

2024/HAM/4521/BL/1/438



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 04ae665c76a8a672769b
Receipt Date : 20-Dec-2023 11:09:51 am
Receipt Amount : 100/-
Amount In Words : One Hundred Rupees Only
Token Number : 202300163759
Office Name : SRO - Hazaribagh
Document Type : Development Agreement
Payee Name : PRANAY KUMAR PARTNER OF MS SHAMBHAVI DEVELOPERS (Vendee)
GRN Number : 2320683304



Development Agreement - For Office Use - 5F 100/-
 स्टाम्प शुल्क (या अतिरिक्त स्टाम्प शुल्क) के
 की अनुसूची के अंतर्गत 5
 के अंतर्गत प्रमाणित दस्तावेज सहित 1179500.00
 (या स्टाम्प शुल्क से विमुख या 10.00
 स्टाम्प शुल्क 4.00
 1179514.00

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।

Attested by
Pranay Kumar

Receipt of Stamp Duty
Pranay Kumar Partner of MS
Shambhavi Developers

Attested by

D/A

166 पास

[Redacted]

सं० 138 9 04

[Redacted]

अनुमति दे

की

अनुमति

प्र

अनुमति प्राप्त है।

अनुमति प्रदान किया गया।

हस्ताक्षर का हस्ताक्षर

कार्यालय से प्राप्त सूची में
अंकन 402, मीमा 01-01-18
खाता 146 30 सीट 138 31-24
का जीव किया एवं उपर सूची से
मुक्त पाया।

जोचकर्ता का हस्ताक्षर
18-01-2011



खाना नं०- 146, 158, 85, 119,

online system में जोड़ कर है।

Kale
18/1/24



अभिप्रेत
 संकेत
 अशुतोष प्रसाद
 दिनांक 18/12/23
 हाथ नं० 2
 Handwritten signature



श्री शुद्धेश्वर शर्मा
 पिता का नाम श्री
 पितृका स्थान General area
 काति
 श्री शुद्धेश्वर शर्मा
 द्वारा प्रस्तावित
 संख्या 57/2023
 शैक्षणिक विभाग का कार्यालय, जो है उस की
 संख्या 10
 के ता. 18-12-23
 मुद्रित/सं. 24
 जयपुर सि. कार्यालय General area
 स्थान पर, उपरोक्त को लिए देल किया।

Handwritten signature
 18-12-23
 18-01-24



X
 18.1.24
 निम्न पं. अधिकारी का हस्ताक्षर

AND Whereas the OWNERS covenant that the aforesaid property is in their exclusive possession with absolute right, title and interest and the same is free from all encumbrances, debts, liens, charges and attachments and is in marketable condition and having themselves good right, full power and absolute authority and title to transfer the whole and part of the said property more fully described in Schedule A of this deed.

Shri Rajendra Prasad Singh purchased a piece of land at Mauza Cantonment, Thana no. 157, Khata no. 146, Plot no. 138 area measuring 7 decimals and Khata no. 158, Plot no. 139 area measuring 5 decimals from Smt. Laxmi Devi vide deed no. 6907 dated 31-05-1982 and his name is entered on page no. 132 volume IV in Register II.

Rajendra Prasad Singh and Arvind Kumar Sinha purchased a piece of land at Mauza Cantonment, Thana no. 157, Khata no. 85, Plot no. 140 area measuring 4 decimals from Abdul Miyan vide deed no. 10324 dated 28-08-1989 and mutated the same in their name vide mutation case no. 167/1990-91 and their names are entered in Register II on page no. 51 Vol VI.

Shri Sanjay Kumar purchased a piece of land at Mauza Cantonment, Thana no. 157, Khata no. 119, Plot no. 184 area measuring 4 decimals from Smt. Usha Prajapati vide deed no. 7467 dated 22-07-2013 and his name is entered in Register II on page no. 14 volume XIX.

Shri Akhileswar Kumar, Shri Arvind Kumar and Shri Prabhat Kumar inherited a piece of land from her mother Smt. Draupadi Devi vide succession mutation case no. 8195/2021-2022 dated 20-06-2022 and their names are entered in Register II on page no. 91 Volume XXIV. Smt. Draupadi Devi purchased this piece of land at Mauza Cantonment, Thana no. 157, Khata No. 146, Plot no. 138 area measuring 9.5 decimals and Khata no. 158, Plot no. 139 area measuring 6.5 decimals from Smt. Laxmi Devi vide deed no. 6908 dated 01-06-1982.

Shri Pankaj Kumar inherited a piece of land at Mauza Cantonment, Thana no. 157, Khata no. 146, Plot no. 138 area measuring 2 decimals and Khata no. 158, plot no. 139, area measuring 3 decimals from his father Shri Sitaram Prasad and his name is entered in Register II on page no. 185 volume XIX. Shri Sitaram Prasad purchased this piece of land from Shri Sunil S. Antony vide deed no. 10535 dated 10-07-2001.

And Whereas the Owners are interested in getting a Residential cum Commercial Building to be developed and constructed on the schedule property and acquire built up area in the same as consideration in exchange for the full and final value of the land.

Arvind Kumar
18.12.23
Prabhat Kumar
18.12.23
Arvind Kumar Sinha
18.12.23
Akhileswar Kumar
18.12.23
Sanjay Kumar
18.12.23
Pankaj Kumar
18.12.23

AND Whereas the OWNERS covenant that the aforesaid property is in their exclusive possession with absolute right, title and interest and the same is free from all encumbrances, debts, liens, charges and attachments and is in marketable condition and having themselves good right, full power and absolute authority and title to transfer the whole and part of the said property more fully described in Schedule A of this deed.

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Rajendra Prasad Singh and Arvind Kumar Sinha purchased a piece of land at Mauza Cantonment, Thana no. 157, Khata no. 85, Plot no. 140 area measuring 4 decimals from Abdul Miyan vide deed no. 10324 dated 28-08-1989 and mutated the same in their name vide mutation case no. 167/1990-91 and their names are entered in Register II on page no. 51 Vol VI.

Shri Sanjay Kumar purchased a piece of land at Mauza Cantonment, Thana no. 157, Khata no. 119, Plot no. 184 area measuring 4 decimals from Smt. Usha Prajapati vide deed no. 7467 dated 22-07-2013 and his name is entered in Register II on page no. 14 volume XIX.

Shri Akhileswar Kumar, Shri Arvind Kumar and Shri Prabhat Kumar inherited a piece of land from her mother Smt. Draupadi Devi vide succession mutation case no. 8195/2021-2022 dated 20-06-2022 and their names are entered in Register II on page no. 91 Volume XXIV. Smt. Draupadi Devi purchased this piece of land at Mauza Cantonment, Thana no. 157, Khata No. 146, Plot no. 138 area measuring 9.5 decimals and Khata no. 158, Plot no. 139 area measuring 6.5 decimals from Smt. Laxmi Devi vide deed no. 6908 dated 01-06-1982.

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Arvind Kumar
18.12.23
Prabhat Kumar
18.12.23
Arvind Kumar Sinha
18.12.23
Akhileswar Kumar
18.12.23
Sanjay Kumar
18.12.23
Pankaj Kumar
18.12.23

3. The Owners Shall, after the execution of this agreement provide every facility and allow their staffs, workers, Engineers, Architect, Agents etc. to enter into and utilize this premise of the said property to enable the Developer to carry out the various development works as required and stipulated in this agreement.
4. That subject to force major clause that in circumstances beyond the control of the developer the total time for the construction shall be preferably three years from the date of execution of this Agreement. If the Developer fails to complete the building within the stipulated time mentioned herein earlier, the Owners will have the right to either complete the project by themselves or may assign the work to any other person or may claim Rent towards their share of Flats & Shops for delayed period. But before taking such step the Owners will have to make fair assessment of the expenditure already incurred by the Developer in the planning, design, construction and supervision of the building and the Developer will be entitled to get back the actual expenditure after deduction of the amount which the Owners will lose due to delay in completion of the share of the Owners. But the same shall be inoperative if due to natural calamity or any hindrance by the Government or appropriate authority, the work of the Developer is withheld or disturbed. In such a case the adequate proportionate relaxation in time must be granted to the Developer in respect of the completion of the project.
5. The Developer shall on completion of the intended building complex and development work, hand over the proportionate share comprising Flats/Shops and parking space in the building to the Owners which shall be for enabling the Owners to keep it for self or as they like.
6. It is hereby expressly agreed and declared by the Owners that after the delivery of possession of the built up area as stated above in the said building complex situated over the said property the Developer may deal its share of built up area including Flats/Shops and parking space in any manner including sales or transfer it to the buyers or to the person nominated by the Developer and/or the society or societies or incorporated body as mentioned in the last proceeding clause and that the Owners shall have no claim in respect of the proportionate share of the Flats/Shops and parking space allotted to the Developer as stated above. The Developer shall execute and register conveyance deed of the proportionate share of the said property to the Buyers and/or the society or societies or incorporated body or nominee or nominees

Arvind Kumar Sibal
18.12.23
Pranay Kumar
18.12.23

Sansay Kumar
18.12.23
Prabhat Kumar
18.12.23
Rahul Kumar
18.12.23

Rajesh Prasad Sahy
18.12.23
Abhishek Kumar
18.12.23
Arvind Kumar
18.12.23

simultaneously with the handing over possession of proportionate share of the building area of the Owners as state above.

7. That Developer shall be entitled to develop the said property by constructing Residential cum Commercial building but the distribution of the same between The Developer and The Owners shall be on proportionate basis as agreed upon and stated above in preceding paragraphs for which the Developer is given the following facilities:

- (a) To have the plans of the proposed building to be constructed on the said property in accordance with rules and regulations of the concerned authorities and to submit the said plans to the concerned authorities for the sanction and to do and sign all writing and undertaking including legal statutory paper for the plans as may be necessary in connection with sanction exclusively on developer's risk, the developer will submit suitable plans to the competent authority for approval.
- (b) To appoint Surveyors, Engineers, Construction workers and other persons.
- (c) To make applications to the concerned authorities for obtaining electrical, water and other connection and for permit or permits or quota or quotas for cement, steel and other controlled building materials.
- (d) To construct residential cum commercial building there on and to enter into agreements for sale or otherwise allotment of Flats/Shops and parking space to the purchasers there of subject to the conditions contained here above an to transfer the said property or part or parts thereof from time to time one or more proposed co-operative societies or bodies corporate in the said Apartment Flats/Shops and parking space from out of Developer's share as stated above.
- (e) To give ownership out of the Developer's share as indicated here above the said Flats/Shops and parking space in building complex constructed on the said property to the buyers or purchasers recommended by the Developer.
- (f) The Developer may mortgage the Developer's constructed share of said property with financial institutions for enabling the purchasers of Flats/shops to obtain loan against their Flats/Shops and the Owners agree to give consent in writing

Arvind Kumar
18.12.23
Ranjay Kumar
18.12.23

Ranjay Kumar
18.12.23
Rohit Kumar
18.12.23
Rahul Kumar
18.12.23

Rajesh Kumar
18.12.23
Arvind Kumar
18.12.23

regarding the Developer's constructed share as stated above for mortgaging the same without effecting title and possession of the aforesaid proportionate share of the Owners.

- (g) The Developer shall be entitled to allot and sell directly or through the Developer's society the Developer's share to its prospective buyers and shall be entitled to execute sale deeds in their favour in respect of Developer's area as stated above.

Abinail Kumar Saha
18.12.23
Pratibha Kumar
18.12.23

8. The Owners hereby declare:

- a) That the area of the said property is more or less 41 decimals, the description of said property has been given in schedule A of this deed.
- b) That no notice or notification for requisition or acquisition under the statutes for the time being in force, has been received by the Owners relating to the said property or any party thereof and the Owners are entitled to develop and/or cause to be developed the property.
- c) That there is no notice order passed by the Hazaribagh Municipal Corporation or other body or authority for set back there of and there is no requisition of whatsoever nature by the Municipal or other body, or authority relating to the said property or any part thereof.
- d) That there are no statutory claims, demands attachments or order made by the taxation Authorities/Revenue Authorities concerning or relating to the said property or any part thereof.
- e) That there is no subsisting agreement of arrangements in respect of the aforesaid property and if the Developer finds any such arrangement the Developer will be entitled to revoke the agreement and realise the expenses along with interest at Bank Rate along with the cost of construction of any part done.
- f) That apart from the Owners no one else is entitled to or has any share right, title or interest in the said property and the owner is not a benamidar trustee for any one in respect of the said property.

Pratibha Kumar
18.12.23
Pratibha Kumar
18.12.23
Pratibha Kumar
18.12.23

- 9. That Owners hereby irrevocably undertake not to sell, dispose of or alienate with the possession of the said vacant land or any part thereof save & except putting the Developer in possession therein for the purpose of development pursuant to this

Pratibha Kumar
18.12.23
Pratibha Kumar
18.12.23
Pratibha Kumar
18.12.23

agreement during the existence of this agreement. But after the construction of the said building the Owners can sell or dispose of their share of Flats/Shops with proportionate share of land and parking.

10. That the Developer may mortgage their share of the constructed saleable areas of the Apartment on the said property under these presents with appropriate right and interest in the said property that is the land, pertaining to the Developer's share of Constructed area after completion of at least structural works of the building and providing adequate safe guard/guarantee to the Owners to the effective or other wise to indemnify the rights and interest of the Owners in the Owners' share of property and the complex without affecting right, title and possession of aforesaid proportionate shares of Owners provided always that any loan and borrowings raised against the security of the said property shall be invested/applied exclusively and in full in the development of the project and construction of the Complex thereon to the satisfaction of the Owners. The Developer will always inform the Owners or their holder of power of attorney about loan taken against their share.
11. It is expressly agreed by and parties thereof that the Owners shall take all steps to transfer 43% of the saleable built-up area in the building and parking space in favour of Developer and/ or its nominee, nominees in the manner as aforesaid agreement.
12. The Developer shall strictly comply with the provisions of Hazaribagh Municipal Corporation and all other relevant laws, by laws and rules and regulations and shall always keep the Owners absolutely indemnified and harmless against the action claims and demands whatsoever which may arise due to deviation from the said sanctioned plan and or to violation of the provisions of the law relating to the constructions of the intended Apartment and parking space.
13. The building plan shall include all Civil, electrical, plumbing and sanitary works including installation of underground and overhead tanks, provision of water supply, water pump house, service, lifts drainage, compound wall, internal passage, sewerage arrangements etc. as per the specification and amenities set out in the plan approved by Hazaribagh Municipal Corporation.
14. The Development shall indemnify the Owners in respect of all classes of damages, compensation or expenses, payable to any authority or person in consequence of any commission on the part of a person or persons or body on the said premises or

Arvind Kumar Sirohi
18.12.23
Pranay Kumar
18.12.23

Sansap Kumar
18.12.23
Prabhat Kumar
18.12.23
Pranay Kumar
18.12.23

Rishi Prasad Saha
18.12.23
Atul/Anshu Kumar
18.12.23
Anurag Kumar
18.12.23

building whether in employment of the Developer or not during the period of construction or otherwise on or upon said premises or in respect of such injury brought under the workmen's compensation Act or under the provisions of any other law.

15. The Owners shall have the right to examine the construction of the said intended building complex, from time to time, through their Agents, Architects and if such Architects are dissatisfied with the quality or quantity of materials or workmanship, the rate of progress of work, the Developer shall rectify the defects on receipts of information from the Owners and if the same is not rectified the Owners shall be entitled to claim damages as shall be decided by the Arbitrators appointed by the parties hereof.
16. The construction of the proposed building shall be done according to the architectural specifications given in details as per plan approved by Hazaribagh Municipal Corporation.
17. It has been agreed between the Developer and the Owners that in future if any further construction is being permitted by the Hazaribagh Municipal Corporation or the concerned authority on the terrace of the proposed Residential cum Commercial multi storied building then the Owners shall be entitled for proportionate area of the added construction.
18. In Case of any differences arising out, they are covered by this Agreement or relating to the interpretation of any one or the clauses and conditions herein contained or relating to any matter whatsoever arising out of this Development Agreement, such difference and disputers shall be settled by a references to arbitration of three arbitrators to be appointed and nominated in the manner following, that is, one arbitrator shall be appointed, each by Owners and Developer and two arbitrators shall jointly nominate third arbitrator, who shall act as the chairman of the Board of Arbitrators and the decision of the arbitrators shall be final and binding on both the parties here of and expenditure over the Arbitration will be equally shared by the Owners and the Developer.

Arboreal Kapeer Lal
18.12.23
Pranay Kumar
18.12.23

Pransav Kumar
18.12.23
Prabhat Kumar
18.12.23
Rahul Kumar
18.12.23

Rajendra Prasad
18.12.23
Anil Kumar
18.12.23
18.12.23

SCHEDULE - A

DETAILS OF LAND

Khata no.	Plot no.	Area in Decimal
158	139	14.50
85	140	4.00
119	184	4.00
146	138	18.50
		41.00

Mauza Cantonment Paragana Champa
 Thana no. 157 P.S. Hazaribagh Sadar
 District Hazaribagh State Jharkhand

BOUNDARY

North : Road
 South : Portion of Plot nos. 140 & 184
 East : Portion of Plot nos. 185 & 184
 West : Portion of Plot nos. 138 & 139

Estimated Value: 4,71,00,000/-

Distribution of Flats and Shops:

Share of Shri Rajendra Singh, Shri Arvind Kumar Sinha & Sanjay Kumar

Flat Nos. 102, 202, 203, 502, 602, 603, 702, 703
 Shop Nos. 001, 101, 102, 201, 301, 302

Share of Shri Akhileshwar Kumar & Brothers

Flat Nos. 103, 503, 601, 701, 801 803, 903
 Shop nos. 003, 103, 203, 303, 304, 402

Share of Shri Pankaj Kumar

Flat No. 302, 303 Shop nos. 004, 401

Developer's share

Flat No.	Area in Sq. ft.	Proportionate Share of Land in decimal
101	1650	1.31
201	1650	1.31
301	1650	1.31
401	1650	1.31
402	1650	1.31
403	995	0.79
501	1730	1.31
802	1730	1.37
901	1730	1.37
902	1730	1.37

Shop No.	Area in Sq. ft.	Proportionate Share of Land in decimal
2	520	0.41
104	520	0.41
202	520	0.41
204	520	0.41
403	520	0.41
404	520	0.41
501	520	0.41
502	520	0.41
503	520	0.41
504	520	0.41

*Arvind Kumar Sinha
 Pankaj Kumar 18.12.23
 18.12.23*

*Sanjay Kumar
 Rajendra Singh 18.12.23
 Arvind Kumar 18.12.23
 Pankaj Kumar 18.12.23*

*Plotted Share of
 Akhileshwar Kumar 18.12.23
 Arvind Kumar 18.12.23
 18.12.23*

SPECIFICATIONS (RESIDENTIAL)

STRUCTURE	Earthquake resistant RCC framed structure.
FLOORING	Double Charged Vitrified tiles (600 mm X 600 mm) in the Rooms/Shops/Commercial space, 300 mm X 300 mm Ceramic Tiles in Kitchen, Toilet & Corridor, Granite on stairs.
KITCHEN	Black Granite on working platform, stainless steel sink and Glazed Tiles up to 2 ft height over working platform.
TOILETS	Hot & Cold-water pipeline with Jaquar or equivalent make Chrome Plated fittings, glazed tiles dado up to 7 ft level, sanitary ware in white colour of Jaquar or equivalent make.
WALLS (Internal)	Wall Putty punning with Primer over it.
WALLS (External)	Exterior walls will be painted by Apex Ultima of Asian Paints or equivalent paint from other reputed manufacturer.
ELECTRICAL	Copper wire, Switches, Switch Boxes, MCB, MCCB will be used from the manufacturer of reputed brand.
DOORS & WINDOWS	Doors' frames of Ply Board of appropriate thickness to hold the doors with laminate over the board. 32 mm thick water & termite resistant commercial flush door of Standard make. 3 track sliding aluminum section Windows's panel fitted with 4 mm glass.
HARDWARE	Shutter hinges and all other fittings in Stainless steel.
LIFT	As per provision in Bye-laws, required no. of Passengers Automatic lift of Kone/Otis/Schindler make.
GENERATOR	Suitable Genset of Kirlosker or equivalent make.

*Arvind Kumar Singh
18.12.23
Poojy Kumar
18.12.23*

*Jensay Kumar
18.12.23
Rabhat Kumar
18.12.23
Rahul Kumar
18.12.23*

*Rajiv Chandra Singh
18.12.23
Ajay Kumar
18.12.23
Anand Kumar
18.12.23*

SPECIFICATIONS (COMMERCIAL)

STRUCTURE	Earthquake resistant RCC framed structure.
FLOORING	Double Charged Vitrified tiles (600 mm X 600 mm), Granite on stairs and Corridors.
WALLS (Internal)	Wall Putty punning with Primer over it.
WALLS (External)	Exterior walls will be painted by Apex Ultima of Asian Paints or equivalent paint from other reputed manufacturer.
ELECTRICAL	Copper wire, Switches, Switch Boxes, MCB, MCCB will be used from the manufacturer of reputed brand. Only Main line will be provided up to distribution box from electrical panel, One Switch box and required switches will be provided in each Shop/Commercial space. Inside wiring will not be in our scope.
LIFT	One no. 6/8 Passengers Automatic lift of Kone/Otis/Schindler make.
GENERATOR	Suitable Genset of Kirlosker or equivalent make.
SHUTTERS	Rolling Shutter made of G.I. Profile will be provided in each Shop/Commercial space.

Signature of Developer

Poonay Kumar
18.12.23

Signature of Owners

Rajesh Kumar 18.12.23
Anand Kumar 18.12.23
Prabhat Kumar 18.12.23
Ramesh Kumar 18.12.23
Akhilashwar Kumar 18.12.23
Paulraj Kumar 18.12.23
Arvind Kumar 18.12.23

Photograph & Fingerprints of Executant



2. अभिप्राणित
आशुतोष प्रसाद
18/12/23



Arvind Kumar Sirohi

Arvind Kumar Sirohi
18.12.23
Ramesh Kumar, 18.12.23



3. अभिप्राणित
आशुतोष
18/12/23
Samsay Kumar



Samsay Kumar

Rohat Kumar
18.12.23
Samsay Kumar
18.12.23



4. अभिप्राणित
आशुतोष
18/12/23
Akash Kumar



Akash Kumar

Rohat Kumar
18.12.23
Samsay Kumar
18.12.23
Akash Kumar
18.12.23



5. अभिप्राणित
आशुतोष
18/12/23
Anand Kumar



Anand Kumar



6. अभिप्राणित
आशुतोष
18/12/23
Rohat Kumar



Rohat Kumar

Rohat Kumar
18.12.23
Samsay Kumar
18.12.23
Akash Kumar
18.12.23

7.



अभिप्रेत

18/12/23

आशुतोष प्रसाद
ला० न० 2102

Rajkumar Kumar,

Rajkumar.



Ashutosh Kumar Sinha
Pranay Kumar 18.12.23
18.12.23

Signature of Witness

1. Rajkumar
S/O - Late Nageshwar Prasad Sinha
Flat No - 700, Brijnandan Residency
Mahoon, Hazaribag - 825301

2. राजकुमार
प्रसाद प्रसाद
मोसदाग 2012

Photograph and Fingerprint of Developer



अभिप्रेत
18/12/23
आशुतोष
ला० न०

Pranay Kumar
Drafted by
Ashutosh Prasad
Mondai Kalan, Hazaribag
18/12/2023
Licence no - 2102

Typed by: -

Certified that the fingerprints of the left hand of the person, whose photograph is affixed in the document has been obtained before me.

Ashutosh Prasad
18/12/2023



Rajkumar
Rajkumar 18.12.23
Rajkumar 18.12.23
Rajkumar 18.12.23

Report passed by
18.12.23
Ashutosh Kumar
18.12.23
Ashutosh
18.12.23



A PART MAP OF
 VILLAGE - KANTONMENT
 THANA NO. - 157
 THANA - HAZARIBAG
 PARGANA - CHAMPA
 DIST - HAZARIBAG
 SCALE - 32" = 1 MILE



DATA AS PER REG. DEED

KHATA NO.	PLOT NO.	AREA
140	138	18.50
158	139	14.50
85/203	140/B	04.00
119	184	04.00

TOTAL AREA 41.00DECIMAL



WHILE MESURMENT IN VACANT LAND
AREA & SIZE MAY BE VARY.

Raju A. P. ... 18.12.23
 Akash Kumar ... 19.12.23
 Anil Kumar ... 18.12.23
 Ram Sanyal Kumar ... 18.12.23
 Prabhat Kumar ... 18.12.23
 Arvind Kumar ... 19.12.23
 Pankaj Kumar ... 18.12.23
 Poojay Kumar ... 18.12.23

Poojay Kumar



Document Registration Summary 1

Date : 16-Jan-2024

- Government/Market Value: ₹47035200/-
- Transaction Amount: ₹47100000 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 961741

Receipt Date : 18-01-2024

Presenter Name : *Rajendra Prasad Singh*

On Date 18-01-2024 Presented at SRO - Hazaribagh

Rajendra Prasad Singh
Signature of Presenter

SRO - Hazaribagh

PR	₹4
SP	₹2160
LL	₹10
A1	₹1177500
Stamp Duty	₹100


Total ₹1178774

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	PranayKumarPartnerOfMsShambhaviDevelopers	GRN Number : 2320683304 DEPT Transaction Id : 04ee655c76a8a672769b Transaction Type :	100
PR	4	4	0	GRAS	PranayKumarPartnerOfMsShambhaviDevelopers	GRN Number : 2400259014 DEPT Transaction Id : f0c597f8a31daf8206d9 Transaction Type :	4
SP	2160	2160	0	GRAS	PranayKumarPartnerOfMsShambhaviDevelopers	GRN Number : 2400259014 DEPT Transaction Id : f0c597f8a31daf8206d9 Transaction Type :	2160
A1	1177500	1177500	0	GRAS	PranayKumarPartnerOfMsShambhaviDevelopers	GRN Number : 2400259014 DEPT Transaction Id : f0c597f8a31daf8206d9 Transaction Type :	1177500

LL	10	10	0	GRAS	PranayKumarPartnerOfMsShambhaviDevelopers	GRN Number : 2400259014 DEPT Transaction Id : f0c5971Ba31daf8206d9 Transaction Type :	10
Sub Total	1179678	1170774	-96				

Article : Development Agreement Number of Pages : 144


Signature of Operator


Signature of Head Clerk


Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Hazaribagh

District Name :- Hazaribagh

State Name :- Jharkhand

Deed Endorsement

Token No :- 202300163759

Deed Type	Development Agreement.
Number of Pages	144
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 4, SP :- Rs. 2160, A1 :- Rs. 1177500, LL :- Rs. 10,
Property No.	1
Valuation Details	Value :- Rs.8030400/- ,Transaction Amount :- Rs.47100000/-
Property Details	District :- Hazaribagh , Tehsil :- Hazaribagh Municipal Corporation , Village Name :- Cantonment - 157 Location :- Other Road, Cantonment Ward No 12 Village Code 157 Property Boundaries :- East: PORTION OF PLOT NO 185 AND 184, West: PORTION OF PLOT NO 138 AND 139, South: PORTION OF PLOT NO 140 AND 184, North: ROAD Khata Number - 146Plot Number - 138Volume Number - IVPage Number - 132Holding Number - 0290000998000A1 Area Of Land :- 7.00 Decimal
Property No.	2
Valuation Details	Value :- Rs.4588800/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Hazaribagh , Tehsil :- Hazaribagh Municipal Corporation , Village Name :- Cantonment - 157 Location :- Other Road, Cantonment Ward No 12 Village Code 157 Property Boundaries :- East: PORTION OF PLOT NO 185 AND 184, West: PORTION OF PLOT NO 138 AND 139, South: PORTION OF PLOT NO 140 AND 184, North: ROAD Khata Number - 85Plot Number - 140Volume Number - VIPage Number - 51Holding Number - 0100000763000M0 Area Of Land :- 4.00 Decimal
Property No.	3
Valuation Details	Value :- Rs.4588800/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Hazaribagh , Tehsil :- Hazaribagh Municipal Corporation , Village Name :- Cantonment - 157 Location :- Other Road, Cantonment Ward No 12 Village Code 157 Property Boundaries :- East: PORTION OF PLOT NO 185 AND 184, West: PORTION OF PLOT NO 138 AND 139, South: PORTION OF PLOT NO 140 AND 184, North: ROAD Khata Number - 119Plot Number - 184Volume Number - XIXPage Number - 14Holding Number - 0100000762000M0 Area Of Land :- 4.00 Decimal
Property No.	4

Valuation Details	Value :- Rs.10898400/- , Transaction Amount :- Rs.0/-
Property Details	District :- Hazaribag , Tehsil :- Hazaribag Municipal Corporation , Village Name :- Cantonment - 157 Location :- Other Road, Cantonment Ward No 12 Village Code 157 Property Boundaries :- East: PORTION OF PLOT NO 185 AND 184, West: PORTION OF PLOT NO 138 AND 139, South: PORTION OF PLOT NO 140 AND 184, North: ROAD Khata Number - 146Plot Number - 138Volume Number - XXIVPage Number - 91Holding Number - 0290000973000A1 Area Of Land :- 9.50 Decimal
Property No.	5
Valuation Details	Value :- Rs.7456800/- , Transaction Amount :- Rs.0/-
Property Details	District :- Hazaribag , Tehsil :- Hazaribag Municipal Corporation , Village Name :- Cantonment - 157 Location :- Other Road, Cantonment Ward No 12 Village Code 157 Property Boundaries :- East: PORTION OF PLOT NO 185 AND 184, West: PORTION OF PLOT NO 138 AND 139, South: PORTION OF PLOT NO 140 AND 184, North: ROAD Khata Number - 158Plot Number - 139Volume Number - XXIVPage Number - 91Holding Number - 0290000973000A1 Area Of Land :- 6.50 Decimal
Property No.	6
Valuation Details	Value :- Rs.2294400/- , Transaction Amount :- Rs.0/-
Property Details	District :- Hazaribag , Tehsil :- Hazaribag Municipal Corporation , Village Name :- Cantonment - 157 Location :- Other Road, Cantonment Ward No 12 Village Code 157 Property Boundaries :- East: PORTION OF PLOT NO 185 AND 184, West: PORTION OF PLOT NO 138 AND 139, South: PORTION OF PLOT NO 140 AND 184, North: ROAD Khata Number - 146Plot Number - 138Volume Number - XIXPage Number - 185Holding Number - 0120000486000M0 Area Of Land :- 2.00 Decimal
Property No.	7
Valuation Details	Value :- Rs.3441600/- , Transaction Amount :- Rs.0/-
Property Details	District :- Hazaribag , Tehsil :- Hazaribag Municipal Corporation , Village Name :- Cantonment - 157 Location :- Other Road, Cantonment Ward No 12 Village Code 157 Property Boundaries :- East: PORTION OF PLOT NO 185 AND 184, West: PORTION OF PLOT NO 138 AND 139, South: PORTION OF PLOT NO 140 AND 184, North: ROAD Khata Number - 158Plot Number - 139Volume Number - XIXPage Number - 185Holding Number - 0120000486000M0 Area Of Land :- 3.00 Decimal
Property No.	8
Valuation Details	Value :- Rs.5736000/- , Transaction Amount :- Rs.0/-

Property Details	District :- Hazaribag , Tehsil :- Hazaribag Municipal Corporation , Village Name :- Cantonment - 157 Location :- Other Road, Cantonment Ward No 12 Village Code 157
	Property Boundaries :- East: PORTION OF PLOT NO 185 AND 184, West: PORTION OF PLOT NO 138 AND 139, South: PORTION OF PLOT NO 140 AND 184, North: ROAD
	Volume Number - 4Page Number - 132Khata Number - 158Plot Number - 139Holding Number - 0290000998000A1
	Area Of Land :- 5.00 Decimal







Sh./Smt. **RAJENDRA PRASAD SINGH s/o/d/o/w/o LATE DAMODAR PRASAD** has presented the document for registration in this office
today dated :- **18-Jan-2024** Day :- **Thursday** Time :- **13:51:14 PM**



RAJENDRA PRASAD SINGH(Individual)




Party Name	Document Type	Document Number
RAJENDRA PRASAD SINGH	PAN/UID	550730433603

Sr.NO.	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	PANKAJ KUMAR Address1 - MATWARI SADAR HAZARIBAGH, Address2 - , Jharkhand PAN No.: Permission Case No.-	Yes	Pankaj Kumar Address:- Mohulla - Matwari, Near- Dr. B.k. Mishra Clinic, Matwari Road, Hazaribag, Hazaribagh, 825301, Hazaribagh, Jharkhand, India		EXECUTANTS Age:48			<i>Pankaj Kumar</i>
2	PRABHAT KUMAR Address1 - KORRAH SADAR HAZARIBAGH, Address2 - , Jharkhand PAN No.: Permission Case No.-	Yes	Prabhat Kumar Address:- Kumar Kuteer, Korrah Road, Korrah, Hazaribag, Hazaribag, 825301, Jharkhand, India		EXECUTANTS Age:63			<i>Prabhat Kumar</i>

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	SANJAY KUMAR Address1 - KORRAH SADAR HAZARIBAGH, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Sanjay Kumar Address:- 29, KUMAR KUTIR MATWARI, PO - KORRAH , PS - HAZARIBAGH SADAR, HAZARIBAGH, Hazaribagh, 825301, , Jharkhand, India		EXECUTANTS Age:54			<i>Sanjay Kumar</i>
4	RAJENDRA PRASAD SINGH Address1 - KORRAH SADAR HAZARIBAGH, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Rajendra Prasad Singh Address:- Kumar Kullir. , P T C Road, Matwari Road, Matwari , Po- Korrah, Hazaribag, Barkagaon, Hazaribag, 825301, Hazaribagh, Jharkhand, India		EXECUTANTS Age:78			<i>Rajendra Prasad Singh</i>
5	AKHILESWAR KUMAR Address1 - KORRAH SADAR HAZARIBAGH, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Akhileshwar Kumar Address:- flat no c1 grewal appt grewal colony. , bekar bandh dhanbad, , Dhanbad, Nirsa-cum-chirkunda, Dhanbad, 826001, Dhanbad, Jharkhand, India		EXECUTANTS Age:67			<i>Akhileshwar Kumar</i>

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
6	ARVIND KUMAR Address1 - KORRAH SADAR HAZARIBAGH, Address2 - , ... Jharkhand PAN No.: Permission Case No.-	Yes	Arvind Kumar Address:- Kumar Kutter, PTC Road, Korrah, Hazaribag, Barkagaon, Hazaribagh, 825301, Hazaribagh, Jharkhand, India		EXECUTANTS Age:65			<i>Arvind Kumar</i>
7	ARVIND KUMAR SINHA Address1 - JHUMRI TELAIYA KODERMA, Address2 - , ... Jharkhand PAN No.: Permission Case No.-	Yes	Arbind Kumar Sinha Address:- 418, Word No-17, Jhalpo, Jhalpo, Jhumri Telaiya, Koderma, 825409, Jhumri Telaiya, Jharkhand, India		EXECUTANTS Age:82			<i>Arvind Kumar Sinha</i>
8	PRANAY KUMAR PARTNER OF MS SHAMBHAVI DEVELOPERS Address1 - FLAT NO 700 A BRIJNANDAN RESIDENCY MATWARI SADAR HAZARIBAGH, Address2 - , ... Jharkhand PAN No.: Permission Case No.-	Yes	Pranay Kumar Address:- 7TH FLOOR BRIJNANDAN RESIDENCY, MATWARI HOUSE COMPOUND, PO- HAZARIBAGH PS - SADAR HAZARIBAGH, HAZARIBAGH, Hazaribagh, 825301, Jharkhand, India		CLAIMANT Age:59			<i>Pranay Kumar</i>


Identification:

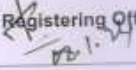
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	RAJ KUMAR S/o-D/o NAGESHWAR PRASAD SINHA Address1 - BRIJNANDAN RESIDENCY MATWARI SADAR HAZARIBAGH, Address2 - ... Jharkhand PAN No.:			

Witness:

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

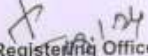
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	KRISHNA KUMAR DAS Address1 - MANDAI KHURD SADAR HAZARIBAGH, Address2 - ... Jharkhand			

Signature of Operator 

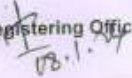
Seal and Signature of Registering Officer 

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**RAJENDRA PRASAD SINGH , SANJAY KUMAR , AKHILESWAR KUMAR , ARVIND KUMAR , PRABHAT KUMAR , PANKAJ KUMAR , ARVIND KUMAR SINHA**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**RAJ KUMAR**) Son/Daughter/Wife of (**NAGESHWAR PRASAD SINHA**) resident of (**BRIJNANDAN RESIDENCY MATWARI SADAR HAZARIBAGH**) and by occupation (**Business**)...

Signature of Registering Officer 

Date:- 18-Jan-2024

Seal and Signature of Registering Officer 

जिला निबंधन कार्यालय, हजारीबाग में दस्तावेजों की जांच हेतु चेकलिस्ट

टोकेन नं० 202200162259

क्र.	चेकलिस्ट का विषय	Yes	No
1.	खतियान की सत्यापित प्रति खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त - (i) अंचलाधिकारी द्वारा प्रमाणित पंजी-II अथवा (ii) भू-स्वामित्व प्रमाण पत्र अथवा (iii) शुद्धि पत्र (iv) अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		
2.	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।	✓	
3.	पंजी-II का बाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन		
4.	मुद्रांक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार सत्यापन	✓	
7.	PAN सत्यापन		
8.	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	

जांच लिपिक का हस्ताक्षर
तिथि सहित

निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित

आधार सत्यापन -

PAN सत्यापन -

Token No.: 202300163759

CERTIFICATE

Office of the SRO - Hazaribagh

This **Development Agreement** was presented before the registering officer on date **18-Jan-2024** by **RAJENDRA PRASAD SINGH, S/O, D/O, W/O LATE DAMODAR PRASAD** resident of KORRAH SADAR HAZARIBAGH ...
This deed was registered as Document No:- **2024/HAZ/452/BK1/438** in Book No :- **BK1** Volume No :- 35 from Page No :- 185 to 328 at, office of **SRO - Hazaribagh**

Date:- **18-Jan-2024**



Registering Officer

RB. 124