

4540

Development Agreement

4221

1.38  
3.200

## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : f1a86f513c4af1854960

Receipt Date : 30-Aug-2022 10:47:32 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 20220000105556

Office Name : SRO - Bokaro

Document Type : Development Agreement

Payee Name : VAISHNAVI DEVELOPER REP BY ITS  
PARTNER PREETAM KUMAR ( Vendee )

GRN Number : 2213156581



20940001  
4.38

नियम 21 के अधीन ग्राहक भारतीय स्टाम्प

अधिनियम 1899 की अनुसूची। संख्या.....  
के अधीन यथावत् स्टाम्प-शुल्क जमाया गया  
है। या स्टाम्प शुल्क स.....500/- विमुक्त है।

-- For Office Use --

Stamp  
100/-

Fee Paid  
A. 52350.00  
F. 2000.00  
Salom 5.00  
P.ka 2.00  
54357.00

निवृत्त प्रदाधिकारी  
नोकामे

30/8/22

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

VAISHNAVI DEVELOPERS VAISHNAVI DEVELOPERS VAISHNAVI DEVELOPERS VAISHNAVI DEVELOPERS

Rajesh Kumar  
Partner

P. Kumar  
Partner

Murshid Kumar  
Partner

K. Priya  
Partner

Partner



ATTES  
 Deed of  
 Shakti Prada Mahato  
 L. No. 2/87  
 Registry Office Chas  
 Bokaro



30/8/2022  
 30/8/2022  
 30/8/2022

### DEVELOPMENT AGREEMENT

This Development Agreement is made on this the 29th day of August 2022 by and Between—

**1. Sri Shiv Kumar Mahto**, S/O Late Bhim Pad Mahto, Mother - Ajhul bala devi, Grand father – Late Jhagaru mahto, by OBC Class(Out Of CNT), Occupation – Business, by faith Hindu, by Nationality – Indian, Resident of House.No 58,Chira Chas, Near Hari Mandir, P.S.–Chas, District–Bokaro, Jharkhand - 827013, Aadhar No- **XXXX XXXX 2243**, PAN No-**AVAPM3913B**, M.No. - **9334573065**, **2. Sri Antu Mahto**, S/O - Bhuvaneshwar Mahato, Mother - Smt-Bhadu Devi, Grand father-Late Hari Mahato, by OBC Class(out of CNT), Occupation – Business, by faith Hindu, by Nationality –Indian, Resident of House.No-118,Chira Chas,Uppar Tola,P.S-Chas,District- Bokaro,Jharkhand – 827013,Aadhar No- **XXXX XXXX 9516**, PAN No- **BGXPM1476Q** M.No.-**9031749463**, hereinafter called the **First Party/Land Owners** (which expression shall unless repugnant to the context, mean and include their heirs, successors, legal representatives, nominees and assigns) of the **FIRST PART**.

VAISHNAVI DEVELOPERS  
*G. Balakrishna*  
 Partner

VAISHNAVI DEVELOPERS  
*P. Kumar*  
 Partner

VAISHNAVI DEVELOPERS  
*Murali Kumar*  
 Partner

VAISHNAVI DEVELOPERS  
*K. Priya*  
 Partner



ATTE  
 Land writer By  
 Shakti Prada Mahato  
 L. No. - 2187  
 Registry Office Chas  
 Bokaro

AND

*Handwritten notes:*  
 22/08/2022  
 22/08/2022  
 31/03/2022  
 22/08/2022  
 22/08/2022  
 22/08/2022  
 22/08/2022

“VAISHNAVI DEVELOPER”, a partnership, firm having its office at Main Road, Chira Chas, P.O. & P.S.-Chas, District–Bokaro, in the State of Jharkhand, PAN – AAVFV4531G, represented by its partners, namely

- SRI RAHUL KUMAR**, S/o Sri Shiv Kumar Mahato, Mother –Smt. Nirmala Devi, Grand father – Late Bhim Pad Mahato, Aged about - 28 years, by faith–Hindu, belongs to Obc class (Out of CNT), by Occupation–Business, AadhaarNo. **XXXX XXXX 8871**, PAN No. **DSNPK1036G**, M,NO. – 9097704949, Resident of Chira Chas, P.O + P.S– Chas, 2.
- SRI PREETAM KUMAR**, S/o – Ajay Kumar Das, Mother – Smt. Nipu Das, Grand father – Late Mani Mohan Das, Aged about - 30 years, by faith–Hindu, – belongs to General class, by Occupation–Business, Aadhaar No. **XXXX XXXX 5711**, PAN No. **BRQPK2552K**, M. NO. – 7739407006, Resident of Flat No. Ve/432, Vaishnavi Complex Block–E Chira Chas Bokaro, 3.
- SRI MUKESH KUMAR**, S/O Sri Shankar Kumar Mahto, Mother – Draupadi Devi, Grand father – Late Jhagru Mahato, Aged about – 34 years, by faith–Hindu, belongs to Obc class (Out of CNT), by Occupation–Business, Aadhaar No. **XXXX XXXX 4293**, PAN No. **BGWPK1825L**, M.NO- 7004728183, Resident of Chira Chas, P.O + P.S – Chas 4.
- Smt KUMARI PRIYA**, Wife of Sri Priya Ranjan, Mother - Anjali Ghosh, D/O – Late Ajay Kumar Ghosh, Grand father – Late Shashi Bhusan Ghosh, Aged about - 44 years, by faith–Hindu, by 0 General Class, by Occupation–Business, Aadhaar No. **XXXX XXXX 0301**, PAN No. **BFAPP0912E**, M.No. 7004300812, Resident of Flat No, - V D – 301, Block–D, Chira Chas, Vaishnavi Complex, Chira Chas, Bokaro hereinafter called the SECOND PARTY/ BUILDER / DEVELOPER (which expression shall unless repugnant to the context, mean and include its/his heirs, successors-in-office, legal representatives, nominees and assigns) of **SECOND PART**.

*Partner*  
 Rahul Kumar

*Partner*  
 P. Kumar

*Partner*  
 Mukesh Kumar

*Partner*  
 K. Priya

VAISHNAVI DEVELOPERS

VAISHNAVI DEVELOPERS

VAISHNAVI DEVELOPERS

VAISHNAVI DEVELOPERS



22/8/22  
22/8/05  
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9101112131415161718192021222324252627282930313233343536373839404142434445464748495051525354555657585960616263646566676869707172737475767778798081828384858687888990919293949596979899100

(4) That, there is no attachments, either before or after judgment and there are no claims, demands, notices petitions, or adjudication orders affecting the said land or any part thereof. There is no suit pending before any court of law over the property. If any dispute/hurdle is raised by any person in respect to title/ possession of the property, the landlord will have to resolve the same at his own afford and at his own cost. The developer will not be responsible for the same.

4(a). That, if any loss caused to the developer due to any dispute arisen regarding title of land or any expenses incurred by the developer to resolve any title dispute, the same shall be deducted from the share of flat to be allotted to the landlord.

(5) That, apart from the Owners, none else is entitled to or has any share, right, title and/or interest over the said land or any part thereof as a partnership or coparcener in any joint family or in any manner how-so-ever.

(6) That previously the land Owners/First party has neither entered into any agreement for sale or development of the said land or any part thereof nor any of them has/ have made any arrangement with anyone whatsoever regarding the said land or any part thereof.

VAISHNAVI DEVELOPERS

Rohit Kumar  
Partner

VAISHNAVI DEVELOPERS

P. Kumar  
Partner

VAISHNAVI DEVELOPERS

Mukul Kumar  
Partner

VAISHNAVI DEVELOPERS

K. Pragna  
Partner

20/8/02  
 20/8/05  
 20/8/05  
 20/8/05  
 20/8/05  
 20/8/05

**AND WHEREAS**, the aforesaid land Owners is interested in getting a multistoried residential building/House, Flats of other specifications developed and constructed on the said land by Developer, who can develop and construct a multistoried residential building at its own cost and acquire Built-up Area/SBA in the said multistoried residential building in the shape of flats, car parking spaces etc. as consideration for the value of the said land to be conveyed by the Owners to the developer.

**AND WHEREAS**, the aforesaid Developer offered to develop and construct at their own cost a Multistoried residential building (hereafter referred to as the "Said Building") on the said land and the aforesaid Owners agreed to acquire the flats and car parking spaces in the said building, as full & final consideration for the value of the said land, to be conveyed by the Owners to the Developer.

**AND WHEREAS**, as result of the negotiations between the parties hereto, the aforesaid Land Owners of the **FIRST PART** and the aforesaid Developer of the **SECOND PART**, and on the representations and declarations made by the land Owners as herein recorded an agreement for Development of the said land has been arrived at between the parties hereto upon the terms and conditions hereinafter appearing;

*Prabhakar Kumar*  
 Partner

VAISHNAVI DEVELOPERS

*P. Kumar*  
 Partner

VAISHNAVI DEVELOPERS

*Mukul Kumar*  
 Partner

VAISHNAVI DEVELOPERS

*K. Partha*  
 Partner

VAISHNAVI DEVELOPERS

22/8/02  
1934  
20/8/02  
20/8/02  
Date as per  
1934

**NOW THESE PRESENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-**

1. That, the Owners hereby appoint the aforesaid Builder as the Developer to Develop his land and hereby accept that the land Owners convey, exclusive right, possession and license to develop the said land mentioned in the **SCHEDULE-A** as here under written in the manner and on the terms, conditions and stipulations here in after mentioned.
2. That, the Developer and the Land Owners have jointly agreed that the Multi-storied residential building shall be constructed by the Developer as per plan sanctioned by the Chas Nagar Nigam, Chas or competent authority. The Landlord/First party will be entitled to get share and possession over the flat's, fully described in **SCHEDULE-B**, mentioned here-in-under, whereas the developer will be entitled to get share and possession over the flats, of entire constructed area which is fully described in **SCHEDULE-C**, mentioned here-in-under.  
Whereas Common areas of the building is for the use of 'both the parties' (all the flat holders). The developer agreed to deliver land Owners share on the completion of the building. Further construction specification is mentioned in **SCHEDULE-D**, mentioned here-in-under.

**VAISHNAVI DEVELOPERS**  
*Ravesh Kumar*  
Partner

**VAISHNAVI DEVELOPERS**  
*P Kumar*  
Partner

**VAISHNAVI DEVELOPERS**  
*Mukul Kumar*  
Partner

**VAISHNAVI DEVELOPERS**  
*R. Priya*  
Partner





Discharge  
RERA  
20/8/22

8. That, the land Owners/first party agreed to execute the necessary Power of Attorney by way of Registered document authorizing the developer/second party to do all such acts and things that are necessary for the development of land, and construction of the building and to obtain advance booking for the apartment or flats to be constructed over the land and/or also for execution of agreement to sale, Regd. Sale Deed in respect to **SCHEDULE-C** property, mentioned here-in-under. The Registered Power of Attorney shall be executed on the day of execution of this agreement. It is necessary to mention that the development and construction works have already been started and the developer/Second party with the knowledge of land Owners/First party has already been booked several flats against his share i.e **SCHEDULE- C** property.

9. That the land Owners/first party, hereby, authorize the developer/second party to receive consideration money directly in favour of his firm in respect to sale/transfer of **SCHEDULE-C** property, mentioned here-in-under. The landlord/Owners/first party shall have no objection if the developer/second party transfer the **SCHEDULE-C** property to any person and receive consideration money directly in the name of the Developer firm.

10. That, the developer agrees to construct and give possession of the Owners area to the land Owners within a period of 42 Months from the date of obtaining **RERA** Registration with a grace period of **6 Months** subject to such happening which are beyond the control of the Developer i.e fire, tempest, accident, strike, lock-out exceptionally inclement weather and any other act of God. Make sure validity of **RERA / CHAS NAGAR NIGAM** registration to be always valid throughout the project

*Praveenkumar*  
Partner

VAISHNAVI DEVELOPERS

*P. Kumar*  
Partner

VAISHNAVI DEVELOPERS

*Mukul Kumar*  
Partner

VAISHNAVI DEVELOPERS

*K. Priya*  
Partner

VAISHNAVI DEVELOPERS

22/8/22  
30/8/22  
30/8/22

11. That, it is hereby expressly, irrevocable and irrevocably, agreed and declared by the land Owners that delivery or possession of built – up area (Schedule-B property), to the Owners in the manner provided here-in-above shall form and always be deemed to form fair and adequate consideration for transfer of the Developer's Share (Scheduled-C Property), of the undivided right, title, interest and share in the said land agreed to the conveyed as hereinabove by the Owners to the Developer and/or their nominee(s) /representatives.

12. The land Owners shall at no time demand any sum of premium or any interest in any dealing regarding sale of Developers and the Owners.

13. That, this Agreement shall not ever be deemed to constitute a partnership of any sort between the parties hereto. The land Owners/first party, his heirs or legal representative shall not interfere in the execution of the work nor put any hindrance in any of the activities of the Developer/second party in development, construction of the aforesaid project.

14. From the date of delivery of possession of Owners area (Schedule-'B' property), to the Owners, the land Owners and his/ their/ heirs/successors and/or nominee(s) and the Developer and its nominee(s) shall jointly have or be deemed to have impartibly undivided right, title and interest over the total land of the said property in the proportion of their respective share in the said building, even without any further act, deed, matter or things done by the Owners in this regard.

VAISHNAVI DEVELOPERS  
Rajesh Kumar  
Partner

VAISHNAVI DEVELOPERS  
P. Kumar  
Partner

VAISHNAVI DEVELOPERS  
Mukul Kumar  
Partner

VAISHNAVI DEVELOPERS  
K. Priya  
Partner



Rajwade Kumar  
Partner

VASHNAVI DEVELOPERS

Dr. M. M. M. M.  
30/8/22

18. The Developers shall develop the said land in own name and account, as decided by the developer, and at its own cost and shall alone be responsible for the development of the said land in accordance with the plan.

19. The Developer shall be entitled to develop the said land by constructing thereon multi storied residential building/s consisting of flats & parking space/s and other structures in accordance with the building plans approved and sanctioned by the Chas Nagar Nigam, Chas or competent authority as stated hereinabove. Whenever required by the Developer, the land Owners will join as confirming party in all such Agreements, Sale Deeds, Deeds of Allotments etc. so that the Developer may enter into and shall exclusively be entitled to realize all amounts receivable under such arrangements, Sale Deeds, deed of allotments etc. for development and construction of the said building. Similarly in respect to allotted flats parking spaces and other tenements comprised in Owners area in the said building as detailed in Schedule – 'B', here-in-under, whenever required by the Owners, the Developer will join as confirming party in all such Agreements, sale Deeds, Deeds of allotments etc. that the Owners may enter into and the Owners shall exclusively be entitled to realize all amounts receivable such Agreements, Sales Deeds, Deeds of allotment etc. for its own use.

P. Kumar  
Partner

VASHNAVI DEVELOPERS

M. K. Kumar  
Partner

VASHNAVI DEVELOPERS

K. P. Raja  
Partner

VASHNAVI DEVELOPERS

19/03/22  
20/08/22

20. The land Owners agree and undertake that he shall execute and give General Power of Attorney simultaneously with execution of this indenture in favour of the Developer and so that no hindrance or obstruction is caused to the Developer in carrying out and discharging its obligations under these presents and thereby giving the Developer right and Authority to have and enjoy peaceful possession of the said land and to do such acts, and/or things that may be necessary for the Development, Planning, Construction of the said building and sale of the Developer's area, if it will done within the time and as per specification. It is however, expressly agreed and understood between the parties that the aforesaid General Power of Attorney shall be governed by the provision of this Development Agreement and in case of any conflict between provisions of the aforesaid General Power of Attorney and this Development Agreement, then provision of Development agreement will prevail.

21. The developer will provide **Play ground & Garden** (this facilities will be access for land Owners flats if developer provide for their part also), Gas Pipe line( presently govt itself is installing the pipeline), Municipal water supply, CCTV Camera, Fire Safety Equipment's, Parking Space, Generator, Security Guard Room, Deep Boring & Motor, Electric Transformer, Electric Panel Room, Rain Harvesting and other amenities etc. To the flat holder. Develop will also construct boundary wall and affixed 20 feet wide Iron Gate.

Rajwinder  
Partner

VASHNAVI DEVELOPERS

P. Kumar  
Partner

VASHNAVI DEVELOPERS

Mukesh Kumar  
Partner

VASHNAVI DEVELOPERS

K. Priya  
Partner

VASHNAVI DEVELOPERS

22/8/05  
IP 31E 501E  
Vashnavi Developers

22. The Developer undertakes :-

- a. That, they will not do any act of commission, expressly or impliedly, directly, or indirectly by which the Owners right, title and interest over the said land may in any manner be adversely affected until the Developer has given delivery of possession of the Owners area to the land Owners.
- b. To indemnify the land Owners and always keep him indemnified and harmless in respect of all claims, damages, compensation or expenses payable in consequences of any injury or accident sustained by any workman, artisan, or invitees or other persons, whether in the emplacement of the Developer or not while in or upon the said and during the period of construction of the building thereon.
- c. During the construction of the said building, the Developer will not create equitable or any legal mortgage of the said construction there on either in full or in part of Developer's area for obtaining loan either for itself for expediting the construction. Individual purchasers of the flat may obtained loan from the financial institution as per norms.

VASHNAVI DEVELOPERS  
Dattat Kumar  
Partner

VASHNAVI DEVELOPERS  
P. Kumar  
Partner

VASHNAVI DEVELOPERS  
Mukul Kumar  
Partner

VASHNAVI DEVELOPERS  
K. Priya  
Partner



13th Sept  
30/8/22

25. The Common areas shall jointly be owned by all the flat Owners of all the portions of the said building and flat Owners with equal entitlements to use all common areas and facilities extended for utilization by the occupants of the said building on the said terms and conditions applicable to all, for such utilization. No Owners/s of any part of the said building shall have any exclusive right, title and interest over the common areas and common facilities except the right of common use.
26. The Developer that if any levy/fine/fees/charges is imposed by Chas Nagar Nigam, Chas, or any other public body or bodies or the Government for the Development/betterment of the area in which the said property is located or any other levy/fine/fees/charges becomes applicable on the said land or the deviation of building thereon then the same shall be paid only by the Developer.
27. It is agreed that in all transfer/conveyance of land and/or built-up area/SBA of the purchaser (s) i.e the cost of stamp duty, court fees another registration charges shall be borne by intending purchasers (flat holders ).
28. That, during the construction period, whenever required the Land Owners flats can be improved with brand / quality for any specific items (as per specification mentioned in Schedule-D) with paying additional money to developer or land Owners can supply the items directly to the developer & developer to pay back the price of specific item as per price list provided by developer.

VASHNAVI DEVELOPERS  
Partner  
D. Vaidhyanathan

VASHNAVI DEVELOPERS  
Partner  
P. Kumar

VASHNAVI DEVELOPERS  
Partner  
M. K. Kumar

VASHNAVI DEVELOPERS  
Partner  
K. R. Ravi

VASHNAVI DEVELOPERS  
Partner  
D. Suresh Kumar

VASHNAVI DEVELOPERS  
Partner  
P. Kumar

VASHNAVI DEVELOPERS  
Partner  
M. Mahesh Kumar

VASHNAVI DEVELOPERS  
Partner  
K. Pragna

100%  
Share  
Transfer

20/8/22

29. That, it is agreed that the Name of the Project will be **Vaishnavi Heights**.
30. That, in case of any dispute of difference between the parties arising out or relating to this development agreement, the same shall be settled with mutual understanding, failing which matter will be referred to Arbitrators appointed by both the parties, one of whom shall be appointed by the land Owners and one to be appointed by the Developer and such arbitration shall be conducted under the provisions of the Arbitration and Conciliation Act, 1996 as amended from time to time.
31. The Court of Bokaro shall have the jurisdiction over all matters of disputes.
32. The land given to developer by Shiv Kumar Mahto is also used by him Self / legal heirs for road Purpose . (Khata No – 63, Plot No – 478)

दस्तावेज में  
अंकन से बाहर है।  
Hoi

24/8/22  
अंकन से बाहर है।  
Hoi

दस्तावेज में  
अंकन से बाहर है।  
Hoi

**SCHEDULE - A**  
**DETAILS OF THE LAND**

All that the piece and Parcel of Home stead land situated at Mouza- Chas, Ward No. 02, Holding No. 0020003776000M0 & 0020003775000M0, Dist - Bokaro, described as under- for the purpose of construction of proposed multistoried building-

Sale Deed No. & date	Name of Landlord	Description of property, as per the sale deed	Description of property, for development	Boundary
4610 Dated 23.09.2021	<b>Shiv kumar Mahto</b> Sons of Late Bhimpad Mahto	Mouza-Chas Khata- 63 Plot no- 478, Area- 1.38dec.	Mouza- Chas Khata- 63 Plot no-478, Area- 1.38 dec.	North : Main Road, South : Shiv kumar mahto, East : Rest Part of Plot NO - 478 & Road, West : Shiv kumar mahto,
903 Dated 26.02.2022	<b>Antu Mahato</b> Son of Bhuvaneshwar Mahato	Mouza-Chas khata-13 Plot No-486 Area- 03.de	Mouza- Chas Khata-13, Plot No-486 Area-03.de	North : Plot no- 486 & Road, South: Plot No-489, East: Sunil Mahato, West : Plot No-480

Total Area 4.38 Dec, Annual Rent 50 Paise.

**VASHNAVI DEVELOPERS**  
Partner  
Rajesh Kumar

**VASHNAVI DEVELOPERS**  
Partner  
P. Kumar

**VASHNAVI DEVELOPERS**  
Partner  
Mukul Kumar

**VASHNAVI DEVELOPERS**  
Partner  
K. Priya

Dr. Ramendra,  
3rd Floor,  
30/8/22

Whereas Sri **Shiv kumar mahto**, Son of Late Bhim pad mahto ,Vide Sale Deed No. Which is 4610 Dated 23.09.2021 registered at Chas R.O, and Mutated his name and paying to the rent to the Jharkhand government, Vide Volume No. 197 and Page No. 16. Sri **Antu mahato**, Son of Late Bhuvaneshwar mahato, Vide Sale Deed No. Which is 903 Dated 26.02.2022 registered at Chas R.O, and Mutated his name and paying to the rent to the Jharkhand government, Vide Volume No. 198 and Page No. 90, Value of property :- Rs. 20,94,000/= Commercial  **Holding No.** 0020003776000M0,& 0020003775000M0, **Ward No. 02**

### SCHEDULE – 'B'

Flat and parking space allotted to the share of land Owners

Name of Landlord	Flat No.	Floor	Carpet Area	Built-up area	Location within the building
Sri Shiv Kumar Mahto & Antu Mahato	VH/71	7 <sup>st</sup> Floor	916 SQ.FT	1104 SQ. FT.	North-East

NOTE : above flats including car parking will be handover to land Owners by the develop.

VAISHNAVI DEVELOPERS

Rakesh Kumar  
Partner

VAISHNAVI DEVELOPERS

P. Kumar  
Partner

VAISHNAVI DEVELOPERS

Mukesh Kumar  
Partner

R. Partha  
Partner

Dr. Anand  
 31/08/22  
 30/8/22

SCHEDULE – 'C'

Remaining portion of flat and parking space left in the share of developer/builder

Remaining portion/part of building goes in the share of the Developer

SCHEDULE – 'D' CONSTRUCTION SPECIFICATION

- |     |  |   |   |
|-----|--|---|---|
| 01. | Structure  | : | Reinforced Cement Concrete  |
| 02. | Brick Work   | : | 9" Thick external wall- Red brick chimney & 4½" thick internal wall— Red brick chimney  |
| 03. | Wall finish  | : | All internal wall & ceiling will be wall Putty & after proper surface finish ,Primer coating to be done                             |
| 04. | Flooring   | : | Ceramic tiles in Kitchen/toilets/Balcony, Rest Part Vitrified Tiles All tiles will be Good quality maker ( local brand not be used) |
| 05. | Door's Frame   | : | Wooden framing  |
|     | Shutter  | : | 30 mm thick water proof flush door with Sy. Enamel Paint  |
| 06. | Windows  | : | Aluminum Sliding Window.  |
| 07. | Kitchen  | : | 2'high glazed tiles dado over platform. Platform R.C.C. working platform with Granite/green cut marble top and steel sink.          |
| 08. | Sanitary & Plumbing Fittings : All Plumbing pipe & pipe fitting will be Good quality maker( local brand not be used)<br>Drawing / Dining : Wash basin Point only will be given and washing machine point to be provided. |   |   |

Partner  
 VASHNAVI DEVELOPERS  
 Rahul Kumar

Partner  
 VASHNAVI DEVELOPERS  
 P. Kumar

Partner  
 VASHNAVI DEVELOPERS  
 Nishal Kumar

Partner  
 VASHNAVI DEVELOPERS  
 K. Pritya

*Rajwade Kumar*  
Partner

VASHNAVI DEVELOPERS

*Qatar wala  
30/8/22*

*P. Kumar*  
Partner

VASHNAVI DEVELOPERS

Toilet : I.W.C./E.W.C. of white vitreous china clay Sanitary ware with P.V.C. Cistern, Bib Cock angle Cock, Shower & Corner wash basin. 7' high glazed tiles on wall, All items will be Good quality maker ( local brand not be used)

Partner

09. Electrical : Single Phase supply concealed wiring with Multi stand fire resistant copper wire of standard make. All electrical cables and fittings will be Good quality maker ( local brand not be used) Drawings / Dinning / Bed Room : Two Light point, one fan point & one plug point , TV point,

*Mukul Kumar*  
Partner

VASHNAVI DEVELOPERS

Balcony : One light .Invertor wiring to be done AC wire line to be provided for 2 room only.

Partner

10. Water Supply : Water supply shall be available with tube well and O/H Tankas well as water supply line from municipal to be connected with storage tank

VASHNAVI DEVELOPERS

11. Other Facilities : Generator Power Backup : Emergency Power Supply of 300 Watts for each flat.

T.V. Point : In Drawing or Dining Room.

Geysar Point : One Electrical & Plumbing Point with hot & Cold water supply system for both toilet.

*K. Pariya*  
Partner

22/8/05  
 103E  
 37-1C  
 (Bhaskar Singh)

VASHNAVI DEVELOPERS  
 Partner  
 P. Kumar

VASHNAVI DEVELOPERS  
 Partner  
 K. Priya

OWNER'S SIGNED,  
 SEALED & DELIVERED  
 BY AND WITH NAME

DEVELOPERS, SIGNED,  
 SEALED & DELIVERED  
 BY AND WITH NAME



Rohit Kumar



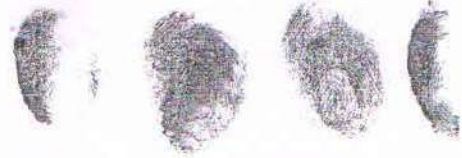
Preetom Kumar



Mukesh Kumar



Kumari Priya



L. No. - 2/87

Witness;

1. Raj Kumar Mandal  
 S/o Shankar Mandal  
 103E, chira chas  
 chas, Bokaro  
 Jharkhand.

2. [Handwritten names in Hindi]

ATTESTED BY  
 Deed Writer  
 Shakti Pada Mahapatra  
 L. No. - 2/87  
 Registry Office  
 Bokaro



## Pre Registration Docket

Date :- 29-08-2022 06:11 pm

Office Name :- SRO - Bokaro  
Token No:- 20220000105556

Appoinment :- 30-Aug-2022 Time:- 14:20

Article	Development Agreement
Pre Registration Date	29-Aug-2022
No. Of Pages	52
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 55,917.

Property Id: 805626

Valuation No. : 1088481 / 2022	:- 2022-2023	Date : 29-August-2022 13:10:PM
State : Jharkhand	District : Bokaro	Tahsil : Chas
Land Type : Urban	Corporation : Chas - 2 Chas Municipal Corporation	Village/City : Chas - 2
Chas - 2 Word No 2 - Other Road		
Volume Number - 197		
Page Number - 16		
Holding Number - 0020003776000M0		
Khata Number - 63		
Plot Number - 478		
Ward Number - 2		

### Property Rates

#### Commercial Land (Y)

₹397980/- Decimal

Valuation Rule : Commercial land

### Property Details

1	Land area	1.38 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 1.38 x 397980=549212.4	₹5,49,212/-
A	Total		₹5,49,212/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹5,49,300/-
Total Amount in Words : Five Lakh Forty Nine Thousands Three Hundred Rupees Only.			

VAISHNAVI DEVELOPERS

VAISHNAVI DEVELOPERS

VAISHNAVI DEVELOPERS

VAISHNAVI DEVELOPERS

Rahul Kumar  
Partner

P. Kumar  
Partner

Mukesh Kumar  
Partner

1/4  
R. Priya  
Partner

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: REST PART OF PLOT NO. 478 & ROAD, West: SHIV KUMAR MAHTO, South: SHIV KUMAR MAHTO, North: MAIN ROAD
Area	Land area : 1.38 Decimal
Other Description of the Property	Pin Code - 827013, Building Name - VAISHNAVI HEIGHTS
Government/Market Value	549212.4
Transaction Amount	2094000

Property Id: 805629

Valuation No. : 1088485 / 2022	:- 2022-2023	Date : 29-August-2022 13:12:PM
State : Jharkhand	District : Bokaro	Tahsil : Chas
Land Type : Urban	Corporation : Chas - 2 Chas Municipal Corporation	Village/City : Chas - 2
Chas - 2 Word No 2 - Other Road		
Volume Number - 198		
Page Number - 90		
Holding Number - 0020003775000M0		
Khata Number - 13		
Plot Number - 486		
Ward Number - 2		

<b>Property Rates</b>			
Commercial Land (Y)			
₹397980/- Decimal			
Valuation Rule : Commercial land			
<b>Property Details</b>			
1	Land area	3 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 3 x 397980=1193940	₹11,93,940/-
A	Total		₹11,93,940/-
<b>Note : Final Valuation is Rounded to Next 100/-</b>			
Total Valuation (A)			₹11,94,000/-
Total Amount in Words : Eleven Lakhs Ninety Four Thousands Rupees Only.			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: SUNIL MAHATO, West: PLOT NO. 480, South: PLOT NO. 489, North: PLOT NO. 486 & ROAD
Area	Land area : 3.00 Decimal
Other Description of the Property	Pin Code - 827013, Building Name - VAISHNAVI HEIGHTS
Government/Market Value	1193940

VAISHNAVI DEVELOPERS

VAISHNAVI DEVELOPERS

VAISHNAVI DEVELOPERS

VAISHNAVI DEVELOPERS

Rohit Kumar  
Partner

P. Kumar  
Partner

M. K. Kumar  
Partner

K. Priya  
Partner

Transaction Amount	
--------------------	--

CLAIMANT	-Mr. VAISHNAVI DEVELOPER REP BY ITS PARTNER MUKESH KUMAR, Address - CHIRA CHAS, PS- CHAS, BOKARO- ,Father/Husband Name SHANKAR KUMAR MAHTO , PAN No.- ,Permission Case No.- , Aadhaar No. *****4293
	-Mrs. VAISHNAVI DEVELOPER REP BY ITS PARTNER KUMARI PRIYA, Address - FLAT NO. VD-301, BLOCK-D, CHIRA CHAS, VAISHNAVI COMPLEX, CHIRA CHAS, BOKARO- ,Father/Husband Name LATE AJAY KUMAR GHOSH , PAN No.- ,Permission Case No.- , Aadhaar No. *****0301
	-Mr. VAISHNAVI DEVELOPER REP BY ITS PARTNER PREETAM KUMAR, Address - FLAT NO. VE/432, VAISHNAVI COMPLEX BLOCK-E, CHIRA CHAS, BOKARO- ,Father/Husband Name AJAY KUMAR-DAS , PAN No.- ,Permission Case No.- , Aadhaar No. *****5711
	-Mr. VAISHNAVI DEVELOPER REP BY ITS PARTNER RAHUL KUMAR, Address - CHIRA CHAS, PS- CHAS, BOKARO- ,Father/Husband Name SHIV KUMAR MAHATO , PAN No.- ,Permission Case No.- , Aadhaar No. *****8871
EXECUTANTS	-Mr. SHIV KUMAR MAHTO, Address - HOUSE NO. 58, CHIRA CHAS, NEAR HARI MANDIR, PS- CHAS, BOKARO- ,Father/Husband Name LATE BHIM PAD MAHTO , PAN No.- ,Permission Case No.- , Aadhaar No. *****2243
	-Mr. ANTU MAHATO, Address - HOUSE NO. 118, CHIRA CHAS, UPPAR TOLA, PS- CHAS, BOKARO- ,Father/Husband Name BHUVANESHWAR MAHATO , PAN No.- ,Permission Case No.- , Aadhaar No. *****9516

Witness Information	Mr. SAPAN KUMAR JHA , Address - BISHWANATHDIH, PS- PINDRAJORA, BOKARO- , Father/Husband Name-LATE NIBARAN JHA
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Identifier Details	Mr. RAJ KUMAR MANDAL , Address - 103 E, NEAR KUNJ VIHAR , CHIRA CHAS, PS- CHAS, BOKARO- , Father/Husband Name-SHANKAR MANDAL
--------------------	--

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,560
Total		1,560

Fee Rule:Development Agreement		
1	A1	52,350
2	E	2,000
3	LL	5

VAISHNAVI DEVELOPERS

VAISHNAVI DEVELOPERS

VAISHNAVI DEVELOPERS

VAISHNAVI DEVELOPERS

Rahul Kumar  
Partner

P. Kumar  
Partner

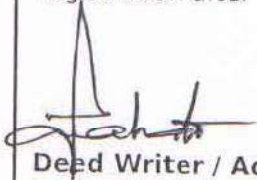
Mukesh Kumar  
Partner

K. Priya  
Partner

4	PR	2
Total		54,357

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.

  
 Dead Writer / Advocate

*Rohit Kumar*  
*Breston Kumar*  
*Mukesh Kumar*  
*Kumarni Priya*  
 Vendee / Claimant

*21 Anurag*  
*3102 2E01*  
 Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी

VAISHNAVI DEVELOPERS

*Rohit Kumar*  
 Partner

VAISHNAVI DEVELOPERS

*P. Kumar*  
 Partner

VAISHNAVI DEVELOPERS

*Mukesh Kumar*  
 Partner

VAISHNAVI DEVELOPERS

*K. Priya*  
 Partner



## Document Registration Summary 1

Date :-30-Aug-2022

- Government/Market Value: ₹1743300/-
- Transaction Amount: ₹2094000 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 702653

Receipt Date : 30-08-2022

Presenter Name: -

E	₹2000
PR	₹2
SP	₹1560
LL	₹5
A1	₹52350
Stamp Duty	₹100

On Date 30-08-2022 Presented at SRO - Bokaro  
Signature of Presenter

SRO - Bokaro

*(Handwritten signature)*

Total

₹56017

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	VaishnaviDeveloperRepByItsPartnerPreetamKumar	• GRN Number : 2213156581 • DEPT Transaction Id : f1a86f513c4af1854960 • Transaction Type :	100
E	2000	2000	0	GRAS	VaishnaviDeveloperRepByItsPartnerPreetamKumar	• GRN Number : 2213169188 • DEPT Transaction Id : f278b2e633cac443b3a7 • Transaction Type :	2000
PR	2	2	0	GRAS	VaishnaviDeveloperRepByItsPartnerPreetamKumar	• GRN Number : 2213169188 • DEPT Transaction Id : f278b2e633cac443b3a7 • Transaction Type :	2
SP	1560	1560	0	GRAS	VaishnaviDeveloperRepByItsPartnerPreetamKumar	• GRN Number : 2213169188 • DEPT Transaction Id : f278b2e633cac443b3a7 • Transaction Type :	1560
A1	52350	52350	0	GRAS	VaishnaviDeveloperRepByItsPartnerPreetamKumar	• GRN Number : 2213169188 • DEPT Transaction Id : f278b2e633cac443b3a7 • Transaction Type :	52350
LL	5	5	0	GRAS	VaishnaviDeveloperRepByItsPartnerPreetamKumar	• GRN Number : 2213169188 • DEPT Transaction Id : f278b2e633cac443b3a7 • Transaction Type :	5
Sub Total	55921	56017	-96				

VAISHNAVI DEVELOPERS VAISHNAVI DEVELOPERS VAISHNAVI DEVELOPERS VAISHNAVI DEVELOPERS

*(Handwritten signatures)*  
Partner Partner Partner Partner

1/2

Transaction Success! Please Note Your Transaction Id.

Name	VaishnaviDeveloperRepByItsPartnerPreetamKumar
Token No / Depositor ID	20220000105556
Amount	55917
Transaction ID	f278b2e633cac443b3a7
GRN	2213169188
CIN	10002162022083013891
Time	2022-08-30 15:22:01

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

*Preetam Kumar*

VAISHNAVI DEVELOPERS

*Rakesh Kumar*  
Partner

VAISHNAVI DEVELOPERS

*P. Kumar*  
Partner

VAISHNAVI DEVELOPERS

*Mukesh Kumar*  
Partner

VAISHNAVI DEVELOPERS

*K. Priya*  
Partner



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Bokaro

District Name :- Bokaro

State Name :- Jharkhand

Deed Endorsement

Token No :- 20220000105556

Deed Type	Development Agreement
Number of Pages	104
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 2, SP :- Rs. 1560, A1 :- Rs. 52350, LL :- Rs. 5,
Property No.	1
Valuation Details	Value :- Rs.549212/- , Transaction Amount :- Rs.2094000/-
Property Details	District :- Bokaro , Tehsil :- Chas , Village Name :- Chas - 2 Location :- Other Road, Chas - 2 Word No 2 Property Boundaries :- East: REST PART OF PLOT NO. 478 & ROAD, West: SHIV KUMAR MAHTO, South: SHIV KUMAR MAHTO, North: MAIN ROAD Volume Number - 197Page Number - 16Holding Number - 0020003776000M0Khata Number - 63Plot Number - 478Ward Number - 2 Area Of Land :- 1.38 Decimal
Property No.	2
Valuation Details	Value :- Rs.1193940/- , Transaction Amount :- Rs.0/-
Property Details	District :- Bokaro , Tehsil :- Chas , Village Name :- Chas - 2 Location :- Other Road, Chas - 2 Word No 2 Property Boundaries :- East: SUNIL MAHATO, West: PLOT NO. 480, South: PLOT NO. 489, North: PLOT NO. 486 & ROAD Volume Number - 198Page Number - 90Holding Number - 0020003775000M0Khata Number - 13Plot Number - 486Ward Number - 2 Area Of Land :- 3.00 Decimal

Sh./Smt. SHIV KUMAR MAHTO s/o/d/o/w/o LATE BHIM PAD MAHTO has presented the document for registration in this office

today dated :- 30-Aug-2022 Day :- Tuesday Time :- 16:42:28 PM



SHIV KUMAR MAHTO(Individual)

Party Name	Document Type	Document Number
SHIV KUMAR MAHTO	PAN/UID	580225322243

VAISHNAVI DEVELOPERS

*Rakesh Kumar*

Partner

VAISHNAVI DEVELOPERS

*P. Kumar*

Partner

VAISHNAVI DEVELOPERS

*Mukesh Kumar*

Partner

VAISHNAVI DEVELOPERS

*K. Priya*

Partner

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>ANTU MAHATO</b> <b>Address1 -</b> HOUSE NO. 118, CHIRA CHAS, UPPAR TOLA, PS-CHAS, BOKARO, <b>Address2 -</b> ... Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	Yes	Antu Mahato <b>Address:-</b> House No.118, Uppar Tola, Chira Chas, Chas, , Bokaro, 827013, , Jharkhand, India		EXECUTANTS Age:39			
2	<b>SHIV KUMAR MAHTO</b> <b>Address1 -</b> HOUSE NO. 58, CHIRA CHAS, NEAR HARI MANDIR, PS-CHAS, BOKARO, <b>Address2 -</b> ... Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	Yes	Shiv Kumar Mahto <b>Address:-</b> HOUSE.NO-58,CHIRA CHAS,NEAR HARI MANDIR, P.S-CHAS, POST-CHAS, BOKARO, Chas, , Bokaro, 827013, , Jharkhand, India		EXECUTANTS Age:57			

VAISHNAVI DEVELOPERS

*Rakesh Kumar*  
Partner

VAISHNAVI DEVELOPERS







*P. Kumar*  
Partner

VAISHNAVI DEVELOPERS

*Mukesh Kumar*  
Partner

VAISHNAVI DEVELOPERS

*K. Priya*  
Partner



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>VAISHNAVI DEVELOPER</b> <b>REP BY ITS PARTNER MUKESH KUMAR</b> <b>Address1 -</b> CHIRA CHAS, PS-CHAS, BOKARO, <b>Address2 -</b> ... Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	Yes	Mukesh Kumar <b>Address:-</b> 341, hari mandir ke pass, , chira chas, Chas, , Bokaro, 827013, , Jharkhand, India		CLAIMANT Age:34			
4	<b>VAISHNAVI DEVELOPER</b> <b>REP BY ITS PARTNER RAHUL KUMAR</b> <b>Address1 -</b> CHIRA CHAS, PS-CHAS, BOKARO, <b>Address2 -</b> ... Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	Yes	Rahul Kumar <b>Address:-</b> , , Chira Chas, , Chas, , Bokaro, 827013, , Jharkhand, India		CLAIMANT Age:28			

VAISHNAVI DEVELOPERS  
*Rahul Kumar*  
 Partner

VAISHNAVI DEVELOPERS  
*P. Kumar*

VAISHNAVI DEVELOPERS  
*Mukesh Kumar*  
 Partner

VAISHNAVI DEVELOPERS  
*K. Priya*  
 Partner



Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
5	<b>VAISHNAVI DEVELOPER</b> <b>REP BY ITS PARTNER</b> <b>PREETAM KUMAR</b> <b>Address1 -</b> FLAT NO. VE/432, VAISHNAVI COMPLEX BLOCK-E, CHIRA CHAS, BOKARO, <b>Address2 -</b> ... Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	Yes	Preetam Kumar <b>Address:-</b> Flat No. Ve / 432, Block - E Chira Chas, Vaishnavi Complex, , Chas, , Bokaro, 827013, , Jharkhand, India		CLAIMANT Age:30			<i>Preetam Kumar</i>
6	<b>VAISHNAVI DEVELOPER</b> <b>REP BY ITS PARTNER</b> <b>KUMARI PRIYA</b> <b>Address1 -</b> FLAT NO. VD-301, BLOCK-D, CHIRA CHAS, VAISHNAVI COMPLEX, CHIRA CHAS, BOKARO, <b>Address2 -</b> ... Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	Yes	Kumari Priya <b>Address:-</b> FLAT NO - V D- 301, CHIRA CHAS, BLOCK - D, VAISHNAVI COMPLEX, Chas, , Bokaro, 827013, , Jharkhand, India		CLAIMANT Age:43			<i>Kumari Priya</i>

VAISHNAVI DEVELOPERS  
 Identification:  
*Rabul Kumar*  
 Partner

VAISHNAVI DEVELOPERS  
*P. Kumar*  
 Partner

VAISHNAVI DEVELOPERS  
*Mukesh Kumar*  
 Partner

VAISHNAVI DEVELOPERS  
*K. Priya*  
 Partner

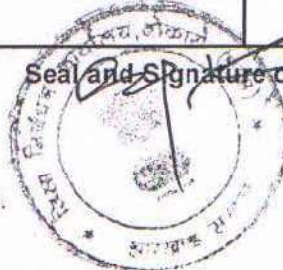
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>RAJ KUMAR MANDAL</b> S/o-D/o <b>SHANKAR MANDAL</b> <b>Address1 - 103 E, NEAR KUNJ VIHAR , CHIRA CHAS, PS-CHAS, BOKARO, Address2 -</b> <b>, , , Jharkhand</b> <b>PAN No.:</b>			<i>Raj Kumar Mandal</i>

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>SAPAN KUMAR JHA</b> <b>Address1 - BISHWANATHDIH, PS- PINDRAJORA, BOKARO, Address2 -</b> <b>, , , Jharkhand</b>			

Signature of Operator

Seal and Signature of Registering Officer



Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( **ANTU MAHATO , SHIV KUMAR MAHTO**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**RAJ KUMAR MANDAL**) Son/Daughter/Wife of (**SHANKAR MANDAL**) resident of (**103 E, NEAR KUNJ VIHAR , CHIRA CHAS, PS- CHAS, BOKARO**) and by occupation (**Business**).

Signature of Registering Officer

Date:- 30-Aug-2022

Seal and Signature of Registering Officer



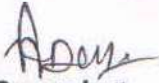
**VAISHNAVI DEVELOPERS**  
*Rakub Kumar*  
 Partner

**VAISHNAVI DEVELOPERS**  
*P. Kumar*  
 Partner

**VAISHNAVI DEVELOPERS**  
*Mukul Kumar*  
 Partner


**VAISHNAVI DEVELOPERS**  
*K. Priya*  
 Partner

Article : Development Agreement Number of Pages : 104

  
Signature of Operator

  
Signature of Head Clerk

  
Signature of Registering Officer

VAISHNAVI DEVELOPERS  
  
Partner

VAISHNAVI DEVELOPERS  
P. Kumar  
Partner

VAISHNAVI DEVELOPERS  
  
Partner

VAISHNAVI DEVELOPERS  
K. Priya  
Partner

Token No.: 20220000105556

## CERTIFICATE

### Office of the SRO - Bokaro

This **Development Agreement** was presented before the registering officer on date **30-Aug-2022** by **SHIV KUMAR MAHTO**, S/O, D/O, W/O **LATE BHIM PAD MAHTO** resident of HOUSE NO. 58, CHIRA CHAS, NEAR HARI MANDIR, PS- CHAS, BOKARO ..

This deed was registered as Document No:- **2022/BOK/4540/BK1/4221** in Book No :- **BK1**, Volume No :- 333 from Page No :- 403 to 506 at, office of **SRO - Bokaro**

Date:- **30-Aug-2022**

  
Registering Officer

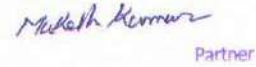
VAISHNAVI DEVELOPERS

  
Partner

VAISHNAVI DEVELOPERS

  
Partner

VAISHNAVI DEVELOPERS

  
Partner

VAISHNAVI DEVELOPERS

  
Partner