Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : fba3519585b81fcde57d
Receipt Date : 25-Jan-2024 03:38:53 pm
Receipt Amount : 500/-
Amount In Words : Five Hundred Rupees Only
Token Number : 202400009488
Office Name : District SRO - Jamshedpur
Document Type : Development Agreement
Payee Name : AAKASH INDIA PROJECTS AND BUILDERS PVT LTD REP BY VISHAL SAWA (Vendee)
GRN Number : 2400373147

-: For Office Use :-

2024 | JSR | 310 | BK1 | 2821

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

इस रसीद के माध्यम से पूर्व में किसी प्रकार की सेवा नहीं ली गई है।

For Allgemein Engineering Bureau Pvt. Ltd.
25/1/24
Director

AAKASH INDIA PROJECTS & BUILDERS PRIVATE LIMITED
25/1/24
DIRECTOR

αq

Development Agreement
value - 54035900/-

P.S.
Mango.

Stamp
500/-

AAKASH INDIA PROJECTS & BUILDERS PRIVATE LIMITED
DIRECTOR

AT[illegible]ED
AN[illegible] CHOWDHURY

For Allgemein Engineering Bureau Pvt. Ltd.
Director

जिला उपायुक्त एवं उपायुक्त का न्यायालय,
पूर्वी सिंहभूम जमशेदपुर, Misc. case No- 61/2021-22
दिनांक - 30/05/2023 के आलोक में,

25/1/24

[illegible] 25/1/24

5,

[illegible]

25/1/24

25/1/24

25/1/24

90
25/01

DEVELOPMENT AGREEMENT

THIS AGREEMENT IS MADE ON THIS THE 25TH DAY OF JANUARY 2024 AT JAMSHEDPUR

BETWEEN

Fekogebic
A1 - 1350898=00
E - 2000=00
U - 03=00
PR - 01=00

M/s ALLGEMEIN ENGINEERING BUREAU PVT. LTD., a Company duly incorporated and registered under Company Act, 1956, being represented by its Director, **SRI. PRATIM BANERJEE** son of Late Sushil Kumar Banerjee, by faith Hindu, by Caste General by Nationality Indian, by Occupation Business, resident of 17, Rajendra Nagar, Sakchi, P.O./P.S. Sakchi Town- Jamshedpur, Dist- East Singhbhum called the **FIRST PARTY**, (Which expression shall unless excluded by or repugnant to the context mean and include its successors-in office, executors administrators, legal representatives and assignees) of **ONE PART;**

25/1/24
दस्तावेज जाँचा

Company PAN NO.-AACCA9077G AADHAR : XXXX XXXX 3843

ANGSUMAN CHOWDHURY
Advocate

For Allgemein Engineering Bureau Pvt. Ltd.

Director

प्रतीम बनर्जी पिता- स्व. सुशील कुमार बनर्जी
राजेन्द्र नगर थाना- साकची
25/11/2014 10 बजे
जमशेदपुर

निबंधक

25/11/14.

जिला अवर निबंधक

For Allgemein Engineering Bureau Pvt. Ltd.
Director

AAKASH INDIA PROJECTS & BUILDERS PRIVATE LIMITED
DIRECTOR

AND

M/s AAKASH INDIA PROJECTS & BUILDERS PVT. LTD., a company incorporated under the Companies Act, 1956, having its registered office at Payal Cinema Complex, Main Road, Mango, P.O. & P.S. Mango, Town Jamshedpur, District Singhbhum East, being represented by its Director namely, **SRI VISHAL SAWA** son of Late Sri Hari Sawa , by faith Hindu, by Nationality Indian, by caste General, by occupation Business, residing at 1st Floor, Holding No.1, Vimal Aakash, Road No. 4, Circuit House Area (North), P.S. Bistupur, Town – Jamshedpur, Dist. East Singhbhum, hereinafter called the **SECOND PARTY**, (Which expression shall unless excluded by or repugnant to the context mean and include its successors-in office, executors administrators, legal representatives and assignees) of **OTHER PART**;

PAN NO. AAHCA5328D **AADHAR NO. XXXX XXXX 9402**

NATURE OF DEED: DEVELOPMENT AGREEMENT FOR CONSTRUCTION AND DEVELOPMENT OF THE LAND, AS PER TERMS OF THIS AGREEMENT.

WHEREAS a piece and parcel of land measuring 18 kattha appertaining to C.S. Plot No-20, C.S. Khata No-1, corresponding to New Survey Plot Nos. 2046, under New Khata No. 908, Ward No. 9 JNAC (Mango) was purchased by one M/s Allgemein Engineering Bureau (India), a registered Partnership Firm vide a registered deed of sale dated 28.04.1975 being Deed No.6053 from Sri Updesh Singh and Sri Awtar Singh.

25/01/

For Allgemein Engineering Bureau Pvt. Ltd.
Director

AAKASH INDIA PROJECTS & BUILDERS PRIVATE LIMITED
DIRECTOR

AND WHEREAS M/s Allgemein Engineering Bureau (India), after purchase of above land, filed a case u/s 90 of CNT Act to record it's name in a separate khata vide case No.26 of 80-81 in the Court of Asst. Settlement Officer, who vide his order dated 08.07.1986 allowed the prayer and directed to record the said plot in a separate khata in the name of M/s Allgemein Engineering Bureau (India).

AND WHEREAS M/s Allgemein Engineering Bureau (India) again purchased 15.5 kattha out of portions of C.S. Plot No. 20(P) , Under C.S. Khata No-1corresponding to new plot no. 2047, New Khata No-908, Ward no. 9 JNAC (Mango) from Mrs. Harjit Kaur by a registered deed of sale dated 07.07.1971.

AND WHEREAS M/s Allgemein Engineering Bureau (India), after purchase of above land, filed a case u/s 90 CNT Act to record it's name in a separate khata vide Case No. 25 of 80-81 in the Court of Asst. Settlement Officer, who vide his order dated 08.07.1986 allowed the prayer and directed to record the above land in a separate khata.

AND WHEREAS M/s Allgemein Engineering Bureau (India) after purchase of the above land, filed an application before Dy. Collector, Land Reforms for fixation rent vide Case No.21/89/90 [2/89-90] for Plot No.2046 and 48/89-90[57-94-95] for Plot No. 2047. The Dy. Collector, Land Reforms, vide his order dated 11.01.1990 and 31.05.1995 respectively, fixed the rent in favour of the M/s Allgemein Engineering Bureau (India).

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Allgemein Engineering Bureau Pvt. Ltd.
Director

AAKASH INDIA PROJECTS & BUILDERS PRIVATE LIMITED
DIRECTOR

AND WHEREAS the Company again filed a case u/s 85 CNT Act for fixation of rent vide Case No.78(R)/99-2000 in the court of Asst. Settlement Officer, Jamshedpur. The Asst. Settlement Officer vide his order dated 06.11.1999 fixed the rent for New Plot No.2046 and 2047 in the name of the M/s Allgemein Engineering Bureau (India).

AND WHEREAS M/s Allgemein Engineering Bureau (India) sold the entire land of 0.5495 Acre (Plot Nos.2046 & 2047) in favour of M/s Allgemein Engineering Bureau Pvt. Ltd., the First Party, vide a registered Deed of Sale being No. 4388 Dated 30.05.2007.

AND WHEREAS after purchase of New Plot No. 2046 measuring 0.2975 Acre and New Plot No. 2047 measuring 0.252 Acre, under khata No.908, M/s Allgemein Engineering Bureau Pvt. Ltd. filed a Mutation Case bearing No. 845/M/2016-17 before the Circle Officer (CO). And the Circle Officer (CO) vide his order dated 07.03.2017 mutated the name of M/s Allgemein Engineering Bureau Pvt. Ltd. in respect of the above two plots for total area of 0.5495 Acre which has been entered in Index II Volume 1 at page 213 and the company is paying land rent to the State of Jharkhand regularly and the last payment is paid for the year 2023-24

AND WHEREASM/s Allgemein Engineering Bureau Pvt. Ltd., filed a Revenue Misc. Case No. 61 of 2021-2022 before the Court of Deputy Commissioner, East Singhbhum, Jamshedpur to get the plot nos.2046 & 2047 under Khata No.908 to exclude from restricted list of Govt. khata as per Notification No. *Sanchika No.-133/ni.bi.(Negative List)-10/17 452/ni Ranchi dated 07.09.2021* issued by Inspector General Registration of Revenue, Registration and Land Reforms Department,

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For Allgemein Engineering Bureau Pvt. Ltd.
Director

AAKASH INDIA PROJECTS & BUILDERS PRIVATE LIMITED
DIRECTOR

Govt. of Jharkhand Ranchi. The Deputy Commissioner after hearing the case and verifying all the above mentioned documents, allowed the First Party's prayer and directed the District Sub-Registrar to unlock Plot No. 2046 & 2047 under Khata No. 908, as per Government direction by his order dated 30.05.23.

AND WHEREAS the SECOND PARTY is a reputed promoter and builder having vast experience in the matter of promotion, development and construction of Multi-storied building consisting of flats, parking spaces, shops/showrooms, duplex bungalows etc.

Definition :

a) Property: shall mean the land described in the **Schedule 'A'** hereunder written.

b) **Owner's allocation**: shall mean all that proportionate 36% super built up area out of the entire proposed building to be constructed over the said plot of lands and the parking space, roof rights etc. and other common services, amenities, more fully described in the **Schedule 'B'** , hereunder written.

c) **Developer's allocation**: shall mean by remaining proportionate 64% super built up area out of said proposed building and the parking space to be constructed thereon including roof rights etc. and all common services, amenities spaces mentioned in **Schedule 'C'**.

d) **Specification**: shall mean the standard materials, fixtures and fittings to be used for the construction and design.

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Allgemein Engineering Bureau Pvt. Ltd.
Director

AAKASH INDIA PROJECTS & BUILDERS PRIVATE LIMITED
DIRECTOR

AND WHEREAS, the First Party owner is desirous of getting constructed a building over the said plots of lands through a reputed Promoter and builder and the Second Party having come to know about the aforesaid intention of the First party, the Second Party after due diligence of the documents pertaining to the right, title, interest and possession of the First Party over the Scheduled property more fully described in the schedule 'A' below, has approached the First Party to develop the entire land and construct a multistoried building thereon. Having discussed with the First Party in all aspects and affairs of the proposed construction, the Second party has agreed to develop and construct the Multi storied residential cum commercial building over the said land more fully described in Schedule A below on following terms and conditions.

NOW THIS DEED OF DEVELOPMENT AGREEMENT INCLUDING ALL ITS TERMS AND CONDITIONS ARE HEREBY MUTUALLY AGREED.

1. THAT the total consideration amount of the entire Schedule 'A' land has been settled by and between the parties as follows:-

   FIRST PARTY - proportionate 36% of super built up area.

   SECOND PARTY- proportionate 64% of super built up area.

   Both are comprising of parking space & flats etc. and all the other common areas and amenities.

2. That the First party shall deliver vacant and peaceful possession of the lands described in schedule 'A' below to the Second party within 7(seven) days of approval of building Plan and the Second party, if they

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25/01/24

For Allgemein Engineering Bureau Pvt. Ltd. Director

AAKASH INDIA PROJECTS & BUILDERS PRIVATE LIMITED DIRECTOR

so desire, may place a hoarding on the said Schedule land inviting applications for booking of Flats, Shops. Parking Spaces etc. from interested prospective purchasers.

3. That the First party will co-operate with the Second party in all matters relating to the schedule land especially in support of their right, title, interest and possession over it including showing original documents viz. sketch map, survey map, rent receipts, title deeds, etc. and simultaneous with the execution of this agreement, the First party shall handover the photocopy of relevant documents relating to the title and possession of the Schedule-'A' land to the Second party for inspection or retentions, for the purpose of smooth construction or erection of proposed building as well as for production thereof before the Authority concerned. However the First Party shall produce the original of the documents before the concerned Authorities and Financial Institutions whenever and wherever it will be required by the Second Party for approval, clearance, permission for the purpose of construction and also for the purpose for approval of loan for the prospective purchasers.

4. That the plan so prepared, if requires during or after sanction, may be modified revised and/or altered according to the Second Party's choice of the need as may be so required in future for feasibility of the project with the consent of the First Party.

5. That soon after sanctioning and/or passing of such building plan by the authority with the mutual consent of the parties, the Developer/ Second Party shall allocate the portion of the First Party showing the

25/01/24

For Allgemein Engineering Bureau Pvt. Ltd.
Director

AAKASH INDIA PROJECTS & BUILDERS PRIVATE LIMITED
DIRECTOR

actual allocation of both the parties in the proposed project as per Schedule-B for the First Party and Schedule- 'C' for AIPB.

6. That the Second Party forthwith start construction of the proposed building and complete the same in accordance with the said plan with all fixtures, fittings and installations within 48 months from the date of Bhumi Pujan. The aforesaid period of 48 months may however be extended for a further period of six (6) months with mutual consent of both parties. However the Second Party shall not be responsible for delay in construction work due to any Political turmoil, Government action labour problem, act of God, Force majeure, lock down due to any pandemic or any other circumstances which are beyond the control of the Second Party.

7. That the Second party during the course of construction of the proposed building shall be at liberty to receive the consideration amount, either in full or in part in respect of the flats,& parking spaces etc. in respect of the portion falling in its/their share of 64%, i.e. Developer's Allocation from the respective intending buyers at any time according to his/their own convenience/need at their discretion and risk and the First Party shall not be entitled to raise any dispute or objection for the same. Similarly First party during the course of construction of the proposed building shall be at liberty to receive the consideration amount, either in full or in part in respect of the flats & parking spaces etc. in respect of the Schedule 'B' out of their share of 36% , i.e. Owner's Allocation from the respective intending buyers at any time according to his/their own convenience/need at their

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For Allgemein Engineering Bureau Pvt. L... Director

AAKASH INDIA PROJECTS & BUILDERS PRIVATE LIMITED DIRECTOR

discretion and risk and the Second Party shall not be entitled to raise any dispute or objection for the same.

8. That the First Party is executing and registering this Development Agreement in respect of the property more fully described in the Schedule 'A' below for the construction of Building by the Second party after approval of Building Plan and the Second Party shall be empowered to receive consideration amount against the flats, parking and open spaces falling in the share of allocation of the Second party as mentioned in the Schedule "C" ,from the intending buyers either in full or in part and to supervise the construction at site and in general to manage the affairs of the building/land including right to protect and defend their legal interest, title and to sell the flats, spaces, parking, common services, etc. on completion of the project in all respects as regards to Developer's Allocation.

9. That the First Party/owners do hereby declare and covenant:-

a) The owners/First party is the lawful owner of ALL THAT property more fully described in the schedule 'A' below and there are no other co-owners, co-sharers over the said property.

b) The First Party is the rightful and absolute owner of their share of 36% of the Multistoried Building, i.e. Owner's allocation and shall have rightful absolute power to sell, gift, lease, assign and mortgage or part with any manner whatsoever in respect of their share in Owner's allocation as mentioned in Schedule "B".

c) The First Party prior to execution of this agreement have not sold, conveyed, transferred or parted with schedule-'A' property in any way in favour of any person or persons either in full or any part thereof,

जिला आबकारी निबंधक का कार्यालय

25/01

Director

For Allgemein Engineering Bureau Pvt. L...

AAKASH INDIA PROJECTS & BUILDERS PRIVATE LIMITED

DIRECTOR

nor has received any payment at any point of time either in full or in part thereof.

d) The said premises more fully described in the Schedule 'A' below are free from all encumbrances, charges, lien mortgages and litigations.

e) The First Party member shall always be ready and willing to further execute and sign the necessary documents, papers, building plan, revised and/or amendment plan for the interest of the project.

f) The First party undertakes and assures that till completion of the project, the proposed General Power of Attorney to be given in favour of the parties of the Second Party and instant agreement shall not be cancelled/rescinded at the instance of First party provided the Second Party does not violate any of the terms and conditions stipulated herein.

g) That the cost of the Registration of this Development agreement shall be borne by both the parties on the ratio of 36% and 64% between First Party and Second Party respectively.

h) That the First Party undertakes to execute a registered General Power of Attorney in favour of Sri Rahul Sawa & Sri Vishal Sawa for use of the same by the said attorneys in terms of this Development Agreement only.

i) The First party undertakes and assures that till completion of the project, the proposed General Power of Attorney to be given in favour of the parties of the Second part and instant agreement shall not be cancelled/rescinded at the instance of First party provided the Second Party does not violate any of the terms and conditions stipulated in this Development Agreement.

j) The First party shall have the right to supervise the construction of the proposed building either by themselves and/or through any authorized

जिला अवर निबंधक का कार्यालय
जमशेदपुर

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For Allgemein Engineering Bureau Pvt. Ltd. Director

AAKASH INDIA PROJECTS & BUILDERS PRIVATE LIMITED DIRECTOR

representative regarding adherence to the specification, quality of materials and work in progress at site.

k) The First party members in general shall extend their full co-operation to the Second party, towards construction of proposed building and till disposal of the proposed flats, open space, parking spaces etc. falling in the share of the Second party as agreed by both the parties hereinafter mentioned in this Agreement.

l) In case there be any defect in the title of the Schedule A property of First Party or if there will be any liability or any encumbrances, then in such event, the First Party shall remove such defects at their own cost.

m) The First Party undertakes to pay G.S.T. or any other charges or tax to be imposed by any statutory body in respect of their share mentioned in Schedule 'B' out of their share of 36 % in the said project.

n) That the First Party shall not be involved themselves in any act, deed or things, whereby or by means whereof, the approval or sanctions granted by competent Authority/ Authorities for development and construction over the Schedule below land is likely to be cancelled or terminated or made it invalid or inoperative.

o) That the FIRST PARTY as well as the SECOND PARTY will strictly adhere with respect to their acts and deeds under the terms and conditions of this Agreement and shall not involve in any acts and deeds which is prohibited under the law.

10. That the Second party hereby declares and covenants:

a) That the Second party is competent to enter into this agreement with the First party.

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For Allgemein Engineering Bureau Pvt. Ltd. Director

AAKASH INDIA PROJECTS & BUILDERS PRIVATE LIMITED DIRECTOR

b) That the entire cost and expenses of construction and completion of multistoried building in all respect shall be borne by the Second Party and the First Party shall not bear any expenses whatsoever for the purpose of construction and completion of the multistoried building.

c) The Second Party shall construct the proposed building over the land described in the Schedule – 'A' below hereinafter written as per approved plan of the proper authority.

d) The roof right over the proposed multistoried building will also in proportion of 36% and 64% as per owner's allocation and Developer's allocation respectively.

e) The Second party shall arrange for proper water lines, sewerage line, fixture, fittings, and installations, of electricity as per specification and shall be formed and treated as part of the Development Agreement at the cost of Second Party.

f) The Second Party shall use all standard quality of building materials and other fixtures and fittings confirming to ISI standard as per standard specification.

g) That the Second Party shall keep the First Party indemnified against any third Party claim on owner's allocation including any claim of Govt. or any other statutory body or authority during the construction of the Multistoried building, however the First Party shall pay the G.S.T. and any other taxes to be imposed by any Authority in respect of Owner allocation.

h) That the Second Party shall keep the First Party indemnified against any loss, damage or actions to be taken arising out of any act or omissions or accident such as loss of life of any labourers or workmen in the process of construction of the Building.

25/01

For Allgemein Engineering Bureau Pvt. Ltd.
Director

AAKASH INDIA PROJECTS & BUILDERS PRIVATE LIMITED
DIRECTOR

i) That the Second Party shall complete the entire constructions work of the Owners Allocation simultaneously with the construction work of the Developers Allocation and the Second Party shall handover the Owners Allocation to the First Party after completion of project before handing over of possession to the prospective purchasers from the Developers Allocation, however if any of the Owners Allocation could not be handed over due to delay or omission on the First Party for a period of more than one month to confirm the internal changes of any particular Flat from the date of intimation of commencement of construction work of such floor by the Second Party to the First Party, in that event the Second Party shall be entitled to handover Developers Allocation of Flat of such floor to the prospective purchasers out of Developers Allocation.

j) That the Second Party shall not be entitled to sell, assign, gift, mortgage, lease or part with any manner whatsoever any portion from the share of Owners allocation as mentioned in Schedule 'C'.

k) The Second party shall be fully entitled and empowered to enter into an agreement or agreements, with any intending buyer or buyers and to receive consideration amount either in full or in various installments or in part from such intending buyer/s against sale of the proposed flats, parking spaces etc. falling in their share i.e. within 64% of the Super built up area in the proposed Multistoried Building as mentioned in Schedule 'C'.

l) That the Second Party in general shall be authorized and empowered to manage and supervise all matters and affairs of the building during construction by appointing architect, engineers, experts, skilled / unskilled workman, labors, agents etc. and shall

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Allgemein Engineering Bureau Pvt. L... Director

AAKASH INDIA PROJECTS & BUILDERS PRIVATE LIMITED DIRECTOR

also be authorized to discharge such person or persons as and when necessary at their own cost.

m) That whatsoever cost and expenses that may be incurred towards construction of proposed building including flats, shops, parking spaces etc. and installations of all services water, sewerage, electricity, building plan, revised plan, payments to workmen, purchase of materials, fixtures, fittings, etc. and/or all related expenses in connection with the proposed construction of the building, shall be responsibility of the Second party.

n) That from the Bhumi Pujan to completion of the project all charges towards, water, electricity, Land rent (Malgujari), Municipal Tax & other charges shall be borne by Second Party.

o) The Second party shall handover copies of all relevant documents to First party for their records if required.

p) The Second party shall abide by all rules and regulations of the building plan and relating terms and conditions of the law during the period of construction as are and shall be applicable.

q) The Second party shall be solely liable and take all responsibilities towards construction of the proposed building and for delivery of possession of such flats, parking etc. to the intending buyer's from Developer's Allocation.

r) The Second party shall manage material and care takes all building materials, fixtures and fittings at site. In case of lost or damage of any materials or construction by fire, theft etc. and moreover in case or any accident or incident occurs during the period of construction, the same shall be the sole responsibility of the Second party and on the contrary the First party shall be free from any such charges.

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For Allgemein Engineering Bureau Pvt. Ltd. Director

AAKASH INDIA PROJECTS & BUILDERS PRIVATE LIMITED DIRECTOR

s) If anything happens to the Building after completion of project due to defective or improper construction, the responsibilities of that shall be solely of Second party and Second party shall rectify the same at their own cost within 6 months from the date of handing over possession of the constructed portion of Owner's Allocation. First party will be free of all this matter.

11. That the rights and obligations of the parties:-

a) The proposed land/premises is situated at Dimna Road, P.S. Mango Town- Jamshedpur, Dist- Singhbhum East.

b) The parties hereto shall always mean and include their respective legal heirs successors and/or any such person/ persons claiming through them in any legal capacity for the purpose of this agreement and shall be bound by the terms of this agreement in future. In case the death of any party or parties stated herein above, the legal heirs of such deceased shall be substituted in place of the deceased.

c) The matters relating to the project shall be subjected to jurisdiction of Civil Court, Jamshedpur in case of any dispute arises, the same can be resolved through mutual discussion. If there is no consensus could arrive then the parties may take recourse of Civil court or any other competent court of law for the just decision of the matteror (both the parties may appoint one arbitrator each to be selected by the parties herein and such appointment to arbitration will mutually nominate the third arbitrator and all such three arbitrator will proceed as per the provision of the Arbitration and

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For Allgemein Engineering Bureau Pvt. Ltd.
Director

AAKASH INDIA PROJECTS & BUILDERS PRIVATE LIMITED
DIRECTOR

Conciliation Act with all amendment and in that case their decision shall be final and binding on both the parties).

d) The Second party shall publish in newspaper or in any media for marketing purpose and to dispose of the developer's allocation to the intending parties.

e) That if the Second Party constructs any further upper floors in the said multistoried building in future on basis of any Govt. Schemes or any other causes, in such eventuality the total floor area of such additional floors shall be distributed amongst the parties as per the same ratio i.e. 36% and 64% of proportionate Super built up area to be shared by the First Party and Second Party respectively.

f) The Second party shall be entitled to raise fund from the intending buyer/s or through any financial sources at its/ their discretion and risk of their portion.

g) The right to use the roof over the proposed multistoried building will also in proportion of 36% and 64% as per Owner's allocation and Developer's allocation respectively, however either of the Parties are not entitled to construct any structure over the said roof on his portion.

h) The parties may alter or amend any terms of this agreement if found necessary by mutual consent of both the parties.

i) The parties hereto including their respective heirs shall be bound by the terms and conditions of this agreement and any other terms as may be amended.

j) That the Second Party shall indemnify the First Party against all losses, damages, Third Party claims accidents, theft, etc. during the course of Construction of the multistoried building.

जिला अग्रहार विद्यालय

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Director
For Allgemein Engineering Bureau

AAKASH INDIA PROJECTS & BUILDERS PRIVATE LIMITED
DIRECTOR

k) That both the parties shall abide by the terms and conditions of this Agreement with utmost cordiality and sincerity.

SCHEDULE – 'A'

ALL THAT piece and parcel of land of M/s Allgemein Engineering Bureau Pvt. Ltd. measuring an area 0.5495 Acre situated at Mouza: Mango, Ward No. - 09 Mango, Halka No. - 2, Thana No. 16412, MNAC, appertaining to New Plot No. 2046 measuring an area of 0.2975 Acre and New Plot No. 2047 measuring an area of 0.2520 Acre, under Khata No. 908, Town- Jamshedpur, District Singhbhum East, Holding No. 0100001570000A2, which is bounded by:

North : New Plot No.2045

South: Alley then New Plot No.2049

East : Dimna Road

West : New Plot No.2044

Note:- This property is situated on the main road.

SCHEDULE B

AEB COMMERCIAL				
SL. No.	**SHOP NO**	**CA**	**BUA**	**SBUA**
1	102	1794	2285	3100
2	103	1353	1730	2350
3	104	1985	2386	3350

25/01/24

Director

AAKASH INDIA PROJECTS & BUILDERS PRIVATE LIMITED DIRECTOR

AEB RESIDENTIAL						
SL. No.	FLAT NO.	CARPET	BALCONY	BUA	SBUA	OT
1	201	1237	98	1435	1950	-
2	202	872	81	1019	1350	-
3	203	939	107	1107	1475	-
4	204	883	98	1038	1400	-
5	205	883	98	1038	1400	-
6	206	883	98	1038	1400	-
7	401	1237	98	1435	1950	-
8	402	872	81	1019	1350	-
9	403	939	107	1107	1475	-
10	404	883	98	1038	1400	-
11	405	883	98	1038	1400	-
12	406	883	98	1038	1400	-
13	702	872	81	1019	1350	-
14	704	1552	98	1917	3000	857

SCHEDULE-C

	AIPB COMMERCIAL				
SL. NO.	SHOP NO.	CA	BALCONY	BUA	SBUA
1	101	1347	-	1789	2250
2	105	2453	-	2891	4100
3	106	2247	-	2676	3700
4	107	2822	-	3296	4700
5	108	2235	-	2697	3700

	AIPB RESDENTIAL					
SL NO.	FLAT NO.	CA	BALCONY	BUA	SBUA	OT
1	301	1237	98	1435	1950	-
2	302	872	81	1019	1350	-
3	303	939	107	1107	1475	-
4	304	883	98	1038	1400	-
5	305	883	98	1038	1400	-

जिला अवर निबंधक का कार्यालय
पू. चम्पारण

25/01/24

For Abhemein Engineering Bureau Pvt. L
Director

AAKASH INDIA PROJECTS & BUILDERS PRIVATE LIMITED
DIRECTOR

6	306	883	98	1038	1400	-
7	501	1237	98	1435	1950	-
8	502	872	81	1019	1350	-
9	503	939	107	1107	1475	-
10	504	883	98	1038	1400	-
11	505	883	98	1038	1400	-
12	506	883	98	1038	1400	-
13	601	1237	98	1435	1950	-
14	602	872	81	1019	1350	-
15	603	939	107	1107	1475	-
16	604	883	98	1038	1400	-
17	605	883	98	1038	1400	-
18	606	883	98	1038	1400	-
19	703	939	107	1107	1475	-
20	701	1786	158	2375	3600	1182
21	705	1552	98	1917	3000	857
22	706	1552	98	1917	3000	857

IN WITNESS WHEREOF BOTH THE PARTIES HAVE HEREUNTO SET THEIR RESPECTIVE HANDS HERETO, ON THE DAY, MONTH, YEAR AND PLACE FIRST ABOVE WRITTEN.

WITNESSES.

1) Sanjit Kr Goswami
S/o- L. N. K. Goswami
19 No. 23 Mango

Neha Kumari
2) D/o- Mr. Basudeo Prasad
R/o- Dimna Road, Mango, Jsr

25/4/24

For Abhemein Engineering Bureau Pvt. L
Directo

AAKASH INDIA PROJECTS & BUILDERS PRIVATE LIMITED
25/1/24 DIRECTOR

Note: - Certified that the original copy of this deed contains 4562 words.

Typed by:
25/1/24
Jamshedpur

Drafted by:
25/1/24
Advocate, Jamshedpur

AAKASH INDIA PROJECTS & BUILDERS PRIVATE LIMITED
25/1/24 DIRECTOR

ANGSUMAN CHOWDHURY
Advocate

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

25/1/24
Advocate

M/R CONM.

@ 983364 X 54.95 = 54035851=80

25/1/14.

Allgemein Engineering Bureau Pvt. Ltd.

Mechanical, Electrical & Computer (Software) Engineers

An ISO 9001-2015 Certified Company

E-mail : aeb@aol.in

Office :
17, Rajendra Nagar, Sakchi
Jamshedpur - 831 001, India
Ph. : +91 657 2487481

Factory :
Dimna Road, Mango
Jamshedpur - 831 012, India

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS M/S ALLGEMEIN ENGINEERING BUREAU PVT. LTD. HELD AT THE REGISTERED OFFICE OF THE COMPANY AT 17, RAJENDRA NAGAR, (GROUND FLOOR), SAKCHI, JAMASHEDPUR ON 3rd May 2021 AT 11.00AM

RESOLVED THAT the company has decided to authorize, Mr. Pratim Banerjee, Director to sign all documents such as Memorandum of Undersanding, Joint Development Agreement, Power of Attorney, Swearing Affidavits, Application, Building Plans and all other legal Documents as and when required for development of Companies immovable properties not limited to land and building only anywhere in India on behalf of M/s Allgemein Engineering BureauPvt. Ltd.and is further hereby authorized to sign adduce evidence on the court and submit all the necessary papers, letters, documents, forms, etc. to be submitted by the company in connection with the company. The acts done and documents submitted shall be binding on the company, until the same is withdrawn by giving written notice thereof.

"Certified True Copy"

For, M/s **ALLGEMEIN ENGINEERING BUREAU PVT. LTD.**

SBanerjee

Name: Suchanda Banerjee
Designation: Director

ALLGEMEIN ENGG. BUREAU (P) LTD. Jamshedpur

आधार

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0000/00442/54267

To
प्रतिम बनर्जी
Pratim Banerjee
S/O Sushil Kumar Banerjee,
17,
Rajendra Nagar,
Sakchi,
VTC: Sakchi, Bistupur,
PO: Jamshedpur,
District: East Singhbhum,
State: Jharkhand,
PIN Code: 831001,
Mobile: 9431185517

आपका आधार क्रमांक / Your Aadhaar No. :

3788 5954 3843

VID : 9173 9092 0830 2719

मेरा आधार, मेरी पहचान

Government of India

AADHAAR

सूचना / INFORMATION

- आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं। जन्मतिथि आधार नंबर धारक द्वारा प्रस्तुत सूचना और विनियमों में विनिर्दिष्ट जन्मतिथि के प्रमाण के दस्तावेज पर आधारित है।
- इस आधार पत्र को यूआईडीएआई द्वारा नियुक्त प्रमाणीकरण एजेंसी के जरिए ऑनलाइन प्रमाणीकरण के द्वारा सत्यापित किया जाना चाहिए या ऐप स्टोर में उपलब्ध एमआधार या आधार क्यूआर कोड स्कैनर ऐप से क्यूआर कोड को स्कैन करके या www.uidai.gov.in. पर उपलब्ध सुरक्षित क्यूआर कोड रीडर का उपयोग करके सत्यापित किया जाना चाहिए ।
- आधार विशिष्ट और सुरक्षित है ।
- पहचान और पते के समर्थन में दस्तावेजों को आधार के लिए नामांकन की तारीख से प्रत्येक 10 वर्ष में कम से कम एक बार आधार में अपडेट कराना चाहिए ।
- आधार विभिन्न सरकारी और गैर-सरकारी फायदों/सेवाओं का लाभ लेने में सहायता करता है ।
- आधार में अपना मोबाइल नंबर और ईमेल आईडी अपडेट रखें ।
- आधार सेवाओं का लाभ लेने के लिए एमआधार ऐप डाउनलोड करें ।
- आधार/बायोमेट्रिक का उपयोग न करने के समय सुरक्षा सुनिश्चित करने के लिए आधार/बायोमेट्रिक लॉक/अनलॉक सुविधा का उपयोग करें।
- आधार की मांग करने वाले सहमति लेने के लिए बाध्य हैं।
- Aadhaar is proof of identity, not of citizenship or date of birth (DOB). DOB is based on information supported by proof of DOB document specified in regulations, submitted by Aadhaar number holder.
- This Aadhaar letter should be verified through either online authentication by UIDAI-appointed authentication agency or QR code scanning using mAadhaar or Aadhaar QR Scanner app available in app stores or using secure QR code reader app available on www.uidai.gov.in.
- Aadhaar is unique and secure.
- Documents to support identity and address should be updated in Aadhaar after every 10 years from date of enrolment for Aadhaar.
- Aadhaar helps you avail of various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app to avail of Aadhaar services.
- Use the feature of Lock/Unlock Aadhaar/biometrics to ensure security when not using Aadhaar/biometrics.
- Entities seeking Aadhaar are obligated to seek consent.

भारत सरकार
Government of India

Aadhaar no. issued: 17/04/2013

प्रतिम बनर्जी
Pratim Banerjee
जन्म तिथि/DOB: 25/05/1962
पुरुष/ MALE

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं ।
इसका उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/ऑफलाइन एक्सएमएल की स्कैनिंग) के साथ किया जाना चाहिए ।

Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

3788 5954 3843

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Details as on: 04/01/2024

पता:
सुशील कुमार बनर्जी, 17, राजेंद्र नगर, साकची, साकची, जमशेदपुर, ईस्ट सिंहभूम, झारखण्ड - 831001

Address:
S/O Sushil Kumar Banerjee, 17, Rajendra Nagar, Sakchi, Sakchi, Bistupur, PO: Jamshedpur, DIST: East Singhbhum, Jharkhand - 831001

3788 5954 3843

VID : 9173 9092 0830 2719

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

आधार

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0651/50206/93927

To
विशाल सावा
Vishal Sawa
C/O Hari Prasad Sawa,
H.No-102, Vimal Aakash,
Road No-05 , C H Area(North), Bistupur,
Post-Bistupur,
VTC: Sakchi, Bistupur,
PO: Jamshedpur,
Sub District: Golmuri,
District: East Singhbhum,
State: Jharkhand,
PIN Code: 831001,
Mobile: 9334800628

आपका आधार क्रमांक / Your Aadhaar No. :

XXXX XXXX 9402

VID : 9167 9552 3622 9348

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

विशाल सावा
Vishal Sawa
जन्म तिथि/DOB: 01/07/1978
पुरुष/ MALE

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।
इसका उपयोग ऑनलाइन / ऑफलाइन प्रमाणीकरण, या क्यूआर कोड/ ऑफलाइन एक्सएमएल की स्कैनिंग के साथ किया जाना चाहिए।

Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

XXXX XXXX 9402

मेरा आधार, मेरी पहचान

Government of India

AADHAAR

सूचना / INFORMATION

- आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं। जन्मतिथि आधार नंबर धारक द्वारा प्रस्तुत सूचना और विनियमों में विनिर्दिष्ट जन्मतिथि के प्रमाण के दस्तावेज पर आधारित है।
- इस आधार पत्र की यूआईडीएआई द्वारा नियुक्त प्रमाणीकरण एजेंसी के अधिकृत प्रमाणीकरण के द्वारा सत्यापित किया जाना चाहिए या ऐप स्टोर से उपलब्ध एमआधार या आधार सत्यापन ऐप से सत्यापन या क्यूआर कोड को स्कैनर ऐप से सत्यापन करके या www.uidai.gov.in पर उपलब्ध सुरक्षित सत्यापन ऐप का उपयोग करके सत्यापित किया जाना चाहिए।
- आधार विशिष्ट और सुरक्षित है।
- पहचान और पते के समर्थन में दस्तावेजों को आधार के लिए नामांकन की तारीख से प्रत्येक 10 वर्ष में कम से कम एक बार आधार में अपडेट कराना चाहिए।
- आधार विभिन्न सरकारी और गैर-सरकारी कल्याणकारी योजनाओं का लाभ लेने में सहायता करता है।
- आधार में अपना मोबाइल नंबर और ईमेल आईडी अपडेट रखें।
- आधार सेवाओं का लाभ लेने के लिए एमआधार ऐप डाउनलोड करें।
- आधार/बायोमेट्रिक का उपयोग न करने के समय सुरक्षा सुनिश्चित करने के लिए आधार/बायोमेट्रिक लॉक/अनलॉक सुविधा का उपयोग करें।
- आधार की मांग करने वाले संस्थानों को सहमति देने के लिए बाध्य है।
- Aadhaar is proof of identity, not of citizenship or date of birth (DOB). DOB is based on information supported by proof of DOB document specified in regulations, submitted by Aadhaar number holder.
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- Entities seeking Aadhaar are obligated to seek consent.

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
C/O हरी प्रसाद सावा, एच.नं-102, विमल आकाश, रोड नं-05, सी एच एरिया(नॉर्थ), बिस्टुपुर, पोस्ट बिस्टुपुर, सकची बिस्टुपुर, जमशेदपुर, पूर्वी सिंहभूम,
झारखण्ड - 831001

Address:
C/O Hari Prasad Sawa, H.No-102, Vimal Aakash, Road No-05 , C H Area(North), Bistupur, Post-Bistupur, Sakchi, Bistupur, PO: Jamshedpur, DIST: East Singhbhum, Jharkhand - 831001

XXXX XXXX 9402

VID : 9167 9552 3622 9348

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

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0013/86001/09452

To
नेहा कुमारी
Neha Kumari
D/O Basudeo Prasad
Hiraman Palace
Dimna Road Mango
JAMSHEDPUR
Purbi Singhbhum Jharkhand - 831012
8298102340

आपका आधार क्रमांक / Your Aadhaar No. :

8186 2736 6429

VID : 9153 2994 5117 8504

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

Issue Date: 04/02/2012

नेहा कुमारी
Neha Kumari
जन्म तिथि/DOB: 10/12/1992
महिला/ FEMALE

8186 2736 6429

VID : 9153 2994 5117 8504

मेरा आधार, मेरी पहचान

Government of India

AADHAAR

सूचना / INFORMATION

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- आधार विशिष्ट और सुरक्षित है।
- सुरक्षित क्यूआर कोड/ऑफलाइन एक्सएमएल/ऑनलाइन प्रमाणीकरण की उपयोग करके पहचान सत्यापित करें।
- आधार के सभी रूप जैसे आधार पत्र, पीवीसी कार्ड, ई-आधार और एम-आधार समान रूप से मान्य हैं। १२ अंकों की आधार संख्या के स्थान पर आभासी (वर्चुअल) आधार पहचान (VID) का भी उपयोग किया जा सकता है।
- १० साल में कम से कम एक बार आधार अपडेट जरूर करें।
- आधार आपको विभिन्न सरकारी और गैर-सरकारी योजनाओं /सेवाओं का लाभ उठाने में मदद करता है।
- आधार में अपना मोबाइल नंबर और ई-मेल आईडी अपडेट रखें।
- आधार सेवाओं का लाभ उठाने के लिए स्मार्टफोन पर mAadhaar ऐप डाउनलोड करें।
- आधार/बायोमेट्रिक्स को लॉक/अनलॉक करने की विशेषता का उपयोग सुरक्षा सुनिश्चित करने के लिए करें।
- आधार (नया नंबर) चाहने वाली संस्थायों को उचित सहमति लेने के लिए बाध्य किया गया है।
- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non- Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Downloaded Date: 18/05/2023

पता:
D/O बासुदेव प्रसाद, हिरामन पैलेस, डिम्ना रोड मानगो, जमशेदपुर, पूर्वी सिंहभूम, झारखण्ड - 831012

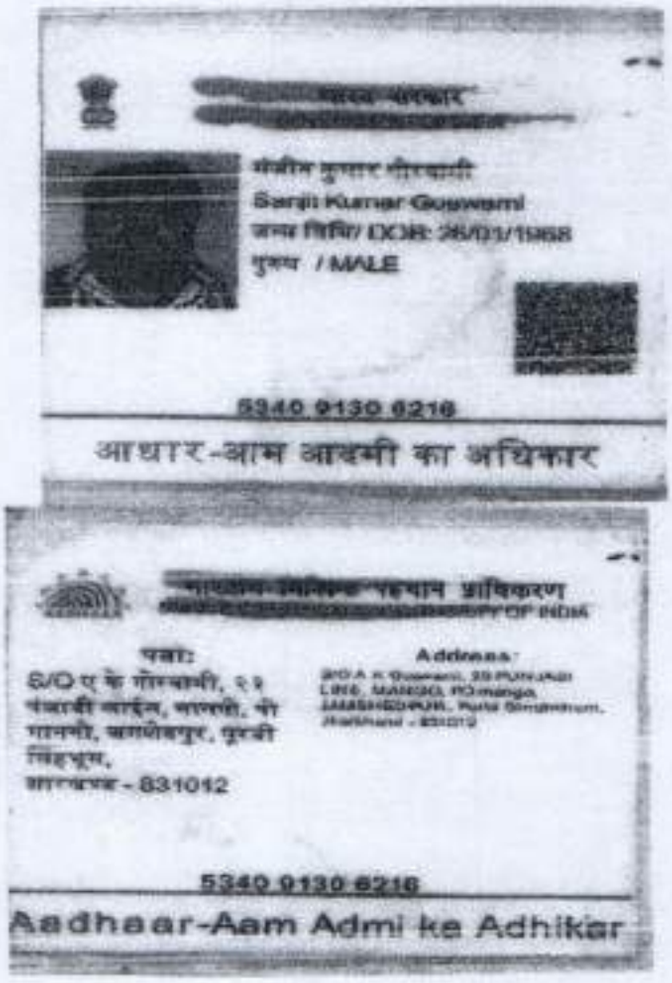
Address:
D/O Basudeo Prasad, Hiraman Palace, Dimna Road Mango, JAMSHEDPUR, Purbi Singhbhum, Jharkhand - 831012

8186 2736 6429

VID : 9153 2994 5117 8504

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

Neha Kumari



[redacted]

संजीव कुमार गोस्वामी
Sanjit Kumar Goswami
जन्म तिथि/ DOB: 26/01/1968
पुरुष / MALE

[redacted]

5340 9130 6216

आधार-आम आदमी का अधिकार

[redacted]

पता:
S/O ए के गोस्वामी, २१ पंजाबी लाईन, मानगो, पो मानगो, जमशेदपुर, पूरबी सिंहभूम, झारखण्ड - 831012

Address:
S/O A K Goswami, 21 PUNJABI LINE, MANGO, PO-mango, JAMSHEDPUR, Purbi Singhbhum, Jharkhand - 831012

5340 9130 6216

Aadhaar-Aam Admi ke Adhikar

Purpose for Registry

Sanjit


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
AAKASH (INDIA) PROJECTS AND
BUILDERS PRIVATE LIMITED
16/01/2009
Permanent Account Number
AAHCA5328D

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ALLGEMEIN ENGINEERING BUREAU
PRIVATE LIMITED

भारत सरकार

26/03/1998

Permanent Account Number

AACCA9077G

13122013

Certified to be true
For Allgemein Engg. Bureau (P) Ltd

Director

Katiyan
2046

आवेदन की तारीख Date of application for the copy.	नकल तैयार होने की सूचित करने की तारीख Date fixed for notifying the requisite number of stamps and folios.	नकल तैयार होने की तारीख Date of delivery of the requisite stamps and folios.	नकल तैयार होने की तारीख Date on which the copy was ready for delivery.	आवेदक को नकल देने की तारीख Date of making over the copy to the applicant.
2/3/95	2/3/95	2/3/95	10/11/95	

मौजा : औरंगुनिया खोर परगना सहार तौजी नं०
थाना जगदीशपुर, वार्ड नं० 9 पट्टी थाना नं०

मालिक का नाम वे नम्बरी लिखें
दखीलकार हलकी का नाम वे नम्बरी लिखें

क्रमांक	काश्तकार का नाम, वल्दियत, सकुनत और जात	क्षेत्र: नम्बर	क्षेत्र: चौहद्दी	दर्जा	रकबा: ए.	रकबा: बी.	रकबा: डे.	किस्म	हस्तांतरण का विवरण	हस्तांतरण की तारीख	हस्तांतरण का मूल्य	हस्तांतरण का प्रयोजन
908	अमानत निहाल सकार 11/11.	2046 a	×	नजूल पट्टा	0	00	10		अवैध अन्तरण उपदेश सिंह पिता पुरन सिंह एक अंश को कौशल सिंह पिता मुरु नक्कड़ सिंह एक अंश जनवरी 1984 से.			
		2	×	सहन	0	09	70					
		a	×	नजूल पट्टा	0	00	70					

(जा)

नोट.

मुकदमा नं. 38 ए/1980-81

सी.ए.सी.एक्ट 50 ए के अधीन दायरी संख्या नं. 2046 रजिस्टर नं. 708 अनादर निहारी सोनार के खाता में खसरा में खसरा होकर इस अदालत में लंबित है। अतः सर्व साधारण एवं जो मेन अधिनियम भूमि (अधिग्रहण) के नाम से दर्ज कराया जाता है कि खाता के उपदेश सिंह पिता पुरन सिंह के अन्य खसरा खसरा कराया जाता है।

ह० अस्पष्ट
सहायक नं. कलक्टर
हिंदमल

नोट

श्री बहादुर सिंह पुत्र लाल नाथ निवासी सोनार अधिनियम 1908 की धारा 83(3) तथा बिहार एवं उड़ीसा भूमि सुधार अधिनियम 1950 की धारा 10(1) के अंतर्गत दायर मुकदमा। अंतिम प्रकाशन दि० 10-4-1979 को लिया गया।

अंतिम प्रकाशन समाप्त पत्र दि० 18-4-1979 को कार्यालय में मुकर्रर।

ह० अस्पष्ट
नं. कलक्टर
हिंदमल

निर्णय गया
कार्य पूर्ण
19.11.94

पढ़ा गया
मोहम्मद अलीमा
18/11/95

मुकदमा निष्पादन
नकलानवीस संयुक्त
18-11-95

नकलानवीस संयुक्त 10.00
नकलानवीस संयुक्त
18-11-95
कार्यालय मुकदमा सहायक
नकलानवीस सिंहपुर, पाकिस्तान

रासबिहारी दे० 18-11-95

1. पारी
2. दि पारी
3. 1 भाग

Yes.6

Khatiyan
2047

FOLIO NOT AVAILABLE

Date of application for the copy	Date fixed for verifying the requisite location of stamps and folios	Date of delivery of the requisite stamps and folios	Date on which the copy was ready for delivery	Date of making over the copy of the applicant
[illegible]	[illegible]	[illegible]	[illegible]	

22 मौजा पाला	अंचल पत्र नं. 9.1	महाल [illegible] पट्टी बेलौर	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2	3	4	5			6	7	8	9	
तारे 908.	[illegible]	2047	1X	[illegible]	0.01	90	[illegible]			
		X	7	[illegible]	7					
		X	7	[illegible]	7					

ताबे
908. अनावाद बिहार
रिजेक्ट

गोट

मुकदमा संख्या 25 सन 1980-81
संबंधित मौजा 2047 थाना नं० 908 अनावाद
हाबर एवं अलाव बापसी की बिक्री
बुधुरी (डुंडिया) नाम से दर्ज होकर
बिना संबंधित कार्यालय हुए का केवल

सी० आर० सी० धारा 90 धारा के अंतर्गत
बिहार रिजेक्ट की संतानार्थ संबंधित
लगान वसूला बनाम मौजे के खासमहल जमीनदारी
आपका तथा मतलब वसूला की अपील बनाम
रैयत संबंधित खारिज किया जाया।

ह०/अस्पष्ट
सहायक बन्दोबस्त पदाधिकारी
सिंहभूम।

यह रजक अभिलेख कोल्हानपुर अनुसूची अधिनियम 1908 की धारा 83 (क) तथा
बिहार एवं उड़ीसा भू-राजस्व संबंधित अधिनियम 1920 की धारा 10 (1) के अधीन
तैयार हुआ और इसका अंतिम प्रकाशन दिनांक 10 अगस्त 1979 को किया गया
अंतिम प्रकाशन प्रकाशन दिनांक 18 अगस्त 1979 को हस्ताक्षरित हुआ।

ह०/अस्पष्ट
बन्दोबस्त पदाधिकारी
सिंहभूम।

लिखा गया
बाड़ा सुंदी
26.5.95

प्रमाणित
[illegible]
26-5-95

तुलना किया गया
[illegible]
26-5-95

प्रमाणी मूल शुल्क 1=50
[illegible]
26-5-95
[illegible]

[illegible]
26-5-95
[illegible]

MANGO NAGAR NIGAM, MANGO

HOLDING TAX RECEIPT

Receipt No. **ONL18544622905202310513 1**
Department / Section : Revenue Section
Account Description : Holding Tax & Others

Date : **29-05-2023**
Ward No : **10**
Holding No. : **0100001570000A2**

Owner Name **PRATIM BANARJEE S/O SUSHIL KUMAR BANARJEE**
Address : **Ali bemein engineering bureau pvt ltd road no 5 sankosai mango, MANGO, EAST SINGHBHUM Pin - 832110**
MOB No : **9431185517**

A Sum of Rs. **433.00** (in words) **Four Hundred and Thirty-Three Only**
towards **Holding Tax & Others** vide **Online** Online No.
Dated **29-05-2023** Drawn on **NA** Place Of The Bank.
N.B.Online Payment/Cheque/Draft/ Bankers Cheque are Subject to realisation

Account Description	Period	Amount
Holding Tax Arrear		0.00
Holding Tax Current	1 / 2023-2024 To 4 / 2023-2024	1122.00
	Total	**1122.00**
	Rainwater Harvesting Tax	0.00
	Penalty / Interest Amount	**0.00**
	Rebate on current Demand	**112.20**
	Adjust amount	**577.00**
	Amount Received	**433.00**
	Advance Amount	**0.00**

Signature of Tax Collector

Note:-

- This is a Computer genrated Receipt.This receipt does not require physical signature.
- Avail 5% rebate yearly Holding Tax amount by paying the tax before 30th june of the Financial Year.
- without prejudice to land right

For Details Please Visit : suda.jharkhand.gov.in
or Call us at 18002586545

In Collaboration With
Sparrow Softech Pvt. Ltd.
H-117, Harmu Housing Colony, Sajanand Chowk,Ranchi

MANGO NAGAR NIGAM, MANGO

HOLDING TAX RECEIPT

Receipt No. ONL165446229052023105131
Department / Section : Revenue Section
Account Description : Holding Tax & Others

Date : 29-05-2023
Ward No : 10
Holding No. : 0100001570000A2

Owner Name : PRATIM BANARJEE S/O SUSHIL KUMAR BANARJEE
Address : Ali bemein engineering bureau pvt ltd road no 5 sankosai mango,
MANGO, EAST SINGHBHUM Pin - 832110
MOB No : 9431185517

A Sum of Rs. 433.00 (in words) : Four Hundred and Thirty-Three Only
towards Holding Tax & Others vide Online Online No.
Dated 29-05-2023 Drawn on NA Place Of The Bank
N.B Online Payment/Cheque/Draft/ Bankers Cheque are Subject to realisation.

Account Description	Period	Amount
Holding Tax Arrear		
Holding Tax Current	1 / 2023-2024 To 4 / 2023-2024	11
	Total	11
	Rainwater Harvesting Tax	
	Penalty / Interest Amount	
	Rebate on current Demand	1
	Adjust amount	5
	Amount Received	4
	Advance Amount	

Signature of Tax Collector

Note:-

- This is a Computer genrated Receipt.This receipt does not require physical signature.
- Avail 5% rebate yearly Holding Tax amount by paying the tax before 30th june of the Financial Year.
- without prejudice to land right

For Details Please Visit : suda.jharkhand.gov.in
or Call us at 18002586545

In Collaboration With
Sparrow Softech Pvt. Ltd
H-117, Harmu Housing Colony, Sujanwal Chowk,Ra

Schedule Sp. N.S. Form No. V40

CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TENANCIES IN ESTATES VESTED IN GOVERNMENT

District : East Singhbhum Sub Division : Dhalbhum Circle/Anchal : Jamshedpur Halka : 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 Halka Register by the karmachari	Remarks
1	2	3	4	5	6	7	8	9	10
	845/M 2016-17	मानगो अविसूचित क्षेत्र	घाटशिला वार्ड नं0–9	908 8–226	अंचल अधिकारी जमशेदपुर 07.03.2017	निबंधित बिक्री केवाला संख्या दिनांक 30.05.2007	जमाबंदी रैयत – मेसर्स ऑलजेमिन इन्जिनियरिंग ब्यूरो इंडिया खाता: 908 प्लॉट: 2047, 2048 रकबा: 0.252 ए0, 0.2975 ए0 कुल: 0.5496 ए0 वार्षिक लगान 2750.00 (दो हजार सात सौ पचास) रूपये अलावे सेस के साथ Allgemein Engineering Bureau Pvt. Ltd., its Propmoter/Directors Sushil Kumar Banerjee, S/o Late A. C. Banerjee, Shyamal Kumar Sur, S/o Late R. L. Sur and Pratim Kumar Banerjee, S/o Sushil Kumar Banerjee, का0–साकची जमशेदपुर के नाम पर नामान्तरण स्वीकृत किया गया ।		

Forwarded to the karmachari, Halka No. IX
श्री राजकुमार प्रसाद

For Information and necessary action

Anchal Adhikari
Jamshedpur

48

झारखंड सरकार

राजस्व एवं भूमि सुधार विभाग

January 30, 2023

पंजी II प्रति

भाग वर्तमान	1	पृष्ठ संख्या	213						
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम	अंचल का नाम	मानगो	हलका का नाम	हल्का-2	इस्टेट का नाम	JHARKHAND
मौजा का नाम	वार्ड नं.-9 अ.क्षे.मानगो	होल्डिंग संख्या	1	तौजी संख्या	1	थाना नम्बर	16412	खाता का प्रकार	----

Allgemein Engineering Bureau Pvt. Ltd. , निदेशक-
Director Sushil Kr. Banerjee,S/o Late A.C.Banerjee
एवं Director Shyamal Kumar Sur , पिता-Late R. L.
Sur एवं Director Pratim Kumar Banerjee , पिता-
Sushil Kumar Banerjee

खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	लगान	सेस
908	2047	0 ऐ 25.2 डि 0 हे	Mutation Case No. 845/M/2016-17	2750	3987.5
908	2046	0 ऐ 29.75 डि 0 हे			
	कुल परिमान	0 ऐ 55 डि 0 हे			

तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
12-21-2018	0562322348	2007-2008	2018-2019	30250	2750	7562.5	687.5	15125	1375	15125	1375	6050	550
02-18-2020	0930009509	2019-2020	2019-2020	0	2750	0	687.5	0	1375	0	1375	0	550
04-06-2021	0082477715	2020-2021	2021-2022	2750	2750	687.5	687.5	1375	1375	1375	1375	550	550
11-26-2022	0505337208	2022-2023	2022-2023	0	2750	0	687.5	0	1375	0	1375	0	550

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

List Of Case Status Details

नक्शा देखें BACK

यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

30-01-2023.

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती

नाम रैयत मय वल्दियत जमाबन्दी

वो सकुनत नम्बर।

Page No. : 213
Vol. No. : 1
Receipt No. : 029361804E

मानगो | वार्ड नं.-9 अ.क्षे.मानगो | 16412 | Allgemein Engineering Bureau Pvt. Ltd.,Director Shyamal Kumar Sur,Director Pratim Kumar Banerjee

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
908	2046,2047	0 एकड़ 55 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बाबत		सालाना	बकाया				हाल (2023-2024)
			तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल	(नकदी)	2750.00					2750.00
गुजारी	(भावली)	687.50					687.50
सेस	- - - -	1375.00					1375.00
सूद	- - - -	1375.00					1375.00
मुतफरकात	- - - -	550.00					550.00
मीजान		**6737.50**					**6737.50**

तफसील अदायकारी

अदायकारी बाबत		बकाया				मोतालबा हाल (2023-2024)	फाजिल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल	(नकदी)					2750.00	
गुजारी	(भावली)					687.50	
सेस	- - - -					1375.00	
सूद	- - - -					1375.00	
मुतफरकात	- - - -					550.00	
मीजान अदायकारी						**6737.50**	

(१) मीजान कुल (लफ्जी में) : **Six Thousand Seven Hundred Thirty Seven Rupees and Fifty Paise**

(२) नाम देहिन्दा -

(३) कुल बकाया- **6737.50**

तारीख अमला तहसील कुनिन्दा : **29-05-2023**

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

यह एक कम्प्यूटर जनित प्रति है।
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करें।

जिला आपूर्ति

754 BIHAR COPY 1002 500 Rs.

INDIA NON JUDICIAL

500 RS. 500 RS.

पाँच सौ रुपये FIVE HUNDRED RUPEES

SALE DEED

VENDOR : Parjit Kaur, wife of Three Dyan Singh, by faith Sikh, by occupation a House Wife, Resident of Jugsalai, P.S. Jugsalai, Pargana Dhalbhum, District Singhbhum.

PURCHASER : M/s. ALLGEMEIN TRADEMERKTING BUREAU (INDIA) a Partnership Firm having its office at 17, Rajendra Nagar, Sakchi P.S. Sakchi, Town Jamshedpur, District Singhbhum, through Partners Sri Sushil Kumar Banerjee, Son of Mr. A.C. Banerjee (2) Arun Kumar Nandi, Son of Sri N.K. Nandi, (3) Sri Shyamal Kumar Sur, Son of Sri R.L. Sur, all by faith Hindu, by occupation business, all resident of 17, Rajendra Nagar, Sakchi, P.S. Sakchi, Town Jamshedpur, District Singhbhum.

Nature of the Deed : Sale Deed

Consideration of Rs. 20,000/- (Rupees Twenty thousand) only.

Description of the property conveyed

BIHAR 200 Rs.

200 Rs. Rs 200

दो सौ रुपया TWO HUNDRED RUPEES

7. 7. 71

Page.....2.....

conveyed

a piece of Housestead Land, measuring 0-15-5 Dhuls in standard measurement more or less, being a portion of Plot No. 20, recorded in Khatian No. 1 of Mouza Mango, Thana No. 1542 in P.S. Mango, Pergana Dhalbhum, Sub-Registration Office at Jamshedpur, District Registration Office at Chaibassa, District Singhbhum, the land is on the North 100' on the South 88' on the East 125' and on the West 109' ft. including a pucca residential house with brick built rooms and well and compound walls and bounded as follows :-

North :- Land purchased by Updesh Singh and Awatar Singh,

South :- Road, East :- Tisco's vacant land and land of Buwair Ho and another.

West :- Residential House,

Annual rent of Rs. 0.12 paise payible to the land lord State of Bihar, through R.D.O., Jamshedpur.

Whereas the Property described above belongs to the Vendor and the Vendor has acquired the same by means of a registered Sale Deed No. 2870 for 1954 dated 24-6-1954 registered at Jamshedpur Sub-Registry Office, Jamshedpur.

BIHAR · 150 Rs.

[redacted]

Page.....3.....

Jamshedpur, executed by (1) Nand Bihar Lal and (2) Jagannath Prasad in favour of the Vendor and thereafter the Vendor is in peaceful possession of the same without any interuption from any body.

And whereas being desirious to sell the aforesaid property measuring 0-15-5 Dhuls of Homestead land including the pucca house premises standing thereon more particularly described herein before, the Vendor expessed her intention as such, and on approache of the purchasers to purchase the same on offering the highest price, the Vendor has agreed to sell the same :

Now this deed of sale witnesseth as follows :-

1. That in consideration of Rs. 20,000/- (Rupees Twenty thousand) only paid by the Purchaser firm to the Vendor (the receipt whereof the vendor doth hereby acknowledges) the Vendor as owner hereby transfers to the Purchaser firm by way of Sale ALL THAT Property measuring 0-15-5 Dhuls of Homestead land including the Pucca house premises standing thereon along with well and compound wall more fully described hereinbefore, together with all right, title and interest

जिला अल्प बचत अधिकारी

BIHAR 30Rs.

30Rs. THIRTY RUPEES 30Rs.

Page.....4.....

interest therein to have and to hold the same to the Purchaser firm as absolute owner.

2. That from to-day all the rights, title and interest and possession of the Vendor shall cease to exist and will vest in the purchaser firm and the purchaser firm will enjoy the same and possess the same in all possible ways as an absolute owner thereof.

3. That the purchaser firm will have their name mutated in the office of the land lord and will pay the rent for the same in its own name.

4. That the interest hereby transferred subsists and the Vendor has power to sell the same.

5. That the possession of the said property has been delivered to the purchaser firm by the Vendor.

6. That the Vendor declares that the property hereby sold is free from all encumbrances or charges of any kind whatsoever and has not in any way encumbered or charged or caused to be encumbered or charged the property to be conveyed by this deed of sale.

7. That if it transpires that the property hereby conveyed by the Vendor is not free from all encumbrances

Cont'd....5.....

Page.....5.....

encumbrances as herein before stated by her, the Vendor her heirs executors administrators, and assigns will be bound to make good any loss sustained by the purchaser firm. The purchaser firm will not be held responsible or liable for any past dues or liabilities incured by the Vendor before this day of sale and the vendor will be held liable for the same.

5. That the terms "Vendor" and "Purchaser" firm" in this deed of sale will mean and include unless repugnant to the context, their respective heirs, executors, administrators and assigns.

In witness whereof the Vendor sign on it at Jamshedpur on this the 7th day of July, 1971.

Read over and explained the contents of this Sale Deed to the Vendor and all are admitted to be correct.

Witnesses

1. Shyam Singh
S.S. Rd Jugsalaji
Jamshedpur 7.7.71

2. Ramendra Kumar Ray
1, New Baradwari East,
Jamshedpur.

Typed by me,
R.K. Ray
Jr. Typ.
Dar Library,
Jamshedpur.

BIHAR 6053 500 Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

SALE DEED.

THIS SALE DEED is made today, the 28th day of April, 1975, BETWEEN 1. Sri Updesh Singh son of Sardar Puran Singh, 2. Sri Avtar Singh son of Sardar Gurubux Singh, both by faith Sikh, by profession business, resident of Bhuiyadih, Lekri Tal, P.S.Sakchi, in the town of Jamshedpur, District Singbhum, hereinafter called the Vendors of one part

AND

M/s Allgemein Engineering Bureau (India), a Registered Partnership Firm, having its office at 26, Rajendranagar Colony, Sakchi, P.S.Sakchi, in the town of Jamshedpur, District Singbhum, being represented by its four partners 1. Sri S.K.Banerjee son of Sri A.C.Banerjee, 2. Sri S.K. Sur son of late R.L.Sur, 3. Sri A.K.Nandy son of Sri N.K. Nandy, 4. Sri G.Bhaskar Row son of Sri G.Bhima Rao, all by faith Hindu, by profession business, residents of 26, Rajendranagar Colony, Sakchi, P.S.Sakchi, in the town

BIHAR 500 Rs.

INDIA NON JUDICIAL

५००रु. Rs500

भारत

पाँच सौ रुपया FIVE HUNDRED RUPEES

Upadesh Singh 28.4.75.

Anilal Singh 28.4.75

of Jamshedpur, District Singbhum, hereinafter called the purchasers of the other part.

WHEREAS the aforesaid Vendors have jointly acquired, each contributing 50% of money, the Homestead land, having an area of 0-18-0 (Eighteen) Kathas, being the portion of C.S.Plot No. 20, Khata No. 1 Mouza Mango, Survey Thana No. 1642, P. S. Mango, in the town of Jamshedpur, District Singbhum, by virtue of a Registered Sale Deed No. 2371 dated 24.6.64 from Nand Kumar Lal and Jagannath Prasad, sons of Sri Bankay Bihari Lal of Sidhgorah, P.S.Golmuri, Jamshedpur for valuable consideration and they came into possession of the said land.

WHEREAS the said Nand Kumar Lal and Jagannath Prasad had purchased the said land from one Chandu Kui, daughter of late Tusa Ho, by virtue of a Registered Sale Deed No. 3032, dated 27.6.1956.

WHEREAS the aforesaid land has been recorded in the present Survey Settlement as New Plot No. 2046, a, b, c, Ward

BIHAR 500 Rs.

INDIA NON JUDICIAL

५००रु. Rs500

भारत

पाँच सौ रुपया FIVE HUNDRED RUPEES

Yogesh Singh 28.4.75.

Avtar Singh 28-4-75

No. 8, in the names of the Vendors in their Dihibari rights.

WHEREAS the Vendors have constructed Building and well with pucca compound walls in the said land each contributing 50% of cost and they have exercising all acts of possession and enjoying the said properties in their absolute rights.

WHEREAS the said Vendors are in need of money for developing their business and they are in need of money for the same and they are desirous to sell the aforesaid 0-18-0 Kathas of land, with all building, structures standing thereon with all the right, title and easement, situate in the aforesaid New Plot No.2046, Ward No.8, within Jamshedpur Notified Area Committee, at Mouja Mango, P.S.Mango, District Singbhum, for the considera-tion of Rs.49,000.00 (Rupees fortynine thousand) only, free from all encumbrances and charges and the purchasers have also agreed to purchase the said house and land of the said New Plot No. 2046, a,b and c, Ward No. 8, Jamshedpur Notified Area Committee, at MangoDimna Road, Mouza Mango, fully described in

BIHAR 500 Rs.

INDIA NON JUDICIAL

५००रु. Rs500

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

Upadesh Singh 28.4.75.

Anshu Singh 28.4.75

the Schedule below of the Sale Deed, free from all encumbrances and charges or demands whatsoever.

NOW THIS DEED WITNESSES that in pursuance of the said agreement and in payment of the said consideration money, by the Two Bank Payment Orders, of the Bank of Baroda, Jamshedpur, for the value of Rs.24,500.00 each and the said purchasers do hereby acknowledge the receipts of the said sum of Rs.49,000.00 (Rupees Fortynine thousand)) only and do hereby convey, transfer and assign unto the and to the use of the said purchasers, their heirs, executors, administrators and assigns, ALL THAT Brick-built Pucca houses, tenements, huts, dwellings, structures, Wall, boundary walls with all right, easement, situates in the said New Plot No. 2046, a, b, and c, Ward No. 9, at Mouja Mango, P.S. Mango, in the town of Jamshedpur being portion of C.S.Plot No.20, under C.S.Khata No. 1, P.S.Mango, Survey Thana No.1642, District Singbhum, having an area of eighteen Kathas and fully described in the Schedule below of this Sale Deed.

BIHAR 500 Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

भारत

पाँच सौ रुपया FIVE HUNDRED RUPEES

Mahesh Singh 28.4.75

Anshan Singh 28.4.75

AND ALL RIGHT, title, interest, property, claims and demands whatsoever of the Vendors into or upon the said property hereby conveyed by this Sale Deed unto the purchasers, their legal heirs, executors, administrators and assigns absolutely and for ever. And the Vendors do hereby severally and jointly covenant and declare for themselves, their legal heirs, administrators and assigns that they have good title and right to convey the said premises hereby conveyed upon the purchasers, their heirs, administrators, executors and assigns.

And that the purchasers shall hereafter be in peaceful possession and held and enjoy the said landand buildings as their own properties and do any construction of building for residence or industrial or commercial purposes, setting up Factories, workshops and they will enjoy the said properties without any hindrance, obstruction or interruption by or from the vendors or any other person or persons claiming whomsoever.

And that the vendors and all persons claiming under them shall and will from time to time, upon the request of the

जिला अंकेक्षण निबंधक का कार्यालय
श्री सिंह भूम, जमशेदपुर

purchasers, their legal heirs, executors, representatives and assigns, do and execute or cause to be done all such acts, deeds and things whatsoever for more perfecting the title of the purchasers over the premises sold to them by this Sale Deed.

And the Vendors do also hereby agree to save harmless and keep the purchasers indemnified from and against all losses, damage, costs of expenses which they may sustain or incur by reason of any claim, being made by anybody whomsoever to the said property or any part thereof.

And the Vendors do hereby further severally and jointly agree with the purchasers and declare that they have not done or been party to any such act whereby the said property will be subject to the Court attachment or auction sale or the vendors are prevented from conveying of the said property hereby sold by this deed.

The purchasers shall get their names duly mutated in the office of B. D. O., Jamshedpur, and shall pay rent of Rs.0.13 Paise to the State of Bihar annually.

Schedule of the land and house sold by this deed.

One pucca house consisting with three rooms and another pucca house with one room and a kutcha house with one room and a pucca well and all the structures standing on the homestead land along with the homestead land having an area of 0-18-0 (Eighteen) Kathas bearing New Plot Nos. 2046, a, b, and c, Ward No. 9, Dimna Road, Mango, Mouza Mango, R.S.Mango, within J.N.A.C., District Singbhum, being portion of the C.S.Plot No. 80, Mouza Mango, C.S.Khata No. 1[illegible], Survey Tauzi No. 1612, Pargana Dhalbhum, District Singbhum, Sub-Registry Office Jamshedpur.

Updesh Singh 28.4.75.
Avtar Singh 28.4.75

District Registry Office Chaibassa, having measurements -

On North - 126'-0"

On South - 100'-0"

On East - 128'-0"

On West - 112'-0"

and bounded as follows:-

North - Land of Mohan Lal,

South - Land of Barjeet Kaur, sold to M/s Allgemein Engineering Bureau (India),

East - Tisco's vacant land.

West - Land of Bowain Ho and another.

In witness whereof the said vendors have signed this deed on this the 28th (Twenty-eighth) day of April, 1975 (One thousand nine hundred and seventy-five) at Jamshedpur, after receiving the consideration money by the Two Bank Payment Orders, of the Bank of Baroda, Jamshedpur, bearing Nos. 12/150 R, dated 23.4.75, issued in the name of Vendor No. 1 Sri Updesh Singh, and 12/151 R, dated 23.4.75 issued in the name of Vendor No. 2 Sri Avtar Singh, each for Rs.24,500.00 (Twenty-four thousand and five hundred) and after getting the contents of this Deed explained to them in Hindi and finding the contents correct.

Witnesses:-

1. Abhoj Kumar Chatterji Jamshedpur 28/4/75

2. Ajit Kumar Chatterji Jamshedpur 28/4/75

1. Updesh Singh 28.4.75.

2. Avtar Singh 28.4.75.

Signatures of the Vendors.

Typed by: [illegible] of Jamshedpur.

भारत सरकार
Government of India

आधार

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0013/86001/09452

To
नेहा कुमारी
Neha Kumari
D/O Basudeo Prasad
Hiraman Palace
Dimna Road Mango
JAMSHEDPUR
Purbi Singhbum Jharkhand - 831012
8298102340

Signature Not Verified

आपका आधार क्रमांक / Your Aadhaar No. :

8186 2736 6429

VID : 9153 2994 5117 8504

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

आधार

नेहा कुमारी
Neha Kumari
जन्म तिथि/DOB: 10/12/1992
महिला/ FEMALE

Issue Date: 04/03/2012

8186 2736 6429

VID : 9153 2994 5117 8504

मेरा आधार, मेरी पहचान

Government of India

AADHAAR

सूचना / INFORMATION

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- आधार विशिष्ट और सुरक्षित है।
- सुरक्षित क्यूआर कोड/ऑफलाइन एक्सएमएल/ऑनलाइन प्रमाणीकरण के उपयोग करके पहचान सत्यापित करें।
- आधार के सभी रूप जैसे आधार पत्र, पीवीसी कार्ड, ई-आधार और एम-आधार समान रूप से मान्य हैं। १२ अंकों की आधार संख्या के स्थान पर आभासी (वर्चुअल) आधार पहचान (VID) का भी उपयोग किया जा सकता है।
- १० साल में कम से कम एक बार आधार अपडेट जरूर करें।
- आधार आपको विभिन्न सरकारी और गैर-सरकारी योजनाओं /सेवाओं का लाभ उठाने में मदद करता है।
- आधार में अपना मोबाइल नंबर और ई-मेल आईडी अपडेट रखें।
- आधार सेवाओं का लाभ उठाने के लिए स्मार्टफोन पर mAadhaar ऐप डाउनलोड करें।
- आधार/बायोमेट्रिक्स को लॉक/अनलॉक करने की विशेषता का उपयोग सुरक्षा सुनिश्चित करने के लिए करें।
- आधार (पत्र नंबर) चाहने वाली संस्थायों को उचित सहमति लेने के लिए बाध्य किया गया है।

- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non- Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
D/O बासुदेव प्रसाद, हिरामन पैलेस, डिमना रोड मानगो, जमशेदपुर, पूर्वी सिंहभूम, झारखण्ड - 831012

Address:
D/O Besudeo Prasad, Hiraman Palace, Dimna Road Mango, JAMSHEDPUR, Purbi Singhbum, Jharkhand - 831012

Enrolment Date: 18/03/2023

8186 2736 6429

VID : 9153 2994 5117 8504

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

Value 40,50,000/- Mark 4388

INDIA NON JUDICIAL

RUPEES 25000

0200 736687

For Allgemein Engg. Bureau (India)
Sushil Kumar Banerjee
Partner

Attested
NGSUMAN CHOWDHURY
Advocate.

DEED OF SALE

THIS DEED OF SALE IS MADE ON THIS THE 30th DAY OF MAY, 2007 AT JAMSHEDPUR,

BY

M/S ALLGEMEIN ENGINEERING BUREAU (INDIA), a Partnership firm having registered office at 26, Rajendra Nagar, Sakchi, P.S. Sakchi, Town Jamshedpur, District Singhbhum East being represented by one of its Partners namely Sri Sushil Kumar Banerjee, Son of Late Amiya Charan Banerjee, by faith Hindu, by occupation business, resident of

Contd....p/2.

Receipt
A 40500.20
N 36=
40536.2
250
294
40539.44
30/5/07

Paid to Sri M/s. Allgemein Bagh for Sale Deed
Rs. 169500/-
Pay in Jamshedpur Treasury,
on 18/5/07
Treasury Officer, JSR.

Allgemein Bagh Bhowal Kumar Banerjee Partner.

30/5/07

Affeated
NGSUMAN CHOWDHURY
Advocate.

200

1960 साल

30/05/07
1960 साल
Partha Banerjee
30/05/07.

30/5/07

INDIA NON JUDICIAL

RUPEES 25000 रुपये

पच्चीस हजार रुपये

02DD 736688

-: 2 :-

17, Rajendra Nagar, P.S.Sakchi, Town Jamshedpur, District Singhbhum East, hereinafter called the "VENDOR" (which expression unless excluded by or repugnant to the subject or to the context mean his authorised representatives, Agents, Successors, assignees, legal representatives) of ONE PART;

IN FAVOUR OF :

ALLGEMEIN ENGINEERING BUREAU PVT. LTD, a Company duly incorporated and registered under Companies Act, 1956, having its registered office at 27, Rajendra Nagar, P.O. and P.S. Sakchi, Town Jamshedpur, District Singhbhum East being represented by its Promoters/ Directors namely Sri Sushil Kumar Banerjee, Son of Late A.C. Banerjee, Sri Shyamal Kumar Sur, Son of Late R.L.Sur and Pratim Kumar Bangerjee,

Contd...p/3.

INDIA NON JUDICIAL

25000

पच्चीस हजार रुपये

02DD 736689

Son of Sri Sushil Kumar Banerjee, hereinafter called the " PURCHASER " (which expression unless excluded by or repugnant to the subject or to the context mean and include its successors , administrators, legal representatives and assignees) of the OTHER PART:

NATURE OF DEED : DEED OF SALE.

CONSIDERATION AMOUNT : Rs. 80,071/-

VALUATION FOR THE PURPOSE OF REGISTRATION : Rs. 40,50,000/-

WHEREAS, the VENDORS is the absolute and lawful owner in respect of a piece and parcel of land appertaining to portion of C.S. Plot No. 20, under C.S.Khata No.1, survey Thana No.1642, corresponding to New Plot No.2046 a,b,c under New Khata No. 909 measuring 18 kathas more or less

Contd...p/4.

INDIA NON JUDICIAL

RUPEES 25000

पच्चीस हजार रुपये

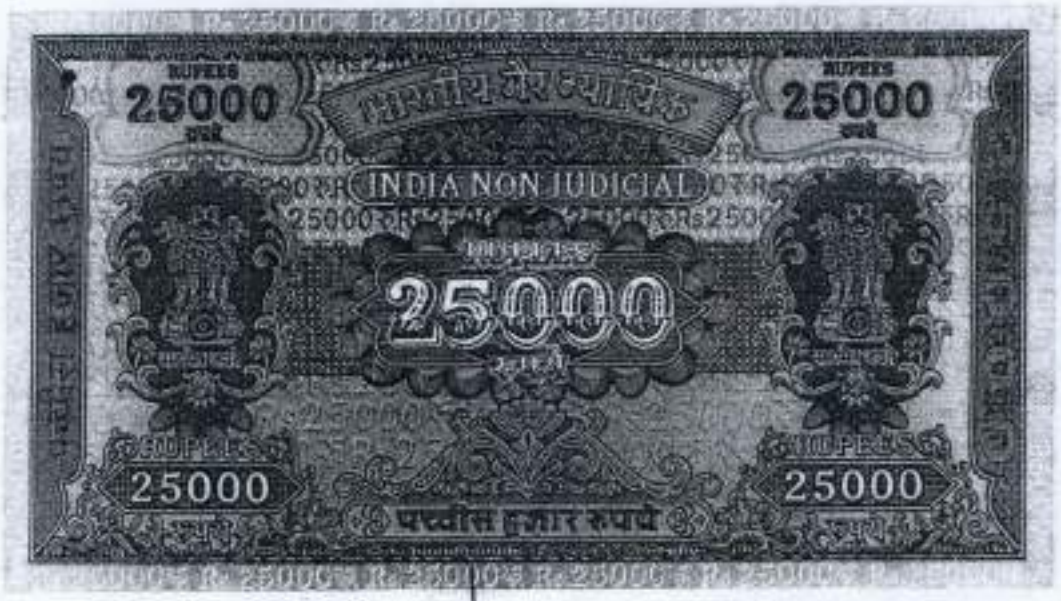
0200 736690

and portion of C.S. Plot No. 20, C.S. Khata No.1, Survey Thana No. 1642 corresponding to New Plot No. 2047 measuring 15 kathas 5 dhurs more or less under New Khata No. 908, within Ward No.9MNAC, Dimna Road, Mango, Mouza Mango, P.O.and P.S. Mango, Town Jamshedpur, District Singhbhum East, morefully described in Schedule 'A' below forms the subject matter of the present sale.

AND WHEREAS, the VENDOR Purchased the aforesaid New Plot No. 2046 a,b,c, under New Khata No. 908 within Ward No. 9 M.N.A.C. from its lawful owner namely Updesh Singh S/o Sardar Puran Singh and Sri Awtar Singh, S/o Gurbux Singh by a registered Deed of Sale No. 6053 dated 28.04.1975 for a valuable consideration and was put in peaceful possession thereof since the aforesaid purchase.

AND WHEREAS, be it mentioned that the said Updesh Singh and Awatar Singh purchased

Contd...p/5.



02DD 736691

the aforesaid Plot of land from its lawful owner by registered Deed of Sale No. 3032 dated 27.06.1956 and the aforesaid persons remained in peaceful possession thereof till they sold the same to the Vendor;

AND WHEREAS, the VENDORS also purchased a piece of land being New Plot No. 2047 under ~~Khata No. 908~~ measuring 15 kathas 5 dhurs from its lawful owner namely Harjeet Kaur wife of Sri Dhan Singh for a valuable consideration by registered Deed of Sale dated 07.07.1971 and the VENDORS were put in possession of the aforesaid piece of land . Thus the VENDORS became the absolute owners in respect of the said Plot Nos. 2046 a,b,c measuring 18 kathas and Plot No. 2047 measuring 15 kathas 5 dhurs, both under Khata No.908 on payment of rent to the landlord namely State of Bihar/Jharkhand.

AND WHEREAS, after purchasing the aforesaid two plots namely Plot Nos. 2046 a,b,c, and Plot No. 2047, the VENDORS got the same

Contd...p/6.

INDIA NON JUDICIAL

RUPEES 25000

पच्चीस हजार रुपये

0200 736692

-: 6 :-

mutated in its name and also got the rent assessed by an order passed by the A.S.O in Rent Fixation Case No. 78(R)/ 1999-2000, and the VENDORS have been in peaceful possession over the aforesaid Schedule property on payment of regular rent to the landlord.

AND WHEREAS, the aforesaid two plots namely 2046 a,b,c and Plot No. 2047 have been recorded under Khata No. 908 in the names of the VENDORS in the Rent Fixation Chart issued U/s 85 of the C.N.T. Act.

AND WHEREAS, the VENDORS entered into an Agreement for take over of business with the PURCHASER on 30th March 1998 in terms of which the entire business of the VENDORS as going concern on and from 1st day of April, 1998 was acquired by the PURCHASERS including the land together with the super structures standing thereon. The value of land and structure in the books of the

Contd...p/7.

भारतीय गैर न्यायिक

10000 रु. Rs.10000

INDIA NON JUDICIAL

05AA 119155

transferee Company namely the purchaser herein as on 1.4.1998 is Rs. 80,071/- similarly value of land and structures as on 31.3.1998 was 80,071/- described in Schedule (fixed asset Schedule attached to audited balance sheet dated 31.3.'98) of the VENDOR.

AND WHEREAS, in pursuance of the said Agreement for take over of business, and on consideration for a sum of Rs. 80,071/- (Rupees Eighty lakhs Seventy one) only, the VENDORS have transferred by way of absolute sale the Schedule land together with the Super structure standing thereon in favour of the PURCHASERS.

NOW THIS DEED OF SALE WITNESSETH AS UNDER :

1) That in pursuance of the said Agreement and in consideration of the amout having received the VENDORS do hereby convey, transfer and assign INTO the said PURCHASERS

Contd...p/8.

2000Rs.

INDIA NON JUDICIAL

२000रु. Rs 2000

भारत

दो हजार रुपये TWO THOUSAND RUPEES

all that building, and vacant land together with boundary walls with all right, easement situated within the said Schedule property by this Deed of sale.

2) That all right, title, interest, claim and demand whatsoever of the VENDORS into or upon the said property hereby conveyed by this Sale Deed UNTO the PURCHASERS, their executors, administrators and assignees absolutely and for ever and the VENDORS do hereby covenant and declare for themselves, their administrators and assignees that they have good title and right to convey the said premises hereby conveyed upon the PURCHASERS.

3) That the peaceful possession of the Schedule property have already been delivered to the Purchasers on and after execution of the aforesaid agreement for take over, referred to above and the PURCHASERS shall hold and enjoy the said land and building with structure standing thereon as their own properties and the Purchasers shall

Contd...p/9.

1000RS.

INDIA NON JUDICIAL

१000रु. Rs 1000

भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

further be entitled to make any further construction of building and/or shed, workshops etc. and shall enjoy the Schedule properties without any hindrance, obstruction or interruption by or from the VENDORS or any other person or persons claiming under them.

4) That the VENDORS do hereby agree to save harmless and keep the Purchasers indemnified from and against all losses, damages, or expenses which they may sustain or incur by reason of any claim being made by any body whomsoever to the said property or any portion thereof.

5) That the Schedule property hereby sold is free from all encumbrances, charges and lien.

6) That the Purchasers shall be entitled to get their names duly mutated in respect of the Schedule property in the office of the C.O. and B.D.O., Jamshedpur and shall continue to pay rent in respect thereof to the State of Jharkhand annually.

Contd...2/10.

500Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

S C H E D U L E

A piece of homestead land situated in Mouza Dimna, P.O. and P.S. Mango, Survey Thana No. 1542, within Ward No.9 MNAC, Town Jamshedpur, District Singhbhum East recorded under :

C.S.Khata No.	C.S.Plot No.	New Khata No.	New Plot No.	Area
1	20 (Part)	[illegible]	2046 (a,b,c,)	15 kathas 5 Dhurs,
Do	20 (Part)	Do	2047	18 kathas
			Total Area	33 kathas 5 Dhurs,

out of which built up area 2000 Sq.ft.

and bounded as follows :

North :- Darshan Singh,

South :- Road No.5,

East :- Dimna Road,

West :- House of R.P.Singh.

Contd...P/11.

IN WITNESS WHEREOF the VENDOR has set its hands on the day, month, year and place aforementioned in present of the vendors.

For Alkaram Cast, Dhanbad 30/5/07
SEAL OF THE VENDORS,
through

Partner.

Witnesses :-

1. PARTHA BANERJEE S/o, Mr S.P. Banerjee.
K-46/10, River view colony,
Telco colony Jamshedpur-831004.
Partha Banerji 30/05/07

2. DEBJEET GHOSH S/o Late Malay Ghosh
93, Thakur Bari Road, Sakchi,
Jamshedpur-1
Ghosh 30/05/07.

Note :- The original and duplicate copy of this deed are same and exact copy of each other and each contains 1865 words.

Typed by
(D.L.Paul),
Jamshedpur.

Drafted by
Advocate, 30/5/07
Jamshedpur.

Contd...p/12.

NGSUMAN CHOWDHURY
Advocate.

NGSUMAN CHOWDHURY
Advocate.

NGSUMAN CHOWDHURY
Advocate.

For Allgemein Engineering Bureau Pvt Ltd.
Director.

For Allgemein Engineering Bureau Pvt Ltd.
Director.

For Allgemein Engineering Bureau Pvt Ltd.
Director.

Certificate :

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

30/5/07
Advocate.

अंचल अधिकारी का कार्यालय, मानगो।

पत्रांकः- 90

प्रेषक,

अंचल अधिकारी
मानगो।

सेवा में,

प्रभारी पदाधिकारी
विधि शाखा,
पूर्वी सिंहभूम, जमशेदपुर

मानगो, दिनांक 30.01.2023

विषयः- उपायुक्त, के न्यायालय में चल रहे वाद M. C. NO. 61/2021-22 Allgemein Engineering Bureau Pvt. Ltd. Vrs- State of Jharkhand & ors.)

प्रसंगः- भवदीय पत्रांक- 1897/विधि दिनांक- 07/09/2022

महाशय,

उपर्युक्त विषयक प्रासंगिक पत्र के सम्बन्ध में राजस्व उप निरीक्षक, अंचल निरीक्षक एवं अंचल अमीन से जाँच कराया गया। आवेदक के आवेदन में अंकित भूमि मौजा- अ0 क्षे0 मानगो, वार्ड नं0- 9, खाता नं0- 908, प्लॉट नं0- 2046 तथा 2047 रकवा क्रमशः 25.20 डि0 तथा 29.75 डि0 कुल रकवा- 54.95 डि0 अनावाद बिहार सरकार के खाते में दर्ज है तथा कैफियत कॉलम में अवैध दखल सुशील कुमार बनर्जी पिता ए0 सी0 बनर्जी एक अंश व अरुण कुमार बनर्जी पिता एन0 के0 नन्दी एक अंश समा कुमार सुर पिता आर0 एल0 सुर एक अंश अवधि 1962 दर्ज है। सी0 एन0 टी0 एक्ट की धारा 90 के केश नं0- 25/1980-81 में पारित आदेश के अनुसार जमाबन्दी कायम होने के पश्चात् नामान्तरण मुकदमा संख्या- 845/2016-17 के अनुसार नामान्तरण होकर Allgemein Engineering Bureau Pvt. Ltd के नाम पर ऑनलाईन एवं मेनुअल जमाबन्दी कायम है। तदनुसार वर्ष 2022-23 तक लगान भुगतान किया गया है।

अतः प्रतिवेदन आवश्यक कार्रवाई हेतु प्रेषित।

विश्वासभाजन,
30/01/2023
अंचल अधिकारी
मानगो

जिला दण्डाधिकारी एवं उपायुक्त का न्यायालय, पूर्वी सिंहभूम, जमशेदपुर।

Misc. Case No.61/2021-22
Allgemein Engineering Bureau Pvt. Ltd.
-Vrs.-
State of Jharkhand & ors.

दिनांक	आदेश	कार्यालय अनुपालन
30/5/23	Allgemein Engineering Bureau Pvt. Ltd. के द्वारा Registered Office at 17, Rajendra Nagar के द्वारा अधिसूचित क्षेत्र मानगो, वार्ड नं0–9, खाता नं0–908, न्यु प्लोट नं0–2046, रकवा–18 कट्ठा एवं प्लॉट नं0–2047 रकवा–15 कट्ठा 5 धुर कुल रकवा–33 कट्ठा 5 धुर जमीन राजस्व निबंधन एवं भूमि सुधार विभाग के अधिसूचना संख्या–452/नि0 दिनांक–07.09.2021 के आलोक में प्रतिबंधित सूची से उक्त प्लोट को हटाने हेतु वाद दायर किया गया है। आवेदक के द्वारा प्रस्तुत आवेदन के आलोक में अंचल अधिकारी, मानगो से जॉच प्रतिवेदन की मांग की गई। अंचल अधिकारी, मानगो के द्वारा पत्रांक–90 दिनांक–30.01.2023 के द्वारा वाद प्रतिवेदन समर्पित किया गया है। राजस्व उप निरीक्षक एवं अंचल अमीन से जॉच कराया गया। आवेदक के आवेदन में अंकित भूमि मौजा–अ0क्षे0 मानगो, वार्ड नं0–9, खाता नं0–908, प्लॉट नं0–2046 तथा 2047 रकवा कमशः 25.20 डी0 तथा 29.75 डी0 कुल रकवा–54.95 डी0 अनावाद बिहार सरकार के खाते में दर्ज है तथा कैफियत कॉलम में अवैध दखल सुशील कुमार बनर्जी पिता ए0 सी0 बनर्जी एक अंश व अरूण कुमार बनर्जी पिता एन0 के0 नन्दी एक अंश समा कुमार सुर पिता आर0 एल0 सुर एक अंश अवधि 1962 दर्ज है। सी0 एन0 टी0 एक्ट की धारा 90 के केश नं0–25/1980–81 में पारित आदेश के अनुसार जमाबन्दी कायम होने के पश्चात् नामान्तरण मुकदमा संख्या–845/2016–17 के अनुसार नामान्तरण होकर Allgemein Engineering Bureau Pvt. Ltd. के नाम पर ऑनलाईन एवं मेनुअल जमाबन्दी कायम है। तदनुसार वर्ष 2022–23 तक लगान भुगतान किया गया है। **झारखण्ड सरकार राजस्व निबंधन एवं भूमि सुधार विभाग, झारखण्ड रॉची के संचिका सं0–13/नि0वि0 (निगेटिव लिस्ट)–10/17 452/नि0, दिनांक–07.09.2021 द्वारा जिले के उपायुक्त को प्रतिबधित सूची से प्लॉट मुक्त करने हेतु सक्षम पदाधिकारी नामित किया गया है।** **अंचल अधिकारी मानगो के प्रतिवेदन के आधार पर अधिसूचित क्षेत्र मानगो वार्ड नं0–9 खाता–908, प्लॉट सं0–2046**	

26/8/23 05/9/23 06/9/23 06/9/23

तथा 2047 रकवा क्रमशः 25.20 डी0 तथा 29.75 डी0 कुल रकवा–54.95 डी0 भूमि को **NGDRS Portal** से झारखण्ड सरकार राजस्व निबंधन एवं भूमि सुधार विभाग, झारखण्ड राँची के संचिका सं0–13/नि0वि0 (निगेटिव लिस्ट)–10/17 452/नि0, दिनांक–07.09.2021 के आलोक में अंर्तनिहित कंडिका–3 से 10 के अनुरूप Unlock करने की स्वीकृति प्रदान की जाती है।

A. राज्य सूचना विज्ञान पदाधिकारी, एन0आई0सी0, झारखण्ड, राँच एवं एन0आई0सी0, पूर्वी सिंहभूम, जमशेदपुर द्वारा उक्त अधिसूचना के कंडिका–8 एवं 9 के आलोक में आवश्यक कार्रवाई किया जायेगा।

B. जिला अवर निबंधक, पूर्वी सिंहभूम, जमशेदपुर अधिसूचना के कंडिका–7 का अनुपालन सुनिश्चित करेंगे।

C. अधिसूचना के कंडिका–10 के आलोक में पंजी संधारित करेंगे आदेश की प्रति रक्षी संचिका में रखें।

आदेश की प्रति जिला अवर निबंधक, पूर्वी सिंहभूम, जमशेदपुर/NIC जमशेदपुर/अपर उपायुक्त, पूर्वी सिंहभूम, जमशेदपुर को नियमानुसार अग्रेतर कार्रवाई हेतु भेंजे।

विधि व्यवस्था एवं अन्य कार्य में व्यस्तता के कारण आदेश ससमय पारित नहीं किया जा सका।

(लेखापित एवं संशोधित)

30/5/2023
उपायुक्त,
पूर्वी सिंहभूम, जमशेदपुर।

30/5/2023
उपायुक्त,
पूर्वी सिंहभूम, जमशेदपुर।

ा एवं संशोधन किया
प्रतिभा लोंगरी
06/9/23.

मूल्य दिया
06/9/23
तुलना लिपिक

तुलना किया
06/9/23
तुलना लिपिक

सच्ची प्रतिलिपि प्रमाणित
06/09/2023
प्रधान लिपिक
अनुमण्डलीय कार्यालय धालभूम, जमशेदपुर
धारा 79 एक्ट । ऑफ 1872 के अन्तर्गत प्राधिकृत

BIHAR COPY 500 Rs.

[redacted]

SALE DEED

VENDOR : Harjit Kaur, Wife of Shree Dyan Singh, by faith Sikh, by occupation a House Wife, Resident of Jugsalai, P.S. Jugsalai, Pargana Dhalbhum, District Singhbhum.

PURCHASER : M/s. ALLGEMEIN WOHNERIUG BUREAU (INDIA) a Partnership Firm having its office at 17, Rajendra Nagar, Sakchi P.S. Sakchi, Town Jamshedpur, District Singhbhum, through Partners Sri Sushil Kumar Banerjee, Son of Mr. A.C. Banerjee (2) Arun Kumar Nandi, Son of Sri N.K. Nandi, (3) Sri Shyamal Kumar Sur, Son of Sri R.L. Sur, all by faith Hindu, by occupation business, all resident of 17, Rajendra Nagar, Sakchi, P.S. Sakchi, Town Jamshedpur, District Singhbhum.

Nature of the Deed : Sale Deed

Consideration of Rs. 20,000/- (Rupees Twenty thousand) only.

Description of the property conveyed

BIHAR 200 Rs.

Page.....2.....

conveyed

A piece of Housestead Land, measuring 0-15-5 Dbuls in standard measurement more or less, being a portion of Plot No. 20, recorded in Khatian No. 1 of Mouza Mango, Thana No. 1642 in P.S. Mango, Pargana Dhalbhum, Sub-Registration Office at Jamshedpur, District Registration Office at Chaibassa, District Singhbhum, the land is on the North 100' on the South 88' on the East 125' and on the West 109' ft. including a pucca residential house with brick built rooms and well and compound walls and bounded as follows :-

North :- Land purchased by Updesh Singh and Awatar Singh,

South :- Road, East :- Tisco's vacant land and land of Buwain Ho and another.

West :- Residential House,

Annual rent of Rs. 0.12 paise payable to the land lord State of Bihar, through R.D.O., Jamshedpur.

Whereas the property described above belongs to the Vendor and the Vendor has acquired the same by means of a registered Sale Deed No. 2870 for 1964 dated 24-6-1964 registered at Jamshedpur Sub-Registry Office, Jamshedpur.

निबंधक का कार्यालय

BIHAR · 150 Rs.

[redacted]

Page.....3.....

Jamshedpur, executed by (1) Nand Lal and (2) Jagannath Prasad in favour of the Vendor and thereafter the Vendor is in peaceful possession of the same without any interuption from any body.

And whereas being desirious to sell the aforesaid property measuring 0-15-5 Dhuls of Homestead land including the pucca house premises standing thereon more particularly described herein before, the Vendor expessed her intention as such, and on approache of the purchasers to purchase the same on offering the highest price, the Vendor has agreed to sell the same ;

Now this deed of sale witnesseth as follows :-

1. That in consideration of Rs. 20,000/- (Rupees Twenty thousand) only paid by the Purchaser firm to the Vendor (the receipt whereof the vendor doth hereby acknowledges) the Vendor as owner hereby transfers to the Purchaser firm by way of Sale ALL THAT Property measuring 0-15-5 Dhuls of Homestead land including the Pucca house premises standing thereon along with well and compound wall more fully described hereinbefore, together with all right, title and interest

BIHAR 30Rs.

30Rs.

Page.....4.....

interest therein to have and to hold the same to the Purchaser firm as absolute owner.

2. That from to-day all the rights, title and interest and possession of the Vendor shall cease to exist and will vest in the purchaser firm and the purchaser firm will enjoy the same and possess the same in all possible ways as an absolute owner thereof.

3. That the purchaser firm will have their name mutated in the office of the land lord and will pay the rent for the same in its own name.

4. That the interest hereby transferred subsists and the Vendor has power to sell the same.

5. That the possession of the said property has been delivered to the purchaser firm by the Vendor.

6. That the Vendor declares that the property hereby sold is free from all encumbrances or charges of any kind whatsoever and has not in any way encumbered or charged or caused to be encumbered or charged the property to be conveyed by this deed of sale.

7. That if it transpires that the property hereby conveyed by the Vendor is not free from all encumbrances

Cont'd....5.....

7.7.71

Page.....5.....

encumbrances as herein before stated by her, the Vendor her heirs executors administrators, and assigns will be bound to make good any loss sustained by the purchaser firm. The purchaser firm will not be held responsible or liable for any past dues or liabilities incured by the Vendor before this day of sale and the vendor will be held liable for the same.

f. That the terms "Vendor' and "Purchaser" firm" in this deed of sale will mean and include unless repugnant to the context, their respective heirs, executors, administrators and assigns.

In witness whereof the Vendor sign on it at Jamshedpur on this the 7th day of July, 1971.

Read over and explained the contents of this Sale Deed to the Vendor and all are admitted to be correct.

Witnesses

1. Dhyan Singh
G.S.Rd Jugsalai
Jamshedpur 7.7.71

2. Ramendra Kumar Ray
1, New Baradwari East,
Jamshedpur.

Typed by me,
R.K. Ray
Jr. Clerk
Bar Library,
Jamshedpur.

निबंधक का कार्यालय
जिला पंचायत, उत्तर प्रदेश

Transaction Success! Please Note Your Transaction Id.

Name	AakashIndiaProjectsAndBuildersPvtLtdRepByVishalSawa
Token No / Depositor ID	202400009488
Amount	1355392
Transaction ID	38f6beaef594cc2c74e1
GRN	2400373345
CIN	10002162024012513198
Time	2024-01-25 15:50:57

कोरोना को हराना है सफाई को अपनाना है  दो गज की दूरी मास्क है जरूरी

25/1/24

निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र0 सं0	चेकलिस्ट का विषय	Yes	No
1.	खतियान की सत्यापित प्रति		
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई–मेल के माध्यम से प्राप्त– (i) अंचलाधिकारी द्वारा प्रमाणित पंजी–II अथवा		
	(ii) भू–स्वामित्व प्रमाण पत्र अथवा		
	(iii) शुद्धि पत्र		
	(iv) अंचलाधिकारी द्वारा निर्गत प्रमाण–पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		
2.	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।		
3.	पंजी–II का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन		
4.	मुद्रांक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार सत्यापन	✓	
7.	PAN सत्यापन		
8.	होल्डिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)		

जाँच लिपिक का हस्ताक्षर
तिथि सहित

निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित

Document Registration Summary 1

Date :-25-Jan-2024

- Government/Market Value: ₹54035900/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹500 /-

Receipt : 965527

Receipt Date : 25-01-2024

Presenter Name: -

E	₹2000
PR	₹1
SP	₹2490
LL	₹3
A1	₹1350898
Stamp Duty	₹500
Total	₹1355892

On Date 25-01-2024 Presented at District SRO - Jamshedpur

Signature of Presenter

25/1/24

District SRO - Jamshedpur

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	500	-496	GRAS	AakashIndiaProjectsAndBuildersPvtLtdRepByVishalSawa	GRN Number : 2400373147 DEPT Transaction Id : fba3519585b81fcde57d Transaction Type :	500
E	2000	2000	0	GRAS	AakashIndiaProjectsAndBuildersPvtLtdRepByVishalSawa	GRN Number : 2400373345 DEPT Transaction Id : 38f6beaef594cc2c74e1 Transaction Type :	2000
PR	1	1	0	GRAS	AakashIndiaProjectsAndBuildersPvtLtdRepByVishalSawa	GRN Number : 2400373345 DEPT Transaction Id : 38f6beaef594cc2c74e1 Transaction Type :	1
SP	2490	2490	0	GRAS	AakashIndiaProjectsAndBuildersPvtLtdRepByVishalSawa	GRN Number : 2400373345 DEPT Transaction Id : 38f6beaef594cc2c74e1 Transaction Type :	2490

A1	1350898	1350898	0	GRAS	AakashIndiaProjectsAndBuildersPvtLtdRepByVishalSawa	GRN Number : 2400373345 DEPT Transaction Id : 38f6beaef594cc2c74e1 Transaction Type :	1350898
LL	3	3	0	GRAS	AakashIndiaProjectsAndBuildersPvtLtdRepByVishalSawa	GRN Number : 2400373345 DEPT Transaction Id : 38f6beaef594cc2c74e1 Transaction Type :	3
Sub Total	1355396	1355892	-496				

Article : Development Agreement **Number of Pages :** 166

Signature of Operator **Signature of Head Clerk** **Signature of Registering Officer**

25/1/24

OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

Deed Endorsement

Token No :- **202400009488**

Deed Type	Development Agreement
Number of Pages	166
Fee Details	**Stamp Duty** :- Rs. 4, **E** :- Rs. 2000, **PR** :- Rs. 1, **SP** :- Rs. 2490, **A1** :- Rs. 1350898, **LL** :- Rs. 3,
Property No.	1
Valuation Details	**Value :-** Rs.29255079/- ,**Transaction Amount** :- Rs.0/-
Property Details	**District :-** EastSinghbhum , **Tehsil :-** Mango , **Village Name :-** Mango Mango Word No-9 **Location :-** Main Road, Mango Mango Word No-9 Halka No 2 Village Code 16412 **Property Boundaries** :- East: Dimna Road, West: New Plot No.2044, South: Alley then New Plot No.2049, North: New Plot No.2045 **Khata Number** - 908**Plot Number** - 2046**Volume Number** - 1**Page Number** - 213**Holding Number** - 0100001570000A2 **Area Of Land** :- 29.75 Decimal
Property No.	2
Valuation Details	**Value :-** Rs.24780773/- ,**Transaction Amount** :- Rs.0/-
Property Details	**District :-** EastSinghbhum , **Tehsil :-** Mango , **Village Name :-** Mango Mango Word No-9 **Location :-** Main Road, Mango Mango Word No-9 Halka No 2 Village Code 16412 **Property Boundaries** :- East: Dimna Road, West: New Plot No.2044, South: Alley then New Plot No.2049, North: New Plot No.2045 **Khata Number** - 908**Plot Number** - 2047**Volume Number** - 1**Page Number** - 213**Holding Number** - 0100001570000A2 **Area Of Land** :- 25.20 Decimal

Sh./Smt.**ALLGEMEIN ENGINEERING BUREAU PVT LTD REP BY PRATIM BANERJEE** s/o/d/o/w/o **Late Sushil Kumar Banerjee** has presented the document for registration in this office

today dated :- **25-Jan-2024** Day :- **Thursday** Time :- **17:57:14 PM**

ALLGEMEIN ENGINEERING BUREAU PVT LTD REP BY PRATIM BANERJEE(Individual)

Party Name	Document Type	Document Number
ALLGEMEIN ENGINEERING BUREAU PVT LTD REP BY PRATIM BANERJEE	PAN/UID	378859543843

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	**ALLGEMEIN ENGINEERING BUREAU PVT LTD REP BY PRATIM BANERJEE** **Address1 -** 17, Rajendra Nagar, Rajendra Nagar , P.O. P.S. Sakchi Jamshedpur, **Address2 -** JAMSHEDPUR , , , Jharkhand **PAN No.: ,Permission Case No.-**	Yes	Pratim Banerjee **Address:-** 17, , Rajendra Nagar, Sakchi, Sakchi, Bistupur, , East Singhbhum, 831001, Jamshedpur, Jharkhand, India		EXECUTANTS **Age:**61			
2	**AAKASH INDIA PROJECTS AND BUILDERS PVT LTD REP BY VISHAL SAWA** **Address1 -** PAYAL CINEMA COMPLEX PS MANGO JAMSHEDPUR, **Address2 -** JAMSHEDPUR , , , Jharkhand **PAN No.: ,Permission Case No.-**	Yes	Vishal Sawa **Address:-** H.No-102, Vimal Aakash, , Road No-05 , C H Area(North), Bistupur, Post-Bistupur, Sakchi, Bistupur, Golmuri, East Singhbhum, 831001, Jamshedpur, Jharkhand, India		CLAIMANT **Age:**45			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	**SANJIT KUMAR GOSWAMI** S/o-D/o **Late A K GOSWAMI** **Address1 -** 23 PUNJABI LINE MANGO JAMSHEDPUR, **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	**NEHA KUMARI** **Address1 -** 23 PUNJABI LINE MANGO JAMSHEDPUR, **Address2 -** , , , Jharkhand			

Signature of Operator **Seal and Signature of Registering Officer**

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**ALLGEMEIN ENGINEERING BUREAU PVT LTD REP BY PRATIM BANERJEE**), has/have admitted the execution before me. He/ She/ They has / have been identified by **(SANJIT KUMAR GOSWAMI)** Son/Daughter/Wife of **(Late A K GOSWAMI)** resident of **(23 PUNJABI LINE MANGO JAMSHEDPUR)** and by occupation **(State Govt. Emp.)**.

Signature of Registering Officer

Date:- **25-Jan-2024** **Seal and Signature of Registering Officer**

Pre Registration Docket

Date :- 25-01-2024 03:12 pm

Office Name :- District SRO - Jamshedpur
Token No:- 202400009488

Appoinment :- 25-Jan-2024 Time:- 11:10

Article	Development Agreement
Pre Registration Date	24-Jan-2024
No. Of Pages	83
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 13,55,392.

Property Id: **1147099**

Valuation No. : 1559150 / 2024	**:-** 2023-2024	**Date** : 25-January-2024 15:30:PM
State : Jharkhand	**District** : EastSinghbhum	**Tahsil** : Mango
Land Type : Urban	**Corporation** : Mango Nagar Nigam	**Village/City** : Mango Mango Word No-9
Mango Mango Word No-9 Halka No 2 Village Code 16412 - Main Road	-	
Khata Number - 908		
Plot Number - 2046		
Volume Number - 1		
Page Number - 213		
Holding Number - 0100001570000A2		

Property Rates			
Commercial Land (Y)			
₹983364/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	29.75 Decimal	
Calculation Details			
Sr.No.	**Description**	**Calculation**	**Total**
1	Open Land Valuation	1. 29.75 x 983364=29255079	**₹2,92,55,079/-**
A	Total		**₹2,92,55,079/-**
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			**₹2,92,55,100/-**
Total Amount in Words : Two Crore Ninety Two Lakhs Fifty Five Thousands One Hundred Rupees Only.			

Land measurement, Sub Part and House No.	**Property Boundaries** East: Dimna Road, West: New Plot No.2044, South: Alley then New Plot No.2049, North: New Plot No.2045
Area	Land area : 29.75 Decimal
Other Description of the Property	Pin Code - 831012
Government/Market Value	29255079
Transaction Amount	-

Property Id: **1147134**

Valuation No. : 1559153 / 2024	**:-** 2023-2024	**Date** : 25-January-2024 15:31:PM
State : Jharkhand	**District** : EastSinghbhum	**Tahsil** : Mango
Land Type : Urban	**Corporation** : Mango Nagar Nigam	**Village/City** : Mango Mango Word No-9
Mango Mango Word No-9 Halka No 2 Village Code 16412 - Main Road	-	
Khata Number - 908		
Plot Number - 2047		
Volume Number - 1		
Page Number - 213		
Holding Number - 0100001570000A2		

Property Rates			
Commercial Land (Y)			
₹983364/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	25.20 Decimal	
Calculation Details			
Sr.No.	**Description**	**Calculation**	**Total**
1	Open Land Valuation	1. 25.2 x 983364=24780772.8	**₹2,47,80,773/-**
A	Total		**₹2,47,80,773/-**
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			**₹2,47,80,800/-**
Total Amount in Words : Two Crore Forty Seven Lakhs Eighty Thousands Eight Hundred Rupees Only.			

Land measurement, Sub Part and House No.	**Property Boundaries** East: Dimna Road, West: New Plot No.2044, South: Alley then New Plot No.2049, North: New Plot No.2045
Area	Land area : 25.20 Decimal
Other Description of the Property	Pin Code - 831012
Government/Market Value	24780772.8
Transaction Amount	-

CLAIMANT	-**Ms. AAKASH INDIA PROJECTS AND BUILDERS PVT LTD REP BY VISHAL SAWA**, ,**Father/Husband Name** LATE HARI PRASAD SAWA , **PAN No.- Date Of Birth-**01-Jul-1978,**Permission Case No.-** , **Aadhaar No.** ********9402, **Country-**INDIA, **State Name-** Jharkhand, **District Name-**EAST SINGHBHUM, **City/Village/Town Name-**JAMSHEDPUR, **Locality-**JAMSHEDPUR,**Address -** PAYAL CINEMA COMPLEX PS MANGO JAMSHEDPUR, **Pin Code-**831012
EXECUTANTS	-**Ms. ALLGEMEIN ENGINEERING BUREAU PVT LTD REP BY PRATIM BANERJEE**, ,**Father/Husband Name** Late Sushil Kumar Banerjee , **PAN No.- Date Of Birth-**25-May-1962,**Permission Case No.-** , **Aadhaar No.** ********3843, **Country-**india, **State Name-** Jharkhand, **District Name-**EAST SINGHBHUM, **City/Village/Town Name-**JAMSHEDPUR, **Locality-**JAMSHEDPUR,**Address -** 17, Rajendra Nagar, Rajendra Nagar , P.O. P.S. Sakchi Jamshedpur, **Pin Code-**831001

Witness Information	**Miss. NEHA KUMARI** , **Address -** 23 PUNJABI LINE MANGO JAMSHEDPUR-, **Father/Husband Name-**BASUDEO PRASAD

Identifier Details	**Mr. SANJIT KUMAR GOSWAMI** , **Address -** 23 PUNJABI LINE MANGO JAMSHEDPUR-, **Father/Husband Name-**Late A K GOSWAMI

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	2,490
Total		**2,490**
Fee Rule:Development Agreement		
1	A1	13,50,898
2	E	2,000
3	LL	3
4	PR	1
Total		**13,52,902**

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
25/1/24	25/1/24	25/1/24

Token No.: 202400009488

CERTIFICATE

Office of the District SRO - Jamshedpur

This **Development Agreement** was presented before the registering officer on date **25-Jan-2024** by **ALLGEMEIN ENGINEERING BUREAU PVT LTD REP BY PRATIM BANERJEE**, S/O, D/O, W/O **Late Sushil Kumar Banerjee** resident of 17, Rajendra Nagar, Rajendra Nagar , P.O. P.S. Sakchi Jamshedpur ,JAMSHEDPUR.

This deed was registered as Document No:- **2024/JSR/310/BK1/284** in Book No :- **BK1**,Volume No :- 62 from Page No :- 1 to 166 at, office of **District SRO - Jamshedpur**

Date:- **25-Jan-2024**

Registering Officer

25/1/24