

4756 Development Agreement

4423

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED RUPEES

पाँच सौ रुपये

Rs. 500



सत्यमेव जयते

INDIAN NON JUDICIAL

Development Agreement
7676000

झारखण्ड JHARKHAND

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अधिनियम 1899 की अनुसूची। संख्या.....

के अधिनियम यथावत् स्टाम्प-शुल्क लगाया गया

या स्टाम्प शुल्क से.....विमुक्त है।

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निबंधन पदाधिकारी

बोकारो

21/12/20



21.12.2020



DEED OF DEVELOPMENT AGREEMENT

THIS INDENTURE is made on this the 11 Day of December, 2020 (Two Thousand Twenty)

BETWEEN

SRI KASHI NATH SINGH, UID NO.- 7688 3428 0458 , PAN NO.- BDGPS6125Q, S/O LATE PRITAM SINGH, Grand Father- Late Bhushan Singh By Caste- Ghatwar, by occupation-Business, residing at Vill-Bhaski Tola, Jiling-Tand, P.S- Jaridih, Dist. Bokaro, hereinafter called and referred to as the "**OWNER**" (which expressions shall unless executed by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives, successors and/or assign or assigns) of the **ONE PART**.

191900 = 00

3 = 00
1 = 00
4 = 00

191900 = 00

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बोकारो वारिफाई
अकाउंट

STAMPISSUED ON
TREASURY OFFICE
BOKARO

श्री Kashu Nath Singh
विक्रम का भाग श्री Pradeep Singh
निवास स्थान Bokarhi, Taringhawan
जिला Gokarwar प्रभाग Pussinesh
पिन कोड 211102 पुरा 10th फ्लोर
से निवास अंदर। नबलन कार्यालय
निबंदन के लिए पेश किया।
विक्रम वारिफाई
का नसाबदार
21112/020

उत्सृष्ट्यक
का नसाबदार

2487 15-12-2020

Account No. 2487
Name Kashu Nath Singh
Address Bokarhi, Taringhawan
City Jamshedpur
State Jharkhand
Branch Bokarwar

K. KUMAR
C.A. No. - 18/2020



अभिप्रेत
21.12.2020



दस्तावेज में अंकित आसा प्लॉट
अंचल से प्राप्त हुआ है।

21/12
दस्तावेज में अंकित प्लॉट
वन भूमि से बाहर है।

काशीनाथ सिंह

21.12.2020

AND

M/S SAI AASTHA INFRASTRUCTURE, a company incorporated under Companies Act 1956, having its registered office at GA-9, 1st FLOOR, CITY CENTRE, SEC.-4, B. S. CITY, JHARKHAND-827004, represented by its PROPRIETOR **KAMAL KISHORE**, UID NO.- **5889 8653 8683**, PAN NO.- **AQZPK1361P**, S/O Sri Surendra Prasad Sinha, Grand Father- Late Awadh Bihari Prasad, by caste- Kayastha, by occupation – Business, residing at Ram Nagar Colony, Chas, Ward No.-14, hereinafter called and referred to as the **"DEVELOPER"** (which expressions shall unless executed by or repugnant to the context be deemed to mean its, successors-in-office, executors, administrators, representatives and assigns) of the **OTHER PART**.

WHEREAS One **SRI KASHI NATH SINGH** S/O Late Pritam Singh owner and landlord in respect of immovable property lying and situated at Mouza-Telidih, P.S.-Chas, Dist.-Bokaro, Jharkhand **ALL THAT** Parcel of land total measuring 25 Decimile consisting in Plot No.- 581-582-583 under Khata No.- 44, Thana No.- 34 and absolutely seized and possessed the same and duly mutated his name with the RECORD during his absolute possession. Vide Sale deed No.-2481 (Dated 20-04-2007) for measuring about 16.66 decimal and vide Sale Deed No.- 914 (Dated 27-01-2011) for measuring about 8.33 decimile, Regd. at Chas Registry Office, Chas, Bokaro. As per Govt. Value Rs.76,76,000/- (Seventy Six Lakh and Seventy Six Thousand Only)

AND WHEREAS the said owner purchased **ALL THAT** Piece and parcel of land measuring 25 Decimile more or less situated at Mouza-Chas, Thana No.- 3427, Police Station-Chas, District- Bokaro morefully described and mentioned in the **"Schedule -A"** hereunder written and hereinafter referred to as the **"said property"** for construction of a multi-storied building comprising of residential and commercial complexes for selling the same to different intended purchasers.

AND WHEREAS the owner has been looking after some person or persons/Firm or Company who has/have experiences and technical expertise in construction with multi storeyed building town planning/development and who may ready and willing to take up the said development works as his/their own costs and expenses to be eventually

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disburse from out of the income of the said premises by way of alienating and/or selling flats, rooms and spaces of his or their allotted shares in the proposed building to be constructed on land of the said property.

NOW THIS AGREEMENT WITNESSETH that in consideration of the said desire of the owner, the developer being agreeable to develop the said property, the Properties hereto have mutually agreed to complete the projects i.e. promotion of multi storeyed buildings on land of the said property as per Building Rules of the D.A., Bokaro for the purpose of selling and/or alienating the flats, rooms, shops, offices and/or spaces to be erected thereon for residential and commercial purpose on the terms and conditions as follows :-

ARTICLE -I : DEFINITIONS

- i. **OWNER:** Shall mean and include his heirs, executors, representatives and assigns and/or successor or successors-in-office.
- ii. **DEVELOPERS:** Shall mean the said PROPRIETORSHIP COMPANY and include the respective representative and assigns and/or successors- in-office.
- iii. **ARCHITECT:** Shall mean person or persons, firm or company whom the developer may appoint from time to time for preparing plan and for superintending the works of the proposed building/Complex.
- iv. **PLAN:** Shall mean the plan, elevations, designs, drawings and specifications of proposed building as prepared by the Architect and including other modification or alterations therein, if any to be made by the developer and sanctioned by the Authorities concerned at Bokaro.
- v. **PLOT OF LANDS :** Shall mean **ALL THAT** piece and parcel of land measuring 625 Decimile more or less situated at Mouza-Telidih, Thana No.-34, ward No-29, Police Station-Chas District-Bokaro together with easement rights and natural amenities thereto more fully described and mentioned in the "**Schedule -A**" hereunder written.
- vi. **BUILDING:** Shall mean building/buildings/complex in accordance with the plan sanctioned by the authority which the developer is planning to construct on land of the said property, comprising of residential flats and/or commercial shop rooms, offices and/or spaces.

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- vii. **TRANSFERABLE SPACE:** Shall mean the total construction area in the building of the said property as to be sanctioned by the District Authority. The parties hereto have agreed that the proposed building will be erected as per building Rules and/or any other competent authorities the parties shall have rights to sell their respective shares as per allotments.
- viii. **ALLOCATION OF SHARES:** The owner will get 35% of constructed area of the building inclusive Super Built Area and parking space which will be calculated by Architect and/or by a Civil Engineer appointed by the Developer according to the quantum of shares in respect of the land as mentioned hereinabove. The area of allocation of owner share shall be mutually decided by all the parties herein which shall be final and binding. That the quantum of share specified by the Architect in respect of allocation of shares of owner and Developer in a separate plan and demarcated and both the parties herein shall execute a Supplementary Agreement to avoid any future confusion in matter of allotment of shares of respective party herein.
- ix. **GOVT. BILLS & TAXES:** The flat owners and/or other occupiers shall pay their respective govt. bills & taxes as per their proportionate shares to the concerned govt. agencies or its appointed firm/Company for maintenance.
- x. **COMMON AREAS:** Shall mean the staircase with landings, pump room, generator room shall include underground reservoirs, overhead water tank, open land such as roof rights and other installations required for the establishment, enjoyment, maintenance and/or management of the said developed area.
- xi. **COMMON FACILITIES:** Shall mean and include corridors, stairways, passage, way and other facilities whatsoever required for maintenance and/or management of the building of the said property.
The first party will liable to pay the common product and services such as Lift, Generator etc as per above said percentage.
- xii. **UNIT:** Shall mean residential flats, rooms and/or commercial shop/office/market/mall and/or spaces to be constructed in the said property.

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- xiii. **CONSTRUCTIONS:** Shall mean the unit to be constructed and developed by the developer at its own costs in accordance of plan of the said premises.
- xiv. **SUPER BUILT UP AREA:** Shall mean the boundary wall, mandatory open space, or landscaping space, terraces, roof, over head tanks, underground reservoirs and common spaces.
- xv. **PURCHASERS:** Shall mean who will purchase the flats and units from the developer.
- xvi. **MAINTENANCE:** The flat owner and other occupants shall have to pay and bear maintenance charges per month to the Firm/Company appointed by the Developers for maintenance of the Complex.

ARTICLE-II: EXPLORATION RIGHTS

1. The owner doth hereby exclusive rights to the developer to build upon and to commercially and/or residentially develop the flats, rooms, shops, offices and/or spaces on lands of the said premises and the owner confirm and assure the developer that they will fully co-operate with them and abide by all term and conditions of this agreement.
2. For the purpose of development and making construction of multi-storeyed building to the best advantage of permissible size and for attaining the best objective, the owner doth hereby exclusively employ, engage, appoint, nominate and constitute the developer for doing such works and/or do all other acts, deeds and things on behalf of him as his legal representative for the said purpose.

ARTICLE-III: OWNER' RIGHTS AND REPRESENTATIONS

- a. The owner is sufficiently entitled to **ALL THAT** piece and parcel of land measuring 25 Decimile together with easement rights and natural amenities thereto and presently known as more fully described and mentioned in the "**Schedule-A**" hereunder written.
- b. That the said property is free form all encumbrances, charges, liens, lispens, attachment, trust whatsoever or however and the owner have good and marketable title of the said premises and they will not create any mortgage or change of the title deed in respect of the said premises during the tenure of this agreement.
- c. That the developer shall obtain sanctioned building/buildings plan from the CHAS MUNICIPAL CORPORATION, CHAS, Bokaro in the name of owner at its own cost and expenses and the developer shall construct

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- the proposed building/building as per Building Rules (Jharkhand) and if any subsequent amendments made therein.
- d. That the Developer shall be entitled to sign as Attorney on behalf of the owner, the building plans as may be prepared by the Architect/Civil Engineer and time to time will sign on other papers and documents as may be required to obtain such plans from CHAS MUNICIPAL CORPORATION, CHAS, Bokaro. If any litigation arises with regard to the title of the said property then the owner will remove such litigations, in such events, the owner will bear such costs and expenses to remove the said litigations.
 - e. That owner will co-operate in all respect with the developer for construction of the proposed building and/or for obtaining sanctioned building plan and/or all other relating works thereto.
 - f. That the owner will not interfere and/or obstruct the developer for the construction work of the proposed building/buildings by any manner whatsoever but the owners may inspect the materials used by the developer.
 - g. That owner undertakes that he has not entered into agreement or agreements with any person or persons with regard to the said property earlier, if any failure and/or any negligence on the part of the owner is found then the aforesaid property will be charged and the developer will have right to take steps against the owner in recourse of law for realization of its entire investments with liquidated damages and vice versa.
 - h. The owner hereby agreed that if any disputes and/or litigations may arise with regard to the title in question to obtain sanctioned building plan of the building/buildings from CHAS MUNICIPAL CORPORATION, CHAS, Bokaro and/or for any unavoidable circumstances then the tenure of the stipulation herein shall be extended for the period taken for the clearance of the said building plan.

ARTICLE-IV DEVELOPER'S RIGHTS AND REPRESENTATION

- a. The developer will build, construct, erect and complete building/buildings on land of the said property within a period of **48 MONTHS** which shall be completed from the date of Development Agreement unless prevented by any circumstances beyond the control of the developer or due to any

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- omission and commission of the owner to develop the said property in that event a further period may be extended by mutually discussing the same.
- b. The developer will be entitled to prepare, modify or alter the plan or plans and sign the plan or plans and other relating papers and documents on behalf of the owner as his constitute attorney and to submit the same to the CHAS MUNICIPAL CORPORATION, CHAS, BOKARO in the name of the owner at his own costs and the developer will pay all taxes, if any outstanding thereof and bear all fees payable for sanctioning the building plan for construction of the proposed building/buildings on land of the said property and/or deposit the same in the name of the owner.
 - c. The developer however will be at liberty to take financier for investment/Banking loan of further capital in construction of the proposed building and shall have the right to assign this agreement to any person or persons or company or companies in its entirely or in part therefore keeping the owner adequately indemnified for the same.
 - d. The developer will arrange at its own costs and expenses of all building materials i.e. sand, cement, stone, iron, rods and bricks, lime, timber and other materials whatsoever for construction works of the proposed building/buildings, all such materials will be good qualities available in the market and also engage efficient labours, tools, equipments etc. to complete the said project property.
 - e. The developer will erect the proposed building/buildings on land of the said property. If the developers cause any deviation of the sanctioned plan then they shall have to regularize the same at their own risk and peril upon payment of all taxes, penalties and/or other impositions thereof without making any liabilities to the owner in any manner whatsoever.
 - f. The developer will use standard qualities of building materials in the proposed building/buildings and shall do the entire construction works like flats, rooms, shops, offices and/or spaces with plastering walls, sanitations, floors, fitting and fixtures, doors, windows etc. at their costs and expenses.
 - g. The developer upon execution of this agreement shall have rights and liberties to advertise in Newspaper/hoarding and/or putting signboard at the site of the proposed building of the said property and/or any mode of advertisement for inviting the intending purchasers and to ask for and receive earnest money, advance, part payment of full consideration money and to appropriate the same for their own uses for selling or alienating the flats, rooms, shop rooms, offices and/or spaces of the proposed building

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and the owner shall be kept duly indemnified against all claims and charges arising out of such appropriation of advance, earnest money, part payment or full consideration money as aforesaid.

- h. The developer will receive advance, booking money, earnest money, part payment etc. from the incoming purchasers for selling and alienating the flat, rooms, shops, offices and/or spaces of their shares of the proposed building/buildings for realization of their investment and profits and they shall bear and pay taxes to the income tax and other statutory authorities without making the owner any liable for the same in all manner whatsoever.
- i. That the developer and their men, agents, engineers, architects, mason, labour, contractors will have free access in the said property and they will take necessary steps or actions for implementation of the said project and to do all other relating works thereto.
- j. That the developer will be responsible for any unwanted incident, accident, damages, loss etc. may cause in the property by their men during the period of construction of the proposed building.
- k. The developer will be entitled to recover all costs, charges, expenses towards construction costs of the building in addition to its profits from the prospective purchasers by selling and/or alienating the flats, rooms, shops, offices and/or spaces in the proposed building/buildings which shall not include owner's due share of 35% and the owner and/or any person of them shall have no any right, titles, interest, claims or demands whatsoever for the same.

ARTICLE -V OWNER CONFER POWERS UPON THE DEVELOPERS:

- a. The developer will manage, control, supervise and administer the property and its all affairs thereof.
- b. The owner duly executed a Power of Attorney in favour of the Developer which shall be treated as part of this AGREEMENT and if required in future the owners shall execute registered agreement and registered power of attorney in favour of the Developer.

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ARTICLE-VI: CONSIDERATION

5. The total consideration of the projects of the said property in between the parties of this agreement shall be as follows :-
- The owner's share shall be 35% of the total built up area (F.A.R.) and in parking space which shall be divided amongst the owner according to quantum of share in the land will be calculated by an architect and/or by a civil Engineer duly appointed by the developer at the time of making plan of the proposed project of building/buildings. The developer will get 65% of the constructed area of the proposed building/buildings and in parking space and the Developer has absolute right to use the same for its own purpose and/or to sell and/or alienate their respective shares to the interested person or persons with proportionate shares of land.

ARTICLE-VII : EXPENDITURE

The developer will bear the following expenses:-

- All costs, charges and expenses for preparation of design and sanction of the said plans from the date of this agreement.
- All others relevant expenses, such as levies, duties and expenses for clearing/improving the land for building purpose.
- All costs for construction in the aforesaid properties.

ARTICLE-VIII : POSSESSION AND CONSIDERATION

- Immediately upon execution of this agreement the owner will put the developer in physical possession of the property and the developer will take necessary actions including measurement of lands for commercial and residential development of the premises and the developer will hold the same hereunder without interference or disturbance of the owner or any person claiming under them and shall be entitled to post security guards for the security of the said premises.

ARTICLE-IX : CONSTRUCTION

- The developer will solely and exclusively be responsible for construction of the said building/buildings the developer in Consultation with the Architect and subject to the feasibility of the proposed

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- construction shall make all attempts to design the proposed construction in a manner so that maximum area is covered under construction.
- b. The owner or any person claiming throughout shall not in any way interfere with the quiet peaceful possession of the said premises thereof by the developer and will not interfere with the right of the developer to construct and complete the said premises within the stipulated period.

ARTICLE-X : BUILDING/COMPLEX

- a. The developer at its own costs will complete the building/complex and the common facilities and amenities and the said premises in accordance with plans to be sanctioned by D.A. Bokaro with good and standard materials and in a workman-like manner.
- b. The developer will apply for an obtain quotas, entitlements and other allocations of for cement, steel, bricks and other building materials allocable to the owner, for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, electricity, power drainage, sewerage and/or gas connection to the building and other disputes and facilities required for the construction or enjoyment of the building.
- c. The developer at their own cost and expenses and without creating any financial or other liabilities upon the owner, construct and complete building/buildings in various flats, rooms, shops, offices and/or spaces upon payment of taxes and other imposition to D.A. Bokaro. The developer will bear all costs and charges and relating to or in any way connected with the construction and development of the said building/buildings and they will bear the charges for survey, preparation of plan including outstanding of the taxes and/or fees of the plans D.A. Bokaro as when it would required and the developer will realize the same from the construction costs of the flats, rooms, shops, offices or spaces which are to be sold out to the incoming purchasers.

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ARTICLE-XI : RATES AND TAXES

- a. On completion of the building, the owner and flat owners and occupants hereto shall be responsible for payment of the proportionate shares of all municipal rates, taxes, maintenance charges, repairing cost of the outside and roof of the building and other allied works thereto.

ARTICLE-XII : SERVICE AND CHARGES

- a. On completion of the building the owner of the flats and other occupants shall be responsible to pay and bear the proportionate shares of the service charges for maintenance and common facilities in the building through the Developer appointed Company or the society constituted by occupants of flats and shops , offices etc.
- b. The service charge shall include insurance, utility charges, maintenance of mechanical, electricity, sanitary and other equipments for common use and maintenance and for general management of the building.
- c. The developer or its appointed company in consulting with the owner will frame the scheme for the management, maintenance and administration of the building and all parties shall abide by all Rules and Regulations of such managements/administration/maintenance and other scheme.

ARTICLE-XIII : COMMON RESTRICTION

- a. The owner shall not do any act and things, which may be a serious hindrances for smooth progress of work in any manner whatsoever, in that event, the owner shall be liable for loss/damages suffered by the Developer or their men or servant.
- b. The flat owners and occupiers shall not demolish and/or permit for demolition any part of the main structure in their respective portions or any part thereof the said building.
- c. The developer will pay demand fees and other fees obtaining sanctioned building plans from D.A. Bokaro and keep the owner indemnified against all such claims.
- d. The developer will fulfill its obligations and commitment within the time specified herein and the owner shall not do any act or things whatsoever by which the developer will be prevented from construction and/or completion of the said building.

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ARTICLE-XIV : LEGAL COMPLIANCE

- a. It is hereby expressly agreed by and between the parties hereto that it shall be responsibilities of the developer to apply for and obtain all statutory clearance and comply with all other legal facilities and execute all documents as shall be required for this purpose.
- b. On request and demand of the developer, the owner must sign, execute and register all agreement, deeds, documents, papers, writing etc. in favour of all intending purchasers in respect of the different portion or portions of the said building to sell and alienate the same as aforesaid, otherwise the developer will sign, execute and register all such deeds, papers, writings, documents etc. in respect of all their allotted shares for and on behalf of and in the name of the owner on the strength of the power of attorney. The Developer shall be included as Confirming Party in each and every Deed of Conveyance and in every Agreement of Sale and/or every indenture in respect of the said Schedule property and the same shall be treated as null and void if done without developer's no objection consent.

ARTICLE-XV : OWNER'S INDEMNITY

The owner hereby undertake to keep the developer indemnified against all claims, demands, suits or proceedings that may arise against the developer in connection with the aforesaid property due to commission and omission if any act or deed on the part of the owner.

ARTICLE-XVI : DEVELOPER'S INDEMNITY

The developer hereby undertake to keep the owner indemnified against all third parties claims and actions arising out of any sort of acts or omission or commissions of the developer in relation to the construction of the said building.

Handwritten signature and date: 21.12.2020

ARTICLE-XVII : DEPOSIT AND ADJUSTMENT

1. At or before the execution hereto the developer has paid to the Owner a refundable interest free sum of Rs. 15,00,000/- (Rupees Fifteen Lakh only) as security deposit.
2. The security deposit will be refunded in cash/cheque by the owner to the developer in the form of Rs. 3,00,000/- (Rupees Three Lakh only) each on completion of every floor casting till 4th floor starting from ground floor.
3. Further the owner will pay Rs. 10,00,000/- (Rupees Ten Lakh only) to the developer towards payment for common expenses before possession.
- 4.

ARTICLE-XIX : MISCELLANEOUS

- a. The owner and the developer entered into this agreement purely on contractual basis and nothing contained therein shall be deemed to construe as partnership between the developer and the owner it is merely a promotion agreement in between the parties.
- b. The Developer shall frame scheme of the management and administration of the said building for management and proper maintenance of the building.
- c. The name of the building/Complex shall be chosen by the Developer.
- d. There is no existing agreement regarding the development of the said property and that all other arrangements prior to this agreement have been cancelled and rescinded.

ARTICLE-XX : MAJEURE

- a. The developer shall not be liable to carry out any obligations hereunder to the extent that the performances of the relevant of obligations are prevented by flood, earthquake, riot, war storm, tempest, civil commotion, court case, insinuation, fire or other unavoidable circumstances.

ARTICLE-XXI : ARBITRATION

- a. If at any time dispute may arise between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contain or touching these presents or determination of any liability the same shall be referred to the sole Arbitrator appointed

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by the Developer with the consent of the owner and the same shall be deemed to be a reference within a meaning of the and Arbitration Conciliation Act, 1995 or any statutory or modification there under.

ARTICLE-XXII : JURISDICTION

- a. All the matters subject to the Jurisdiction between the parties herein will be at Bokaro.

ARTICLE-XXIII : GENERAL CLAUSES

- a. The developer will be entitled to introduce partner or partners for looking after the finance, maintenance and other purpose for the said construction job without making the owner liable in any way whatsoever.
- b. The developer will be entitled and will have full liberty to collect funds from the willing purchasers during the period of construction of the proposed building and for such the owner shall have no objection.
- c. The owner will not interfere in selling and alienating the flats, rooms, shops, offices and spaces of the proposed building for the allotted shares of the developer for realizations of any construction costs, part payment, advance, booking money etc. from the incoming purchasers in any manner whatsoever.
- d. It is further agreed by and between the parties that the stipulated time as mentioned herein above for the purpose of construction of the building will remain binding, if there is any preventing order of any Court also in case of natural calamity or any objection in carrying out the construction works by D.A. Bokaro or in the event of any interference of any other person or persons, the time shall be extended.
- e. The terms and conditions in these present will remain binding on both the parties.

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भारतीय विहित पदचान प्राधिकरण
REGISTRY OF INDIAN



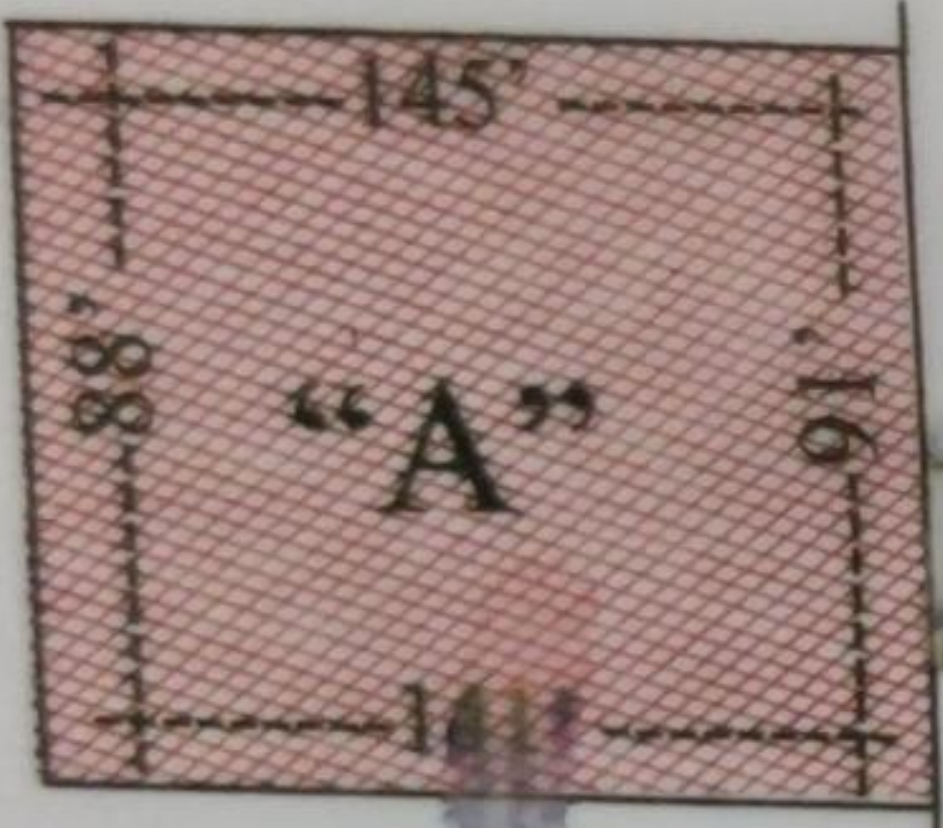
मौजा- तेलीडीह
थाना- चास, नं०-34
परगना- खासपेल, जिलिंगटॉड,
जिला:- बोकारो, पोस्ट.एस-
जरीडीह, कमर, बोकारो,
झारखण्ड - 827302

Address:
S/O Pritham Singh, Village-Bhaski
Tola-Jilingand, Post-Bhaski, P.S-
Jewidih, Kamar, Bokaro,
Jharkhand - 827302

बिक्रीत प्लॉट का चिन्ह- "A"

आधार-आम आदमी का अधिकार

खाता नं०	प्लॉट नं०	बिक्रीत रकवा
44	581, 582, 583	Aadhaar-Aam Admi ka Adhikar 25 डी०



लेख्यकारी:- श्री काशी नाथ सिंह, पिता-
स्व० प्रितम सिंह, स्थाई निवास स्थान-
भस्की टोला, जिलिंगटॉड, थाना- जरीडीह,
जिला:- बोकारो, (झारखण्ड)

लेख्यधारी:- श्री कमल किशोर, पिता- श्री
सुरेन्द्र प्रसाद सिन्हा, निवास स्थान- राम
नगर कॉलौनी चास, पो० का थाना:- चास,
जिला:- बोकारो, (झारखण्ड) राष्ट्रियता:-
भारतीय।



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जिसका चौहद्दी:- 9431379119
उत्तर :- अतुल चन्द्र महतो
दक्षिण :- जगत महतो
पूरब :- रास्ता
पश्चिम :- प्लॉट 585 गिरीवाल सिंह

काशीनाथ सिंह



फरद मलकी / फरद रैयती
 नाम रैयत मय वलिदयत जमाबन्दी
 वो सकुनत नम्बर।
 Page No. : 230
 Vol. No. : 13
 Receipt No. : 0023174670

मौजा मय
 नम्बर
 तेलीडीह | 0034 | श्री काशीनाथ सिंह

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
44	581,582,583	0 एकड़ 16.6667 डिसमील 0 हेक्टर
राजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली

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

मांग वावत	सालाना	बकाया				हाल (2019-2020)
		तीन वर्ष से ज्यादा (2007-2008) - (2015-2016)	३ रा वर्ष (2016-2017)	२ रा वर्ष (2017-2018)	१ ला वर्ष (2018-2019)	
माल (नकदी)	10.00	90.00	10.00	10.00	10.00	10.00
गुजारी (भावली)	2.50	22.50	2.50	2.50	2.50	2.50
सेस	5.00	45.00	5.00	5.00	5.00	5.00
सूद	5.00	45.00	5.00	5.00	5.00	5.00
भुतफरकात	2.00	18.00	2.00	2.00	2.00	2.00
मीजान	24.50	220.50	24.50	24.50	24.50	24.50

तफसील अदायकारी

अदायकारी बाबत	सालाना	बकाया				मौतालबा हाल (2019-2020)	फाजिल
		तीन वर्ष से ज्यादा (2007-2008) - (2015-2016)	३ रा वर्ष (2016-2017)	२ रा वर्ष (2017-2018)	१ ला वर्ष (2018-2019)		
माल (नकदी)	10.00	90.00	10.00	10.00	10.00	10.00	
गुजारी (भावली)	2.50	22.50	2.50	2.50	2.50	2.50	
सेस	5.00	45.00	5.00	5.00	5.00	5.00	
सूद	5.00	45.00	5.00	5.00	5.00	5.00	
भुतफरकात	2.00	18.00	2.00	2.00	2.00	2.00	
मीजान अदायकारी	24.50	220.50	24.50	24.50	24.50	24.50	

(१) मीजान कुल (लफजों में) : Three Hundred Eighteen Rupees and Fifty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 318.50

तारीख अमला तहसील कुनिन्दा : 14-01-2020

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



काशीनाथ सिंह

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

सरकार में निहित इस्टेटों के अभिधारियों (रिजर्वों को नामान्तरण दाखिल करारिज) दिनांकेवाला शुद्धि पत्र

जिल्हा: गोवर्ग अनुमण्डल: पानि साकिल अंचल: पय हल्का: 1511 इस्टेट का नाम: पयवर्ग

क्र. सं.	पंजी २७ में नामांतरण केस संख्या	गाँव	धाना और धाना संख्या	नामांतरण से सम्बद्ध अभिक्रम की संख्या	नामांतरण मंजूर करने वाला पदाधिकारी और आदेश की तारीख	नामांतरण किस कारण से होता है बिक्री, दान, विनियम उत्तराधिकार या बँटवारा हुआ है	नामांतरण से प्रभावित विनियम का पूरा व्यौरा	हल्का पंजी किस तारीख की शुरू की गई	अभियुक्ति
1									
2									
3		<u>समीरिह</u>	<u>पानि 34</u>	<p>धाना नः 44</p> <p>समीर नः 582</p> <p>समीर नः 583</p> <p>0.16 2/3</p> <p>मशान 0 25</p> <p>पानि 0 100 24</p>					
4									
5									
6					<u>सिन्धु आधिकारी पानि</u>				
7						<u>बिक्री</u>			
8						<u>पुराना रंज</u>			
9									
10									



अचल अधिकारी का कार्यालय, पानि
 साकिल पदाधिकारी कुचलाधिकारी
 अंचल / साकिल

काशी नारायण सिंह

नया प्रभावादी के नाम से विनियम

ता. 10
 का जालकारी और आवश्यक कारवाई के लिए अंजी जाता है
 20 08

180v

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फरद मलकी / फरद रैयती
नाम रैयत मय वलिदयत जमाबन्दी
वो सकुनत नम्बर।
Page No. : 274
Vol. No. : 17
Receipt No. : 0368065630

तेलीडीह | 0034 | श्री कशीनाथ सिंह

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
44	581,582,583	0 एकड़ 8.5 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
------------	-------------	------------------------

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

मांग बावत	सालाना	बकाया				हाल (2019-2020)
		तीन वर्ष से ज्यादा (2014-2015) - (2015-2016)	३ रा वर्ष (2016-2017)	२ रा वर्ष (2017-2018)	१ ला वर्ष (2018-2019)	
माल (नकदी)	6.00	12.00	6.00	6.00	6.00	6.00
गुजारी (भावली)	1.50	3.00	1.50	1.50	1.50	1.50
सेस	3.00	6.00	3.00	3.00	3.00	3.00
सूद	3.00	6.00	3.00	3.00	3.00	3.00
मुतफरकात	1.20	2.40	1.20	1.20	1.20	1.20
मी.जान	14.70	29.40	14.70	14.70	14.70	14.70

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2019-2020)	फाजिल
	तीन वर्ष से ज्यादा (2014-2015) - (2015-2016)	३ रा वर्ष (2016-2017)	२ रा वर्ष (2017-2018)	१ ला वर्ष (2018-2019)		
माल (नकदी)	12.00	6.00	6.00	6.00	6.00	
गुजारी (भावली)	3.00	1.50	1.50	1.50	1.50	
सेस	6.00	3.00	3.00	3.00	3.00	
सूद	6.00	3.00	3.00	3.00	3.00	
मुतफरकात	2.40	1.20	1.20	1.20	1.20	
मीजान अदायकारी	29.40	14.70	14.70	14.70	14.70	

(१) मीजान कुल (लफजों में) : Eighty Eight Rupees and Twenty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 88.20

तारीख अमला तहसील कुनिन्दा : 14-01-2020

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



कशीनाथ सिंह

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

सरकार में निहित इस्टेटों के अभिधारियों (शेयरों) का नामांतरण (दाखिल खारिज) दिखाने वाला शुद्धि पत्र।

जिला बोकारो अनुमंडल चास सर्किल/अंचल चास हल्का VII स्टेट का नाम झारखण्ड

क्र.सं.	पंजी 27 के नामांतरण केस संख्या	गाँव	थाना और थाना संख्या	नामांतरण से सम्बद्ध अभिवृत्ति की संख्या	नामांतरण मंजूर करने वाला प्राधिकार और आदेश की तारीख	नामांतरण किस कारण से होना है बिक्री, दान विनिमय उत्तराधिकार या बँटवारा हुआ है।	नामांतरण से प्रभावित विनिमय का पूरा ब्यौरा	कर्मचारी द्वारा हल्का पंजी किस तारीख से शुद्ध की गई	जमाबन्दी संख्या	टिप्पणी
1	20.....									
	1744 III 2015-14	नगरी	वाराणसी 34	<p>खता नं० 44</p> <p>प्लॉट नं० 581, 582, 583</p> <p>रकबा 0-08 1/2 - 2.95</p> <p>तलान 0-10 पं०</p> <p>प्र० तलान 6-00 पं०</p> <p>अलावे शेष</p>	अंचल अधिकारी चास	<p>बिक्री</p> <p>द० न० 911</p> <p>27.11.11</p>	<p>पुराना रैयत नारायण कुमार (अपनी संख्या)</p> <p>पर नं० 3174 नया रैयत काशीगंगा सिंह</p> <p>सिना</p> <p>पीनम सिंह</p>	4502	में नाम दर्ज किया गया है।	



अंचल अधिकारी चास

Transaction Success! Please Note Your Transaction Id.

Name	MsSaiAasthaInfrastructureRepByItsProprietorKamalKishore
Token No / Depositor ID	20200000109958
Amount	193074
Transaction ID	252cbdf1840e7697d881
GRN	2003394470
CIN	10002162020122104712
Time	2020-12-21 12:20:41

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

Kamal Kishore



Pre Registration Docket

Date :- 21-12-2020 09:06 am

Office Name :- SRO - Bokaro
Token No:- 20200000109958

Appoinment :- 21-Dec-2020 Time:- 12:45

Article	Development Agreement
Pre Registration Date	12-Dec-2020
No. Of Pages	39
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 1,93,074.

Property Id: **437186**

Valuation No. : 581022 / 2020 :- 2020-2021	User Id : 3757	Date : 21-December-2020 09:55:AM	
State : Jharkhand	District : Bokaro	Tahsil : Chas	
Land Type : Urban	Corporation : Telidih - 29 Chas Muncipal Corporation	Village/City : Telidih - 29	
Telidih - 29 Word No 29 - Other Road			
Volume Number - 13, 17			
Page Number - 230, 274			
Holding Number - 0290000182000X1			
Khata Number - 44			
Plot Number - 581, 582, 583			
Ward Number - 29			
Valuation Rule : Commercial land			
Property Details			
1	Land area	25 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 25 x 307016=7675400	₹76,75,400/-
A	Total		₹76,75,400/-
Note : Final Valuation is Rounded to Next 100/-			₹76,75,400/-
Total Valuation (A)			
Total Amount in Words : Seventy Six Lakhs Seventy Five Thousands Four Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: ROAD, West: PLOT NO - 585 & GIRWAL SINGH, South: JAGAT MAHTO, North: ATUL CHANDRA MAHTO
--	---

Description of the Property	Land area : 25.00 Decimal
Government/Market Value	Pin Code - 827013
Transaction Amount	7675400
	7676000

CLAIMANT	-Mr. MS SAI AASTHA INFRASTRUCTURE REP BY ITS PROPRIETOR KAMAL KISHORE, Address - WARD NO - 14, RAM NAGAR COLONY CHAS, P.S - CHAS, BOKARO- ,Father/Husband Name SURENDRA PRASAD SINHA , PAN No.- ,Permission Case No.- , Aadhaar No. *****8683
EXECUTANTS	-Mr. KASHI NATH SINGH, Address - VILL - BHASKI, TOLA - JILINGTAND, P.S - JARIDIH, BOKARO- ,Father/Husband Name LATE PRITAM SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****0458

Witness Information	Mr. SUBODH KUMAR , Address - NEAR MANDAL NURSARY, RAM NAGAR COLONY, CHAS, P.S - CHAS, BOKARO-, Father/Husband Name-VISHWANATH PRASAD
---------------------	---

Identifier Details	Mrs. SUMITRA DEVI , Address - VILL - BHASKI, TOLA - JILINGTAND, P.S - JARIDIH, BOKARO-, Father/Husband Name-KASHI NATH SINGH
--------------------	---

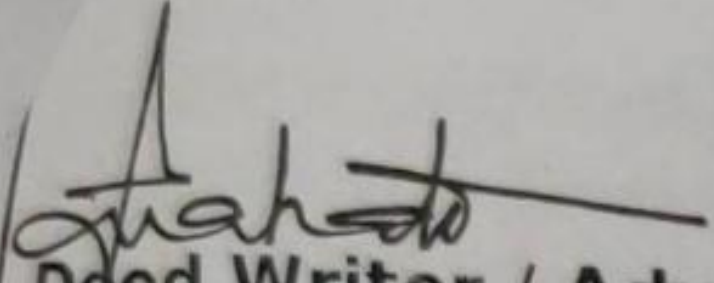
Property Id:437186		
Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,170
Total		1,170

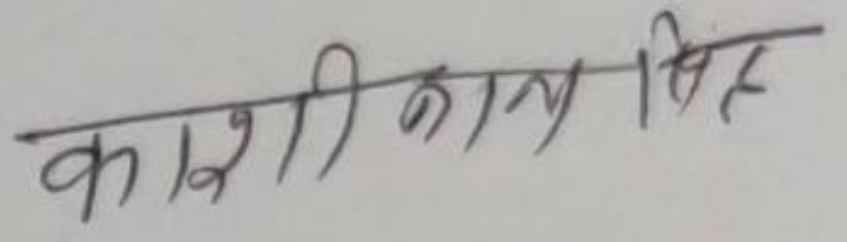
Property Id:437186		
Fee Rule:Development Agreement		
1	PR	1
2	LL	3
3	A1	1,91,900
Total		1,91,904

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

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


Deed Writer / Advocate

Kamal Kumar
Vendee / Claimant


Vendor / Executant



21-Dec-2020

Document Registration Summary 1

Government/Market Value: ₹7675400/-
Transaction Amount: ₹7676000 /-
Paid Stamp Duty: ₹500 /-

On Date 21-12-2020 Presented at SRO - Bokaro
Signature of Presenter

SRO - Bokaro *काशी नाम सिंह*

Receipt : 411331

Receipt Date : 21-12-2020

Presenter Name: -

PR ₹1
SP ₹1170
LL ₹3
A1 ₹191900
Stamp Duty ₹500

Total ₹193574

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	500	-496	Stamp Paper		• Stamp Number : B 468862	500
PR	1	1	0	GRAS	MsSaiAasthaInfrastructureRepByItsProprietorKamalKishore	• GRN Number : 2003394470 • DEPT Transaction Id : 252cbdf1840e7697d881 • Transaction Type :	1
SP	1170	1170	0	GRAS	MsSaiAasthaInfrastructureRepByItsProprietorKamalKishore	• GRN Number : 2003394470 • DEPT Transaction Id : 252cbdf1840e7697d881 • Transaction Type :	1170
A1	191900	191900	0	GRAS	MsSaiAasthaInfrastructureRepByItsProprietorKamalKishore	• GRN Number : 2003394470 • DEPT Transaction Id : 252cbdf1840e7697d881 • Transaction Type :	191900
LL	3	3	0	GRAS	MsSaiAasthaInfrastructureRepByItsProprietorKamalKishore	• GRN Number : 2003394470 • DEPT Transaction Id : 252cbdf1840e7697d881 • Transaction Type :	3
Sub Total	193078	193574	-496				

Article : Development Agreement Number of Pages : 78

Asen
Signature of Operator

[Signature]
Signature of Head Clerk

[Signature]
Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Bokaro

District Name :- Bokaro

State Name :- Jharkhand

Deed Endorsement

Token No :- 20200000109958

Deed Type	Development Agreement
Number of Pages	78
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1170, A1 :- Rs. 191900, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.7675400/- ,Transaction Amount :- Rs.7676000/-
Property Details	District :- Bokaro , Tehsil :- Chas , Village Name :- Telidih - 29 Location :- Other Road, Telidih - 29 Word No 29 Property Boundaries :- East: ROAD, West: PLOT NO - 585 & GIRWAL SINGH, South: JAGAT MAHTO, North: ATUL CHANDRA MAHTO Volume Number - 13, 17Page Number - 230, 274Holding Number - 0290000182000X1Khata Number - 44Plot Number - 581, 582, 583Ward Number - 29 Area Of Land :- 25.00 Decimal

Sh./Smt. **KASHI NATH SINGH** s/o/d/o/w/o **LATE PRITAM SINGH** has presented the document for registration in this office

today dated :- **21-Dec-2020** Day :- **Monday** Time :- **16:16:08 PM**



KASHI NATH SINGH(Individual)

Party Name	Document Type	Document Number
KASHI NATH SINGH	PAN/UID	768834280458

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature

1 NATH
SINGH
Address1 - VILL -
BHASKI, TOLA -
JILINGTAND, P.S -
JARIDIH, BOKARO,
Address2 -
, , , Jharkhand
PAN No.:
Permission Case
No.-

Yes Kashi Nath
Singh
Address:-
, Village-
Bhaski
Tola-
Jilingtand, ,
Post-
Bhaski,
P.S-
Jaridih,
Kasmar, ,
Bokaro,
827302, ,
Jharkhand,
India

EXECUTANTS
Age:57



Handwritten signature of Kashi Nath Singh

2 MS SAI AASTHA
INFRASTRUCTURE
REP BY ITS
PROPRIETOR
KAMAL KISHORE
Address1 - WARD
NO - 14, RAM
NAGAR COLONY
CHAS, P.S - CHAS,
BOKARO,
Address2 -
, , , Jharkhand
PAN No.:
Permission Case
No.-

Yes Kamal
Kishore
Address:-
, , , RAM
NAGAR
COLONY,
Chas, ,
Bokaro,
827013, ,
Jharkhand,
India

CLAIMANT
Age:41



Handwritten signature of Kamal Kishore

Identification:

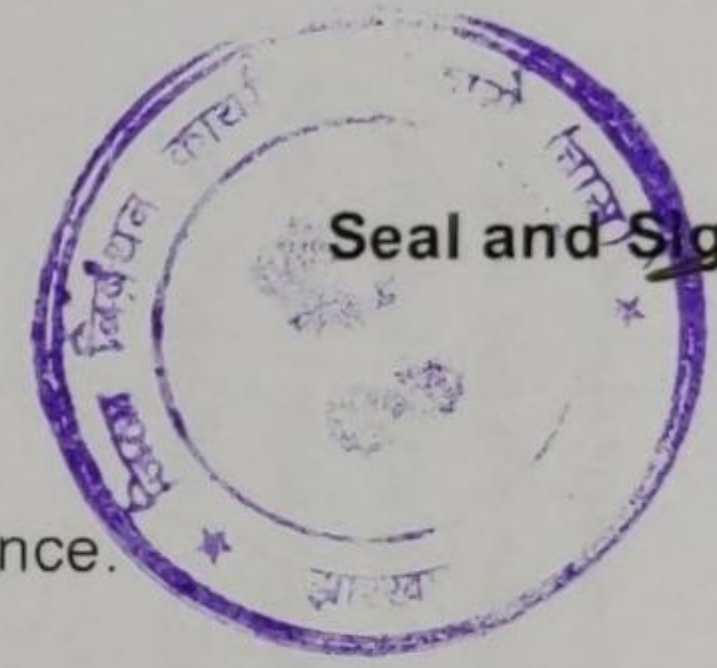
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	SUMITRA DEVI S/o-D/o KASHI NATH SINGH Address1 - VILL - BHASKI, TOLA - JILINGTAND, P.S - JARIDIH, BOKARO, Address2 - , , , Jharkhand PAN No.:			<i>Handwritten signature of Sumitra Devi</i>

Witness:

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

Party Name and Address	Photo	Thumb	Signature
<p style="text-align: center;">SUBODH KUMAR</p> <p>Address1 - NEAR MANDAL NURSARY, RAM NAGAR COLONY, CHAS, P.S - CHAS, BOKARO, Address2 - , , , Jharkhand</p>			

Subodh Kumar
Signature of Operator



[Signature]
Seal and Signature of Registering Officer
21/12/20

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**KASHI NATH SINGH**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**SUMITRA DEVI**) Son/Daughter/Wife of (**KASHI NATH SINGH**) resident of (**VILL - BHASKI, TOLA - JILINGTAND, P.S - JARIDIH, BOKARO**) and by occupation (**House Wife**).

[Signature]
Signature of Registering Officer
21/12/20

Date:- 21-Dec-2020



[Signature]
Seal and Signature of Registering Officer
21/12

Token No.: 20200000109958

CERTIFICATE

Office of the SRO - Bokaro

This **Development Agreement** was presented before the registering officer on date **21-Dec-2020** by

KASHI NATH SINGH, S/O, D/O, W/O LATE PRITAM SINGH resident of VILL - BHASKI, TOLA - JILINGTAND, P.S
- JARIDIH, BOKARO ,,

This deed was registered as Document No:- **2020/BOK/4756/BK1/4423** in Book No :- **BK1**, Volume No :- 418
from Page No :- 1 to 78 at, office of **SRO - Bokaro**

Date:- **21-Dec-2020**

Registering Officer

