



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 77c32dd877d3ad324117

Receipt Date : 19-Jun-2023 06:25:23 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300080197

Office Name : District SRO - Jamshedpur

Document Type : Development Agreement

Payee Name : KAMIL HUSSAIN (Vendee)

GRN Number : 2317812187



-: For Office Use :-

Defaced
मुद्रांक



2023 | JSR | 3213 | BK1 | 2985

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।

सम्पूर्ण दस्तावेज से 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।

Development Agreement
92,42,100/-

P.S
Mago,

92,42,100/-

Sumantra



Mokey
S. M. AKHTAR
ADVOCATE
CIVIL COURT, JSR.

विषय 21 के अधीन आया: भारतीय स्वाम्य-अधिकार
(विधायन स्वाम्य ऐक्ट), 1908 की अनुसूची
1 या 1A, सं० 5 के अधीन
मालिकाना स्वाम्य-अधिकार (या स्वाम्य-शुल्क
में किमुज या स्वाम्य-शुल्क अपेक्षित नहीं)।

खाता नम्बर..... 641.....
प्लॉट नम्बर..... 3046.....
देय प्रतिबन्धित सूची में दर्ज नहीं है।

Pharmak
निबन्धन-पट्टा-विहारी
29/6/23

City
19/6/2023

DEVELOPMENT AGREEMENT

This Development Agreement is made on the 19th day of June, 2023, at Jamshedpur.

BY AND BETWEEN;

Rehman

94-231053-00
U-03-00
PR-01200

City
19/6/2023
दस्तावेज जांचा



S. M. AKHTAR
ADVOCATE
CIVIL COURT, JSR.

श्री. एस. एम. अख्तर
19/06/23



श्री. आशु नाथ सिंह पिता: श्री. शिव तंदन सिंह
निवासी-खानापुरी जति-अंगार
दफ्तर या अन्य निबंधन-खानापुरी द्वारा प्रत्यक्ष-अंगार
संख्या-19/6/2023 के अर्जित लेखापत्रों या हलियतों में से एक थी-
के अधिकांश (अर्जित) में से तां-10/11/20 के मुद्दा (या
अपवाद) में जामनापुर अथवा निबंधन कार्यालय में (..... स्वयं पर) निबंधन के लिए
का किया

निबंधन-अधिकारी का हस्ताक्षर
19/6/2023



शुभम नथ सिंह



SHAMBHU NATH SINGH(UID No: XXXX-XXXX-0068., PAN No ADSPS5928E), son of Late Shiv Na. dan Singh,

By Faith Hindu, By Nationality Indian, By Caste (General Caste), Resident of Near Carmel Convent Junior College, Sonari, Town Jamshedpur, District East Singhbhum, State Jharkhand-831011, Hereinafter called the Land Owner / First Party (which expression shall unless excluded by and / or repugnant to the context must mean and include his legal heirs, successors, executors, legal representative, administrators, nominees, and assigns) of the First Part.

AND

M/S ORCHID HOMES AND DEVELOPERS (PAN NO. AAFFO6293A), A Registered Partnership Firm registered under Indian Partnership Act 1932 having its registered and correspondence office at Bans Kothi, Near ITI, Digha, Danapur- Cum- Khagaul, Patna, Digha ghat, Bihar, 800011 represented by its one of the partner **MR. KAMIL HUSSAIN**, (UID: xxxx xxxx 3834, PAN: AIEPH1060M), Son of Khawaja Israr Hussain aged about 35 years, Residing at Bans Kothi, Near ITI, Digha, Danapur- Cum- Khagaul, Patna, Digha ghat, Bihar, 800011, Hereinafter called the Builder / Second Party / Developer / Promoter (which expression shall unless excluded by or repugnant to the context must mean and include its/their legal heirs, successors, legal representatives, executors, administrators, nominees, and assigns) of the Second Part.

A Registered Partnership Firm registered under Indian Partnership Act 1932.

Shivashan Singh

NATURE OF DEED : DEVELOPMENT AGREEMENT

GOVERNMENT VALUE: - 92,42,100/- (Ninety Two Lakhs Forty Two Thousand One Hundred) only;

WITNESSETH AS FOLLOWS:

WHEREAS, the above named First Party is the lawful, absolute, and bonafide owners of the schedule below property which he has inherited from the recorded owner namely: Shivandan Singh, son of Ram Sihashan Singh (as per the last survey settlement records mentioned in the khatian), and he got his name mutated in the records of the Circle Officer, Jamshedpur, by virtue of Mutation Case No. 236/C - 225 / 2008 - 2009 (based on mutual partition), and from then onwards the First Party came in peaceful physical possession over his respective share without any interruption from any person or corner, thereby exercising all his right, title, and interest over the same being its lawful, absolute, and bonafide owner/s.

AND WHEREAS, the First Party / Owner is desirous of constructing one Multi Storied Building consisting of several flats, shops, office space and other unit/s, if not self then through reputed Promoter / Developer and approached the Builder / Second Party for the same and having discussed in any or all matters with regard to development and promotion and other aspects of construction, hence, the parties hereof to avoid any or all future legal misunderstandings, disputes, and complications, they have voluntarily agreed to execute this Development Agreement, on the following terms and conditions.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:



1. That, this Development Agreement shall commence with effect from the date of signing of this Development Agreement.
2. That, the Builder / Second Party prepare at his own cost the building plan, revised or amendment plan through Architect, Civil Engineer, or Planner with supporting plans, such as structural, electrical sewerage, and shall get such plan or plans must approved through RERA Jharkhand.
3. That, the schedule below property must be handed over by the Owner / First Party to the Builder / Second Party for the purpose of construction at the earliest possible time so that the Builder / Second Party can start development work for the project as soon as the plan as per RERA Jharkhand gets approved without any interruption from any person or corner, unless may be required due to any breach in this agreement. The total cost to complete the project will be borne by the Builder / Second Party and after completion of the project the Builder / Second Party will handover the Owner / First Party's share to them as mentioned below.
4. The Builder /Developer shall construct build and erect the said building over the said property strictly in accordance with the aforesaid plan sanctioned/approved by Mango Municipal Corporation and after completion of construction , the Builder/Developer shall obtain occupancy certificate from Mango Municipal Corporation and the same details do file and update into RERA Jharkhand and /or other competent authority before handling over possession of the units/flats and shall deal with various portions of the said building on the terms and conditions hereinafter contained.
5. The Builder/Developer shall construct the Building according to the approved building plan and permission accorded and shall not construct any illegal or unauthorized area or units and if they do so it would be entirely at their cost and risk and the landlord shall not be liable for constructions made beyond the approved plan. The responsibility with

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regards to the quality and standard of construction of the aforesaid building complex would be exclusively , that of the Builder/Developer , but it shall not below the standard specification as specified i.e. **Bureau of Indian Standards (BIS)**

6. That, it is decided and agreed by and between the parties as under:
 - a. The Owner / First Party will get 40% of the Total Structure i.e. Super Built Up Area in the proposed project as per the actual plan in each floor i.e. from Car Parking Space to Roof of the building (Top to Bottom), which shall be deemed as Owner's Allocation.
(Super Built-up area shall mean and include the carpet area of flats, driveway, wall area, verandah/balcony, wardrobe area, the proportionate area of the staircase, corridors, guardroom, generator room/ space, lift machine room, reception, water tank, septic tank etc.)
 - b. The Second Party / Builder will get the remaining 60% of the Total Structure i.e. Super Built Up Area in the proposed project as per the actual plan in each floor i.e. from Car Parking Space to Roof of the building (Top to Bottom), which shall be deemed to be Builders Allocation.
 - c. It is mutually decided between the parties that the flat/s which will be allotted to the First Party as per his ratio of 40% share, but, if in allotment the area of Flat increases then the First Party has to pay the difference amount as per the prevailing market rate, and the same will be applicable for the Second Party i.e. if the area of flat decreases from ratio then the Builder will pay the difference amount for that particular area as per market rate prevailing at the time of handover of possession.
 - d. The Builder / Second Party is entitled to sell and convey its 60% allocation to various buyer/s by recognized mode of conveyance, mortgage, sell and lease or otherwise, to which the Owner / First

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Party, will not raise any objection or claim of 60% share after approval of plan by RERA Jharkhand and settlement of share with First Party.

- e. Be it noted that the percentage will be depended as per the land area given by the parties, more clearly mention in schedule below, any free land area apart from the super built up area including parking would be under the possession of both parties as per their ratios, and the roof / terrace area of the whole project would be divided as per their respective ratio of 40:60 of physical verification of land after measurement.
- f. It is mutually decided between the parties that the Second Party / Builder will construct the multi-storeyed building i.e. G+ 4 Floors and above floor can be made by an approval of both the parties.
- g. If Second Party will not in a position to obtain clearance and approval from RERA Jharkhand then the entire development agreement , general power of attorney and any other executed documents related to this construction/project will get revoked/cancelled automatically. The Second Party will work only after the approval of the project from RERA Jharkhand
- h. That after an approval of the project from RERA Jharkhand and Mango Municipal Corporation, if Second Party is not able to continue the project due to his own Financial issue or any other reason then the investment amount of the Second party will be treated as lapsed, and for such financial loss the First Party of this development agreement will not be liable and responsible.
- i. That if any litigation arises by BUILDIA DEVELOPERS then the litigated matter gets resolved by both the parties but the financial responsibility will be handled by the Second Party only of this Development Agreement. Second Party will lead the issue and try to resolve it as soon as possible.

Shri M. H. S.

- j. That the Second Party has to make all the required licenses whatever is required by the present law of India for Builders and Developers for the Construction of Flats and Apartments.
7. That, the Builder / Second Party during the construction of the proposed building is at liberty to receive advance, part payment for the proposed flats and other units of their 60% allocation from various buyer's at any time as and when required as per their needs and risk. The completion of the project will be in 2½ years from the date of approval of plan / sanction of drawing from Mango Municipal Corporation as well as from RERA Jharkhand with 6 (six) months grace period, however, time could be extended in "Force Majeure" circumstances still if the Builder failed to complete the project within the above mention time frame, then the Builder / Second Party will provide prevailing rent per month of Rs 15/ sqft.per month for each flat to the First Party for the flat/s which are undelivered as per his share, and will continue paying the same till his flat/s are delivered to him with possession letter. Force majeure shall mean flood, incessant rains, earthquake, riots, war, storm, tempest civil commotion and / or any other act or omission beyond the control of the DEVELOPER.
8. That in case if any person claims a right, title and interest in the property through the common ancestors of the OWNERS or any defect in the title. The "OWNER" will defend the same and in case it is decided that such person has any interest in the schedule property, the said person would be allocated space from the OWNER's allocation and nothing from the DEVELOPER's allocation.
9. That, the Builder / Second Party will use standard construction materials and Standard fittings and fixtures in making the whole construction(Not below the **Bureau of Indian Standards (BIS) Mark** (List Make of Materials Specification /brands names of materials whichever are

Shahmukh Singh

applicable for the scope of work and finishes (will be Approved and by concern of both First and Second Party)

10. That all the flat owners need to pay maintenance of common electricity, water, and other charges equally as per the decision made by the society or owner's association which will be governed by the society Formed with all the flat buyer/s. (applicable after completion of work.)
11. That, if the Owner / First Party request to carry out any extra work in their respective allotment/s other than specification which will be provided separately by the Second Party, then the (First Party) must bear the difference amount or it will be adjusted from their allocation or else the cost will be paid separately by the First Party to the Second Party as per the bill raised for their particular unit only.
12. That, the Owner / First Party will execute and register one General Power of Attorney in favour of the Builder / Second Party in respect of the schedule below property for construction of building and also empowered for disposing of the units along with parking spaces duly constructed to the intending buyer/s pertaining to allocation Builder / Second Party i.e. 60 % share, and the Owner / First Party also declare that they will fully help and co operate the Builder / Second Party, whenever required for plan passing or any other work passed by any competent government authority or any other authority as required but not financially involvement of first party related to the above requirement of Second Party.
13. That, both parties must pay their share towards the maintenance charges and other common charges such as watchman's payment, sweeper and other heads like municipality charges, sewerage, cleaning, water charges, common electricity charges, generator fuel, proportionate

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ground rent etc. to the appropriate authority as per their proportionate share or ratio after completion of work.

14. That the First Party / Landowner undertakes to constitute the Builder/Developer as his Attorney by executing General Power of Attorney registered for completing the exercise and effectuating the object in connection with the Development / Construction and completion of the said project/building. The above said General Power of Attorney shall be treated as part and parcel of this undertake in their capacity not to do or cause to be done any act, commission or thing which may, in any manner, flout, contravene and contrived any law, rules, regulation right hereby conveyed or breach of provisions of law, In case of Non Performance and Non- Observance of such law rule, regulation or condition of this agreement, the entire liability in that behalf shall be incurred or discharged by the Builder/ Developer and further more the Builder/Developer undertake to keep the landowner entirely harmless and indemnified against all claims or demands resulting from the aforesaid non –performance and non – observance.
15. That, both the parties declare that they will remain fair in their dealings and will not deceive the other party and both of them will co-operate with each other for the smooth operation of the project and the Owner / First Party also undertake to indemnify the Second Party till the completion of the proposed project, as long as if there is no breach to this Development Agreement.
16. That after an approval of the project from RERA Jharkhand the Builder/ Developer will be allowed to construct boundary wall, pump house, overhead tank, godown/storehouse, office room and take all developmental works in the schedule property like filling of land, electric connection to the said land and shall obtain permission for such installation from the concerned authority wherever necessary.

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- iii. The Land Owners have executed a registered Revocation of General Power of Attorney with the previous Developer (M/s BUILDIA DEVELOPERS) having Registered Deed Number 2023/JSR/3210/BK4/21 dated 19-06-2023 before the Sub Registrar Jamshedpur.
- iv. That an Affidavit of No Objection Certificate is made by both the Partners of previous BUILDIA DEVELOPERS i.e. by Mofiz Khan and Sultan Ahmad
- v. M/s Orchid Homes and Developers is a new Developer is taking over the incomplete pending project of M/s BUILDIA DEVELOPERS and responsibility for any liability or consequence of all the Financial and Civil Construction Work of the previous developer i.e. M/s BUILDIA DEVELOPERS but if any litigation takes place in the court of law then First Party and Second Party of this Development Agreement will be responsible, but Second Party will lead the issue and try his best to resolve the matter as soon as possible. The new Developer will be governed by the specifics of this new Development Agreement.
- vi. The owner has not sold, conveyed, transferred, delivered or otherwise alienated the same or part thereof nor shall he entered in any similar agreement with third party and the same is free from all encumbrances, charges, liens, & legal proceedings. (Same declaration will be applicable for Second Party.) The Second Party cannot sell one flat to more than one purchaser/s buyer/s People/Client/s flat from his share. If this happens then First Party can take legal action against the second party of this Development Agreement. Hence it is declare by the Second Party that each sales of the Flat of his share will get registered before the Sub Registrar of Jamshedpur after informing First Party of this Development



Agreement. Here First Party as well as Second Party of this Development Agreement must keep all the record of the buyers of the flats and the same records later get transferred to Flat's Owners Association after the sale out of all the Flats of the Second Party of this Development Agreement .

- vii. The Owner / First Party hereby undertake and declare that if for requirement of original/certified documents pertaining to the schedule below land or any other dispute arise for defect of title or possession or any other legal matter arises in future, then, he will take full responsibility of resolving the same, failing which the First Party will return such amount, which would have been invested by the Second Party for the project (applied only after physical verification of land and other legal documents related to land after measurement).
- viii. All legal liability and expenses shall be borne by the Builder / Second Party, the Owner / First Party hereby authorized the Builder / Second Party to sign building plan, other required papers and the documents for the interest of the proposed project, any revision and amendment of plans, papers, as may be required or deemed to be required for the proposed project must be with the consent of both the parties.
- ix. The Owner / First Party hereby undertake and declare that the Builder / Second Party have power to sign and execute deed the deed of transfer by sale, and/ or any other deed under lease deed, mortgage, conveyance, sale, in favour of any party, person, concern, institute, organization, financial institute etc in respect of schedule below property or any part thereof or any structure standing thereon and to present such deed present for registration before the District sub registrar, Jamshedpur or any officer empowered to registered the document under the Indian

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Registration Act or any competent authority and to submit such document/s , deed/s for registration under his signature.

- x. The Owner / First Party hereby undertake and declare that the Builder / Second Party have power to enter into an agreement or agreements with intending buyer/s in respect of the schedule below property and obtain permission from competent authority, if any required, for sale of property more fully described in the schedule below.
- xi. The Owner / First Party hereby assure the Builder / Second Party to extend all their co operation towards the development of the said property.

14. THE BUILDER / SECOND PARTY HEREBY DECLARES AND COVENANTS:

- i. The Builder / Second Party shall prepare building plan or plans by an architect and get it approved by Circle Officer or any Competent Authority for the construction of multi-stories building i.e. flats, shops , office space , parking, and other units as per plan and shall also arrange for electricity, water, sewerage and other services etc. in the proposed project named as **“RAUNAK ENCLAVE ”**The Builder / Second Party must use all standard materials, fixture, fittings and installation regarding electric and water connections along with pipelines (Not below the standard of **B.I.S i.e. Bureau of Indian Standards**)
- ii. And the Builder / Second Party also declare that he will not sell, mortgage, transfer or lease out any vacant land from the schedule below property.

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- iii. The Builder / Second Party must supervise the construction at site and appoint skilled or un - skilled labour, workmen and other civil experts as and when required and necessary for this project.
- iv. The Builder / Second Party will be responsible for any accident occurs on site during construction and the First Party will not have any liability concerning the said accident and any damages will be borne by Builder / Second Party only.
- v. The expenses incurred towards the passing of building plan or plans, purchase of materials, fixtures, fittings, installations of electricity, pipelines for water, sewerage and all other services, amenities, shall be borne by the Builder /Second Party only.
- vi. The Builder / Second Party shall complete the proposed construction within 2½years from the date of RERA Jharkhand approval + 6 (six) months grace, unless in normal situation the period of construction may get delayed due to act of god, or natural calamity, riot, acute shortage of building material and/or such reason beyond control or reach of the human being.
- vii. The Builder / Second Party during the execution of the project are bound to abide by the laws of the State and any breach to the laws of the state will become the liability of the Builder / Second Party alone.
- viii. The Builder / Second Party during the execution of the project are bound to abide the laws , orders , rules of RERA , Jharkhand Real Estate Regulatory Authority 2016 Jharkhand Apartment (Flat) Ownership Act 2011, Jharkhand Municipal Act , Jharkhand Building Bye Laws 2016 Etc

15. BOTH PARTIES HEREBY DECLARE AS FOLLOWS:

Shri. J. N. S. S.

- I. The parties shall put and render their sincere efforts for the success of the project, which however shall never be constituted or deemed to be constituted any partnership between the parties.
- II. The Builder / Second Party shall construct the Building as per approved plan and specification enclosed, and for any extra work of construction, alteration, or modification, other than specification as stated or replacement of fittings etc. for which the buyer shall pay the extra charges or costs.
- III. If the Owner / First Party interrupts the construction work for no reason, and the Builder / Second Party suffers any loss, in that case the Owner / First Party shall be liable for the same and shall also be liable to make good the loss, sustain by the Builder / Second Party, subject to performance of the obligations of this agreement by the Builder / Second Party.
- IV. This Development Agreement is binding on both parties concerned including their legal heirs and successors.
- V. If any litigation arises from M/S BUILDIA DEVELOPERS and any others party related to Buildia Developers in any court of law and if court passes stay order to hold the work of M/s Orchid Homes and Developers then the time spent in that period will get excluded from the project completion time ie 30 months + 6 months (Grace Period)

ARBITRATION

In case of any dispute of differences arising between the parties during the progress of construction or after completion thereof or abandonment of the work as to the construction of any covenant spelt –out under this agreement or any clause thereof or relating either the said building work or arising out of this agreement or any other supplementary agreement , dispute relating to entitlements of the parties shall be referred to

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Arbitrator , to be appointed by mutual consent of both the parties failing which the parties may take the shelter or proper court of law for reference to an Arbitrator and Conciliation Act 1996 or any statutory enactment or modification there under and the decision rendered by the said Arbitrator shall be final and binding on the Parties

JURISDICTION

The Court of Jamshedpur alone has jurisdiction in any or all the matters arising out of this development agreement.

SCHEDULE OF BUILDING SPECIFICATION

FOUNDATION:- Isolated R.C.C Footing

STRUCTURE: - Earthquake Resistant R.C.C Frame, Main bars of the pillar and roofs will be of TATA or VIZAZ or CONCAST and cement of Konark , Ultratech, or Lafarge or Birla Gold or equivalent from fresh stock only .

FLOORING: - Vitrified Floor Tiles

DOORS: - Main Door shall be Flush Door with paneling , Eye Peep, Security Lock and Hardware fittings must be of stainless steel

KITCHEN:-

Wall -Ceramic Tiles 3' above working platform

Flooring – Anti Skid Ceramic Floor Tiles

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10/10/10
10/10/10
10/10/10

Fittings – Granite working platform with stainless steel sink

Provisions for installation of electric chimney/exhaust fan, water purification units

TIOLETS:-

Wall: Designer Ceramic Tiles upto 7 height

Flooring: Anti Skid Ceramic Floor Tiles

Fittings: - Wash Basin, WC/Commode of reputed mark, & all taps and fittings with designer C.P of reputed make provision for installation of Geysers

PAINTS:-

The internal walls with ceiling shall be with two coats of putty one coat of primer and two coats of plastic emulsion paint. The external wall shall be of plaster finish with weather proof paint.

ELECTRICALS:-

Concealed wiring of copper conductors with all essential fittings as per requirement i.e. wire of premium brand. The modular switches and accessories shall be of premium brand. Telephone point, television point and AC point shall be provided as per the requirement. Earth leakage circuit breakers at incoming power supply on each flat

SCHEDULE

PROPERTY BELONGS TO SHAMBHU NATH SINGH

All that piece & parcel of raiyati homestead land in the District East Singhbhum, Situated in Mouza Pardih, Khata No. 641(New), Plot No.

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3046(New), Area **14.02 Decimal** i.e. 0.05.68 Hectare, P.S. Mango,
Halka. 1, Thana No. 1641, within Ward No.8, (M.N.A.C), Vol. 13, Page
No. 164, Holding No. 0080000538000M0, Anchal- Mango under
District Sub Registry office, Jamshedpur, Jharkhand;

Which is butted and bounded as follows:

On the North : Nila Singh ;
On the South : Shweta Singh & Nij ;
On the East : Road ;
On the West : Road ;

IN WITNESS WHEREOF, the parties have hereunto put, set and
subscribe their respective hands and seal on the date month and year first
above written.

WITNESSES

- V. K. Singh
1. Ved Prakash Singh S/o Sri Shankar Nath
Singh R/o Meera Niwas, Near Eermal
& Wood Sahani
 2. Jai Prakash Singh S/o S. M. Singh
Meera Niwas Eermal Wood Sahani 831011
Jharkhand

S. M. Akhtar Sr.

Drafted, read over and explained the contents of this Development Agreement to the executants who found and admitted the same to be true and correct.

Printed through Computer

Drafted by
[Signature]
Advocate, Jsr.

SECOND PARTY
[KAMIL HUSSAIN]

Kamil Hussain



Kamil Hussain



[Signature]
S. M. AKHTAR
ADVOCATE
CIVIL COURT, JSR.

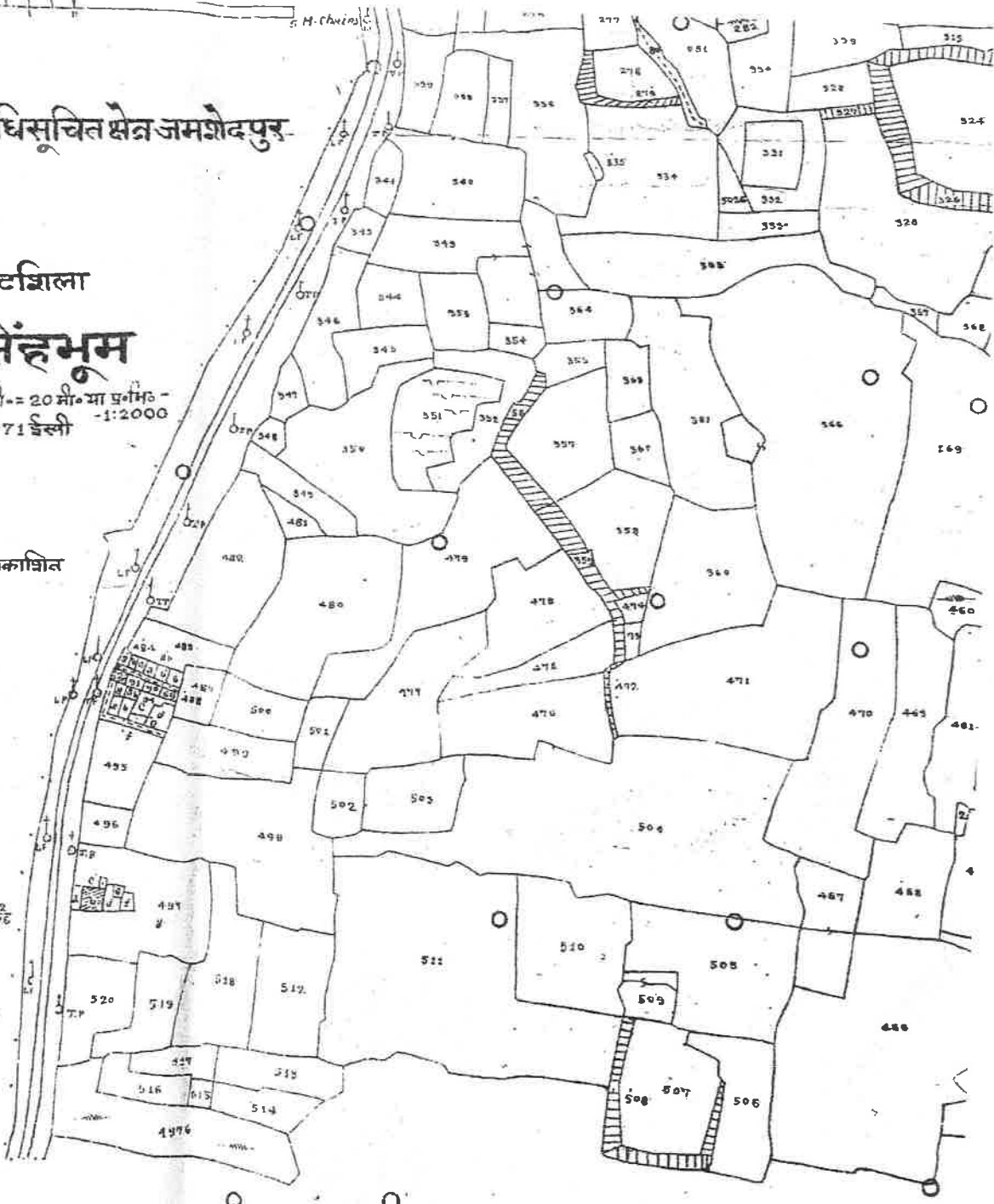
It is certified that the figure prints of left hand of each persons whose photograph is affixed in the document have been obtained before/by me.

[Signature]
S. M. AKHTAR
ADVOCATE
CIVIL COURT, JSR.



नाम अधिसूचित क्षेत्र जमशेदपुर
 वार्ड संख्या ७
 चादर संख्या ३
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 जिला सिंहभूम
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सरकारी प्राधिकार द्वारा कृत एवं प्रकाशित



249 258 260 270 272 272
 4925 4926 4927 4928 4929 4930

251 278 5
 5031 5032 5045

परिमाप अधीक्षक
 30.10.78

परिमाप अधीक्षक

शैपती रू. सिथान ।

विद्यार गवर्नमेंट प्रेस, गवा ।

श्री रू. सिथान प्रिन्सिपल
 पत्तन: नरवर

पत्तन: ११३ ७१० ४

सी. नं. २२

किला प्रिन्सिपल सिद्धपुर

क्र. सं.	वर्ग	क्षेत्रफल	रकबा	विवरण
1	खेती	3046	0 13 90	गोशाला
2	खेती	2	0 00 20	भकान
				पुश्कल



विवरण । क्षेत्रगत क्षेत्रों के विस्तृत विवरण
 प्रिन्सिपल द्वारा पर दखल करवा है ।

- (1) नदी, झील, बाँध, खेत, वगैरह के विवरण
- (2) खेती, चरागाह, वगैरह के विवरण
- (3) खेती, चरागाह, वगैरह के विवरण
- (4) खेती, चरागाह, वगैरह के विवरण

क्र. सं.	वर्ग	क्षेत्रफल	रकबा	विवरण
1	खेती	3046	0 13 90	गोशाला
2	खेती	2	0 00 20	भकान
				पुश्कल

श्री रू. सिथान प्रिन्सिपल
 पत्तन: नरवर

पत्तन: ११३ ७१० ४

सी. नं. २२

किला प्रिन्सिपल सिद्धपुर

क्र. सं.	वर्ग	क्षेत्रफल	रकबा	विवरण
1	खेती	3046	0 13 90	गोशाला
2	खेती	2	0 00 20	भकान
				पुश्कल

Sch XIV- F.No. 180v
Receipt Malgajari
Name Circle. Name Mauza Maya
Thana That Thana No.



Farad malki / Farad raiyati naam raiyat
may validayat jamabandi
that
sakunat no.

Page No. : 164
Vol. No. : 13
Receipt No. : 0089310869

Mango | Ward No.-8 Àks.Mango | 16421 | Mrs. Nila Singh, Jayant Singh, Ashutosh Singh, Rupesh Singh, Yogesh Singh, Manish Singh, Guptaswarnath Singh

Account Number	khesra number	Area (in acres)
641	3046	0 acre 0 r 0 cm

loose cash	araji bhavli	Detailed Accounts Lagaan Bhavli
------------	--------------	---------------------------------

Annual demand for holdings (arrears) for the current year.

on demand	annually	Arrears				Hall (2021-2022)
		More than three years (2011-2012) - (2017-2018)	3rd year (2018-2019)	2nd year (2019-2020)	1st year (2020-2021)	
Goods (Cash)	210.00	1470.00	210.00	210.00	210.00	210.00
Gujari (Bhavali)	52.50	367.50	52.50	52.50	52.50	52.50
Cess	105.00	735.00	105.00	105.00	105.00	105.00
interest	105.00	735.00	105.00	105.00	105.00	105.00
Mutfarkat	42.00	294.00	42.00	42.00	42.00	42.00
meezan	514.50	3601.50	514.50	514.50	514.50	514.50

detail delivery

in respect of payment	Arrears				Motalba Hall (2021-2022)	Fazil
	More than three years (2011-2012) - (2017-2018)	3rd year (2018-2019)	2nd year (2019-2020)	1st year (2020-2021)		
Goods (Cash)	1470.00	210.00	210.00	210.00	210.00	
Gujari (Bhavali)	367.50	52.50	52.50	52.50	52.50	
Cess	735.00	105.00	105.00	105.00	105.00	
interest	735.00	105.00	105.00	105.00	105.00	
Mutfarkat	294.00	42.00	42.00	42.00	42.00	
Meezaan performance	3601.50	514.50	514.50	514.50	514.50	

(1) Meezaan Kul (in words): **Five Thousand Six Hundred Fifty Nine Rupees and Fifty Paise**

(2) Name Dehinda -

(3) Total **outstanding- 5659.50**

Date Amla Tehsil Kuninda : **02-03-2022**

The arrears of Khas Mahal are not charged on revenue (except on such arrears on which certificate is issued).



This is a computer generated copy.

This form is for the information of the applicant only.

For any kind of inaccuracies contact the concerned Circle Officer.

Keep in mind the distance of two yards, this is the solution of Corona.

MANGO NAGAR NIGAM

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

Memo No. : 693557160222083214

Date : 16-02-2022

प्रभावी : प्रथम तिमाही 2016-2017

श्री/श्रीमती/सुश्री **Rupesh Kumar Singh & Manish Singh C/O Brahmaden Nath Singh,**
मोहल्ला **Mango Jamshedpur Jamshedpur**
East Singhbhum , 831012
9471179939

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं० - 0080000538000M0 वार्ड सं० 8 हुआ है, आपके स्व० निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0/- ₹० निर्धारित किया गया है। इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना		
क्रम सं०	Particulars	Amount (In Rs.)
1.	गृह कर	87.00
2.	जल कर	0.00
3.	शौचालय कर	0.00
4.	बिजली कर	0.00
5.	अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रति तिमाही)		87.00

To be signed by the Applicant

नोट:-

- कर निर्धारण की सूची, MANGO NAGAR NIGAM Website, suda.jharkhand.gov.in पर प्रदर्शित है।
- नियमावली कंडिका 11.4 के आलोक 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 करे तथा अतिरिक्त गृह कर से राहत पाये।
- प्रत्येक वित्तीय वर्ष में सम्पत्ति कर का भुगतान त्रैमासिक देय होगा।
- यदि किसी वर्ष के लिए सम्पूर्ण घृति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियायत दी जाएगी।
- किसी देय घृति 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 कंडिका 13.2 के अनुसार निर्धारित शास्ति (Fine) एवं अंतर राशि देय होगा।
- MANGO NAGAR NIGAM द्वारा संग्रहित इस सम्पत्ति कर इन इमरतों/ढांचों को कोई कानूनी हेसियत प्रदान नहीं करता है और/या न ही अपने मालिकों/दखलकार को कोई कानूनी अधिकार प्रदान करता है।
- अगर आपके नये होल्लिंग नं० का आखिरी अंक 5/6/7/8 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.

Print

Schedule No. N.S.

Form No. V-40

CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TENANCIES IN ESTATED IN GOVERNMENT

District : East Singhbhum

Sub Division : Dhalbhum

Circle/Anchal : Janshedpur

Halika : IX

Name of State : Jharkhand

Tauzi Number :

Sl No.	Mutation case number in Register 27	Village	Thana and Thana Number	Khata No. with which mutation relates	Authority sanctioning mutation with date of order	Whether mutation is due to sale gift exchange succession or partition	Full details of exchanges affected by Mutation	Date of Correction of the Hakkas Register by the karnachari
1	236/C-225 200S-49	अधिसूचित क्षेत्र मानगो	घाटशिला गार्ड नं०-8	641 19-10	अंचल अधिकारी जमशेदपुर 31.05.2008	आपसी बंटारा	जमावन्दी शैल - शिवनन्द सिंह पिता राम सिंहसन सिंह खारा नं० 3046 प्लॉट नं० 00568 रकबा 641 वार्षिक लगान 10.00 (दस) रुपये प्रति हिसाबित अलावे सेस के साथ श्री शम्भुनाथ सिंह, पिता शिवनन्दन सिंह, साकिन - दाईगुदु मानगो, जमशेदपुर के नाम पर नानान्तरण स्वीकृत किया गया ।	

EMO No.

Date

Circle Officer Anchal Adhikari, Janshedpur.

Ref to the karnachari, Halika No. IX

आपसी बंटारा फिल

For information and necessary action

Circle Officer, Janshedpur

198 W.P. 10 W.P. 15



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

June 17, 2023

पंजी II प्रति

भाग वर्तमान	19	पृष्ठ संख्या	10										
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम	अंचल का नाम	मानगो	हलका का नाम	हल्का-1	इस्टेट का नाम	झारखण्ड				
मौजा का नाम	वार्ड नं.-8 अ.क्षे.मानगो	होल्डिंग संख्या	641/ABC	तौजी संख्या	0	थाना नम्बर	16421	खाता का प्रकार	रैयती				
शिवनन्द सिंह , पिता-राम सिंहासन सिंह													
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	लगान	सेस								
641	3046/क	0 हे 9 आर सेमी		0	0								
641	3046/ख	0 हे 0 आर 20 सेमी											
	कुल परिमाण	0 हे 14 आर 10 सेमी											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल

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

Mutation Cases Not Found !!

List Of Case Status Details

लवश्य देखें



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

Shubham Kumar Singh



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

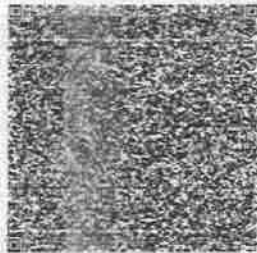
नामांकन क्रम/ Enrolment No.: 1542/65516/05806

Download Date: 14/07/2020

To
शम्भू नाथ सिंह
Shambhu Nath Singh
S/O Shiva Nand Singh
Meera Niwas
Near Carmel Convent Junior College
Jamshedpur
Sonari
Sonari
East Singhbhum Jharkhand - 831011
8877615331

Issue Date: 30/11/2017

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

~~4503 9277~~ 0068

VID : 9110 7808 1572 7697

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



शम्भू नाथ सिंह
Shambhu Nath Singh
जन्म तिथि/DOB: 20/11/1948
पुरुष/ MALE

Issue Date: 30/11/2017

~~4503 9277~~ 0068

VID : 9110 7808 1572 7697

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

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 मोबाइल 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.

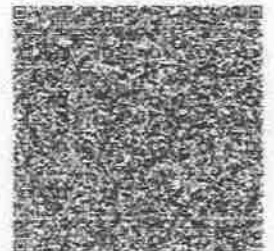


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
S/O शिवा नन्द सिंह, मीरा निवास, नन्ददीक कारमेल
कॉन्वेंट जूनियर कॉलेज, जमशेदपुर, सोनारी, पूर्वी
सिंहभूम
झारखण्ड - 831011

Address:
S/O Shiva Nand Singh, Meera Niwas, Near
Carmel Convent Junior College, Jamshedpur,
Sonari, East Singhbhum,
Jharkhand - 831011



~~4503 9277~~ 0068

VID : 9110 7808 1572 7697

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

Shambhu Nath Singh

PERMANENT ACCOUNT NUMBER
ADSPS5928E



MR. NAME
SHAMBHU NATH SINGH

FATHER'S NAME
SHIVA NAND SINGH

DATE OF BIRTH
20-11-1948

PRINT SIGNATURE
Shambhu Nath Singh

COMMISSIONER OF INCOME TAX RANGE



Shambhu Nath Singh

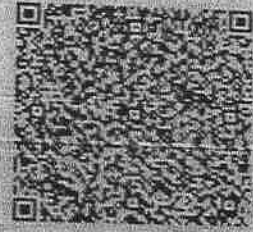


भारत सरकार
Government of India



कामिल हसन
Kamil Hussain

जन्म तिथि / DOB : 01/10/1992
पुरुष / Male



~~9504 2898~~ 3834

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: आत्मज खवजा इसरार हसन,
बास कोठी, आईटीआई के पास, दीघा,
दीनापुर कम खगौल, पटना, दिघाघाट,
बिहार, 800011

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

~~9504 2898~~ 3834

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

Kamil Hussain

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AIEPH1060M

नाम / Name
KAMIL HUSSAIN

पिता का नाम / Father's Name
KHAWAJA ISRAR HUSSAIN

जन्म का तिथि / Date of Birth
01/10/1992

* PAN Application Digitally Signed, Card Not Valid unless Physically Signed

Kamil Hussain

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No 1193/60022/01032

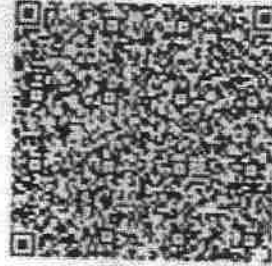
To,
जय प्रकाश सिंह
Jai Prakash Singh
S/O: Shambhu Nath Singh
Meera Niwas
Near Carmel Convent Junior College Sonari Jamshedpur
East Singhbhum
Gobindpur
Sonari Jagannathpur West Singhbhum
Jharkhand 831011
9234531180

11/01/2013

Ref: 1205 / 06C / 1425447 / 1425799 / P



SH256214047DF



आपका आधार क्रमांक / Your Aadhaar No. :

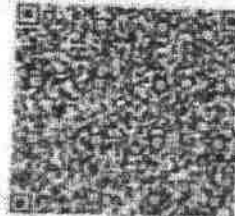
~~8570 0025~~ 5374

आधार — आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA

जय प्रकाश सिंह
Jai Prakash Singh
जन्म वर्ष / Year of Birth : 1976
पुरुष / Male



~~8570 0025~~ 5374



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

नामांकन क्रम/ Enrolment No.: 1542/65516/00247

To
 वेद प्रकाश सिंह
 Ved Prakash Singh
 S/O: Shambhu Nath Singh
 Mira Niwas
 Jamshedpur
 Near Carmal School
 Sonari
 Sonari
 East Singhbhum Jharkhand - 831011
 9304329933

Download Date: 30/1/2017

Generation Date: 27/1/2017

Signature Not Verified
 Digitally signed by
 Unique Identification
 Authority of India
 Date: 2017.01.30 09:33:33



आपका आधार क्रमांक / Your Aadhaar No. :

~~8895 8587~~ 3993

मेरा आधार, मेरी पहचान

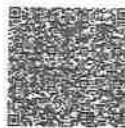


भारत सरकार
 Government of India



वेद प्रकाश सिंह
 Ved Prakash Singh
 जन्म तिथि/DOB: 04/05/1975
 पुरुष/ MALE

~~8895 8587~~ 3993



मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

V. P. Singh



भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

Address:
 S/O: Shambhu Nath Singh, Mira
 Niwas, Jamshedpur, Near Carmal
 School, Sonari, East Singhbhum,
 Jharkhand - 831011

पता:
 आनमज: शम्भु नाथ सिंह, मीरा निवास,
 जमशेदपुर, कारमेल विद्यालय के पास,
 सोनारी, पूर्वी सिंहभूम,
 झारखण्ड - 831011

~~8895 8587~~ 3993



http://uidai.gov.in

www.uidai.gov.in

Transaction Success! Please Note Your Transaction Id.

OK

Name	KamilHussain
Token No / Depositor ID	202300080197
Amount	232527
Transaction ID	eaf2bd765aa621d5bcb7
GRN	2317812240
CIN	10002162023061900142
Time	2023-06-19 06:51:24

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

Sikh

Shubham Singh

निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र० सं०	चेकलिस्ट का विषय	Yes	No
1.	खतियान की सत्यापित प्रति	✓	
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त-		
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी-॥ अथवा		
	(ii) भू-स्वामित्व प्रमाण पत्र अथवा		
	(iii) शुद्धि पत्र	✓	
	(iv) अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		
2.	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।	✓	
3.	पंजी-॥ का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4.	मुद्रांक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार सत्यापन	✓	
7.	PAN सत्यापन		
8.	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	


 जाँच लिपिक का हस्ताक्षर
 तिथि सहित


 निबंधन पदाधिकारी का हस्ताक्षर
 तिथि सहित



Pre Registration Docket

Date :- 19-06-2023 05:06 am

Office Name :- District SRO - Jamshedpur

Token No:- 202300080197

Appoinment :- 19-Jun-2023 Time:- 10:55

Article	Development Agreement
Pre Registration Date	16-Jun-2023
No. Of Pages	49
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 2,32,527.

Property Id: **998552**

Valuation No. : 1354231 / 2023 :- 2023-2024 Date : 18-June-2023 15:30:PM

State : Jharkhand District : EastSinghbhum Tahsil : Mango

Land Type : Urban Corporation : Mango Nagar Nigam Village/City : Pardih Mango Word No- 8

Pardih Mango Word No-8 Halka No 1 Village Code 16421 - Other Road -

Holding Number - 0080000538000M0

Khata Number - 641

Plot Number - 3046

Ward Number - 8

Volume Number - 19

Page Number - 10

Property Rates

Commercial Land (Y)

₹659208/- Decimal

Valuation Rule : Commercial land

Property Details

1 Land area 14.02 Decimal

Calculation Details

Sr.No.	Description	Calculation	Total
--------	-------------	-------------	-------

1	Open Land Valuation	1. 14.02 x 659208=9242096.16	₹92,42,096/-
---	---------------------	------------------------------	--------------

A	Total		₹92,42,096/-
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Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹92,42,100/-

Total Amount in Words : Ninety Two Lakhs Forty Two Thousands One Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: Road, West: Road, South: Shweta Singh & Nij, North: Nila Singh
Area	Land area : 14.02 Decimal
Other Description of the Property	Pin Code - 832110
Government/Market Value	9242096.16
Transaction Amount	-

CLAIMANT	-Mr. KAMIL HUSSAIN, Address - Bans Kothi, Near ITI, Digha, Danapur- Cum- Khagaul, Patna, Dighaghat- , Father/Husband Name KHAWAJA ISRAR HUSSAIN , PAN No.- , Permission Case No.- , Aadhaar No. *****3834
EXECUTANTS	-Mr. SHAMBHU NATH SINGH, Address - MEERA NIWAS, NEAR CARMEL CONVENT JUNIOR COLLEGE, SONARI, JAMSHEDPUR- , Father/Husband Name LATE SHIVA NAND SINGH , PAN No.- , Permission Case No.- , Aadhaar No. *****0068

Witness Information	Mr. JAI PRAKASH SINGH , Address - MEERA NIWAS NEAR CARMEL CONVENT JUNIOR COLLEGE, SONARI, JAMSHEDPUR-831011, JHARKHAND-, Father/Husband Name- SHAMBHU NATH SINGH
---------------------	--

Identifier Details	Mr. VED PRAKASH SINGH , Address - MEERA NIWAS NEAR CARMEL CONVENT JUNIOR COLLEGE, SONARI, JAMSHEDPUR-831011, JHARKHAND-, Father/Husband Name- SHAMBHU NATH SINGH
--------------------	--

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,470
Total		1,470

Fee Rule:Development Agreement		
1	A1	2,31,053
2	LL	3
3	PR	1
Total		2,31,057

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

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



Deed Writer / Advocate



Vendee / Claimant



Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी



Document Registration Summary 1

Date :-19-Jun-2023

- Government/Market Value: ₹9242100/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 850837

Receipt Date : 19-06-2023

Presenter Name: -

On Date 19-06-2023 Presented at District SRO -
Jamshedpur
Signature of Presenter

PR ₹1
SP ₹1470
LL ₹3
A1 ₹231053
Stamp Duty ₹100

District SRO - Jamshedpur

Total ₹232627

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	KamilHussain	GRN Number : 2317812187 DEPT Transaction Id : 77c32dd877d3ad324117 Transaction Type :	100

PR	1	1	0	GRAS	KamilHussain	GRN Number : 2317812240 DEPT Transaction Id : eaf2bd765aa621d5bcb7 Transaction Type :	1
SP	1470	1470	0	GRAS	KamilHussain	GRN Number : 2317812240 DEPT Transaction Id : eaf2bd765aa621d5bcb7 Transaction Type :	1470
A1	231053	231053	0	GRAS	KamilHussain	GRN Number : 2317812240 DEPT Transaction Id : eaf2bd765aa621d5bcb7 Transaction Type :	231053
LL	3	3	0	GRAS	KamilHussain	GRN Number : 2317812240 DEPT Transaction Id : eaf2bd765aa621d5bcb7 Transaction Type :	3
Sub Total	232531	232627	-96				

Article : Development Agreement Number of Pages : 98



Signature of Operator



Signature of Head Clerk



Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

Deed Endorsement

Token No :- **202300080197**



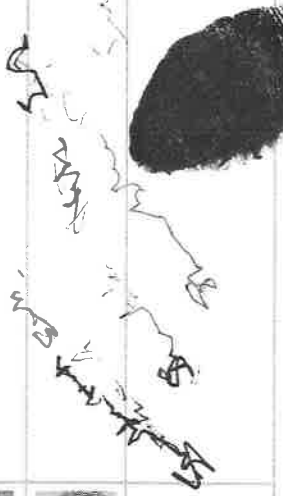



Deed Type	Development Agreement
Number of Pages	98
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1470, A1 :- Rs. 231053, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.9242096/- ,Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Mango , Village Name :- Pardih Mango Word No-8 Location :- Other Road, Pardih Mango Word No-8 Halka No 1 Village Code 16421 Property Boundaries :- East: Road, West: Road, South: Shweta Singh & Nij, North: Nila Singh Holding Number - 0080000538000M0Khata Number - 641Plot Number - 3046Ward Number - 8Volume Number - 19Page Number - 10 Area Of Land :- 14.02 Decimal

Sh./Smt.**SHAMBHU NATH SINGH** s/o/d/o/w/o **LATE SHIVA NAND SINGH** has presented the document for registration in this office today dated :- **19-Jun-2023** Day :- **Monday** Time :- **17:10:17 PM**



SHAMBHU NATH SINGH(Individual)

Party Name	Document Type	Document Number
SHAMBHU NATH SINGH	PAN/UID	450392770068

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SHAMBHU NATH SINGH Address1 - MEERA NIWAS, NEAR CARMEL CONVENT JUNIOR COLLEGE, SONARI, JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Shambhu Nath Singh Address:- Meera Niwas, , Near Carmel Convent Junior College, Jamshedpur, Sonari, , East Singhbhum, 831011, , Jharkhand, India		EXECUTANTS Age:74			
2	KAMIL HUSSAIN Address1 - Bans Kothi, Near ITI, Digha, Danapur- Cum- Khagaul, Patna, Dighaghat, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Kamil Hussain Address:- , Near ITI, bans kothi, digha, Dinapur- Cum- Khagaul, , Patna, 800011, , Bihar, India		CLAIMANT Age:30			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	VED PRAKASH SINGH S/o-D/o SHAMBHU NATH SINGH Address1 - MEERA NIWAS NEAR CARMEL CONVENT JUNIOR COLLEGE, SONARI, JAMSHEDPUR-831011, JHARKHAND, Address2 - , , , Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	JAI PRAKASH SINGH Address1 - MEERA NIWAS NEAR CARMEL CONVENT JUNIOR COLLEGE, SONARI, JAMSHEDPUR-831011, JHARKHAND, Address2 - , , , Jharkhand			

Signature of Operator




Seal and Signature of Registering Officer



Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**SHAMBHU NATH SINGH**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**VED PRAKASH SINGH**) Son/Daughter/Wife of (**SHAMBHU NATH SINGH**) resident of (**MEERA NIWAS NEAR CARMEL CONVENT JUNIOR COLLEGE, SONARI, JAMSHEDPUR-831011, JHARKHAND**) and by occupation (**Advocate**).



Signature of Registering Officer



Date:- 19-Jun-2023

Seal and Signature of Registering Officer



Token No.: 202300080197

CERTIFICATE

Office of the District SRO - Jamshedpur

This **Development Agreement** was presented before the registering officer on date **19-Jun-2023** by **SHAMBHU NATH SINGH, S/O, D/O, W/O LATE SHIVA NAND SINGH** resident of MEERA NIWAS, NEAR CARMEL CONVENT JUNIOR COLLEGE, SONARI, JAMSHEDPUR .,

This deed was registered as Document No:- **2023/JSR/3213/BK1/2985** in Book No :- **BK1**, Volume No :- 531 from Page No :- 1 to 98 at, office of **District SRO - Jamshedpur**

Date:- **19-Jun-2023**


Registering Officer