



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : b42368eb84488593b3dc

Receipt Date : 29-Mar-2023 01:53:35 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300035765

Office Name : SRO - Saraikela

Document Type : Development Agreement

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

GRN Number : 2316449808



:- For Office Use :-



[Handwritten Signature]

[Handwritten Signature]
29/03/2023

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

Development agreement value - 1,98,96,100/- stamp - 100/- Aditya Jaiswal

29/3

मुल्यांकन सुचा ~~...~~ 29/3/23

दस्तावेज जांच एवं ~~...~~ 29/3/23

उपस्थापित दस्तावेज में लेख्यकारी की जांच ~~...~~ अंकित है। यह जांचे C.N.T Act 1908 की धारा 461(B) के अन्तर्गत नहीं है. 29/3/23

दस्तावेज में दर्शित प्रति प्रतिबंधित सूची से ~~...~~

~~...~~ 29/3/23



S.V. Buzina - 29/03/2023



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

~~...~~ 31/03/23

निबंधन पदाधिकारी

Reefal
A - 495910 = 0
B - 2000 = 0
497910 = 0

~~...~~ 29/3/23



Reefal - 29/03/2023



DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE on this 29th day of MARCH 2023, AT SERAIKELLA, BY AND BETWEEN;

S.K. BURMAN
S.K. BURMAN
29/03/2023

SHIV KUMAR BURMAN (UID : xxxx xxxx 5900 and PAN : ABKPB5879P), S/o. Janki Nath Burman, by faith Hindu, by category General, by occupation Business, Indian National, R/o. H. no. 153, Dalda Line Sakchi Market, P.O. and P.S. Sakchi, Town Jamshedpur, District East Singhbhum, 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 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 All that land measuring an area 27 Decimals, recorded under old khata no. 70, being old plot no. 56, Mouza Anandpur, being survey ward no. 01, ANAC / AMC, P.S. Adityapur, Thana no. 62, District Sub Registry office at Seraikella, District Seraikella Kharsawan by the virtue of a registered sale deed bearing deed No.

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2023/SAR/1079/BK1/979 dated 18-03-2023, registered at the District Sub Registry office at Seraikella, from its previous lawful owner namely Dipali Sahay.

WHEREAS the Owner had purchased All that land measuring an area 22 Decimals, recorded under old khata no. 55, being old plot no. 52 and 55, Mouza Anandpur, being survey ward no. 01, ANAC / AMC, P.S. Adityapur, Thana no. 62, District Sub Registry office at Seraikella, District Seraikella Kharsawan by the virtue of a registered sale deed bearing deed No. 2023/SAR/1078/BK1/978 dated 18-03-2023, registered at the District Sub Registry office at Seraikella, from its previous lawful owner namely Mansiha Sahay.

AND WHEREAS the **OWNER** is the lawful owner and is in peaceful possession of All that land measuring an area 49 Decimals, recorded under old khata no. 70, being old plot no. 56, under under old khata no. 55, being old plot no. 52 and 55, Mouza Anandpur, being survey ward no. 01, ANAC / AMC, P.S. Adityapur, Thana no. 62, District Sub Registry office at Seraikella, District Seraikella Kharsawan and morefully described in the **Schedule 'A'** hereunder written land and has been enjoying all acts of ownership thereto.

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

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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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- (b) The said plans shall be prepared by the Architects of the Developer and at the costs of the Developer which shall be forthwith be submitted by the Owner with appropriate agencies for the purposes of obtaining requisite approvals and permissions.
- (c) That the architecture plans may only be modified or changed with prior written consent of the Developer during the stage of approval. Howsoever, after initial approval of the architecture plan, no modification, alteration or changes in the approved architecture plan shall be permitted unless submitted by the Developer to appropriate agency certifying and approving the architecture plans.
- (d) The Owner declares that they have examined and verified the draft Scheme framed and proposals made by the Developer for the development of the said project and she is fully satisfied with the same including the provisions made with regard thereto by the Developer as also with the responsibilities of the parties mentioned and described therein.

4. GENERAL POWER OF ATTORNEY

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

- (c) The Developer or its nominated person and shall act as true and bonafide attorney of the Owner in connection with the accomplishment of the Project, i.e. undertake construction activities and sale/ negotiating sales of the construction areas realised from the Project.
5. That the Developer shall be authorised to present plans for structural, electrical, sewerage etc. and obtain due approvals or consents from the appropriate agencies on behalf of the Owner. The Owner shall extend all co - operation during such process and any breach of failure to cooperate, 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,

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mortgage, encumbrance, litigation affecting or prejudicing the title, the Owner shall be entitled to refund of all costs incurred in the construction of the building and also the costs and expenses towards obtaining requisite consents and approvals.

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

7. DELIVERY OF POSSESSION

- (a) Notwithstanding anything contained in the preceding clause, it is specifically agreed by and between the parties hereto that after execution hereof the Developer shall be entitled to put up fencing around the said property or any portion or portions thereof, for the purposes of preventing any encroachment.
- (b) All costs, charges and expenses in respect of the above shall be borne and paid by the Developer alone.
- (c) As from the date hereof, the Owner shall be solely entitled at his own risk to deal and/or negotiate with any attempts of the unauthorised occupants and/or trespassers on the said property and to take any proceedings against them and/or to arrive at any arrangement or agreement with them at the costs, charges and expenses of the Owner alone.
- (d) However, the Owner has empowered and authorised the Developer and/or his nominees under this agreement as to effectively deal and/or negotiate with any trespassers or attempt of unauthorised occupants.

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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.

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.

(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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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.

(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 existence of the Force Majeure conditions and shall also notify the cessation of the Force Majeure conditions.

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

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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.
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

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purposes of general advertisement or generating revenues for the Project at its own risk.

16. The Developer shall be entitled to raise finances from Banks, Financial Institutions, Housing Finance Companies etc. for the purpose of construction of the said Project and for such purpose to mortgage and charge the said plot of land and to enter into, sign and execute all requisite agreements, contracts, deeds, documents, papers, declarations, affidavits for such purpose without seeking to obtain any further consent of the Owner, provided however that the developer shall not attach any liability to the Owner on account of its borrowings in any manner whatsoever.
17. Both parties agree that, in the event, where clear and marketable title and bonafide possession of the Owner appears suspicious in relation to the **Schedule 'A'** hereunder written Premises, the Developer shall be entitled to undertake steps to clear such defects at the cost of the Owner. However, if the defects in title and possession cannot be cured, then the Developer shall be entitled to receive damages and compensation of the costs and expenses incurred by the Developer towards the construction work and the related activities undertaken by the Developer in connection with the construction work at the **Schedule 'A'** Premises.
18. **TAXES AND OUTGOINGS**
 - (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

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hereto may suffer in respect of any acts, deeds, matters or thing done or any omission made by the other party and/or anything arising in connection therewith.

21. **AMENDMENTS**

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

22. **ASSIGNMENT**

No part of this Agreement can be assigned by the Developer to any other Developer without obtaining the prior permission of the Owner. The Developer, prior to creation of any assignment shall request the Owner for creation of assignment, which shall not be unreasonably withheld.

However, the Developer shall be at liberty to engage contractors, technicians and other agencies in aid of construction of the Project at the Schedule Premises.

23. **MATERIAL TO BE USED**

That the **DEVELOPER / BUILDER** clearly 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

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adjudication with a sole arbitrator to be appointed in joint consultation of the Parties. The Arbitrator shall have summary powers. The proceedings of the arbitration shall be guided by the provisions of Arbitration & Conciliation Act, 1996.

The Governing Laws for the arbitration shall be laws applicable in the State of Jharkhand, India.

25. **JURISDICTION**

Courts 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.

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

Schedule 'A'
[Schedule Premises]

MOUZA ANANDPUR, being survey ward no. 03 (old) 01 (new) ANAC / AMC, P.S. Adityapur, Thana no. 62, District Sub Registry office at Seraikella, District Seraikella Kharsawan, which is bounded as:

Old Khata No.	Old Plot No.	Area in decimals	Boundary			
			North	South	East	West
55	52	11	Plot Nos. 51 & 53	Plot No. 56	Portion of Plot	Plot No. 55

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					Nos. 49 & 56	
55	55	11	Plot No. 53	Plot Nos. 58, 57 & 56	Plot Nos. 52	Plot No.54
70	56	27	Plot Nos. 52 & 55	Plot Nos. 43 & 674	Plot Nos. 49, 44 & 647	Plot Nos. 57, 41 & 42
TOTAL		49 DECIMALS				

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.

S. K. Buekha

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29/03/2023

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



WITNESS

1. RAJAN Lal Tripathi s/o Chhote Lal Tripathi
village Pathak Kapura Andyan Allahabad
Uttar U. Pradesh

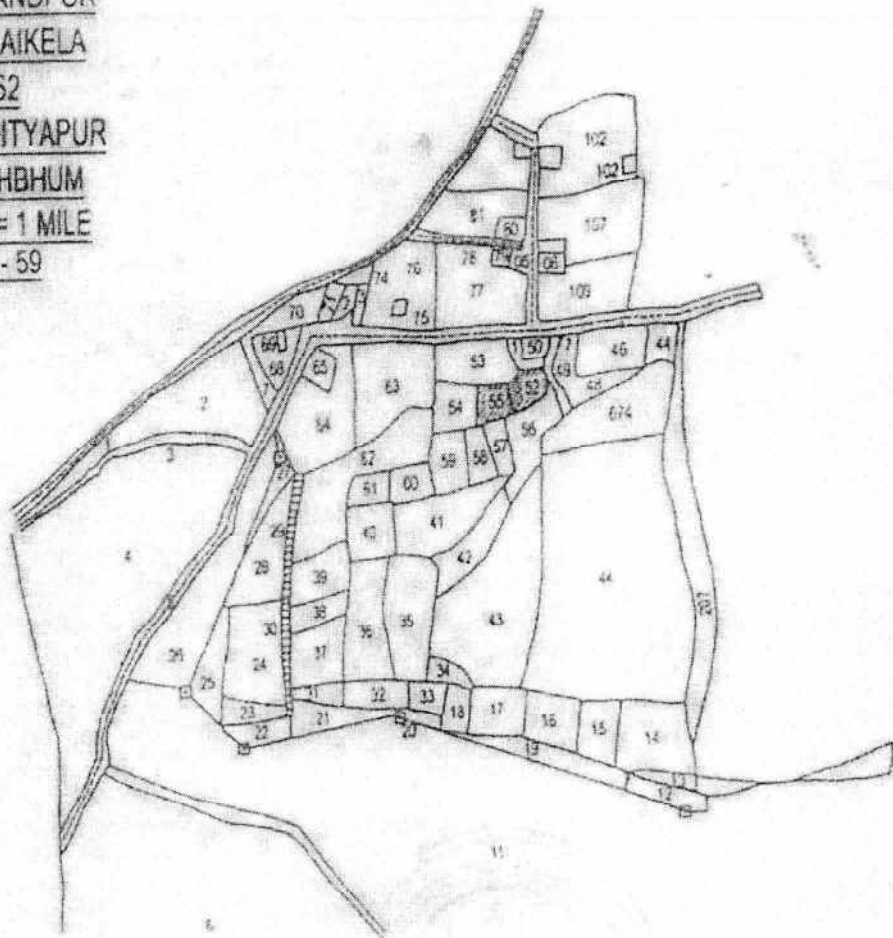
2. Vicky Kumar Gothwal s/o Ashok Gothwal
13.5 AURB, CROSS Road no-13 Dai Ghutta Mangro J.S.R

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.

Hanit
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
55	52	0.11 Acre	Plot no. 51 & 53	Plot no. 56	Plot no. 49 & 56	Plot no. 55
55	55	0.11 Acre	Plot no. 53	Plot no. 56, 57 & 58	Plot no. 52	Plot no. 54
Total Area = 0.22 Acre						

Govind Shankar Roy
 Amin
 Reg. No. 4409/2014

Manisla Soley



Pre Registration Docket

Date :- 31-03-2023 12:50 pm

Office Name :- SRO - Saraikela
Token No:- 202300035765

Appoinment :- 28-Mar-2023 Time:- 11:10

Article	Development Agreement
Pre Registration Date	20-Mar-2023
No. Of Pages	162
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 5,02,777.

Property Id: **931787**

Valuation No. : 1272925 / 2023 :- 2022-2023 Date : 29-March-2023 11:30:AM

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 -

Khata Number - 55

Plot Number - 52

Volume Number - 3

Page Number - 70

Property Rates

Commercial Land (Y)

₹404822/- Decimal

Valuation Rule : Commercial land

Property Details

1 Land area 11 Decimal

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 11 x 404822=4453042	₹44,53,042/-
A	Total		₹44,53,042/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹44,53,100/-

Total Amount in Words : Forty Four Lakhs Fifty Three Thousands One Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: PORTION OF PLOT NO 49 & 56, West: PLOT NO 55, South: PLOT NO 56, North: PLOT NOS 51 & 53
Area	Land area : 11.00 Decimal
Other Description of the Property	Pin Code - 831013
Government/Market Value	4453042
Transaction Amount	19836400

Property Id: **931796**

Valuation No. : 1262994 / 2023	:- 2022-2023	Date : 20-March-2023 21:33: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 - 70			
Khata Number - 55			
Plot Number - 55			
Property Rates			
Commercial Land (Y)			
₹404822/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	11 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 11 x 404822=4453042	₹44,53,042/-
A	Total		₹44,53,042/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹44,53,100/-
Total Amount in Words : Forty Four Lakhs Fifty Three Thousands One Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOTS NO 52, West: PLOT NO 54, South: PLOTS NO 58,57 & 56, North: PLOT NO 53
Area	Land area : 11.00 Decimal
Other Description of the Property	Pin Code - 831013
Government/Market Value	4453042
Transaction Amount	-

Property Id: **931807**

Valuation No. : 1263007 / 2023	:- 2022-2023	Date : 20-March-2023 21:37: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 - 85			
Khata Number - 70			
Plot Number - 56			
Property Rates			
Commercial Land (Y)			
₹404822/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	27 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 27 x 404822=10930194	₹1,09,30,194/-
A	Total		₹1,09,30,194/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹1,09,30,200/-
Total Amount in Words : One Crore Nine Lakh Thirty Thousands Two Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NOS 49,44 & 647, West: PLOT NOS 57,41 & 42, South: PLOT NOS 43 & 674, North: PLOT NOS 52 & 55
Area	Land area : 27.00 Decimal
Other Description of the Property	Pin Code - 831013
Government/Market Value	10930194
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
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EXECUTANTS	-Mr. SHIV KUMAR BURMAN, Address - H.NO 153, DALDA LINE SAKCHI MARKET, PO AND PS SAKCHI, JAMSHEDPUR, DIST EAST SINGHBHUM, STATE JHARKHAND- ,Father/Husband Name JANKI NATH BURMAN , PAN No.- ,Permission Case No.- , Aadhaar No. *****5900
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Witness Information	Mr. VICKY KUMAR GOTHWAL , Address - 13,5 AUR6 , CROSS ROAD NO 13 , DAIGHUTTU, MANGO, JAMSHEDPUR-, Father/Husband Name-ASHOK GHOTHWAL
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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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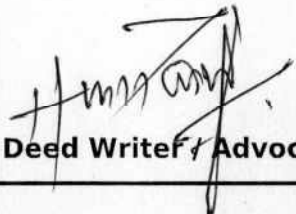
Fee Rule:Development Agreement		
1	Stamp Duty	4


1	SP	4,860
Total		4,860

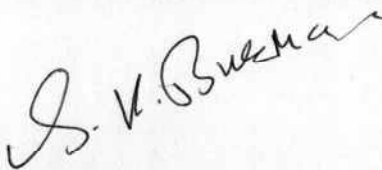
Fee Rule:Development Agreement		
1	A1	4,95,910
2	E	2,000
3	LL	5
4	PR	2
Total		4,97,917

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 :-31-Mar-2023

- Government/Market Value: ₹19836400/-
- Transaction Amount: ₹19836400 /-
- Paid Stamp Duty: ₹100 /-

On Date 31-03-2023 Presented at SRO - Saraikela
Signature of Presenter

S.K. Bueema
SRO - Saraikela

Receipt : 805100

Receipt Date : 31-03-2023

Presenter Name: -

E	₹2000
PR	₹2
SP	₹4860
LL	₹5
A1	₹495910
Stamp Duty	₹100

Total

₹502877

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 : 2316449808 DEPT Transaction Id : b42368eb84488593b3dc Transaction Type :	100
E	2000	2000	0	GRAS	KaminiKaushalConstructionRepBySunderSingh	GRN Number : 2316449628 DEPT Transaction Id : b85304d5f3e88b111ec0 Transaction Type :	2000
PR	2	2	0	GRAS	KaminiKaushalConstructionRepBySunderSingh	GRN Number : 2316449628 DEPT Transaction Id : b85304d5f3e88b111ec0 Transaction Type :	2
SP	4860	4860	0	GRAS	KaminiKaushalConstructionRepBySunderSingh	GRN Number : 2316449628 DEPT Transaction Id : b85304d5f3e88b111ec0 Transaction Type :	4860
A1	495910	495910	0	GRAS	KaminiKaushalConstructionRepBySunderSingh	GRN Number : 2316449628 DEPT Transaction Id : b85304d5f3e88b111ec0 Transaction Type :	495910
LL	5	5	0	GRAS	KaminiKaushalConstructionRepBySunderSingh	GRN Number : 2316449628 DEPT Transaction Id : b85304d5f3e88b111ec0 Transaction Type :	5
Sub Total	502781	502877	-96				

Article : Development Agreement Number of Pages : 324

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

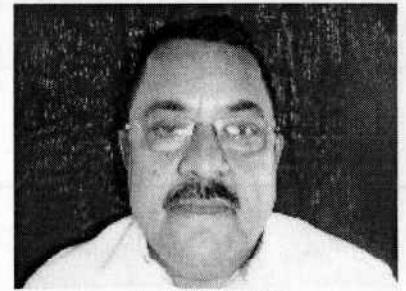
Deed Endorsement

Token No :- 202300035765

Deed Type	Development Agreement
Number of Pages	324
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 2, SP :- Rs. 4860, A1 :- Rs. 495910, LL :- Rs. 5,
Property No.	1
Valuation Details	Value :- Rs.4453042/- ,Transaction Amount :- Rs.19836400/-
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 49 & 56, West: PLOT NO 55, South: PLOT NO 56, North: PLOT NOS 51 & 53 Khata Number - 55Plot Number - 52Volume Number - 3Page Number - 70 Area Of Land :- 11.00 Decimal
Property No.	2
Valuation Details	Value :- Rs.4453042/- ,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: PLOTS NO 52, West: PLOT NO 54, South: PLOTS NO 58,57 & 56, North: PLOT NO 53 Volume Number - 3Page Number - 70Khata Number - 55Plot Number - 55 Area Of Land :- 11.00 Decimal
Property No.	3
Valuation Details	Value :- Rs.10930194/- ,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: PLOT NOS 49,44 & 647, West: PLOT NOS 57,41 & 42, South: PLOT NOS 43 & 674, North: PLOT NOS 52 & 55 Volume Number - 3Page Number - 85Khata Number - 70Plot Number - 56 Area Of Land :- 27.00 Decimal

Sh./Smt.**SHIV KUMAR BURMAN** s/o/d/o/w/o **JANKI NATH BURMAN** has presented the document for registration in this office

today dated :- **31-Mar-2023** Day :- **Friday** Time :- **11:48:47 AM**






**SHIV KUMAR
BURMAN(Individual)**

Party Name	Document Type	Document Number
SHIV KUMAR BURMAN	PAN/UID	355972985900

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SHIV KUMAR BURMAN Address1 - H.NO 153, DALDA LINE SAKCHI MARKET, PO AND PS SAKCHI, JAMSHEDPUR, DIST EAST SINGHBHUM, STATE JHARKHAND, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Shiv Kumar Burman Address:- , H.No.- 153 , Dalda Line Sakchi Market, , Po.- Sakchi , Jamshedpur, Sakchi, Bistupur, , East Singhbhum, 831001, , Jharkhand, India		EXECUTANTS Age:59			
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:

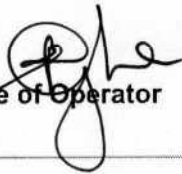
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	RAJJAN LAL TRIPATHI S/o-D/o CHHOTE LAL TRIPATHI Address1 - VILLAGE PATHAK KA PURA ,ANDYARI, ALLAHABAD, UTTAR PRADESH, Address2 - , , , Jharkhand PAN No.:			

Witness:

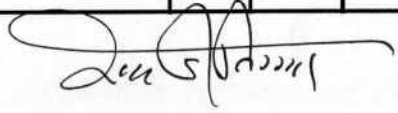
I/We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	VICKY KUMAR GOTHWAL Address1 - 13,5 AUR6 , CROSS ROAD NO 13 , DAIGHUTTU, MANGO, JAMSHEDPUR, Address2 - , , , Jharkhand			

Signature of Operator



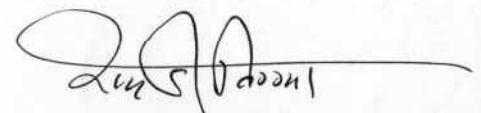
Seal and Signature of Registering Officer


 जिला अवर निबधक
 सरायकेला खरमान

Above signature & thumb Impression are affixed in my presence.

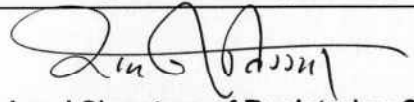
Above mentioned, (**SHIV KUMAR BURMAN**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**RAJJAN LAL TRIPATHI**) Son/Daughter/Wife of (**CHHOTE LAL TRIPATHI**) resident of (**VILLAGE PATHAK KA PURA ,ANDYARI, ALLAHABAD, UTTAR PRADESH**) and by occupation (**Business**).

Signature of Registering Officer



Date:- 31-Mar-2023

Seal and Signature of Registering Officer


 जिला अवर निबधक
 सरायकेला खरमान

Token No.: 202300035765

CERTIFICATE

Office of the SRO - Saraikela

This **Development Agreement** was presented before the registering officer on date **31-Mar-2023** by **SHIV KUMAR BURMAN**, S/O, D/O, W/O **JANKI NATH BURMAN** resident of H.NO 153, DALDA LINE SAKCHI MARKET, PO AND PS SAKCHI, JAMSHEDPUR, DIST EAST SINGHBHUM, STATE JHARKHAND ,.

This deed was registered as Document No:- **2023/SAR/1231/BK1/1112** in Book No :- **BK1**, Volume No :- 185 from Page No :- 171 to 494 at, office of **SRO - Saraikela**

Date:- **31-Mar-2023**



Registering Officer