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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 07950bb3459e432e8d53

Receipt Date : 18-Mar-2024 12:18:23 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202400015818

Office Name : SRO - Dhanbad

Document Type : Development Agreement

Payee Name : NEWTECH VILLA DEVELOPERS PRIVATE LIMITED REPRESENTED HEREIN THROUGH ITS DIRECTOR SRI BIRENDER BHAGAT (Vendee)

GRN Number : 2401217048



निम्न निरूपित 23 के अधीन जारी ~~अनुसूची~~ For Office Use :-

काश्तकारी एक्ट की धारा _____ के अधीन

जा याहय है और इण्डियन स्टांप एक्ट-1896

की अनुसूची 1 या 1 के अधीन

यथावत स्टांप सम्पन्न है। अथवा टिकट

नथी से विमुक्त है या स्टांप - शुल्क अयोग्य

रही है।

_____ निम्न परामित्तक

18/3/24

बुल बुल देवी
बाराबादेवी
S. Birender
18.03.2024

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 भास्तीय

Development Agreement Value 14006600 / 82nd / 1002

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DATE 18/2/24

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B. Bhavani
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DEVELOPMENT AGREEMENT

This Development Agreement is made on this the 18th day of March 2024 by and between (i) **Smt. Bulbul Devi**, (Aadhar No. XXXX XXXX 3636) w/o Sh. Shyamali Sharma, by faith Hindu, by category General by occupation House wife's R/o Chanakya Nagar, Near Panch Mandir, Amaghata, Dhanbad, K. G. Ashram, Dhanbad Jharkhand - 828109 & (ii) **Smt. Sharda Devi**, (Aadhar No. XXXX XXXX 8638) w/o Sh. Sadan Sharma, by by faith Hindu, by category General by occupation House wife's R/o Chanakya Nagar, Near Panch Mandir, Amaghata, Dhanbad, K. G. Ashram, Dhanbad, Jharkhand - 828109, hereinafter collectively called and referred to as the **LANDOWNER/FIRST PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean include them, their heirs, executors, successors, administrators, legal representatives and assignees) of the **FIRST PART**;

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AND

M/S. NEWTECH VILLA DEVELOPERS PRIVATE LIMITED, a private limited company duly incorporated under the companies Act, 1956, having its office at, S - 210, 2nd Floor, Panchsheel Park, South Delhi, Malviya Nagar, New Delhi-17, and local office at Dhanbad Petrol Supply Co. Rani Talab, Dhैया P.S. Dhanbad Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) represented herein through its Managing Director **Sh. Birender Bhagat** S/O Late Satya Narayan Bhagat , by faith Hindu, by category OBC by Occupation Business, R/o S-210, Second Floor, Panchsheel Park, New Delhi, presently at Dhanbad Petrol Supply Co. Rani Talab, Dhैया P.S. Dhanbad Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) (AADHAR No. XXXX XXXX 6140), duly authorised and hereinafter called and referred to as the **DEVELOPER/SECOND PARTY** (which expression shall unless excluded by or repugnant to the context deemed to mean and include them, their executors, successors, administrator, legal representatives in office and assignees) of the **OTHER PART;**

WHEREAS, Sh. Chiranjibi Agarwalla, owned and possessed the below mentioned land as stated in Schedule hereunder by virtue of settlement from the then landlord the State of Bihar vide Encroachment Case No. 659/60 and rent was fixed at Rs. 13/- in tikuri right and paid salami for the same Rs. 390/- to the Landlord and possessed the same peacefully.

And Whereas aforesaid Sh. Chiranjibi Agarwalla died leaving behind his son Sh. Bishwanath Agarwalla as his heirs and successors who became the sole and exclusive owner of the below mentioned schedule land.

And Whereas the aforesaid Sh. Bishwanath Agarwalla while thus in peaceful and undisturbed possession thereof died leaving behind his son Sh. Surendra Kumar Agarwalla as his heir and successor.

And Whereas Sh. Surendra Kumar Agarwalla obtained order for mutation in respect of the land from Addl. Collector Dhanbad vide his Memo No. 2982 dt. 29.05.1978 and accordingly the Circle Officer Dhanbad mutated the below mentioned schedule land in favour of Sh. Surendra Kumar Agarwalla vide mutation case no. 53/78-80 (Succession Mutation) as per the order of A. C.



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18.03.2024



Dhanbad and thereafter Sh. Surendra Kumar Agarwalla has mutated his name in the sherista of the landlord the State of Bihar and was paying rent for the same under thoka no. 719.

And Whereas Sh. Surendra Kumar Agarwalla (Choudhary) executed a General Power of Attorney in respect of the schedule land in favour Sh. Shyamali Sharma, S/o Late Sh. Ambika Singh, R/o Hirapur, PS & Dist. Dhanbad vide Power No. IV-149 dated 2012.2001 registered at Sub Registry Office, District Bokaro.

And Whereas the First Party purchased the schedule land from Sh. Surendra Kumar Agarwalla, through his aforesaid attorney Sh. Shyamali Sharma, vide registered sale deed dated 20.05.2003 which was duly registered vide document no. 3421.

And Whereas the First Party got the mutation of the schedule land done in their joint names vide MC Case No. 1849 II 2003 2004, holding no. 126

AND WHEREAS in the manner above said (i) Smt. Bulbul Devi, w/o Sh. Shyamali Sharma & (ii) Smt. Sharda Devi, w/o Sh. Sadan Sharma became the absolute joint owners of the schedule land measuring 16½ Decimal or 10 kathas, fully described in detail in the Schedule-A hereinunder in the present Agreement and are in peaceful physical possession of the same.

AND WHEREAS the Developer has approached the Landowner and offered them to develop the above said land and after prolonged negotiations made between the parties hereto the Landowner has agreed to the proposal of The Developer. The Landowner has assured the Developer: -

- A. That the schedule-A land is their exclusive property and is in their lawful physical possession & is free from all encumbrances & they have a clear and marketable title and there in no impediment in dealing with the same, i.e., for developing and subsequently selling the building built thereon.
- B. That the Landowner assures the Developer that the schedule land hereby agreed to be developed is free from all kinds of encumbrances such as prior sale, gift, will, Lease, lien, charge and disputes, stay order, injunction and attachment or any other registered or unregistered encumbrances, whether absolute or contingent, etc.

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- C. That the Landowner assures the Developer that they possess a clear and marketable title of the schedule land. The Landowner further assures the Developer that they have not made any application/request for or availed any loan/lien against the schedule-A land or done anything to create any encumbrance on the schedule land.
- D. That the Landowner assures the Developer that the schedule land is their absolute and exclusive property, commercial in nature and the same is neither the subject matter of any minority, HUF (Hindu Undivided Family) nor does it belong to Joint Hindu Family and no part of it is owned by any minor and/or no minor has any rights, title, interest and claim or concern of any nature whatsoever with the schedule land.
- E. That the Landowner assures the Developer that they are in exclusive, lawful vacant peaceful physical possession of the schedule-A land.
- F. That the Landowner assures the Developer that they have not executed any other agreement to sell/sale deed in favour of anybody orally or in writing in respect of the schedule land, nor any rough/fair receipt for initial advance has been received by them against the schedule land.

And Whereas the Developer relying on the above said specific assurances of the Landowner has agreed to develop the schedule land for constructing a new multi-storeyed building as per plan to be sanctioned by Nagar Nigam as per specification detailed in the schedule "D" below.

And Whereas the Developer has assured the Landowner that he possesses sufficient experience and resources to develop the above said land.

AND WHEREAS the parties hereto have agreed on certain terms and conditions and the same are hereunder recorded in writing to avoid any future complication.

NOW THIS DEED WITNESSETH AND IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. **DEFINITION** : Unless there is anything repugnant to the subject or context the following terms will have the meaning assigned to them :-
 - (a) **LAND OWNER** shall mean (i) Smt. Bulbul Devi, w/o Sh. Shyamali Sharma & (ii) Smt. Sharda Devi, w/o Sh. Sadan Sharma and their

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18.03.2024

successors, executors, administrators legal representatives and/or assigns.

- (b) **DEVELOPER** shall mean M/S NEWTECH VILLA DEVELOPERS PVT. LTD., and its successors, executors, administrators, legal representatives and/or assigns.
- (c) **LAND** shall mean the schedule-A land measuring 16½ Decimal or 10 katha as on which proposed building is to be constructed.
- (d) **BUILDING** shall mean the building proposed to be constructed over the said land as per sanctioned plan of Nagar Nigam as per specification detailed in the schedule "D" below.
- (e) **SALEABLE SPACE** shall mean the space in the building available for independent use and occupation inclusive of proportionate share of the space required after making due provisions for common facilities and the space required thereof.
- (f) **ARCHITECT** shall mean such Architect or Architects that may be appointed from time to time for the project at the said building.
- (g) **BUILDING PLAN** shall mean a plan prepared by Architect appointed by the developer for the construction of the building on the said property and sanctioned by the Nagar Nigam and/or other authorities as per specification detailed in the schedule "D" below.
- (h) **LAND OWNER'S ALLOCATION** shall mean the 48% portion of the total constructed area, floor wise, including parking area and other free space etc. in the proposed building which is to be allotted to the land owner in accordance with the terms and conditions of these presents including the proportionate share in the common facilities and amenities and as described in the Schedule hereunder. The specific allocation of the same shall be done by mutual consent after getting the Building Plans sanctioned from the concerned authority and shall be marked in Red colour.

21.03.2024
18.03.2024
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- (i) **DEVELOPER'S ALLOCATION** shall mean the remaining portion of the building i.e. 52% of the constructed area, floor wise, including parking area and other free space on the said total land including the proportionate share in the common facilities and amenities of the proposed building on the said total land. The specific allocation of the same shall be done by mutual consent after getting the Building Plans sanctioned from the concerned authority and shall be marked in Green colour.
- (j) **COMMON FACILITIES AND AMENITIES** shall include corridors, hallways, passage ways, drive ways, common lavatories, pump room, tube wells, underground water reservoir, overhead water tank, water pump, motors, generators and other facilities, which may be mutually agreed upon between the parties and required for the establishment, location enjoyment, provisions, maintenance and management of the building including the facilities at roof and terrace of the said building more fully described in the Schedule "C" hereunder.
- (k) **BUILT UP AREA** shall mean Carpet Area as defined in Section 2(k) of REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016 but shall include thickness of the wall and shall exclude common area and free space.
- (l) **COMMON AREA** shall mean as defined in Section 2(n) of REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016.
2. (a) In consideration of the landowner having given 52% of the built up area on the above said total land to the Developer, the developer has agreed to develop and construct multi-storeyed building comprising of basement, Lower Ground Floor, Ground, First, Second, Third and Fourth Floors and terrace on the same therein having shops/office spaces and/or Shops as per specification detailed in the schedule "D" below at his own cost and conferring on him the rights, powers, privileges and benefits mentioned herein. Both the parties shall mutually, agree upon a blueprint/construction plan or sanctioned

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plan/area's design/elevation of the said project before getting sanction letter from Nagar Nigam.

- (b) All costs of construction of the proposed multi-storeyed building shall be borne and incurred by the developer and the landowner will not be called upon to bear any expenses or costs hereafter. The Developer is bound to inform the Landowner about the time-to-time progress in the Project. The landowner or his representative shall be free to visit the site anytime to keep a check on the progress and quality of the project.
- (c) The landowner confirms of having handed over vacant peaceful physical possession of the above said total land to the developer at the time of signing the present agreement. The landowner shall be entitled to exclusive use and occupation of the saleable area comprised in the land landowner's allocation of the building and the developer shall put the landowner in undisputed exclusive possession thereof in respect of his share. Similarly, the developer shall become the absolute and exclusive owner of his share with an unfettered right to deal with his portion in any manner he likes including Booking/sale/transfer/exchange/lease/etc. etc. during the course of construction and thereafter.
- (d) That the developer shall give a sum of Rs. 20,00,000/- (Rupees Twenty Lakhs) as refundable interest free security deposit to the landowner in the following manner: -

Rs. 10,00,000/- (Rupees Ten Lakhs Only) in favour of Smt. Bulbul Devi already sent through RTGS

Rs. 10,00,000/- (Rupees Ten Lakhs Only) in favour of Smt. Sharda Devi already sent through RTGS

The said security deposit shall be returned by the landowner to the developer at the time of receiving the possession of the completed portion of building comprising of landowner's share of 48% and completion of the entire construction. It is further stated that no

18.03.2024
J. B. Bhandari
18.03.2024

interest or any other charges, by whatever name called, will be charged on this amount of security deposit by the Developer from the Land Owner under any circumstances. However, in case landowner is unable to return the said security deposit to the developer, the landowner may offer property worth Rs. 20,00,000/- (Rupees Twenty Lakhs Only) to the Developer out of the share of the landowner.

3. (a) The developer shall be entitled to advertise in his own name about the said development of the property and proposed sale of the Shops/units portion/premises in the proposed building to be constructed and put up advertisement board on the property and to remove the debris and rubbish on demolition of old existing structures and to dispose of the same at his own cost.
 - (b) The developer shall be entitled to enter into any agreement with any building contractor, architect and appoint agents for the purpose of development of the said property in his own name and at his costs, risks and expenses.
 - (c) After ear-marking of the landowners share of allocation the developer shall be entitled to his share of space and all of such Shop/offices or rights in the buildings and structures to be constructed so far as they relate to developers' allocations as well as the adjustable area in respect of which the developer can enter into any deal, sale agreement, execute conveyance deed, raise loan etc. etc. The developer as well as the transferees of the developer shall be entitled to raise any loan against their booking of the part of the property out of developer's share.
4. The landowner shall, at the cost of the developer immediately after execution of this agreement, execute a registered General Power of Attorney in favour of the developer giving him all necessary powers required to carry out the work of development only and for completion of the project work, i.e. constructing a new multi-storeyed commercial building, and to execute and sign, deed(s)

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F. B. Bhandari
18.08.2024

documents including but not restricted to agreement to sell/sale deed//lease deed etc. etc. in favour of the proposed purchasers of the Shops to the extent of the developers allocation in the said building which is one of essence of this agreement. If there shall be necessity to change the terms of the agreement, it must be done by a separate sub-agreement in writing between the Land Owner and the Developer. It is specifically agreed that the above said General Power of Attorney shall form an integral part of the present Development Agreement and both the documents shall be read together. The landowner assures the developer not to cancel the General Power of Attorney under any circumstances whatsoever.

5. Before start of actual execution of the development at site, the share of landowner & the developer will be specifically ear-marked on the map. However, the Landowner as well as the Developer shall be fully entitled to do bookings/deal with their respective shares immediately after signing of this Agreement.
6. The landowner shall, at the request and costs, expenses and charges of the developer, assign, execute from time to time all plans, applications for layouts related to the construction of the building and structures on the above said total land and all other documents that might be necessary for giving proper effect of these presents.
7. The developer covenants and agrees to complete the development and construction of the building with all amenities therein and thereon as per agreed specification within 36 (Thirty-Six) months from the date of sanction of the plan subject to force majeure reasons and/or other reasons beyond the control of the developer.
8. (a) The allocation of the landowner's 48% share of the total constructed portion of the building shall be floor wise along with all amenities and the medium size car space in the basement area of the building comprising of 48% share of the total space for car parking.
(b) On completion of the said building the developer shall give notice in writing to the landowner who shall take possession of his 48%

18.03.2024
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allocated share in the said building after completion of the same. After taking possession, the landowner shall be responsible to pay all taxes, services charges and other outgoings in respect of his share and the proportionate common facilities in the said building only to the extent of the liabilities which shall arise in respect of his share of allocation only after taking possession of his share in the proposed building after completion of the same. Any taxes, duties, charges or other outgoings pertaining to the period before taking the possession by the Land Owner, of his share of allocation in the proposed building shall be liability of the Developer alone and shall be borne by the Developer. The GST Liability, if any, that arises on the transaction involving the Development of proposed building in the Scheduled Total Land of the Land Owner, shall be borne by the Developer alone and shall form part of consideration against the 52% share of the Developer in the proposed building. The Developer covenants that any GST liability related to the construction of the above said entire building that may be imposed by the authorities on account of the existing laws or change/introduction of new laws during the period of construction, i.e., before handing over the same to the Landowner, shall be borne by the Developer alone, provided any GST liability on account of sale/booking of the Landowner's share of allocation shall be borne by the Landowner.

- (c) The Developer shall bear total cost of installation of electric meters, transformer, electrification & fittings, generator, Lifts, Escalator (if given in the drawing), municipal water connection and any other expenditure in the said development. Further all the cost & other requirements associated with the completion of proposed building is the liability of the Developer and the Land Owner shall have no liability for the same till completion of the building and handing over of the possession.
- (d) That after sanction of the building plan, within one month of the same, the land owner and the developer shall amicably partition all the Shops/office space/parking space etc. according to their proportionate share and shall sign and execute necessary document

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to avoid future complication between them. However immediately after signing of this Agreement, the developer as well as the landowner shall have full power and authority to book, to receive earnest money in their respective names and to enter into agreement with their intending purchaser in connection with their respective allocation.

- (e) That the above said allocation to landowner and the developer in the ratio of 48% & 52% shall also be applicable to the terrace of the entire building. Both the parties to this agreement have mutually decided that any occupier of any Shop/unit/space in the said building shall have the right to visit the roof with technical hands and/or workers for the purpose of inspection of the common overhead water tanks, installation of radio aerials, T.V. antenna, cables, dish antennas etc. repairs and replacement thereof. Be it clearly stated that if in future the competent authority shall be able to permit the developer to make further construction over the roof of the proposed building the landowner shall have 48% right over the additional floors to be constructed of the proposed multi stories building and the remaining 52% shall fall in the share of the developer, provided that the cost of the entire construction shall be borne by the developer. It is reiterated that the allocation of the share of 48% & 52% in respect of landowner and developer respectively shall be applicable to the entire builtup area at the schedule land that may be actually built.

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- 9. A society shall be formed which shall necessarily comprise of the land Owner, Developer and few transferees/successors-in-interest of the allocated portion of the Land Owner and Developer, for the management and administration of the said building, including the portion in common use and sharing the expenses of management, administration and maintenance of amenities in the said building including the use thereof and such scheme and any rules and regulation framed under the scheme shall be binding on the occupiers of the said building, including in the landowners allocation and in the developers allocation as per the expenses stated in
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18.03.2024
S. B. Bhandari
18/03/2024

Schedule C. The maintenance expenses shall be borne by the owners/occupiers in proportion to the space occupied by them at the rate to be decided by the Society. Provided the Bank Account to be opened in the name of the Society shall be operated by the Land Owner & Developer jointly or their nominees.

10. (a) Any transfer of any portion of the said building out of the landowners allocation or developers allocation shall be subject to the provisions contained herein and all occupiers shall be bound by the provisions contained in this agreement, rules, regulations, byelaws and restrictions contained herein.
 - (b) Neither the landowner nor the developer nor any person occupying in portion of the said building whether in the landowners allocation or in the developers allocation shall use or permit to be used his portion or space occupied by him or his agents for carrying on any illegal or immoral trade or activity or to do or allow anything to be done that might cause any nuisance or annoyance or hazard to anybody inside the building or outside the building or to store any inflammable or explosive materials, goods or products.
11. The development of the said total land by constructing building containing Shops/commercial space shall commence forthwith with all earnestness after receiving the sanctioned building plans in accordance with the specification, plans, schemes and approvals of the competent authority, rules & regulations and byelaw of the authorities applicable at the cost, risks and responsibilities of the developer, the landowner having no responsibility in respect thereof in any manner whatsoever save as contained herewith.
12. (i) The landowner hereby entrusts, handover and give right to developer to enter into the said total land to develop the property and construct multi-storeyed buildings thereon containing shops and office spaces with the specified materials and in accordance with the plan and specification mentioned hereinafter in schedule "D".

18.03.2024
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- (ii) The developer hereby agrees to develop and/or cause to be developed the said total land by constructing one or more buildings with best materials containing in the building units/Shops/office space in accordance with the agreed specifications of sanctioned plans, the rules and regulations in relations thereto with approval and/or sanction of the concerned authorities and at his own costs, expenses and arranging his own finance at his own risk and responsibility. Be it clearly stated that the Developer will use the same materials in the Land owner's share of allocation in the proposed building as used in the Developer's share of allocation.
13. All title documents shall remain in the possession of the Land Owner. However if the developer require the title documents, he shall apply with appropriate government authorities to get the certified copy of title documents. Provided that if any intending buyer of the Developer's allocation wishes to inspect the same, the Land Owner shall show him the original at mutually decided convenient time.
14. (i) The landowner declare that he has not agreed, committed to or contracted or entered into any agreement for sale or lease of the said total land or any part thereof to any person other than the developer and that they have not created any lien, charge, mortgage or encumbrances on the said land and that the said land is free from all encumbrances and shall remain so during the subsistence of these presents.
- (ii) The landowner further declares that they have not done any acts, things, deeds or matter whereby or by reasons of the said building or/and property may be affected or prevented in any manner whatsoever and that they undertake to remove any possible impediment to the implementation of these presents. The landowner declares and assure that the land in question is free from all encumbrances and is not an HUF property the land owners hold good right, title, interest and possession over the same. However if any complication arise regarding right, title, interest and possession in respect of the said land it shall be the duty of the landowners to

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remove the same and in case the Developer suffers any loss, cost, expenses, etc. on account of any fault in the title of the Landowner, the Landowner shall indemnify the Developer for such loss, cost, expenses etc.

- (iii) The landowner declares that he has not received any notice/information from any govt. local authority, municipal corporation authority or any other competent authority, including notice of acquisition or any such notice, affecting the said land or imposing any restrictions on the development of the said land in the manner proposed herein.
 - (iv) The landowner hereby undertakes, agrees and covenants, not to cause any interference by themselves or through others in the development of the property or in the construction of the new building on the said total land by the developer or through its agents, or do any deed or act preventing the developer from disposing of selling, assigning or disposing of or transferring any portion of the developers allocation of the new building or to deal with the developers allocation in any manner whatsoever.
15. (i) That both the parties to this agreement agree that both of them shall have unfettered right in respect of their respective allocation and shall be competent to deal/dispose off their allocated portions any time in any manner they please including but not limited to booking & receiving money in their own name, executing agreement to sell/sale deed/lease deed/exchange etc. etc.
- (ii) That both the parties hereby agree that the Developer as well as the purchaser of the unit/units from the Developer of his allocation of 52% shall be entitled to create equitable or legal mortgage of his area of unit for obtaining loan from any financial institution or any bank or banks.
 - (iii) In case any fine or penalty is imposed on the said building for any extra built up area or for any other breach of the terms of condition then the same will be borne and paid by the developer alone. Liability

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- 22. That, this agreement shall not ever be deemed to constitute a partnership of any sort between the parties hereto. This agreement shall be irrevocable and remain binding on the parties forever.
- 23. That parties to this agreement have agreed that 1/2 (half) percent variation in the size of the property as detailed in Schedule A shall not affect the validity of this agreement and the developer shall be liable to develop the actual size of property as is found at the spot subject to the present clause.
- 24. It is hereby agreed by the parties that all disputes and differences arising out of, in relation to these presents or touching the development, demolition of the old structure, constructions specifications, allocations of new building and in relation thereto shall be amicably settled by the parties through negotiation. However in case the same can't be resolved than the same shall be referred through arbitration proceedings and the Arbitrator shall finally adjudicate the dispute and give the award preferably within 6 (six) months from the date of commencement of Arbitration proceedings and the place of Arbitration shall only be at Dhanbad.
- 25. As the real estate projects are now governed by Real Estate (Regulation and Development) Act, 2016, the Developer has agreed to apply for proposed project under this agreement with the concerned departments of Real Estate (Regulation and Development) Authorities with his own cost as per applicable law prevalent in the State of Jharkhand.
- 26. This Development Agreement if required may be registered with the competent authority and the expenses for the same (if any) shall be borne by the Developer alone.
- 27. This development agreement is signed & executed in two copies and after signing by the parties and witnesses; one is being retained by the **Land Owner** & the second is handed over to the **Developer** for their reference. Both copies shall be treated as **Original Agreement**.

18.03.2024
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THE SCHEDULE "A" ABOVE REFERRED TO
(THE LAND)

All that piece and parcel of Homestead Land situated in DHANBAD Mouza: SARAIHELLA, P.S. Dhanbad at present P.S. Saraidhella, chowki, Sadar sub registry office Dhanbad District Dhanbad.

MOUZA: SARAIHELLA Mouza no. 8, Old KHATA NO. 175 (One hundred seventy five) PART OF Old PLOT NO. 2328 (Two thousand three hundred twenty eight) New KHATA NO. 1217 (क) New Plot No. 1780 out of which measuring an area of ten kathas or to say 16½ dec. in two parts-i.e. 05 dec. and 11½ dec.

Boundary of 05 decimals

North: Dulia Devi
South: Land of Mishrajee
East: Part of this plot
West: Road

Boundary of 11½ decimals

North: Dulia Devi
South: Land of Mishrajee
East: Village Road
West: Part of this plot

Thus total area 10 kathas or to say 16½ decimals of land

Land value for Stamp Duty Rs. 1,40,06,600/- (Rs. One crore forty lakh six thousand six hundred only)

THE SCHEDULE "B" ABOVE REFERRED TO
(THE COMMON PORTIONS)

1. Staircases on all the floors of the proposed building.
2. Staircase and the Lift/Escalator Landings on all floors of the proposed building.
3. The common path, passages and areas in the Land comprised in the said

18.03.2024
J. B. B. B.
18.03.2024

premises and in the proposed building (excepting expressly such areas therein as are not needed or held or intended for use by any particular person) including the Beams, Foundation and support of the proposed building.

4. Driveway and lobby in the ground floor or basement of the proposed building (save except the car parking spaces demarcated by the Developer therein and/or the open land at the said premises).
5. Boundary walls and the main gates of the said premises.
6. Drainage and the sewerage lines and connections.
7. All electrical connections, installations, wings, meters and fittings (excluding only those that are installed with the exclusive area of Shop & office space in the proposed building and exclusively meant for its use).
8. Tube wells and their installations, if any.
9. Water pump and its installations, pump room water reservoir, water tanks and all common installations for carriage of water (save and except only those as are within any Shop and are for use by the occupier of such Shop or Shops) and are for use by the occupier of Shop or Shops (exclusively) in and and/or to and/or in respect of the proposed building.
10. Lift /Escalator (if any) lifts well installations, lift room and the lift machine room in the proposed building.
11. Such other common paths or area, equipment's, installations, fittings and fixtures in or about the land comprised in the said premises and in the proposed building as are necessary for the user in common between the landowner of the proposed building from time to time expressly excluding the roof of the proposed building and the parking area in the basement and/or the ground floor of the proposed building and/or in the open land comprised in the said premises.

For use of
B. Shera
18.08.2024

THE SCHEDULE "C" ABOVE REFERRED TO
COST OF MAINTENANCE OF COMMON SPACES

1. All costs of maintenance, operating, replacing, repairing, white washing, painting, decorating, re-decorating, re-building, re-constructing, lightening the common portions and common area in the proposed building including its outer walls.
2. The salaries of all persons employed for the common purposes including darwan, security personnel, liftman, sweepers, plumbers, electricians etc.
3. Insurance premium for insuring the proposed building if any.
4. All charges and deposits for supplies for common utilities to the co-owners in common.
5. Municipal tax, water tax and other levies in respect of the premises in the proposed building save those separately assessed on the purchaser.
6. Costs of formation, operation of the Association (if any), for the maintenance and the management of the premises, the proposed building and the common portion thereof.
7. Costs of running, maintenance repairs, and replacement of lift, transformer (if any) generator (if any), pumps and common installation including their license fee, taxes and other levies (if any).
8. Electricity charges for the electrical energy consumed for the operation of the common services.
9. All litigation expenses incurred for the common purpose and relating to the common use and enjoyment of the common portions.
10. All other expenses, taxes, rates and other levies etc. as are deemed by the Developer to be necessary or incidental or liable to be paid by the co-owners in common including such amounts as be fixed for creating a fund for replacement, renovation, painting and/or periodic repairing of the common portions.

AP 2019/350
21/12/2019
B. Shreech
18.03.2024

THE SCHEDULE "D" ABOVE REFERRED TO
SPECIFICATION FOR THE BUILDING

The developer within the stipulated period as mentioned hereinabove of this agreement erect upon the schedule "C" land and complete the same in a substantial and workmen like manner a commercial building in accordance with the building plan sanctioned by Nagar Nigam Dhanbad and any other competent authority and shall also provide proper drainage, sewer and other conveniences and details of constructions are detailed hereunder in brief which are as follows:

Foundation & Super structure: - As per standard design approved by the architect/engineer and building plan sanction authority. (Cement-ACC, Lafarge, Ultratech, Birla Gold,) (T.M.T. Bar- Pillar- TATA Tiscon, SAIL, , Kamdhenu.

Roof & Terrace: - Re-enforced cement concrete. Best quality thermal and water proofing treatment on terrace.

Wall Finish: -All walls and ceiling internally cement plastered with good quality wall putty and externally cement plastered and externally having semi permanent painting finish lasting at least 10 years.

Door/Window: - Good Quality, water & terminate proof wooden frames and flash doors, aluminium windows and shutters in the shops and entrances.(Green ply, Century). Glass doors and windows for showrooms.

Flooring :- White cement based marble/granite/tiles flooring in all area & cement flooring in parking space.

Electric Wiring :- Concealed P.V.C. Copper conduit wiring with standard quality (Havells, Cone, Anchor, Crompton Greaves). Ducting and Electrical points for Air Conditioners.

Water:-24 hours water supply from own deep tube well, water supply lines for all units (Bathrooms & Kitchens)

Handwritten notes and signature:
18.08.2024
S. S. S.
18/08/2024

Bathroom Fittings :- Good quality and good brand bathroom fittings shall be provided in all bathrooms, latrines, urinals, kitchens washing spaces by the Developers.(Cera Hindware, Jaguar, Esco)(PVC Pipe –USHA)

Electricity:- Electricity supply for the complex shall be taken from the State Electricity Board and all shops/units/office will have individual connections and meters.

Telephone :- One telephone point will be provided in all units with junction Box at central location. Telephone points to the parking area & for security guard.

Parking :- Ample reserved on cost parking space for car/two wheelers.

Generator :- Stand by generator for lightning in all area and water supply. Wiring cost, change over switch cost etc. will be borne by the developers and the cost of light fittings shall be borne by the occupier. (Kirloskar, Kirloskar Green, Ashok Leyland,

Fire Extinguishers:-As per specification of the Fire Department. NOC from fire department to be obtained by the Developer.

Lift/Escalator :- OTIS, KONE some good brand.

Elevation :- Glass/A.C.P. in the front side or as designed by Architect.

CCTV cameras and PA (Public Address) system to be provided.

Provision for false ceiling and ceiling lights, air ventilation in the common area.

Height of the ceiling of the Ground Floor and First Floor shall be 14 feet & other floors 10 feet subject to bye laws of Nagar Nigam.

Note:- All material to be used in the proposed building must be of above mentioned branded/reputed companies or equivalent to ISI Brand.

F. Bhargava

18.03.2024
K. V. Asharam
S/O. S/O. S/O.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED AND DELIVERED THESE PRESENTS ON THE 18th DAY OF THE MONTH March AND YEAR 2024.

WITNESSES

1.

Krishlay Bhagat
S/O Dashrath Jee Bhagat
Shri Mandir Mandar
Dhulead - 826001
18.03.2024

2.

Sadew Sharmar
S/O. Late. Ambika Singh
Chanakyanagar
Saraidhela, Dhulead
③ Shyamli Sharma
S/O - H - Ambika Singh
Chanakya Nagar, K. V. Asharam
Saraidhela, Dhulead. (828109)
18.03.2024

Certified that the finger prints of the left hand of the First and Second Party, whose photographs affixed in the document have been duly obtained before me. Prepared the document as per details supplied by the parties.

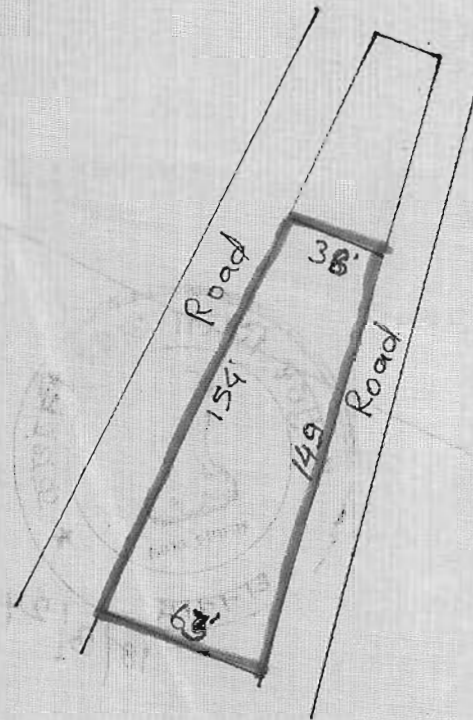
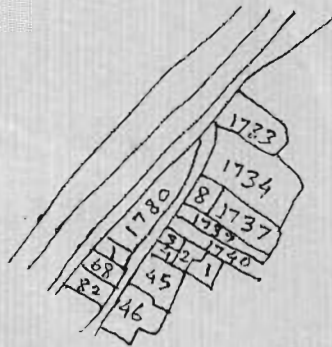
Shri Chully.
18.03.2024

Executants :- 1. Smt. Bulbul Devi w/o Sh. Shyamali Sharma, 2. Smt. Sharda Devi w/o Sh Sadan Sharma, R/O Chanakya Nagar, Near Panch Mandir, Amaghata, Dhanbad, K G Ashram, Dhanbad.

Claimant :- M/S Newtech Villa Developers Pvt. Ltd, Rep through its Managing Director Sh Birender Bhagat s/o Late Satya Narayan Bhagat, R/O S-210, Second Floor, Panchsheel Park, New Delhi, presently at Dhanbad Petrol Supply Co. Rani Talab, Dhaiya, P S & Dist Dhanbad.

Schedule :- Mouza Saraidhela No 8, Old Khata No 175, Old Plot No 2328, New Khata No 1217, New Plot No 1780, Area 10-Kathas or to say 16.50-Decimals.

Shown in Red colour.



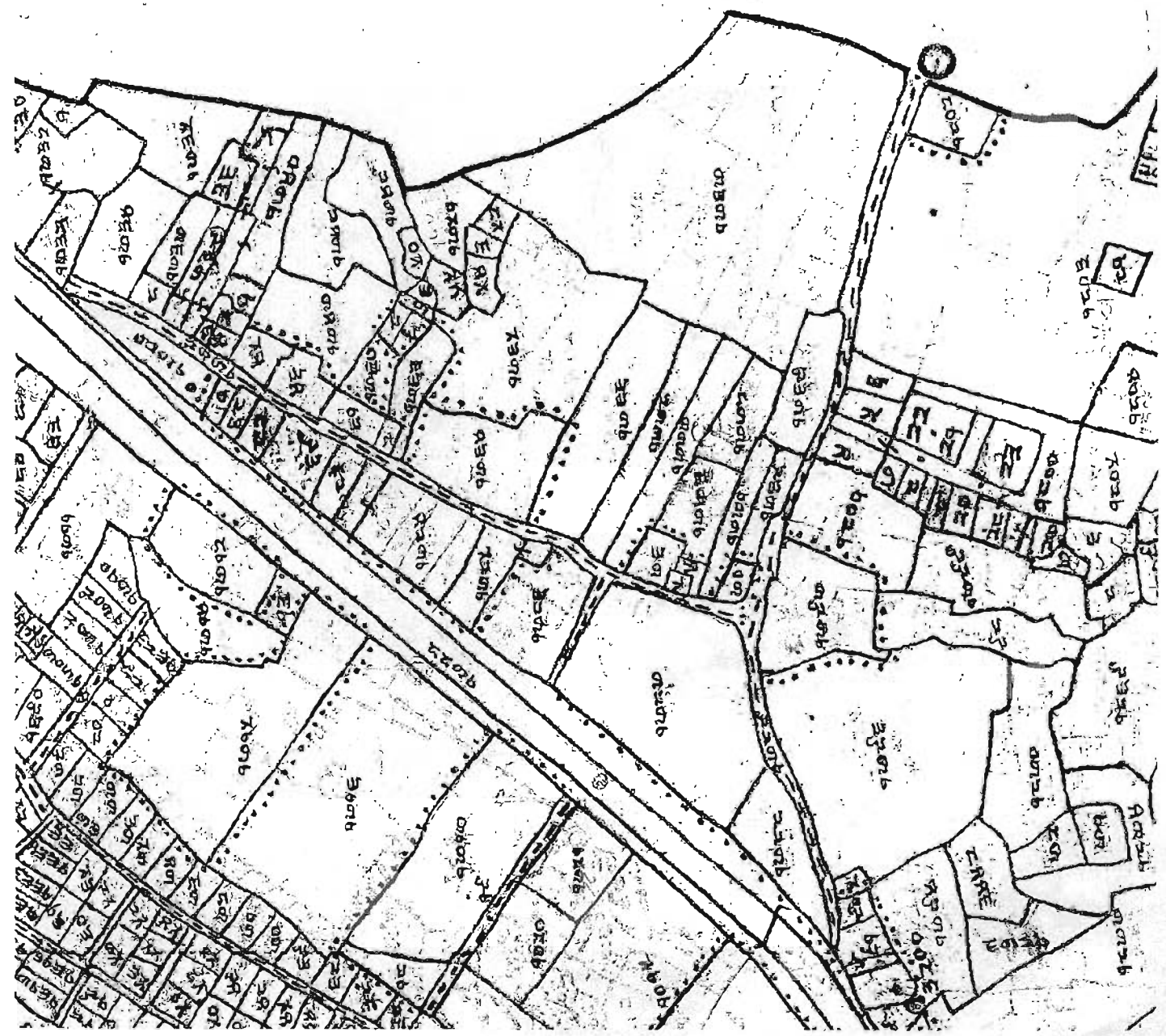
बुलबुल देवी
शारदा देवी
B. Bhagat
18.09.2024

काला किसमा नं० १२

नाम ग्राम	सरदेला चादर नं० १
थाना नम्बर	८
राजस्व थाना	भरिया
अंचल	धनबाद
पुलिस थाना	धनबाद
जिला	धनबाद

येमाना १ ई = १ मील
या

१ सेंटी मीटर = ३६.६० मीटर
सन २००१ - २००२



अंचल अधिकारी का कार्यालय, धनबाद सदर।

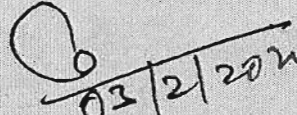
ज्ञापांक- 84 / दिनांक- 03/02/2024

प्रेषित,

बुलबुल देवी
पति- श्यामली शर्मा
सा0- सरायढेला
जिला- धनबाद

श्री पंकज कुमार सिन्हा, राजस्व उप निरीक्षक, हल्का सं0-11 के द्वारा समर्पित जाँच प्रतिवेदन के आधार पर प्रतिवेदित किया गया है, कि :-

आवेदित भूमि मौजा- सरायढेला मौजा नं0- 08 मे खाता सं0- 1217, हाल सर्वे खतीयान के अनुसार रैयती खाते की भूमि है। ऑनलाईन पंजी-11 के अनुसार भालुम सं0- 4, पृष्ठ सं0- 126, जमाबंदी सं0-126 में खाता सं0- 1217, प्लॉट नं0- 1780 रकबा- 16.5 डी0, भूमि दाखिल-खारिज केस नं0- 1849(II)2003-04 के आदेशानुसार (i)बुलबुल देवी पति- श्यामली शर्मा (ii)शारदा देवी पति- सदन शर्मा के नाम से जमाबंदी कायम है।


03/2/2024

अंचल अधिकारी,

धनबाद।





झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

February 6, 2024

पंजी ॥ प्रति

भाग वर्तमान	4	प्लॉट संख्या	126												
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	धनबाद	इकाई का नाम	हलका-02	इस्टेट का नाम	JHARKHAND						
मौजा का नाम	सरायदेला	होस्टिंग संख्या	126	तौजी संख्या	1	थाना नाम	8	खाता का प्रकार	रैयती						
बुलबुल देवी शारदा देवी, पति-श्यामली शर्मा सदन शर्मा, जाति: ---															
खाता नम्बर	प्लॉट संख्या	रकबा				परिवर्तन के लिए प्राधिकार				लगान	सेस				
1217	1780	0 ऐ 16 5 डि 0 हे				MC CASE NO 1849 II 2003 2004				10	0				
कुल परिमाण		0 ऐ 16 5 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		
12-30-2022	0878616904	2004-2005	2022-2023	180	10	45	2 5	90	5	90	5	36	2		

List Of Mutation Cases on the above transaction in Register-II Mutation Cases Not Found !!

List Of Case Status Details

नक्शा देखें

BACK

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

*Khata no 1217 +
Plot no 1780 +
[Signature]
08/2/24*

Sch XIV- F.No. 180v
रसीद मालगुजारी
नाम सर्कल । नाम मौजा मय
धाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 126
नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 4
वो सकुनत नम्बर। Receipt No. : 0878616904

धनबाद । सरायढेला । 8 । बुलबुल देवी शारदा देवी		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
1217	1780	0 एकड़ 16.5 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
------------	-------------	------------------------

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा (2004-2005) - (2018-2019)	३ रा वर्ष (2019-2020)	२ रा वर्ष (2020-2021)	१ ला वर्ष (2021-2022)	
माल (नकदी)	10.00	150.00	10.00	10.00	10.00	10.00
गुजारी (भावली)	2.50	37.50	2.50	2.50	2.50	2.50
सेस	5.00	75.00	5.00	5.00	5.00	5.00
सूद	5.00	75.00	5.00	5.00	5.00	5.00
मुतफरकात	2.00	30.00	2.00	2.00	2.00	2.00
मीजान	24.50	367.50	24.50	24.50	24.50	24.50

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा (2004-2005) - (2018-2019)	३ रा वर्ष (2019-2020)	२ रा वर्ष (2020-2021)	१ ला वर्ष (2021-2022)		
माल (नकदी)	150.00	10.00	10.00	10.00	10.00	
गुजारी (भावली)	37.50	2.50	2.50	2.50	2.50	
सेस	75.00	5.00	5.00	5.00	5.00	
सूद	75.00	5.00	5.00	5.00	5.00	
मुतफरकात	30.00	2.00	2.00	2.00	2.00	
मीजान अदायकारी	367.50	24.50	24.50	24.50	24.50	

(१) मीजान कुल (लफजों में) : Four Hundred Sixty Five Rupees and Fifty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 465.50

तारीख अमला तहसील कुनिन्दा : 30-12-2022

खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान।



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

जमीनदार नाम				रैयत का नाम, अभिभावक का नाम, रिश्ता							
बिहार सरकार				सुरेन्द्र कुमार अग्रवाल, पिता - बिश्व नाथ अग्रवाल, -, जाति- अग्रवाल बनिया, निवासी- कवाड़ी पट्टी झरिया धनबाद							
जिला का नाम	धनबाद	अंचल का नाम	धनबाद	हलका का नाम	हलका-02	मौजा का नाम	सरायढेला	खाता का प्रकार	रैयती		
खेवट नम्बर	1	खाता नम्बर	1217	थाना का नाम		थाना नम्बर	8				
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त	
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)	
1217	1780		मकानमय सहन	0.000 (एकड़) 21.000 (डिसमील) 0.000000 (हेक्टर)	-	-----	13	0	0	तेरह रूपया अलाबे सेस	
खाता मे कुल प्लोट संख्या	0	खाता का कुल मिजान		0.000 (एकड़) 21.000 (डिसमील) 0.000000 (हेक्टर)	खाता का कुल		13 0 0				

यह एक कंप्यूटर जनित प्रति है

2/6/2024
5:51:04
PM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।

<script language="javascript">window.print();</script>

DHANBAD MUNICIPAL CORPORATION

झारखण्ड नगरपालिका अधिनियम-2011 की धारा 152 (3) के अन्तर्गत स्वनिर्धारित किये गये सम्पत्ती कर की सूचना।

Memo No.: 213655240523115916

Date : 24-05-2023

प्रभावी : प्रथम तिमाही 2022-2023

श्री/श्रीमती/सुश्री BULBUL DEVI AND SHARDA DEVI C/O SHYAMLI SHARMA AND SADAN SHARMA,
मोहल्ला KOLAKUSMA DHANBAD
DHANBAD, 828109
9431726454

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं० - 0230007586000M0 वार्ड सं० 23 हुआ है, आपके स्व० निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0/- रु० निर्धारित किया गया है। इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना		
क्रम सं०	Particulars	Amount (In Rs.)
1.	गृह कर	539.00
2.	जल कर	0.00
3.	शौचालय कर	0.00
4.	बिजली कर	0.00
5.	अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रति तिमाही)		539.00



To be signed by the Applicant

नोट:-

- कर निर्धारण की सूची, DHANBAD MUNICIPAL CORPORATION Website, suda.jharkhand.gov.in पर प्रदर्शित है।
- नियमावली कंडिका 11.4 के आलोक में वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जाएगा जो सम्पत्ति कर का 50% होगा। हिदायत दी जाती है कि, वर्षा जल संरक्षण संरचना लगा कर निगम को सूचित करें तथा अतिरिक्त गृह कर से राहत पायें।
- प्रत्येक वित्तीय वर्ष में सम्पत्ति कर का भुगतान त्रैमासिक देय होगा।
- यदि किसी वर्ष के लिए सम्पूर्ण घूँति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियायत दी जाएगी।
- किसी देय घूँति को निर्दिष्ट समयवधि (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं चुकाया जाता है, तो 1% प्रतिमाह की दर से साधारण व्याज देय होगा।
- यह कर निर्धारण आपके स्व-निर्धारण एव की गई घोषणा के आधार पर की जा रही है, इस स्व-निर्धारण-सह-घोषणा पत्र की स्थानीय जांच पश्चात समय निगम करा सकती है एव तथ्य गलत पाए जाने पर नियमावली कंडिका 13.2 के अनुसार निर्धारित शक्ति (Powers) एवं अंतर राशि देय होगा।
- DHANBAD MUNICIPAL CORPORATION द्वारा संग्रहित इस सम्पत्ति कर इन इमरतों/दाचों को कोई कानूनी हैसियत प्रदान नहीं करता है और/या न ही अपने मालिकों / दखलदार को कोई कानूनी अधिकार प्रदान करता है।
- अगर आपके नये होल्डिंग नम्बर का आखिरी अंक 5/6/7/8 है तो यह विशेष संरचनाओं की श्रेणी के अन्तर्गत माना जायेगा।

NOTE: This is a Computer generated receipt. This receipt does not require physical signature.

Print



3. निदेशिका 214 को संशोधन किया है।

4. निदेशिका संशोधन है।

5. 214 नियम, निदेशिका, कृषि, मृदा, जल, वन्यजीव को संशोधन है।
श्री. लाला राम-लाल) के नाम पर निदेशिका संशोधन

के संशोधन पर निदेशिका 214 के अन्तर्गत निदेशिका की संशोधन निदेशिका है।
संशोधन संशोधन को संशोधन के संशोधन है।

निदेशिका संशोधन

20/12/03

24.12.03

श्री. लाला

राम-लाल

20/12/03

24.12.03

श्री. लाला राम-लाल

राम-लाल

निदेशिका

25.3.04

श्री. लाला

राम-लाल

निदेशिका

29-3-04

श्री. लाला

राम-लाल

निदेशिका संशोधन

श्री. लाला राम-लाल

29.3.2004

श्री. लाला राम-लाल

9

निबंधन कार्यालय में दस्तावेजों की जांच हेतु चेकलिस्ट

Token NO :- 202400015818

क्र. 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) अंचलधिकारी 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 सकें।	✓	
3.	पंजी-II का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4.	मुद्रांक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार का सत्यापन	✓	
7.	PAN सत्यापन	✓	
8.	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)		✓

जांच अधिकारी का हस्ताक्षर
तिथि सहित

18/3

निबंधन पदाधिकारी का हस्ताक्षर

तिथि सहित

जिला अवर निबंधक

गमजी सिग्गा

Transaction Success! Please Note Your Transaction Id.

Name	NewtechVillaDevelopersPrivateLimitedRepresentedHereinThroughItsDirectorSriBirenderBhagat
Token No / Depositor ID	202400015818
Amount	351549
Transaction ID	d50acb05391f22ba9962
GRN	2401216752
CIN	10002162024031806696
Time	2024-03-18 12:13:01

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी



Document Registration Summary 1

Date :-18-Mar-2024

- Government/Market Value: ₹14006600/-
- Transaction Amount: ₹1 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 993016

Receipt Date : 18-03-2024

Presenter Name: -

On Date 18-03-2024 Presented at SRO - Dhanbad
Signature of Presenter

PR ₹1
SP ₹1380
LL ₹3
A1 ₹350165
Stamp Duty ₹100

SRO - Dhanbad

बुलबुल दी

Total ₹351649

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	100	100	-96	GRAS	NewtechVillaDevelopersPrivateLimitedRepresentedHereinThroughItsDirectorSriBirenderBhagat	• GRN Number : 2401217048 • DEPT Transaction Id : 07950bb3459e432e8d53 • Transaction Type :	100
PR	1	1	0	GRAS	NewtechVillaDevelopersPrivateLimitedRepresentedHereinThroughItsDirectorSriBirenderBhagat	• GRN Number : 2401216752 • DEPT Transaction Id : d50acb05391f22ba9962 • Transaction Type :	1
SP	1380	1380	0	GRAS	NewtechVillaDevelopersPrivateLimitedRepresentedHereinThroughItsDirectorSriBirenderBhagat	• GRN Number : 2401216752 • DEPT Transaction Id : d50acb05391f22ba9962 • Transaction Type :	1380
A1	350165	350165	0	GRAS	NewtechVillaDevelopersPrivateLimitedRepresentedHereinThroughItsDirectorSriBirenderBhagat	• GRN Number : 2401216752 • DEPT Transaction Id : d50acb05391f22ba9962 • Transaction Type :	350165
LL	3	3	0	GRAS	NewtechVillaDevelopersPrivateLimitedRepresentedHereinThroughItsDirectorSriBirenderBhagat	• GRN Number : 2401216752 • DEPT Transaction Id : d50acb05391f22ba9962 • Transaction Type :	3
Sub Total	351553	351649	-96				

Article : Development Agreement Number of Pages : 92

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer

जिला अवर निबंधक

रामजी सिग्गा



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Dhanbad

District Name :- Dhanbad

State Name :- Jharkhand

Deed Endorsement

Token No :- 202400015818

Deed Type	Development Agreement
Number of Pages	92
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1380, A1 :- Rs. 350165, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.4244400/- , Transaction Amount :- Rs.1/-
Property Details	District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Saraidhela Location :- Main Road, Saraidhela Word No 23 Property Boundaries :- East: PART OF THIS PLOT., West: ROAD., South: LAND OF MISHRAJEE., North: DULIA DEVI. Khata Number - 1217Plot Number - 1780Volume Number - 4Page Number - 126Holding Number - 0230007586000MOWard Number - 23 Area Of Land :- 5.00 Decimal
Property No.	2
Valuation Details	Value :- Rs.9762120/- , Transaction Amount :- Rs.0/-
Property Details	District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Saraidhela Location :- Main Road, Saraidhela Word No 23 Property Boundaries :- East: VILLAGE ROAD , West: PART OF THIS PLOT., South: LAND OF MISHRAJEE., North: DULIA DEVI. Khata Number - 1217Plot Number - 1780Volume Number - 4Page Number - 126Holding Number - 0230007586000MOWard Number - 23 Area Of Land :- 11.50 Decimal


Sh./Smt.BULBUL DEVI s/o/d/o/w/o WIFE OF SRI SHYAMALI SHARMA has presented the document for registration in this office




today dated :- 18-Mar-2024 Day :- Monday Time :- 14:45:10 PM





BULBUL DEVI(Individual)

Party Name	Document Type	Document Number
BULBUL DEVI	PAN/UID	*****3636

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SHARDA DEVI Address1 - CHANAKYA NAGAR, NEAR PANCH MANDIR, AMAGHATA, K. G. ASHRAM, DHANBAD., Address2 - CHANAKYA NAGAR, NEAR PANCH MANDIR, AMAGHATA, K. G. ASHRAM, DHANBAD , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Sharda Devi Address:- , Near Big Bazar, Saraidhela, Chanakya Nagar, Gosaidi, Govindpur, Dhanbad, 828109, K.g ashram, Jharkhand, India		EXECUTANTS Age:47			शारदा देवी
2	BULBUL DEVI Address1 - CHANAKYA NAGAR, NEAR PANCH MANDIR, AMAGHATA, K. G. ASHRAM, DHANBAD., Address2 - CHANAKYA NAGAR, NEAR PANCH MANDIR, AMAGHATA, K. G. ASHRAM, DHANBAD. , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Bulbul Devi Address:- , Near Panch Mandir, Chanakya Nagar, , Amaghata, , Dhanbad, 828109, , Jharkhand, India		EXECUTANTS Age:52			बुलबुल देवी

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	<p>NEWTECH VILLA DEVELOPERS PRIVATE LIMITED REPRESENTED HEREIN THROUGH ITS DIRECTOR SRI BIRENDER BHAGAT</p> <p>Address1 - S - 210, SECOND FLOOR, PANCHSHEEL PARK, SOUTH DELHI.,</p> <p>Address2 - DHANBAD PETROL SUPPLY CO. RANI TALAB, DHAIYA, DHANBAD, , , Jharkhand</p> <p>PAN No.: ,</p> <p>Permission Case No.-</p>	Yes	<p>Birender Bhagat</p> <p>Address:- , Near Kotak Mahendra Bank , S 210 2 ND FLOOR PANCHSHEEL PARK, Panchsheel Enclave , South Delhi, 110017, , Delhi, India</p>		CLAIMANT Age:43			

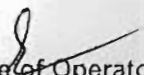
Identification:


Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<p>KRISHLAY BHAGAT</p> <p>S/o-D/o DASHRATHJEE BHAGAT</p> <p>Address1 - MANAITAND, DHANBAD, Address2 - , , Jharkhand</p> <p>PAN No.:</p>			

Witness:

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

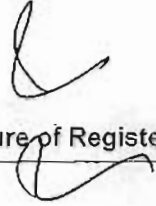
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>KRISHLAY BHAGAT</p> <p>Address1 - MANAITAND, DHANBAD, Address2 - , , Jharkhand</p>			

Signature of Operator 

Seal and Signature of Registering Officer 

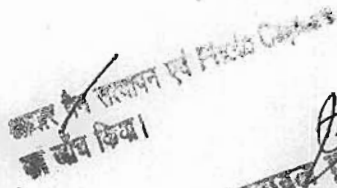
Above signature & thumb Impression are affixed in my presence

Above mentioned, (BULBUL DEVI , SHARDA DEVI), has/have admitted the execution before me. He/ She/ They has / have been identified by (KRISHLAY BHAGAT) Son/Daughter/Wife of (DASHRATHJEE BHAGAT) resident of (MANAITAND, DHANBAD.) and by occupation (Business).

Signature of Registering Officer 

Date:- 18-Mar-2024

Seal and Signature of Registering Officer


महेश्वर जिला अवर निबंधक
का सचिव किया।
कमलेश्वर हुसैन



Land measurement, Sub Part and House No.	Property Boundaries East: PART OF THIS PLOT., West: ROAD., South: LAND OF MISHRAJEE., North: DULIA DEVI.
Area	Land area : 5.00 Decimal
Other Description of the Property	Pin Code - 828127
Government/Market Value	4244400
Transaction Amount	1

Property Id: **1156299**

Valuation No. : 1571249 / 2024	: - 2023-2024	Date : 06-February-2024 18:55:PM	
State : Jharkhand	District : Dhanbad	Tahsil : Dhanbad	
Land Type : Urban	Corporation : Saraidhela	Village/City : Saraidhela	
Saraidhela Word No 23 - Main Road			
Khata Number - 1217			
Plot Number - 1780			
Volume Number - 4			
Page Number - 126			
Holding Number - 0230007586000M0			
Ward Number - 23			
Property Rates			
Commercial Land (Y)			
₹848880/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	11.50 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 11.5 x 848880=9762120	₹97,62,120/-
A	Total		₹97,62,120/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹97,62,200/-
Total Amount in Words : Ninety Seven Lakhs Sixty Two Thousands Two Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: VILLAGE ROAD., West: PART OF THIS PLOT., South: LAND OF MISHRAJEE., North: DULIA DEVI.
Area	Land area : 11.50 Decimal
Other Description of the Property	Pin Code - 828127
Government/Market Value	9762120
Transaction Amount	-

CLAIMANT	-Ms. NEWTECH VILLA DEVELOPERS PRIVATE LIMITED REPRESENTED HEREIN THROUGH ITS DIRECTOR SRI BIRENDER BHAGAT, ,Father/Husband Name SATYA NARAYAN BHAGAT , PAN No.- Date Of Birth-09-Feb-1980,Permission Case No.- , Aadhaar No. *****6140, Country-INDIA, State Name-Delhi, District Name-SOUTH DELHI, City/Village/Town Name-SOUTH DELHI., Locality-DHANBAD PETROL SUPPLY CO. RANI TALAB, DHAIYA, DHANBAD.,Address - S - 210, SECOND FLOOR, PANCHSHEEL PARK, SOUTH DELHI., Pin Code-110017
EXECUTANTS	-Mrs. BULBUL DEVI, ,Father/Husband Name WIFE OF SRI SHYAMALI SHARMA , PAN No.- Date Of Birth-22-Jan-1972,Permission Case No.- , Aadhaar No. *****3636, Country-INDIA, State Name-Jharkhand, District Name-DHANBAD, City/Village/Town Name-DHANBAD., Locality-CHANAKYA NAGAR, NEAR PANCH MANDIR, AMAGHATA, K. G. ASHRAM, DHANBAD.,Address - CHANAKYA NAGAR, NEAR PANCH MANDIR, AMAGHATA, K. G. ASHRAM, DHANBAD., Pin Code-828109
	-Mrs. SHARDA DEVI, ,Father/Husband Name WIFE OF SRI SADAN SHARMA , PAN No.- Date Of Birth-26-Mar-1976,Permission Case No.- , Aadhaar No. *****8638, Country-INDIA, State Name-Jharkhand, District Name-DHANBAD, City/Village/Town Name-DHANBAD., Locality-CHANAKYA NAGAR, NEAR PANCH MANDIR, AMAGHATA, K. G. ASHRAM, DHANBAD.,Address - CHANAKYA NAGAR, NEAR PANCH MANDIR, AMAGHATA, K. G. ASHRAM, DHANBAD., Pin Code-828109

Witness Information	Mr. KRISHLAY BHAGAT , Address - MANAITAND, DHANBAD.-, Father/Husband Name-DASHRATHJEE BHAGAT
---------------------	--

Identifier Details	Mr. KRISHLAY BHAGAT , Address - MANAITAND, DHANBAD.-, Father/Husband Name-DASHRATHJEE BHAGAT
--------------------	--

Fee Rule:Development Agreement		
1	Stamp Duty	4

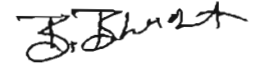
1	SP	1,380
Total		1,380

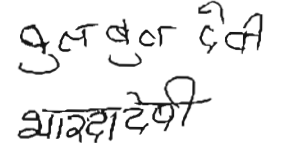
Fee Rule:Development Agreement		
1	A1	3,50,165
2	LL	3
3	PR	1
Total		3,50,169

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



Pre Registration Docket

Date :- 16-03-2024 08:40 pm

Office Name :- SRO - Dhanbad
Token No:- 202400015818

Appoinment :- 18-Mar-2024 Time:- 16:12

Article	Development Agreement
Pre Registration Date	16-Mar-2024
No. Of Pages	46
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 3,51,549.

Property Id: **1156296**

Valuation No. : 1571245 / 2024	:- 2023-2024	Date : 06-February-2024 18:52:PM	
State : Jharkhand	District : Dhanbad	Tahsil : Dhanbad	
Land Type : Urban	Corporation : Saraidhela	Village/City : Saraidhela	
Saraidhela Word No 23 - Main Road			
Khata Number - 1217			
Plot Number - 1780			
Volume Number - 4			
Page Number - 126			
Holding Number - 0230007586000M0			
Ward Number - 23			
Property Rates			
Commercial Land (Y)			
₹848880/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	5 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 5 x 848880=4244400	₹42,44,400/-
A	Total		₹42,44,400/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹42,44,400/-
Total Amount in Words : Forty Two Lakhs Forty Four Thousands Four Hundred Rupees Only.			

Token No.: 202400015818

CERTIFICATE

Office of the SRO - Dhanbad

This **Development Agreement** was presented before the registering officer on date **18-Mar-2024** by **BULBUL DEVI**, S/O, D/O, W/O **WIFE OF SRI SHYAMALI SHARMA** resident of CHANAKYA NAGAR, NEAR PANCH MANDIR, AMAGHATA, K. G. ASHRAM, DHANBAD., CHANAKYA NAGAR, NEAR PANCH MANDIR, AMAGHATA, K. G. ASHRAM, DHANBAD..

This deed was registered as Document No.: **2024/DHAN/1927/BK1/1721** in Book No :- **BK1**, Volume No :- **194** from Page No :- **487** to **578** at, office of **SRO - Dhanbad**

Date:- **18-Mar-2024**

Registering Officer

रजिस्ट्रार अफिसर

रजिस्ट्रार अफिसर