

4166

3965



## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : b355e289e076397a1f95

Receipt Date : 16-Dec-2021 03:02:08 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 20210000135607

Office Name : SRO - Saraikela

Document Type : Development Agreement

Payee Name : SWASTI INFRA DEVELOPERS PVT LTD  
REP BY AMIT KUNWAR ( Vendee )

GRN Number : 2108882737

SWASTI INFRA DEVELOPERS PVT. LTD.

*Amit Kunwar*  
DIRECTOR



-: For Office Use :-



*Amit Kunwar*  
16/12/21

*Amit Kunwar*  
16/12/21

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

*Amit Kunwar*  
16/12/21

Development Agreement Value 8036200/- Stamp 100/- Adityapur

मूल्यांकन सूचा में ~~सूचिका~~  
16/12/21

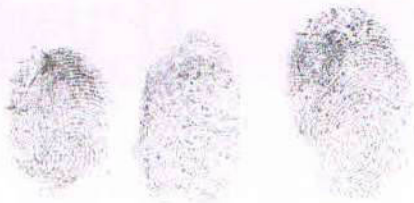
दस्तावेज जीच एवं ~~सूचिका~~  
16/12/21

दस्तावेज में वर्णित प्रति  
संश्लेषित सूची सं 10/12/21

16/12/21  
सचिवता

उपरोक्त दस्तावेज में लेखकारी  
की जाति अज्ञात अंकित है। यह जाति  
N.T Act 1908 की धारा 461(B) के  
अंतर्गत नहीं है।

16/12/21



16/12/21



SWASTI INFRA DEVELOPERS PVT. LTD.  
DIRECTOR

16/12/21

DEVELOPMENT AGREEMENT

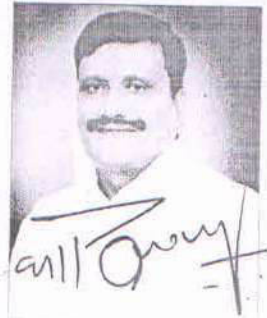
श्री. ... समय ... तः  
श्री. ... अधीन ग्राह्य  
पेता श्री. ... स्टाम्प अधिनियम  
अनु. ... स्टाम्प अधिनियम-1899 की  
धारा ... 1 (क) ... के लिए  
उपरोक्त विद्यमान स्टाम्प सहित या  
स्टाम्प शुल्क से विमुक्त या  
स्टाम्प शुल्क अर्पित नहीं।  
अध्यापक की हस्ताक्षर ... अधिनियमकारों का हस्ताक्षर

2021 निबंधन पदाधिकारी  
Fee Paid  
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16/12/21

THIS DEVELOPMENT AGREEMENT IS MADE on this 16<sup>th</sup> day of December 2021, AT SERAIKELLA, BY AND BETWEEN;

INDRA DEO TRIVEDI (UID : 6556 0169 7096 and PAN: AAPPT8904P) S/o Late Hiranand Tiwari, by faith Hindu, by caste of General, Indian National, by occupation Service, R/o Duplex no. 42, Vijaya Gardens, Baridih, P.S. Birsanagar, Town Jamshepdur, Dist. East Singhbhum, in the State of Jharkhand, hereinafter referred to as the 'OWNER' which expression shall, unless it be repugnant to the context or meaning thereon be deemed to include his heirs, executors, administrators and assigns, being the Parties of the First Part.

SWASTI INFRA DEVELOPERS PVT. LTD.  
DIRECTOR



Hail Singh

16/12/2021



Hail Singh

16/12/2021

AND

M/S SWASTI INFRA DEVELOPERS PVT. LTD. (PAN : AAXCS6488A), a company, having its office at Flat No. 101, Pushpanjali Apartment, Contractors Area, Bistupur, within P.O. and P.S Bistupur, Town Jamshedpur, District Singhbhum East, State of Jharkhand, represented by its Directors namely 1) RABINDRA KUMAR JHA (UID : 2994 0156 8343), Son of L.K. Jha, by faith Hindu, by caste General, by occupation Business, resident of 402, Vidyapati Tower, Pushpanjali Wilson Estate, Road no. 7, Ramnagar, P.O. Kadma, Town Jamshedpur, District Singhbhum East and 2) AMIT KUNWAR (UID : 3808 3868 4523), Son of Mr. Dharmvir Kunwar, by faith Hindu, by caste General, Indian

*[Handwritten signatures and date]*  
16/12/2021

SWASTI INFRA DEVELOPERS PVT. LTD.  
*[Handwritten signature]*  
DIRECTOR

National, by occupation Business, R/o 401, Pitru Chhaya Building, K Road, Above Hotel Hangout, Bistupur, P.O. and P.S. Bistupur, Town Jamshedpur, District East Singhbhum, hereinafter called and referred to as the 'DEVELOPER/BUILDER', which expression shall, unless it be repugnant to the context or meaning thereon be deemed to include his heirs, executors, administrators and assigns, being the Parties of the Other Part:

**WHEREAS** the OWNER is the lawful owner and is in absolute possession of the land measuring an area 3180 Sq.Ft. or 7.30 dec., being portion of Old plot no. 65, under Old Khata No. 90, corresponding to New Khata No. 45, being New plot no. 250 (P), within Mouza Asangi, Thana No. 126, Ward No. 4 (Old) 10 (New), A.N.A.C./A.M.C., P.S. Adityapur, District Registry Office at Chaibasa, District Seraikella Kharsawan and morefully described in the Schedule "A" hereunder written which the owner had purchased from its previous and lawful owner, by the virtue of a Sale Deed bearing deed no. 736 dated 11/04/1997, registered at the District Sub Registry office at Seraikella from its previous lawful owners and thereafter the same is mutated in the name of the Owner vide mutation case no. 65/1998-1999 and the same is recorded in Volume no. 02, page No. 41, in the Register II of the Anchal Adhikari, Gamharia.

**AND WHEREAS** the OWNER is the lawful owner and is in peaceful possession of Schedule A hereunder written land and has been enjoying all acts of ownership thereto.

**AND WHEREAS** the owner is unable to look after and manage the Schedule A hereunder written and therefore the owner is desirous to get the Schedule A hereunder written developed and or construct multi-storeyed buildings and or building projects over the Schedule A hereunder written through the Developer.

*[Handwritten signatures]*  
16/12/2019

SIVASTI INFRA DEVELOPERS PVT. LTD.  
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DIRECTOR

AND WHEREAS the owner has come to know of the workman like, professional and craftsmanship of the Developer and has approached the Developer for developing the Schedule A hereunder written premises.

AND WHEREAS after mutual discussions and deliberations, the owner has agreed to grant to the Developer and the Developer has agreed to accept from the owner, exclusive and irrevocable rights to undertake the construction on the Schedule Premises for development of the Schedule Premises on the following terms and conditions:

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. This Agreement shall be deemed to have been commenced with effect from the date of execution of these presents and shall remain in force until completion of the development and construction of the said project as stipulated.
2. The owner hereby grants exclusive and irrevocable right to the Developer for development of the Schedule Premises, terminable only at the instance of the Developer, unless specified otherwise hereinafter.
3. **DEVELOPMENT PLANS & APPROVALS**
  - (a) It is specifically agreed that the Developer shall submit Architect's plans for sanctioning of lay out for construction of buildings and/or other structures on the said property or any part or portion thereof to the

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16/12/2021


SWASTI INFRA DEVELOPERS PVT. LTD.  
*[Handwritten signature]*  
DIRECTOR

appropriate agencies and have the architecture plans approved for clearance to construct the buildings behalf of the owner.

- (b) The said plans shall be prepared by the Architects of the Developer and at the costs of the Developer which shall be forthwith be submitted by the owner / Developer with appropriate agencies for the purposes of obtaining requisite approvals and permissions.
- (c) That the architecture plans may only be modified or changed with prior written consent of the Developer/owner during the stage of approval. Howsoever, after initial approval of the architecture plan, no modification, alteration or changes in the approved architecture plan shall be permitted unless submitted by the Developer to appropriate agency certifying and approving the architecture plans under intimation of the owner.
- (d) The owner declares that he has examined and verified the draft Scheme framed and proposals made by the Developer for the development of the said project and he is fully satisfied with the same including the provisions made with regard thereto by the Developer as also with the responsibilities of the parties mentioned and described therein.
- (e) A copy of all submissions by the Developer on behalf of the owner to any agency shall be shared with owner by the developer through Mail ID -id.trivedi@gmail.com.

#### 4. GENERAL POWER OF ATTORNEY

- (a) That on and when desired by the developer, the owner shall execute a General Power of Attorney in favour of the Developer or any other person nominated by the Developer for carrying out day to day

  
  
  
16/11/2011

SWASTI INFRA DEVELOPERS PVT. LTD.  
  
DIRECTOR

operations related to the construction and also for negotiations and entering into agreements with prospective Purchasers of the constructed Project.

(b) Failure of the owner to execute the General Power of Attorney if desired by the developer shall make the Agreement terminable at the instance of the Developer.

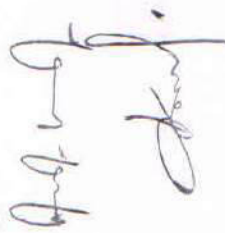
(c) The Developer or its nominated person and shall act as true and bonafide attorney of the owner in connection with the accomplishment of the Project, i.e. undertake construction activities and sale/ negotiating sales of the construction areas realised from the Project.

5. That the Developer shall be authorised to present plans for structural, electrical, sewerage etc. and obtain due approvals or consents from the appropriate agencies on behalf of the owner. The owner shall extend all co-operation during such process and any breach of failure to co-operate, when required by the Developer shall be deemed to be material breach of mandatory obligations of the owner.

6. **REPRESENTATION & WARRANTIES**

(a) The owner represents that the owner is the bonafide and true owner of the **Schedule A** hereunder written and that there is no risk, defect or encumbrance or pending litigation in relation to the title of the **Schedule A** hereunder written premises. The owner further warrants that, if in future, there are claims on the title of the **Schedule A** hereunder written, on account of any lien, charge, mortgage, encumbrance, litigation affecting or prejudicing the title, the owner shall be entitled to refund of





16/11/2014

SWASTI INFRA DEVELOPERS PVT. LTD.  
  
DIRECTOR

all costs incurred in the construction of the building and also the costs and expenses towards obtaining requisite consents and approvals.

- (b) The owner after the execution of this agreement, by the virtue of this Development Agreement has handed over peaceful and vacant possession of the Schedule A hereunder written to the Developer for the execution of the project.

#### 7. DELIVERY OF POSSESSION

- (a) Notwithstanding anything contained in the preceding clause, it is specifically agreed by and between the parties hereto that after execution hereof the Developer shall be entitled to put up fencing around the said property or any portion or portions thereof, for the purposes of preventing any encroachment.
- (b) All costs, charges and expenses in respect of the above shall be borne and paid by the Developer alone.
- (c) As from the date hereof the owner shall be solely entitled at his own risk to deal and/or negotiate with any attempts of the unauthorised occupants and/or trespassers on the said property and to take any proceedings against them and/or to arrive at any arrangement or agreement with them at the costs, charges and expenses of the owner alone.
- (d) However, the owner has empowered and authorised the Developer and/or his nominees under this agreement as to effectively deal and/or negotiate with any trespassers or attempt of unauthorised occupants.

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16/11/2021

SWASTI INFRA DEVELOPERS PVT. LTD.  
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DIRECTOR

**8. SUBMISSION OF TITLE DEEDS**

(a) The owner shall deposit with the Developer all the original Sale Deed, Mutation receipt and other related documents, which shall be securely held and retained by the Developer for the purposes of this Agreement without claiming therein any right of ownership in any manner whatsoever and finally return back to the owner after needful.

**9. (a) TIME OF COMPLETION OF PROJECT :**

That the parties agree that time is the essence of this Agreement and the Developer shall strive to complete the Entire Project within 3 (Three) years from the date of receipt of the requisite clearances and approvals. That in the event of the developer unable to complete the owner's share of the project even within the grace period it shall be liable to pay to the owner notional monthly rentals as per the market value for the number of flats/spaces of the owner's share till the final handing over of the flats.

**(b) TIME TO HANDOVER THE SHARE TO LANDLORD/ OWNER :**

That the DEVELOPER / BUILDER agrees to handover the share of the respective landlord/owner upon the completion of the entire project from the date of receipt of the requisite clearances, sanctions and approvals also from the date of actual passing is handed over to the DEVELOPER/BUILDER from the concerned authorities or department.

**(c) ALLOTMENT OF UNIT / FLAT PER LANDLORD / OWNERS**

That it is agreed and decided by and between the parties that the Developer shall deliver 40 % of the total constructed area as per Sanctioned FLOOR

Handwritten signatures and date: 16/11/2019

SWASTI INERA DEVELOPERS PVT. LTD.  
DIRECTOR

AREA RATIO to be constructed on the **Schedule A** hereunder written as morefully described in the Schedule B hereunder written property.

(d) That it is specifically mentioned that for any extra constructed area or any other area the Owner or developer shall have to pay extra rate as per the then existing market rate to the Developer/ Owner as the case may be.

(e) The Developer shall provide 1 car parking space for every flat to the owner free of costs as per RERA norms as share of the owner in parking.

(f) That the Developer shall deliver 40 % of all the constructed area, comprising of Flats, Units, shops, commercial space's as the case may be.

(g) The owner is authorized by the developer to select his allocation (40%) on first and second floor of the building.

10. **FORCE MAJEURE**

The mutual obligations of the Parties shall remain suspended during any period of natural calamity, earth quake, civil war, riot, acute shortage of building materials, labour unrest, Act of God, any governmental action restraining affecting construction work and or any unforeseen or foreseen incident, which shall be beyond the control of human being. The Parties claiming force majeure shall intimate the other party of the existence of the Force Majeure conditions and shall also notify the cessation of the Force Majeure conditions.

11. The Developer shall be entitled to sell, dispose, mortgage, transfer, of its shares of the proposed building i.e. developer's allocation, described in the **Schedule 'C'** to this Agreement along with common advantages, privileges, utility services, amenities etc. to the various buyers at its discretion to which the owner shall have no objection and as the developer desires the owner

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16/12/2021

SWASTI INFRA DEVELOPERS PVT. LTD.  
*[Handwritten signature]*  
DIRECTOR

shall wilfully execute the necessary instruments and documents to this effect without any further consideration payable to the owner. That it is specifically mentioned that the developer shall solely sign and execute all deeds, documents etc in respect of his share falling in the Schedule 'C'.

12. That without prejudice to the generality of the provisions contained in this Agreement, the owner specifically makes a declaration as hereinafter:

(a) The owner is the lawful, bonafide and true owner of the Schedule A hereunder written premises and are authorised to enter into the Agreement with the Developer.

It is further declared that the owner, either jointly or severally, has not sold, transferred or conveyed the lands or any part or portion of the land or rights in relation to the Schedule Premises to any party or third party and neither there is any agreement existing executed by the owner in relation to the Schedule Premises.

(b) The owner hereby assures and admits to execute or sign any further paper, document etc. in favour the Developer for the purposes related to construction of the building on the Schedule Premises.

13. That the Developer hereby declares and covenants:

(a) That the Developer shall be entitled to enter into agreements with various agencies in connection with the proposed building.

(b) That the Developer shall be entitled to enter into agreements for sale or otherwise with intending buyers and to receive considerations relating to various such agreements for constructed areas forming Developer Allocation. That the developer is fully authorised to mortgage his share.

(c) That the expenses incurred towards preparation of building plan, passing of such plan or plans, payment to architect, civil engineer,

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*[Handwritten signature]*

16/12/2021

SWASTI INFRA DEVELOPERS PVT. LTD.  
*[Handwritten signature]*  
DIRECTOR

labours, workmen, guard, purchase of building materials, fixtures, fittings installation and / or other service connection to be installed therein, documentation miscellaneous charges, levied fines, penalties imposed by Municipality or any other authorities during the construction of the said building shall be fully borne by the Developer only.

- (d) Developer shall be overall responsible for the construction of the proposed building on the Schedule A hereunder written premises and in an event of any dispute arising due to and on the Schedule A hereunder written premises, the owner shall protect and defend the interest of the Developer in this regard.
14. It is also mutually agreed that this agreement both the parties shall diligently attend to terms and conditions of this development agreement.
15. That, both the parties agree that the Developer shall be at liberty to carry out newspaper publication to advertise the Project for the purposes of general advertisement or generating revenues for the Project at its own risk.
16. The Developer shall be entitled to raise finances from Banks, Financial Institutions, Housing Finance Companies etc. for the purpose of construction of the said Project and for such purpose to mortgage and charge the Developers share along with proportionate share i.e. 60 % of said plot of land and to enter into, sign and execute all requisite agreements, contracts, deeds, documents, papers, declarations, affidavits for such purpose without seeking to obtain any further consent of the owner, provided however that the developer shall not attach any liability to the owner on account of its borrowings in any manner whatsoever.

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16/11/2021

SWASTI INFRA DEVELOPERS PVT. LTD.  
*[Handwritten signature]*  
DIRECTOR

17. Both parties agree that, in the event, where clear and marketable title and bonafide possession of the owner appears suspicious in relation to the **Schedule A** hereunder written Premises, the Developer shall be entitled to undertake steps to clear such defects at the cost of the owner. However, if the defects in title and possession cannot be cured, then the Developer shall be entitled to receive damages and compensation of the costs and expenses incurred by the Developer towards the construction work and the related activities undertaken by the Developer in connection with the construction work at the **Schedule A** Premises.

#### 18. TAXES AND OUTGOINGS

- (a) The owner shall pay and discharge all assessments, outgoing, taxes, etc. payable in respect of the **Schedule A** hereunder written premises upto the date of the possession of the said property is handed over by them to the Developer. Thereafter, the same shall be paid and borne by the Developer alone at the existing rates. Any revision in the outgoing, assessment, taxes with respect to the **Schedule** land after delivery of possession of the land shall be the responsibility of the Parties to this Agreement as per the proportionate holding of the constructed area, till sale of constructed buildings to the prospective buyers.
- (b) Parties agree that any manner of indirect taxes arising out from this Agreement shall be the responsibility of the Developer to discharge.
- (c) All incidents of direct or personal taxes shall be the respective liabilities of the Parties.
- (d) That the G.S.T. arising out of the respective allocations of the Owner and the Developer with respect to the **Schedule B** and **Schedule C** premises,

  
16/12/2019

SWASTI INFRA DEVELOPERS PVT. LTD.  
  
DIRECTOR

shall be borne by the Owner and the Developer in individual capacity respectively.

19. **RATIFICATION**

The owner states, declares and confirms that all acts and deeds done, executed and performed by the Developer in pursuance hereof or in pursuance of the formal Development Agreement to be executed by the parties hereto, in connection with the development of the housing project shall be binding at all times hereafter on the owner and the owner covenants to ratify the same as and when called upon to do so.

20. **INDEMNIFICATION**

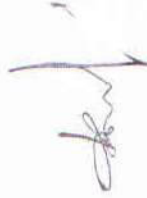
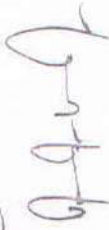
The parties hereto shall indemnify and/or keep each other saved, harmless and indemnified against all losses, claims demands costs, damages proceedings, charges and expenses which any of the parties hereto may suffer in respect of any acts, deeds, matters or thing done or any omission made by the other party and/or anything arising in connection therewith.

21. **AMENDMENTS**

The contents of the Agreement may be altered, modified or amended with mutual consent of the Parties to this Agreement, if deemed necessary for the purposes of interest and benefit of the Project.

22. **ASSIGNMENT**

No part of this Agreement can be assigned by the Developer to any other Developer without obtaining the prior permission of the owner. The



16/12/2021

SWASTI INFRA DEVELOPERS PVT. LTD.  
  
DIRECTOR

Developer, prior to creation of any assignment shall request the owner for creation of assignment, which shall not be unreasonably withheld.

However, the Developer shall be at liberty to engage contractors, technicians and other agencies in aid of construction of the Project at the Schedule Premises.

23. **MATERIAL TO BE USED**

That the DEVELOPER / BUILDER clearly mention here in writing in this agreement that the material to be used in the project shall be of branded and quality standard materials.

24. **ARBITRATION**

Any disputes and differences that may arise between the parties hereto relating to or in connection with the matter of this agreement or between the parties or their representatives shall be referred for adjudication with a sole arbitrator to be appointed in joint consultation of the Parties. The Arbitrator shall have summary powers. The proceedings of the arbitration shall be guided by the provisions of Arbitration & Conciliation Act, 1996. The Governing Laws for the arbitration shall be laws applicable in the State of Jharkhand, India.

25. **JURISDICTION**

Courts at Seraikella only shall have the exclusive jurisdiction to try and hear any and all disputes concerned with arbitration or any other dispute, which may have occurred between the Parties.

*[Handwritten signatures and date]*  
16/12/2024

SWASTI INFRA DEVELOPERS PVT. LTD.  
*[Handwritten signature]*  
DIRECTOR

26. That as per the Jharkhand Apartment (Flat) Ownership Act, 2011 under section 5, both the parties, the Owner and the Developer are competent to execute and entered into agreement for sale / sale deed of their respective share and realise the sale proceeds in their own name.

**Schedule 'A'**

[Schedule Premises]

All that land measuring an area 3180 Sq.Ft. or 7.30 dec., being portion of Old plot no. 65, under Old Khata No. 90, corresponding to New Khata No. 45, being New plot no. 250 (P), within Mouza Asangi, Thana No. 126, Ward No. 4 (Old) 10 (New), A.N.A.C./A.M.C., P.S. Adityapur, District Sub Registry Office at Seraikella, District Seraikella Kharsawan; bounded as follows :

- North : Road
- South : Portion of Plot No. 65 (Ramesh Chandra Pathak);
- East : Portion of Plot No. 65 (Kanhaiya Singh and Anita Singh);
- West : 20' Wide Road.

**Schedule 'B'**

[OWNERS' Allocation]

The Developer shall deliver 40 % of the total constructed area, compromising of Flats, Units, shops, commercial space's as constructed, along with undivided proportionate share in the land and proportionate roof right, within the building to be constructed over Schedule A premises including all its advantages, privileges, amenities and services of this Agreement.

*[Handwritten signatures]*  
16/11/2024

SWASTI INFRA DEVELOPERS PVT. LTD.  
*[Signature]*  
DIRECTOR

Schedule 'C'  
[Developer's Allocation]

Save and except the owner's allocation, as stated herein above in Schedule 'B', the remaining constructed 60 % area i.e. all the remaining flats, parking's, shop, commercial shop's, etc. as constructed along and undivided land right and proportionate roof right, to be constructed over the Schedule 'A' premises including all its advantages, privileges, amenities and services.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and the year first hereinabove written.

WITNESS



1. *Vivek Kumar Nag S/o Santosh Nag*  
*R/o - C/11, Baidin, JSR*

*BALAJEE Rao S/o G Nageshwar Rao*  
2. *Bistapur Jamshedpur*

*[Signature]*  
Vivek K. Nag

Certified that the finger prints of left hand of each person whose photograph has been affixed in this document has been obtained by me or before me.

*[Signature]*  
ADVOCATE

Correction slip showing Mutation in respect of tenancies in Estates vested in Govt.

Dist—Singhbhum

Subdivisional—Seraikella

Anchal *Ganabandhu*

Halka No. *II*

Mutation No. Regis-27	Village	Thana and Thana No.	No. of tenancy to which the mutation relates	Authority sanctioning mutation with date of order	Whether mutation is due to sale gift, exchange partition or succession	Full details of exchanges effected by mutation	Date of correction of the halka Register by the k/c	Remarks
2	3	4	5	6	7	8	9	10
	<i>4-2-91</i>	<i>122</i>	<i>90</i>	<i>11-2-91</i>	<i>726a</i>	<i>...</i>		

no No ..... dated ..... 19

Forwarded to the Karamchari, Halka No. *II* for information and necessary action.

Forwarded to Sri/Smt. *...* Village *...* for information.

SWASTI INFRA DEVELOPERS PVT. LTD.  
*AAH*  
 DIRECTOR

Anchal Adhikari *Ganabandhu*  
 7516



## Pre Registration Docket

Date :- 16-12-2021 02:05 pm

Office Name :-  
Token No:- 20210000135607

Article	Development Agreement
Pre Registration Date	16-Dec-2021
No. Of Pages	35
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 2,03,959

Property ID : 442137

Valuation No. : 862891 / 2021	: 2021-2022	User Id : 8325	Date : 16-December-2021 14:45:PM
State : Jharkhand	District : SaraikelaKharsawan	Tahsil : Gamharia	
Land Type : Urban	Corporation :	Village/City : Adityapur Ward No. 10	
Adityapur Ward No. 10 Village Code 126 - Other Road			
Volume Number - 2			
Page Number - 41			
Holding Number - 0020002369000M0			
Khata Number - 90(OLD)			
Plot Number - 65(OLD)			
Ward Number - OLD WARD NO 4 AND NEW WARD NO 10			
Valuation Note : Commercial land			

SWASTI INFRA DEVELOPERS PVT. LTD.  
DIRECTOR

### Property Details

1	Land area	7.30 Decimal
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### Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 7.3 x 1100836=8036102.8	₹80,36,103/-
A	Total		₹80,36,103/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)	₹80,36,200/-
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Total Amount in Words : Eighty Lakhs Thirty Six Thousands Two Hundred Rupees Only.

Land description, Sub	Property Boundaries
Part and Nature No.	East: PORTION OF PLOT NO 65(KANHAIYA SINGH AND ANITA SINGH), West: 20' WIDE ROAD, South: PORTION OF PLOT NO 65(RAMESH CHANDRA PATHAK), North: ROAD
Area	Land area : 7.30 Decimal
Other description of the property	Pin Code - 831013
Governing Market Value	8036102.8
Registered Amount	8036200

Claimant

-Ms. SWASTI INFRA DEVELOPERS PVT LTD REP BY RABINDRA KUMAR JHA, Address - OFFICE AT FLAT NO 101, PUSHPANJALI APARTMENT, CONTRACTORS AREA, BISTUPUR, PO AND PS BISTUPUR, JAMSHEDPUR, DIST EAST SINGHBHUM- Father/Husband Name L K JHA, PAN No.- .Permission Case No.-, Aadhaar No. \*\*\*\*\*8343

-Mr. SWASTI INFRA DEVELOPERS PVT LTD REP BY AMIT KUNWAR, Address - OFFICE AT FLAT NO 101, PUSHPANJALI APARTMENT, CONTRACTORS AREA, BISTUPUR, PO AND PS BISTUPUR, JAMSHEDPUR, DIST EAST SINGHBHUM- Father/Husband Name DHARMAVIR KUNWAR, PAN No.- Permission Case No.-, Aadhaar No. \*\*\*\*\*4523

Execution

-Mr. INDRA DEO TRIVEDI, Address - DUPLEX NO 42, VIJAYA GARDENS, BARIDIH, PS BIRSANAGAR, JAMSHEDPUR, DIST EAST SINGHBHUM- Father/Husband Name LATE HIRANAND TIWARI, PAN No.- .Permission Case No.-, Aadhaar No. \*\*\*\*\*7096

Witness information

Mr. BALAJEE RAO Address - 21 NANJI GOVINDJI, CONTRACTORS AREA, BISTUPUR, JAMSHEDPUR-, Father/Husband Name-G NAGESHWAR RAO

Witness information

Mr. VIVEK KUMAR NAG Address - C/11 TILKA MAJHI ROAD, BARIDIH JAHER TOLA, BARIDIH COLONY BARIDIH, JAMSHEDPUR, DIST EAST SINGHBHUM- Father/Husband Name-SANTOSH NAG

Fee Table: Development Agreement

Stamp Duty

4

SP

Total

1,050

1,050

Fee Table: Development Agreement

AT

E

E

PR

Total

2,00,905

2,000

3

1

2,02,909

SWASTI INFRA DEVELOPERS PVT. LTD. DIRECTOR

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

District Registrar 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 brought in generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the same.

Handwritten signature of District Registrar

Handwritten signature of Vendor/Executant

District Registrar

Vendee / Claimant

Vendor / Executant



# Document Registration Summary 1

Date : 16-Dec-2021

- Government/Market Value: ₹3036200/-
- Transaction Amount: ₹8036200/-
- Paid Stamp Duty: ₹100/-

Receipt : 575055  
 Receipt Date : 16-12-2021  
 Presenter Name : -  
 E ₹2000  
 PR ₹1  
 SP ₹1050  
 LL ₹94  
 A1 ₹200905  
 Stamp Duty ₹100

On Date 16-12-2021 Presented at SRO - Sarakela  
 Signature of Presenter

SRO - Sarakela

Total ₹204150

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	SwastiInfraDevelopersPvtLtdRepByAmitKunwar	GRN Number : 2108882737 DEPT Transaction Id : b355e283e076397a1f95 Transaction Type	100
E	2000	2000	0	GRAS	SwastiInfraDevelopersPvtLtdRepByAmitKunwar	GRN Number : 2108885595 DEPT Transaction Id : 65e8558a3baf3583029a Transaction Type	2000
PR	1	1	0	GRAS	SwastiInfraDevelopersPvtLtdRepByAmitKunwar	GRN Number : 2108885595 DEPT Transaction Id : 65e8558a3baf3583029a Transaction Type	1
SP	1050	1050	0	GRAS	SwastiInfraDevelopersPvtLtdRepByAmitKunwar	GRN Number : 2108885595 DEPT Transaction Id : 65e8558a3baf3583029a Transaction Type	1050
A1	200905	200905	0	GRAS	SwastiInfraDevelopersPvtLtdRepByAmitKunwar	GRN Number : 2108885595 DEPT Transaction Id : 65e8558a3baf3583029a Transaction Type	200905
LL	3	94	-91	GRAS	SwastiInfraDevelopersPvtLtdRepByAmitKunwar	GRN Number : 2108885595 DEPT Transaction Id : 65e8558a3baf3583029a Transaction Type	94
Sub Total	203963	204150	-187				

Article : Development Agreement Number of Pages : 70

Signature of Operator

Signature of Operator

SWASTI INFRA DEVELOPERS PVT. LTD.

DIRECTOR

Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Saraikela

District Name :- SaraikelaKharsawan

State Name :- Jharkhand

Deed Endorsement

Token No :- 20210000135607

Deed Type	Development Agreement
Number of Pages	70
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1050, A1 :- Rs. 200905, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.8036103/- ,Transaction Amount :- Rs.8036200/-
Property Details	District :- SaraikelaKharsawan , Tehsil :- Gamharia , Village Name :- Adityapur Ward No. 10 Location :- Other Road, Adityapur Ward No. 10 Village Code 126 Property Boundaries :- East: PORTION OF PLOT NO 65(KANHAIYA SINGH AND ANITA SINGH), West: 20' WIDE ROAD, South: PORTION OF PLOT NO 65(RAMESH CHANDRA PATHAK), North: ROAD Volume Number - 2Page Number - 41Holding Number - 0020002369000M0Khata Number - 90(OLD)Plot Number - 65(OLD)Ward Number - OLD WARD NO 4 AND NEW WARD NO 10 Area Of Land :- 7.30 Decimal

Sh./Smt.INDRA DEO TRIVEDI s/o/d/o/w/o LATE HIRANAND TIWARI has presented the document for registration in this office

today dated :- 16-Dec-2021 Day :- Thursday Time :- 17:48:15 PM










INDRA

DEO TRIVEDI(Individual)




Party Name	Document Type	Document Number
INDRA DEO TRIVEDI	PAN/LIID	655601697096

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	INDRA DEO TRIVEDI Address1 - DUPLEX NO 42, VIJAYA GARDENS, BARIDIH ,PS BIRSANAGAR, JAMSHEPUR ,DIST EAST SINGHBHUM, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Indra Deo Trivedi Address:- Duplex 42, , Vijaya Gardens, Baridih, Baridih Colony, , East Singhbhum, 831017, , Jharkhand, India		EXECUTANTS Age:68			

SWASTI INFRA DEVELOPERS PVT. LTD.  
DIRECTOR

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	<b>SWASTI INFRA DEVELOPERS</b> PVT LTD REP BY <b>RABINDRA KUMAR JHA</b> Address1 - OFFICE AT FLAT NO 101, PUSHPANJALI APARTMENT, CONTRACTORS AREA, BISTUPUR ,PO AND PS BISTUPUR ,JAMSHEDPUR, DIST EAST SINGHBHUM, Address2 - , Jharkhand PAN No.: Permission Case No.-	Yes	<b>Rabindra Kumar Jha</b> Address:- 402 Vidyapati Tower, , Pushpanjali Wilson Estate, Road NO-7, Ramnagar, Jamshedpur, Sonari, , East Singhbhum, 831011, , Jharkhand, India		CLAIMANT Age:61			
3	<b>SWASTI INFRA DEVELOPERS</b> PVT LTD REP BY <b>AMIT KUNWAR</b> Address1 - OFFICE AT FLAT NO 101, PUSHPANJALI APARTMENT, CONTRACTORS AREA, BISTUPUR ,PO AND PS BISTUPUR ,JAMSHEDPUR, DIST EAST SINGHBHUM, Address2 - , Jharkhand PAN No.: Permission Case No.-	Yes	<b>Amit Kunwar</b> Address:- 401, pitru- chhaya building 401, above hotel hang-out, K- Road, bistupur, Sakchi, Bistupur, , East Singhbhum, 831001, , Jharkhand, India		CLAIMANT Age:37			 <b>SWASTI INFRA DEVELOPERS PVT. LTD.</b> DIRECTOR 

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>VIVEK KUMAR NAG</b> S/o-D/o SANTOSH NAG Address1 - C/11 TILKA MAJHI ROAD, BARIDIH JAHER TOLA, BARIDIH COLONY, BARIDIH, JAMSHEDPUR, DIST EAST SINGHBHUM, 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	BALAJEE RAO Address1 - 21 NANJI GOVINDJI, CONTRACTORS AREA, BISTUPUR, JAMSHEDPUR, Address2 - ... Jharkhand			

Signature of Operator



Seal and Signature of Registering Officer  
16/12/21  
जिला अवर निबंधक  
सरायकेला - गवर्मान

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (INDRA DEO TRIVEDI), has/have admitted the execution before me. He/ She/ They has / have been identified by (VIVEK KUMAR NAG) Son/Daughter/Wife of (SANTOSH NAG) resident of (C/11 TILKA MAJHI ROAD, BARIDIH JAHER TOLA, BARIDIH COLONY, BARIDIH, JAMSHEDPUR, DIST EAST SINGHBHUM) and by occupation (Business).

Signature of Registering Officer

Seal and Signature of Registering Officer  
16/12/21  
जिला अवर निबंधक  
सरायकेला - गवर्मान

Date:- 16-Dec-2021

SWASTI INFRA DEVELOPERS PVT. LTD.

Amol Moh  
DIRECTOR

Token No.: 20210000135607

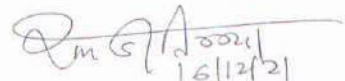
## CERTIFICATE

### Office of the SRO - Saraikela

This **Development Agreement** was presented before the registering officer on date **16-Dec-2021** by **INDRA DEO TRIVEDI, S/O, D/O, W/O LATE HIRANAND TIWARI** resident of DUPLEX NO 42, VIJAYA GARDENS, BARIDIH, PS BIRSANAGAR, JAMSHEDPUR, DIST EAST SINGHBHUM ..

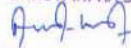
This deed was registered as Document No:- **2021/SAR/4166/BK1/3965** in Book No :- **BK1**, Volume No :- 685 from Page No :- 427 to 496 at, office of **SRO - Saraikela**

Date:- **16-Dec-2021**

  
16/12/21

Registering Officer

SWASTI INFRA DEVELOPERS PVT. LTD.



  
DIRECTOR