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Receipt of Online Payment of Stamp Duty

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Token Number : 20210000119678

Office Name : SRO - Deoghar

Document Type : Development Agreement

Payee Name : KESHAVAM DEVELOPERS (Vendee)

GRN Number : 210829009

Ashu Jalan

काशी प्रसाद

Nitish Jha

सुधील कुमार शुक्ल

Chandan Kumar Singh

Arundhanti

शशि कुमार

श्रीमती कमला

Priyanshu Kumar

Priyanshu Kumar

शशि कुमार

Priyanshu Kumar



1908 के अर्धी D. Agreement Stamp 100/-

निम्न अधिनियम... के अर्धी
 और छंटानापुर/संवातपरगना ऐन्क्वी एन्ड की
 धारा 21 के अर्धी की धारा 8 और
 इण्डियन स्टाम्प एक्ट 1899 की अनुसूचि A(1) के
 खण्ड 5 के अर्धी संवात स्टाम्प लॉकेड
 या स्टाम्प शुल्क के विपुल व प्रत्य शुल्क अर्धी नही

For Office Use :-
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Affidavit and 1/4th Part

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 के दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

KESHAVAM DEVELOPERS

शशि कुमार
PARTNER

KESHAVAM DEVELOPERS

श्रीमती कमला
PARTNER

Asha Jalan

श्रीमती अशा जल

श्रीमती

Nitish Jha

श्रीमती नितीश झा

श्रीमती

श्रीमती

श्रीमती

Ajinkya Sultania

Prince Kumar Sultania

श्रीमती

Agreement for Development

This Agreement made and entered into at Deoghar on this the
day of October 2021

BETWEEN

1. Smt. Asha Jalan, W/o ~~late~~ Vishwanath Jalan, D/o Dwarika Prasad & Granddaughter of Late Roopchand Prasad, by caste Marwari, by Occupation- Housewife, Resident of Dumka Road, Deoghar, P.S. Deoghar, Subdivision, Subregistry and District Deoghar, having Aadhar No. 8871 6532 0298, PAN -ABQPJ9797E
2. I. Smt. Narayani Devi, W/o Late Uma Shankar Jha, D/o Late Chandra Prasad Mishra & Grand Daughter of Late Tara Prasad Mishra, by Caste-Brahamin, by Occupation-Housewife Aadhar No. 2897 9892 1972, PAN no GIXPD2532P and mobile no. 7004558757

KESHAVAM DEVELOPERS

श्रीमती

PARTNER

KESHAVAM DEVELOPERS

Prince Kumar Sultania

PARTNER

Asha Jalan
 आशा जलान
 Nitish Jha
 नितीश झा
 Sushil Kumar Sultania
 सुशील कुमार सुलतानिया
 Sanjay Kumar Sultania
 संजय कुमार सुलतानिया
 Prince Kumar Sultania
 प्रिंस कुमार सुलतानिया

ii) Sri Manish Jha, son of Late Uma Shankar Jha, Grandson of Late Shankar Prasad Jha, by Caste-Brahamin, by Occupation- Business, resident of Raghunath Road, Jhousagarhi, Deoghar, P.O. & P.S.-Deoghar, District-Deoghar, Aadhar No 9590 5743 3341, PAN - ACDPI6836A and Mobile No. 7004558757

iii) Sri Nitish Jha, son of Late Uma Shankar Jha, Grandson of Late Shankar Prasad Jha, by Caste-Brahamin, by Occupation- Business, resident of Raghunath Road, Jhousagarhi, Deoghar, P.O. & P.S.-Deoghar, District-Deoghar, Aadhar No. 9590 5743 3341, PAN-BEQPI5574E and M. No.9110984884

3.Sri Sushil Kumar Sultania, S/o Late Sitaram Sultania, & Grandson of Lt. Matadin Sultania, by caste Marwari, by occupation-Business, Resident of C.P. Drolia Road, Deoghar, P.O. & P.S.-Deoghar, District - Deoghar, Aadhar No. 5866 1240 6363, PAN AEZPS0216B and M.No. 9334372000.

(4)Sri Sanjay Kumar Sultania, S/o Late Sitaram Sultania, & Grandson of Lt. Matadin Sultania, by caste Marwari, by occupation-Business, Resident of C.P. Drolia Road, Deoghar, P.O. & P.S.-Deoghar, District - Deoghar, Aadhar No. 5738 4778 4747, PAN - AEZPS0217A and M.No. 9006719848.

KESHAVAM DEVELOPERS

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 PARTNER

KESHAVAM DEVELOPERS

Prince Kumar Sultania
 PARTNER

Asha Jalan
 आशा जलान
 Asha Jalan
 आशा जलान
 Nishu Jha
 निशु झा
 Nishu Jha
 निशु झा
 Chandan Kumar Sultania
 चन्दन कुमार सुलतानिया
 Ayush Sultania
 अयुष सुलतानिया
 Pooja Kumar Sultania
 पूजा सुलतानिया

(5) Sri Ramesh Kumar Sultania, S/o Late Ram Gopal Sultania, Grandson of Lt. Matadin Sultania, by caste Marwari, by Occupation Business, Resident of C.P. Drolia Road, Deoghar, P.O. & P.S.-Deoghar, District - Deoghar, Aadhar No. 4751 4906 1540, PAN-ALDPS9143E and M.No. 8051053500.

6. (i) Sri Chandan Kumar Sultania and (ii) Sri Ayush Sultania, both S/o Late Rajkumar Sultania & Grandsons of Lt. Ram Gopal Sultania, by caste Marwari, by occupation Business, residents of C.P. Drolia Road, Deoghar, P.O. & P.S.-Deoghar, District - Deoghar, Aadhar No. (i) 8070 6234 2062, (ii) 4691 6369 8208, PAN (i) EUYP51953L (ii) ERSP58915P and M. No. (i) 8789188670 (ii) 8981218176 respectively.

hereinafter referred to as the "OWNERS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, legal representatives, executors, administrators, assigns, and successors in interest) of the ONE PART.

KESHAVAM DEVELOPERS

Pooja Kumar

PARTNER

KESHAVAM DEVELOPERS

Pooja Kumar Sultania

PARTNER

Asha Jalan

पतिपत्नी

पति

Nitish Jha

पति

पत्नी

पति

Ayub Sultan

Pooja Kumar Sultania

पति

AND WHEREAS the property measuring an area of 2,724 Sq. ft was purchased by Shyam Sundar Garg by virtue of Registered Sale Deed No. 1780, Book No. 1, Volume No. 85/2001, Pages 151 to 158 dated 25/05/2001 registered at registry office Deoghar and subsequently he took possession of his aforesaid land and got his name mutated and paying the rent regularly. The Owner No. 1 Smt. Asha Jalan seized and possessed by virtue of Registered Deed of Family Settlement having Serial No. 288, Deed No. 258, Book No. 1, Volume No. 74, Pages 369 to 456 dated 22.03.2021 area 2106 sqft and subsequently took possession of his land. SCHEDULE -A

AND WHEREAS the property mentioned in Schedule B was purchased by the husband of Owner No. 2 (i) and father of Owner No. 2(ii) & (iii), Uma Shankar Jha, since deceased, by virtue of Registered Sale Deed No. 2757, Book No. 1, Volume No. 17, Pages 118 to 120 dated 06/09/1977 registered at registry office Deoghar, area 10 Kathas i.e. 13610 Sq. ft and subsequently he took possession of his aforesaid land and got his name mutated and paying the rent regularly. He died leaving behind his widow namely Narayani Devi and Two sons Manish Jha and Nitish Jha and they inherited the property of Uma Shankar Jha. They also mutated the land in their name in the office of C.O., Deoghar

KESHAVAM DEVELOPERS

पतिपत्नी

PARTNER

KESHAVAM DEVELOPERS

Pooja Kumar Sultania

PARTNER

Asha Jabbar
 अशा जबर
 अश्विनी
 Nishu Jha
 निशु झा
 गीता देवी सुल्तानिया
 गीता देवी सुल्तानिया
 राजेश कुमार सुल्तानिया
 राजेश कुमार सुल्तानिया
 चंदन देवी सुल्तानिया
 अंशु सुल्तानिया
 Prince Kumar Sultania
 राजेश सुल्तानिया

AND WHEREAS The Owner No. 4 Sanjay Kumar Sultania seized and possessed by virtue of Registered Deed of Family Settlement having Deed No. 303, Book No. 1, Volume No. 93, Pages 237 to 424, dated 24/02/2020 registered at registry office Deoghar, an area of 3150 Sq ft and subsequently took possession of his land by mutating name in the office of the Circle officer Deoghar vide M.Case No. 1029/R27/ 2020-21 order dated 24.11.2020 (SCHEDULE-D)

AND WHEREAS the property mentioned in Schedule E was purchased by Gita Devi Sultania (Mother of Owner No. 5 and Grand Mother of Owner No. 6(1) and (II) by virtue of Registered Sale Deed No. 3644, Book No. 1, Volume No. 28, Pages 110 to 114, dated 17.09.1973 registered at registry office Deoghar and subsequently she took possession of her aforesaid land and got her name mutated and paying the rent regularly. The Owner No. 5 Ramesh Kumar Sultania seized and possessed by virtue of Registered Deed of Family Settlement having Being Deed No. 301, Book No. 1, Volume No. 93, Pages 1 to 118 dated 24/02/2020 an area of 5,635 Sq. ft and subsequently took possession of his land by mutatiting name in the office of the Circle officer Deoghar vide M.C. No. 1026/R27/2020-21 order dated 18.11.2020.

KESHAVAM DEVELOPERS

राजेश सुल्तानिया
 PARTNER

KESHAVAM DEVELOPERS

Prince Kumar Sultania
 PARTNER

Asha Jalan
 श्री अशा जलान
 श्री अशा
 Nitesh Jha
 श्री नितेश जहा
 श्री नितेश जहा
 श्री नितेश जहा
 Chandan Kumar Sultania
 आयुष सुल्तानिया
 Pooja Kumar Sultania
 पूजा सुल्तानिया

AND WHEREAS The Owner No. 6(i) Chandan Kumar Sultania and (ii) Ayush Sultania seized and possessed by virtue of said Registered Deed of Family Settlement having Serial No. 335, Being Deed No. 301, Book No. 1, Volume No. 93, Pages 1 to 118 dated 24/02/2020 an area of 5,635 Sq. ft and subsequently took possession of his land by mutaiting name in the office of the Circle officer Deoghar vide M.C. No. 1027/R27/2020-21 dated 18.11.2020. (SCHEDULE-F)

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO:

(A) Whereas the Owners covenants that the aforesaid properties are in their exclusive possession with absolute right, title and interest and the same are free from all encumbrances, debts, liens, charges, and attachment and are in marketable conditions and having themselves good right, full power and absolute authority and title to transfer the whole or part of the said schedule property

KESHAVAM DEVELOPERS

श्री अशा
 PARTNER

KESHAVAM DEVELOPERS

Pooja Kumar Sultania
 PARTNER

Asha Jalani

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Nishu Jha

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11/12/11

Ajith Sultania

Prince Kumar Sultania

Partner

- Owner No. 1 - 45% of Residential construction with his undivided Proportionate Share & right in the land shall form the share of the Owner No. 1 in the form of super built-up area. And the remaining 55% of Residential construction with his undivided Proportionate share & right in the land shall form the share of the Developers in the form of super built up area.
- Owner No. 2 (i) (ii) (iii) - 40% of Residential construction with their undivided Proportionate Share & right in the land shall form the share of the Owners No. 2 in the form of super built-up area. And the remaining 60% of Residential construction with his undivided Proportionate share & right in the land shall form the share of the Developers in the form of super built up area.
- Owner No. 3 - 50% of Residential construction with his undivided Proportionate Share & right in the land shall form the share of the Owner No. 3 in the form of super built-up area. And the remaining 50% of Residential construction with his undivided Proportionate share & right in the land shall form the share of the Developers in the form of super built up area.

KESHAVAM DEVELOPERS

Partner

PARTNER

KESHAVAM DEVELOPERS

Prince Kumar Sultania

PARTNER

Asha Jalan
 अशा जलान
 15
 Nitesh Jha
 निदेश झा
 Ajay Kumar Sultania
 अजय कुमार सुलतानिया
 Chetan Kumar Sultania
 चेतन कुमार सुलतानिया
 Ajay Sultania
 अजय सुलतानिया
 Pooja Kumar Sultania
 पूजा कुमार सुलतानिया
 Pooja Kumar Sultania

Now this deed witnesses and is hereby mutually agreed and declared by and between the parties hereto as follows:

1. The owners above named hereby engage the developer to develop the said premises (land with building) and make construction. The developers here agreed to undertake the Development of the said premises and to plan, develop, construct and deliver a multi-storied Building (Residential) on the said premises, out of the funds arranged by Developers from their own sources.
2. That the name of the proposed Multi-storied Building is mutually decided to be "Keshavam Apartments" by both the parties.
3. As consideration for the value of the said premises (land with building) to be transferred by the owner to the developer or their nominee/nominees, the developer agrees to plan, construct, complete and deliver to the Owner No. 1 - 45%, Owner No. 2 - 40%, Owner No. 3 - 50%, Owner No. 4 - 50%, Owner No. 5 - 50% & Owner No. 6 - 50% of Residential Area on the said premises in the shape of super built-up area.

KESHAVAM DEVELOPERS

Pooja Kumar Sultania

PARTNER

KESHAVAM DEVELOPERS

Pooja Kumar Sultania

PARTNER

Asha Jalan
Asha Jalan

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Nitesh Jha

Pooja Kumar Sultania
Pooja Kumar Sultania
Pooja Kumar Sultania
Pooja Kumar Sultania
Pooja Kumar Sultania

Ayush Sultania

Pooja Kumar Sultania

Rohit Kumar

4. The Developers share shall be entitled to 55%, 60%, 50%, 50%, 50% and 50% of Residential Area on the said premises in the shape of super built-up area.
5. That the land owners shall have every right to deal with, allot, enter into agreement, transfer, by way of sale, gift, lease etc. the aforesaid Owner No.1 - 45%, Owner No.2 - 40%, Owner No. 3 - 50%, Owner No. 4 - 50%, Owner No. 5 - 50% & Owner No. 6 - 50% of Residential Area on the said premises in the shape of super built-up area of the residential constructed area i.e. Owner's share of the said "Building", parking spaces, tenements etc. Similarly the Developer/builder shall have the right to deal with, allot enter into agreement or transfer by way of sale, gift, lease etc. the aforesaid 55%, 60%, 50%, 50%, 50% and 50% of Residential Area on the said premises in the shape of super built-up area of the residential constructed area i.e. developer's share of the said "building", parking spaces, tenements etc. with the facilities give under this agreement and the Developer shall be entitled to enter into an Agreement for sale or otherwise allot tenements as comprised in the Developer's area in the said complex

KESHAVAM DEVELOPERS

Rohit Kumar
PARTNER

KESHAVAM DEVELOPERS

Pooja Kumar Sultania
PARTNER

Asha Jalan

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Nitish Jha 18

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Ayush Sultania

Prince Kumar Sultania

Partner

conveyance or such other deeds for developer's share, as the developer may deem necessary for assuring or perfecting the legal title of the Developer/and /or their allottees to the said land/premises and also to their respective flats with their undivided proportionate share and rights in the land.

7. That Owners shall give possession of the said premises and make entire land available to their Developer which is more fully and clearly described in the schedule I at the foot of the agreement, from the date of signing of this agreement.
8. The common area, amenities , setback , passage , lifts , Terrace , staircase, guard room etc shall not be under the ownership of either the developers or landowners as per the provision of Jharkhand building by laws 2016, the areas shall be for the common use of unit holders only. However if any change in law is made in the future the society shall be authorized to make decisions within the laws.
9. Such construction by the owners, their heirs, allottees, transferees and assigns and by the developer their heirs, nominees, allottees, transferees and assignees, which are declare to be of common use as well who all shall have right to the use such common premises or space as per convenience and rules in any ever framed by the occupants of the entire premises or the Owner's and the Developers.

KESHAVAM DEVELOPERS

Partner
PARTNER

KESHAVAM DEVELOPERS

Prince Kumar Sultania
PARTNER

Asha Jaban

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Nitesh Jha

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Chetan Kumar Sultania

Ayush Sultania

Priya Kumar Sultania

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VIII. The Owner's jointly, hereby, authorize the developer to do if required all acts, deeds, matters, things and particulars for the furtherance and execution of the scheme as per sanctioned plan:

- (a) To have the plans (jointly agreed by the owner and developer) of the proposed building or buildings to be constructed on the said property approved by the Deoghar Nagar Nigam, JRERA and other concern authorities as per rules and regulations, in the name of the Owners and, with Owner's consent, to do and sign, all writings and undertaking as may be necessary in connection with the approval and sanction of such plan.
- (b) To engage certified architects, surveyors, engineers and contractors or petty contractors or their persons relating to Development over the premise in question. Owner Permission should be taken/consulted before finalizing the same.
- (c) Developers are authorized to make any applications to the concerned authorities for obtaining permits after applying for quotas of cement, steel and other control building and materials and for obtaining electrical connection or water connection or sewerage and drainage connection etc.

KESHAVAM DEVELOPERS

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PARTNER

KESHAVAM DEVELOPERS

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PARTNER

Asha Jalan
 2023
 Nishik Jha
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 Ayub Sultan
 Prins Kumar Sultania
 Partner

- (d) Developers are authorized to accept service of any writ summons or other legal notices and to appear and represent the Owners in any court Judicial Tribunals and other statutory authorities or board in connection with the said development work and to commence or file suits, action/actions, or other proceedings in any court or before public officer or tribunal relating to the said work of development work over the said property and for any of the purposes aforesaid, to sign, execute and deliver or file all necessary Vakalatnama, Affidavits, Plaints, Orders, applications and other documents, papers and writings etc. subject to the terms of this agreements and all the expenses in this regard shall be borne by the Developer.
- (e) To give and grant on ownership basis or other basis the said flats/tenements etc. in the building constructed on the said land and to receive and deposit to their own account the sale price in respect thereof and likewise the owner will also do the same in respect of their shares as per the agreed terms and conditions stated above.
- (f) If required, the Developer may take Project Loan against the Project.

KESHAVAM DEVELOPERS
 Partner
 PARTNER

KESHAVAM DEVELOPERS
 Prins Kumar Sultania
 PARTNER

Asha Jalan
Arunoff J.P.
Rajeev Mittal
Nitesh Jha 21
Sudhakar Kumar
Anurag Kumar
Sudhakar Kumar
Ajay Sultania
Dinesh Kumar Sultania
Partner

- (g) To display by the developer his signboard at the site and to give it under advertisement in local papers and daily newspapers.
- (h) With respect to developer's share, to sign and execute and to deliver any conveyance or conveyances of the aforesaid flat and parking spaces, and all other deeds instruments and assurances which they shall consider necessary, and to join as confirming party in the conveyance of the proposed sale of their share and to present any such conveyance or conveyances for registration to admit execution and receipt of consideration before the sub registrar having authority, for and to have the said conveyance registered.
- (i) With respect to Developer's share to transfer the said property or part or parts thereof from time to time to its members of the cooperative society.
- (j) And generally to do all acts, deeds, and things for developing the said property in accordance with the approved plans, Development agreement and as per the separate agreement.
- (k) That after the completion of the construction of the building project Land Owner/developer shall be absolute owners of their respective shares and they will be entitled to sell/transfer/ retain of their respective shares.

KESHAVAM DEVELOPERS

Partner
PARTNER

KESHAVAM DEVELOPERS

Dinesh Kumar Sultania
PARTNER

Asha Jagan

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Nitish Jha

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Ayush Sultania

Prince Kumar Sultania

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the Developer till the period of completion of the construction. The owners/owner shall be liable for loss if any or for any claim arising from the wrong documents or acts and shall keep the developers well indemnified in respect of all his actions, proceeding, demands, claims, costs, charge, expenses, losses, damages, compensations or penalties of any short or nature whatsoever the developer may be put to sustain or in connection with the said land or default, failure or breach of contract by the landowner.

- X. All the outgoing charges such as Anchal, Municipal rent, document charge etc if any in respect of the said property from the date of possession is to be given to the Developer hereunder and shall be borne and paid by the developer, but prior to the period if any relating to such possession shall be the liability of the owners alone.
- XI. All out of pocket costs, charges and expenses of incidental charges including the stamp duty and registry fees on conveyances or conveyances be borne and paid by the allottees/ or the transferees in respect of their allotted flats, tenements fallen under the share of each parties. Any other expenditure relating to the advocates relating to Development work will be borne by the Developer.

KESHAVAM DEVELOPERS

शशि शशी
PARTNER

KESHAVAM DEVELOPERS

Prince Kumar Sultania
PARTNER

Asha Jalan

11/11/2018

For Mr. Ashish

Nishish Jha

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Keshavam Developers
Deoghar Nagar Nigam
Deoghar
Chanda Kumar Sultania

Ayush Sultania

Prinur Kumar Sultania

Prinur Kumar Sultania

XII. It is also agreed that the Developer will see that the existing Electricity connection to the said structure are duly surrendered/ terminated after approval of Owner's and will obtain fresh electricity connection by depositing necessary charges for the purpose of the construction of the development work to be done by them from the Deoghar Electricity Supply office which the Owners will have no objection or can transfer the name of existing connection by paying necessary charges to the owner.

XIII. The Developer alone shall be entitled to recover or accept refund of any deposit made after this agreement with any concerned authorities e.g. DEOGHAR NAGAR NIGAM, Collector, or Town Planning authorities or any Govt. or Semi Govt. Bodies, Courts.

XIV. That the Project will be completed within 36 Months from the date of sanction of project from JRERA which is done after passing of map from DEOGHAR NAGAR NIGAM, or from the date of transfer of Vacant land for development, or any other approvals, sanctions deemed necessary by the government before the beginning of the project notified from time to time whichever is later. The Owner agrees to allow a grace period

KESHAVAM DEVELOPERS

Prinur Kumar Sultania
PARTNER

KESHAVAM DEVELOPERS

Prinur Kumar Sultania
PARTNER

Ashok Jalan
11/12/2011 - 2/11/11

Pratik Mishra

Nitesh Thra

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Pratik Mishra
Pratik Mishra
Pratik Mishra
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Pratik Mishra

Ayush Sultaniz

Prince Kumar Sultaniz

Pratik Mishra

of six months over the aforesaid period. This period of 42 months shall be referred to as the scheduled contract period(SCP)

- (i) Further extension to the SCP shall be permitted only to cover situations arising out of "force majeure" such as from natural calamities such as earthquake, floods, tempest, hurricane, fire , epidemics , pandemics (unless caused by the negligent of Developers and their representatives) and acts of God. Then so much of the time as is reasonable lost will be further added to the period of completion.
- (ii) Owners, may at their own discretion, may consider any reasonable extension of SCP, on terms and conditions to be specified by them.
- (iii) If after the expiry of the SCP the Developer fails to complete the projects for reasons not covered in the aforesaid by the force majeure clause, and the owner does not agree to an extension under Clause(XIV) (ii) above, then:-
 - (a) After the expiry of 90 days of the SCP, owner shall be entitled to charge damages as per RERA Act.

KESHAVAM DEVELOPERS

Pratik Mishra
PARTNER

KESHAVAM DEVELOPERS

Prince Kumar Sultaniz
PARTNER

Asha Jalan
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Nitish Jha

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Chetan Kumar Sultania

Ayush Sultania

Priya Kumar Sultania

[Signature]

nominees and assignees individually or collectively in case it is allotted or assigned to any cooperative society. The developer and owners shall execute a final handover document after completion of said project before handover of the owners share. The owners shall receive the hand over only after they have paid in the account of developer all dues as mentioned in the Schedule III as per the number of units allotted to them and also any refundable advance amount received by the owner/owners at the time of execution of this agreement.

XVII. The Owners will have no right to interfere or to put any obstruction in construction being executed except in the following circumstances:

- (i) The construction by the Developer deviates in any substantial way from the Plans approved by the DEOGHAR NAGAR NIGAM
- (ii) The quality of the construction deviates from the specifications approved by the DEOGHAR NAGAR NIGAM and those agreed to by the Developers and those agreed in the separate agreement.

KESHAVAM DEVELOPERS

[Signature]
PARTNER

KESHAVAM DEVELOPERS

[Signature]
PARTNER

Asha Jalan
 28
 Nitish Jha
 Director of the Government
 of the Government of
 Chandernagore
 Chandernagore
 Ayush Sultania
 Prinu Kumar Sultania
 Partner

(iii) If the construction does not conform to the latest design technique which is included in DEOGHAR NAGAR NIGAM Norms.

(iv) The Developers indulge in any Act of Omission or Commission which, in the view of the Owners are likely to bring into question the legal status of the Building or its construction.

XVIII. The Land Owners shall execute a Power of Attorney and Register the same in the Registering Office as the developer's desire at the cost of the Developer. The purpose of the power of attorney shall be to execute sale deeds in favour of its customers or their nominees.

XIX. That the owner will not be entitled to take steps to dispossess the Developer society or their men.

XX. Once the construction work is completed as per the terms of the agreement in the time-frame specified in Clause XIV and to the satisfaction of the Owners, and the Owner's share has been handed over to them, the owner will be bound to execute and register the deed of conveyance of the absolute transfer deed or deed release as stated hereinafter within 30

KESHAVAM DEVELOPERS

Partner
 PARTNER

KESHAVAM DEVELOPERS

Prinu Kumar Sultania
 PARTNER

Asha Jalan

पति पत्नी

पति पत्नी

Nitesh Jha

29

पति पत्नी

पति पत्नी

पति पत्नी

पति पत्नी

Ayush Subramanian

Pooja Kumar Sultania

पति पत्नी

days and in case of failure to do so the developer will have all right to maintain possession over the land and built-up area and will also have rights to get the sale deed executed and registered through the process of the court at cost of the owner and owner will have no objection or plea to refuse or object to the execution and registration of the sale deed/transfer deed/deed or release/deed of conveyance/deed of exchange etc.

XXI. For the purpose of verifying the correctness of the declaration made above regarding the absolute ownership of the said property and their hereto being saleable free from all encumbrances, and also their undertaking not to encumber the said property or otherwise alienate or dispose or deal the owner shall allow access to the Developer to see all necessary original documents including title relating to the property. In addition, the owner shall hand over copies (certified or otherwise) of all such relevant papers whenever required by the Developer for his use at the time of execution of this development agreement and also the owners shall be bound to provide to the developer all the necessary documents required by the bank, lawyers or any other authority from time to time.

KESHAVAM DEVELOPERS

पति पत्नी
PARTNER

KESHAVAM DEVELOPERS

Pooja Kumar Sultania
PARTNER

Asha Jalan
 श्रीमती अशा जलान
 Nitesh Jha
 30
 श्रीमती निदेश झा
 श्रीमती अशु सलतानिया
 श्रीमती प्रियंका कुमर सलतानिया
 आशु सलतानिया
 प्रियंका कुमर सलतानिया
 श्रीमती प्रियंका

XXII. The Land Owners hereby undertake not to sell, dispose, alienate the said property or any part thereof and except putting the Developer in possession thereof to get it developed by the Developer and for the purpose pursuant to this Agreement with the ultimate object of granting, conveying any transferring the same after completion of the project, and shall do nothing in contravention of the Agreement and as otherwise agreed upon by the owners and Developers in writing similarly, the Developers all do hereby undertake not to do anything as stated above.

XXIII. It is hereby agreed by the parties that all disputes & difference arising out of (if any) and in relation to these presents and all matters relating there shall be referred for Arbitration to an Arbitrator appointed mutually by the parties and decision of the said Arbitrator shall be final & binding upon the both parties as per Arbitration and Conciliation Act, 1996.

XXIV. That even in case of any difference or dispute the construction once started cannot be stopped (except for reasons mentioned in clause XVII) by any of the parties, but the Arbitrators or the court, as the case may be can only get

KESHAVAM DEVELOPERS
 श्रीमती प्रियंका
 PARTNER

KESHAVAM DEVELOPERS
 प्रियंका कुमर सलतानिया
 PARTNER

Asha Jalan
 ३१
 Nitish Jha
 ३१
 Aayush Sultania
 Pranshu Kumar Sultania
 PARTNER

the site and construction inspected by any expert and call for a report. If the report indicates the reasons mentioned in clause XVII are true, the Developer shall forthwith rectify the deviation or stop construction till rectification.

XXV. That the land owner and Builder will register the sale deed in the respect of their respective shares in favour of purchaser with terms and conditions stipulated in the declaration approved by DEUGHAR NAGAR NIGAM or competent authority.

XXVI. All legal and lawful procedures and actions are subject to Deoghar Court Jurisdiction.

SCHEDULE -A (Land of Owner No.1 - Aasha Jalan)

In the District of Deoghar, P.S.-Deoghar, Mouza-Jhousagarhi, J.B. No. 606, T.P.P. No.-Part of 73, area measuring 1,560 Sq. ft. out of 2106 sq.ft., Holding No. Ward No. 23 within Deoghar Nagar Nigam butted and bounded as follows:-

North :- Hari Narayan Mishra - 40'-00" Feet

South:- Sanjay Kumar Sultania - 40'-00" Feet

East:- Plot no. 74 - 39'-00" Feet

West:- Owner's Land - 39'-00" Feet

KESHAVAM DEVELOPERS

PARTNER
 PARTNER

KESHAVAM DEVELOPERS

PARTNER
 PARTNER

Asha Jalan
Asha Jalan

Manish Jha

Nitish Jha

Prince Kumar Sultania
Prince Kumar Sultania
Prince Kumar Sultania
Prince Kumar Sultania

Ayush Sultania

Prince Kumar Sultania

Prince Kumar Sultania

**SCHEDULE -B (Land of Owner No.2 - Narayani Devi,
Manish Jha & Nitish Jha)**

In the District of Deoghar, P.S.-Deoghar, Mouza-Jhousagarhi, J.B. No. 866/1, T.P.P. No.-Part of 74, area measuring 10 Kattha by local measurement of Laxmipur Estate i.e. 1 Kattha = 1361 Sq. ft, Holding No.0230001740000M2 Ward No. 23 within Deoghar Nagar Nigam butted and bounded as follows:-

North:- Govind Chandra Das - 154'-00" Feet

South:- Ambika Basu - 150'-09" Feet

East:- Municipal Road - 90'-11" Feet

West:- Plot No. 73 - 89'-05" Feet

SCHEDULE -C (Land of Owner No.3 -Sushil Kumar Sultania)

In the District of Deoghar, P.S.-Deoghar, Mouza-Jhousagarhi, J.B. No. 606/2, T.P.P. No.-Part of 73, area measuring 3,150 Sq. ft, Holding No. 0040000294000A1, Ward No. 23, within Deoghar Nagar Nigam butted and bounded as follows:-

North :- Sanjay Kumar Sultania - 140'-00" Feet

South:- Ramesh Kumar Sultania - 140'-00" Feet

East:-Plot No. 74 - 22'-06" Feet

West:-Road - 22'-06" Feet

KESHAVAM DEVELOPERS

Prince Kumar Sultania
PARTNER

KESHAVAM DEVELOPERS

Prince Kumar Sultania
PARTNER

Asha Jalan
Ramesh Kumar Sultania
Nitesh Jha
Gomati Devi Sultania
Ajay Kumar Sultania
Chandan Kumar Sultania
Ayush Sultania
Pooja Kumar Sultania
Pooja Sultania

SCHEDULE-F (Land of Owner No.6 - (i) Chandan Kumar Sultania and (ii) Ayush Sultania)

In the District of Deoghar, P.S.-Deoghar, Mouza-Jhousagarhi, J.B. No. 606/3, T.P.P. No.-Part of 73, area measuring 5,635 sqft, Holding No. 0040000632000A1, Ward No.23, within Deoghar Nagar Nigam butted and bounded as follows:-
North :- Ramesh Kumar Sultania - 140'-00" Feet
South:- Gomati Devi Sultania - 140'-00" Feet
East:- Plot No. 74 - 40'-03" Feet
West:-Road - 40'-03" Feet

SCHEDULE -I

Description of the land/property under this development agreement.

All that part and parcel at within the limit of the Deoghar Municipal Corporation, situated at Mouza-Jhousagarhi, Thana No. 582, P.S. Deoghar, Subdivision, Subregistry and District Deoghar, being J.B. No. 606, 606/2 & 606/3 & 866/1, Town Plan Plot No. 73 and 74, Ward No. 23, Holding No. ___ 0230001740000M2, 0040000294000A1 & 0040000632000A1 of Deoghar Municipality with total area measuring about 32,740 Sq. ft. i.e.

KESHAVAM DEVELOPERS

Pooja Sultania

PARTNER

KESHAVAM DEVELOPERS

Pooja Kumar Sultania

PARTNER

Asha Jalan

प्लॉट नं. 73

प्लॉट नं. 74

Nishu Jha

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प्लॉट नं. 73, 74 का हिस्सा

अशोक नगर, नई दिल्ली

प्लॉट नं. 73, 74 का हिस्सा

कला कृष्ण सुब्बान

Ayub Sultania

Pooja Kumar Sultania

पल्लव फार्मा

75.16 decimals of Unsurveyed basauri transferrable land which is butted and bounded as follows:-

North:-Plot No 73 , 74 part and Asha Jalan.

South:-Plot No 73 and 74 Part.

East:-Municipal Road.

West:-Municipal Road

SCHEDULE -II

SPECIFICATION OF BUILDING:

Foundation: Foundation as per the design of structural consultant shall be earthquake resistant as per N.B.C.

Brick Work: First class brick in all the partition wall.

Internal Wall: All internal walls will be finished with Plaster of Paris.

External Wall: Wall finished with weather/ Waterproof paint.

Flooring: Marble flooring or Vitrified Tiles on entire building and kota stone/paver block for common area.

Top Roof: Anti heat treatment and adequate water-proofing shall be done against leakage.

Kitchen: Working platform shall be finished by Granite marble and separate hot cold water pipe shall be given with necessary water connection.

KESHAVAM DEVELOPERS

पल्लव फार्मा

PARTNER

KESHAVAM DEVELOPERS

Pooja Kumar Sultania

PARTNER

Asha Jalan

शिवकुमार शर्मा

शोभा शर्मा

Nizah Jha

36

शिवकुमार शर्मा

शोभा शर्मा

Chandra Kumar Sultania

Ayush Sultania

Pooja Kumar Sultania

शोभा शर्मा

Bathroom: (i) Internal wall shall be finished with glazed tiles up to 7 feet height from floor level.

(ii) All G.I. pipe will be used of first quality.

(iii) All fitting will be make of standard/high grade quality.

(iv) Hot & Cold water pipe system shall be provided with mixer and separate tap connection.

(v) Sanitary Fitting will be fitted with Parryware/Hindware with flush system.

Door: All chaukhat will be of hard seasoned Sal wood. Flush door will be fitted on door with aluminum fitting.

Aluminum Frame windows with glass shall be provided.

Electrical Work: (i) All wiring will be concealed type.

(ii) All fitting, including panels, MCBs, switches, plug/sockets etc. will be of Havells / Anchor / Roma make. Modular type switches will be fitted.

(iii) Entire electrifications will be done with copper wire of adequate size and will be of Havells/Anchor or any other branded make.

(iv) Power plug arrangements shall be provided for A.C., T.V. & Telephone for all bedrooms and drawing, dinning and in bathrooms Geyser.

KESHAVAM DEVELOPERS

शोभा शर्मा

PARTNER

KESHAVAM DEVELOPERS

Pooja Kumar Sultania

PARTNER

Asha Jalan
Pratik Jain
Nishikanta Jain
Ajay Jain
Chandra Kumar Sultania
Ajay Sultania
Pratik Sultania

Security Intercom: All flats will be linked to reception counter on ground floor.

Water Supply: Two submersible motor with accessories shall be provided in building with adequate supply of water.

Generator: A Kirloskar/ mahindra/ eicher or any other equivalent Generator of adequate capacity shall be provided for the purpose of providing electricity during power cuts & for running of water, two submersible water motor pump, lift, lighting to common area

Lift: Otis/Kone/Techno or similar brand lift shall be provided in every block.

SERVANT ROOM/PARKING:

There is a provision for reserve parking space car or motorcycle for each flat as per requirements of Deoghar Nagar Nigam some of them may be opened and some covered depending upon the availability of space. As the servant room is less than the total number of occupants, individual allotment as servant room will be done on first come first serve basis at an extra cost by the company.

KESHAVAM DEVELOPERS

Pratik Sultania
PARTNER

KESHAVAM DEVELOPERS

Pratik Sultania
PARTNER

Asha Jalan
नालयणी देवी

सनीष मत्त

Nitish Jha

39
मुशील कुमार सुलतानिया
किंग्स ग्राउन्ड डेवेलपर्स
2003/10/15, Deoghar
Chandra Kumar Sultania

Ayush Sultania

Pankaj Kumar Sultania

Pankaj Kumar

Witnesses with address:

1. Pankaj Kumar Sultania
S/o Sushil Kumar Sultania
C.P. Drolia Road
Deoghar
9470 92 8659

2. Abhishek Jain
S/o Pramod Kr Jain
Bampars Town
Deoghar
8603137708

1. Asha Jalan
2(i) नालयणी देवी
2(ii) सनीष मत्त
2(iii) Nitish Jha

3. मुशील कुमार सुलतानिया
4. किंग्स ग्राउन्ड डेवेलपर्स
5. 2003/10/15, Deoghar
6(i) Chandra Kumar Sultania
6(ii) Ayush Sultania

Signature of the Land Owners

Pankaj Kumar Sultania

Pankaj Kumar

Signature of Developer

KESHAVAM DEVELOPERS

Pankaj Kumar

PARTNER

KESHAVAM DEVELOPERS

Pankaj Kumar Sultania
PARTNER

Asha Jaban

8825 119747

8825 119747

Nitish Jha



















7004558757
Prince Kumar Sultania
Partner

Ayush Sultania

Prince Kumar Sultania

Partner

Photo, Signature and L.T.I.

 <p>Asha Jaban</p>	Asha Jaban	8825 119747					
 <p>Nitish Jha</p>	7004558757						
 <p>Prince Kumar Sultania</p>	7004558757						

KESHAVAM DEVELOPERS

Partner
PARTNER

KESHAVAM DEVELOPERS

Prince Kumar Sultania
PARTNER

Asha Jalan
 आयशा जल
 आयशा जल
 Nishu Jua
 निशु जुआ
 सुनील कुमार सुलतानिया
 सुनील कुमार सुलतानिया
 अमृत सुतानिया
 अमृत सुतानिया
 चंदन कुमार सुतानिया
 चंदन कुमार सुतानिया
 Ajanta Sultania
 अजंता सुतानिया
 Pooja Kumar Sultania
 पूजा कुमार सुतानिया
 Pooja Sultania
 पूजा सुतानिया

Photo, Signature and L.T.I.

 Nishu Jua आयशा जल सुनील कुमार सुलतानिया अमृत सुतानिया चंदन कुमार सुतानिया अजंता सुतानिया पूजा कुमार सुतानिया पूजा सुतानिया	9110984884				
 सुनील कुमार सुलतानिया आयशा जल सुनील कुमार सुलतानिया अमृत सुतानिया चंदन कुमार सुतानिया अजंता सुतानिया पूजा कुमार सुतानिया पूजा सुतानिया					
 अजंता सुतानिया आयशा जल सुनील कुमार सुलतानिया अमृत सुतानिया चंदन कुमार सुतानिया अजंता सुतानिया पूजा कुमार सुतानिया पूजा सुतानिया	9006719848				

KESHAVAM DEVELOPERS
 Pooja Sultania
 PARTNER

KESHAVAM DEVELOPERS
 Pooja Kumar Sultania
 PARTNER

Asha Jalson
गणेशजी कौरी










गणेशजी का
NITESH JHA

श्री प्रदीप सुलतानिया
श्री अशोक सुलतानिया
श्री राजेश सुलतानिया
Chander Kumar Sultania

Ayush Sultania

Prince Kumar Sultania
Rishi Kumar

Photo, Signature and L.T.I.

 Ramesh Kumar Sultania	रमेश कुमार सुलतानिया	Mob 8051053500					
 Chander Kumar Sultania	Chander Kumar Sultania	Mob. 8789188670					
 Ayush Sultania	Ayush Sultania	Mob:- 8981218126					

KESHAVAM DEVELOPERS

Rishi Kumar
PARTNER

KESHAVAM DEVELOPERS

Prince Kumar Sultania
PARTNER

Asha Jalan

Pradeep Jais

Pradeep Jain













Nitish Jain

Pradeep Jain
Pradeep Jain
Pradeep Jain
Pradeep Jain

Ajmer Sultania

Prince Kumar Sultania
Pradeep Jain

Photo, Signature and L.T.I.

	Prince Kumar Sultania		9007183483		
					
	Pradeep Jain		9304139148		
					

Read over the contents of deed and explained to the parties and Certified that the left hand finger print of all the persons whose photographs affixed in this deed has been taken by me

Sitaran Pandit
D/o, Dushan

13.11.2021

L.N. 37(5) 1982

KESHAVAM DEVELOPERS

Pradeep Jain
PARTNER

KESHAVAM DEVELOPERS

Prince Kumar Sultania
PARTNER

Transaction Successful Please Note Your Transaction ID.

Name	KeshavamDevelopers
Token No / Depositor ID	20210000119678
Amount	100
Transaction ID	f2ef69621495a76780e
GRN	2108297009
CIN	10002162021110903929
Time	2021-11-09 12:32:51

*Prince Kumar Sultania
Partner*



KESHAVAM DEVELOPERS

Partner
PARTNER

KESHAVAM DEVELOPERS

Prince Kumar Sultania
PARTNER



Pre Registration Docket

Date :- 09-11-2021 12:31 pm

Office Name :-

Token No:- 20210000119678

Article	Development Agreement
Pre Registration Date	09-Nov-2021
No. Of Pages	298
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 15,09,138.

Property Id: 620299

Valuation No. : 832735 / 2021	:- 2021-2022	User Id : 3504	Date : 09-November-2021 12:00:PM
State : Jharkhand	District : Deoghar	Tahsil : Deoghar	
Land Type : Urban	Corporation : Deoghar Municipality	Village/City : Jhousagarhi	
Jhousagarhi Word No 23 - Other Road		-	
Valuation Rule : Commercial land			
Property Details			
1	Land area	75.16 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 75.16 x 797337=59927848.92	₹5,99,27,849/-
A	Total		₹5,99,27,849/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹5,99,27,900/-
Total Amount in Words : Five Crore Ninety Nine Lakhs Twenty Seven Thousands Nine Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: , West: , South: , North:
Area	Land area : 75.16 Decimal
Other Description of the Property	Pin Code - 814112

KESHAVAM DEVELOPERS

KESHAVAM DEVELOPERS

Pratik Kumar
PARTNER

Prince Kumar Sultania
PARTNER

Government/Market Value	59927848.92
Transaction Amount	-

CLAIMANT	-Mr. MS KESHAVAM DEVELOPERS THROUGH ITS PARTNERS PRINCE KUMAR SULTANIA, Address - C.P. DROLIA ROAD, DEOGHAR- ,Father/Husband Name SUSHIL SULTANIA , PAN No.- ,Permission Case No.- , Aadhaar No. *****1461
	-Mr. MS KESHAVAM DEVELOPERS THROUGH ITS PARTNERS RAHUL RAMUKA, Address - FLAT NO.- 3-1, GANESH ENCLAVE, MIRZANHAT ROAD, BHAGALPUR, BIHAR- ,Father/Husband Name PAWAN KUMAR RAMUKA , PAN No.- ,Permission Case No.- , Aadhaar No. *****6955
EXECUTANTS	-Mrs. ASHA JALAN, Address - DUMKA ROAD, DEOGHAR- ,Father/Husband Name DWARIKA PRASAD , PAN No.- ,Permission Case No.- , Aadhaar No. *****0298
	-Mr. MANISH JHA, Address - JHOUSAGARHI, DEOGHAR- ,Father/Husband Name UMA SHANKAR JHA , PAN No.- ,Permission Case No.- , Aadhaar No. *****3341
	-Mr. NITISH JHA, Address - JHOUSAGARHI, DEOGHAR- ,Father/Husband Name UMA SHANKAR JHA , PAN No.- ,Permission Case No.- , Aadhaar No. *****5303
	-Mr. AYUSH SULTANIA, Address - C.P. DROLIA ROAD, DEOGHAR- ,Father/Husband Name RAJKUMAR SULTANIA , PAN No.- ,Permission Case No.- , Aadhaar No. *****8208
	-Mrs. NARAYANI DEVI, Address - JHOUSAGARHI, DEOGHAR- ,Father/Husband Name CHANDRA PRASAD MISHRA , PAN No.- ,Permission Case No.- , Aadhaar No. *****1972
	-Mr. SUSHIL KUMAR SULTANIA, Address - C.P. DROLIA ROAD, DEOGHAR- ,Father/Husband Name SITARAM SULTANIA , PAN No.- ,Permission Case No.- , Aadhaar No. *****0303
	-Mr. SANJAY KUMAR SULTANIA, Address - C.P. DROLIA ROAD, DEOGHAR- ,Father/Husband Name SITARAM SULTANIA , PAN No.- ,Permission Case No.- , Aadhaar No. *****4747
	-Mr. RAMESH KUMAR SULTANIA, Address - C.P. DROLIA ROAD, DEOGHAR- ,Father/Husband Name RAM GOPAL SULTANIA , PAN No.- ,Permission Case No.- , Aadhaar No. *****1540
	-Mr. CHANDAN KUMAR SULTANIA, Address - C.P. DROLIA ROAD, DEOGHAR- ,Father/Husband Name RAJKUMAR SULTANIA , PAN No.- ,Permission Case No.- , Aadhaar No. *****2062

KESHAVAM DEVELOPERS

KESHAVAM DEVELOPERS

Prince Kumar
PARTNER

Prince Kumar Sultania
PARTNER

Witness Information Mr. ABHISHEK JAIN , Address - BOMPASS TOWN, DEOGHAR-,
Father/Husband Name-PRAMOD KUMAR JAIN

Identifier Details Mr. PANKAJ KUMAR SULTANIA , Address - C.P. DROLIA ROAD,
DEOGHAR-, Father/Husband Name-SUSHIL KUMAR SULTANIA

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	8,940
Total		8,940

Fee Rule:Development Agreement		
1	A1	14,98,198
2	E	2,000
Total		15,00,198

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.

Sitaram Pandit
Deed Writer / Advocate

Pankaj Kumar Sultania
Vendee / Claimant

Asha Jalan
Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी

KESHAVAM DEVELOPERS
Pankaj Pandit
PARTNER

KESHAVAM DEVELOPERS
Pankaj Kumar Sultania
PARTNER



Document Registration Summary 1

Date :-05-Jan-2022

- Government/Market Value: ₹59927900/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹100/-

Receipt : 583541

Receipt Date : 05-01-2022

Presenter Name: -

On Date 05-01-2022 Presented at SRO - Daoghar
Signature of Presenter

Asha Jolan

SRO - Daoghar

E	₹2000
SP	₹8940
A1	₹1498198
Stamp Duty	₹100

Total ₹1,500,000

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	KeshavamDevelopers	GRN Number : 2108207000 DEPT Transaction Id : ff2ef69621495a76780e Transaction Type :	100
E	2000	2000	0	GRAS	KeshavamDevelopers	GRN Number : 2108297098 DEPT Transaction Id : 57c0f336d912053bb1aa Transaction Type :	2000

KESHAVAM DEVELOPERS

Rohit Jambh

PARTNER

KESHAVAM DEVELOPERS

Prince Kumar Sultania

PARTNER

SP	8940	8940	0	GRAS	KeshavamDevelopers	GRN Number : 2108297098 DEPT Transaction Id : 57c0f336d912053bb1aa Transaction Type :	8940
A1	1498198	1498198	0	GRAS	KeshavamDevelopers	GRN Number : 2108297098 DEPT Transaction Id : 57c0f336d912053bb1aa Transaction Type :	1498198
Sub Total	1509142	1509238	-96				

Article : Development Agreement Number of Pages : 598


Signature of Operator


Signature of Head Clerk


Signature of Registering Officer



KESHAVAM DEVELOPERS


PARTNER

KESHAVAM DEVELOPERS


PARTNER



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Deoghar

District Name :- Deoghar

State Name :- Jharkhand

Deed Endorsement

Token No :- 20210000119678

Deed Type	Development Agreement
Number of Pages	598
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, SP :- Rs. 8940, A1 :- Rs. 1498198,
Property No.	1
Valuation Details	Value :- Rs.59927849/- , Transaction Amount :- Rs.0/-
Property Details	District :- Deoghar , Tehsil :- Deoghar , Village Name :- Jhousagarhi Location :- Other Road, Jhousagarhi Word No 23 Property Boundaries :- East , West , South , North: Area Of Land :- 75.16 Decimal

Sh/Smt LASHA JALAN s/o/d/o/w/o DWARIKA PRASAD has presented the document for registration in this office

today dated :- 05-Jan-2022 Day :- Wednesday Time :- 12:10:10 PM



ASHA JALAN(Individual)

Party Name	Document Type	Document Number
ASHA JALAN	PAN/UID	887165320298

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	NARAYANI DEVI Address1 - JHOUSAGARHI, DEOGHAR, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Narayani Devi Address:- 46 A1,Guria Niwas, , , Jhousagarhi, Deoghar, , Deoghar, 814112, , Jharkhand, India		EXECUTANTS Age:67			

KESHAVAM DEVELOPERS

KESHAVAM DEVELOPERS

Pankaj Kumar
PARTNER

Pooja Kumari Sultania
PARTNER





Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of	Party Type	Party_Photo	Finger	Signature
				Attorney			Print	
6	ASHA JALAN Address1 - DUMKA ROAD, DEOGHAR, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Asha Jalan Address:- , , Ward No-30, Dumka Road, Jhousagari, Deoghar, , Deoghar, 814112, , Jharkhand, India		EXECUTANTS Age:71			Asha Jalan
7	NITISH JHA Address1 - JHOUSAGARHI, DEOGHAR, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Nitish Jha Address:- House No-46, , Ward No 28, Raghunath Road, Jhousagadhi, Deoghar, , Deoghar, 814112, , Jharkhand, India		EXECUTANTS Age:46			Nitish Jha
8	AYUSH SULTANIA Address1 - C.P. DROLIA ROAD, DEOGHAR, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Ayush Sultania Address:- , , Near Kanya Pathsala, Ward No 20, C P Drolia Road, Ganesh Market, Deoghar, , Deoghar, 814112, , Jharkhand, India		EXECUTANTS Age:29			Ayush Sultania
9	MANISH JHA Address1 - JHOUSAGARHI, DEOGHAR, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Manish Jha Address:- House No-12, Guria Niwas, , Ward No 28, Raghunath Road, Jhousagarhi, Deoghar, , Deoghar, 814112, , Jharkhand, India		EXECUTANTS Age:50			Manish Jha

KESHAVAM DEVELOPERS



KESHAVAM DEVELOPERS

Rohit Paul
PARTNER

Prince Kumar Sultania
PARTNER

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
10	MS KESHAVAM DEVELOPERS THROUGH ITS PARTNERS PRINCE KUMAR SULTANIA Address1 - C.P. DROLIA ROAD, DEOGHAR, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Prince Kumar Sultania Address:- House No 86, Gali No 02, Ward No 20, C.P Drolia Road Ganesh Market, Deoghar, Deoghar, 814112, Jharkhand, India		CLAIMANT Age:31			<i>Prince Kumar Sultania</i>
11	MS KESHAVAM DEVELOPERS THROUGH ITS PARTNERS RAHUL RAMUKA Address1 - FLAT NO.- 3-1, GANESH ENCLAVE, MIRZANHAT ROAD, BHAGALPUR, BIHAR, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Rahul Ramuka Address:-, Near Bhagwan Pustkalay, Road- M.P. Devedi Road, Village- Naya Bazar,Bhagalpur, Jagdishpur, , Bhagalpur, 812002, , Bihar, India		CLAIMANT Age:34			<i>Rahul Ramuka</i>

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	PANKAJ KUMAR SULTANIA S/o-O/o SUSHIL KUMAR SULTANIA Address1 - C.P. DROLIA ROAD, DEOGHAR, Address2 - ... Jharkhand PAN No.:			<i>Pankaj Kumar Sultania</i>

Witness:

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

KESHAVAM DEVELOPERS

KESHAVAM DEVELOPERS

Pankaj Kumar Sultania
PARTNER

Prince Kumar Sultania
PARTNER

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ABHISHEK JAIN Address1 - BOMPASS TOWN, DEOGHAR, Address2 - ... Jharkhand			


Signature of Operator




Seal and Signature of Registering Officer

Above signature & thumb impression are affixed in my presence

Above mentioned, (ASHA JALAN, NARAYANI DEVI, MANISH JHA, NITISH JHA, SUSHIL KUMAR SULTANIA, SANJAY KUMAR SULTANIA, RAMESH KUMAR SULTANIA, CHANDAN KUMAR SULTANIA, AYUSH SULTANIA) has/have admitted the execution before me. He/She/They has/have been identified by (PANKAJ KUMAR SULTANIA) Son/Daughter/Wife of (SUSHIL KUMAR SULTANIA) resident of (C.P. DROLIA ROAD, DEOGHAR) and by occupation (Business).




Signature of Registering Officer

Date:- 05-Jan-2022



Seal and Signature of Registering Officer









KESHAVAM DEVELOPERS


PARTNER

KESHAVAM DEVELOPERS


PARTNER

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	SUSHIL KUMAR SULTANIA Address1 - C.P. DROLIA ROAD, DEOGHAR, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Sushil Kumar Sultania Address:- , Ganesh Market, Gali No.2, C P Drolia Road, Ganesh Market, Deoghar, , Deoghar, 814112, , Jharkhand, India		EXECUTANTS Age:55			
3	SANJAY KUMAR SULTANIA Address1 - C.P. DROLIA ROAD, DEOGHAR, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Sanjay Kumar Sultania Address:- , Near Aram Lodge, ward No 20, C P Drolia Road, , Deoghar, , Deoghar, 814112, , Jharkhand, India		EXECUTANTS Age:53			
4	CHANDAN KUMAR SULTANIA Address1 - C.P. DROLIA ROAD, DEOGHAR, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Chandan Kumar Sultania Address:- , , Ward No 20 C P Drolia Road, , Deoghar, , Deoghar, 814112, , Jharkhand, India		EXECUTANTS Age:36			
5	RAMESH KUMAR SULTANIA Address1 - C.P. DROLIA ROAD, DEOGHAR, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Ramesh Kumar Sultania Address:- , , Ward No 20 C P Drolia Road, Ganesh Market, Deoghar, , Deoghar, 814112, , Jharkhand, India		EXECUTANTS Age:57			

KESHAVAM DEVELOPERS

KESHAVAM DEVELOPERS

Rohit Kumar
PARTNER

Dinesh Kumar Sultania
PARTNER

Token No.: 202100000119678

CERTIFICATE

Office of the SRO - Deoghar

This Development Agreement was presented before the registering officer on date 05-Jan-2022 by ASHA JALAN, S/O, D/O, W/O DWARIKA PRASAD resident of DUMKA ROAD, DEOGHAR .
This deed was registered as Document No:- 2022/DEO/5/BK1/5 in Book No :- BK1, Volume No :- 3 from Page No :- 1 to 596 at, office of SRO - Deoghar

Date:- 05-Jan-2022



KESHAVAM DEVELOPERS
Dinesh Kumar Sultani
PARTNER

KESHAVAM DEVELOPERS
Rohit Paul
PARTNER