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u.com. Development Agreement Value. 10226000/- 1000/2handed

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6/8/16

झारखण्ड JHARKHAND

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Bhurneshwar
8/8/16

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made at DHANBAD on this the 8th day of the month August and year 2016.

BY AND BETWEEN

SAHAYOGI PROPERTIES PRIVATE LIMITED, a private limited company having its office at J.C. Mallick Road, Hirapur, Dhanbad P.S. Dhanbad District Dhanbad represented by it's director **SRI BHUWNESHWAR YADAV** son of Late Ram Swarup Yadav by faith Hindu, by caste Gowala, by occupation business, resident of Bapu Nagar, Saraidhela, P.S. Saraidhela Sub-Division and District Sub-Registry office and District Dhanbad (Jharkhand) hereinafter called and referred to as **LAND OWNER** which expression shall unless excluded by or repugnant to the subject or context be deemed to include its executors, administrators, representatives and assigns of the **ONE PART**. [Indian Citizen]

08/08/16
08/08/16
EU 255650.00
2556.50
258206.50
08/08/16

तपसील बर्गीत जमीन का मूल्य प्राग दर्शिका 100 के अनुसार निर्धारित न्यूनतम मूल्य से कम नहीं है

पक्षकारों का पहचान पत्र की मूल प्रति का मिलान किया।

08/08

धनबाद कोषागार से निर्गत

कोषागार पदाधिकारी
धनबाद

2373 5-8-16
 Name: Sahyogi Properties Pvt. Ltd.
 At: Hisapur
 P.S.: Chhatrabal
 Office of Land: 1 well (retracted)
 Through:
 Part of Sheet: 10/2
 Cusla
 Chandan Kumar Lala
 S.V. Dhannad, L.No-1192/91



08-08-16

10-09-16

शुद्ध नक्शा आदेश
 राशि स्वरूप आदेश
 बांधू नगर सरायदेला धनबाद
 जवाला परिसर

Chandankumar Lala

08/8/16

08-08-16



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AND

ROYAL BUILDING INDIA, a partnership firm having its office at Opposite Raja Talao, Hirak Road, Sahayogi Nagar Sector-III, Sabalpur, P.S. Saraidhela District Dhanbad represented by its partners **1. MD. SHABBIR ALAM** son of Abdul Rajjak by faith Muslim, by caste Momin, by occupation business resident of Maszid Patti, Panchgari Bazar, Katras P.S. Katras **2. SRI UDIT NARAYAN MISHRA** son of Late Manohar Mishra **3. SRI SURAJ MISHRA** son of Sri Udit Narayan Mishra both by faith Hindu, by caste Brahmin, by occupation business, residing at Sugiadih, Saraidhela, P.S. Saraidhela District Dhanbad (Jharkhand) Sub-Division and District Sub-Registry office and District Dhanbad (Jharkhand) hereinafter called and referred to as the DEVELOPER which expression shall mean and include its executor, successors, legal heirs and permitted assigns of the OTHER PART.

WHEREAS the land owner has absolutely signed and possessed the piece of land measuring of an area 11.25 Kathas i.e. 19.40 Decimals of lands in Plot No.642 bearing Khata No.10 in Mouza Sabalpur Mouza No.11 by diverse act of possession, acquired vide Sale Deed No.12175 dated 18/08/2010 registered at Dhanbad Sub Registry Office and thereafter paying rents in the Landlord Sheresta the State of Jharkhand under Thoka No.1601 [mutation Case No.1772 (ii) 2015-2016] regularly, the detail description of the lands are given below in the Schedule 'A' of this agreement.

AND WHEREAS the Developer has requested the land owner to allow him to develop the said property and on the negotiation made between the parties hereto the land owner has agreed to the proposal and to authorise the developers to develop the Schedule 'A' below mentioned lands for constructing a new multistoried building on the ownership basis.

AND WHEREAS the Developer is satisfied about the right, title, interest and possession of the land owner on and over the schedule mentioned lands and the technical

Sahayogi Properties Pvt. Ltd.
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feasibility of the construction of the proposed new building to be named as "ROYAL TOWER" on the ownership Flats/Units/office space and shop and all other related matter.

AND WHEREAS the developers indemnified that the plans, designs, drawings and elevations of the said intended building i.e. "ROYAL TOWER" and specification of the works to be done and of the materials to be provided in and for the erection of the said building shall be prepared by an architect and to be sanctioned by the Authority/Authorities concerned and approved by the parties herein.

AND WHEREAS it has been settled between the parties that the Land owner shall be allocated a 36% share and the developer shall be allotted rest 64% share of the constructed area & parking spaces in parking floor of the proposed building commonly known as "ROYAL TOWER".

NOW THIS DEED WITNESSETH AND IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. DEFINITION : Unless there is anything repugnant to the subject or context the following terms will have the meaning assigned to them:-
 - (a) OWNER shall mean the land owner Sahayogi Properties Pvt. Ltd. and its executors, administrators, legal representatives and/or assigns.
 - (b) DEVELOPER shall mean **ROYAL BUILDING INDIA** represented by its partners Md. Shabbir Alam, Udit Narayan Mishra and Suraj Mishra, and their heirs, executors, administrators, legal representatives and /or assigns.
 - (c) LAND shall mean the space on which proposed building to be constructed including vacant space to be left around each building and enclosed by existing boundary wall.
 - (d) BUILDING shall mean the building proposed to be constructed over the

Bhuvan Singh
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said land with sanctioned plan of M.A.D.A.

- (e) SALEABLE SPACE shall mean the space in the building available for independent use and occupation inclusive of proportionate share of the space required after making due provisions for common facilities and the space required thereof.
- (f) ARCHITECT shall mean such Architect or Architects may appointed from time to time for the project at the said building.
- (g) BUILDING PLAN shall mean a plan prepared by Architect appointed by the developer for the construction of the building on the said property and sanctioned by the Mineral Area Development Authority (M.A.D.A.) and/or other authorities.
- (h) OWNER'S ALLOCATION shall mean the 36% share of the constructed area in each floor and parking spaces in the parking floor of the proposed building which is to be allotted to the owner in accordance with the terms and conditions of these presents including the proportionate share in the common facilities and amenities and as described in the Schedule 'B' hereunder. (Landowner choice first in each floors).
- (i) DEVELOPER'S ALLOCATION shall mean the remaining portion of the building i.e. 64% share of the constructed area and parking spaces after the allocation i.e. 36% share of the constructed area to the owner including the proportionate share in the common facilities and amenities of the proposed building on the said property.
- (j) COMMON FACILITIES AND AMENITIES shall include corridors, hallways, passage ways, drive ways, common lavatories, pump room, tube wells, underground water reservoir, overhead water tank, water pump, motors, generators and other facilities, which may mutually agreed upon between the parties and required for the establishment, location enjoyment, provisions, maintenance and management of the

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building including the roof and terrace of the said building as described in the Schedule 'B' hereunder.

- (k) COMMON EXPENSES AND SERVICE CHARGES after the hand over of the flats to the purchasers shall mean and include
- (i) All costs of maintenance, operating, replacing, repairing, white washing, painting, decorating, re-decorating, rebuilding, reconstructing, lighting the common portions and common areas in the proposed building including the outer walls as described in the Schedule 'C' hereunder.
 - (ii) The salaries of all persons employed for the common purposes including watchman/darwan, security personnel, liftman, sweepers, plumbers, electricians etc.
 - (iii) Insurance premium for insuring the proposed building, if any.
 - (iv) All charges and deposits for supplies of common utilities to the co-owner in common.
 - (v) Municipal tax, water tax and other levies in respect of the premises and the proposed building save those separately assessed on the purchaser(s).
 - (vi) That cost of formation and operation of the association (if any) for the maintenance and management of the premises, the proposed building and the common portion thereof.
 - (vii) Cost of running, maintenance, repairs and replacement of lift, transformer (if any) generator, pump and other common installation including their licence fee, taxes and other levies (if any).
 - (viii) Electricity charges for the electrical energy consumed for the operation of the common services.
 - (ix) All litigations expenses incurred for the common purpose and relating to the common use and enjoyment of the common

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portions.

- (x) All other expenses, taxes, rates and other levies etc. as are deemed by the developer to be necessary or incidental or liable to be paid by the co-owner in common including such amount as be fixed for creating a fund for replacement, renovation, painting and / or periodic repairing of the common portions.

2. CONSIDERATION:

- (a) In consideration of the owner having entrusted giving license to the developer to enter the property, to develop and construct multi storied building therein having dwelling units and/or ownership Flats, office & shops on his own cost and conferring on him the rights, power, privileges and benefits mentioned herein.
- (b) On completion of construction of the said building the owner shall become entitled to exclusive use and occupation of the saleable area comprised in the owner portion of the said building and the developer shall put the owner in undisputed exclusive possession thereof.
- (c) That the proportionate share of landowner allocation and developer allocation shall be settled after sanctioned/allotment of plan and allotment letter shall be signed in between them. After such allocation the developer and landowner will sale their respective allocation/portion as per allotment letter signed in between them.

3. DEVELOPER'S RIGHT:

- (a) The developer shall be entitled to advertise in its own name about the said development of the property and proposed sale of the flats/units/commercial portion/premises in the proposed building to be constructed and put up advertisement board on the property, to remove the debris and rubbish on demolition of old existing structures

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(if any) and to dispose of the same on his own cost.

- (b) The developer shall be entitled to enter into any agreement with any building contractor, architect, appoint agents but not to assign the benefit of this contract for the purpose of development of the said property in his own name and costs, risks and expenses.
- (c) After payment of installments due respects of consideration money the developer shall be entitled to all of flats or rights in the buildings and structures to be constructed so far as they relates to developers allocations and to enter into any package deal and arrangement in relation thereto.

4. POWER OF ATTORNEY:

The owner shall on suitable time at the cost of and request of the developer after execution of this agreement execute a registered General Power of Attorney in favour of the developer giving him all necessary powers required to carry out the work of development and for completion of the project work and to execute and sign, deed(s) documents in favour of the proposed purchasers of the Flats to the extent of the developers allocation in the said building which is one of essence of these contract. That the owner shall not revoke or cancel the said General Power of Attorney, until and unless there is any breach of contract.

5. OWNER TO EXECUTE DOCUMENTS:

The owner shall at the request and costs, expenses and charges of the developers, assign, execute from time to time all plans, applications for layouts, construction of the building and structures on the said property and all other documents that might be necessary for giving proper effect of these presents.

Shamir Kumar
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6. TIME IS ESSENCE OF CONTRACT:

The developer covenants and agreed to complete the development and construction of the building with all amenities therein and thereon within 24 (Twenty Four) months from the date of sanction of the plan with a grace of 6 (six) months period subject to force major reasons and/or other reasons beyond the control of the developers in which event the time to complete the construction of the said building shall reasonably stand extended from time to time. Time is an essence of contract. Developer covenants agree and undertake to submit the building plan before the sanction and approval authority within one month from the date of signing this agreement and complete the multi storied building within 24 months from the date of sanction of plan from MADA. Besides the same, maximum of 6 (six) months grace period shall be allowed as extension period for unforeseen circumstances and situation which are not within the control of the developer.

7. OWNER ALLOCATION:

- (1) The portion of the building which is to be allocated to the owner as part of owner share i.e. 36% of the constructed area out of the total constructed area in the said building for residential purpose with all amenities and the car spaces in the basement area of the building as shall be allotted as mentioned here in above.
- (2) On obtaining completion certificate of the said building the developer shall give notice in writing to the owner when the owner would be at liberty to take possession on and from the date specified of the owner allocation in the said building, on receipt of the notice on and from the date mentioned in the notice for taking possession, the owner shall responsible to pay all taxes, services charges and other outgoings in respect of the common facilities in the said building proportionate to

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the owner allocation. Provided that any additional insurance premium costs or expenses by way of maintenance for any particular use of for any portion within the owner allocation shall be paid by the owner.

- (3) The owner shall be borne towards the cost, security deposits for installation of electric meter, transformer, generator, municipal water connection etc. in the said building to the extent of proportionate share of owner allocation share.
- (4) In addition to the portion of the said building in the owner allocations the owner shall have no exclusive right, title and interest in respect of the roof of the said building irrespective of the owner allocation or developers allocation, provided that any occupier of any flat/unit/space in the said building shall have the right to visit the roof with technical hands and/or workers for the purpose of inspection of the common overhead water tanks, installation of radio aerials, T.V. antenna, cables, dish antennas etc. repairs and replacement thereof. The roof of the proposed building shall remain with the Flat owner Association.

8. SCHEME FOR MANAGEMENT :

A scheme shall be framed by the parties herein for the management and administration of the said building, including the portion in common use and sharing the expenses of management, administration and maintenance of amenities in the said building including the use thereof and such scheme any rules and regulation framed under the scheme shall be binding on the occupiers of the said building, including in the owner allocation and in the developers allocation.

9. RESTRICTIONS AS TO USER OF THE BUILDING:

- (a) Any transfer of any portion of the said building out of the owner allocation or developers allocation shall be subject to the provisions

Bhuvanraj
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contained herewith.

- (ii) In constructing the buildings and providing dwelling units the developer shall install in the said building at his own costs pump operated deep tube well, water storage tank, overhead reservoirs, electrical installations, electric wirings, water pipes and other common facilities and amenities attended to dwelling units/ownership flats/commercial space as required to be provided in such building unit for comfortable habitation.

All out of pocket costs, charges and legal expenses incidental to this development agreement including the stamp duty and registration charges of the conveyances shall be borne and paid by the developers or its nominee(s).

- (iii) The developer shall not remove/demolish or shift the existing boundary walls of the owner land on which the proposed multistoried building is to be constructed. No tress passing whatsoever will be allowed.
- (iv) The developer shall provide a rent free accommodation to the owner from the date on which the possession of the land is delivered to the developer and till the date the owner allocation is handed over to the owner.

12. LICENCE TO DEVELOP:

- (i) The owner hereby entrusts, handover and giving licence to developer to enter into the said property to demolish the existing structures, develop the property and construct multistoried buildings thereon containing dwelling units/ownership flats/commercial space with the best materials and in accordance with the plan and specification mentioned hereinafter.
- (ii) The developer hereby agrees to develop and /or cause to be developed

Bhramar Singh
9/10/16

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the said property by constructing one or more buildings with best materials containing in the building/dwelling units/ownerhip flats/commercial space in accordance with the specification of sanctioned plans, the rules and regulations in relations thereto with approval and/or sanction of the concerned authorities and at his own costs, expenses and arranging his own finance at his own risk and responsibility.

13. DELIVERY OF TITLE DEED:

The developer shall be entitled to inspect the title deeds, impression of the owner's and in future the owner shall remain bound to produce the said deeds before the competent authority as and when required and requested by the developer.

14. OWNER'S UNDERTAKINGS:

(i) The owner declares that they have not agreed, committed to or contracted or entered into any agreement for sale or lease of the said property or any part thereof to any person other than the developer and that they had created any lien, charge, mortgage or encumbrances on the said property and that they would keep the said property free from encumbrances during the subsisting of these presents.

(ii) The owner further declares that they have not done any acts, things, deeds or mater matter whereby or by reasons of the said building or/and property may be affected or prevented in any manner whatsoever and that they undertakes to remove any possible impediment to the implementation of these presents, if the same is within their power and control.

(iii) The owner declare that they have not received and to be acknowledged govt. local authority, municipal authority or any other authority has not

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issued any notices effecting the said property or imposing any restrictions on the development of the said property in the manner proposed herein.

- (iv) The owner hereby undertaken, agrees and covenants, not to cause any interference by themselves or through others in the development of the property or in the construction of the new building on the said property by the developer or through its agents. Deed or act preventing the developer from disposing of selling, assigning or disposing of or transferring any portion of the developers allocation of the new building or to deal with the developers allocation in any manner whatsoever.

15. DEED OF CONVEYANCE:

After the full consideration is received by the owner, completion of construction of the building, obtaining the certificate of completion or occupation and sale of flats if any, the developer shall make over the building formally to the owner whereupon the owner shall directly execute and deliver one or more deeds of conveyance in favour of proposed purchaser to the extent of their own share owner allocation and the developer may be join therein as confirming party, if so required all the expenses borne by the proposed purchasers.

It is clarified herein that in regard to the share of the developers allocations the developer shall directly execute and deliver one or more deed of conveyance in favour of the proposed purchasers to the extent of the developers allocations through the power of attorney executed and granted by the owner in favour of the developers.

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16. **ARBITRATION AND JURISDICTION:**

It is hereby agreed by the parties that all disputes and differences arising out of, in relation to there presents or touching the development, demolition of the old structure, constructions of new building and in relation thereto shall be referred to the sole arbitrator appointed by the parties hereto mutually and only the Dhanbad Courts shall have jurisdiction to entertain, try and determine or adjudicate all actions, suits, legal proceedings arising out of or in relation to this presents the award of arbitrator or otherwise between the parties hereto.

THE SCHEDULE "A" ABOVE REFERRED TO

(THE LAND)

All that piece and parcel of Rayati right of land in Mouza:- **SABALPUR** P.S. Saraidhola Sub division and District Sub Registry office and District Dhanbad Mouza No.11 Khatian No.10 (Ten) Plot No.642 Area 19.40 Decimals (Nineteen Point Four Zero Decimals) i.e. 11.75 Kathas of lands being butted and bounded as under:-

North:- 22 feet wide road.

South:- Sabalpur Village Road.

East:- Sabalpur Village Road.

West:- Plot No.630.

THE SCHEDULE "B" ABOVE REFERRED TO

(THE COMMON PORTIONS)

1. Staircases on all the floors of the proposed building.
2. Staircase and the Lift Landings on all floors of the proposed building.
3. The common path, passages and areas in the Land comprised in the said premises and in the proposed building (excepting expressly such areas therein as are not needed or held or intended for use by any particular person)

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8/8/16

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- including the Beams, Foundation and support of the proposed building.
4. Driveway and lobby in the ground floor of the proposed building (save except the car parking spaces demarcated by the Developer therein and/or the open land at the said premises).
 5. Boundary walls and the main gates of the said premises.
 6. Drainage and the sewerage lines and connections.
 7. All electrical connections, installations, wings, meters and fittings (excluding only those that are installed with the exclusive area of Flat in the proposed building and exclusively meant for its use).
 8. Tubewells and their installations.
 9. Water pump and its installations, pump room water reservoir, water tanks and all common installations for carriage of water (save and except only those as are within any Flat and are for use by the occupier of such Flat or Flats) and are for use by the occupier of Flat or Flats (exclusively) in and and/or to and/or in respect of the proposed building.
 10. Lift, lift well installations, lift room and the lift machine room in the proposed building.
 11. The common darwans living area in the ground floor of the proposed building.
 12. Such other common paths or area, equipments, installations, fittings and fixtures in or about the land comprised in the said premises and in the proposed building as are necessary for the user in common between the owner of the proposed building from time to time expressly excluding the roof of the proposed building and the parking area in the basement and/or the ground floor of the proposed building and/or in the open land comprised in the said premises.

THE SCHEDULE "C" ABOVE REFERRED TO

1. All costs of maintenance, operating, replacing, repairing, white washing, painting, decorating, re-decorating, re-building, re-constructing, lightening the common portions and common area in the proposed building including its

Samudra Singh
8/8/10

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- outer walls.
2. The salaries of all persons employed for the common purposes including darwan, security personnel, liftman, sweepers, plumbers, electricians etc.
 3. Insurance premium for insuring the proposed building if any.
 4. All charges and deposits for supplies for common utilities to the co-owner in common.
 5. Municipal tax, water tax and other levies in respect of the premises in the proposed building save those separately assessed on the purchaser.
 6. Costs of formation, operation of the Association (if any), for the maintenance and the management of the premises, the proposed building and the common portion thereof.
 7. Costs of running, maintenance repairs, and replacement of lift, transformer, generator, pumps and common installation including their license fee, taxes and other levies (if any).
 8. Electricity charges for the electrical energy consumed for the operation of the common services.
 9. All litigation expenses incurred for the common purpose and relating to the common use and enjoyment of the common portions.
 10. All other expenses, taxes, rates and other levies etc. as are deemed by the Developer to be necessary or incidental or liable to be paid by the co-owner in common including such amounts as be fixed for creating a fund for replacement, renovation, painting and/or periodic repairing of the common portions.

THE SCHEDULE "D" ABOVE REFERRED TO

1. Sale Deed No.12175 dated 18/08/2010 registered at Dhanbad Sub Registry Office.

Bhramar Singh
27/8/16

SPECIFICATION OF THE FLATS

- BUILDING:** Reinforced cement, concrete frame building as per national building code with arrangement of lifts of OTIS or KONE.
- FOUNDATION:** R.C.C column footing as per structural design first class red brick masonry.
- WALL:** First class red brick masonry 5" thick inside 10" thick outside with 1:5 mortar plaster and wall putty.
- FLOORING:** Marble flooring of size 1'6" x 2' or vitrified tiles of size 2'x2'.
- CHAUKHAT:** Maleshiya saal wood chaukhat with paint over primer.
- DOORS:** Flush door of (green make) with paint over primer.
- WINDOWS:** Powder coated aluminium window with 4mm. glass with grill and AC cabin.
- KITCHEN:** Granite platform with steel sink and 2' high dado wall tiles of kajaria, somani, or equivalent with a point of aqua guard and an exhaust hole.
- TOILETS:** One European and one Indian commode, basin of sanitary fittings, electrification, sanitary ware, ceramic, hindware. With shower, 7' high dado ceramic tiles of kajaria, somani, or equivalent with laying of pipes for hot and cold water with point of geyser.
- SANITARY FITS:** All CP fittings of ISI mark of good quality.
- ELECTRICS:** Concealed PVC conduct wiring with modular switches of anchor, Philips, Havells with adequate power plug in drawing, dining, bedrooms, kitchen, toilets with connection of AC points with MCB and DB box.
- WATER PROOF:** All sunken slabs will be water proof.

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**TELEPHONE, TV
AND**

WATER SUPPLY: Telephone and TV wiring in drawing hall and bedrooms.
24 hrs water supply through necessary fittings from deep tube well and over head tank, pump sets and adequate municipal connection with reservoirs.

EXTERNAL WALL FINISH: Water proof paint of high quality with wall putty all over the building.

(Above specification may be changed on mutual consent of both the parties)

Note:- Cost & installation of generator & transformer shall be borne by both the parties according to their proportionate share.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED AND DELIVERED THESE PRESENTS ON THE 8th DAY OF THE MONTH AUGUST AND YEAR 2016 FIRST ABOVE WRITTEN.

WITNESS

1. Day Kumar
S/o Chhotan Yadav Saradhala
2. श्री. जयदीप शंकर
पुत्र श्री. शंकर शंकर शंकर
- श्री. शंकर शंकर शंकर

SIGNED

Bhramarshukla

First Party

1. Ctd Shubho Alam
2. Udit Narayan Mishra
3. Suraj Mishra

Second Party

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ESTIMATED GOVERNMENT VALUE OF THE LAND:- Rs.1,02,26,000/- ONLY.

PHOTOGRAPH AND FINGER PRINTS OF THE SECOND PARTY NO.1:-



Handwritten notes:
B
8/8/16

Handwritten signature: Md Shabbir Alam

(SIGNATURE)

8/8/16



PHOTOGRAPH AND FINGER PRINTS OF THE SECOND PARTY NO.2:-



Handwritten notes:
8/8/16
Handwritten signature
Handwritten text: 30/10/16

Handwritten signature: Udit Narayan Mishra

(SIGNATURE)

8/8/16



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PHOTOGRAPH AND FINGER PRINTS OF THE SECOND PARTY NO.3:-



Surej Mishra

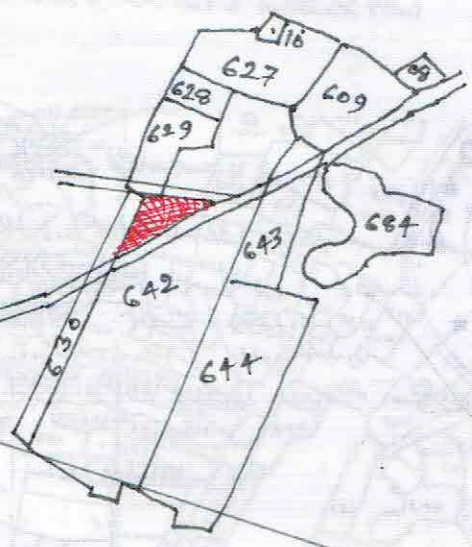
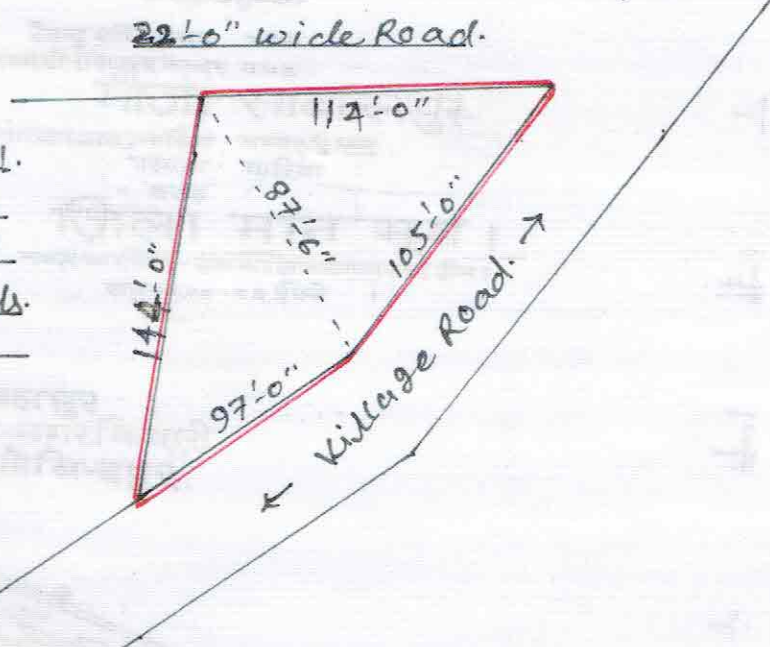
(SIGNATURE)



Certified that the finger prints of the left hand of each person, whose photographs is affixed in the document, have been obtained before me, prepared in my office as per draft supplied by the parties :-

23/11/18
Advocate, Dhanbadi

MOUza - Sabalpur No. 11.
Khata No. 10.
Plot. No. 642 (Part)
Area :- 19.4 Decimals.
or. 11.25 Katha only.



← Hirak Road →

For Sahayogi Properties (P) Ltd
Shun... Sharma
 Director
 8/8/16

MD Shabbir Alam

Udit Narayan Mishra
 Surin Mishra
 8/8/16

traced by:
 P. J. ...
 ...

Shun... Sharma

Sabalpur

रेवयु सर्वे नम्बर २२४
कलकटरी रजिस्टर नम्बर २७३

मौजा साबलपुर

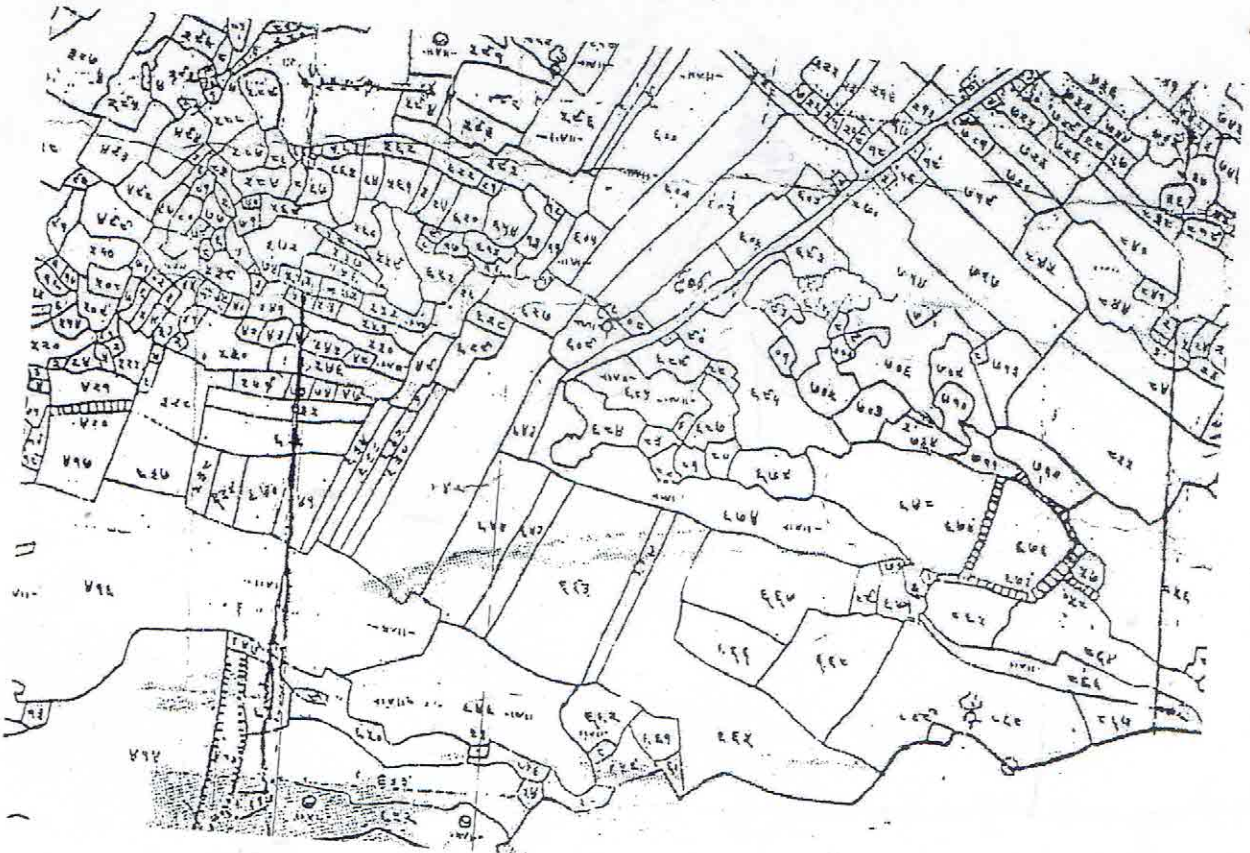
थाना (धानबाद) करिया नम्बर १९९
परगना करिया
तरफ

जिला मानभूम।

नक्शा कारकिल - एक माडल वराकम्बर १६ ईस्वी।
सन १९२२-२३ ईस्वी।



सबलपुर
परगना नगरकियारी
थाना गोबिन्दपुर



Shunus Shunus



आवेदन की तिथि 01/11/2015
 अधिवक्ता की तिथि 22/11/2015
 निर्गत तिथि 22/11/2015

स्ट में निहित इस्टेटों के अधिधारियों (शैयत) का नामावली (दाखिल-आदिजा) दिखानेवाला शुद्ध-पत्र

जला- धनबाद, अनुमण्डल - धनबाद अंचल - धनबाद, हल्का सं०-(II) स्टेट का नाम- झारखण्ड

क्रम संख्या	पंजी संख्या 27 में नामावली के संख्या	गाँव	धाना और धाना संख्या	नामावली और सम्बद्ध अभ्युक्ति की संख्या	नामावली मंजूर करनेवाला प्राधिकार और तारीख	नामावली किस कारण से होना है किरी, दान विनिमय, उत्तराधिकार या वदयारा हुआ है ?	नामावली से प्रभावित विनियम का पूरा व्यौरा	कर्मचारी द्वारा हल्का पंजीकृत तारीख को शुद्ध की गई ?	अभ्युक्ति
1									
2	दा० खा० 15-16	शकलपुर	धनबाद 11	खाता- 10 प्लॉट- 642 रकबा- 19.5 ई० लगाव- 12.00 रु०	अंचल अधिकारी धनबाद	बिक्री/उत्तराधिकारी 12/7/5 दलील संख्या 18.8.16	पुराना जमात:- 211 पुराना शैयत:- चंद्र लौक शूद्र विनियम सहस्रक नया शैयत:- सहयोगी प्रौ० फाइनेट लि० निर्देशक श्री भुवनेश्वर भादव पिता स्व० राम स्व रूप भादव सा० बापु नगर, सरासहेला	जमा सं० — में दर्ज किया	
3									
4									
5									
6									
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8									
9									
10									

ज्ञापक संख्या ति० 2015
 कर्मचारी हल्का सं० (II) को जानकारी और आवश्यक कारवाई के लिए भेजी जाती है।

अंचल अधिकारी धनबाद

द्वारा कोटी कोपी

मेंने मिलान किया

प्रमाणित सच प्रतिलिपि
 [Signature]



अंचल अधिकारी का कार्यालय, धनबाद

दाखिल खारिज मु० संख्या..... (1) / 2015-16

(II) आदेश फलक

आवेदन की तिथि 21/12/15
अधिकारी की तिथि 22/12/15
निर्गत तिथि 23/12/15

दिनांक	पदाधिकारी का आदेश तथा हस्ताक्षर	अभियुक्ति
21/12/15	<p>सहयोगी प्रो० प्राइवेट लि० निदेशिक आवेदक/आवेदिका श्री/श्रीमती... मुक्तेश्वर... आदर... पिता/पति... राम... साकिम... झापुर नगर... सशप्रेम धाना... जिला-धनबाद ने नामांतरण के लिये आवेदन किया है। आवेदन के अनुसार आवेदक/आवेदिका ने मीजा... साकिम... मीजा नं०... 11... खाता नं०... 10... प्लॉट नं०... 6.42... रकबा... 19.5 बीघे दलील सं०... 12-125... दिनांक... 18-8-10... के द्वारा श्री/श्रीमती... चन्द्र लाल शर्मा निर्माण... से प्राप्त किया है।</p> <p>मूल आवेदन पत्र हल्का कर्मचारी को जाँच हेतु दें, इस बीच आम इस्तेहार निर्गत करें। अभिलेख दिनांक... 20/11/15... को उपस्थापित करें।</p> <p style="text-align: right;">अंचल अधिकारी धनबाद।</p>	<p>जाँच हेतु आवेदन पत्र परमा ।</p> <p>विक्री पूत ही पान अप जनाम रेकपन 12/15 स्वीड बाद ति. गटिकम एएए</p>
20/11/15	<p>अभिलेख उपस्थापित किया गया। आम इस्तेहार का तामिला प्राप्त है। किसी व्यक्ति ने आपत्ति नहीं किया है। हल्का कर्मचारी, अंचल निरीक्षक का जाँच प्रतिवेदन प्राप्त है जिसके अनुसार -</p> <ol style="list-style-type: none"> भूमि रैयती खाले की है। जमाबंदी सं०... 211... में विक्रेता के/विक्रेता को... के नाम लगान से रसीद कट रहा है। आवेदक निबंधित दलील द्वारा भूमि प्राप्त कर प्रश्नगत जमीन पर दखल कब्जा में है। निबंधन धनबाद कलकत्ता निबंधन कार्यालय से किया गया है, तथा-अन्तर मुदांक-श्री राशि-को-कोषागार-में-जमा-कर-दलील-को-वैध-कर-लिया-गया-है। प्रश्नगत भूमि गैर आबाद खाता, आदिवासी खाता, भूदान, वन भूमि तथा बी०सी०सी०एल० के क्षेत्र से बाहर है एवं यह हस्तान्तरण C.N.T Act की धारा 46 (1) से मुक्त है। <p>अतः हल्का कर्मचारी/अंचल निरीक्षक के जाँच प्रतिवेदन एवं अनुशांसा के आधार पर आवेदित भूमि का दाखिल-खारिज आवेदन को... किया जाता है। तदनुसार शुद्धिपत्र निर्गत करें एवं हल्का कर्मचारी से एक सप्ताह में अनुपालन प्रतिवेदन मांगें। हल्का कर्मचारी एवं अंचल निरीक्षक का प्रतिवेदन इस आदेश का हिस्सा होगा।</p> <p>लेखापित एवं संशोधित</p> <p style="text-align: right;">अंचल अधिकारी धनबाद।</p>	<p>शुद्धि पत्र प्राप्त किया</p> <p>प्रमाणित सचवी प्रतिलिपि</p>

मेरे द्वारा फोटो कोपी

मैंने मिलान किया

प्रमाणित सचवी प्रतिलिपि
धनबाद



भारत सरकार
GOVERNMENT OF INDIA

भुवनेश्वर यादव
Bhuwaneswar Yadav
जन्म वर्ष / Year of Birth : 1946
पुरुष / Male

8056 0222 2333



आधार — आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता : S/O स्व. रामस्वरुप यादव, बापु नगर कर्मिक भवन पोस्ट आई.एस.एम. थाना
सरायदेला, सरायदेला, धनबाद, झारखण्ड, 826004

Address : S/O Late Ramswarup Yadav, BAPU NAGAR KARMIK BHAVAN POST
I.S.M.PS SARAIIDHELLA, SARAIIDHELLA, Dhanbad, Jharkhand, 826004

1800 180 1947


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

Bhuwaneswar Yadav

भारत सरकार
GOVERNMENT OF INDIA



मो शब्बीर आलम
Md Shabbir Alam
जन्म तिथि/ DOB: 09/01/1981
पुरुष / MALE



3063 2708 2028

आधार-आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O: अब्दुल रजक, जामा
मस्जिद के सामने, मस्जिद
पट्टी कतरास,
आकाशकनाली, धनबाद,
झारखण्ड - 828113

Address:
S/O: Abdul Rajak, opposite Jama
Masjid, masjid pati kotra,
Akashkanali, Dhanbad,
Jharkhand - 828113

3063 2708 2028

Aadhaar-Aam Admi ka Adhikar

MR Shabbir Alam



भारत सरकार
GOVERNMENT OF INDIA



उदित नारायण मिश्रा
Udit Narayan Mishra
जन्म वर्ष / Year of Birth : 1968
पुरुष / Male



7653 8631 8623

आधार — आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O लेट मनोहर मिश्रा, नीयर
शिव मंदिर, सुगियाडीह सरायडेला
धनबाद, धनबाद, झारखण्ड,
828127

Address:
S/O Late Manohar Mishra,
NEAR SHIV MANDIR,
SUGIADHIH SARAIIDHELA
DHANBAD, DHANBAD,
Jharkhand, 828127

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

Udit Narayan Mishra



भारत सरकार
GOVERNMENT OF INDIA



सुरज मिश्रा
Suraj Mishra

जन्म वर्ष / Year of Birth : 1994
पुंनर / Male

8122 9479 7631



आधार -- आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता : S/O उदित नारायण मिश्रा,
नीयर शिव मंदिर, सुगियाडीह सराइहेला
मिश्रा निवास, सरायहेला, धनबाद,
झारखण्ड, 828127

Address: S/O Udit Narayan
Mishra, NEAR SHIV MANDIR,
SUGIADIH SARAIHELA
MISHRA NIWAS,
SARAIHELA, Dhanbad,
Jharkhand, 828127

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Bengaluru-560 001

Suraj Mishra

ARTICLE 18(2)

RAJYANTRA DHANBAD

RRH/AND

862/07/Pvt. Issue on 14.06.2007

Sri Chhotan Yadav

Sahyogi Nagar Sec. II K.G. Ashram
Saraidhela Dhanbad.

D O B 20.02.1984 33" O (+)ve

is licence to drive throughout India a vehicle of
the following description: Motor Vehicle Only

Holder's Signature

3.06.2027

Signature

Date of first issue of driving licence: 14.06.2007 DHN.

Smart Card No.-955v

Class of vehicle: M/Cycle & LMV Only

Date of which additional vehicles were included:

Class of such vehicle:

Badge Number:

Number and date of authorisation for inter-transport:

ILN 110

21/2/3

**निबंधन विभाग, झारखंड
धनबाद**
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token Date/Time: 08/08/2016 13:48:04

Development Agreement	Presenter	Bhuwneshwar Yadav	Date of Entry	08/08/2016
Bapu Nagar, Ps- Saraidhela, Dhanbad	DOE		Total Pages	66
10226000	Stamp Value	1000	Book	1
Value 10226000	Serial /Deed No.	/	CNO/PNO	N/A
	Old Serial No.	/	e-Stamp Cert. No.	
	App. ID			

Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No	Category	Area	Min. Value
11	23	SABALPUR	10	642		22 Ft Wide Road	Village Road	Village Road	Plot No 630		U_COM	19.4 Decimal	5112637.2

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
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Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	UID	Mobile	Pres. Address	Perm. Address
1	Executant	Bhuwneshwar Yadav For Director Sahayogi Properties Pvt. Ltd	Late Ram Swarup Yadav	Business	पिता	गोवाला	Male			9430152509	Bapu Nagar, Ps- Saraidhela, Dhanbad	do
2	Claimant	Md. Shabbir Alam For Royal Building India	Abdul Rajjak	Business	पिता	मोमीन	Male			9308774132	Katras, Ps- Katras, Dhanbad	Do
3	Claimant	Udit Narayan Mishra For Royal Building India	Late Manohar Mishra	Business	पिता	ब्रह्मण	Male			9470533152	Sugiadih, Ps- Saraidhela, Dhanbad	Do
4	Claimant	Suraj Mishra For Royal Building India	Udit Narayan Mishra	Business	पिता	ब्रह्मण	Male			7004706154	Sugiadih, Ps- Saraidhela, Dhanbad	Do
5	Identifier	Ajay Kumar	Chhotan Yadav	Business	पिता	गोवाला	Male			9430152504	Saraidhela, Dhanbad	Do

Fee Details:

SN	Description	Amount	CHC	Net Amount
1	E1	255,650.00	2,556.50	258,206.50
2	SP	990.00	0.00	990.00
Total		256,640.00	2,556.50	259,196.50

Bhuwneshwar Yadav

उपर्युक्तियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

दस्तावेज लेखक का हस्ताक्षर

प्रस्तुतिकर्ता का हस्ताक्षर

निबंधन पूर्व सारांश में इंप्ट फार्म के अनुरूप डाटा इंट्री की गई है।

डाटा इंट्री ऑपरेटर का हस्ताक्षर

उपर्युक्त ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी पिता ने की।

पहचान पेशा निवासी निबंधन पदाधिकारी का हस्ताक्षर

Bhuwneshwar Yadav

Ajay Kumar

Saraidhela

Ajay Kumar











होत यदव

Bhuwneshwar Yadav


निबंधन पदाधिकारी का हस्ताक्षर

निबंधन विभाग, झारखंड
धनबाद

Date: 08/08/2016 13:48:04
Year: 5068/4497/2016
Development Agreement

Party Details	Photo	Thumb
<p>Rameshwar Yadav For Director Sahayogi Properties Pvt. Ltd Father/Husband Name: Late Ram Swarup Yadav Executant) Bapu Nagar, Ps- Saraidhela, Dhanbad</p>		
<p>Md. Shabbir Alam For Royal Building India Father/Husband Name: Abdul Rajjak (Claimant) Katras, Ps- Katras, Dhanbad</p>		
<p>Udit Narayan Mishra For Royal Building India Father/Husband Name: Late Manohar Mishra (Claimant) Sugiadih, Ps- Saraidhela, Dhanbad</p>		
<p>Suraj Mishra For Royal Building India Father/Husband Name: Udit Narayan Mishra (Claimant) Sugiadih, Ps- Saraidhela, Dhanbad</p>		
<p>Ajay Kumar Father/Husband Name: Chhotan Yadav (Identifier) Saraidhela, Dhanbad</p>		

Book No. I
 Volume 317
 Page 371 To 436
 Deed No 5068/4497
 Year 2016
 Date 08/08/2016 17:14:19

Registering Officer: 


 Signature of Operator