

273

240



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 2d7bc1ec7de8b1d5d538

Receipt Date : 25-Jan-2023 01:40:50 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300008387

Office Name : SRO - Saraikela

Document Type : Development Agreement

Payee Name : KAMINI KAUSHAL CONSTRUCTION REP
BY SUNDER SINGH (Vendee)

GRN Number : 2315432842



--: For Office Use :-



Sunder Singh

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।

Ritesh Kr. Shukla
25/01/2023

Sunder Singh
25/01/2023

Dev. Agreement Value 2,10,79,082/- Stamp 100/- 25/1/2023

मुल्यांकन सूचा स जांच किये 25/1/2023

दस्तावेज जांच एवं 25/1/2023

उपस्थापित दस्तावेज म लख्यकारी की जाति... अंकित है। यह जांचे C.N.T Act 1908 धारा 461(B) के अन्तर्गत नहीं है। 25/1/2023

दस्तावेज म वर्णित मूलि प्रतिबंधित सूची से 25/1/2023

जांच किये 25/1/2023



Handwritten signature: Hitesh kr. Sharma 25/01/2023

नियम-21 क अधीन ग्राहय भारतीय स्टाम्प अधिनियम (इण्डियन स्टाम्प एक्ट-1899) की अनुसूची-1 या 1 (क) स0... के अधीन यथावत स्टाम्प सहिय या स्टाम्प शुल्क से विमुक्त सा स्टाम्प शुल्क अपेक्षित नहीं 25/1/2023

निबन्धन पदाधिकारी 25/1/2023



Handwritten signature: Sanjay 25/01/2023

Feedack

ACW - 526978.00
E - 2000.00
Salami 300.00
Process 140.00
528982.00

25/1/2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE on this 25th day of January 2023, AT SERAIKELLA, BY AND BETWEEN;



Handwritten signature in the top left corner.

Ritesh Kumar Shukla
25/01/2023

25/01/2023
पिता श्री. हरश कुमार शुकल
पिता श्री. हरश कुमार शुकल
स्थान अमरगढ़
पेशा अमरगढ़ ने जन्म के लिए
दस्तावेज पेश किया अमरगढ़

गणेशायक का दस्तावेज नवयुवक पंजीकरण का दस्तावेज

Handwritten signature at the bottom left.



25/10/2028
Smt Shukla
Ritesh Kumar Shukla

SHREE HOUSING DEVELOPERS PRIVATE LIMITED (PAN AAKCS9417N), a company incorporated under the Companies Act 1956 vide Incorporation Number U70 100 JH 2007 PT C012831 of 2007-08 register in the office of Registrar, Bihar & Jharkhand on 31.05.2007 at Patna having its office at Dev Das Palace, 1st Floor, Diagonal Road, P.O and P.S. Bistupur, Town Jamshedpur, District East Singhbhum represented by its Director **RITESH KUMAR SHUKLA, (UID : xxxx xxxx 4363)** son of Sri Jitendra Kumar Shukla, by Religion Hindu, by Category General, by Occupation Business, Indian National, R/o. M.I.G. - 64, P.S. R.I.T., Adityapur - 2, P.O. Adityapur, District Seraikella Kharsawan, within the State of Jharkhand, 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**.

AND

M/s. KAMINI KAUSHAL CONSTRUCTION (PAN : AAFFK4866M), a partnership firm, having its registered office at 2nd floor, Aastha Trade Centre, 'Q' Road, Bistupur, Jamshedpur, District Singhbhum East, within the state of Jharkhand, represented by its partner **SUNDER SINGH (UID : xxxx xxxx 0754)**, S/o. Mr. Kaushal Kumar Singh, by religion Hindu, by category General, Indian Citizen, by occupation Business, resident of 16, Circuit House Area (East), 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**:

25/01/2023
Smt. Chhaya
Ritesh Kumar Shukla

WHEREAS the Owner had purchased All that land measuring an area 52.07 Decimals, recorded under Old Khata No. 38, being portion of old plot Nos. 62 'a' 'b', Mouza Anandpur, Thana No. 62, Ward No. 03 (old) 01 (new) ANAC/ AMC, P.S. Adityapur, District Seraikella Kharsawan and morefully described in the **Schedule 'A'** hereunder written by the virtue of a registered sale deed bearing deed No. 2023/SAR/159/BK1/137 dated 19/01/2023, registered at the District Sub Registry office at Seraikella, from its previous lawful Owner namely Kailash Bej and Surja Kumar Bej, both being represented by their duly constituted attorney namely Ritesh Kumar Shukla.

AND WHEREAS the **OWNER** is the lawful owner and is in peaceful possession of **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

25/01/2023
Sh. Suresh Kumar
Sh. Suresh Kumar

construction on the Schedule 'A' hereunder written property 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.

(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 Developer / Second Party has discussed with the Owner / First Party draft schemes framed and proposals made by the Developer in relation to the Development works intended to be carried out by the Developer / Second Party in and over the Schedule A land, however, the Developer / Second Party undertakes to comply with all the laws and regulations as applicable in carrying out the Development work undertaken to be completed by it.

4. GENERAL POWER OF ATTORNEY

- (a) That as 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

Handwritten notes and signatures at the top of the page, including a signature and the date 29/5/01/2023.

and sale/ negotiating sales of the construction areas realised from the Project.

(d) That the Owner undertakes not cancel or revoke the said General Power of Attorney under any circumstances whatsoever, failing which the Developer shall be free to initiate appropriate proceedings against the Owner.

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.

Handwritten notes:
25/10/2023
G. S. S. S.
S. S. S. S.
S. S. S. S.

(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.
- (c) As from the date hereof, 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 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, however, in doing so shall completely take into account and be duty bound to protect the interests of the Owner / First Party and not take any step that would be prejudicial to the interests of the Owner / First part in relation to the **Schedule 'A'** land.

8. SUBMISSION OF TITLE DEEDS

- (a) The Owner shall deposit with the Developer all the original sale deed, mutation, rent receipts 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 receipts 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 / Owner's Association.

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 5 (Five) years from the date of receipt of the requisite clearances and approvals.

That a further grace period of 6 (six) months time will be extended for completion of the project failing which after lapse of extended period of 6 months i.e. total period of Five and a Half year from the date of receipt of the requisite clearances and approvals of the project, the **DEVELOPER / BUILDER** undertakes to pay a compensation of Rs. 40,000.00 (Rupees Forty Thousand) only per months till the completion of project in all aspect.

(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.

Handwritten notes and signatures at the top of the page, including the date 25/01/2022 and a signature.

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

That it is agreed and decided by and between the parties that the Developer shall deliver 31 % of the total Super Built up Area 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. That such allotment shall be on the mutual consent of the parties.

(d) That it is specifically mentioned that for any extra constructed area or any other area the Owner shall have to pay extra rate as per the then existing market rate to the Developer.

(e) That the Developer shall be entitled to 69 %of the total Super Built up Area consisting of flats, parking's, etc. to be constructed on the **Schedule 'A'** hereunder written as morefully described in the **Schedule 'C'** 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

25/10/2023
S. Shankar
S. Shankar
S. Shankar

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 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.

Shankar
10/5/2023
S. Shankar

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, however shall not in any manner for such purpose mortgage and charge the said plot of land i.e. **Schedule 'A'** land and the Developer shall never enter into, sign and execute any agreements, contracts, deeds, documents, papers, declarations, affidavits for such purpose without seeking to obtain consent of the owner and any act on the part of the Developer / Second Party in contravention of this cause shall not bind the Owner / First Party in any manner whatsoever either with the Developer / Second Party or any Bank / Financial Institution or any third person / institution / entity either directly or incidentally.
- That, however, the Developer shall be completely free to raise finances from Banks, Financial Institutions, Housing Finance Companies, etc. for the purpose of construction of the said project out of its own recourses 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

Handwritten notes and signatures at the top of the page, including a date "22/06/10/52" and several illegible signatures.

be entitled to undertake steps to clear such defects at the cost of the Owner.

18. TAXES AND OUTGOINGS

- (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 'A'** hereunder written 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

25/01/2022
Smt. Sushil
25/01/2022
Smt. Sushil

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**

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.

Handwritten notes and signatures at the top of the page. On the left, a signature is written vertically. In the center, there is a signature and the text "2.1.2021". On the right, a date "23/02/2021" is written vertically.

23. **MATERIAL TO BE USED**

That the **DEVELOPER / BUILDER** clearly mentions 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. **TERMINATION**

That if the owner delays in starting the Developmental Work in furtherance of this Development Agreements or acts in variance with the terms and conditions as laid down in this development agreement or does any act prejudicial to the interests of the owner in the Schedule A land or in relation to the terms and conditions as set out in this development agreement, then the Development agreement shall be terminable at the instance of the owner and the owner shall not be liable to compensate the developer for any developmental activity undertaken by the Developer in the Schedule A land.

Mr. Sankar
Mr. Sankar
22/09/2023
Mr. Sankar

26. **JURISDICTION**

Courts in Seraikella, District Seraikella Kharsawan, 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.

27. 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 **52.07 DECIMALS**, recorded under old khata no. 38, being old plot no. 62 'a' 'b', Mouza **ANANDPUR**, Thana No. 62, Ward No. 03 (old) 01 (New) ANAC / AMC, P.S. Adityapur, District Sub Registry office at Seraikella, District Seraikella Kharsawan,

Bounded as follows :

Boundary of Plot no. 62 'a'

North : Plot no. 63;

South : Plot no. 60 and 62 (P);

East : Plot no. 54 and 59;

West : Plot no. 63 and 62 (P)

Handwritten notes and signatures:
25/01/2023
[Signature]
[Signature]

Boundary of Plot no. 62 'b'

- North : Plot no. 63 and 64;
- South : Plot no. 39 and 61;
- East : Plot no. 40, 61 and 62 (P);
- West : Plot no. 29.

Schedule 'B'
[Owner's Allocation]

The Developer shall deliver **31%** of the total Super Built up Area comprising of flats, parking's, along with undivided proportionate share in the land and the roof right 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 **69%** area i.e. all the remaining flats, parking's, units etc. and undivided proportionate share in the land and the roof right within the building to be constructed over **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.

25/01/2023
G. V. S. Rao
G. V. S. Rao
G. V. S. Rao

WITNESS



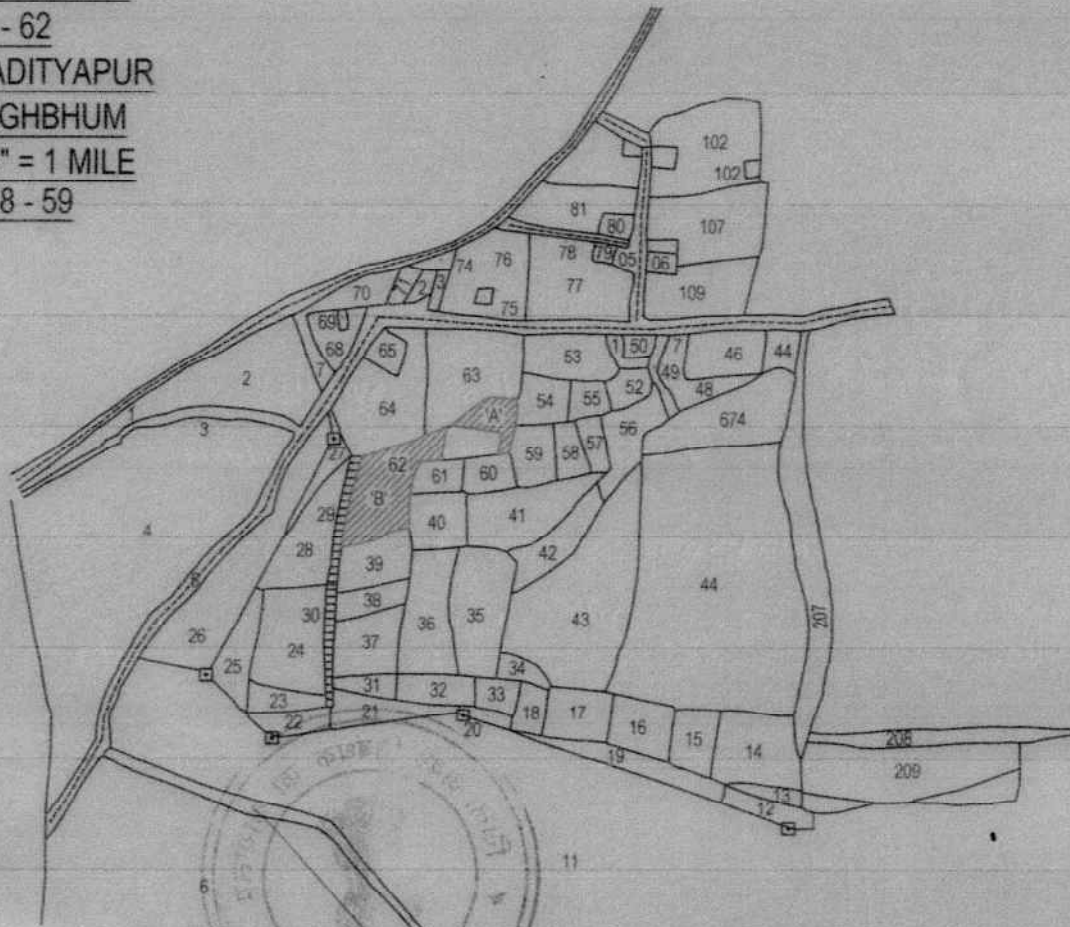
1. RAJAN Lal Tripathi S/o Chhote Lal Tripathi
R/o - Village - Pathak Ka Pura Andiyari Allahabad
Andharyari, Uttar Pradesh Pin - 229413
2. BALAJEE Rao S/o G. Vageshwar Rao
R/o - H.No-21 Contractor Area Bistapur Jamshedpur

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

[Signature]
ADVOCATE

N

MOUZA - ANANDPUR
THANA - SERAIKELA
THANA NO - 62
ANCHAL - ADITYAPUR
DIST. - SINGHBHUM
SCALE - 16" = 1 MILE
YEAR - 1958 - 59



AREA SHOWN IN

| KHATA NO | PLOT NO | AREA | NORTH | SOUTH | EAST | WEST |
|----------|---------|-------------|------------------|----------------------|--------------------------|----------------------|
| 38 | 62 'A' | 0.5207 Acre | Plot no. 63 | Plot no. 60 & 62 (P) | Plot no. 54 & 59 | Plot no. 63 & 62 (P) |
| | 62 'B' | | Plot no. 63 & 64 | Plot no. 39 & 61 | Plot no. 40, 61 & 62 (P) | Plot no. 29 |

Handwritten signature in Odia script.

Handwritten signatures and scribbles.

Gouri Shankar Roy
 Amin
 Reg. No. - 4489/2014



Pre Registration Docket

Date :- 23-01-2023 10:49 pm

Office Name :-

Token No:- 202300008387

| | |
|-----------------------|-----------------------|
| Article | Development Agreement |
| Pre Registration Date | 23-Jan-2023 |
| No. Of Pages | 96 |
| Stamp Duty | 4 |
| Paid Stamp Duty | 0 |
| Total Fees | ₹ 5,31,862. |

Property Id: 891927

| Valuation No. : 1208808 / 2023 | :- 2022-2023 | Date : 23-January-2023 22:22:PM | |
|---|-------------------------------|---------------------------------------|----------------|
| State : Jharkhand | District : SaraikelaKharsawan | Tahsil : Gamharia | |
| Land Type : Urban | Corporation : | Village/City : Anandpur-Ward No1 - 62 | |
| Anandpur Ward No 1 Village Code 62 - Other Road | | - | |
| Volume Number - 3 | | | |
| Page Number - 83 | | | |
| Holding Number - 0010001045000M0 | | | |
| Khata Number - 38 | | | |
| Plot Number - 62 a b | | | |
| Property Rates | | | |
| Commercial Land (Y) | | | |
| ₹404822/- Decimal | | | |
| Valuation Rule : Commercial land | | | |
| Property Details | | | |
| 1 | Land area | 52.07 Decimal | |
| Calculation Details | | | |
| Sr.No. | Description | Calculation | Total |
| 1 | Open Land Valuation | 1. 52.07 x 404822=21079081.54 | ₹2,10,79,082/- |
| A | Total | | ₹2,10,79,082/- |
| Note : Final Valuation is Rounded to Next 100/- | | | |

| | |
|---------------------|----------------|
| Total Valuation (A) | ₹2,10,79,100/- |
|---------------------|----------------|

Total Amount in Words : Two Crore Ten Lakhs Seventy Nine Thousands One Hundred Rupees Only.

| | |
|--|--|
| Land measurement, Sub Part and House No. | Property Boundaries East: PLOT NO 54 AND 59 PLOT NO 40,61 AND 62(P), West: PLOT NO 63 AND 62(P) PLOT NO 29, South: PLOT NO 60 AND 62(P) PLOT NO 39 AND 61, North: PLOT NO 63 PLOT NO 63 AND 64 |
| Area | Land area : 52.07 Decimal |
| Other Description of the Property | Pin Code - 831013 |
| Government/Market Value | 21079081.54 |
| Transaction Amount | 21079100 |

| | |
|------------|---|
| CLAIMANT | -Ms. KAMINI KAUSHAL CONSTRUCTION REP BY SUNDER SINGH, Address - OFFICE AT 2ND FLOOR, AASTHA TRADE CENTRE, Q ROAD, BISTUPUR, JAMSHEDPUR- ,Father/Husband Name KAUSHAL KUMAR SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****0754 |
| EXECUTANTS | -Ms. SHREE HOUSING DEVELOPERS PVT LTD REP BY RITESH KUMAR SHUKLA, Address - OFFICE AT 1ST FLOOR, DEV DAS PALACE, PO AND PS BISTUPUR, JAMSHEDPUR- ,Father/Husband Name JITENDRA KUMAR SHUKLA , PAN No.- ,Permission Case No.- , Aadhaar No. *****4363 |

| | |
|---------------------|--|
| Witness Information | Mr. BALAJEE RAO , Address - 21 NANJI GOVINDJI, CONTRACTORS AREA, BISTUPUR, JAMSHEDPUR-, Father/Husband Name-G NAGESHWAR RAO |
|---------------------|--|

| | |
|--------------------|---|
| Identifier Details | Mr. RAJJAN LAL TRIPATHI , Address - VILLAGE PATHAK KA PURA ,ANDYARI, ALLAHABAD, UTTAR PRADESH-, Father/Husband Name- CHHOTE LAL TRIPATHI |
|--------------------|---|

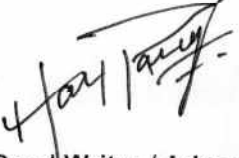
Fee Rule:Development Agreement


| | | |
|---|------------|---|
| 1 | Stamp Duty | 4 |
|---|------------|---|

| | | |
|---------------------------------------|----|-----------------|
| 1 | SP | 2,880 |
| Total | | 2,880 |
| Fee Rule:Development Agreement | | |
| 1 | A1 | 5,26,978 |
| 2 | E | 2,000 |
| 3 | LL | 3 |
| 4 | PR | 1 |
| Total | | 5,28,982 |

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



Document Registration Summary 1

Date :-27-Jan-2023

- Government/Market Value: ₹21079100/-
- Transaction Amount: ₹21079100 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 770432

Receipt Date : 27-01-2023

Presenter Name: -

| | |
|------------|---------|
| E | ₹2000 |
| PR | ₹1 |
| SP | ₹2880 |
| LL | ₹3 |
| A1 | ₹526978 |
| Stamp Duty | ₹100 |

On Date 27-01-2023 Presented at SRO - Saraikele

Signature of Presenter

Ritesh Kr. Shukla

SRO - Saraikele

Total ₹531962

| Payment Head | Amount To Be paid | Paid Amount | Balance Amount | Payment Mode | Payer Name | Reference No. | Payment Amount |
|--------------|-------------------|-------------|----------------|--------------|---|---|----------------|
| Stamp Duty | 4 | 100 | -96 | GRAS | KaminiKaushalConstructionRepBySunderSingh | GRN Number : 2315432842 DEPT Transaction Id : 2d7bc1ec7de8b1d5d538 Transaction Type : | 100 |
| E | 2000 | 2000 | 0 | GRAS | KaminiKaushalConstructionRepBySunderSingh | GRN Number : 2315432622 DEPT Transaction Id : a796b306513036a3c882 Transaction Type : | 2000 |
| PR | 1 | 1 | 0 | GRAS | KaminiKaushalConstructionRepBySunderSingh | GRN Number : 2315432622 DEPT Transaction Id : a796b306513036a3c882 Transaction Type : | 1 |
| SP | 2880 | 2880 | 0 | GRAS | KaminiKaushalConstructionRepBySunderSingh | GRN Number : 2315432622 DEPT Transaction Id : a796b306513036a3c882 Transaction Type : | 2880 |
| A1 | 526978 | 526978 | 0 | GRAS | KaminiKaushalConstructionRepBySunderSingh | GRN Number : 2315432622 DEPT Transaction Id : a796b306513036a3c882 Transaction Type : | 526978 |
| LL | 3 | 3 | 0 | GRAS | KaminiKaushalConstructionRepBySunderSingh | GRN Number : 2315432622 DEPT Transaction Id : a796b306513036a3c882 Transaction Type : | 3 |
| Sub Total | 531866 | 531962 | -96 | | | | |

Article : Development Agreement Number of Pages : 192

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Saraikela

District Name :- SaraikelaKharsawan

State Name :- Jharkhand

Deed Endorsement

Token No :- 202300008387

| | |
|-------------------|---|
| Deed Type | Development Agreement |
| Number of Pages | 192 |
| Fee Details | Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 2880, A1 :- Rs. 526978, LL :- Rs. 3, |
| Property No. | 1 |
| Valuation Details | Value :- Rs.21079082/- ,Transaction Amount :- Rs.21079100/- |
| Property Details | District :- SaraikelaKharsawan , Tehsil :- Gamharia , Village Name :- Anandpur-Ward No1 - 62 Location :- Other Road, Anandpur Ward No 1 Village Code 62 Property Boundaries :- East: PLOT NO 54 AND 59 PLOT NO 40,61 AND 62(P), West: PLOT NO 63 AND 62(P) PLOT NO 29, South: PLOT NO 60 AND 62(P) PLOT NO 39 AND 61, North: PLOT NO 63 PLOT NO 63 AND 64 Volume Number - 3Holding Number - 0010001045000M0Khata Number - 38Plot Number - 62 a bPage Number - 83 Area Of Land :- 52.07 Decimal |

Sh./Smt.SHREE HOUSING DEVELOPERS PVT LTD REP BY RITESH KUMAR SHUKLA s/o/d/o/w/o

JITENDRA KUMAR SHUKLA has presented the document for registration in this office

today dated :- 27-Jan-2023 Day :- Friday Time :- 16:48:19 PM






SHREE




HOUSING DEVELOPERS PVT LTD REP BY
RITESH KUMAR SHUKLA(Individual)

| Party Name | Document Type | Document Number |
|---|---------------|-----------------|
| SHREE HOUSING DEVELOPERS PVT LTD REP BY RITESH KUMAR SHUKLA | PAN/UID | 879315994363 |

| Sr.NO | Party Name and Address | Is e-KYC Verified? | e-KYC Details | Power Of Attorney | Party Type | Party_Photo | Finger Print | Signature |
|-------|---|--------------------|---|-------------------|----------------------|-------------|--------------|-----------|
| 1 | SHREE HOUSING DEVELOPERS PVT LTD REP BY RITESH KUMAR SHUKLA Address1 - OFFICE AT 1ST FLOOR, DEV DAS PALACE, PO AND PS BISTUPUR, JAMSHEDPUR, Address2 - ... Jharkhand PAN No.: Permission Case No.- | Yes | Ritesh Kumar Shukla Address:- QUARTER NO- M I G -64, NEAR SHIV MANDIR, M I G HOUSING COLONY, ADITYAPUR-2, Rit, , Seraikela- Kharsawan, 831013, , Jharkhand, India | | EXECUTANTS Age:42 | | | |

| Sr.NO | Party Name and Address | Is e-KYC Verified? | e-KYC Details | Power Of Attorney | Party Type | Party_Photo | Finger Print | Signature |
|-------|--|--------------------|--|-------------------|--------------------|--|---|---|
| 2 | KAMINI KAUSHAL CONSTRUCTION REP BY SUNDER SINGH Address1 - OFFICE AT 2ND FLOOR, AASTHA TRADE CENTRE, Q ROAD, BISTUPUR, JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: Permission Case No.- | Yes | Sunder Singh Address:- H NO-16, C H AREA, ROAD NO-9, BISTUPUR, JAMSHEDPUR, Kalimali, , East Singhbhum, 831001, , Jharkhand, India | | CLAIMANT Age:28 |  |  |  |

Identification:

| Sr.NO | Party Name and Address | Photo | FingerPrint | Signature |
|-------|---|---|---|---|
| 1 | RAJJAN LAL TRIPATHI S/o-D/o CHHOTE LAL TRIPATHI Address1 - VILLAGE PATHAK KA PURA ,ANDYARI, ALLAHABAD, UTTAR PRADESH, 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 | BALAJEE RAO Address1 - 21 NANJI GOVINDJI, CONTRACTORS AREA, BISTUPUR, JAMSHEDPUR, Address2 - , , , Jharkhand | | | |

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

जिला अवर निबंधक
भगवतकेला खरमान

Above mentioned, (SHREE HOUSING DEVELOPERS PVT LTD REP BY RITESH KUMAR SHUKLA), has/have admitted the execution before me. He/ She/ They has / have been identified by (RAJJAN LAL TRIPATHI) Son/Daughter/Wife of (CHHOTE LAL TRIPATHI) resident of (VILLAGE PATHAK KA PURA ,ANDYARI, ALLAHABAD, UTTAR PRADESH) and by occupation (Business).

Signature of Registering Officer

Seal and Signature of Registering Officer

Date:- 27-Jan-2023

जिला अवर निबंधक
भगवतकेला खरमान

Token No.: 202300008387

CERTIFICATE

Office of the SRO - Saraikela

This **Development Agreement** was presented before the registering officer on date **27-Jan-2023** by **SHREE HOUSING DEVELOPERS PVT LTD REP BY RITESH KUMAR SHUKLA, S/O, D/O, W/O JITENDRA KUMAR SHUKLA** resident of OFFICE AT 1ST FLOOR, DEV DAS PALACE, PO AND PS BISTUPUR, JAMSHEDPUR ,
This deed was registered as Document No:- **2023/SAR/273/BK1/240** in Book No :- **BK1**, Volume No :- 41 from
Page No :- 335 to 526 at, office of **SRO - Saraikela**

Date:- **27-Jan-2023**



Registering Officer