

3523

3355



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : ef0ea656db11a3482896
Receipt Date : 26-Oct-2021 12:42:08 pm
Receipt Amount : 100/-
Amount In Words : One Hundred Rupees Only
Token Number : 20210000114136
Office Name : SRO - Saraikela
Document Type : Development Agreement
Payee Name : SWASTI INFRA DEVELOPERS PVT LTD
REP BY AMIT KUNWAR (Vendee)
GRN Number : 2108105620

SWASTI INFRA DEVELOPERS PVT. LTD.

Amit Kunwar
DIRECTOR



--: For Office Use :-



Amit Kunwar
26/10/21

Amit Kunwar

Amit Kunwar

Amit Kunwar

26/10/2021

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

Development agreement - 2,01,89,400/- Stamp - 100/- Adityapur.

मुल्यांकन सूची 26/10/21

दस्तावेज जांच 26/10/21

उपस्थापित दस्तावेज में लक्ष्यकारी की जाति (HINDU) संकेत है। यह जाति C.N.T Act 1908 की धारा 461(B) के अन्तर्गत नहीं है।

26/10/21

दस्तावेज व कंथन प्रतिबंधित सूची में 0126

26/10/21

SWASTI INFRA DEVELOPERS PVT. LTD. DIRECTOR



Madhu Singh 26/10/2021

नियम-21 को जघीम ग्राहक भारतीय स्टाम्प अधिनियम (इण्डियन स्टाम्प एक्ट-1899) की अनुसूची-1 या 1 (के) रा. 1... के अधीन, प्रथागत स्टाम्प महिय या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क अर्पित नहीं

26/10/21

निबंधन पदाधिकारी

DEVELOPMENT AGREEMENT


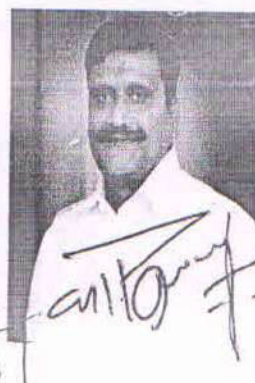


THIS DEVELOPMENT AGREEMENT IS MADE on this 26th day of October 2021, AT SERAIKELLA, BY AND BETWEEN;

MADHU SINGH (UID : 6539 4732 1207 and PAN : AOZPS4683J) W/o Mr. Rajiv Ranjan Singh, by faith Hindu, by caste General, Indian National, by occupation Housewife, R/o CF 53, NIT Campus, P.S. R.I.T., Adityapur 2, District Seraikella Kharsawan, hereinafter referred to as the 'OWNER' which expression shall, unless it be repugnant to the context or meaning thereon be deemed to include his heirs, executors, administrators and assigns, being the Parties of the First Part.

Mandam Singh
26/10/2021

Rabindra K. Jha
26/10/2021

Amit - Kumar
26/10/2021

SWASTI INFRA DEVELOPERS PVT. LTD.
DIRECTOR

AND

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

Masum Singh
Rabehdrau Ra
Anif Khambad
26/10/2021

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

SWASTI INFRA DEVELOPERS PVT. LTD.
Anif
DIRECTOR

WHEREAS the OWNER is the lawful owner and is in absolute possession of the land measuring an area 4000 Sq.Ft. i.e. 9.17 Decimals, being portion of Old plot no. 132 (P), under Old Khata No. 90, corresponding to New Khata No. 45, being New plot no. 249 (P), within Mouza Asangi, Thana No. 126, Ward No. 4 (Old) 10 (New), A.N.A.C./A.M.C., P.S. Adityapur, District Sub Registry Office at Seraikella, District Seraikella Kharsawan which the owner had purchased from its previous and lawful owner, by the virtue of a Sale Deed bearing deed no. 1360 / 1355 dated 04-03-2008, registered at the District Sub Registry office at Seraikella and thereafter the same is mutated in the name of the Owner vide mutation case no. 1182 / 2008-2009 and the same is recorded in Volume no. 3, page No. 172, in the Register II of the Anchal Adhikari, Gamharia.

Masum Singh

AND WHEREAS the OWNER is the lawful owner and is in absolute possession of the land measuring an area 4000 Sq.Ft. i.e. 9.17 Decimals, being portion of Old plot no. 132 (P), under Old Khata No. 90, corresponding to New Khata No. 45, being New plot no. 249 (P), within Mouza Asangi, Thana No. 126, Ward No. 4 (Old) 10 (New), A.N.A.C./A.M.C., P.S. Adityapur, District Sub Registry Office at Seraikella, District Seraikella Kharsawan which the owner had purchased from its previous and lawful owner, by the virtue of a Sale Deed bearing deed no. 1361 / 1356 dated 04-03-2008, registered at the District Sub Registry office at Seraikella

Mandru Siru
Rabendrantha
Anil Kumar
26/10/2021

SWASTI INFRA DEVELOPERS PVT. LTD.
Anil Kumar
DIRECTOR

and thereafter the same is mutated in the name of the Owner vide mutation case no. 1180 / 2008-2009 and the same is recorded in Volume no. 3, page No. 172, in the Register II of the Anchal Adhikari, Gamharia.

AND WHEREAS the OWNER is the lawful owner and is in peaceful possession of All that land measuring an area 18.34 Decimals, being portion of Old plot no. 132 (P), under Old Khata No. 90, corresponding to New Khata No. 45, being New plot no. 249 (P), within Mouza Asangi, Thana No. 126, Ward No. 4 (Old) to (New), A.N.A.C./A.M.C., P.S. Adityapur, District Sub Registry Office at Seraikella, District Seraikella Kharsawan and morefully described in the Schedule A hereunder written land and has been enjoying all acts of ownership thereto.

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

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

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

M...
R...
A...
26/10/2021

SWASTI INFRA DEVELOPERS PVT. LTD.
DIRECTOR

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

1. This Agreement shall be deemed to have been commenced with effect from the date of execution of these presents and shall remain in force until completion of the development and construction of the said project.
2. The owner hereby grants exclusive and irrevocable right to the Developer for development of the Schedule Premises, terminable only at the instance of the Developer, unless specified otherwise hereinafter.
3. **DEVELOPMENT PLANS & APPROVALS**
 - (a) It is specifically agreed that the owner shall through the Developer's Architects submit plans for sanctioning of lay out for construction of buildings and/or other structures on the said property or any part or portion thereof to the appropriate agencies and have the architecture plans approved for clearance to construct the buildings.
 - (b) The said plans shall be prepared by the Architects of the Developer and at the costs of the Developer which shall be forthwith be submitted by the owner with appropriate agencies for the purposes of obtaining requisite approvals and permissions.
 - (c) That the architecture plans may only be modified or changed with prior written consent of the Developer during the stage of approval. Howsoever, after initial approval of the architecture plan, no modification, alteration or changes in the approved architecture plan shall be permitted unless submitted by the Developer to appropriate agency certifying and approving the architecture plans.

Manish Singh

Abinaba Jha

Audh Karan

26/10/2021

SWASTI INFRA DEVELOPERS PVT. LTD.

Audh Karan

DIRECTOR

(d) The owner declares that She has examined and verified the draft Scheme framed and proposals made by the Developer for the development of the said project and she is fully satisfied with the same including the provisions made with regard thereto by the Developer as also with the responsibilities of the parties mentioned and described there therein.

4. GENERAL POWER OF ATTORNEY

- (a) That on and when desired by the developer, the owner shall execute a General Power of Attorney in favour of the Developer or any other person nominated by the Developer for carrying out day to day operations related to the construction and also for negotiations and entering into agreements with prospective Purchasers of the constructed Project.
 - (b) Failure of the owner to execute the General Power of Attorney if desired by the developer shall make the Agreement terminable at the instance of the Developer, and in such eventuality, the Developer shall be entitled to receive from the owner all moneys, costs and expenses incurred by it in connection with this Agreement.
 - (c) The Developer or its nominated person and shall act as true and bonafide attorney of the owner in connection with the accomplishment of the Project, i.e. undertake construction activities and sale/ negotiating sales of the construction areas realised from the Project.
5. That the Developer shall be authorised to present plans for structural, electrical, sewerage etc. and obtain due approvals or consents from the appropriate agencies on behalf of the owner. The owner shall extend all co-operation during such process and any breach of failure to co-operate, when

Mandir Singh

Rabendra Singh
Amir Khuram

26/10/2024

SWASTI INFRA DEVELOPERS PVT. LTD.
DIRECTOR

required by the Developer shall be deemed to be material breach of mandatory obligations of the owner.

6. REPRESENTATION & WARRANTIES

- (a) The owner represents that the owner is the bonafide and true owner of the Schedule A hereunder written and that there is no risk, defect or encumbrance or pending litigation in relation to the title of the Schedule A hereunder written premises. The owner further warrants that, if in future, there are claims on the title of the Schedule A hereunder written, on account of any lien, charge, mortgage, encumbrance, litigation affecting or prejudicing the title, the owner shall be entitled to refund of all costs incurred in the construction of the building and also the costs and expenses towards obtaining requisite consents and approvals.
- (b) The owner after the execution of this agreement, by the virtue of this Development Agreement has handed over peaceful and vacant possession of the Schedule A hereunder written to the Developer.

7. DELIVERY OF POSSESSION

- (a) Notwithstanding anything contained in the preceding clause, it is specifically agreed by and between the parties hereto that after execution hereof the Developer shall be entitled to put up fencing around the said property or any portion or portions thereof, for the purposes of preventing any encroachment.
- (b) All costs, charges and expenses in respect of the above shall be borne and paid by the Developer alone.

Manshu Singh
Ratendra Singh
Ajay Singh
26/10/2021

SWASTI INFRA DEVELOPERS PVT. LTD.
DIRECTOR

- (c) As from the date hereof, the owner shall be solely entitled at her own risk to deal and/or negotiate with any attempts of the unauthorised occupants and/or trespassers on the said property and to take any proceedings against them and/or to arrive at any arrangement or agreement with them at the costs, charges and expenses of the owner alone.
- (d) However, the owner has empowered and authorised the Developer and/or his nominees under this agreement as to effectively deal and/or negotiate with any trespassers or attempt of unauthorised occupants.

8. SUBMISSION OF TITLE DEEDS

- (a) The owner shall deposit with the Developer all the original Sale Deed, Mutation receipt and other related documents, which shall be securely held and retained by the Developer for the purposes of this Agreement without claiming therein any right of ownership in any manner whatsoever.
- (b) The original the sale deed, mutation, rent receipt and related documents related to Schedule Premises shall be in the custody of the Developer for lifetime, against an ordinary receipt in favour of the owner.

9. (a) TIME OF COMPLETION OF PROJECT :

That the parties agree that time is the essence of this Agreement and the Developer shall strive to complete the Entire Project within 4 (Four) years from the date of receipt of the requisite clearances and approvals.

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

Mandur Singh

Rabehra Wadia

Gul Kaur

26/10/2021

SWASTI INFRA DEVELOPERS PVT. LTD.
DIRECTOR

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

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

That it is agreed and decided by and between the parties that the Developer shall deliver 40 % of the total constructed area i.e. 8000 Sq.Ft. of Super Built Up Area (4000 Sq.Ft. in Fourth Floor and 4000 Sq.Ft. in the Fifth Floor) consisting of flats, parking's, etc. to be constructed on the Schedule A hereunder written as morefully described in the Schedule B hereunder written property.

10. FORCE MAJEURE

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

11. The Developer shall be entitled to sell, dispose, mortgage, transfer, of its shares of the proposed building i.e. developer's allocation, described in the Schedule 'C' to this Agreement along with common advantages, privileges, utility services, amenities etc. to the various buyers at its discretion to which

Member Sign

[Handwritten Signature]

Aug-16-9

26/10/2021

SWASTI INFRA DEVELOPERS PVT. LTD.

[Handwritten Signature]

DIRECTOR

the owner shall have no objection and if the developer desires the owner shall wilfully execute the necessary instruments and documents to this effect without any further consideration payable to the owner. That it is specifically mentioned that the developer shall solely sign and execute all deeds, documents etc in respect of his share falling in the Schedule 'C'.

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

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

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

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

13. That the Developer hereby declares and covenants:

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

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

Madhur Singh

Rabinder Singh

26/10/2021

26/10/2021

SWASTI INFRA DEVELOPERS PVT. LTD.

Director

DIRECTOR

- (c) That the expenses incurred towards preparation of building plan, passing of such plan or plans, payment to architect, civil engineer, labours, workmen, guard, purchase of building materials, fixtures, fittings installation and / or other service connection to be installed therein, documentation miscellaneous charges, levied fines, penalties imposed by Municipality or any other authorities during the construction of he said building shall be fully borne by the Developer only.
- (d) Developer shall be overall responsible for the construction of the proposed building on the Schedule A hereunder written premises and in an event of any dispute arising due to and on the Schedule A hereunder written premises, the owner shall protect and defend the interest of the Developer in this regard.
14. It is also mutually agreed that this agreement both the parties shall diligently attend to terms and conditions of this development agreement.
15. That, both the parties agree that the Developer shall be at liberty to carry out newspaper publication to advertise the Project for the purposes of general advertisement or generating revenues for the Project at its own risk.
16. The Developer shall be entitled to raise finances from Banks, Financial Institutions, Housing Finance Companies etc. for the purpose of construction of the said Project and for such purpose to mortgage and charge the said plot of land and to enter into, sign and execute all requisite agreements, contracts, deeds, documents, papers, declarations, affidavits for such purpose without seeking to obtain any further consent of the

Mentoring
Rabendra Jha
26/10/2024

SWASTI INFRA DEVELOPERS PVT. LTD.
DIRECTOR

owner, provided however that the developer shall not attach any liability to the owner on account of its borrowings in any manner whatsoever.

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

18. TAXES AND OUTGOINGS

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

Mohini Singh
Rabi Indra Wjha
Anil Kumar
26/10/2021

SWASTI INFRA DEVELOPERS PVT. LTD.
DIRECTOR
Anil Kumar

(d) That the G.S.T. arising out of the respective allocations of the Owner and the Developer with respect to the Schedule B and Schedule C premises, shall be borne by the Owner and the Developer in individual capacity respectively.

19. **RATIFICATION**

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

20. **INDEMNIFICATION**

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

21. **AMENDMENTS**

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

22. **ASSIGNMENT**

M. S. Singh
Abinendra K. Jha
A. K. Singh
26/10/2021

SWASTI INFRA DEVELOPERS PVT. LTD.
DIRECTOR

No part of this Agreement can be assigned by the Developer to any other Developer without obtaining the prior permission of the owner. The Developer, prior to creation of any assignment shall request the owner for creation of assignment, which shall not be unreasonably withheld. However, the Developer shall be at liberty to engage contractors, technicians and other agencies in aid of construction of the Project at the Schedule Premises.

23. MATERIAL TO BE USED

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

24. ARBITRATION

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

25. JURISDICTION

M. V. Singh
Rabendra Kumar Jha
A. K. Singh
26/10/2011

SWASTI INFRA DEVELOPERS PVT. LTD.
DIRECTOR

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

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

Schedule 'A'

[Schedule Premises]

All that land measuring an area 18.34 Decimals, being portion of Old plot no. 132 (P), under Old Khata No. 90, corresponding to New Khata No. 45, being New plot no. 249 (P), within Mouza Asangi, Thana No. 126, Ward No. 4 (Old) (New), A.N.A.C./A.M.C., P.S. Adityapur, District Sub Registry Office at Seraikella, District Seraikella Kharsawan; bounded as follows :

- North : Pratima Agarwal, Sunil Sharma and Kanhaiya Singh;
South : Road
East : Road
West : Road

Schedule 'B'

[OWNERS' Allocation]

The Developer shall deliver 40 % of the total constructed area i.e. 8000 Sq.Ft. of Super Built Up Area (4000 Sq.Ft. in Fourth Floor and 4000 Sq.Ft. in the Fifth Floor) comprising of flats, parking's, along with undivided proportionate share in the land within the building to be constructed over Schedule A premises

Singh
A. K. Singh

Mastur Singh
Rabindra Chandra
26/10/2021

SWASTI INFRA DEVELOPERS PVT. LTD.
DIRECTOR

including all its advantages, privileges, amenities and services of this Agreement.

Schedule 'C'

[Developer's Allocation]

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

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

WITNESS



1. Vivek Kumar Nay S/o Santosh Nay
R/o - C/11, Jahatola Barchid JSR
2. M. Harmath Naidu S/o Late. M. Gajpathi Naidu
Q.No 1624/5, Kadma Sonari Link Road, Kadma,

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

Harith Nay
ADVOCATE



Pre Registration Docket

Date :- 26-10-2021 03:26 pm

Office Name :- SRO - Saraikela

Token No:- 20210000114136

Appoinment :- 26-Oct-2021 Time:- 10:30

Article	Development Agreement
Pre Registration Date	25-Oct-2021
No. Of Pages	38
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 5,07,879.

SWASTI INFRA DEVELOPERS PVT. LTD.
DIRECTOR

Property Id: **612574**

Valuation No. : 823012 / 2021	:- 2021-2022	User Id : 189	Date : 26-October-2021 15:49:PM
State : Jharkhand	District : SaraikelaKharsawan	Tahsil : Gamharia	
Land Type : Urban	Corporation :	Village/City : Adityapur Ward No. 10	
Adityapur Ward No. 10 Village Code 126 - Other Road			
Volume Number - 3			
Page Number - 172			
Holding Number - 0220000674000M0			
Khata Number - 90(OLD)			
Plot Number - 132P(OLD)			
Ward Number - OLD WARD NO 4 AND NEW WARD NO 10			
Valuation Rule : Commercial land			
Property Details			
1	Land area	18.34 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 18.34 x 1100836=20189332.24	₹2,01,89,332/-
A	Total		₹2,01,89,332/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹2,01,89,400/-
Total Amount in Words : Two Crore One Lakh Eighty Nine Thousands Four Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: ROAD, West: ROAD, South: ROAD, North: PRATIMA AGARWAL, SUNIL SHARMA AND KANHAI SINGH
Area	Land area : 18.34 Decimal
Other Description of the Property	Pin Code - 831013
Government/Market Value	20189332.24
Transaction Amount	20189400

SWASTI INFRA DEVELOPERS PVT. LTD.

DIRECTOR

CLAIMANT	-Ms. SWASTI INFRA DEVELOPERS PVT LTD REP BY RABINDRA KUMAR JHA, Address - OFFICE AT FLAT NO 101, PUSHPANJALI APARTMENT, CONTRACTORS AREA, BISTUPUR, PO AND PS BISTUPUR, JAMSHEDPUR, DIST EAST SINGHBHUM- ,Father/Husband Name L K JHA , PAN No.- ,Permission Case No.- , Aadhaar No. *****8343
	-Ms. SWASTI INFRA DEVELOPERS PVT LTD REP BY AMIT KUNWAR, Address - OFFICE AT FLAT NO 101, PUSHPANJALI APARTMENT, CONTRACTORS AREA, BISTUPUR, PO AND PS BISTUPUR, JAMSHEDPUR, DIST EAST SINGHBHUM- ,Father/Husband Name DHARMVIR KUNWAR , PAN No.- ,Permission Case No.- , Aadhaar No. *****4523
EXECUTANTS	-Mrs. MADHU SINGH, Address - CF 53, NIT CAMPUS, PS R.I.T, ADITYAPUR 2, DIST SERAIKELLA KHARSAWAN- ,Father/Husband Name RAJIV RANJAN SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****1207

Witness Information	Mr. HARNATH NAIDU , Address - L5-162, KADMA SONARI LINK ROAD, NEAR KADMA POST OFFICE, JAMSHEDPUR, DIST EAST SINGHBHUM-, Father/Husband Name-GAJAPAT NAIDU
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Identifier Details	Mr. VIVEK KUMAR NAG , Address - C/11 TILKA MAJHI ROAD, BARIDIH JAHER TOLA, BARIDIH COLONY, BARIDIH, JAMSHEDPUR, DIST EAST SINGHBHUM-, Father/Husband Name-SANTOSH NAG
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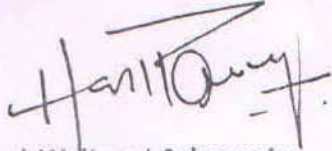
Fee Rule:Development Agreement		
1	Stamp Duty	4

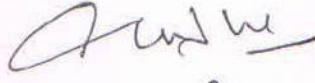
1	SP	1,140
Total		1,140


Fee Rule:Development Agreement		
1	A1	5,04,735
2	E	2,000
3	LL	3
4	PR	1
Total		5,06,739

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

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


Deed Writer / Advocate


Vendee / Claimant



Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

SWASTI INFRA DEVELOPERS PVT. LTD.




DIRECTOR



Document Registration Summary 1

Date :-26-Oct-2021

- Government/Market Value: ₹20189400/-
- Transaction Amount: ₹20189400 /-
- Paid Stamp Duty: ₹100 /-

On Date 26-10-2021 Presented at SRC - Sarakela
Signature of Presenter

Manshu Singh

SRC - Sarakela

Receipt : 551380	
Receipt Date : 26-10-2021	
Presenter Name: -	
E	₹2000
PR	₹1
SP	₹1140
LL	₹24
A1	₹504735
Stamp Duty	₹100
Total	₹508000

Payment Head	Amount To Be paid	Faid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	100	100	-96	GRAS	SwastiInfraDevelopersPvt.LtdRepByAmitKunwar	GRN Number : 2108105620 DEPT Transaction Id : e0ea656db11a3482896 Transaction Type :	100
E	2000	2000	0	GRAS	SwastiInfraDevelopersPvtLtdRepByAmitKunwar	GRN Number : 2108115466 DEPT Transaction Id : 786f2352af15fd2acc08 Transaction Type :	2000
PR	1	1	0	GRAS	SwastiInfraDevelopersPvtLtdRepByAmitKunwar	GRN Number : 2108115406 DEPT Transaction Id : 786f2352af15fd2acc08 Transaction Type :	1
SP	1140	1140	0	GRAS	SwastiInfraDevelopersPvtLtdRepByAmitKunwar	GRN Number : 2108115466 DEPT Transaction Id : 786f2352af15fd2acc08 Transaction Type :	1140
A1	504735	504735	0	GRAS	SwastiInfraDevelopersPvtLtdRepByAmitKunwar	GRN Number : 2108115466 DEPT Transaction Id : 786f2352af15fd2acc08 Transaction Type :	504735
LL	24	24	-21	GRAS	SwastiInfraDevelopersPvtLtdRepByAmitKunwar	GRN Number : 2108115466 DEPT Transaction Id : 786f2352af15fd2acc08 Transaction Type :	24
Sub Total	507883	508000	-117				

Article : Development Agreement Number of Pages : 76

[Signature]
Signature of Operator

[Signature]
Signature of Head Clerk

[Signature]
26/10/21
Signature of Registering Officer

SWASTI INFRA DEVELOPERS PVT. LTD.
[Signature]
DIRECTOR



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Saraikela

District Name :- SaraikelaKharsawan

State Name :- Jharkhand

Deed Endorsement

Token No :- 20210000114136

Deed Type	Development Agreement
Number of Pages	76
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1140, A1 :- Rs. 504735, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.20189332/- ,Transaction Amount :- Rs.20189400/-
Property Details	District :- SaraikelaKharsawan , Tehsil :- Gamharia , Village Name :- Adityapur Ward No. 10 Location :- Other Road, Adityapur Ward No. 10 Village Code 126 Property Boundaries :- East: ROAD, West: ROAD, South: ROAD, North: PRATIMA AGARWAL, SUNIL SHARMA AND KANHAIYA SINGH Volume Number - 3Page Number - 172Holding Number - 0220000674000M0Khata Number - 90(OLD)Plot Number - 132P(OLD)Ward Number - OLD WARD NO 4 AND NEW WARD NO 10 Area Of Land :- 18.34 Decimal

Sh./Smt.MADHU SINGH s/o/d/o/w/o RAJIV RANJAN SINGH has presented the document for registration in this office today dated :- 26-Oct-2021 Day :- Tuesday Time :- 16:15:36 PM









MADHU SINGH(Individual)

Party Name	Document Type	Document Number
MADHU SINGH	PAN/UID	653947321207




Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
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SWASTI INFRA DEVELOPERS PVT. LTD.
[Signature]
DIRECTOR

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	MADHU SINGH Address1 - CF 53, NIT CAMPUS, PS R.I.T, ADITYAPUR 2, DIST SERAIKELLA KHARSAWAN, Address2 - ... , Jharkhand PAN No.: Permission Case No.-	Yes	Madhu Singh Address:- CF-53, , NIT CAMPUS, PO- RIT, ADITYAPUR 2, , Seraikela- kharsawan, 831014, . Jharkhand, India		EXECUTANTS Age:56			
2	SWASTI INFRA DEVELOPERS PVT LTD REP BY RABINDRA KUMAR JHA Address1 - OFFICE AT FLAT NO 101, PUSHPANJALI APARTMENT, CONTRACTORS AREA, BISTUPUR, PO AND PS BISTUPUR, JAMSHEDPUR, DIST EAST SINGHBHUM, Address2 - ... , Jharkhand PAN No.: Permission Case No.-	Yes	Rabindra Kumar Jha Address:- 402, Vidyapati Tower, . Pushpanjali Wilson Estate, Road N0-7, Ramnagar, Jamshedpur, Sonari, . East Singhbhum, 831011, . Jharkhand. India		CLAIMANT Age:61			

SWASTI INFRA DEVELOPERS PVT. LTD.





DIRECTOR

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	SWASTI INFRA DEVELOPERS PVT LTD REP BY AMIT KUNWAR Address1 - OFFICE AT FLAT NO 101, PUSHPANJALI APARTMENT, CONTRACTORS AREA, BISTUPUR, PO AND PS BISTUPUR, JAMSHEDPUR, DIST EAST SINGHBHUM, Jharkhand Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Amit Kunwar Address:- 401, pitru-chhaya building 401, above hotel hang-out, K-Road, bistupur, Sakchi, Bistupur, , East Singhbhum, 831001, , Jharkhand, India		CLAIMANT Age:37			

SWASTI INFRA DEVELOPERS PVT. LTD.

 DIRECTOR

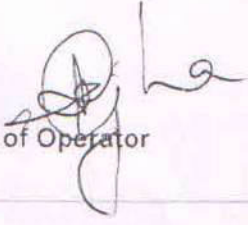
Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	VIVEK KUMAR NAG S/o-D/o SANTOSH NAG Address1 - C/11 TILKA MAJHI ROAD, BARIDIH JAHER TOLA, BARIDIH COLONY, BARIDIH, JAMSHEDPUR, DIST EAST SINGHBHUM, Address2 - , , , Jharkhand PAN No.:			

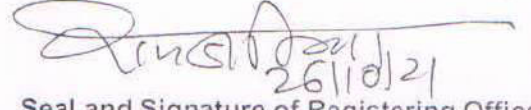
Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	HARNATH NAIDU Address1 - L5-162, KADMA SONARI LINK ROAD, NEAR KADMA POST OFFICE, JAMSHEDPUR, DIST EAST SINGHBHUM, Address2 - , , , Jharkhand			



Signature of Operator



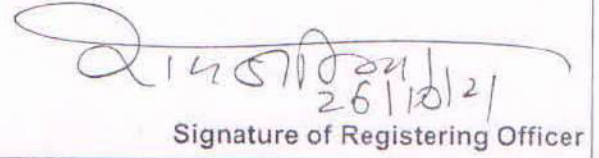
26/10/21

Seal and Signature of Registering Officer

जिला अवर निबंधक
सरायकेला-खगमात

Above signature & thumb Impression are affixed in my presence.

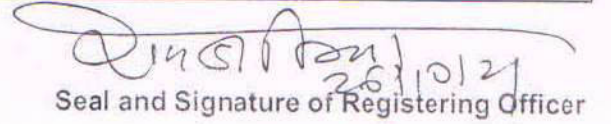
Above mentioned, (MADHU SINGH), has/have admitted the execution before me. He/ She/ They has / have been identified by (VIVEK KUMAR NAG) Son/Daughter/Wife of (SANTOSH NAG) resident of (C/11 TILKA MAJHI ROAD, BARIDIH JAHER TOLA, BARIDIH COLONY, BARIDIH, JAMSHEDPUR, DIST EAST SINGHBHUM) and by occupation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



26/10/21

Signature of Registering Officer

Date:- 26-Oct-2021



26/10/21

Seal and Signature of Registering Officer

जिला अवर निबंधक
सरायकेला-खगमात

SWASTI INFRA DEVELOPERS PVT. LTD.



DIRECTOR

Token No.: 20210000114136

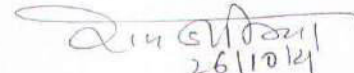
CERTIFICATE

Office of the SRO - Saraikela

This **Development Agreement** was presented before the registering officer on date **26-Oct-2021** by **MADHU SINGH**, S/O, D/O, W/O **RAJIV RANJAN SINGH** resident of CF 53, NIT CAMPUS, PS R.I.T, ADITYAPUR 2, DIST SERAIKELLA KHARSAWAN ..

This deed was registered as Document No:- **2021/SAR/3523/BK1/3355** in Book No :- BK1, Volume No :- 582 from Page No :- 319 to 394 at, office of **SRO - Saraikela**

Date:- 26-Oct-2021


26/10/21
Registering Officer

SWASTI INFRA DEVELOPERS PVT. LTD.


DIRECTOR