i) The Developer hereby agreed and covenant with the Owner not to transfer or assign the properties and the benefit of the Owner's allocation to the intending purchaser or purchasers thereof.

(ii) The Developer hereby agrees and covenants with the Owner not to do any act, deed or thing whereby the Owner may be prevented from enjoying or selling/assigning, and/or disposing of any of the portions within the Owner's allocation in the building.

(iii) The Developer shall complete the entire construction within 24 months from the date of RERA certification completed. In the event, the Developer defaults in completion of the project within the prescribed period of 24 months the Owner shall be at liberty to extend a further grace period of six months. But in no case beyond the said period any extension will be granted by the Owner. If the project will be delayed for six months from the said 24 + 6 i.e. 30 months, the Developer will be liable to pay Rs. 1,00,000/- per month as compensation to the first party. After such six months the first party will be at liberty to cancel the registered Development Agreement and General Power of Attorney and to take project in her hand and complete the same with her own sources and refund the investments of the Developer to him.

(iv) It is agreed that in the event of any damage or injury arising out of accidents resulting from carelessness of the workmen or other, victimizing such workmen or any other persons whatsoever or

Handwritten signature and date: 16/02/2019

causing any harm to the property during the course of construction of the multistoried building under the development project, the Developer shall have all the responsibility, and liability therefore, and shall keep the Owner, her estate and effects safe and harmless and the developer confirms and agrees to indemnify all claims, damages, rights and actions in respect of such eventualities.

v) The Developer undertakes to bear all cost and expenses for the construction of the multistoried building complete finished, proposed to be constructed at the said premises.

vi) The Owner shall not be responsible for any Income tax and other taxes or charges of any type in respect of the Developer's allocation in the proposed building.

vii) Upon completion of the building the Developer shall first deliver the properties of Owner's allocation to the Owner herein, in habitable condition.

viii) The developer hereby undertakes to indemnify the owner if the proposed building will not completed within the said stipulated period of 24 months.

**ARTICLE - V OWNER'S OBLIGATIONS :**

A) The Owner shall handover and deliver all Xerox copies of Sale Deed, Certificate of Mutation, Rent Receipt, Holding tax Receipt, including her UID/PAN/ PHOTOGRAPHS etc. to the developer from time to time as per requirement, and to pay all outstanding dues as such Municipal tax, Holding tax, Ground rent etc. payable in respect of the said land till the date of execution of this development agreement.

Handwritten signature and date: 19/10/19

- B) The Owner undertakes to deliver vacant and peaceful possession of the said land (morefully and particularly described in the SCHEDULE "A" hereunder written) to the Developer on the same day when this Development Agreement would be executed. It is to further clarify that the execution of this Development Agreement would mean also that the Owner has delivered the vacant and peaceful possession of Schedule "A" property to the Developer.
- C) Subject to preceding clauses, the Owner hereby grants exclusive license and permission to the Developer to construct, erect and complete the proposed building on the said land, in accordance with the building plan to be sanctioned for construction of the building under the project, with all its modifications and/or variations.
- D) The Developer at its own cost shall submit the building plan before the Mango Notified Area Committee (MNAC), appropriate Government and/or other authorities for sanction or approval of the plan required for the construction of the building on the premises, and pursue the same from time to time. The Developer shall comply with all the formalities require for all changes to be made in the building plan being required by the Mango Notified Area Committee (MNAC), and/or other statutory authority, being Governmental or other authorities as aforesaid, and shall comply with requirements for any sanction, permission, clearance, or approval as aforesaid, subject to full co- operation of Owner thereof.
- E) The Developer abiding the condition herein shall be entitled to enter upon the Schedule "A" below land, erect and/or construct the proposed building with rights to transfer or otherwise deal with or dispose of its allocation or portions thereof.



12/02/2014  
Kamil Hussain

F) The Developer shall be entitled to fix the sign board on the said Property, for advertisement and insertions in news papers and other advertising media for making the project known to the public and to sell out portions there under in the shape of commercial spaces/shops/flats/parking spaces etc. and other spaces to the prospective buyers against such monetary consideration which shall be determined solely by developer, and in such matter and in the matter of receipt of booking and/or earnest money and also balance consideration money from the intending buyers of any portion within the developer's allocation or of different portions within the allocation of the developer the Owner shall not interfere in any manner whatsoever. The Developer shall be solely liable and responsible for all receipts, Agreements and/or transactions to be done by him with the intending buyer/s and the owner will not be held liable and responsible for any receipts, Agreements and/or transactions to be done by the Developer with the intending buyer/s of its allocation.

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

Further with the execution hereof Owner shall execute a registered General Power of Attorney authorizing MR. KAMIL HUSSAIN a partner of M/S. ORCHID HOMES AND DEVELOPERS the Developer herein, in respect of the properties to be fallen in Developer's allocation, to appoint Architect, Labour and to obtain electricity from JBVNL, Water, Sewerage, Drain, from appropriate authority and to sign and execute jointly or severally any agreement for sale, Sale Deed, deed of conveyance for transfer and convey the commercial spaces/shops/flats/ parking spaces and other spaces,

Handwritten signature and date: 24/8/2017

within the building, or any part thereof, including the proportionate share of the said land, unto and in favour of the intending purchaser or purchasers, who shall be nominated by the developer herein. This General Power of Attorney will be irrevocable.

**ARTICLE - VI OWNER'S RIGHT:**

- (i) The owner reserves right to visit at site during construction period and to check and verify building materials to be used and other activities as she will decided from time to time.
- (ii) The Owner shall be entitled to transfer and otherwise deal with the Owner's allocation of the building to any person/ persons and intending purchaser or purchasers in the manner she likes, with the assistance of the developer if necessary. To which the Developer will extend all his assistance in whatsoever manner.
- (iii) All title documents will always be kept by the first party/owner in her custody, but whenever it will be required to be submitted/ shown she will do so.

**ARTICLE - VII DEVELOPER'S RIGHT:**

1. The Developer will hold and possess the said land as a Promoter and Developer and shall have authority to construct the building on the said land, at its own cost and expenses.
2. If any amendment or modification is to be required in the said building plan, the same shall be done by the Developer at its own cost and expenses on behalf of the Owner in which case the interest of the Owner will be safeguard and the Developer will pay and bear all fees including Architect's fees required to be paid or deposited for such amendment and/or modifications of

12/12/2022  
12/12/2022

- the building plan, if necessary, provided, however, that such amendments or modifications would not prejudice the Owner in any manner whatsoever.
3. Only after allocation of the properties to be fallen in Owner's allocation, the Developer shall be entitled to enter into agreement with intending purchaser or purchasers for selling Developer's allocation within the building to be constructed under the project or portion thereof containing commercial spaces/shops/flats/ parking spaces etc., settling terms with the prospective buyers at his own risk and liabilities. The Developer/Second party will be at liberty to transfer properties of its allocation (Developer's allocation) in its own name for which the first party/Owner will have no objection at all.
  4. The Developer shall also be entitled to receive and accept money by way of advance/earnest/part payments/ consideration price of the said commercial spaces/shops/flats/ parking spaces etc., and other spaces, from the prospective buyer/s in respect of Developer's allotted portion, and/or share in the said proposed building with commercial spaces/shops/flats/ parking spaces, and other space or spaces as referred to as saleable areas, and can issue receipt in its name acknowledging such receipts in terms of this agreement without making the Owner liable or accountable for the same at any point of time.
  5. The Developer can take bank loan for the development work from any nationalized bank, private bank or from any other authority or person. In which case the Owner or her property will no way be liable.

10/29/21  
-KMF  
[Signature]

6. That the land Owner will not be liable or responsible for any dispute between the developer and intending purchaser and/or purchasers of Developer's allocation.
7. It is understood that if to facilitate the construction of the building by the Developer various deeds, matters and things not herein specified may be required to be done by the Developer where for the Developer may need the authority of the Owner and various applications and other documents may be required to be signed or made by the Owner relating to which specific provisions may not have been made herein.
8. Any notice required to be given by the Developer shall be deemed to have been served upon the Owner at her aforesaid address, if delivered by hand duly acknowledged or served by speed post to have been served on the Developer by the Owner if delivered by hand and duly acknowledged or sent by prepaid speed registered post with acknowledgment due.
9. The Developer shall manage and maintain the entire colony/ building and/or common parts and facilities thereof and for due observance thereof by the intending purchaser or purchasers of different commercial spaces/shops/flats/parking spaces in the building to be constructed under the project including all its out goings like common maintenance, Municipal taxes, salaries payable to Darwan and sweepers, common electricity bills as against illumination of common passage, running of pump, operating of and repairs of sanitary installation, plumbing, pump, operating of and repairs of sanitary installation, plumbing, pump etc., and white wash, and other items required for due maintenance of the building and/or common services

15/06/2018  
M. S. S.

and will be entitled to collect proportionate maintenance charges from the prospective buyer/s, occupant/s of the building.

**ARTICLE - IX INDEMNIFICATION BY THE OWNER** - The Owner undertakes to indemnify the developer in case the developer suffers any loss for in defect in her title to the property or for charges or encumbrances thereon in any manner whatsoever.

**ARTICLE - X INDEMNIFICATION BY THE DEVELOPER**

1. The Developer hereby undertakes abide by the rules and regulations of RERA, Jharkhand and not to make the Owner liable against any third party's claims and actions resulting from any act or conduct or omission or commission of offence touching construction of the said building.
2. The Developer hereby undertakes to indemnify and keep the Owner indemnified from and against all actions, suits, costs, proceeding and claims and demands that may arise touching the allocation of the Owner or that of the developer in connection with development work involved in the project inter-alia inclusive of construction of the building there under and/or any defect therein as may result in such consequences causing the Owner to suffer there from in any manner whatsoever.
3. The Developer undertakes to comply with all the formalities and obligations as stated herein for the purpose of Development and/or construction of the said building within the stipulated period and shall deliver the vacant possession of the Owner's allocations with good habitable manner in all respect to the Owner, after completion of the building. The Developer shall complete the commercial spaces/shops/flats/parking spaces

1  
16/20/21  
R

fallen in the allocation of the Owner in all respect such as rolling shutters, electrification, water line, bathroom fittings, Paris, plastering, and marble in good and complete Finished condition.

**ARTICLE - XII FORCE MAJEURE**

1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent of its performance of relative obligations herein being prevented by the existence of force majeure which shall remain suspended for the time being, entitling them to be suspended from their obligations during the duration of the force majeure.
2. Force majeure shall mean earthquake, riot, storm, tempest, civil commotion, dispute at site, labour unrest, shortage of building materials etc. which is beyond the control of any of the parties.

**ARTICLE XIII JURISDICTION :**

Courts at Jamshedpur shall have the exclusive jurisdiction to try and hear any and all disputes concerned which may have occurred between the parties.

**ARTICLE XIV NAME OF THE PROPOSED BUILDING/ COLONY:**

The proposed project named as "**EMERALD TOWER**" at Sahara City Road, Jawaharnagar, Mango, Jamshedpur, Pin Code - 832110.

**SCHEDULE "A"**

(Above referred to)

ALL THAT piece and parcel of raiyati homestead land measuring 12 Kathas 16 Dhuls or 21.12 Decimals (more or less) being in portion of

2/8/20  
2/8/20  
2/8/20

New Plot No. 955, recorded under New Khata No. 19, Volume No.114, Page No.31, situated in Mouza Pardih, Survey Ward No. 9 MNAC, Holding No.0090016451000M0, issued by Mango Nagar Nigam, P.S. Mango, Thana No. 1641, town and District Sub Registry Office at Jamshedpur, District East Singhbhum, State of Jharkhand, and all its advantages, privileges, services and amenities thereon;

Which is bounded and butted as follows:

NORTH BY : Portion of Plot No. 955;

SOUTH BY : Road;

EAST BY : Road;

WEST BY : Plot No. 958;

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

**SCHEDULE "B"**

(Above referred to)

(Description of owner's allocation)

The Owner/first party will get ALL THAT 48% of commercial spaces/shops/residential flats/parking spaces etc. proposed to be constructed over the Schedule "A" land.

**SCHEDULE "C"**

(Above referred to)

(Description of Developer's allocation)

1-4  
1-  
Handwritten signature and text, possibly a date or reference number.

The Developer/Second party will get 52% of ALL THAT commercial spaces/shops/residential flats/parking spaces etc. proposed to be constructed over the Schedule "A" land;

NOTE : The parties hereto agreed that they will separate their allocation by marking in two different colours, after revision of the Building plan/permit.

SCHEDULE "D"

(Above referred to)

(Description of specification)

- FOUNDATION : Split R.C.C. foundation
- STRUCTURE : R.C.C. framed structure
- SUPER STRUCTURE : Construction will be of brickwork, 9" thick red Bricks work in main wall and all internal brick work 4.5" thick.
- PLASTERING : 1:6 Cement mortar plastering inside & Outside.
- WALL FINISH : (a) Internal wall finish: approved quality plaster of Paris/Putty followed with one coat cement primer.  
(b) External wall finish: 1:6 Cement mortar plaster finished with two coat weather proof exterior paint.



14  
14  
19/02/14  
Sharma

**FLOORING** : Vitrified tiles and stair steps will be finished with marble/kota stone.

**GARRAGE FLOORING** : Garage floor will be finished with I.P.S. & neat cement punning;

**BATHROOM/TOILETS** : (a) Floor : Mat finish ceramic tiles.

**& KITCHEN** (b) Walls : Printed glazed tiles upto 6'-0"

(c) Sanitary ware : Vitreous white ceramic sanitary ware of standard make with PVC cistern.

(d) Fittings : In attached toilet one European W.C. with PVC L/D cistern & one wash basin (White). One mirror, one towel rail, one shower, one soap tray in general toilet one I.C. with PVC/L/D cistern and one wash basin, one towel rail, one shower, one soap tray.

(e) Hot & Cold water line : Hot and cold water line will be provided in attached toilet only.

(f) One Wash basin, one mirror and one towel ring will be provided in dining area at suitable place.

(g) All C.P. fittings will be of standard make.

14  
12/02/94  
Rajinder

**KITCHEN :** Cooking platform -black granite & printed glazed tiles in walls upto 3'-0" over cooking platform area. One Stainless steel sink will be provided with one C. P. bib Cock.

**DOORS :** 32mm thick flush door finished with one coat of wood primer and 2 coats of synthetic enamel paint.

**DOOR FRAME :** M.S.Steel metal door frame.

**WINDOWS :** Aluminums with plane glass 4 mm thick.

**ELECTRICAL :** All rooms with concealed wiring with copper conductor of standard make. All rooms to have two light points, one fan point and one 5 amps plug point. In drawing and dining space, two fan points, four light points, two nos. of 5 amp. plug point and one refrigerator and one T.V. point & telephone point will be provided at suitable place. In kitchen one 15 amp. & 1 No. 5 amps. plug point, 1 light point & one exhaust fan point will be provided. In balcony one fan point & one light point will be provided. In toilet, one exhaust fan, one light and one geyser (A.T.) point will be provided. One Call Bell point outside the main door. Security system with C. C. TV Camaras will be provided by the Developer with the proposed multistoried building at all such required areas.

**Note :** The Consumer (Buyer) have to pay the cost of meter and any security deposit to the concern authority through our company.

**SEWERAGES :** I.S.I. marked PVC pipe for sewer line work.

**ELECTRICITY :** Electricity will be provided through JBVNL/or any other Authority concern.

14  
6/29/21  
Rohit

GENERATOR : Separate generators for residential and commercial area will be installed of adequate capacity. All generators will be soundless and pollution free of Branded company.

LIFT : One lift of \_\_\_ Passanger and another of \_\_\_ passengers will be installed. Both the lifts will be of BRANDED Company having good quality and performance.

WATER SUPPLY : Round the clock water supply ensured with overhead tank from suitable sources.

PURPORT WALL AND STAIR ROOM : Purport wall and stair room over the top roof will be complete finished.

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

SCHEDULE "E"

(Above referred to)

(Description of common areas and facilities)

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

1. Stair cases on all the floors.
2. Stair cases landing on all floors,
3. Main gate of the said building/premises and common passage and lobby on the Ground Floor to Top floor.

1  
Signature  
12/02/24

4. Lift, Generator, Water Pumps, water Tank, water Pipes and Overhead tank and other common Plumbing installation and also pump. Top roof of the Building will be the joint property of the owner and Builder having ratio of 48% and 52% respectively.
5. Installation of common services Viz. electricity, water pipes, Sewerage, rain water pipes.
6. Lighting in common Space, Passage, staircase including electric meter fittings etc.
7. Common Electric meter and box. Electric wiring, meter for lighting stair cases, lobbies and other common areas (excluding those as are installed for any particular floor) and space required thereof, common walls in between the unit being the flat hereunder sell, and any other unit beside the same on any side thereof.
8. Windows, Doors, Grills and other fittings of the common areas of the premises.
9. Such other common parts, areas equipment, installation, fixtures, fittings, covered and open Space in or about the said premises of the building as are necessary for use and occupancy of the units. Electrical wirings, meters (excluding those installed for any particular UNIT).

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

- a. All private ways, curves, side-walls and areas of the said premises.
- b. Exterior utility lines, underground storage tanks.

1  
12/10/24  
D. J. [Signature]

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

12/02/21  
4  
D. S. S. S.

(Above referred to)

(Description of Developer's obligation)

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

1. The expenses of administration, maintaining, repair, replacement of the common parts, equipments, accessories, common areas, and facilities including white washing, painting and decorating the exterior portion of the said building, the boundary walls, entrance, the stair cases, the landing, the gutters, rainwater pipes, motors, pumps, water, electric wiring, Installations, sewerages, drains and all other common parts, fixtures, fittings and equipments, in, under or upon the building enjoyed or used in common by the Owner, developer and intending purchaser or other occupiers thereof..
2. The cost of clearing, maintaining and lighting the main entrance, passage, landings, stair case and other parts of the building as shall be enjoyed or used in common by the occupiers of the said building.
3. The cost and charges reasonably required for the maintenance of the building and for keeping strict vigilance round the clock and other incidental expenses relating thereto.
4. The cost of decorating the exterior of the building.
5. The cost of repairing and maintenance of water pump, electrical installations, over lights and services charges, and suppliers of common utilities.

H  
12/10/24  
Dharmendra

6. Insurance premium, if any, for insuring the building against any damage due to earthquake, fire, lighting, civil commotion, etc.

7. Ground rent, municipal taxes, multistoreyed building tax, if any, and other similar taxes save those separately assessed on respective UNIT.

8. Such other expenses as are necessary or incidental expenses for maintenance and up-keep of the building and Govt. duties, as may be determined by the flat and/or Unit Owner' Association, as shall be formed by the Unit-Owner, as soon as possible for the purpose or purposes as aforesaid, such formation of Association thereof in accordance with the provisions of law in the State or as amended from time to time being obligatory on their part in the fullest legal sense of the term.

9. The share of the Owner, and intending purchaser or purchasers in such common expenses shall be generally proportionate in accordance with the liability of any unit, as against the total amount as may be incurred in any of the heads of such expenses with the proportion of the areas within the same as against the total areas within the proposed building to be covered thereunder.

SCHEDULE "G"

(Above referred to)

(Description of guidance and restrictions)

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

Handwritten signature and date: 12/21/2018

1. The Owner and intending Purchaser or Purchaser and other occupier, if any, of the building, shall not be entitled to use the aforesaid UNIT for the following purpose.
2. To use the said 'UNIT' and ultimate roof or terrace or any portion thereof in such manner which may or is likely to cause injury, damage, nuisance, or annoyance to the Owner or occupiers of the other units, nor to use the same for any illegal or immoral purpose in any manner whatsoever,
3. To carry on or permit to be carried on upon any 'UNIT' any offensive or unlawful business whatsoever, nor to do or permit to be done anything in any flat which may be illegal or forbidden under any law for the time being in force.
4. To demolish or cause to be demolished or damaged any 'UNIT' or any part thereof.
5. To claim division or partition of the said land and/or the building thereon, and common areas within the same.
6. To do or permit to be done any act deed or thing which may render void or voidable any Insurance of any flat and/or unit, any part thereof, or cause any increase in premium payable in respect thereof.
7. To decorate the exterior of any unit, which may affect the other UNIT within the said building, or the structure thereof, in any manner whatsoever.
8. To throw or accumulate any dirt, rubbish or other refuse or permit the same to be thrown, or accumulate in any 'UNIT', or any portion of the building housing the same.



h2/20/21  
S  
M

9. To avoid the liability or responsibility of repairing any portion, or any component part of any unit, or fittings and fixtures therein for storing water, sewerages etc. in the event of such portion or part, or fixtures and fittings within any unit, and/or unit demanding repairs thereby causing inconvenience and injuries to other unit Owner as may be affected in consequence nor to avoid obligation for going free access to any unit or portion thereof to men agent, masons, as may be required by the Unit Owner' Association from time to time therefore on request therefore by such Association,
10. To paint outer walls or portion of their unit, common walls or portions of the building, exclusive of the getup thereof, they being entitled to paint inside the walls and portions of their unit only in any colour of their choice.
11. To encroach any common portion of the building, not to obstruct, jeopardize the user thereof, not to encumber any of such portion in any manner whatsoever.
12. The Owner of any UNIT shall, must have the obligations to form an association of such unit Owner being members thereof for such purpose according to the provisions of Apartment Ownership Act. And bye Laws as amended up to date, the decisions of the said Association as per unanimous resolution of the members thereof shall always be binding on the members, be that in relation to guidance of members, or maintenance, safety and security of the building or otherwise as shall be taken in the Interest thereof.

*Handwritten signature*

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

WITNESSES:

1. Chanchal 12/2/24  
Chanchal Kumar S/o - Chandra Kishor  
R/o - Vill + Po - Panchura - P.S - Toraiya - Dist - Saran - Bihar
2. Shahwaz Khan 12/2/24  
Shahwaz Khan S/o Shanaz Perwez H/o 17, Road  
No - 1, Azadnagar, Mango, Jamshedpur - 832110

Drafted by and printed through Computer in my office.

*Mahajan* 12/02/24  
Advocate, Jamshedpur Court.

SECOND PARTY  
[KAMIL HUSSAIN]



*Kamil Hussain*  
12/02/24



Attested

*Mahajan*  
S. M. AKHTAR  
ADVOCATE  
CIVIL COURT, JSR.  
12/02/24

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

*Mahajan*  
Advocate, Jamshedpur.  
S. M. AKHTAR 31 of 31  
ADVOCATE  
CIVIL COURT, JSR. 12/02/24

संख्या

P.A.



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 13aa7bf1c3f7768cec1b

Receipt Date : 05-Jul-2023 12:49:28 pm

Receipt Amount : 278500/-

Amount In Words : Two Lakh Seventy Eight Thousands Five Hundred Rupees Only

Token Number : 202300088439

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : SAISTA PRAVIN ALIAS SHAISTA PARWEEN ( Vendee )

GRN Number : 2318081931



-: For Office Use :-

*before of  
SRO  
05-07-23*



2023 | JSR | 3487 | BK1 | 3246

K-Mazumdar Sd/- Jyoti Mazumdar - Sarbajit Ghosh Hoo Shikha Biswas Mazumdar

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

*K. Mazumdar Sd/- Jyoti Mazumdar - Sarbajit Ghosh Hoo Shikha Biswas Mazumdar*

*6/7/23*

₹ 69,61,300/-

P.S. Mago.

S.L. 27.8500/-

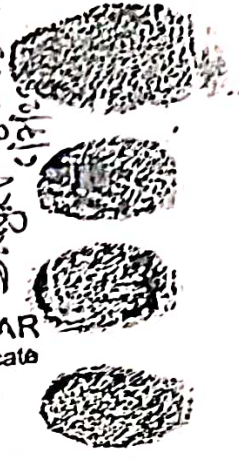


PRADIP R. SARKAR  
Advocate  
District Civil Court  
Jamshedpur



PRADIP R. SARKAR  
Advocate  
District Civil Court  
Jamshedpur

Pradip R. Sarkar



खाना नम्बर..... 19.....  
प्लेट नम्बर..... 955.....  
द्वय प्रतिबंधित सूची में दर्ज नहीं है।

Chitta Priya Mazumdar  
Sarmista Ghosh Hazra  
6/7/23

6/7/23

जिला अदालत जामशेदपुर

हयभूमिपुत्र दस्तावेज में संश्लेषण / विभाजन  
जगह को..... में दर्ज है।  
छोटानागपुर अधिनियम 1909  
की धारा 10 में अंतर्गत नहीं है।  
**SALE DEED**

सूची में मूल्यांकन सूची से  
जाँचा एवं सही पाया।

6/7/23

6/7/23

स 21 के अन्तर्गत प्राप्ता: नारदीय भू-अधिनियम  
द्वारा नम्बर 1602 की अनुसूची  
का 10, 10... 2.3... के अधीन  
स्थान-सूची (या  
विपुल या स्थान-सूची अंग्रेजी  
नहीं)।

6/7/23

THIS DEED OF SALE IS MADE ON THIS THE 6<sup>TH</sup> DAY OF  
JULY 2023, AT JAMSHEDPUR, BY AND BETWEEN:

- 1) Mrs Karobi Mazumdar Wife of Late Supriya Mazumdar (PAN No. CBTPM0281M, UID No. XXXX XXXX 4930),
- 2) Mr Satya Priya Mazumdar Son of Late Sukumar Mazumdar (PAN No. AESPM9576M, UID No. XXXX XXXX 8411),
- 3) Mr Chitta Priya Mazumdar Son of Late Sukumar Mazumdar (PAN No. AJHPM2422N, UID No. XXXX XXXX 3334),
- 4) Mrs Sarmista Ghosh Hazra Wife of Sri Abhijit Ghosh Hazra (PAN No. AEOPH8466D and UID No. XXXX XXXX 3462), Daughter of Late Sukumar Mazumdar and Late Sandhya Mazumdar,

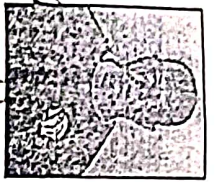
₹ 20,88,39 = 00

U - 03 = 00

PR - 01 = 00

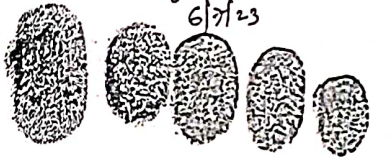
6/7/23

6/7/23



PRADIP R. SARKAR  
Advocate  
District Civil Court  
Jamshedpur

*Shakti Priya Mazumdar*  
6/7/23

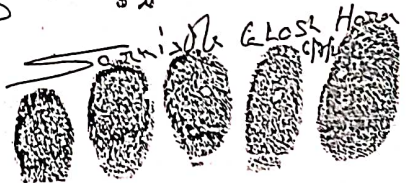


W



PRADIP R. SARKAR  
Advocate  
District Civil Court  
Jamshedpur

*K. Mazumdar*  
*Shakti Priya Mazumdar*  
6/7/23



all, by faith Hindu, by Caste General (Non CNT), by occupation No. 1 ~~Indian~~ Household affairs, No. 2 ~~Indian~~, No. 3 & 4 Business, all by Nationality Indian, No. 1 residing at House No. 8, River View Colony, Bhatia Park, Kadma, within P.S. Kadma, town Jamshedpur, District Singhbhum East, in the State of Jharkhand, No. 2 residing at Flat No. 5 AB, H. No. 108, Prerna Sarala Apartment, New Baradwari, within P.S. Sitaramera, town Jamshedpur, District East Singhbhum, in the State of Jharkhand, No. 3 residing at Shantiniketan Road, Bhuvan Danga, Bolpur, District Birbhum, West Bengal and No. 4 residing at Flat No. 2B, H. No. 9, New Baradwari, within P.S. Sitaramera, town Jamshedpur, District East Singhbhum, in the State of Jharkhand, hereinafter referred to as the Sellers (Which expression shall, unless excluded or repugnant to the context, mean and include the respective legal heirs, successors, executors, administrators, nominees and assigns etc.) of the One Part;

*Shakti Priya Mazumdar*  
6/7/23

K. Mazumdar

Satyajit Mazumdar  
Shilpa Krishna Mazumdar  
Sauris Naresh Chandra  
02/07/23

4

IN FAVOUR OF

Mrs Saista Pravin @ Shaista Parween Wife of Mr Firoz Khan, by faith Muslim, by Caste General (Non CNT), by occupation Business, by Nationality Indian, resident of House No. 17, Road No. 1, Near Daiguttu T.O.P., Azadnagar, Mango, P.S. Mango, town Jamshedpur, District East Singhbhum, in the State of Jharkhand (PAN No. ALVPP3230F, UID No. XXXX XXXX 2847), hereinafter referred to as the Purchaser (Which expression shall unless excluded or repugnant to the context, mean and include the legal heirs, successors, executors, administrators, nominees, assigns etc.) of the Other Part.

Nature of Deed: Sale Deed

Consideration Amount: Rs. 69,00,000/- (Rupees Sixty Nine Lakhs) only

SCHEDULE

(Description of the property hereby Sold)

All that piece and parcel of homestead land measuring area 12 Kathas 16 Dhuls or 21.12 Decimals, more or less, being recorded under New Khata No. 19, in portion of New Plot No. 955, which have been entered in Volume No. 5, Page No. 236, situated within Mouza Pardi, P.S. Mango, Survey Thana No.1641, Survey Ward No. 9 MNAC, in town Jamshedpur, District Singhbhum East, Dist. Sub-Registry office at Jamshedpur, in the State of Jharkhand, which is bounded by:  
On the North: Portion of Plot No. 955,  
On the South: Road,  
On the East: Road,  
On the West: Plot No.958  
Annual ground rent payable, to the landlord, the State of Jharkhand, through the C.O.

WHEREAS, the Sellers above named are the absolute, lawful, bonafide joint owners of the Schedule above property and have been in joint peaceful physical possession and occupation over the said property

without any kind of let, hindrance or disturbances from any corner and are the lawful, bonafide owners thereof by exercising all acts of ownership thereto;

K. Mazumdar

Saty Priya Mazumdar

Shri K. K. K.

Smt. K. K. K.  
08/10/2023

Whereas, in the Survey Khatiyan of the last Survey Settlement operation, records of which was finally published on 10<sup>th</sup> August 1979, the landed property under Khata No. 19, consisting of Plot No. 955 a b c & 956 of Mouza Pardih, P.S. Mango, Survey Thana No. 1641, Ward No. 9 M.N.A.C., Jamshedpur, District Singhbhum East, was recorded in the name of Anima Khatoon Widow of Late Maheruddin Khan;

AND WHEREAS, the immovable property being an area of land measuring 0.05.50 Hectares or 13 Decimals, recorded under New Khata No. 19, New Plot No. 956, situated in Mouza Pardih, Survey Thana No. 1641, Ward No. 9 MNAC, Jamshedpur, was jointly acquired by Smt Sandhya Mazumdar (since deceased) and Smt (since deceased) Wife of Sri Sukumar Mazumdar (since deceased), for Shampa Mazumdar Wife of Sri Bankim Mazumdar (since deceased), for valuable consideration amount of money, by means of a Registered Sale Deed bearing Serial No. 3635, Deed No. 3281, dated 26.04.1980, Registered at District Sub-Registry office at Jamshedpur from its previous lawful owner Anima Khatoon Widow of Late Maheruddin Khan of Mango, Jamshedpur and the right, title, interest and joint possession of the said Smt Sandhya Mazumdar (since deceased) Wife of Sri Sukumar Mazumdar (since deceased) and Smt Shampa Mazumdar Wife of Sri Bankim Mazumdar (since deceased), over and in respect of immovable property being an area of land measuring 0.16.40 M. Acres or 41 Decimals, recorded under New Khata No. 19, New Plot No. 955 a b c, situated in Mouza Pardih, Survey Thana No. 1641, Ward No. 9 MNAC, Jamshedpur, upon confirmation of receipt of valuable consideration amount, was declared and confirmed by the said Anima Khatoon Widow of Late Maheruddin Khan, of Mango, Jamshedpur, by means of and by the

execution of a Registered Deed of Release bearing Serial No. 3634, Deed No. 3280, dated 26.04.1980, Registered at District Sub-Registry office at Jamshedpur and both the said landed properties are adjacent to each other and attached ;

K. Mazumdar  
Smt. Sandhya Mazumdar  
Smt. Shampa Mazumdar  
Smt. Sukumar Mazumdar  
Smt. Sandhya Mazumdar

6

AND WHEREAS, subsequently by the issue of a Correction Slip Showing mutation, the said entire acquired landed property was recorded and mutated in the records of the landlord, the State, represented by the Circle officer at Jamshedpur, in the joint names of the said Smt Sandhya Mazumdar (since deceased) Wife of Sukumar Mazumdar and Smt Shampa Mazumdar Wife of Bankim Mazumdar by the issue of a Correction slip showing mutation vide Mutation Case No. 9/1/99/1988-89, order dated 12.09.1988 and the land revenue for the said entire landed property is being paid to the land lord, the State and the said parties had been in joint, peaceful, physical possession over their said entire landed property without any let, hindrance or disturbances from any corner and by the exercise of all acts of ownership thereto;

AND WHEREAS, while being in such lawful joint peaceful physical possession over the said jointly held landed property, the said Smt Sandhya Mazumdar (since deceased) Wife of Late Sukumar Mazumdar and Smt Shampa Mazumdar Wife of Late Bankim Mazumdar, amicably and orally Partitioned their said jointly held landed property between themselves, by metes and bounds, demarcating the shares of each, pursuant to the terms of which, the Schedule above property fell to the exclusive share of the said Smt Sandhya Mazumdar (since deceased) Wife of Late Sukumar Mazumdar and accordingly the said property was allotted in her favour and since the date of such amicable partition, the said Smt Sandhya Mazumdar (since deceased) Wife of Late Sukumar Mazumdar had been possessing and occupying her said exclusive property without any kind of let, hindrance or disturbances from any corner and as such has



K. Mazumdar  
Satya Priya Mazumdar  
Chitra Priya Mazumdar  
Sarmista Ghosh Hazra  
02/09/2023

been the absolute, exclusive, lawful, bonafide owner thereof by exercising all acts of ownership thereto;

AND WHEREAS, in the meantime the said owner of the Schedule above landed property Smt Sandhya Mazumdar Wife of Late Sukumar Mazumdar died intestate, leaving behind four Sons namely Sri Supriya Mazumdar, Sri Satya Priya Mazumdar, Sri Chitra Priya Mazumdar & Sri Biswa Priya Mazumdar and one married daughter namely Smt Sarmista Ghosh Hazra Wife of Sri Abhijit Ghosh Hazra, as the surviving legal heirs and successors, all of whom jointly inherited the said immovable property and had been in joint peaceful possession over the same without any kind of let, hindrance or disturbances from any corner ;

AND WHEREAS, in the meantime, the said Supriya Mazumdar Son of Late Sukumar Mazumdar also died leaving behind Mrs Karobi Mazumdar Wife of Late Supriya Mazumdar, as the legal heir and successor ;

AND WHEREAS, while being in such lawful joint physical possession over the said jointly held landed property, the said legal heirs and successors of Late Sandhya Mazumdar, amicably and orally Partitioned their said jointly inherited & held landed property between themselves, by metes and bounds, demarcating the shares, pursuant to the terms of which, the Schedule above property fell to the exclusive share of the Sellers above named and accordingly the said property, morefully described in the Schedule above, was allotted in favour the Sellers and since the date of such amicable partition, the Sellers have been possessing and occupying their said exclusive property without any kind of let, hindrance. or disturbances from any corner and as such are the exclusive lawful owners thereof by exercising all acts of ownership thereto ;

AND WHEREAS, now being in urgent need of money, the Sellers above named proposed to sale the property more fully described in the Schedule

K. Mazumdar  
Saty Priya Mazumdar  
Vidya Praya Mazumdar  
Srinidhi Mazumdar  
Srinidhi Mazumdar

8

above for a total consideration amount of Rs. 69,00,000/- (Rupees Sixty Nine Lakhs) only and the Purchaser have agreed to purchase the same for the said price.

**NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS**

1. That in pursuance of the above agreement and in consideration of the said sum of Rs. 69,00,000/- (Rupees Sixty Nine Lakhs) only paid by the Purchaser, the receipt of which sum the Sellers do hereby admit and acknowledge as the full, final and highest consideration amount for the Schedule above property, the Sellers by these presents, do hereby ABSOLUTELY AND FOREVER SALE, CONVEY the all that property more fully described in the Schedule above in favour of the Purchaser by this Deed of Sale TO HAVE AND TO HOLD the same unto the Purchaser, her heirs, successors together with all right, title, interest and possession without any interruption from the side of the Sellers or any person claiming through the Sellers.

2. That after receipt of the total consideration amount aforesaid from the Purchaser for the Schedule above property, the Sellers have handed over / delivered the peaceful physical possession of the Schedule above property along with all the documents of title pertaining to the said property in favour of the Purchaser and from this day the Purchaser will possess and enjoy the same as absolute lawful owner in all possible ways with power to dispose of the same by way of sale, gift, mortgage or any other way whatsoever in manner she likes and the Purchaser shall be at liberty to get her name recorded and mutated in the office of the landlord, State and pay rent for the same in her own name. The Sellers hereby declare that apart from them, there are no other legal claimants of the Schedule above property and she is legally entitled to sell the same in favour of the Purchaser.

2024



Read over and explained the contents of this deed to the executants who admits the same to be true and correct.

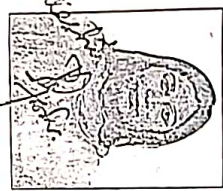
K. Mazumdar  
Satya Priya Mazumdar  
Shikha Priya Mazumdar  
Narula Chandra Har  
or/and/or

10

Typed by:  
  
Shiva

Signature, Photograph and five finger prints of the left hand of the  
Purchaser

Drafted by:  
  
Advocate  
06/08/23



PRADIP R. SARKAR  
Advocate  
District Civil Court  
Jamshedpur



Certified that the finger prints of the left hand of each person whose photographs are affixed in this document have been obtained by me or in my presence.

  
Advocate  
06/08/23

K. Mazumdar  
 Satyaji Mazumdar  
 Kirtika Kirti Mazumdar  
 Navin Choshkar  
 02/07/23

Memo of Consideration

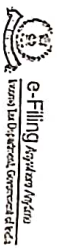
Cheque No.	Amount (Rs.)	Drawn on Bank
047998	5,00,000/-	Drawn on Union Bank
047997	5,00,000/-	Drawn on Union Bank
047996	5,00,000/-	Drawn on Union Bank
047995	5,00,000/-	Drawn on Union Bank
000001	5,00,000/-	Drawn on HDFC Bank
000002	5,00,000/-	Drawn on HDFC Bank
000003	5,00,000/-	Drawn on HDFC Bank
On-Line Bank Transfer	10,00,000/-	Paid at State Bank of India
-do-	10,00,000/-	Paid at State Bank of India
-do-	5,00,000/-	Paid at Indian Bank
-do-	5,00,000/-	Paid at United Bank of India
-do-	4,00,000/-	Paid at United Bank of India
Total	Rs 69,00,000/-	



**INCOME TAX DEPARTMENT**  
Challan Receipt

12

12



PAN	:	ALVPP3230F
Name	:	SHAISTA PARWEEN
Assessment Year	:	2024-25
Financial Year	:	2023-24
Major Head	:	Income Tax (Other than Companies) (0021)
Minor Head	:	TDS on Sale of Property (800)
Amount (in Rs.)	:	₹ 69,613
Amount (in words)	:	Rupees Sixty Nine Thousand Six Hundred And Thirteen Only
CIN	:	23070500245991SBN
Acknowledgement Number	:	AK04734343
Mode of Payment	:	Net Banking
Bank Name	:	State Bank Of India
Bank Reference Number	:	IK0CIIHWT4
Date of Deposit	:	05-Jul-2023
BSR code	:	0002271
Challan No	:	44490
Tender Date	:	05/07/2023

K. Mazumdar

Challan-cum-statement of deduction of tax under section 194-1A (Form 26QB)



e-Filing Application  
From the Central Board of Direct Taxes

Assessment Year: 2023-24  
 Financial Year: 2023-24  
 Tax Applicable (Major Head): TDS on Sale of Property (800)  
 Income Tax (Other than Companies) (0021)  
 Payment Mode: Net Banking  
 Bank Name: State Bank of India

Assessment Year	Financial Year	Tax Applicable (Major Head)	Type of Payment (Minor Head)
2024-25	2023-24	Income Tax (Other than Companies) (0021)	TDS on Sale of Property (800)

Residential Status of the Seller: Resident  
 Payment Mode: Net Banking  
 Bank Name: State Bank of India

Buyer Details		Seller Details	
Name	SHAISTA PARWEEN	Name	SATYA PRIYA MAZUMDAR
PAN	ALVPP3230F	PAN	AESPM9576M
Category of PAN	Individual	Category of PAN	Individual
Address Details	H NO-17 ROAD NO-1 AZADNAGAR MANGO NEAR, T O P DAIGUTTU PO AND PS MANGO JAMSHEDPUR, Azadnagar, Jamshedpur, S.O, EAST SINGHBHUM, Jharkhand, INDIA, 832110	Address Details	H NO-5-AB, H NO-10S, PRERNA SARLA APARTMENT NEW BARADIWARI, BACK SIDE OF TELEPHON EXCHANGE OFFICE SAKCHI JSR, Jamshedpur, Jamshedpur H.O, EAST SINGHBHUM, Jharkhand, INDIA, 831001
Mobile Number	+91 9334800017	Mobile Number	+91 8862922288
Email ID	frozkhaniym@gmail.com	Email ID	pradeepbhat177@9@gmail.com
Whether more than one Buyer	No	Whether more than one Seller	Yes
Aadhaar Number	XXXX XXXX 2847	Aadhaar Number	XXXX XXXX 8411

K. Mazumdar

**Property Transferred Details**

14

13

Type of property	Date of Agreement/ Booking	Total Value of Consideration (Property Value)	Address details
BUILDING	05-Jul-2023	₹ 69,61,300	MOUZA PARDIH NEW KHATTA NO-19 PLOT NO-955 AREA 21.12 DECIMAL, MARGO TOWN JAMSHIEDPUR DISTRICT- EAST SINGBHUUM JHARKHAND, Azadnagar, Azadnagar S.O, EAST SINGBHUUM, Jharkhand, INDIA, 832110
Payment type	Date of Payment/ Credit	Date of Deduction	Amount paid/credited currently
LUMP SUM	05-Jul-2023	05-Jul-2023	₹ 69,61,300
	Whether stamp duty value is higher than sale consideration ? Yes	Total stamp duty value of the property	
		₹ 69,61,300	

**Tax Deposit Details**

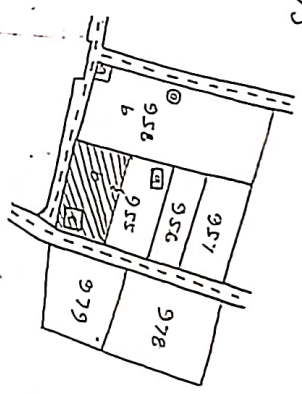
Amount on which TDS to be deducted	₹ 69,61,300
TDS Amount	₹ 69,613
(a) Basic Tax	₹ 69,613
(b) Interest	₹ 0
(c) Fee under section 234E	₹ 0
Total (a + b + c)	₹ 69,613
In words	Rupees sixty nine thousand six hundred and thirteen Only

(This is a computer generated Acknowledgement Receipt and needs no signature)

K. Mazumdar



M-N-9. C. JAMSHIEDPUR  
 Ward No-9  
 Sheet No-4  
 Thana - Mouga  
 Thana No-1641  
 Year of:- 1970-71  
 Scale of:- 1 CM = 20 M.  
 Land Mark on -



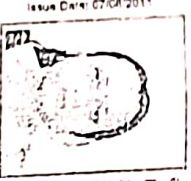
Khats No	Plot No	Area	Side of	Boundry by
19	955	12 Katha 16 Dhals = 21.12 Dec.	N-123' 11" S-123' 6" E-69' 0" W-60' 0"	N- Portion of Plot No- 955 S- Road. E- Road. W- Plot No- 958

K. Mozumdar  
 Satya Prisa Mozumdar  
 Kishor Prisa Mozumdar  
 Kishor Prisa Mozumdar

15



भारत सरकार  
Government of India



Issue Date: 07/04/2011

करोली मजुमदार  
Karoli Mazumdar  
मर्ता तिथि / DOB : 17/01/1971  
शक्ति / Female



8488 8888 4930

मर्ता अथवा, मर्ती महचान

K. Mazumdar

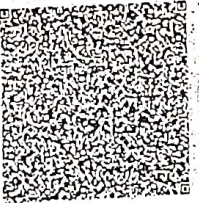
30



UIDAI  
Unique Identification Authority of India



Print Date: 29/03/2012  
करोली मजुमदार, मर्ता मजुमदार  
मर्ता मजुमदार, मर्ता मजुमदार, मर्ता मजुमदार  
मर्ता मजुमदार, मर्ता मजुमदार, मर्ता मजुमदार  
Address: W/O Supriya Mazumdar, House  
No. 8, River View Colony, Bhanla Park, PO-  
Kadina, Jamshedpur, Purbi Singhbhum,  
Jharkhand, 831005



0444 0443 4930

1947

help@uidai.gov.in

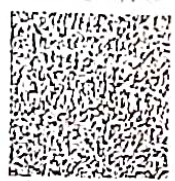
www.uidai.gov.in

31

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
CBTPM0281M



01042022

नाम / Name  
KARODI MAZUMDAR

पिता का नाम / Father's Name  
MAHAS DUTTA

जन्म की तारीख /  
Date of Birth  
17/01/1971

K. Mazumdar

72

आयकर विभाग  
INCOME TAX DEPARTMENT



सत्या प्रिया माजुंदार  
SATYA PRIYA MAZUMDAR

सुकुमार माजुंदार  
SUKUMAR MAZUMDAR

05/11/1968  
Permanent Account Number  
AESP M9576M

*Satyapriya Mazumdar*  
Signature

भारत सरकार  
GOVT. OF INDIA



*Satyapriya Mazumdar*

73



भारत सरकार  
GOVERNMENT OF JHARKHAND



Issue Date: 20/01/2013



सत्य प्रिया मजुमदार  
Salya Priya Majumdar  
जन्म तिथि / DOB: 05/11/1968  
पुरुष / Male



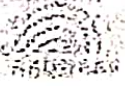
8586 7446 8411

मेरा आधार, मेरी पहचान

Salya Priya Majumdar

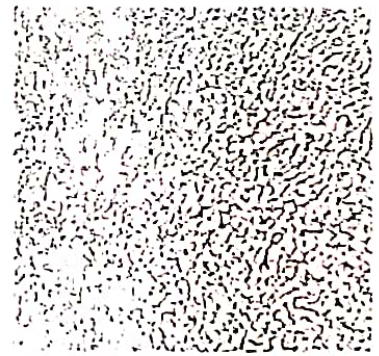


भारत सरकार  
GOVERNMENT OF JHARKHAND



Print Date: 24/07/2022

पता: एम. मजुमदार, 5-ए बी, एच.नं.- 108 प्रेरणा  
सरला अपार्टमेंट, नया बरादवारी, ऑफ टेलीफोन के  
पीछे, एकतयज ऑफिस, पो- साक्ची, साक्ची भाग  
बिस्तुपुर, ईस्ट सिंगभूम, झारखण्ड, 831001  
Address: C/O S. Majumdar, 5-AB, H NO 108  
PRERNA SARALA APARTMENT, NEW  
BARADWARI, Back Side Of Telephone Exchange  
Office, Po- Sakchi, SAKCHI, Sakchi, Bistupur  
East Singhbhum, Jharkhand, 831001



8586 7446 8411



help@uidai.gov.in



www.uidai.gov.in

34

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SARWISHTA GHOSH HAZRA

SUKUMAR MAZUMDAR

30/12/1975

Permanent Account Number

AEOPH8466D

*Sarwisha Ghosh Hazra*

Signature



02022010

*Sarwisha G. Hazra*



भारत सरकार  
Government of India

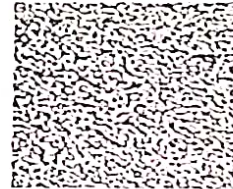
भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

नामांकन क्रमांक / Enrollment No : 1124/55134/01059

To  
शर्मिष्ठा घोष हजरा  
Sarmistha Ghosh Hazra  
W/O Abhijit Ghosh Hazra,  
2nd Floor 2B 9 New Baradwari  
Po-Sakchi  
VTC, Kalimali,  
PO Jamshedpur,  
Sub District, Golmuri, District: East Singhbhum,  
State: Jharkhand,  
PIN Code 831001

270112013  
24207237

UA067344158IN



आपका आधार क्रमांक / Your Aadhaar No. :

0004 7081 3462

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



शर्मिष्ठा घोष हजरा  
Sarmistha Ghosh Hazra  
जन्म तिथि / DOB : 30/12/1975  
लिंग / GENDER : FEMALE

0004 7081 3462

मेरा आधार, मेरी पहचान

Sarmistha Ghosh Hazra

36

ভাষিকার্ডটির সিরি নং / Enrollment No. : 2016/00635/75849

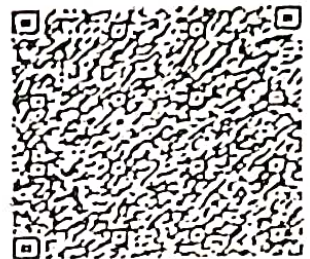
10/10/2013

To  
Chitta Priya Mazumdar  
চিটা প্রিয়া মজুমদার  
S/O Sukumar Mazumdar  
Shantiniketan Road  
Bhubandanga  
Bolgpur M  
Golpur, Birbhum, Birbhum,  
West Bengal - 731204  
9932857005



KA571843184FH

57184318



আপনার আধার সংখ্যা / Your Aadhaar No. :

2900 0700 3334

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India

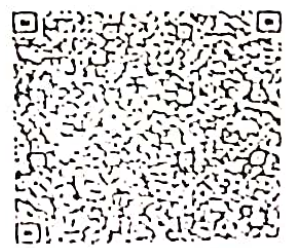


চিটা প্রিয়া মজুমদার  
Chitta Priya Mazumdar  
পিতা - সুকুমার মজুমদার  
Father - Sukumar Mazumdar

জন্ম তারিখ / DOB 11 06 1970

লিঙ্গ - Male

2900 0700 3334







*Chitta Priya Mazumdar*

আমার আধার, আমার পরিচয়



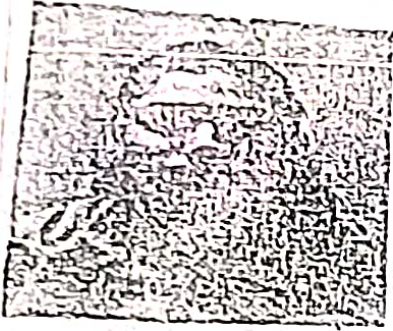
37

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
CHITTA PRIYA MAZUMDAR SUKUMAR MAJUMDAR		
11/06/1970		
Permanent Account Number AJHPM2422N		
		
Signature		

*Chitta Priya Mazumdar*

२४

~~संवेदनशील सूचना~~




साइस्ता परवीन  
Saista Pravin  
जन्म तिथि/ DOB: 04/02/1980  
महिला / FEMALE

6627 8458 2847

आधार - आम आदमी का अधिकार

*Saista Pravin*



~~संवेदनशील सूचना~~  
GENERAL INFORMATION FOR INDIA

पता: Address:  
W/O: फ़िरोज़ खान, हाउस नं  
-17, रोड नं-1, अज़ादनगर,  
मातंगी, वाई सुब्बा टी.ओ.पी के  
पास, जमशेदपुर,  
आज़ादनगर, पूर्वी सिंहभूम,  
झारखण्ड - 832110  
W/O: Firoz Khan, House No-17,  
Road No-1, Azadnagar, Matangi,  
Near Daiguti T.O.P, Jamshedpur,  
Azadnagar, East Singhbhum,  
Jharkhand - 832110

6627 8458 2847

आधार - आम आदमी का अधिकार

28

साईस्ता परवीन  
 Saista Pravin  
 जन्म तिथि/ DOB: 04/02/1980  
 महिला / FEMALE

6627 8450 2847

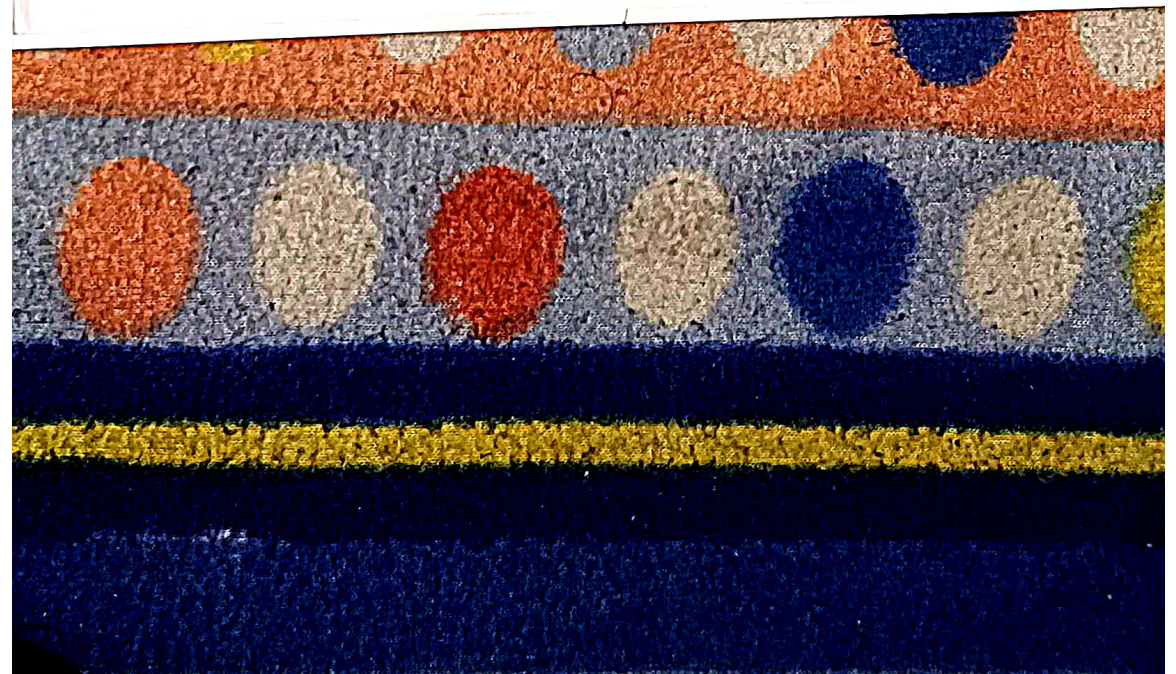
कार्डधार - आम आदमी का अधिकार

पता:  
 W/O: फ़िरोज़ खान, हाउस नं  
 -17, रोड नं-1, अज़ादनगर,  
 मानगो, दाईगुट्टा टी.ओ.पी के  
 पास, जमशेदपुर,  
 अज़ादनगर, पूर्वीसिंहभूम,  
 झारखण्ड - 832110

Address:  
 W/O: Firoz Khan, House No-17,  
 Road No-1, Azadnagar, Manago,  
 Near Daigutta T.O.P, Jamshedpur,  
 Azadnagar, East Singhbhum,  
 Jharkhand - 832110

6627 8450 2847

कार्डधार - आम आदमी का अधिकार



39

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SHAISTA PARWEEN  
ZAHID PARWEZ

04/02/1980  
Permanent Account Number  
ALVPP3230F

*Shaista Parween*  
Signature



*Shaista*

40



भारतीय विशिष्ट पहचान प्राधिकरण

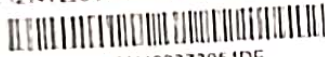
भारत सरकार

Unique Identification Authority of India  
Government of India

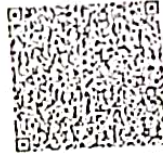
नामांकन क्रम / Enrollment No 1124/55548/21762

To  
शुभिन चण्डा  
Abhin Chhanda  
S/O Gourchandra Ghosh Hazra  
Flat No-2B 2nd Floor  
9th Main Cross Street Sakchi  
Kolkata  
Jambhikpur Gokuln East Singhdhumi  
Jharkhand 831001  
9431754350

Ref: 1214/220/1200192/1205541/P



511402373054DF



आपका आधार क्रमांक / Your Aadhaar No. :

6607 0028 5653

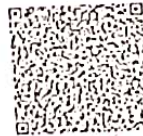
आधार - आम आदमी का अधिकार



भारत सरकार  
GOVERNMENT OF INDIA



शुभिन चण्डा  
Abhin Chhanda  
वर्ष / Year of Birth: 1997  
पुरुष / Male




6607 0028 5653

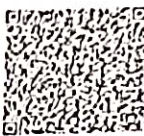
आधार - आम आदमी का अधिकार

*Handwritten signature*

49

भारत सरकार  
GOVERNMENT OF INDIA



 EROZ KHAN  
 Eroz Khan  
 जन्म वर्ष / Year of Birth : 1970  
 पुरुष / Male



5503


आधार - आम आदमी का अधिकार


*Eroz Khan*



 भारतीय विशिष्ट पहचान प्राधिकरण  
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA


पता: S/O आबाद खान, म० नं १७,  
 आजाद नगर, रोड नं १, समीप टी.ओ.पी.  
 दासगुट्टा, पो आजाद नगर, जमशेदपुर, पूर्वी  
 सिंहभूम, झारखण्ड, 832110

Address: S/O Abad Khan, II NO  
 17, AZAD NAGAR, ROAD NO 1,  
 NEAR T.O.P. DAIGUTTU, PO  
 AZAD NAGAR, Jamshedpur,  
 Azadnagar, Purbi Singhbhum,  
 Jharkhand, 832110

 1947  
 1800 180 1947

 help@uidai.gov.in

 www.uidai.gov.in

 P.O. Box No.1947,  
 Bengaluru-560 031

Transaction Successful

OK  
[Signature]

42

Name	Saleem Pravin Alias Shaista Parveen
Token No / Depositor ID	202300088439
Amount	210313
Transaction ID	0cd9e01ca1fd996a14ea
GRN	2318082124
CIN	10002162023070506868
Time	2023-07-05 12:53:17

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

K. Mazumdar

6/7/2023



43

**Pre Registration Docket**

Date :- 04-07-2023 10:46 pm

Office Name :- District SRO - Jamshedpur  
Token No:- 202300082439

Appointment :- 05-Jul-2023 Time:- 12:25

Article	Sale Deed
Pre Registration Date	04-Jul-2023
No. Of Pages	49
Stamp Duty	278452
Paid Stamp Duty	0
Total Fees	₹ 2,10,313.

Property Id: 1010492

Valuation No. : 1369283 / 2023	:- 2023-2024	Date : 04-July-2023 21:52:PM	
State : Jharkhand	District : EastSinghbhum	Tahsil : Mango	
Land Type : Urban	Corporation : Mango Nagar Nigam	Village/City : Pardih Mango Word No- 9	
Pardih Mango Word No-9 Halka No 2 Village Code 16412 - Other Road			
Volume Number - 5			
Page Number - 236			
Khata Number - 19			
Plot Number - 955			
Holding Number - 0010004322000A4			
<b>Property Rates</b>			
Residential Land (Y)			
₹329604/- Decimal			
Valuation Rule : Residential Land			
<b>Property Details</b>			
1	Land area	21.12 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 21.12 x 329604=6961236.48	₹69,61,236/-
A	Total		₹69,61,236/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹69,61,300/-
Total Amount in Words : Sixty Nine Lakhs Sixty One Thousands Three Hundred Rupees Only.			



44

Land measurement, Sub Part and House No.	Property Boundaries East: ROAD, West: PLOT NO.95B, South: ROAD, North: PORTION OF PLOT NO.955
Area	Land area : 21.12 Decimal
Other Description of the Property	Pin Code - 831018
Government/Market Value	6961236.48
Transaction Amount	6900000

SELLER	-Mrs. SARMITSHA GHOSH HAZRA, Address - H NO.9 FLAT NO.2 B NEW BARADWARI PS-SITARAMDERA TOWN JAMSHEDPUR- ,Father/Husband Name ABHIJIT GHOSH HAZRA , PAN No.- *****466D,Permission Case No.- , Aadhaar No. *****3462
	-Mr. SATYA PRIYA MAZUMDAR, Address - 5 AB H NO.108 PRERNA SARALA APT NEW BARADWARI PS-SITARAMDERA TOWN JAMSHEDPUR- ,Father/Husband Name LATE SUKUMAR MAZUMDAR , PAN No.- *****576M,Permission Case No.- , Aadhaar No. *****8411
	-Mr. CHITTA PRIYA MAZUMDAR, Address - SHANTINIKETAN ROAD BIHUBAN DANGA BOLPUR DIST- BIRBHUM WEST BENGAL- ,Father/Husband Name LATE SUKUMAR MAZUMDAR , PAN No.- *****422N,Permission Case No.- , Aadhaar No. *****3334
	-Mrs. KAROBI MAZUMDAR, Address - H NO.8 RIVER VIEW COLONY BHATIA PARK KADMA TOWN JAMSHEDPUR- ,Father/Husband Name LATE SUPRIYA MAJUMDAR , PAN No.- *****281M,Permission Case No.- , Aadhaar No. *****4930
PURCHASER	-Mrs. SAISTA PRAVIN ALIAS SHAISTA PARWEEN, Address - H NO.17 RD NO.1 DAIGUTTU TOP AZADNAGAR MANGO TOWN JAMSHEDPUR- ,Father/Husband Name FIROZ KHAN , PAN No.- *****230F,Permission Case No.- , Aadhaar No. *****2847

Witness Information	Mr. FIROZ KHAN , Address - H NO.17 RD NO.1 DAIGUTTU TOP AZADNAGAR MANGO TOWN JAMSHEDPUR-, Father/Husband Name-LATE ABAD KHAN
---------------------	--

Identifier Details	Mr. ABHIJIT GHOSH HAZRA , Address - 2B H NO.9 NEW BARADWARI PS-SITARAMDERA TOWN JAMSHEDPUR-, Father/Husband Name-NA
--------------------	---

Fee Rule:Sale Deed		
1	Stamp Duty	2,78,452

1	SP	1,470
Total		1,470

Fee Rule:Sale Deed		
1	/A1	2,08,839

45 02

2	LL	3
3	PR	1
Total		2,08,843

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.

*[Signature]*  
28/07/2013

Deed Writer / Advocate

*[Signature]*  
A/T/2013

Vendee / Claimant


K. Mazumdar  
Sally Prigna Mazumdar  
Shikha Prigna Mazumdar  
Saurabh Anand Har

Vendor / Executant

46

निबंधन कार्यालय में दरतावेजों 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 रावे नवशा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नवशा" जिरासे 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.	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	

  
 दिनांक 22/2  
 निबंधन कार्यालय  
 जिला कार्यालय

निबंधन कार्यालय  
 जिला कार्यालय



47

## Document Registration Summary 1

Date: 06-Jul-2023

- Government/Market Value: ₹6961300/-
- Transaction Amount: ₹6900000/-
- Paid Stamp Duty: ₹278500/-

Receipt : 058741

Receipt Date : 06-07-2023

Presenter Name: -

On Date 06-07-2023 Presented at District SRO -

Jamshedpur

Signature of Presenter

*K. Mazumdar*

District SRO - Jamshedpur

PR	₹1
SP	₹1470
LL	₹3
A1	₹208839
Stamp Duty	₹278500

Total ₹488813

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	278452	278500	-48	GRAS	SaistaPravinAliasShaistaParveen	GRN Number : 2318081931 DEPT Transaction Id : 13aa7b1c3f7768cec1b Transaction Type :	278500
PR	1	1	0	GRAS	SaistaPravinAliasShaistaParveen	GRN Number : 2318082124 DEPT Transaction Id : 0cd9eQ1ca4fd996a14ea Transaction Type :	1
SP	1470	1470	0	GRAS	SaistaPravinAliasShaistaParveen	GRN Number : 2318082124 DEPT Transaction Id : 0cd9eQ1ca4fd996a14ea Transaction Type :	1470

48

A1	208839	208839	0	GRAS	SaistaPravinAliasShaistaParwoen	GRN Number : 2318082124 DEPT Transaction Id : 0cd9e01ca4fd996a14ea Transaction Type :	208839
LL	3	3	0	GRAS	SaistaPravinAliasShaistaParween	GRN Number : 2318082124 DEPT Transaction Id : 0cd9e01ca4fd996a14ea Transaction Type :	3
Sub Total	488765	488813	-48				

Article : Sale Deed Number of Pages : 98

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer



49

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

### Deed Endorsement

Token No :- 202300088439

Deed Type	Salo Deed
Number of Pages	98
Fee Details	Stamp Duty :- Rs. 278452, PR :- Rs. 1, SP :- Rs. 1470, A1 :- Rs. 208839, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.6961236/- ,Transaction Amount :- Rs.6900000/-
Property Details	District :- EastSinghbhum , Tehsil :- Mango , Village Name :- Pardih Mango Word No- 9 Location :- Olhor Road, Pardih Mango Word No-9 Halka No 2 Village Code 16412 Property Boundaries :- East: ROAD, West: PLOT NO.958, South: ROAD, North: PORTION OF PLOT NO.955 Volume Number - 5Page Number - 236Khata Number - 19Plot Number - 955Holding Number - 0010004322000A4 Area Of Land :- 21.12 Decmal










Sh./SmlKAROBI MAZUMDAR s/o/d/o/w/o LATE SUPRIYA MAJUMDAR has presented the document for registration in this office today dated :- 06-Jul-2023 Day :- Thursday Time :- 17:24:39 PM



KAROBI MAZUMDAR (Individual)

Party Name	Document Type	Document Number
KAROBI MAZUMDAR	PAN/UID	CBTPM0281M



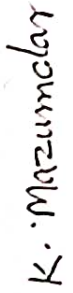


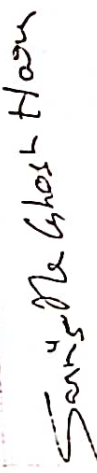


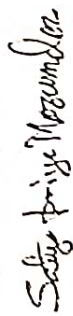
50

S.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party Photo	Finger Print	Signature
1	<p><b>KAROBI MAZUMDAR</b>            Address1 - H NO.8 RIVER VIEW COLONY BHATIYA PARK KADMA TOWN JAMSHEDPUR, Address2</p> <p>... Jharkhand            PAN No.:            CBTPM0281M, Permission Case No.-</p>	Yes	<p>Karobi Mazumdar            Address:-            House No. 8, River View Colony, Dhalla Park, PO- Kadma, Jamshedpur, Purbi Singhbhum, 831005, Jharkhand, India</p>		SELLER Age:52			
2	<p><b>SARMITSHA GHOSH HAZRA</b>            Address1 - H NO.9 FLAT NO.2 B NEW BARADWARI PS-SITARAMDERA TOWN JAMSHEDPUR, Address2</p> <p>... Jharkhand            PAN No.:            AEOPH8466D, Permission Case No.-</p>	Yes	<p>Sarmistha Ghosh Hazra            Address:-            2nd Floor 2B, 9 New Baradwarl, Po-Sakchl, Kalimali, East Singhbhum, 831001, Jharkhand, India</p>		SELLER Age:47			
3	<p><b>SATYA PRIYA MAZUMDAR</b>            Address1 - 5 AB H NO.108 PRERNA SARALA APPT NEW BARADWARI PS-SITARAMDERA TOWN JAMSHEDPUR, Address2</p> <p>... Jharkhand            PAN No.:            AESPM9576M, Permission Case No.-</p>	Yes	<p>Satya Priya Majumdar            Address:- 5- AB, H.NO.- 108, PRERNA SARALA APARTMENT, Back Side Of Telephon, Exchange Office, Po- Sakchi, NEW BARADWARI, SAKCHI, Sakchi, Bistupur, East Singhbhum, 831001, Jharkhand, India</p>		SELLER Age:54			

K. Mazumdar  
Sarmistha Ghosh Hazra





Satya Priya Mazumdar

50



Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<p><b>KAROBI MAZUMDAR</b>            Address1 - H NO.8 RIVER VIEW COLONY BHATIA PARK KADMA TOWN JAMSHEDPUR, Address2</p> <p>... Jharkhand            PAN No.:            CBTPM0281M, Permission Case No.-</p>	Yes	<p>Karobi Mazumdar            Address:-            House No. 8, ,            River View Colony, Bhatia Park, PO- Kadma, Jamshedpur, ,            Purbi Singhbhum, 831005, ,            Jharkhand, India</p>		<p>SELLER            Age:52</p>			
2	<p><b>SARMITSHA GHOSH HAZRA</b>            Address1 - H NO.9 FLAT NO.2 B NEW BARADWARI PS-SITARAMDERA TOWN JAMSHEDPUR, Address2</p> <p>... Jharkhand            PAN No.:            AEOPH8466D, Permission Case No.-</p>	Yes	<p>Sarmishta Ghosh Hazra            Address:-            2nd Floor 2B, ,            9 New Baradwari, Po-Sakchi, Kalimali, ,            East Singhbhum, 831001, ,            Jharkhand, India</p>		<p>SELLER            Age:47</p>			
3	<p><b>SATYA PRIYA MAZUMDAR</b>            Address1 - 5 AB H NO.108 PRERNA SARALA APPT NEW BARADWARI PS-SITARAMDERA TOWN JAMSHEDPUR, Address2</p> <p>... Jharkhand            PAN No.:            AESPI9576M, Permission Case No.-</p>	Yes	<p>Satya Priya Majumdar            Address:- 5- AB, H.NO.- 108, PRERNA SARALA APARTMENT, Back Side Of Telephon, Exchange Office, Po-Sakchi, NEW BARADWARI, SAKCHI, Sakchi, Bistupur, ,            East Singhbhum, 831001, ,            Jharkhand, India</p>		<p>SELLER            Age:54</p>			



51

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
4	<b>CHITTA PRIYA MAZUMDAR</b> Address1 - SHANTINIKETAN ROAD BHUBAN DANGA BOLPUR DIST- BIRBHUM WEST BENGAL, Address2 - ... Jharkhand PAN No.: AJHPM2422N, Permission Case No.-	Yes	Chitta Priya Mazumdar Address:- ... Shantiniketan Road, Bhubandanga, Bolpur M., Birbhumi, 731204, West Bengal, India		SELLER Age:52			<i>Chitta Priya Mazumdar</i>
5	<b>SAISTA PRAVIN ALIAS SHAISTA PARWEEN</b> Address1 - H NO.17 RD NO.1 DAIGUTTU TOP AZADNAGAR MANGO TOWN JAMSHEDPUR, Address2 - ... Jharkhand PAN No.: ALVPP3230F, Permission Case No.-	Yes	Saista Pravin Address:- House No -17, Near Daiguttu T.O.P, Road No -1, Azadnagar, Mango, Jamshedpur, Azadnagar, East Singhbhum, 832110, Jharkhand, India		PURCHASER Age:43			<i>Saista Pravin</i>

**Identification:**

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>ABHIJIT GHOSH HAZRA</b> S/o-D/o NA Address1 - 2B H NO.9 NEW BARADWARI PS-SITARAMDERA TOWN JAMSHEDPUR, Address2 - ... Jharkhand PAN No.:			<i>Abhijit Ghosh Hazra</i> 6/7/23

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>FIROZ KHAN</b> Address1 - H NO.17 RD NO.1 DAIGUTTU TOP AZADNAGAR MANGO TOWN JAMSHEDPUR, Address2 - ... Jharkhand			<i>Firoz Khan</i>

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb impression are affixed in my presence.

Above mentioned ( KAROMI MAZUMDAR , SATYA PRIYA MAZUMDAR , CHITTA PRIYA MAZUMDAR , SARMITSHIA GHOSH HAZRA ), has/have admitted the execution before me. He/ She/ They has / have been identified by (ABHIJIT GHOSH HAZRA) Son/Daughter/Wife of (NA) resident of (2B II NO.9 NEW BARADWARI PS-SITARAMDERA TOWN JAMSHEDPUR) and by occupation (Business).

Signature of Registering Officer

Date: 06-Jul-2023

Seal and Signature of Registering Officer

Token No.: 202300088439

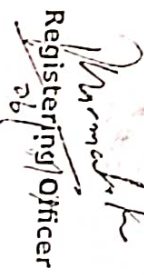
## CERTIFICATE

Office of the District SRO - Jamsheedpur

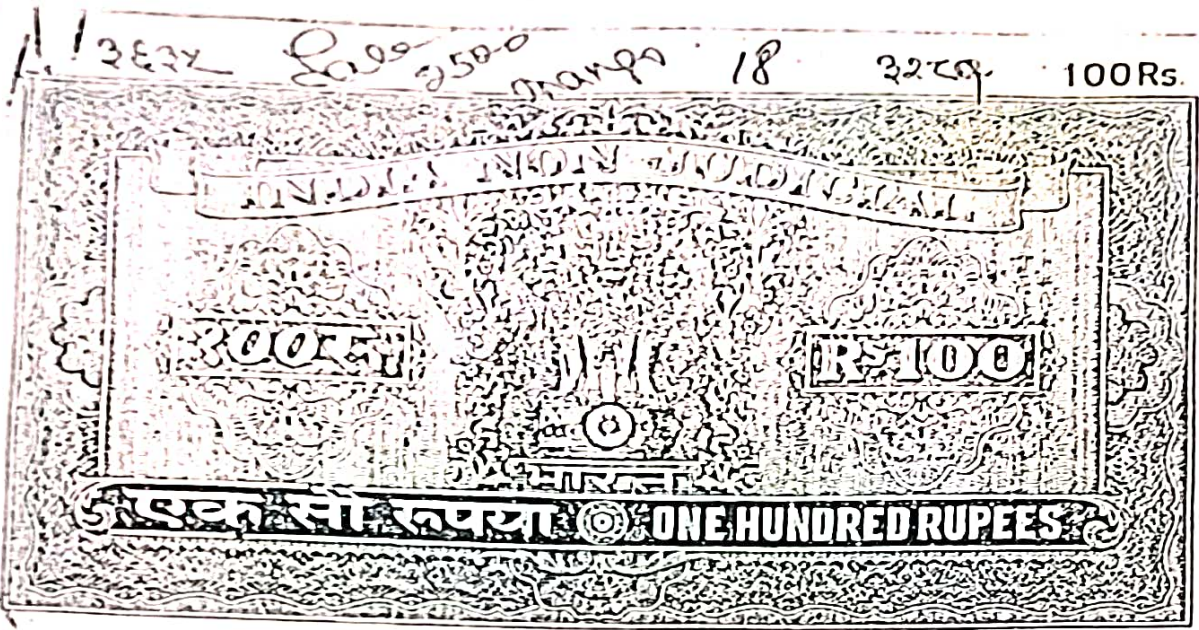
This Sale Deed was presented before the registering officer on date 06-Jul-2023 by KAROBI MAZUMDAR, S/O. D/O. W/O LATE SUPRIYA MAJUMDAR resident of H NO.8 RIVER VIEW COLONY BHATIA PARK KADMA TOWN JAMSHEDPUR ..

This deed was registered as Document No:- 2023/SR/3487/BK1/3246 in Book No :- BK1, Volume No :- 580 from Page No :- 115 to 212 at, office of District SRO - Jamsheedpur

Date:- 06-Jul-2023

  
Registering Officer





Handwritten notes in Hindi, including a signature and some illegible text.

26 29  
 11 50  
 129 ✓

SALE DEED.

Handwritten notes in Hindi, including a signature and some illegible text.

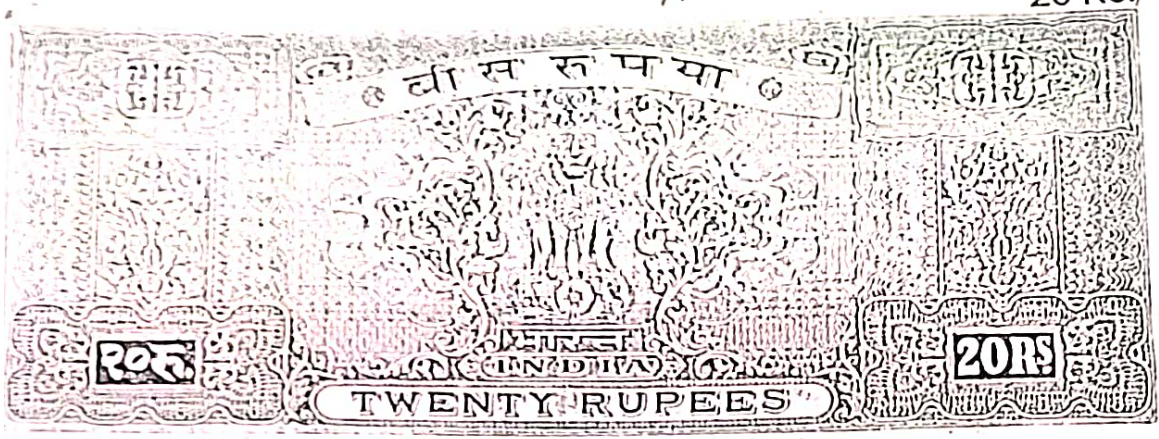
THIS DEED OF SALE is made on this the 26 day of April, 1980, BETWEEN;  
ALLIA KHATOON widow of Late Maheruddin Khan, by faith Muslim, residing at Jwaharnagar, Mangro, P.S. Mangro, Pergana Dhalbhum, District Singbhum, hereinafter called the 'VENDOR' (which expression shall unless repugnant to the context includes her heirs, successors, administrators and assigns) of the one part;

IN FAVOUR OF

1. Srimati. SANDHYA MAZUMDER wife of Sri. Sukumar Mazumder, 2. Srimati. SHALPA MAZUMDER wife of Sri. Runkim Mazumder, both by faith Hindu, resident of Village Bardih, P.S. Mangro, at present residing at 2536/D, Kashidih East, P.S. Sakchi, Town. Jamshedpur, District Singbhum, hereinafter called the 'PURCHASERS' (which expression shall unless repugnant to the context include their heirs, successors, administrators and assigns) of the other part;

19

20 Rs. / 6



( 2 )

26/4/50

Nature of Deed :- S A L E D E E D .

Value of the Agricultural land :- Rs. 2500/- (Rupees Two thousand five hundred) only.

S C H E D U L E .

ALL THAT AGRICULTURAL recorded Gora I/I, raiyati land measuring more or less 13 Decimals of Mouza Pardihi, P.S. Lango, Thana No. 1641, Pergana Dhalbhum, District Singhbhum in portion of Old Plot No. 213, Under Khata No. 19, corresponding to P.S. Ward No. 9, under

<u>P.S. Khata No.</u>	<u>P.S. Plot No.</u>	<u>Nature of Land</u>	<u>Area.</u>
19	956	Gora I/I	0.05.50 Acre i.e. 13 Decimals of raiyaati Agricultur- -al land.

Bounded as follows; that is to say:-

- On the North by :- Agricultural field;
- On the South by :- Plot No. 955 ;
- On the East by :- Plot No. 954 (Land);
- On the west by :- Plot No. 953 ;

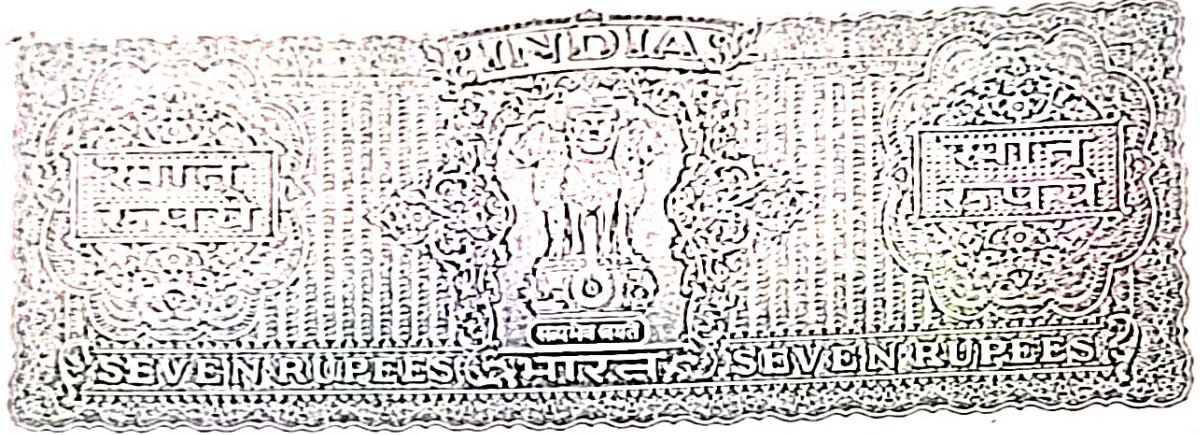
Annual rent :- Rs. 0.30, Paise only;

Landlord :- The State of Bihar, Block at Jambhedpur.

5/10/50

20

17 7RS



( 3 )

*Handwritten signature*  
26/4/50

KNOW ALL MEN BY THESE PRESENTS:

Whereas the Vendor is the absolute owner of the agricultural recorded Gora 1/1, land described in the Schedule above; And

Whereas the land in question has been recorded in the name of the Vendor in present Survey Settlement Operation; And

Whereas the Vendor being in need of money proposed to sell the said land for Rs. 2500/- (Rupees Two thousand five hundred) only to the Purchasers and whereas the Purchaser agreed to purchase the same;

NOW THIS DEED OF SALE WITNESSETH:

That in pursuance of the said agreement and in consideration of the said sum of Rs. 2500/- (Rupees Two thousand five hundred) only the Purchasers already paid a sum of Rs. 2500/- (Rupees Two thousand five hundred) only, to the Vendor, the receipt of payment is hereby acknowledged, the Vendor does hereby conveyed her above land fully described in the Schedule above to the Purchasers by this deed of sale.

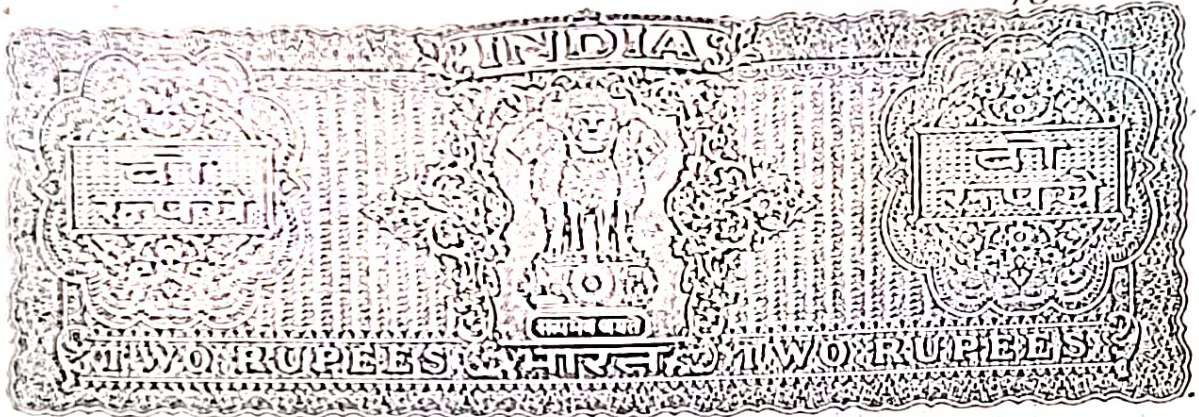
That all the rights, title and interest of the above land of the Vendor hereby sold are now vested in the Purchaser and the Purchaser with their heirs will enjoy and possess the same for ever without any interruption from the side of the Vendor and her.

*Handwritten signature*

21

18

2R5



( 4 )

*Handwritten notes:*  
2  
1/2  
26/4/80

her heirs and successors.

That the Vendor or her heirs and successors will have no claim over the land hereby conveyed by this deed of Sale.

That the rent of the above land now will be paid by the purchasers in place of the Vendor and the Vendor also give delivery of possession of her above land in favour of the purchasers.

That the land hereby conveyed is free from all encumbrances and if it transpires that the land hereby conveyed is not free from all encumbrances or there be any defect of her title to the land or if the Purchasers suffers any loss due to any defect of title of the vendor in respect of the aforesaid land, then the vendor and her heirs and successors will be Civilly and Criminally liable to the Purchasers and their heirs and successors and will be bound to make good any loss sustained by her or them.

IN WITNESS WHEREOF the Vendor does hereunto set his hand to-day at Madhupur, the date, month and year first above written.

Read over and explained the contents of this deed to the orientent and admitted to be correct. *Sudhakar Kumar Banerjee*

Witness:- 1. *S. Basanta A. Moh...* 26/4/80 26.4.80

*Handwritten notes at bottom:*  
S. K. ... 26/4/80  
Sudhakar Kumar Banerjee 26.4.80



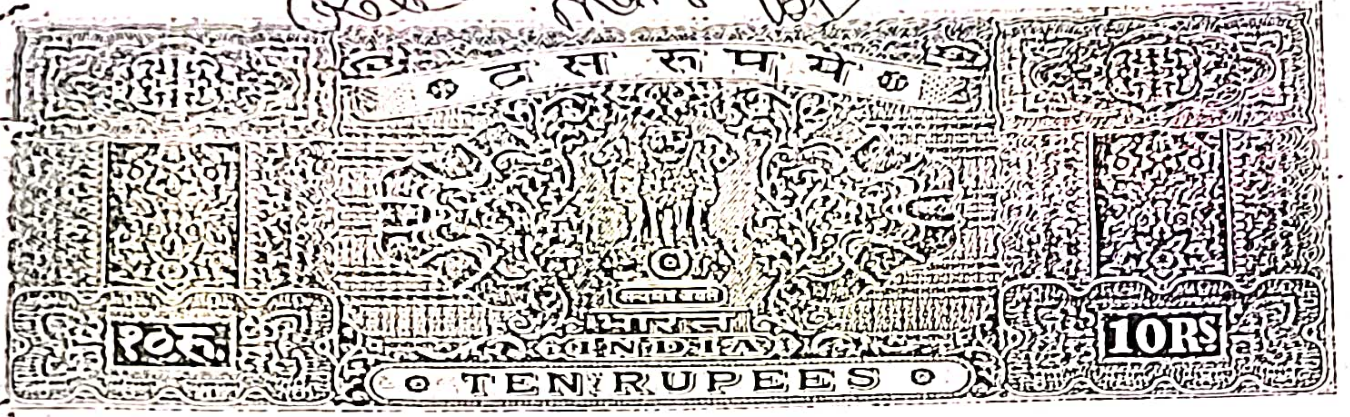


३६३४

*Release mango 16/1*

३२-०

10RS.



२०.५

*Handwritten scribbles*

*26.4.50*

*16/1/50*

DEED OF RELEASE.

THIS DEED OF RELEASE is made on the 16<sup>th</sup> day of April, 1950, BETWEEN :-

AMINA KHATOON W/O Late Maheruddin Khan, by faith Muslim, by occupation household affairs, resident of Jwaharnagar Mango, P.O. & P.S. Mango, Pergana Dhalbhum, District Singbhum, hereinafter called the FIRST PARTY/RELEASER, (which expression shall unless repugnant to the context includes her heirs, successors and administrators) of the one part;

IN FAVOUR OF

1. Srimati SANDHYA MAZUMDAR W/O Sri Sukumar Mazumdar;
2. Srimati SHAMPA MAZUMDAR W/O Sri Bankim Mazumdar, both by faith Hindu, resident of Paradh, P.S. Mango, ay-present residing at 2536/D, Kashidh East, P.S. Sakchi, Town Jamshedpur, District Singbhum, hereinafter called the SECOND PARTY/OWNERS, (which expression shall unless repugnant to the context include their heirs, successors and administrators) of the other part;

Deed of Release

*Handwritten notes on the left side of the page:*  
 २०.५  
 २०.५  
 २०.५  
 २०.५  
 २०.५

*S. Miss*

25

24

21

3RS



Para No. 2.

SCHEDULE.

*Handwritten:* 26/4/50

ALL THAT LAND together with Pucca and Kutcha house, Sohan, Well and what-so-ever within measuring 41 Decimals more or less raiyati land of Mouza Pardib, P. S. Mango, Thana No. 1641, Under Khata No. 19, in portion of Plot No. 213/214, Corresponding to present Survey Ward No. 9; Under

<u>P. S. Khata No.</u>	<u>P. S. Plot No.</u>	<u>Area.</u>
19	955 (a) Mokaan - Pucca/Khaprapose,	0.00.50 M. Ares,
	(b) Sohan etc.,	0.15.20 M. Acre,
	(c) Mokaan - Kutcha/Khaprapose;	0.00.70 M. Acre,
Total :-		0.16.40 M. ARES.

i.e. more or less 41 Decimals of raiyati land; in Sub-Registry Jamshedpur, Pergana Haldhum, District Singhbhum; which is bounded as follows that is to say :-

- On the North by : Plot No. 956;
- On the South by : Plot No. 933 (Rasta);
- On the East by : Plot No. 954 (Road);
- On the West by : Plot No. 953;

Annual Rent Rs. 1.50 Paise only;

*Handwritten signature:* S. Mo

25

21

387



Para No.3.

Handwritten notes: "1000/-" and "26/4/80".

KNOW ALL MEN BY THESE PRESENTS:

Whereas the members of the Second party are the real, absolute and bonafide owners of the property morefully mentioned in the Schedule above; And

Whereas the the First party and her husband Maheruddin Khan, now deceased, sold the aforesaid land to the members of the Second party for a reasonable consideration in the year 1966 and also gave delivery of possession of the same to the members of the Second party in presence of the local people; And

Whereas since after the aforesaid purchase the members of the Second party have been in peaceful possession over the said land by erecting Pucca and Kutchha house, Well and what-so-ever standing thereon, to the knowledge of the First party and all others of the said locality, adversely and openly for more than 12 years, without any interruption from any corner and are lawful owners of the aforesaid land and property, morefully described in the Schedule above and thereby acquired an indefeasible right over the same.

Handwritten signature or initials.

9/6  
15/8/20  
15/8/20  
Part No. 1.

And whereas disputes and differences arose between the parties in respect of the aforesaid property; And

Whereas the members of the Second party for the purpose of safeguarding their interest in the said property filed a Title Suit which was registered as Title Suit No. 44 of 1980 of the Court of the Sub-Judge, Jamshedpur; And

Whereas after filing the above mentioned Title Suit, both the parties to this deed have amicably settled their disputes and differences in respect of the said property mentioned in the schedule above and also decided not to contest the said Title Suit No. 44 of 1980; And

Whereas the First party also agreed to execute and register a Deed of Release in favour of the members of the Second party in respect of the aforesaid property, described in the Schedule above;

NOW THEREFORE in order to settle the matter for good and in order to avoid further dispute, litigation or misunderstanding between the parties in respect of the said property, the Releasor/First party by this Deed of Release does hereby declare, disclaim and relinquish all her rights, title and interest if any, over the said property morefully mentioned in the Schedule above in favour of the members of the Second party, who have been possessing the said property and land as the absolute owners. The members of the Second party will enjoy and possess the same as usual as the absolute owners of the said property and the First party undertakes not to disturb the peaceful possession of the members of the Second party over the said property.

That the Releasor has no colour of title, interest or possession over the said property described in the Schedule above and she further declares that she has absolutely no concern over the said property and she does not claim any right, title, interest or possession over the said land and property.

27

11  
S. K. Sarkar  
26/12/50

Page No. 6.

That the First party Relator does not claim any title or interest in the said property and admits and declares that she had all ready sold the said land to the members of the Second party owner who came in physical possession over the said land in the year 1956 and since then have not been dispossessed from the aforesaid property at any time and are still in possession over the same. That the current entry in the record of rights in respect of the aforesaid property is wrong and erroneous.

That the members of the Second party/Owners will pay rent of the above land in the Office of the Superior Landlord, in their own names.

That this deed of release is executed by the First party as a record so that no person or persons may hereafter be able to dispute the facts as stated above.

IN WITNESS WHEREOF the First party do hereunto set her hand to-day at Jamshedpur on the date mentioned above.

Read over and explained the contents of this deed to the executant who admitted to be correct. M. S. S.

Witnesses -- 1. A. Baskar, A. K. Sarda  
26/12/50

2. S. K. Sarkar 26/12/50  
Sudhir Kumar Bandyopadhyay 26.12.50.

Typed by : M. N. Sarkar, Jamshedour, M. S. S.

S. K. Sarkar





भारत सरकार

राजस्व एवं भूमि सुधार विभाग

नानांतरण श्रेणी-अ

CRSP/18/12/162 7/31/2023

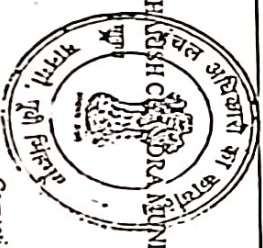


दस्तावेज क्र.:	114	पृष्ठ संख्या:	31
प्लॉट नं.:	16412	अवकाश नं.:	2

क्र.सं.	प्लॉट नं.	प्लॉट का नाम/प्लॉट का नं.	प्लॉट का क्षेत्र	प्लॉट का क्षेत्रफल	प्लॉट का क्षेत्रफल	प्लॉट का क्षेत्रफल	प्लॉट का क्षेत्रफल	प्लॉट का क्षेत्रफल	
779	727	प्लॉट नं.-9	प्लॉट नं. 16412	प्लॉट नं. 19	प्लॉट नं. 5	प्लॉट नं. 236	प्लॉट नं. 19	प्लॉट नं. 955	प्लॉट नं. 21.12
2023-2024	2023-2024	प्लॉट नं. 16412	प्लॉट नं. 16412	प्लॉट नं. 19	प्लॉट नं. 5	प्लॉट नं. 236	प्लॉट नं. 19	प्लॉट नं. 955	प्लॉट नं. 21.12

प्लॉट का नाम :  
 SALSTA PRAVTN ALIAS SHAISTA PARWEENKA-  
 FROZ KHAN, प्लॉट नं. 17 RD NO.1  
 DAUGHTU TOP AZADNAGAR MANCO TOWN  
 JAMSHEDPUR)

प्लॉट का नाम :  
 SATYA PRYA MAZUNDAR CHITTA PRYA  
 MAZUNDAR, प्लॉट नं. LATE SUKUMAR MAZUNDAR,  
 प्लॉट नं. SHANTINIKETAN ROAD BHUBAN DANGA BULPUP  
 DIST- BIRBHUM WEST BENGAL नं. SARMITSHA GHOSH  
 HAZRA, प्लॉट नं. ABHIJIT GHOSH HAZRA, प्लॉट नं. H NO.9  
 FLAT NO.2 B NEW BARADWARI PS-SITARAANDERA  
 TOWN JAMSHEDPUR नं. KAROBI MAZUNDAR, प्लॉट नं. LATE  
 SUPRIYA MAJUNDAR, प्लॉट नं. H NO.8 RIVER VIEW  
 COLONY BHATIA PARK KADMA TOWN JAMSHI DPUTR



Approved By : H. JAMSHEDPUR  
 Correction Slip Successfully signed and Saved

प्लॉट का नाम :  
 SALSTA PRAVTN ALIAS SHAISTA PARWEENKA-  
 FROZ KHAN, प्लॉट नं. 17 RD NO.1  
 DAUGHTU TOP AZADNAGAR MANCO TOWN  
 JAMSHEDPUR)



23, 23 27

Parbhulagan, Parbhani, gov.in/ais/erp/payment\_receipt?uid=605701b30a4437nb3a220020e305562&amp;did=9KX%2KSTnKG2e...

XIV- FJ No. 180v

फरद मालगी / फरद रेयती Page No. : 31  
नाम रेयत मांग बलिदयत जगावन्दी Vol. No. : 114  
को सफुनता नयवरा। Receipt No. : 0114186030द मातगुजारी  
स चकत । नाम भोज मय  
को फा नम्बर

नामगे   वार्ड नं -9 अ के मानगे   16412   SAISTA PRAVIN ALIAS SHAISTA PARWEEN		रकवा (एकदु गो)
साता संख्या	सेसारा संख्या	0 एकदु 21.12 डिरागील 0 हेक्टर
19	955	

अराजी नकदी	अराजी भावती	सफरील हिराव सगान भावती
------------	-------------	------------------------

मांग बावत	साताना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
मात (नकदी)	212.00					212.00
गुजारी (भावती)	53.00					53.00
सेस	106.00					106.00
सूद	106.00					106.00
मुतफरकात	42.40					42.40
मीजान	519.40					519.40

अदायकारी बावत	बकाया				मोतालवा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
मात (नकदी)					212.00	
गुजारी (भावती)					53.00	
सेस					106.00	
सूद					106.00	
मुतफरकात					42.40	
मीजान अदायकारी					519.40	

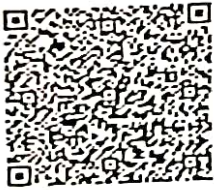
(१) मीजान कुल (लफजों में) : Five Hundred Nineteen Rupees and Fourty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 519.40

तारीख अमला तहसील कुनिन्दा : 01-08-2023

सास 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 अधिकारी से संपर्क करें।

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

नाम अधिसूचित क्षेत्र जमशेदपुर  
 वार्ड संख्या 9  
 चादर संख्या 3  
 राजस्व शाना घाटशिला  
 जिला सिंहभूम  
 पैमाना 1 से.मी. = 20 मी. या फी. 1:2000  
 सन् 1970-71 ईस्वी

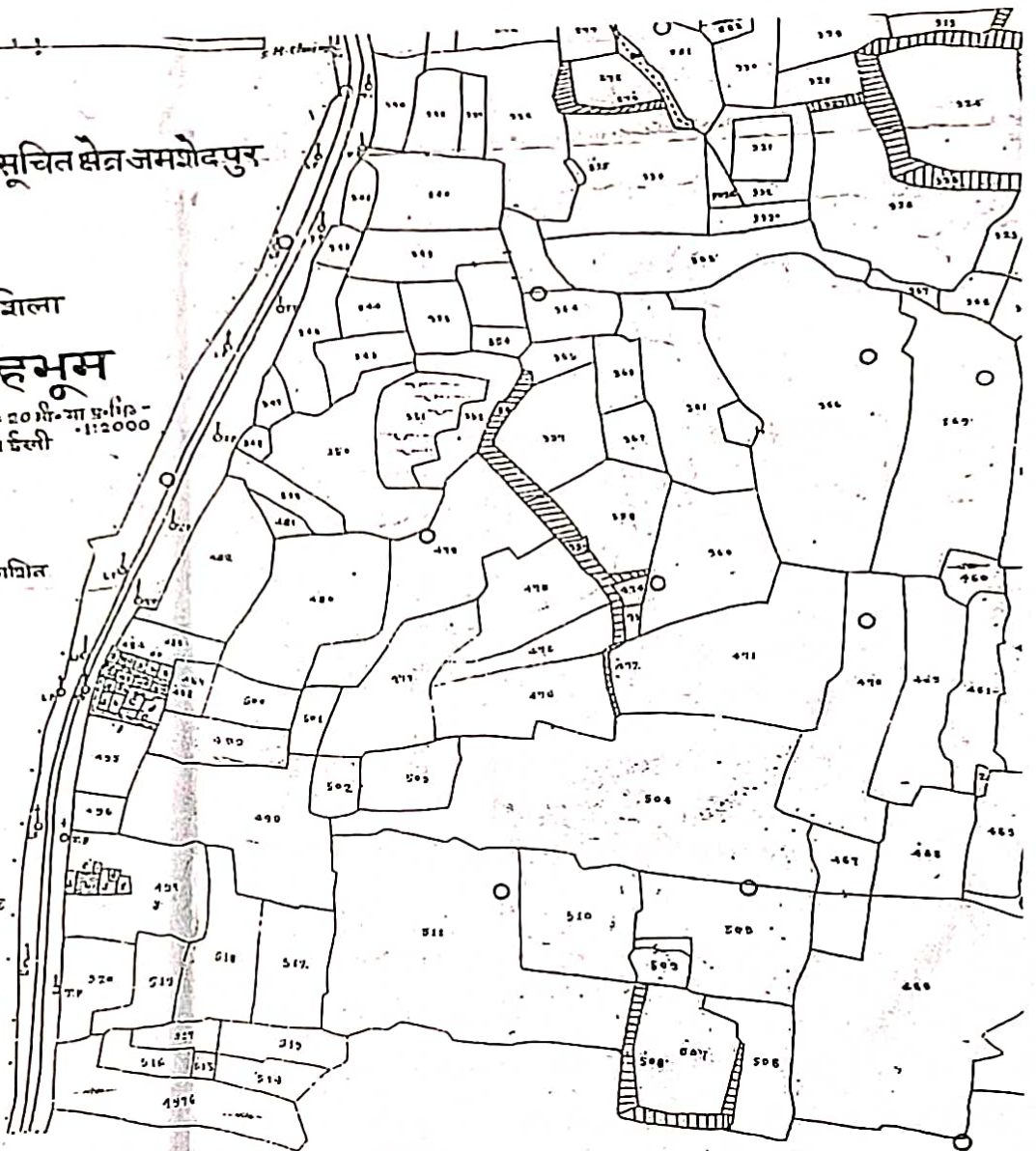
सरकारी अधिकार द्वारा कृत एवं प्रमाणित

309	328	344	316	325	327
4015	4026	4029	4076	5001	5070
351	348	3			
5051	5052	5045			

परिमाण अधिकारी

30.10.78  
 30.10.78

*(Handwritten Signature)*



# MANGO NAGAR NIGAM

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

Memo No. : 988712230124052601

Date : 23-01-2024

प्रभावी : द्वितीय तिमाही 2023-2024

श्री/श्रीमती/शुभ्री SAISTA PRAVIN ALIAS SHAISTA PARWEEN W/O FIROZ KHAN,  
मौदल्ला Jawaharnagar ROAD NO 15 behind Krishna udhyan MANGO JAMSHEDPUR JAMSHEDPUR  
EAST SINGHBHUM , 832110  
8210528415

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं० - 0090016451000M0 वार्ड सं० 9 हुआ है, आपके स्व० निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0.०० रूप० निर्धारित किया गया है। इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

क्रम सं०	Particulars	Amount (In Rs.)
1.	गृह कर	641.00
2.	जल कर	0.00
3.	शोचालय 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)		641.00



[Signature Line]

To be signed by the Applicant

नोट:-

- कर निर्धारण की सूची, MANGO NAGAR NIGAM Website, [suda.jharkhand.gov.in](http://suda.jharkhand.gov.in) पर प्रदर्शित है।
- नियमावली कंडीका 11.4 के अलावा में वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पत्ति कर का 50% होगा। हिदायत दी जाती है कि, वर्षा जल संरक्षण संरचना लगा कर निगम को सूचित करें तथा अतिरिक्त गृह कर से राहत पायें।
- प्रत्येक वित्तीय वर्ष में सम्पत्ति कर का भुगतान त्रैमासिक देय होगा।
- यदि किसी वर्ष के लिए सम्पूर्ण भूति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियायत दी जाएगी।
- किसी देय भूति को निर्दिष्ट समयावधि (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं चुकाया जाता है, तो 1% प्रतिमाह की दर से साधारण ब्याज देय होगा।
- 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 कंडीका 13.2 के अनुसार निर्धारित शास्ति (Fine) एवं अंतर राशि देय होगा।
- MANGO NAGAR NIGAM द्वारा संप्रदित इस सम्पत्ति कर इन इमारतों/ढांचों को कोई कानूनी हेतियत प्रदान नहीं करता है और/या न ही अपने मालिकों / दखलदार को कोई कानूनी अधिकार प्रदान करता है।
- अगर आपके नये होल्डिंग नं० का आखिरी अंक 5/8/7/8 है तो यह विशिष्ट संरचनाओं की श्रेणी के अन्तर्गत माना जायेगा।

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

[Handwritten Signature]

झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

पंजी 11 पति

December 12, 2023



भाग वर्तमान	114	पूछ संख्या	31	अनुमंडल नाम	धानभूम	अवल का नाम	मानयो	हलका का नाम	हल्का-2	इस्टेट का नाम	JHARKHAND		
किस का नाम	पूर्वा सिन्धुत	अनुमंडल नाम	धानभूम	अवल का नाम <td>मानयो <td>हलका का नाम <td>हल्का-2 <td>इस्टेट का नाम <td>16412</td> <td>याता का प्रकार</td> <td>—</td> </td></td></td></td>	मानयो <td>हलका का नाम <td>हल्का-2 <td>इस्टेट का नाम <td>16412</td> <td>याता का प्रकार</td> <td>—</td> </td></td></td>	हलका का नाम <td>हल्का-2 <td>इस्टेट का नाम <td>16412</td> <td>याता का प्रकार</td> <td>—</td> </td></td>	हल्का-2 <td>इस्टेट का नाम <td>16412</td> <td>याता का प्रकार</td> <td>—</td> </td>	इस्टेट का नाम <td>16412</td> <td>याता का प्रकार</td> <td>—</td>	16412	याता का प्रकार	—		
पंजी का नाम	पॉ नं.-9 आक्षेपान्तो	हेडिंग संख्या	19	तांजी संख्या		शाना नम्बर							
SAISTA PRAWIN ALIAS SHAISTA PARWEEN, पति- FIROZ KHAN													
याता नम्बर	कॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	लमान	सेस								
19	955	0 हे 21.12 डि 0 हे	नामान्तरण नुबदला संख्या 779/2023 - 2024	212	0								
	पूत परिमाण	0 हे 21.12 डि 0 हे											
तारीख	पति पत्र संख्या	साल से	साल तक	नागत वकाया	नागत धान् वकाया	रोड सेस साल	रोड सेस धान् साल	शिशा सेस वकाया	शिशा सेस धान् साल	स्वास्थ्य सेस वकाया	स्वास्थ्य सेस धान् साल	कुनि सेस वकाया	कुनि सेस धान् साल
06-01-2023	0114180030	2023-2024	2023-2024	0	212	0	53	0	105	0	105	0	42.4

List Of Mutation Cases on the above transaction in Register-II Mutation Cases Not Found !!

List Of Case Status Details

वकाया



शरक मजसूर जमिन धनी

शरक मजसूर जमिन धनी का जमानत के लिए

जमिन धनी धारक की मजसूर के लिए शरक मजसूर जमानत के लिए

जमानत के लिए धारक जमिन धनी का



भारत सरकार

GOVERNMENT OF INDIA

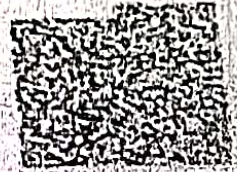


साईस्ता परवीन

Saista Pravin

जन्म तिथि/ DOB: 04/02/1980

महिला / FEMALE



2847

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

Address:

W/O: फ़िरोज़ खान, हाउस न  
-17, रोड न -1, अज़ादनगर,  
मानगो, दाईगुट्टु टी.ओ.पी के  
पास, जमशेदपुर,  
आज़ादनगर, पूर्वी सिंहभूम,  
झारखण्ड - 832110

W/O: Firoz Khan, House No -17,  
Road No -1, Azadnagar, Mango,  
Near Daigutu T.O.P, Jamshedpur,  
Azadnagar, East Singhbhum,  
Jharkhand - 832110

2847

Aadhaar - Aam Admi ka Adhikar

*Saista Pravin*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SHAISTA PARWEEN

ZAHID PARWEZ

04/02/1980

Permanent Account Number

ALVPP3230F

*Shaista Parween*

Signature



04022005

*Shaista*



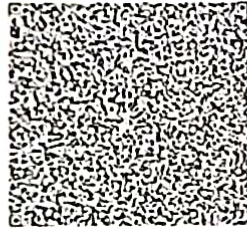
भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0013/09037/07603

To  
कामिल हुसैन  
Kamil Hussain  
S/O: Khawaja Israr Hussain  
bans kothi  
Near ITI  
digha  
Dinapur-Cum-Khagaul  
Patna Bihar - 800011  
7004175022

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

**9504 2696 3834**

VID : 9111 7721 5988 6020

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



कामिल हुसैन  
Kamil Hussain  
जन्म तिथि/DOB: 01/10/1992  
पुरुष/ MALE

Issue Date: 15/01/2015

**9504 2696 3834**  
VID : 9111 7721 5988 6020

मेरा आधार, मेरी पहचान



Government of India



सूचना

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

INFORMATION

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

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

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



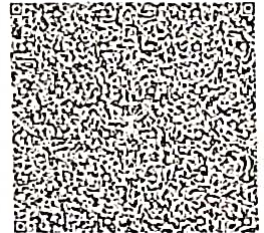
भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



पता:  
आत्मज: खवजा इस्रार हुसैन, बंस कोठी, आईटीआई के पास, दीघा, दीनापुर कम खगौल, पटना, बिहार - 800011

Address:  
S/O: Khawaja Israr Hussain, bans kothi, Near ITI, digha, Dinapur-Cum-Khagaul, Patna, Bihar - 800011

Download Date: 16/11/2022



**9504 2696 3834**  
VID : 9111 7721 5988 6020

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

Kamil Hussain

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



नाम / Name

KAMIL HUSSAIN

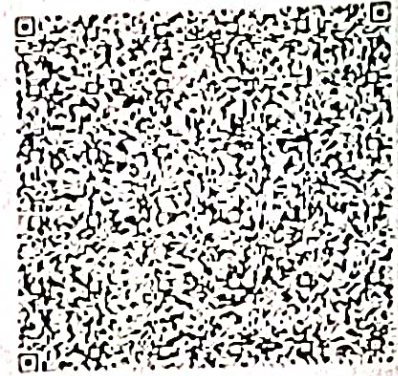
पिता का नाम / Father's Name

KHAWAJA ISRAR HUSSAIN

जन्म की तारीख /  
Date of Birth

01/10/1992

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AIEPH1060M



PAN Application Digitally Signed, Card Not  
Valid unless Physically Signed

Fold

*Kamil Hussain*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAFFO6293A

नाम / Name

ORCHID HOMES AND DEVELOPERS

निगमन / गठन की तारीख  
Date of Incorporation / Formation

29/08/2017

24102017

Orchid Homes & Developers

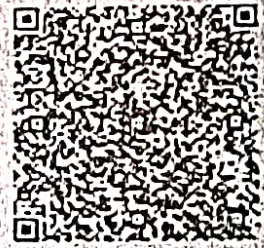
*Kamishuse*  
Partners



भारत सरकार  
Government of India



शाहबाज खान  
Shahbaz Khan  
जन्म तिथि/DOB: 01/09/1988  
पुरुष/ MALE



~~XXXXXXXXXXXX~~ 8873

मेरा आधार, मेरी पहचान



भारतीय विश्वविद्यालय अधिकरण  
Unique Identification Authority of India

Address:

S/O Shanaz Perween, 17, ROAD  
NO-1 AZAD NAGAR MANGO, PO-  
AZADNAGAR, JAMSHEDPUR, Purbi  
Singbhum,  
Jharkhand - 832110

पता:

S/O शानाज परवीन, १७, रोड न०-१ आजाद  
नगर मानगो, पो- आजादनगर, जमशेदपुर, पूर्वी  
सिंहभूम,  
झारखण्ड - 832110

~~XXXXXXXXXXXX~~ 8873

*Shanaz Perween*



भारत सरकार  
Government of India



चंचल कुमार

Chanchal Kumar

जन्म तिथि/ DOB: 24/05/1996

पुरुष / MALE



~~XXXXXXXXXXXX~~ 4357

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता:

जन्मज: चन्द्र किशोर, ग्राम और  
पोस्ट- परौना, पी.एम.-तरैईया,  
परौना, सारन,  
बिहार - 841424

Address:

S/O: Chandra Kishor, Village  
and Post- Parauna, P.S.-  
Taraiya, Parrana, Saran,  
Bihar - 841424

~~XXXXXXXXXXXX~~ 4357



1847



help@uidai.gov.in



www.uidai.gov.in

Transaction Success! Please Note Your Transaction ID.

Name	Kanid Hussaini/Orchid Homes And Developers
Token No / Depositor ID	202400008716
Amount	388700
Transaction ID	number3a3830666d0340
GRN	2400360196
CIN	10002152024012500942
Time	2024-01-25 09:12:15

*OK*

समयानुसार कामें करवाना है अपनाई कामें अपनाना है



दो मज की दूरी मास्क है जरूरी

*Shahida*  
*12/2/24*

Orchid Homes & Developers  
*Kanid Hussaini*  
*12/2/24*

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-11 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-11 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  
ROBIN Kujur

निबंधन पदाधिकारी का हस्ताक्षर  
तिथि सहित



### OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

## Deed Endorsement

Token No :- 202400008716

Deed Type	Development Agreement
Number of Pages	188
Fee Details	Stamp Duty :- Rs. 4004, PR :- Rs. 1, SP :- Rs. 2820, A1 :- Rs. 385870, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.15314724/- ,Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Mango , Village Name :- Pardih Mango Word No- 9 Location :- Other Road, Pardih Mango Word No-9 Halka No 2 Village Code 16412 Property Boundaries :- East: ROAD, West: PLOT NO. 958, South: ROAD, North: PORTION OF PLOT NO. 955 Khata Number - 19Plot Number - 955Holding Number - 0090016451000M0Ward Number - 9Page Number - 31Volume Number - 114 Area Of Land :- 21.12 Decimal



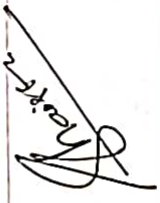


Sh./Smt.SAISTA PRAVIN ALIAS SHAISTA PARWEEN s/o/d/o/w/o FIROZ KHAN has presented the document for registration in this office today dated :- 12-Feb-2024 Day :- Monday Time :- 13:39:45 PM






SAISTA PRAVIN ALIAS SHAISTA PARWEEN(Individual)

Party Name	Document Type	Document Number
SAISTA PRAVIN ALIAS SHAISTA PARWEEN	PAN/UID	*****2847

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

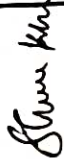
<p>1</p>	<p><b>SAISTA PRAVIN ALIAS SHAISTA PARWEEN</b> Address1 - HOUSE NO. 17, ROAD NO.1, AZADNAGAR, MANGO, NEAR DAIGUTTU T.O.P., Address2 - AZADNAGAR , , , Jharkhand PAN No.: ,Permission Case No.-</p>	<p>Yes</p>	<p>Saista Pravin Address:- House No -17, Near Daiguttu T.O.P, Road No -1, Azadnagar, Mango, Jamshedpur, Azadnagar, Jamshedpur, East Singhbhum, 832110, Azadnagar, Jharkhand, India</p>		<p><b>EXECUTANTS</b> Age:43</p>			
<p>2</p>	<p><b>KAMIL HUSSAIN</b> PARTNER OF ORCHID HOMES AND DEVELOPERS Address1 - BANS KOTHI, NEAR ITI, DIGHA, DINAPUR- CUM- KHAGAUL, Address2 - DINAPUR- CUM- KHAGAUL , , , Jharkhand PAN No.: ,Permission Case No.-</p>	<p>Yes</p>	<p>Kamil Hussain Address:- , Near ITI, bans kothi, digha, Dinapur- Cum- Khagaul, Danapur, Patna, 800011, Dighaghat, Bihar, India</p>		<p><b>CLAIMANT</b> Age:31</p>			<p>Kamil Hussain</p>

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<p><b>CHANCHAL KUMAR</b>                      S/o-D/o CHANDRA KISHOR                      Address1 - VILLAGE AND POST-PARAUNA, PS - TARAIYA,                      SARAN, BIHAR-841424, Address2 -                      , , , Jharkhand                      PAN No.:</p>			

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p><b>SHAHBAZ KHAN</b>                      Address1 - 17, ROAD NO. 1, AZAD NAGAR, MANGO, PO - AZADNAGAR,                      JAMSHEDPUR, EAST SINGHBHUM, JHARKHAND-832110, Address2 -                      , , , Jharkhand</p>			

Signature of Operator

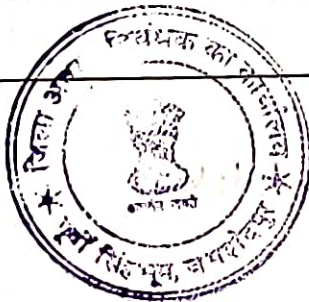



Seal and Signature of Registering Officer  
**DHARMENDRA KUMAR**

Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( SAISTA PRAVIN ALIAS SHAISTA PARWEEN), has/have admitted the execution before me. He/ She/ They has / have been identified by (CHANCHAL KUMAR) Son/Daughter/Wife of (CHANDRA KISHOR) resident of (VILLAGE AND POST-PARAUNA, PS - TARAIYA, SARAN, BIHAR-841424) and by occupation (Business).

Signature of Registering Officer  
**DHARMENDRA KUMAR**



Seal and Signature of Registering Officer  
**DHARMENDRA KUMAR**

Date:- 12-Feb-2024





## Document Registration Summary 1

Date :-12-Feb-2024

- Government/Market Value: ₹15314800/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹4014 /-

Receipt : 974161

Receipt Date : 12-02-2024

Presenter Name: -

PR ₹1  
SP ₹2820  
LL ₹9  
A1 ₹385870  
Stamp Duty ₹4014

On Date 12-02-2024 Presented at District SRO -  
Jamshedpur

Signature of Presenter

District SRO - Jamshedpur

Total ₹392714

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4004	4014	-10	GRAS	KamilHussainPartnerOfOrchidHomesAndDevelopers	• GRN Number : 2400359921 • DEPT Transaction Id : 69c40226c7bafd519a96 • Transaction Type :	4004
				GRAS	KamilHussainPartnerOfOrchidHomesAndDevelopers	• GRN Number : 2400370428 • DEPT Transaction Id : 3b98d8d2108ef5b19844 • Transaction Type :	10
PR	1	1	0	GRAS	KamilHussainPartnerOfOrchidHomesAndDevelopers	• GRN Number : 2400360196 • DEPT Transaction Id : a6abcf5a3830666d03f0 • Transaction Type :	1
SP	2820	2820	0	GRAS	KamilHussainPartnerOfOrchidHomesAndDevelopers	• GRN Number : 2400360196 • DEPT Transaction Id : a6abcf5a3830666d03f0 • Transaction Type :	2820
A1	385870	385870	0	GRAS	KamilHussainPartnerOfOrchidHomesAndDevelopers	• GRN Number : 2400360196 • DEPT Transaction Id : a6abcf5a3830666d03f0 • Transaction Type :	385870
LL	3	9	-6	GRAS	KamilHussainPartnerOfOrchidHomesAndDevelopers	• GRN Number : 2400360196 • DEPT Transaction Id : a6abcf5a3830666d03f0 • Transaction Type :	9
Sub Total	392698	392714	-16				

Article : Development Agreement Number of Pages : 188



Signature of Operator

Signature of Head Clerk  
**ROBIN KUJUR**

Signature of Registering Officer  
**DHARMENDRA KUMAR**



## Pre Registration Docket

Date :- 09-02-2024 08:29 am

Office Name :- District SRO - Jamshedpur  
Token No:- 202400008716

Appolment :- 09-Feb-2024 Time:- 11:10

Article	Development Agreement
Pre Registration Date	23-Jan-2024
No. Of Pages	94
Stamp Duty	4014
Paid Stamp Duty	0
Total Fees	₹ 3,88,684.

Property Id: 1146057

Valuation No. : 1557317 / 2024	:- 2023-2024	Date : 24-January-2024 06:52:AM	
State : Jharkhand	District : EastSinghbhum	Tahsil : Mango	
Land Type : Urban	Corporation : Mango Nagar Nigam	Village/City : Pardih Mango Word No- 9	
Pardih Mango Word No-9 Halka No 2 Village Code 16412 - Other Road			
Khata Number - 19			
Plot Number - 955			
Holding Number - 0090016451000M0			
Ward Number - 9			
Page Number - 31			
Volume Number - 114			
<b>Property Rates</b>			
<b>Commercial Land (Y)</b>			
₹725129/- Decimal			
Valuation Rule : Commercial land			
<b>Property Details</b>			
1	Land area	21.12 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 21.12 x 725129=15314724.48	₹1,53,14,724/-
A	Total		₹1,53,14,724/-
Note : Final Valuation is Rounded to Next 100/-			
<b>Total Valuation (A)</b>			<b>₹1,53,14,800/-</b>

**Total Amount in Words : One Crore Fifty Three Lakhs Fourteen Thousands Eight Hundred Rupees Only.**

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: ROAD, West: PLOT NO. 958, South: ROAD, North: PORTION OF PLOT NO. 955
Area	Land area : 21.12 Decimal
Other Description of the Property	Pin Code - 832110
Government/Market Value	15314724.48
Transaction Amount	-

CLAIMANT	<b>-Mr. KAMIL HUSSAIN PARTNER OF ORCHID HOMES AND DEVELOPERS, ,Father/Husband Name KHAWAJA ISRAR HUSSAIN , PAN No.- Date Of Birth-01-Oct-1992,Permission Case No.- , Aadhaar No. *****3834, Country-INDIA, State Name-Bihar, District Name-PATNA, City/Village/Town Name-PATNA, Locality-DINAPUR-CUM-KHAGAUL,Address - BANS KOTHI, NEAR ITI, DIGHA, DINAPUR-CUM-KHAGAUL, Pin Code-800011</b>
EXECUTANTS	<b>-Mrs. SAISTA PRAVIN ALIAS SHAISTA PARWEEN, ,Father/Husband Name FIROZ KHAN , PAN No.- Date Of Birth-04-Feb-1980,Permission Case No.- , Aadhaar No. *****2847, Country-INDIA, State Name-Jharkhand, District Name-EAST SINGHBHUM, City/Village/Town Name-JAMSHESPUR, Locality-AZADNAGAR,Address - HOUSE NO. 17, ROAD NO.1, AZADNAGAR, MANGO, NEAR DAIGUTTU T.O.P., Pin Code-831012</b>

Witness Information	<b>Mr. SHAHBAZ KHAN , Address - 17, ROAD NO. 1, AZAD NAGAR, MANGO, PO - AZADNAGAR, JAMSHEDPUR, EAST SINGHBHUM, JHARKHAND-832110-, Father/Husband Name-SHANAZ PERWEEN</b>
---------------------	--

Identifier Details	<b>Mr. CHANCHAL KUMAR , Address - VILLAGE AND POST-PARAUNA, PS - TARAIIYA, SARAN, BIHAR-841424-, Father/Husband Name-CHANDRA KISHOR</b>
--------------------	---

Fee Rule:Development Agreement		
1	Stamp Duty	4,000
2	Stamp Duty	4

1	SP	2,820
<b>Total</b>		<b>2,820</b>

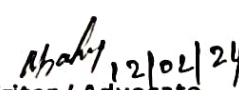
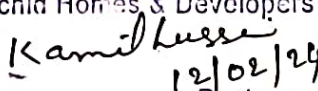
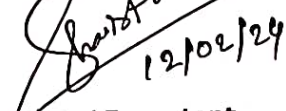
Fee Rule:Development Agreement		
1	A1	3,000
2	A1	3,82,870

3	LL	3
4	PR	1
<b>Total</b>		<b>3,85,874</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.

Orchid Homes & Developers

 12/02/24 <b>Deed Writer / Advocate</b>	 12/02/24 <b>Vendee / Claimant</b>	 12/02/24 <b>Vendor / Executant</b>
--	---	---

कोरोना को हराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी



Token No.: 202400008716

## CERTIFICATE

Office of the District SRO - Jamshedpur

This Development Agreement was presented before the registering officer on date **12-Feb-2024** by **SAISTA PRAVIN ALIAS SHAISTA PARWEEN, S/O, D/O, W/O FIROZ KHAN** resident of HOUSE NO. 17, ROAD NO.1, AZADNAGAR, MANGO, NEAR DAIGUTTU T.O.P., AZADNAGAR.

This deed was registered as Document No:- **2024JSR/597/BK1/553** in Book No :- **BK1**, Volume No :- **110** from Page No :- 219 to 406 at, office of District SRO - Jamshedpur

Date:- 12-Feb-2024

  
Registering Officer  
**DHARMENDRA KUMAR**