



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : c3e439f25f14411394b0

Receipt Date : 19-Aug-2023 08:10:47 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300110395

Office Name : SRO - Deoghar

Document Type : Development Agreement

Payee Name : SHREE VINAYAKA HOMES (Vendee)

GRN Number : 2318842325



निबंधन अधिनियम.....1908.....के अर्थात् For Office Use :-
 और छोटानागपुर/संथाहापरमाना टेनेन्सी एक्ट की D. Agreement
 धारा.....21.....के अर्थात् की प्रकृति है और
 इण्डियन स्टाम्प एक्ट 1909 की अनुसूचि A(1) के
 खण्ड.....510.....के अर्थात् यथावत स्टाम्प सहित
 (या स्टाम्प शुल्क के विमुक्त या स्टाम्प शुल्क अपेक्षित नहीं)

For Office Use :-

D. Agreement

feepaid

AI- 1673693

E- 2000

LI- 10

DR- 4

M/S Shree Vinayaka Homes

Shalabha Prasad

Surojit Kumar Roy

निबंधन पदाधिकारी

19/08/2023

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

M/S Shree Vinayaka Homes

Proprietor

Surojit Kumar Roy
M/S Shree Vinayaka Homes
Shankar Prasad Singh

DEVELOPMENT AGREEMENT

THIS DEED OF agreement made at Deoghar on this the 21st day of August 2023 A.D.

BETWEEN

SRI SUROJIT KUMAR ROY (Aadhar No. xxxx xxxx 0499), Son of Late Sandip Kumar Roy, Grand Son of Late Bimla Prasad Roy, by faith Hindu, by category General, by profession business, resident of S.P. Roy Bungalow, Castairs Town, B. Deoghar, Subdivision, Subregistry and District Deoghar (Jharkhand) hereinafter in this present called the FIRST PARTY/OWNER (which expression shall mean and include all his legal heirs. Successors representative and assigns) of the ONE PART.

AND

SHREE VINAYAKA HOMES, through its Proprietor Sri Shankar Prasad Singh (Aadhar No. xxxx xxxx 9266), Son of Late Jagdish Prasad Singh, Grand Son of Late Mandhan Singh, by category General, by profession business, resident of Sangramlorhia, P.O. Sangramlorhia, P.S Jasidih, Subdivision, Subregistry and District Deoghar at present residing at Shiv Mandir Road, Mohalla Bompas Town, Deoghar, P.S. Deoghar, Subdivision, Subregistry and District Deoghar (Jharkhand) hereinafter called and referred to as the DEVELOPER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors. representatives and assigns) of OTHER PART.

WHEREAS one Sachindra Nath Roy died intestate sometime in the year 1930 leaving him surviving his widow Smt. Hemanto Kumari Roy since deceased and two sons Bimala Prasad Roy since deceased and Kamala Prasad Roy since deceased and leaving various ancestral immovable properties including the property mentioned in the Schedule hereunder written.

AND WHEREAS by and under a mutual Deed of Partition between Kamla Prasad Roy and Sandip Kumar Ray son of Bimla Prasad Roy, and agreement dated 27.06.1969 registered in the office of the Registrar of Assurances Calcutta in Book No. 1, Volume No. 106, Pages 266 to 285, being No. 3032 for the year 1969.

AND WHEREAS as a consequence of the said mutual Partition Sandip Kumar Roy, inter alia, became the absolute owner of Lot "B" measuring an area of 16 Bighas, 2 Kathas, 6 Chhitak, 9 Sq. ft. according to Standard measurement (i.e. 720 Sq.ft. per katha) with building, within Deoghar Municipal ward No. 8, Holding No. 20, situated in Mouza Shyamganj Mohalla Castairs Town, appertaining to Taluque Rohini, P.S Deoghar, Subdivision and Subregistry Deoghar, District Santhal Parganas, now Deoghar, in the State of Bihar now Jharkhand,

AND WHEREAS said Sandip Kumar Roy mutated his name in the office of the Circle Officer Deoghar, Register II Revenue department (Vol—8, Page—61) and paying annual rent vide Jamabandi No. 54/3217, 55/3218/2, 256/3665 Ja/1,

AND WHEREAS said Sandip Kumar Roy seized and possessed area 16 Bighas, 2 Kathas, 6 Chhitak, 9 Sq. ft. according to Standard measurement with building on some portions, died leaving behind him his two sons namely Sanjay Kumar Roy, Surojit Kumar Roy and one daughter Taposi Palit, who inherited and became owners of said property jointly.

AND WHEREAS Said Taposi Palit and Surojit kumar Ray filed a suit against Sanjay Kumar Ray and Smt. Debi Roy In the Court of Civil Judge (Senior Division) Deoghar, bearing Title (P) Suit No. 11 of 2008 Taposi Palit and others----Plaintiffs Versus Sanjay Kumar Roy and Smt Debi Roy---Defendants for partition of the said property with other property, during the pendency of suit Smt. Debi Roy died leaving behind Sanjay Kumar Roy, Surojit Kumar Roy and Taposi Palit as her legal heirs and successors .

AND WHEREAS as per Joint compromise petition filed by the concerning parties of the said Suit, marked as "A" measuring an area of 66,683 Sq. ft more fully shown in the map or plan in red colour filed in the said suit allotted in the exclusive share of the First party Surojit Kumar Roy.

AND WHEREAS the First party Surojit Kumar Roy seized and possessed over the property allotted in her exclusive share being full and absolute owner thereof by mutating name in the office of C.O. Deoghar vide M.Case No. 936/R27 2021-2022 order dated 01.01.2022.

M/S Shree Vinayaka Homes
Shambhu Pr Singh
Proprietor



Surojit Kumar Roy

AND WHEREAS the First Party are desirous of developing the property measuring area 16,000 Sq. ft. Basauri in nature described in schedule given below out of the said property by constructing multi-storied commercial and residential complex thereon and on being approached by the said developer have agreed to develop the said property as per the plan prepared by the Architect and sanctioned by Deoghar Municipal Corporation and other concerned authorities; if any and to put up new multi storied commercial and residential building on the terms and conditions as mentioned and appearing herein after.

NOW THERE FOR THIS AGREEMENT WITNESS as follows:-

1. **DEFINITION:** - Unless there is anything repugnant to the subject or context the following terms will have the meaning assigned to them:-
 - (a) **BUILDING** shall mean new Multi-storied Residential cum Commercial building consisting of Basement & ground floor for Car Parking and remaining Six floor residential flats/dwelling commercial units to be constructed on the said property permitted under the Rules of Deoghar Municipal Corporation, Bye-laws.
 - (b) **COMMON FACILITIES & AMENITIES** shall mean and include, Entry and exit gates, Drainage facility, Sewerage, corridors, Hallways, Drive ways Landings, Machine Room, Stair Case, Passage, Lift, Shaft Lifts, Pump Room, tube wells underground water Reservoir water harvesting system over head water Tank, water pump Motor, generator and other facilities which may be mutually agreed upon between the parties and required for the establishment location enjoyment on the cost of developer.
 - (c) **SUPPER BUILT UP AREA:** shall mean supper built up area as per land use permissible under Building laws and shall include walls, pillars area within the walls and portion of the area occupied by lift, landing stair case, Deep boring, water tank, septic tank, entrance corridors, lobbies, generator room, security guard room, area meant for firefighting arrangement, administrative office and other common areas in the new buildings.
 - (d) **SELLING UNIT:** shall mean and include the individual residential flats/dwelling units with car parking space to be constructed on the said property.
 - (e) **SALEABLE SPACE :** shall mean the space in the new building available for independent use and occupation other than the owner's Allocation after making due provision for common facilities and amenities required in the new building which space the developer is entitled to sale parking only to prospective bonafide purchaser is subject to the terms as mentioned herein below.

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Surojit Kumar Roy

- (f) THE BUILDING PLAN: shall mean such plan which has been prepared by the Architect Engineer appointed by the Developer for the construction of the New Building and agreed and signed by the owner and submitted to the authority for sanction to Deoghar municipal corporation including any variations therein which may subsequently be made by developers and Architect with the consent of owner.

2. SCHEME FOR DEVELOPMENT

- (a) The developers have prepared building plan from a qualified architect namely Harish Tripathi Sukhdev vihar Delhi to get the same sanctioned from Deoghar Municipal Corporation for the construction of the six storied Building thereon. The Developer with the signature of land owner has already submitted building plan at Deoghar Municipal Corporation and fee of Rs.196300/- (One Lakh ninety six thousand three hundred rupees.) has been deposited on dated 02/12/2021. The name of Building is **Shruti Shree**.
- (b) The Developer will be entitled with the consent of owner to modify the approved plan if it be deemed fit and proper and such modification are permissible and/or within the provision of building bye-laws or as per approved scheme prospective laid down by Deoghar Municipal Corporation.
- (c) The Developer shall bear all costs and expenses what so ever including the Architects fee, cost for obtaining necessary sanction/No objection permission and for clearance of the building plan including any modified plan together with all other expenses for the demolition of old structures walls etc and construction of the multi-storied building thereon.
- (d) The owner shall render to the Developer all reasonable assistance in obtaining all sanction permissions approvals as and when required by the Developer from Deoghar Municipal Corporation and/or other authorities, if any and the owner hereby agree to assure and undertake to sign and execute such plans application and other papers and deeds documents as may be required by the developer as per law from time to time at the cost and expenses of the Developer.
- (e) The Developer shall be legally authorized by the owner to apply for obtaining quotas, entitlements and other allocation of such building materials as may be available under the law and also to apply for and obtain temporary and/or permanent connection of water supply electricity and/or other facilities required for the Building.
- (f) The developer shall put construction of the New Building Particularly the manner described in schedule "B" below.

M/S Shree Vinayaka Homes

Proprietor R. D. Singh

Surojit Kumar Roy

3. OWNERS COVENANT

- (a) The owner is seized and possessed of or otherwise well and sufficiently entitled to as the absolute owners in respect of the said property more fully described in schedule "A" below and the same are free from all encumbrances and the owner have acquired good clear and marketable title over the same.
- (b) The lands are free from all encumbrances.
- (c) That the said property has neither been acquired nor requisitioned as yet not any notice for acquisition, requisition or restoration of the same under any statues of past or present have been received by the owners from competent government authority for acquisition requisition or restoration of the same.
- (d) That apart from the owner/legal heirs none else is entitled to or has any share right, title or interest over the respect of the said property or any part thereof as partner of partnership or co-partner in any joint family or in any other manner what so ever.
- (e) The owner hereby agree and covenant with the Developer not to cause any interference or hindrance in the manner of construction of the Building as per plan duly agreed by both parties any act or deed or thing whereby the developer may be prevented from booking selling, assigning and or disposing of any of the Developer allocated portion of 50% to the builder and 50% will be of the owner at the same time.
- (f) The owner declare that they have not agreed/committed to or contracted or entered into agreement for sale lease or transfer by any more or for the development of the property Schedule 'A' of this agreement or any part thereof with any person other than the Developer and that they have not created any lien charge mortgage or encumbrance on the said property and that they would keep the said property free from all encumbrance of these presents.
- (g) The owner further declare that they have not done any act deed thing or matter whereby or by reasons where of the development and construction of the said property and or building may be affected or prevented in any manner what so ever.
- (h) Owner covenant with the Developer that the delay in the progress of completing of the project due to any court order, litigation for occupation or disturbance by third party claimants the owner shall exclude such period of stoppage of work from the time of 30 months fixed for completion of project. This will be determining in writing in between the parties.

M/S Shree Vinayaka Homes

Surojit Kumar Roy

Surojit Kumar Roy

[Signature]
Proprietor

(i) The times began from the date of sanction/approval of the map by the Deoghar Municipal Corporation or any government authorities.

(j) The owner further declare that developer is free to make agreement for sale of his share of flats/parking space/commercial space to the buyer likewise after completion of construction, developer is fully authorized to sale his share of flats/parking space/commercial space as per his/their own will and there will no need of land owners signature for making such sale deeds to the buyers. However, owner of the property has agreed to give separate power of Attorney to the developers for sale of developer's share of flats/parking space/commercial space.

M/S Shree Vinayaka Homes
Proprietor
Shubra A

4. ALLOCATION OF SHARE -

That on completion of the construction of all the development on the land as described in schedule 'A' the allocation of share shall be to dispose in ratio of 1/2 in each floor, 50% allocation shall be in favor of developer & 50% in favor of owner. The first floor will be entirely in owner's share, likewise second floor will be entirely in developers share. Both the parties have mutually allocated the flats, details are as under:

Subjit Kumar Roy

Particulars	Owners Share	Developers Share
First Floor	Flat No. 101, 102, 103,104,105&106	Nil Share-
Second Floor	Nil Share	Flat No. 201,202, 203,204,205&206
Third Floor	Flat No. 301,302 & 303	Flat No. 304,305 & 306
Fourth Floor	Flat No. 404,405 & 406	Flat No. 401,402 & 403
Fifth Floor	Flat No. 501,502 & 503	Flat No. 504,505 & 506
Sixth Floor	Flat No. 604,605 & 606	Flat No. 601,602 & 603

Basement & Ground Floor will be used as parking space of the vehicles and will be equally divided in each floor between two parties, according to allotted share of owner and developer.

In case of permission given by the Deoghar Municipal Corporation for construction of 7th or more floor, in such cases flats will be equally distributed between both the parties.

5. DEVELOPER COVENANTS THAT

- a) The developer shall carry out development of the said property and construction of the Building there on in accordance with the plan, sanctioned by Deoghar Municipal Corporation and in accordance with the relevant Municipal laws and Rules. Regulation Bye-laws and direction from time to time which may be issued by the authorities.
- b) The Developer shall arrange from its own sources finance and/or funds from time to time required for the development of the said property or for construction of the said new Multi storied building thereon. The Owner shall not be responsible for any expenditure in completion of the construction of building.
- c) The Developer shall be solely and exclusively liable for all action demands suits and claims arising out to accidents and mishaps occurring and happening at the site of the said property or that may be due to negligence and omission on part of the developer's during the development and construction of the SAID PROPERTY or there after However if the owner is held liable for any of above acts or against the developer the Developer shall indemnify the owner fully.
- d) The developer shall be solely liable for any dispute or claim arising out of any transaction in respect of developer-allocation in between Developer and their purchaser.
- e) On completion of Building the Developer shall first give notice to the owner in writing to take possession of the portion in the building known as Owners Allocation and from the date of taking possession of their allocated portion in the building the Owner shall be liable to pay all service charges or any other charges and other in respect of common facilities in the building proportionate to the area known as the Owners Allocation provided that any additional costs or expenses by way of maintenance for any particular use for any portion with owners Allocation shall also be paid by the owner after taking possession of respective shares.
- f) The Developer hereby agrees and covenants with the owner not to violate or contravene any of the provision or rules applicable for construction of the Building.
- g) That Developer hereby agrees and Covenant with the owner not to do any act deed or thing by which the owner may be prevented from enjoying, selling assigning and/or disposing his allocated portion in the Building.

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Proprietor

Surojit Kumar Roy

- h) BOTH PARTY HAS AGREED and has clearly demarcated owner's allocation and developer's allocation as per proposed building sanctioned map. Details have been given in point no. 4 above.

6. TIME OF COMPLETION OF PROJECT

The Developer shall complete the construction of the Building within 30 months from the date of approval of map by Deoghar Municipal Corporation.

7. TIME IS ESSENCE OF CONTRACT :

Developer agrees to complete the project within the stipulated period of 30 months however in the event of the Developer being unable to complete the project within the stipulated period aforesaid excluding the period affected by Force measure or other circumstance beyond its control, the Developer shall be allowed a further normal grace period of 6 months in view of the said unforeseen events which is agreed upon by the owners in prior consent and permission in writing.

8. TERMS OF FORFEITURE:

The Developer will complete the project within 30 months from the date of approval of map by Deoghar Municipal Corporation, maximum 6 months may be granted a further normal grace period by the owner

9. DEVELOPER'S RIGHTS

- a) The Developer shall be entitled to advertise about the development of the said property and proposed sale of flats/dwelling units with car parking space in the building to be constructed and to put up Advertisement Board on the said property of existing structure /land to dispose of the same and utilize the proceeds in its own account/purpose of the same and utilize the proceeds in its own account/purpose proportionately.
- b) The Developer shall be entitled to obtain the service of and enter into any agreement with any Building contractor, Architect, Engineer, Electrician, Plumber etc. and to appoint agents at its own costs risks and expenses, who should not ignore the right title and ownership of the owner related to this development in question.

M/S Shree Vinayaka Homes

Shree Vinayaka Homes

Surajit Kumar Roy

- c) The Developer shall further be entitled to book and allot commercial space/flats dwelling units etc. with car parking space or rights in the Building with proportionate share in the said property to prospective purchasers in so far as relate to Developer's Allocation of the building and to enter into sale agreements and register sale deed. He is free to receive booking money advance amount, installments and other payable from prospective purchasers and grant receipt there to in any way without creating any liability upon the owner.
- d) The common Area of the Building shall be controlled by the flats and commercial unit owners Association to be formed by the owners of the flats and commercial owners of the land unit in the building till then it will be duty of the Developer.
- e) The developer shall be free to enter into sale agreement register sale deeds of his share to its purchaser as per his will. There will be no need of signature of the owner in making such sale agreement or making registered sale deed.

M/S Shree Vinayaka Homes
Shambhu D. Sunkar
Proprietor

10. MUTUAL RIGHTS

- a) On completion of the Building the owner shall be entitled to sale and transfer the built up area in the building known as owner Allocation.
Likewise, the developer shall be entitled to sale and transfer the built up area in the building known as developers share. There will no need of other party respectively for making such transfer or entering into sale deed in favor of buyers.
- b) That the agreement or agreements entered into by the owners in any manner what so ever it will further be obligatory on the Developer/owner in every such agreement to include the following causes.
- 1) Non fulfillment of any of the obligation on its part will entitle the said prospective purchaser to compensation from the Developers but not any Claim from the owners.
 - 2) The prospective purchase shall be bound by the condition that during their ownership or possession over the aforesaid flats/unit as also their successors in interest shall be bound to pay proportionally share the charges and expenses arising or accruing in connection with the common amenities in the said building such as House tax, water tax, Latrine tax, Electricity charges for the stair case, compound and other common portion. in Addition to being liable for such charges in respect of their own flats allotted to them owned by them or possessed by them.

Surojit Kumar Roy

Proprietor

- 3) The flats and every part thereof shall always be used for residential purpose exclusively without causing any nuisance or annoyance or inconvenience to occupiers for other flats/dwelling units/shop owners and owner of commercial area.
- c) The owner and the Developer have enter into this Agreement purely as concluded contact and nothing contained herein shall be deemed or construed as a partnership between them this Agreement shall be treated as joint venture between them and the parties hereto not constitute as association. The owner can also look after the work of apartment as well as work of building staff in good sense.
- d) It is also agreed by and between the parties hereto that the roof on the top floor shall be used for installations of over head water tank Disc Antenna etc and also from time to time visited by the technical plumbers lift man and Engineers etc. (Appointed) by the Developer and or the Flat owners Association Co-operative society or a board formed by the occupants of the building) for the purpose of repair an inspection of the lift/lift room, over head water reservoir Disc Antenna etc. In case of any additional construction over the roof, after obtaining prior sanction of the building plan form Deoghar Municipal corporation the Developer shall be given first option to develop the same however the terms and condition for each addition development shall be same as 50% for developer and 50% for owner and open terrace will be left for the use of owner of the flats.
- e) For the maintenance of the building and for looking after the common facilities in the building the Developer shall form as it deems best co-operative society/association of persons/body corporate, of all the persons owing tenements, in the said building. The owner and their Nominees shall become members of such an organization formed by the Developer and the owner their nominees, respective agents servants licenses tenants etc. shall be bound to side by the rules and as may be framed by the organization from time to time and they shall be bound to contribute towards the cost of formation of such organization as well as to pay the regular maintenance charges as be fixed for maintenance and management of the entire building complex.
- f) The common area shall jointly be owned by the owner of all the portion of the said building with equal entitlement to use all common area and facilities intended for utilization by the occupants of the said building on the same terms and conditions applicable to all for such utilization. No owner of any part of the said land and building will have exclusive rights title and interest over the common areas and common facilities except the right of common use.

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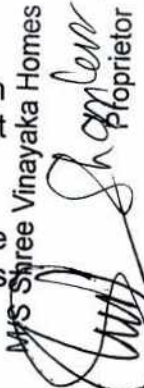
Proprietor

Sanjit Kumar Roy

M/S Shree Vinayaka Homes

Proprietor

- g) It has also been decided among st the parties that if the Developer further construct after the completion of proposed commercial and residential flats the Developer shall be bound to give 50% of constructed area to the owners or if it is let out on rent. The rent will be divided among the owner and developer in the same proportion with prior consent of the owner inviting.
- h) It has also been decided among st the parties that the land owner can project cantilever/pavement etc over the 25 feet common road. But such construction would be at height not less than 20 feet.
- l) Notarized development agreement was already signed between the developer and land owner on dated 09/11/2021. On the basis of this development agreement work was started at the site.

M/S Shree Vinayaka Homes
 Proprietor


11. RATES & TAXES

Till the completion of the project the developer/owner shall be liable to pay all taxes if any on the said property. Thereafter the owners developers and purchasers of flat/dwelling units in the building shall pay/bear the same in proportion to the area held by them.

12. SERVICE & CHARGES

- a) From the date of their taking possession of their allocated area in the New Building the Owners shall be responsible to and bear the proportion facilities in the Building.
- b) Additional operation and maintenance/service charges may also be charged for such other service as may be provided over and above those mentioned in clause 1 (b) above.


 Surojit Kumar Roy

13. TITLE DEEDS

Copy of the certified copies of title deed in respect of the said property shall be given by owner to the Developer as and when required until the building are completed and the possession thereof are made over as provided to the owners of the portion known as Owners Allocation than it shall be handed over to the Associations of the flat owners of the co-operative society formed for the management of the new Building.

14. ARBITRATION

It is hereby agreed to the parties that all disputes and differences arising out of and in relation to these present or touching the development demolition and/or removal of old structures construction of building and relation thereto shall be mutually resolved through the help of two Arbitrator, each party appointing and if the parties fail to get so resolved then it will be referred for Arbitration under the Arbitration and conciliation Act 1996 and the decision of the arbitrators shall be final and binding on both parties

15. DEMISE OF PARTY

That in case of demise of any party his immediate legal heirs, successor or duly authorized person by such immediate legal heirs or successors shall enter in to his shoes and shall be entitled to get the share as per allocation. But in any case the progress of construction, booking flats, selling flats shall not be affected or stopped in such demise.

16. Delivery of possession has not been given to the developer through this deed. At the time of registration of Flats stamp duty and registration fee shall be paid by respective buyers.

Schedule 'A'

In the District of Deoghar, Sub-division, Sub-registry and P.S Deoghar, Mouza-Shyamganj No. 413, Mohalla Castairs Town, a piece and parcel of unsurveyed Basauri transferable Land measuring 16,000 Sq. ft. (Sixteen Thousand Sq. ft) i.e. 36.730 decimals being part of Town Plan Plot No.776, under Jamabandi No. 54/3217, 55/3218/2, 256/3665 Ja/1 of Register II Revenue Department, at present Jamabandi No. 54/3217 of Register II Revenue Department, within Deoghar Municipal Ward No. old 8, thereafter 18, Deoghar Municipal Corporation old ward No. 15, new 32, more fully shown in the map or Plan attached herewith in red colour butted and bounded as follows follows—

North :--15'--00" wide Raod and Land of Landlord
South :--House of Shambhu Sharma and Land of Sanjay Kumar Roy
East :--25'--00" wide Road and Land of Landlord.
West :--Share of Sanjay Kumar Roy marked as B

Schedule 'B'

1. Foundation and super structure RCC frame.
2. **Walls and ceiling:-**
Internal Bricks wall with Brick wall with exterior finish of Plaster.

M/S Shree Vinayaka Homes
Shambhu Sharma
Proprietor

Sanjay Kumar Roy

M/S Shree Vinayaka Homes
Proprietor

3. Common floor:-

Kota in ground floor entrance lobby and marble in staircase & other floor lobbies. Balcony covered with iron fabrication at all floor with same design.

4. Windows:-

Aluminum window with glazing two track/three track as suitable.

5. Doors:-

Flush doors with Sale/kappor chow khat and elegant finish police.

6. Kitchen:-

Granite slab lopping with steel sink, Ceramic tiles up to 2' height.

7. Sanitary:-

Bathroom concealed hot & cold water carriers white carriers white WC with white basin and C.P. fittings of reputed make. Plumbing concealed PVC/GIPPR/SWR soil and rain water pipes.

8. Water Supply:-

24 hours by means of Boring tube well.

9. Electrical Installation:-

Reputed quality Modular switches and concealed wiring using PVC conduits with copper wiring AC point in master Bedrooms & living room 15 Amp plug point in toilets and kitchen requisites number of ceiling fan at flat entrances exhaust fan facility in toilette and kitchen, external lighting system and water light fitting.

10. Telecom & Intercom:-

Telephone and intercom point in living Room and master Bedroom.

11. Elevators Lifts:-

Two is numbers 6/8 passenger elevators connecting with only residential unit.

12. Flats internal flooring:-

Verified Marble/Tiles in Bed room drawing and dining.

M/S Shree Vinayaka Homes

Shambhu Reddy
Proprietor

Srujan Kumar Roy

Proprietor

IN WITNESS WHEREOF the parties hereto have executed and delivered these presents on the _____ day _____ month and year first above written. In the presence of

Witnesses:-













1. Rama Roy
W/o - Surojit Kumar Roy
S.P. Roy Bungalow, Castle Town
D. Cochrane
No No - 9122338216
2. Shareed Suman
S/o → Sri Shankar Pd. Singh
Shiv Mandir Road, Bowbazar
Deoghar
3. Saptadeep Roy
S/o - Sanjay Kumar Roy
Ramkanchi Adhikari lane,
Bow Bazar, Kolkata - 12.

Surojit Kumar Roy
Signature of the owner/First Part

M/S Shree Vinayaka Homes
Shankar Pd Singh
Signature of the Proprietor/Developers

Photo, Signature and L.T.I.

Surojit Kumar Roy
M/S Shree Vinayaka Homes
Shankar Pad Soneji
Proprietor

 Surojit Kumar Roy Sitarazam Pandit	Surojit Kumar Roy				
					
 Shankar Pad Soneji Proprietor	M/S Shree Vinayaka Homes Shankar Pad Soneji Proprietor				
					

Read over the contents of deed and explain to the parties and Certified that the left hand finger print of all the persons whose photographs affixed in this deed has been taken by me
Deed writer/Advocate, Deoghar

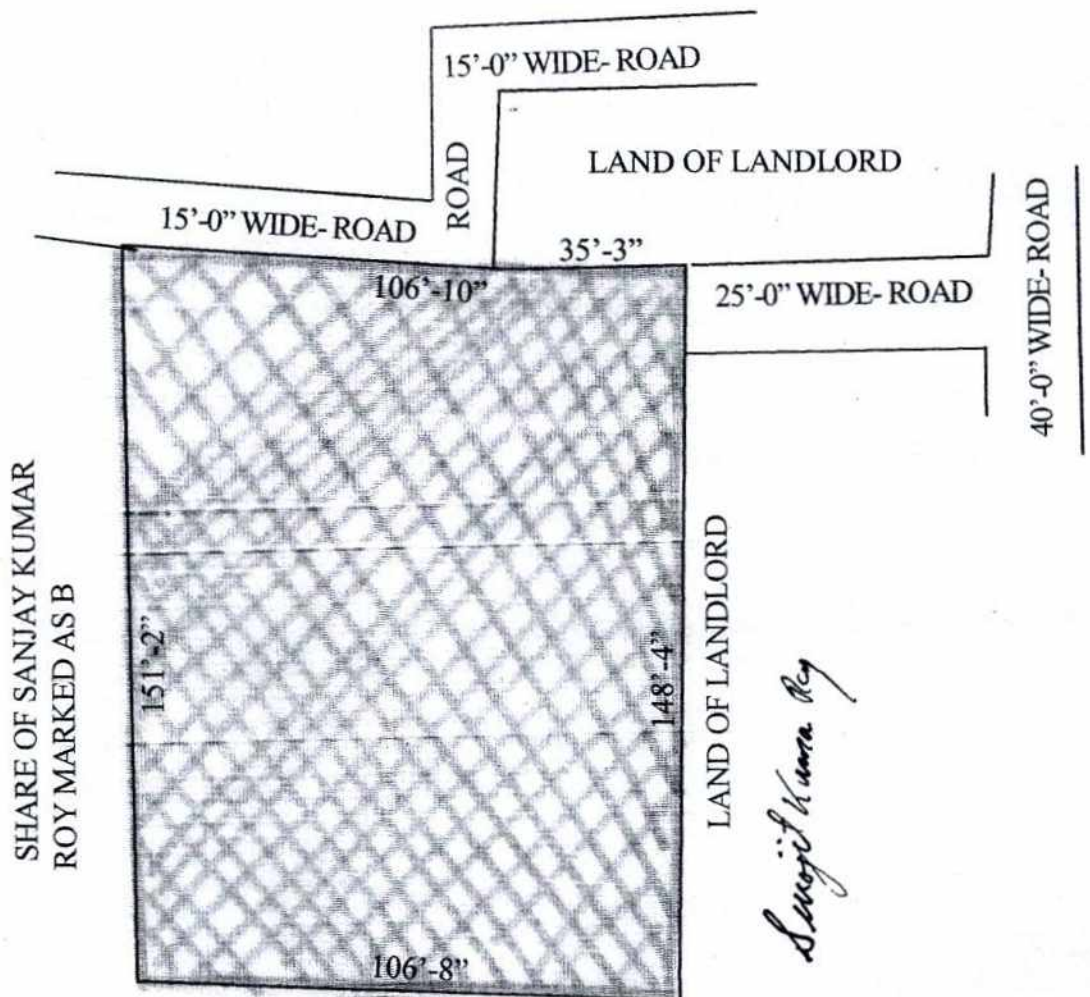
Sitarazam Pandit

21.08.2023

L.N. 37(5) 1982



PLAN OF LAND UNDER MOUZA - SHYAMGANJ NO. - 413
WITHIN DEOGHAR NAGAR NIGAM WARD NO.- 32 , J.B.
NO.- 54/3217,55/3218/2,256/3665 ,Ja/1, PRESENT J.B. NO.- 54/3217,
PART OF T.P. PLOT NO. - 776 , AREA - 16000 sqft. (36.730
DECMIL) SHOWN IN RED COLOUR BELONG'S TO
SUROJIT KUMAR ROY S/O LATE SANDIP KUMAR ROY, S.P
ROY BUNGLOW, CASTAIR'S TOWN DEOGHAR, NOW DEVEL-
OPMENT AGREEMENT IN FAVOUR OF " SHREE VINAYAKA
HOMES ".PROPRIETOR SHANKAR PRASAD SINGH S/O LATE
JAGDISH PRASAD SINGH, SHIV MANDIR ROAD , BOMPASS
TOWN , DEOGHAR, JHARKHAND



HOUSE OF SHAMBHU SHARMA AND
LAND OF SANJAY KUMAR ROY



M/S Shree Vinayaka Homes

M/S Shree Vinayaka Homes

Proprietor

Proprietor

Trace 087
R.K. Roy
3/8/2023

दूरभाष संख्या :- फैक्स :- ई-मेल codeoghar2017@gmail.com
पत्रांक :-/रा०, देवघर, दिनांक -

प्रेषक,

अंचल अधिकारी,
देवघर।

सेवा में,

जिला अवर निबंधक,
देवघर।

विषय:- सुरोजीत कुमार राय, पिता-स्व० संदीप कुमार राय, साकिन-एस०पी०राय बंगला(कास्टर टाउन),
जिला-देवघर द्वारा निबंधन हेतु दस्तावेज के जाँचोपरांत खजियान/पंजी-II/भू-स्वामित्व
प्रमाण-पत्र / शुद्धि पत्र की सत्यापित प्रति उपलब्ध कराने हेतु प्राप्त आवेदन के संबंध में
जाँच प्रतिवेदन का प्रेषण।

महाशय,

उपर्युक्त विषयक आवेदक द्वारा प्राप्त आवेदन के संदर्भ में राजस्व उप-निरीक्षक एवं अंचल
निरीक्षक से प्राप्त प्रतिवेदन निम्न प्रकार है :-


जमीन का विवरण

क्र०	मौजा का नाम	थाना नं०	खाता सं०	प्लॉट सं०	रकबा	किस्म	हस्तांतरनीय हैं अथवा नहीं
1	2	3	4	5	6	7	8
1	श्यामगंज (कास्टर टाउन)	413	54/3217	TPP776	16000.00 वर्गफीट	असर्वेक्षित बसौड़ी	हाँ

आवेदक द्वारा दिये गये आवेदन एवं शपथ-पत्र तथा राजस्व उप-निरीक्षक/अंचल निरीक्षक के
जाँच प्रतिवेदन के आलोक में वर्णित भूमि की खतियान/पंजी- II / शुद्धि पत्र की प्रति संलग्न कर
आवश्यक कार्रवाई हेतु भेजा जाता है।

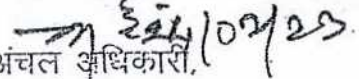
अनुलग्नक:- यथोक्त।

विश्वासभाजन,


अंचल अधिकारी,
देवघर।

ज्ञापांक- 280 /रा०, देवघर, दिनांक- 02/03/2025

प्रतिलिपि:- सुरोजीत कुमार राय, साकिन-श्यामगंज (कास्टर टाउन), जिला-देवघर को उनके आवेदन के
आलोक में सूचनार्थ प्रेषित।


अंचल अधिकारी,
देवघर।

Duplicate Copy

01-Jan-2022

आदेश

तिथि

Jan 1 2022

आदेश पर की गई
कारवाई

अभिलेख आज प्रस्तुत किया गया। क्षेत्रिय कर्मचारी ने अंचल निरीक्षक के माध्यम से प्रतिवेदन समर्पित किया। प्राप्त प्रतिवेदनानुसार आवेदित जमीन मौजा श्यामगंज कास्टर टाउन थाना देवघर

खाता	प्लॉट	रकबा
54/3217	TPP 776	1 एकड़, 53 डिसमील; 0 हेक्टर

का बिक्रेता

विक्रेता का नाम	रिश्ता	अभिभावक का नाम
TAPOSI PALIT AND SANJAY KUMAR ROY	पिता	LATE SANDIP KUMAR ROY

है जिन्होंने निवधित बिक्री, बिक्री-केवाला संख्या दिनांक MMM d yyyy के द्वारा आवेदक को बिक्री किए हैं। उक्त जमीन का खतियानी / जमाबंदीरैयत

रैयत का नाम	रिश्ता	अभिभावक का नाम
संदीप कुमार राय	पिता	स्व विमला प्र राय

वर्तमान जमीन पर आवेदक का दखल है। सर्वसाधारण सूचना का तामिला प्रतिवेदन प्राप्त हुआ। किसी ने कोई आपत्ती नहीं की है। क्षेत्रिय कर्मचारी / अ/नि. ने आवेदित भूमि का नामान्तरण आवेदक के नाम से करने हेतु अनुशंसा किया है।

राजस्व उपनिरीक्षक व अंचल निरीक्षक द्वारा प्रतिवेदित किया गया है कि आवेदित भूमि आवेदक को न्यायालय द्वारा बंटवारा स्वरुप प्राप्त है जिसपर आवेदक हाता के रूप में दखलकार है। अतः नामान्तरण स्वीकृत किया जा सकता है। अतः राजस्व उपनिरीक्षक व अंचल निरीक्षक के प्रतिवेदन व अनुशंसा, IN THE COURT OF CIVIL JUDGE (Sr. Div) - I, DEOGHAR के Original Suit No. 279/2018 Arising out of Title (Partition) Suit No 11/2008 के FINAL DECREE एवं दखल के आधार पर नामान्तरण वाद स्वीकृत किया जाता है। यह आदेश पूर्णतः अपीलीय है। इस आदेश के विरुद्ध सक्षम न्यायालय में अपील किया जा सकता है।

अतः वार्षिक लगान 600 रुपये
स्वीकृत

अलावे सेस के साथ नामान्तरण

किया जाता है।

शुद्धि पत्र हस्ताक्षरित कर निर्गत किया जाता है।

Digitally Signed by :
MOTI LAL HEMBROM
अंचलाधिकारी देवघर

M/S Shree Vinayaka Homes


Proprietor



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

January 1, 2022

पंजी II प्रति

भाग वर्तमान	70	पृष्ठ संख्या	76										
जिला का नाम	देवघर	अनुमंडल नाम	देवघर	अंचल का नाम	देवघर	हलका का नाम	हल्का-11	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	श्यामगंज कास्टर टाउन	होल्डिंग संख्या	54/3217	तोड़ी संख्या		धाना नम्बर	11/413	खाता का प्रकार	—				
SUROJIT KUMAR ROY, पिता-LATE SANDIP KUMAR ROY, जाति: —													
खाता नम्बर		प्लोट संख्या		रकबा		परिवर्तन के लिए प्राधिकार			लगान	सेस			
54/3217		TPP 776		1 ए 53 डि 0 हे		नामान्तरण मुकदमा संख्या 936/2021 - 2022			600	0			
		कुल परिमाण		1 ए 53 डि 0 हे									
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल

List Of Mutation Cases on the above transaction in Register-II

Mutation Cases Not Found !!

List Of Case Status Details

जपशा देखें 2



यह एक कम्प्युटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

Duplicate-copy CRSLP05017666

1/8/2022



नामांतरण शुद्धि-पत्र

जिला का नाम	देवघर	अनुमंडल नाम	देवघर	अंचल का नाम	देवघर	हल्का	हल्का-11		
इस्टेट का नाम	झारखण्ड	भाग	70	पृष्ठ संख्या वर्तमान	76	थाना न.	11/413		
वर्तमान(VOL)									
क्रमिक संख्या	केस न.	मीजा का नाम/ राजस्व थाना न	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है खाता भाग पृष्ठ संख्या न. वर्तमान वर्तमान	कारोबार विस्तृत सूचना खाता न. प्लॉट न. क्षेत्रफल	लगान	रजिस्टर 2 अद्यतन तिथि अभयुक्ति
7666	936 /R27 2021 - 2022	श्यामगंज कास्टर टाउन/ 11/413	देवघर	01/01/2022	By Partition Gift Deed Dated	54/3217 8 59	54/3217 ^{TPP} / ₇₇₆ 1 एकड़ 53 डिसमील	600	
द्वेता का नाम : (SUROJIT KUMAR ROY पिता-LATE SANDIP KUMAR ROY, जाति—, पता-S.P.ROY'S BUNGLOW, CASTAIRS TOWN DEOGHAR, PS DEOGHAR, DISTRICT DEOGHAR)				जमाबंदी रयत का नाम : संदीप कुमार राय-पिता-स्व विमला प्र राय		द्विक्रेता का नाम : TAPOSI PALIT AND SANJAY KUMAR ROY, पिता-LATE SANDIP KUMAR ROY, जाति—, पता-S.P.ROY'S BUNGLOW, CASTAIRS TOWN DEOGHAR, PS DEOGHAR, DISTRICT DEOGHAR			
राजस्व कर्मचारी हल्का-11 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित यह एक कंप्यूटर जनित प्रति है यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।						Signature valid Digitally signed by MOTI LAL HEMBROM अंचलाधिकारी देवघर			

कोरीना के उड़ जाएंगे प्राण, जब सड़क पर न जाएं इन्सान |

DEOGHAR MUNICIPAL CORPORATION, DEOGHAR

HOLDING TAX RECEIPT

Receipt No. 194605214072023124118

Date : 14-07-2023

Department / Section : Revenue Section

Ward No : 32

Account Description : Holding Tax & Others

Holding No. : 0320000736000M0

Owner Name SHRUTI SHREE C/O SUROJIT KUMAR ROY

Address : SANDEEP KUMAR RAI MENSION, RAI BANGLOW, CASTAIRS TOWN,
DEOGHAR, DEOGHAR Pin - 814112

MOB No : 9431165009

A Sum of Rs. 4471.00 (in words) Four Thousand Four Hundred and Seventy-One Only

towards Holding Tax & Others vide Cheque No. 000772

Dated 14-07-2023 Drawn on SBI, Deoghar Place Of The Bank.

N.B. Online Payment/Cheque/Draft/ Bankers Cheque are Subject to realisation

Account Description	Period	Amount
Holding Tax Arrear		0.00
Holding Tax Current	1 / 2023-2024 To 4 / 2023-2024	4460.00
	Total	4460.00
	Rainwater Harvesting Tax	0.00
	Penalty / Interest Amount	11.00
	Rebate on current Demand	0.00
	Adjust amount	0.00
	Amount Received	4471.00
	Advance Amount	0.00

हर वोट है जरूरी।
मतदाता के रूप में आज ही पंजीकरण करवाएं।

Every Vote matters.
Enroll Yourself as a Voter Today.



Signature of Tax Collector

Note:-

- This is a Computer generated Receipt. This receipt does not require physical signature.
- Avail 5% rebate yearly Holding Tax amount by paying the tax before 30th June of the Financial Year.
- without prejudice to land right

For Details Please Visit : suda.jharkhand.gov.in
or Call us at 18008904115

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Sri Publication & Stationers Pvt. Ltd.

निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र० सं०	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 वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन		
4	मुद्रांक शुल्क का भुगतान	✓	
5	निबंधन शुल्क का भुगतान	✓	
6	आधार सत्यापन	✓	
7	PAN सत्यापन		
8	होल्डिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)		

जाँच लिपिक का हस्ताक्षर
तिथि सहित

निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित

Sitaran Pandit
D. W. Dogra



DBA- DEO/SI.No. **89883**

AFFIDAVIT

[Handwritten signature]
21/8/23

एकरारनामा का शपथ पत्र

मैं / हमलोग **Surojit Kumar Roy & Sandip Kumar Roy.**
Shree Vinayaka Homes through its Proprietor Shankar B. Singh

का शपथ पूर्वक बयान करता / करती / करते हूँ / हैं कि-

1. यह कि एकरारनामा में वर्णित सम्पत्ति से संबंधित जो कागजात अनुलग्नक के रूप में संलग्न किया हूँ / किये हैं वह सही और सत्य है।
2. यह कि सम्पत्ति से संबंधित दाखिल सभी कागजात एवं सुचनायें सही एवं सत्य है यदि भविष्य में गलत पाया जाता है तो इसकी सारी जवाबदेही मुझ / हम शपथकर्ता की होगी एवं भा0द0स0 की सुसंगत धाराओं तथा अन्य नियमों / अधिनियमों के तहत मेरे / हमलोगों के विरुद्ध समुचित कार्रवाही की जायेगी।
3. यह कि उक्त सम्पत्ति प्रतिबंधित सुची एवं सी. बी. आई. अथवा कोई जॉच एजेन्सी की जॉच के द्वारा नहीं है तथा भूमि पर किसी माननीय न्यायालय अथवा सक्षम प्राधिकार का **stay** (स्थगन) का कोई आदेश नहीं है व सम्पत्ति के बावत किसी न्यायालय में मुकदमा विचाराधीन है।

4. यह कि उपरोक्त बातें मेरी / हमलोगों जानकारी में सत्य है और मैं / हमलोग सही आदमी हूँ।



[Handwritten signature: Surojit Kumar Roy]

M/S Shree Vinayaka Homes

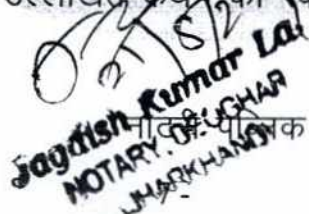
शपथकर्ता ने मेरे सामने
इस शपथ पत्र पर अपना
हस्ताक्षर बनाये

[Handwritten signature: Shankar B. Singh]
शपथ कर्ता का हस्ताक्षर

अधिवक्ता देवघर

उपर्युक्त शपथकर्ता, ने इस शपथ पत्र में
उल्लिखित कथन की स्वीकार व अंगीकार किये

[Handwritten signature: Devghar]
21/8/23



M/S Shree Vinayaka Homes

Proprietor

Book No. 117
Date 21/8/23
S No. 236
Sign.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DNPPR0856C



नाम/ Name
SUROJIT KUMAR ROY

पिता का नाम/ Father's Name
SANDIP KUMAR ROY

जन्म की तारीख / Date of Birth
01/01/1966

Surojit Kumar Roy
हस्ताक्षर/ Signature



15052018



M/S Shree Vinayaka Homes

Proprietor

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BFAPS6988B

नाम / Name
SHANKAR PRASAD SINGH

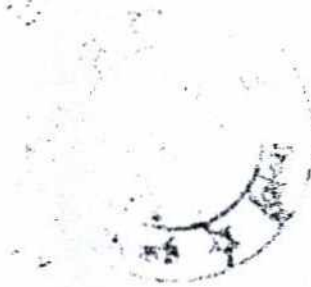
पिता का नाम / Father's Name
JAGDISH PRASAD SINGH

जन्म की तारीख / Date of Birth
10/11/1962

* PAN Application Digitally Signed, Card Not Valid unless Physically Signed



27012018



M/S Shree Vinayaka Homes

Proprietor

Transaction Success! Please Note Your Transaction Id.

Name	ShreeVinayakaHomes
Token No / Depositor ID	202300110395
Amount	100
Transaction ID	c3e439f25f14411394b0
GRN	2318842325
CIN	10002162023081914483
Time	2023-08-19 20:10:47

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

M/S Shree Vinayaka Homes
Proprietor

M/S Shree Vinayaka Homes
Proprietor



Pre Registration Docket

Date :- 21-08-2023 02:13 pm

Office Name :- SRO - Deoghar

Token No:- 202300110395

Appoinment :- 21-Aug-2023 Time:- 13:0

Article	Development Agreement
Pre Registration Date	16-Aug-2023
No. Of Pages	60
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 16,77,507.

Property Id: 1045021

Valuation No. : 1421886 / 2023	:- 2023-2024	Date : 21-August-2023 14:31:PM	
State : Jharkhand	District : Deoghar	Tahsil : Deoghar	
Land Type : Urban	Corporation : Deoghar Municipality	Village/City : Shyamganj	
Shyamganj Word No 32 - Other Road	-		
Plot Number - 776			
Ward Number - 32			
Khata Number - 54/3217			
Property Rates			
Commercial Land (Y)			
₹1822698/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	36.73 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 36.73 x 1822698=66947697.54	₹6,69,47,698/-
A	Total		₹6,69,47,698/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹6,69,47,700/-

Total Amount in Words : Six Crore Sixty Nine Lakhs Forty Seven Thousands Seven Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: , West: , South: , North:
Area	Land area : 36.73 Decimal
Other Description of the Property	Pin Code - 814112
Government/Market Value	66947697.54
Transaction Amount	-

CLAIMANT	-Mr. SHREE VINAYAKA HOMES THROUGH ITS PROPRIETOR SHANKAR PRASAD SINGH, ,Father/Husband Name JAGDISH PRASAD SINGH , PAN No.- Date Of Birth-10-Nov-1962,Permission Case No.- , Aadhaar No. *****9266, Country-INDIA, State Name-Jharkhand, District Name-Deogarh, City/Village/Town Name-BOMPASS TOWN, Locality-DEOGHAR,Address - BOMPASS TOWN, DEOGHAR, Pin Code-814112
EXECUTANTS	-Mr. SUROJIT KUMAR ROY, ,Father/Husband Name SANDIP KUMAR ROY , PAN No.- Date Of Birth-01-Jan-1966,Permission Case No.- , Aadhaar No. *****0499, Country-INDIA, State Name-Jharkhand, District Name-Deogarh, City/Village/Town Name-CASTAIRS TOWN, Locality-DEOGHAR,Address - CASTAIRS TOWN, DEOGHAR, Pin Code-814112

Witness Information	Mr. SAPTADEEP ROY , Address - RAM KANAI ADHIKARY LANE, KOLKATA-, Father/Husband Name-SANJOY KUMAR ROY
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Identifier Details	Mr. SAPTADEEP ROY , Address - RAM KANAI ADHIKARY LANE, KOLKATA-, Father/Husband Name-SANJOY KUMAR ROY
--------------------	--

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,800
Total		1,800

Fee Rule:Development Agreement

1	A1	16,73,693
2	E	2,000
3	LL	10
4	PR	4
Total		16,75,707

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.

Sitaram Pandit
Deed Writer / Advocate

M/S Shree Vinayaka Homes
Ranjan P. Singh
Vendee / Claimant
Proprietor

Surjit Kumar Roy
Vendor / Executant





Document Registration Summary 1

Date :-23-Aug-2023

- Government/Market Value: ₹66947700/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹100 /-

Surojit Kumar Ray

On Date 23-08-2023 Presented at SRO - Deoghar
Signature of Presenter

SRO - Deoghar

Receipt : 889917

Receipt Date : 23-08-2023

Presenter Name: -

E	₹2000
PR	₹4
SP	₹1800
LL	₹10
A1	₹1673693
Stamp Duty	₹100

Total ₹1677607

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	ShreeVinayakaHomes	GRN Number : 2318842325 DEPT Transaction Id : c3e439f25f14411394b0 Transaction Type :	100
E	2000	2000	0	GRAS	ShreeVinayakaHomes	GRN Number : 2318842273 DEPT Transaction Id : 1b41e78e3e601c63c512 Transaction Type :	2000

PR	1	4	-3	GRAS	ShreeVinayakaHomes	GRN Number : 2318842273 DEPT Transaction Id : 1b41e78e3e601c63c512 Transaction Type :	4
SP	1800	1800	0	GRAS	ShreeVinayakaHomes	GRN Number : 2318842273 DEPT Transaction Id : 1b41e78e3e601c63c512 Transaction Type :	1800
A1	1673693	1673693	0	GRAS	ShreeVinayakaHomes	GRN Number : 2318842273 DEPT Transaction Id : 1b41e78e3e601c63c512 Transaction Type :	1673693
LL	3	10	-7	GRAS	ShreeVinayakaHomes	GRN Number : 2318842273 DEPT Transaction Id : 1b41e78e3e601c63c512 Transaction Type :	10
Sub Total	1677501	1677607	-106				

Article : Development Agreement Number of Pages : 120


Signature of Operator


Signature of Head Clerk


Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Deoghar

District Name :- Deoghar

State Name :- Jharkhand

Deed Endorsement

Token No :- 202300110395

Deed Type	Development Agreement
Number of Pages	120
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1800, A1 :- Rs. 1673693, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.66947698/- , Transaction Amount :- Rs.0/-
Property Details	District :- Deoghar , Tehsil :- Deoghar , Village Name :- Shyamganj Location :- Other Road, Shyamganj Word No 32 Property Boundaries :- East: , West: , South: , North: Plot Number - 776 Ward Number - 32 Khata Number - 54/3217 Area Of Land :- 36.73 Decimal





Sh./Smt.**SUROJIT KUMAR ROY** s/o/d/o/w/o **SANDIP KUMAR ROY** has presented the document for registration in this office

today dated :- 23-Aug-2023 Day :- Wednesday Time :- 16:06:13 PM





SUROJIT KUMAR ROY(Individual)

Party Name	Document Type	Document Number
SUROJIT KUMAR ROY	PAN/UID	338566920499

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SUROJIT KUMAR ROY Address1 - CASTAIRS TOWN, DEOGHAR, Address2 - DEOGHAR , , Jharkhand PAN No.: Permission Case No.-	Yes	Surojit Kumar Roy Address:- House No 59, Near Railway Sation, Ward No 15, S.P. Roys Bunglow Castair Town, Deoghar, , Deoghar, 814112, , Jharkhand, India		EXECUTANTS Age:57			<i>Surojit Kumar Roy</i>
2	SHREE VINAYAKA HOMES THROUGH ITS PROPRIETOR SHANKAR PRASAD SINGH Address1 - BOMPASS TOWN, DEOGHAR, Address2 - DEOGHAR , , Jharkhand PAN No.: Permission Case No.-	Yes	Shankar Prasad Singh Address:- , VILL-SANGRAMLODHIYA VIA DEVSANGH, DEOGHAR, Sangramloria, , Deoghar, 814114, , Jharkhand, India		CLAIMANT Age:60			<i>Shankar Prasad Singh</i>

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	SAPTADEEP ROY S/o-D/o SANJOY KUMAR ROY Address1 - RAM KANAI ADHIKARY LANE, KOLKATA, Address2 - , , Jharkhand PAN No.:			<i>Sapta Deep Roy</i>

Witness:


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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p style="text-align: center;">SAPTADEEP ROY</p> <p>Address1 - RAM KANAI ADHIKARY LANE, KOLKATA, Address2 - , , , Jharkhand</p>			

Signature of Operator



Seal and Signature of Registering Officer



Above signature & thumb Impression are affixed in my presence

Above mentioned, (**SUROJIT KUMAR ROY**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**SAPTADEEP ROY**) Son/Daughter/Wife of (**SANJOY KUMAR ROY**) resident of (**RAM KANAI ADHIKARY LANE, KOLKATA**) and by occupation (**Business**).

Signature of Registering Officer



Seal and Signature of Registering Officer



Date:- 23-Aug-2023

Token No.: 202300110395

CERTIFICATE

Office of the SRO - Deoghar

This **Development Agreement** was presented before the registering officer on date **23-Aug-2023** by **SUROJIT KUMAR ROY, S/O, D/O, W/O SANDIP KUMAR ROY** resident of CASTAIRS TOWN, DEOGHAR, DEOGHAR.

This deed was registered as Document No:- **2023/DEO/1003/BK1/912** in Book No :- **BK1**, Volume No :- 316 from Page No :- 473 to 592 at, office of **SRO - Deoghar**

Date:- **23-Aug-2023**

Registering Officer



M/S Shree Vhayaika Homes
Proprietor