

3430

3280



## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 26e9067524301002113e

Receipt Date : 16-Dec-2020 12:32:03 pm

Receipt Amount : 40100/-

Amount In Words : Forty Thousands One Hundred Rupees  
Only

Token Number : 20200000111257

Office Name : SRO - Saraikela

Document Type : Development Agreement

Payee Name : SWASTI INFRA DEVELOPERS PVT LTD  
REP BY RABINDRA KUMAR JHA ( Vendee )

GRN Number : 2003280434



:- For Office Use :-



*Rabindra Kumar Jha*

*Sabita Bhowmik*

SWASTI INFRA DEVELOPERS PVT. LTD.

DIRECTOR

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

Dev. Agreement - Amt. Rs. 10,00,000/- Stamp 40100/- Adityan

मूल्यांकन सूची से जांच किया 16/12/2020

दस्तावेज जांच एडमिन पाया 16/12/2020

SWASTI INFRA DEVELOPERS PVT. LTD. DIRECTOR  
16/12/2020

उपरोक्त दस्तावेज जांचकारी की जाति कोण... उ। यह जाति C.N.T.A. के धारा 461(B) के अन्तर्गत नहीं है। 16/12/2020

दस्तावेज में वर्णित मुझे प्रतिबंधित सूची से को... जांचकर्ता 16/12/2020



Sabita Burman 16/12/2020



नियम-21 के अधीन प्राहय भारतीय स्वयं सहायता समूह (हाउसिंग स्वयं सहायता समूह-1999) की अनुसूची-1 या 1 (ए) में 5(c) के अधीन गणना स्वयं सहायता समूह या स्वयं सहायता समूह का स्वयं सहायता समूह

16/12/2020

DEVELOPMENT AGREEMENT

16/12/2020

.....2020... निबंधन पदाधिकारी

THIS DEVELOPMENT AGREEMENT IS MADE on this 16<sup>th</sup> day of December, 2020, AT SERAIKELLA, BY AND BETWEEN;

SABITA BURMAN alias SAVITA BURMAN (UID : 8014 8328 1361 and PAN : AHIPB1895R) W/o Sri Siv Prasad Burman, by faith Hindu, by caste Sonar, Indian National, by occupation Housewife, R/o 2C, Hume Road, P.S. Kalighat, Kolkata, 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.

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16/12/2020

Sabita Beerman  
16/12/2020

SWASTI INFRA DEVELOPERS PVT. LTD.

*[Signature]*  
DIRECTOR



*[Signature]*



*[Signature]*



*[Signature]*




*[Signature]*

AND

M/S SWASTI INFRA DEVELOPERS PVT. LTD. (AAXCS6488A), partnership firm, having its office at Flat No. 101, Vidyapati Tower, Pushpanjali Wilson Estate, Road No. 07, Ramnagar, P.O and P.S. Sonari Town Jamshedpur, District Singhbhum East, State of Jharkhand, represented by its Directors namely 1) **RABINDRA KUMAR JHA (UID : 2994 0156 8343)**, S/o L.K. Jha, by faith Hindu, by caste Brahmin, by occupation Business, resident of 402, Vidyapati Tower,

Sabita Berman  
16/12/2020

Amit Kunwar  
16/12/2020

  
16/12/2020

SWASTI INFRA DEVELOPERS PVT. LTD.  
  
DIRECTOR

Pushpanjali Wilson Estate, Road no. 7, Ramnagar, P.O. Kadma, Town Jamshedpur, District Singhbhum East and 2) AMIT KUNWAR (UID : 3808 3868 4523), S/o Mr. Dharmvir Kunwar, by faith Hindu, by caste Rajput, Indian National, by occupation Business, R/o 401, Pitru Chhaya Building, K Road, Above Hotel Hangout, Bistupur, P.O. and P.S. Bistupur, Town Jamshedpur, District East Singhbhum, hereinafter called and referred to as the 'DEVELOPER/BUILDER', which expression shall, unless it be repugnant to the context or meaning thereon be deemed to include his heirs, executors, administrators and assigns, being the Parties of the Other Part:

WHEREAS the OWNER is the lawful owner and is in absolute possession of the land measuring an area 7.5 Decimals, being portion of Old plot no. 138, under Old Khata No. 176, corresponding to New Khata No. 154, being New plot no. 229, within Mouza Asangi, Thana No. 126, Ward No. 4 (Old) 2 (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. 449 dated 16-02-2001, registered at the District Sub Registry office at Seraikella and thereafter the same is mutated in the name of the Owner and stands recorded in government records vide mutation case no. 220/2010-2011 and the same is recorded in Volume 4, page No. 152, in the Register II of the Anchal Adhikari, Gamharia.

AND WHEREAS the OWNER is also the lawful owner and is in absolute possession of the land measuring an area 10 Decimals, being portion of Old plot no. 133, under Old Khata No. 176, corresponding to New Khata No. 154, being New plot no. 228 and 229, within Mouza Asangi, Thana No. 126, Ward No. 4

Sabita Berman  
16/12/2020

*[Signature]*  
16/12/2020

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16/12/2020

SWASTI INFRA DEVELOPERS PVT. LTD.

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DIRECTOR

(Old) 2 (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. 938 dated 30-03-1990, registered at the District Sub Registry office at Seraikella and thereafter the same is mutated in the name of the Owner and stands recorded in government records vide mutation case no. 1072/2009-2010 and the same is recorded in Volume 4, page No. 151, in the Register II of the Anchal Adhikari, Gamharia.

AND WHEREAS the OWNER is the lawful and absolute owner of all that land measuring an area 17.5 Decimals, recorded under old khata no. 176, being old plot nos. 133 and 138, corresponding to new khata no. 154, being new plot nos. 228 and 229, situated in Mouza Asangi, Thana no. 126, Ward No. 4 (Old) 2 (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.

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

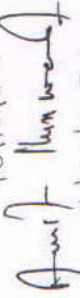
AND WHEREAS, the owner is unable to look after and manage the Schedule A hereunder written and therefore the owner is desirous to get the Schedule A hereunder written developed and or construct multi-storeyed buildings and or building projects over the Schedule A hereunder written through the Developer.

Sabita Berman -

16/12/2020



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16/12/2020

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DIRECTOR

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

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

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

1. This Agreement shall be deemed to have been commenced with effect from the date of execution of these presents and shall remain in force until completion of the development and construction of the said project.
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.

Sabita Berman  
16/12/2020

  
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Anil Kumar  
16/12/2020

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DIRECTOR

- (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.
- (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 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

Sobita Berman  
16/12/2020

  
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16/12/2020

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DIRECTOR

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 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.

Sabita Berman

*[Signature]*

Anil Kumar  
16/12/2020

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

## 7. DELIVERY OF POSSESSION

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

Sabita Berman

*[Signature]*

16/12/2020

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*[Signature]*  
DIRECTOR

(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 3.5 (Three and a Half) years from the date of receipt of the requisite clearances and approvals.

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

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

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

That it is agreed and decided by and between the parties that the Developer shall deliver 42 % of the total constructed area on all floors consisting of flats, parking's, units, shops, commercial units, etc. to be constructed on the Schedule A hereunder written as morefully described in the Schedule B hereunder written property.

(d) **PAYMENT OF REFUNDALE SECURITY DEPOSIT / ADVANCE**

(i) That the Developer shall pay as a non - adjustable deposit of Rs. 10,00,000.00 (Rupees Ten Lakhs) only to the OWNER.

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Anil Kumar  
16/12/2020

SWASTI INFRA-DEVELOPERS PVT. LTD.  
  
DIRECTOR

#### 10. FORCE MAJEURE

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

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




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Anil Kumar  
16/12/2020

SWASTI INFRA DEVELOPERS PVT. LTD.  
  
DIRECTOR

and neither there is any agreement existing executed by the owner in relation to the Schedule Premises. 

- (b) The owner hereby assures and admits to execute or sign any further paper, document etc. in favour the Developer for the purposes related to construction of the building on the Schedule Premises.
13. That the Developer hereby declares and covenants: 
- (a) That the Developer shall be entitled to enter into agreements with various agencies in connection with the proposed building.
- (b) That the Developer shall be entitled to enter into agreements for sale or otherwise with intending buyers and to receive considerations relating to various such agreements for constructed areas forming Developer Allocation. That the developer is fully authorised to mortgage his share.
- (c) That the expenses incurred towards preparation of building plan, passing of such plan or plans, payment to architect, civil engineer, 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. 

Sobita Bermani



16/12/2020

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DIRECTOR

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 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

Sabita Berman



Anil Kumar  
16/12/2020

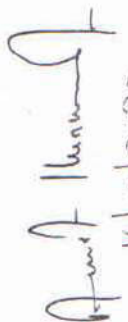
SWASTI INFRA DEVELOPERS PVT. LTD.  
Anil Kumar  
DIRECTOR

- (a) The owner shall pay and discharge all assessments, outgoings, 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 outgoings, 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.
- (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.

Sabita Bermani



16/12/2020

SWASTI INFRA DEVELOPERS PVT. LTD.  
Anil Kumar  
DIRECTOR

20. INDEMNIFICATION

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

21. AMENDMENTS

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

22. ASSIGNMENT

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

Sabita Barmann



Anil Kumar  
16/12/2020

SWASTI INFRA DEVELOPERS PVT. LTD.  
DIRECTOR  


24. **ARBITRATION**

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

25. **JURISDICTION**

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

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 piece and parcel of land measuring an area 17.5 Decimals, recorded under old khata no. 176, being old plot nos. 133 and 138, corresponding to new khata no. 154, being new plot nos. 228 and 229, situated in Mouza Asangi, Thana

Sabita Kharsawan.

Amrinder  
Amrinder

16/12/2020

SWASTI INFRA DEVELOPERS PVT. LTD.  
DIRECTOR

no. 126, Ward No. 4 (Old) 2 (New), A.N.A.C./A.M.C., P.S. Adityapur, District  
Sub Registry Office at Seraikella, District Seraikella Kharsawan;

bounded as follows :

North : Plot no. 226 and 230;

South : Plot no. 228 and 229;

East : Plot no. 238;

West : Tata Kandra Main Road.

#### Schedule 'B'

[OWNERS' Allocation]

The Developer shall deliver 42 % of all the constructed area on all floors comprising of flats, units, parking's, etc. Shops, commercial space along with undivided proportionate share in the land within the building to be constructed over Schedule A premises 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 58 % area on all floors i.e. all the remaining flats, parking's, units etc., to be consisted of parking, shops, commercial space, offices, flats, undivided land right and the roof right to be constructed over the Schedule 'A' premises including all its advantages, privileges, amenities and services.

Sabita Berman.



June 16/12/2020

16/12/2020

SWASTI INFRA DEVELOPERS PVT. LTD.  
DIRECTOR  


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

WITNESS



1. Debasish Berman  
S/o Shri Pra Sad Berman  
U/c Kedar Nath of Phraet
2. Rone hi  
Jivek Kumar Nay S/o Santosh Nay  
R/o Basidih, Jamsheedpur

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.

  
ADVOCATE



## Pre Registration Docket

Date :- 16-12-2020 01:44 pm

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

Office Name :- SRO - Saraikela

Token No:- 20200000111257

Appoinment :- 16-Dec-2020 Time:- 11:55

Article	Development Agreement
Pre Registration Date	15-Dec-2020
No. Of Pages	40
Stamp Duty	40004
Paid Stamp Duty	0
Total Fees	₹ 3,49,874.

Property Id: 439007

Valuation No. : 584053 / 2020	: - 2020-2021	User Id : 8325	Date : 16-December-2020 13:09:PM
State : Jharkhand	District : SaraikelaKharsawan	Tahsil : Gamharia	
Land Type : Urban	Corporation :	Village/City : Adityapur Ward No. 2	
Adityapur Ward No. 2 Village Code 63 - Main Road			
Khata Number - OLD176			
Plot Number - OLD133 AND 138			
Holding Number - 0020002052000M0			
Valuation Rule : Commercial land			
<b>Property Details</b>			
1	Land area	17.50 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 17.5 x 723816=12666780	₹1,26,66,780/-
A	Total		₹1,26,66,780/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹1,26,66,800/-
Total Amount in Words : One Crore Twenty Six Lakhs Sixty Six Thousands Eight Hundred Rupees Only.			

Land measurement, Sup Part and House No.	<b>Property Boundaries</b> East: PLOT NO 238, West: TATA KANDRA MAIN ROAD, South: PLOT NO 228 AND 229, North: PLOT NO 226 AND 230
Area	Land area : 17.50 Decimal
Other Description of the Property	Pin Code - 831013

Government/Market Value	12666780
Transaction Amount	12666800

CLAIMANT	-Mr. SWASTI INFRA DEVELOPERS PVT LTD REP BY AMIT KUNWAR, Address - 401, PITRU CHAYA BUILDING, K ROAD, ABOVE HOTEL HANGOUT, BISTUPUR, PO AND PS BISTUPUR, JAMSHEDPUR- ,Father/Husband Name DHARMVIR KUNWAR , PAN No.- ,Permission Case No.- , Aadhaar No. *****4523
	-Ms. SWASTI INFRA DEVELOPERS PVT LTD REP BY RABINDRA KUMAR JHA, Address - 402, VIDYAPATI TOWER, PUSHPANJALI, WILSON ESTATE, ROAD NO 7, RAMNAGAR, PO KADMA, JAMSHEDPUR- ,Father/Husband Name L K JHA , PAN No.- ,Permission Case No.- , Aadhaar No. *****8343
EXECUTANTS	-Mrs. SABITA BURMAN ALIAS SAVITA BURMAN, Address - 2C HUME ROAD, PS KALIGHAT, KOLKATA- .Father/Husband Name SIV PRASAD BURMAN , PAN No.- .Permission Case No.- . Aadhaar No. *****1361

Witness Information	Mr. VIVEK KUMAR NAG , Address - TILKA MAJHI ROAD, BARIDIH JAHER TOLA, BARIDIH COLONY, BARIDIH, JAMSHEDPUR-, Father/Husband Name- SANTOSH NAG
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Identifier Details	Mr. DEBASHIS BURMAN . Address - 4C, KEDARNATH APARTMENT, H B ROAD, LALPUR, RANCHI, STATE JHARKHAND-, Father/Husband Name-SIV PRASAD BURMAN
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Property Id:439007		
Fee Rule:Development Agreement		
1	Stamp Duty	4
2	Stamp Duty	40,000

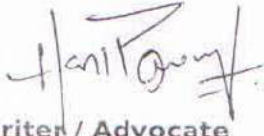
1	SP	1,200
Total		1,200

Property Id:439007		
Fee Rule:Development Agreement		
1	PR	1
2	LL	3
3	E	2,000
4	A1	3,16,670
5	A1	30,000
Total		3,48,674

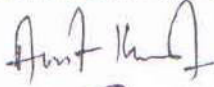
SWASTI INFRA DEVELOPERS PVT. LTD.  
 DIRECTOR

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

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

Sabita Bessoreen

Vendor / Executant

SWASTI INFRA DEVELOPERS PVT. LTD.



DIRECTOR



## Document Registration Summary 1

Date : -16-Dec-2020

- Government/Market Value: ₹12666800/-
- Transaction Amount: ₹12666800 /-
- Paid Stamp Duty: ₹40100/-

SWASTI INFRA DEVELOPERS PVT. LTD.  
  
 DIRECTOR

Receipt : 408830  
 Receipt Date : 16-12-2020  
 Presenter Name: -  
 E  
 PR  
 SP  
 LL  
 A1  
 Stamp Duty

₹2000  
 ₹1  
 ₹1200  
 ₹3  
 ₹346670  
 ₹40100

On Date 16-12-2020 Presented at SRO - Sarakela  
Signature of Presenter

SRO - Sarakela

*Sakita Bannan*

**Total** ₹389974

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	40004	40100	-96	GRAS	SwastiInfraDevelopersPvtLtdRepByRabindraKumarJha	GRN Number : 2003280434 DEPT Transaction Id : 26e9067524301002113e Transaction Type :	40100
E	2000	2000	0	GRAS	SwastiInfraDevelopersPvtLtdRepByAmitKunwar	GRN Number : 2003291717 DEPT Transaction Id : dff0d7fd916d971eaac8 Transaction Type :	2000
PR	1	1	0	GRAS	SwastiInfraDevelopersPvtLtdRepByAmitKunwar	GRN Number : 2003291717 DEPT Transaction Id : dff0d7fd916d971eaac8 Transaction Type :	1
SP	1200	1200	0	GRAS	SwastiInfraDevelopersPvtLtdRepByAmitKunwar	GRN Number : 2003291717 DEPT Transaction Id : dff0d7fd916d971eaac8 Transaction Type :	1200
A1	346670	346670	0	GRAS	SwastiInfraDevelopersPvtLtdRepByAmitKunwar	GRN Number : 2003288419 DEPT Transaction Id : 2d3fc36f21e872e39a36 Transaction Type :	240871
				GRAS	SwastiInfraDevelopersPvtLtdRepByAmitKunwar	GRN Number : 2003291717 DEPT Transaction Id : dff0d7fd916d971eaac8 Transaction Type :	105799
LL	3	3	0	GRAS	SwastiInfraDevelopersPvtLtdRepByAmitKunwar	GRN Number : 2003288419 DEPT Transaction Id : 2d3fc36f21e872e39a36 Transaction Type :	3
Sub Total	389878	389974	-96				

Article : Development Agreement Number of Pages : 80

Signature of Operator

Signature of Official Clerk

Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Saraikela

District Name :- SaraikelaKharsawan

State Name :- Jharkhand

Deed Endorsement

Token No :- 20200000111257

SWASTI INFRA DEVELOPERS PVT. LTD.  
DIRECTOR

Deed Type	Development Agreement
Number of Pages	80
Fee Details	Stamp Duty :- Rs. 40004, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1200, A1 :- Rs. 346670, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.12666780/- ,Transaction Amount :- Rs.12666800/-
Property Details	District :- SaraikelaKharsawan , Tehsil :- Gamharia , Village Name :- Adityapur Ward No. 2 Location :- Main Road, Adityapur Ward No. 2 Village Code 63 Property Boundaries :- East: PLOT NO 238, West: TATA KANDRA MAIN ROAD, South: PLOT NO 228 AND 229, North: PLOT NO 226 AND 230 Khata Number - OLD176Plot Number - OLD133 AND 138Holding Number - 0020002052000M0 Area Of Land :- 17.50 Decimal

Sh./Smt.SABITA BURMAN ALIAS SAVITA BURMAN s/o/d/o/w/o SIV PRASAD BURMAN has presented the document for registration in this office





today dated :- 16-Dec-2020 Day :- Wednesday Time :- 16:31:10 PM






SABITA BURMAN ALIAS SAVITA BURMAN(Individual)




Party Name	Document Type	Document Number
SABITA BURMAN ALIAS SAVITA BURMAN	PAN/UID	801483281361

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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Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<b>SABITA BURMAN</b> ALIAS SAVITA BURMAN Address1 - 2C HUME ROAD, PS KALIGHAT, KOLKATA, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Sabita Burman Address:- 2C, HUME ROAD, , Kalighat, , Kolkata, 700026, , West Bengal, India		EXECUTANTS Age:62			<i>Sabita Burman</i>
2	<b>SWASTI INFRA DEVELOPERS PVT LTD REP BY RABINDRA KUMAR JHA</b> Address1 - 402, VIDYAPATI TOWER, PUSHPANJALI, WILSON ESTATE, ROAD NO 7, RAMNAGAR, PO KADMA, JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Rabindra Kumar Jha Address:- 402, Vidyapati Tower, , Pushpanjali Wilson Estate, Road NO-7, Ramnagar, Jamshedpur, Sonari, , East Singhbhum, 831011, , Jharkhand, India		CLAIMANT Age:60			<i>Rabindra Kumar Jha</i> 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	<b>SWASTI INFRA DEVELOPERS PVT LTD REP BY AMIT KUNWAR</b> Address1 - 401, PITRU CHAYA BUILDING, K ROAD, ABOVE HOTEL HANGOUT, BISTUPUR, PO AND PS BISTUPUR, JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	<b>Amit Kunwar</b> <b>Address:-</b> 401, pitru-chhaya building 401, above hotel hang-out, K-Road, bistupur, Sakchi, Bistupur, , East Singhbhum, 831001, , Jharkhand, India		CLAIMANT Age:36			 SWASTI INFRA DEVELOPERS PVT. LTD. DIRECTOR

**Identification:**

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>DEBASHIS BURMAN</b> S/o-D/o <b>SIV PRASAD BURMAN</b> Address1 - 4C, KEDARNATH APARTMENT, H B ROAD, LALPUR, RANCHI, STATE JHARKHAND, 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	<b>VIVEK KUMAR NAG</b> Address1 - TILKA MAJHI ROAD, BARIDIH JAHER TOLA, BARIDIH COLONY, BARIDIH, JAMSHEDPUR, Address2 - , , , Jharkhand			

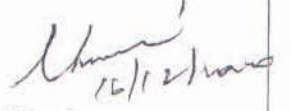
Signature of Operator

Seal and Signature of Registering Officer

जिला अवर निबंधक  
समस्याएं-समस्याएं

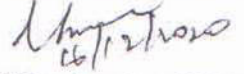
Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( **SABITA BURMAN ALIAS SAVITA BURMAN**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**DEBASHIS BURMAN**) Son/Daughter/Wife of (**SIV PRASAD BURMAN**) resident of (**4C, KEDARNATH APARTMENT, H B ROAD, LALPUR, RANCHI, STATE JHARKHAND**) and by occupation (**Business**).

  
16/12/2020

Signature of Registering Officer

Date:- 16-Dec-2020

  
16/12/2020

Seal and Signature of Registering Officer

जिला अवर निबंधक  
सरायकेला-खरसावाँ

  
DIRECTOR  
SWASTI INFRA DEVELOPERS PVT. LTD.  


Token No.: 20200000111257

SWASTI INFRA DEVELOPERS PVT. LTD.

DIRECTOR

## CERTIFICATE

Office of the SRO - Saraikela

This **Development Agreement** was presented before the registering officer on date **16-Dec-2020** by **SABITA BURMAN ALJAS SAVITA BURMAN**, S/O, D/O, W/O **SIV PRASAD BURMAN** resident of 2C HUME ROAD, PS KALIGHAT, KOLKATA .,

This deed was registered as Document No:- **2020/SAR/3430/BK1/3280** in Book No :- **BK1**, Volume No :- 510 from Page No :- 227 to 306 at, office of **SRO - Saraikela**

Date:- **16-Dec-2020**

  
Registering Officer

  
DIRECTOR  
SWASTI INFRA DEVELOPERS PVT. LTD.