

495

445



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : e3e88dab6393c28e6c5e

Receipt Date : 09-Feb-2023 12:45:20 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300016421

Office Name : SRO - Saraikela


Document Type : Development Agreement


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

GRN Number : 2315681452



-: For Office Use :-





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।

Madhuvi Pandey.
09/02/2023

Sunder Singh.
09/02/2023

09/02/2023

Dev. Agreement Value 2789320/- Stamp 100/- Adhyaksh

मुल्यांकन सूची से जाँच किया

दस्तावेज जाँच

दस्तावेज में वर्णित भूमि
प्रतिबंधित सूची से

उपस्थापित दस्तावेज में लेख्यकारी
की जाति... है। यह जाति
C.N.T Act 1908 की अनुसूची 461(B) के
अन्तर्गत नहीं है।

जाँचकर



Madhusri Pandey
09/02/2023



Jai Prakash
09/02/2023



नियम-21 के अधीन ग्राह्य
भारतीय स्टाम्प अधिनियम
(इण्डियन स्टाम्प एक्ट-1899) की
अनुसूची-1 या 1 (क) से 10 के
अधीन यथावत स्टाम्प सहित या
स्टाम्प शुल्क से विमुक्त या
स्टाम्प शुल्क अपेक्षित नहीं

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE on this 09th day of February 2023, AT SERAIKELLA, BY AND BETWEEN;

69733
2000
8.10
3.10
A744

9/2/2023 21



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Madhuri Pandey
09/02/2023

ता. 09/02/2023 तक
 श्री. माधुरी पांडेय
 पेशा/पद. शिक्षक
 स्थान. लखनऊ
 प्रशा. शिक्षक के लिए
 दस्तावेज पेश किए जा रहे हैं

नपस्थापक का हस्ताक्षर

नियुक्त पदाधिकारी का हस्ताक्षर

Handwritten signature of the official





Smt Smb
09/02/2023



Madhuri Pandey
Harsh Kumar
09/02/2023

1) **MADHURI PANDEY (UID : xxxxxxxx7842)**, W/o. Mr. Harsh Kumar Pandey and

2) **HARSH KUMAR PANDEY (UID : xxxxxxxx6641)**, S/o. Mr. Sudhir Kumar Pandey, both by faith Hindu, both by Category General, Indian nationals, both by occupation Advocate, R/o. Flat No. 4/2, Fourth Floor, Block Boston, Aastha Hi-Tech City, Sonari, P.O. & P.S. Sonari, Town Jamshedpur, District East Singhbhum, within the State of Jharkhand hereinafter referred to as the '**OWNERS**' (which expression shall, unless it be repugnant to the context or meaning thereon be deemed to include their 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 : xxxxxxxx 0754)**, S/o. Mr. Kaushal Kumar Singh, by religion Hindu, by

Govt. Seal

Madhusri Pandey
Jan 11 2023
09/02/2023

category 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**:

WHEREAS the Owner had purchased Land measuring an area 3000 Sq. Ft. i.e. 6.89 Decimals, recorded under Old Khata No. 93, 38 and 62, being old portion of plot Nos. 41, 59 and 60, 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 No. 2021/SAR/3348/BK1/3187 dated 08/10/2021, registered at the District Sub Registry office at Seraikella, from its previous lawful Owners, Kailash Bej, Surja Kumar Bej, Tribhanga Lal Bej, Ananga Bej & Amar Kumar Bej all being represented by their attorney namely Ritesh Kr Shukla. That after purchasing the **Schedule 'A'** property the Owner mutated their names in the government records vide mutation case No. 1635/R27 2021-2022 and the same is also recorded in the Volume No. 3 page No. 80, in the register II of the Anchal Adhikari, Gamharia.

AND WHEREAS the **OWNER** are the lawful owner and is in peaceful possession of **Schedule 'A'** hereunder written land.

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.

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Hemant
09/02/2023

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 '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.

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Madhuri Pandey
Full Power
09/02/2023

- (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

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09/02/2023

the instance of the Developer, and in such eventuality, the Developer shall be entitled to receive from the Owner all moneys, costs and expenses incurred by it in connection with this Agreement.

- (c) The Developer or its nominated person and shall act as true and bonafide attorney of the Owner in connection with the accomplishment of the Project, i.e. undertake construction activities and sale/ negotiating sales of the construction areas realised from the Project.
 - (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,

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09/02/2023

the Owner shall be entitled to refund of all costs incurred in the construction of the building and also the costs and expenses towards obtaining requisite consents and approvals.

- (b) The Owner after the execution of this agreement, by the virtue of this Development Agreement has handed over peaceful and vacant possession of the **Schedule 'A'** hereunder written to the Developer.

7. DELIVERY OF POSSESSION

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

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Madhavi Pandey
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09/02/2023

- (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 agreed 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. 6,000.00 (Rupees Six 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

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Moelhuvi Pandey.
H. S. Pillai
09/02/2023

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 **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

Sat Singh

Madhusudan Pandey
Hallan
09/02/2023

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.

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Maachruu Pandey
H. Mittal
09/02/2023

(c) That the name of the project shall be of the choice and style of the Developer only.

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.
- (e) That any accident arising on the **Schedule 'A'** hereunder written premises shall be the sole responsibility of the Developer and the Developer shall protect and defend the interest of the Owner.

San. Sanjiv

Madhusri Pandey
09/02/2023

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

~~Signature~~
Madhuvi Pandey
Hill Country
09/02/2023

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, outgoing, taxes, etc. payable in respect of the **Schedule 'A'** hereunder written premises upto the date of the possession of the said property is handed over by them to the Developer. Thereafter, the same shall be paid and borne by the Developer alone at the existing rates. Any revision in the outgoing, assessment, taxes with respect to the **Schedule '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 pursuance of the formal development agreement to be executed by the

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Madhuri Pandey
Haniffa

09/02/2023

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.

23. **MATERIAL TO BE USED**

Handwritten signatures and date:
 09/02/2023
 09/02/2023
 Madhu Pandey
 09/02/2023

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 Developer 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.

26. **JURISDICTION**

Suresh

Maachhari Pandey
Harit
09/02/2023

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]

District Seraikella Kharsawan, District Sub Registry office at Seraikella, Mouza **ANANDPUR**, Thana No. 62, Ward No. 03 (old) 01 (New) ANAC / AMC, P.S. Adityapur,

Old Khata no.	Old Plot no.	Area
93	41 (P)	700 Sq. Ft. (1.61 Dec.)
38	59 (P)	1786 Sq. Ft. (4.10 Dec.)
62	60 (P)	514 Sq. Ft. (1.18 Dec.)
	TOTAL	3000 Sq. Ft. i.e. 6.89 DECIMALS

Bounded as follows :

- North : Portion of Plot no. 59 and 60;
South : Portion of Plot no. 41 and 60;
East : Portion of Plot no. 41 and 59;
West : Portion of Plot no. 60;

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Madhusudan Pandey
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09/02/2023

Schedule 'B'
[Owner's Allocation]

The Developer shall deliver 31% of the total Super Built up Area comprising of flats, parking's, Duplex, Bungalow's, etc., 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, Duplex, Bungalow's, 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.



WITNESS

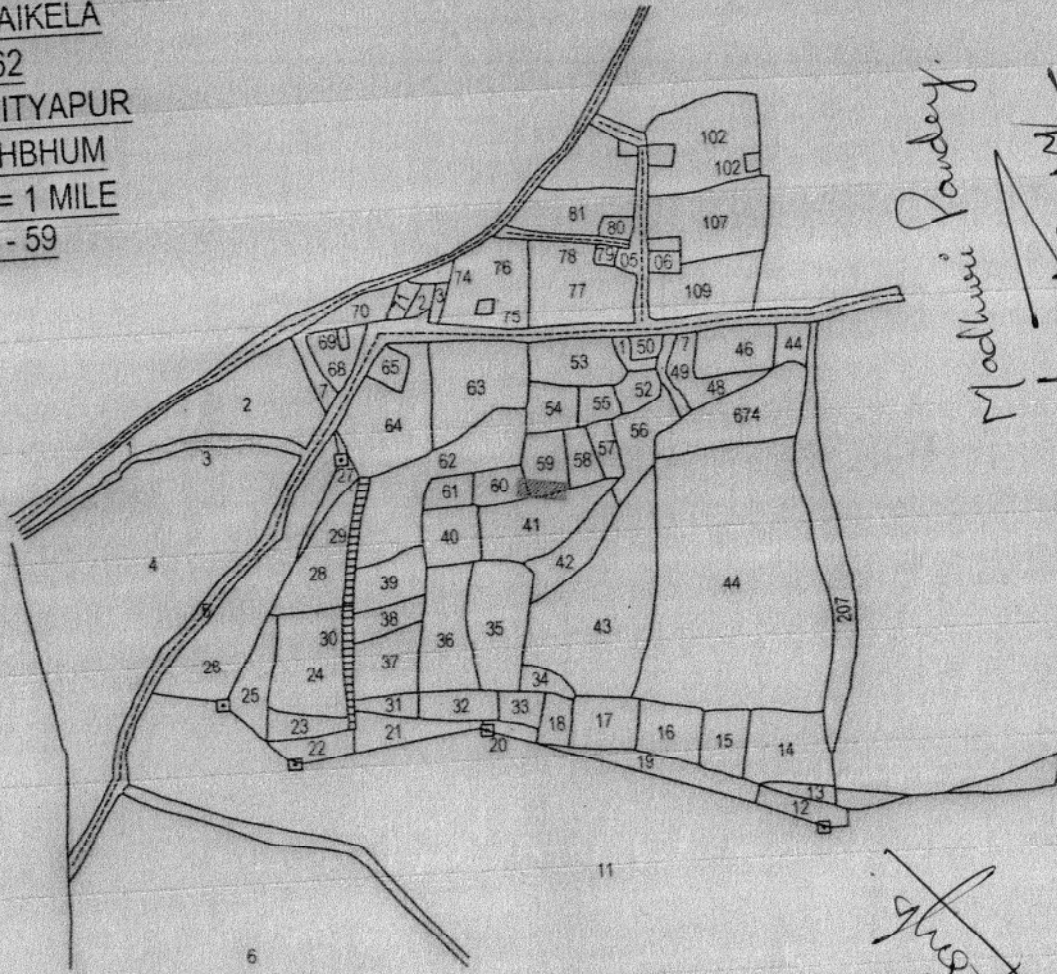
1. *Rajjan Lal Tripathi* s/o *Chhote Lal Tripathi* R/o-Village-pathalka Pura Andiyari Ailahabad Andhijarni Uttarpradesh-229413
2. *BALAJEE RAO* s/o - *G. Nageshwar Rao* H.No-21 Contractor Area Bistapur J.S.R.

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.

[Handwritten signature]
09/02/2023

[Handwritten signature]
ADVOCATE

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



Madhuri Pandey.
 H. Anandpur.

5/11/2015

AREA SHOWN IN

DATA NO	PLOT NO	AREA
93	41 (P)	700 Sq.ft. (or 1.61 Dec)
38	59 (P)	1786 Sq.ft. (or 4.10 Dec)
62	60 (P)	514 Sq.ft. (or 1.18 Dec)
		Total Area = 3000 Sq.ft. (or 6.89 Dec)



NORTH - PORTION OF PLOT NO. 59 & 60
 SOUTH - PORTION OF PLOT NO. 41 & 60
 WEST - PORTION OF PLOT NO. 41 & 59
 EAST - PORTION OF PLOT NO. 60

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Pre Registration Docket

Date :- 09-02-2023 03:57 pm

Office Name :- SRO - Saraikela
Token No:- 202300016421

Appoinment :- 09-Feb-2023 Time:- 15:15

Article	Development Agreement
Pre Registration Date	08-Feb-2023
No. Of Pages	156
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 76,424.

Property Id: **903423**

Valuation No. : 1224584 / 2023	:- 2022-2023	Date : 08-February-2023 14:06: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 - 80			
Holding Number - 0010001235000M0			
Khata Number - 93			
Plot Number - 41			
Property Rates			
Commercial Land (Y)			
₹404822/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	1.61 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 1.61 x 404822=651763.42	₹6,51,763/-
A	Total		₹6,51,763/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹6,51,800/-
Total Amount in Words : Six Lakh Fifty One Thousands Eight Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PORTION OF PLOT NO 41 & 59, West: PORTION OF PLOT NO 60, South: PORTION OF PLOT NO 41 & 60, North: PORTION OF PLOT NO 59 & 60
Area	Land area : 1.61 Decimal
Other Description of the Property	Pin Code - 831013
Government/Market Value	651763.42
Transaction Amount	2789300

Property Id: **903430**

Valuation No. : 1224582 / 2023	:- 2022-2023	Date : 08-February-2023 14:03: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 - 80			
Holding Number - 0010001235000M0			
Khata Number - 38			
Plot Number - 59			
Property Rates			
Commercial Land (Y)			
₹404822/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	4.10 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 4.1 x 404822=1659770.2	₹16,59,770/-
A	Total		₹16,59,770/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹16,59,800/-
Total Amount in Words : Sixteen Lakhs Fifty Nine Thousands Eight Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PORTION OF PLOT NO 41 & 59, West: PORTION OF PLOT NO 60, South: PORTION OF PLOT NO 41 & 60, North: PORTION OF PLOT NO 59 & 60
Area	Land area : 4.10 Decimal
Other Description of the Property	Pin Code - 831013
Government/Market Value	1659770.2

Transaction Amount	-
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Property Id: **903434**

Valuation No. : 1224589 / 2023	:- 2022-2023	Date : 08-February-2023 14:11: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 - 80			
Holding Number - 0010001235000M0			
Khata Number - 62			
Plot Number - 60			
Property Rates			
Commercial Land (Y)			
₹404822/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	1.18 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 1.18 x 404822=477689.96	₹4,77,690/-
A	Total		₹4,77,690/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹4,77,700/-
Total Amount in Words : Four Lakh Seventy Seven Thousands Seven Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PORTION OF PLOT NO 41 & 59, West: PORTION OF PLOT NO 60, South: PORTION OF PLOT NO 41 & 60, North: PORTION OF PLOT NO 59 & 60
Area	Land area : 1.18 Decimal
Other Description of the Property	Pin Code - 831013
Government/Market Value	477689.96
Transaction Amount	-

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	-Mrs. MADHURI PANDEY, Address - FLAT NO 4/2, FOURTH FLOOR, BLOCK BOSTON, AASTHA HI TECH CITY, SONARI ,PO AND PS SONARI, JAMSHEDPUR ,DIST EAST SINGHBHUM- ,Father/Husband Name HARSH KUMAR PANDEY , PAN No.- ,Permission Case No.- , Aadhaar No. *****7842
	-Mr. HARSH KUMAR PANDEY, Address - FLAT NO 4/2, FOURTH FLOOR, BLOCK BOSTON, AASTHA HI TECH CITY, SONARI ,PO AND PS SONARI, JAMSHEDPUR ,DIST EAST SINGHBHUM- ,Father/Husband Name SUDHIR KUMAR PANDEY , PAN No.- ,Permission Case No.- , Aadhaar No. *****6641

Witness Information	Mr. BALAJEE RAO , Address - 21 NANDJI GOVINDJI, CONTRACTOR AREA ,BISTUPUR ,JAMSHEDPUR-, Father/Husband Name-G NAGESWAR RAO
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Identifier Details	Mr. RAJJAN LAL TRIPATHI , Address - VILLAGE PATHAK KA PURA ,ANDYARI, ALLAHABAD, UTTAR PRADESH-, Father/Husband Name-CHHOTE LAL TRIPATHI
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Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	4,680
Total		4,680

Fee Rule:Development Agreement		
1	A1	69,733
2	E	2,000
3	LL	8
4	PR	3
Total		71,744

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.

Handwritten signature

Deed Writer / Advocate

Sm. Singh

Vendee / Claimant

Madhuri Pandey

Vendor / Executant

Handwritten signature



Document Registration Summary 1

Date :-09-Feb-2023

- Government/Market Value: ₹2789300/-
- Transaction Amount: ₹2789300/-
- Paid Stamp Duty: ₹100/-

On Date 09-02-2023 Presented at SRO - Saraikela

Signature of Presenter

Madhusri Pandey
SRO - Saraikela

Receipt : 779151

Receipt Date : 09-02-2023

Presenter Name: -

E	₹2000
PR	₹3
SP	₹4680
LL	₹8
A1	₹69733
Stamp Duty	₹100

Total ₹76524

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 : 2315681452 DEPT Transaction Id : e3e88dab6393c28e6c5e Transaction Type :	100
E	2000	2000	0	GRAS	KaminiKaushalConstructionRepBySunderSingh	GRN Number : 2315684388 DEPT Transaction Id : f44da1136b9ccff0a46 Transaction Type :	2000
PR	3	3	0	GRAS	KaminiKaushalConstructionRepBySunderSingh	GRN Number : 2315684388 DEPT Transaction Id : f44da1136b9ccff0a46 Transaction Type :	3
SP	4680	4680	0	GRAS	KaminiKaushalConstructionRepBySunderSingh	GRN Number : 2315684388 DEPT Transaction Id : f44da1136b9ccff0a46 Transaction Type :	4680
A1	69733	69733	0	GRAS	KaminiKaushalConstructionRepBySunderSingh	GRN Number : 2315684388 DEPT Transaction Id : f44da1136b9ccff0a46 Transaction Type :	69733
LL	8	8	0	GRAS	KaminiKaushalConstructionRepBySunderSingh	GRN Number : 2315684388 DEPT Transaction Id : f44da1136b9ccff0a46 Transaction Type :	8
Sub Total	76428	76524	-96				

Article : Development Agreement Number of Pages : 312

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 :- 202300016421

Deed Type	Development Agreement
Number of Pages	312
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 3, SP :- Rs. 4680, A1 :- Rs. 69733, LL :- Rs. 8.
Property No.	1
Valuation Details	Value :- Rs.651763/- ,Transaction Amount :- Rs.2789300/-
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: PORTION OF PLOT NO 41 & 59, West: PORTION OF PLOT NO 60, South: PORTION OF PLOT NO 41 & 60, North: PORTION OF PLOT NO 59 & 60 Volume Number - 3Page Number - 80Holding Number - 0010001235000M0Khata Number - 93Plot Number - 41 Area Of Land :- 1.61 Decimal
Property No.	2
Valuation Details	Value :- Rs.1659770/- ,Transaction Amount :- Rs.0/-
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: PORTION OF PLOT NO 41 & 59, West: PORTION OF PLOT NO 60, South: PORTION OF PLOT NO 41 & 60, North: PORTION OF PLOT NO 59 & 60 Volume Number - 3Page Number - 80Holding Number - 0010001235000M0Khata Number - 38Plot Number - 59 Area Of Land :- 4.10 Decimal
Property No.	3
Valuation Details	Value :- Rs.477690/- ,Transaction Amount :- Rs.0/-
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: PORTION OF PLOT NO 41 & 59, West: PORTION OF PLOT NO 60, South: PORTION OF PLOT NO 41 & 60, North: PORTION OF PLOT NO 59 & 60 Volume Number - 3Page Number - 80Holding Number - 0010001235000M0Khata Number - 62Plot Number - 60 Area Of Land :- 1.18 Decimal

Sh./Smt.MADHURI PANDEY s/o/d/o/w/o HARSH KUMAR PANDEY has presented the document for registration in this office

today dated :- 09-Feb-2023 Day :- Thursday Time :- 16:43:53 PM







MADHURI



PANDEY (Individual)

Party Name	Document Type	Document Number
MADHURI PANDEY	PAN/UID	808564797842

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	HARSH KUMAR PANDEY Address1 - FLAT NO 4/2, FOURTH FLOOR, BLOCK BOSTON, AASTHA HI TECH CITY, SONARI ,PO AND PS SONARI, JAMSHEDPUR ,DIST EAST SINGHBHUM, Address2 - , , Jharkhand PAN No.: , Permission Case No.-	Yes	Harsh Kumar Pandey Address:- FLAT NUMBER 4/2 BLOCK BOSTON AASTHA HI TECH CITY, , SONARI, SONARI, Sonari, , East Singhbhum, 831011, , Jharkhand, India		EXECUTANTS Age:38			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	MADHURI PANDEY Address1 - FLAT NO 4/2, FOURTH FLOOR, BLOCK BOSTON, AASTHA HI TECH CITY, SONARI ,PO AND PS SONARI, JAMSHEDPUR ,DIST EAST SINGHBHUM. Address2 - ... Jharkhand PAN No.: .Permission Case No.-	Yes	Madhuri Pandey Address:- Flat No-4/2 Boston, Panchwati Nagar, Aastha Hitech City, Sonari, Jamshedpur, , Sonari, , East Singhbhum, 831011, , Jharkhand. India		EXECUTANTS Age:37			<i>Madhuri Pandey</i>
3	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			<i>Sunder Singh</i>

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.:			<i>Rajjan Lal Tripathi</i>

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 NANDJI GOVINDJI, CONTRACTOR 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
सरायकेला खरसातें

Above mentioned, (**HARSH KUMAR PANDEY , MADHURI PANDEY**), 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:- 09-Feb-2023

जिला अवर निबंधक
सरायकेला खरसातें

Token No.: 202300016421

CERTIFICATE

Office of the SRO - Saraikela

This **Development Agreement** was presented before the registering officer on date **09-Feb-2023** by **MADHURI PANDEY, S/O, D/O, W/O HARSH KUMAR PANDEY** resident of FLAT NO 4/2, FOURTH FLOOR, BLOCK BOSTON, AASTHA HI TECH CITY, SONARI ,PO AND PS SONARI, JAMSHEDPUR ,DIST EAST SINGHBHUM ,. This deed was registered as Document No:- **2023/SAR/499/BK1/445** in Book No :- **BK1**, Volume No :- 78 from Page No :- 275 to 586 at, office of **SRO - Saraikela**

Date:- **09-Feb-2023**



Registering Officer