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7 दिसम्बर - 7 DECEMBER  
ARMED FORCES FLAG DAY

# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 0419789543396aaf5d69

Receipt Date : 23-Feb-2023 06:18:46 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300024405

Office Name : SRO - Dhanbad

Document Type : Development Agreement

Payee Name : MS SWASTIK DEVELOPERS REP BY ITS  
PARTNERS MAHADEV MANDAL ( Vendee )

GRN Number : 2315933104



विकास निधि 21 क अधीन और धनबाद :- For Office Use :

किसी भी प्रकार के अर्थों के अर्थों  
11 दिसंबर के आ इण्डियन स्टाम्प एक्ट - 1899  
के प्रनसूची 1 के 1 के 5 के अधीन  
प्रशासनिक प्रमाण पत्र है। प्रत्येक विकसित  
स्थली में विमुक्त है या स्टाम्प शुल्क अपेक्षित  
वही है।

24.02.23

24.02.23

Shobhan Prasad Singh  
Bharat Prasad Singh

Ravishankar Singh

Mahadev Mandal  
Anand Khosla  
24.2.23

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







Shankar Prasad Singh

Bharat Prasad Singh

2

Raj Kumar Singh

Maninder Kaur

Amerjit Singh  
24.2.22



WHEREAS the land which is more fully described in the schedule below of Mouza Saraidhela, Mouza No.8, area 8-3/4 dec. of Khata No.142, Plot No.2335, purchased vide regd. sale deed No.6962 dated 13.04.1971, area 17-1/2 dec. of Khata No.142, Plot No.2335, purchased vide regd. sale deed No.9424 dated 25.04.1970, area 8-3/4 dec. of Khata No.142, Plot No.2335, purchased vide regd. sale deed No.25563 dated 08.11.1971, area 5-7/16 dec. of Khata No.80, Plot No.2329, purchased vide regd. sale deed No.11404 dated 09.07.1958, area 7-1/4 dec. of Khata No.80, Plot No.2329, purchased vide regd. sale deed No.10969 dated 04.07.1958 and area 1-13/16 dec. of Khata No.80, Plot No.2329, purchased vide regd. sale deed No.12404 dated 24.07.1958, total area 29.75 kathas of land was registered at Dhanbad registry office, in favour of Bhim Sai, father of the owners, and the owners are same in peaceful possession thereof and recorded in register II, vide Volume No.4 and Page No.185 in owners' own name.

Whereas the party of the one part hereto is the exclusive and absolute owner of the property full described in the schedule of this Agreement by exercising diverse acts of ownership and possession. The land is free from all encumbrances and is fit for construction of the proposed building on the land in question and also there is no dispute as regards rights of land as and the owner to have the responsibility to keep the developer indemnified all the times and if any dispute arisen within the family. If there will be any dispute regarding land, the land owner will be totally responsible. The land owner has agreed to give the builder all the papers of land in original (Deed with key plan & site plan, certified copy of mutation, Khatian or Terij & current rent receipt) at the time of agreement.

And whereas the developer has agreed to develop the said land and to construct a multistoried building with Commercial & Residential system with object of selling such Commercial & Residential building.



Shankar Prasad Sin

Bharat-Prasad Sin

3

Raj Kumar Singh

Maheshwar Kumar

Atorney in waiting

24.2.22

now these presents witnesses and the Parties hereby agreed as follows: -

- (1) That, this agreement for development and construction is being made on the express understanding at the Developer would comply with and/or cause compliance with all the statutory provisions in relation to such Development and construction and for this purpose the expenses that might be incurred would be solely borne by the Developer.
- (2) That, the Developer hereby agrees and undertakes to obtain necessary sanction and permission for construction of multistoried building by MADA/Dhanbad Municipal Corporation, Town Planning Department on the premises fully described in the Schedule of this agreement.
- (3) That, consideration of the land owner having agreed to entrust to the developer the development of their land fully described in the Schedule and construction of the said multistoried building at the said premises and if connection therewith, authorizing the developer to exercise the rights, powers privileges and benefits of the owners and the owner executing a power of Attorney its favour for the purpose of transferring, selling conveying and/or assigning the Developer's portion of the proposed building for the said purpose for signing and executing all writings, agreements, conveyances and or other transfer documents and perfecting such deeds and developments and writings by requisition thereof. The Developer agrees to give 49% Commercial space and 42% residential space of the super built up area to the land lord on each floor in lieu of the cost of the land within four years with a grace period of six month from the date of sanction of the map. It is been mutually agreed between the landowner & the developers that the landowner will get his share of space on his actual position of land which is more fully described in schedule.
- (4) That, the development of the said land and construction of multistoried building thereon would be according to plan to be sanction/approval according to the specifications and particulars given therein.
- (5) That, the developments of the said land and construction of the said multistoried building would be at the sole risk and expenses of the Developer and Developers would comply with all statutory provisions, rules and regulations in relation thereto



Advocate  
24.2.22

Shankar Prasad Singh

Bharat Prasad Singh

4

Ravi Kant Singh

Mahesh Kumar

Atul Kumar  
24.2.22



and the owner shall not be held liable for the same in any manner but shall always co-operate with Developers.

- (6) That, the agreement of development shall be registered as per provision of section 7 of Jharkhand Apartment Act 2005 (Jharkhand Act 11/2005).
- (7) That, after sanctioning of plan of the Apartment a supplementary agreement shall be entered into showing respective portions (shown in colors) of the parties i.e. Developer and Land owner.
- (8) That, 49% Commercial space and 42% residential space will be given to the land owner. Power of attorney will not be given by the land owner, to the Developer for the said 49% Commercial space and 42% residential space and Power of attorney will be given to the Developer by the land owner only for the 51% Commercial space and 58% residential space of the respective share of the developer only.
- (9) That, land owner will sign of this agreement after satisfied with Market side.
- (10) That, Builder will make transaction/sale agreement, sale deed or purchase from his own share i.e. 51% Commercial space and 58% residential space only as because his right on 51% Commercial space and 58% residential space only & Developer will pay Goods & Service Tax or any other tax on transaction of his share of Space. i.e 60% of Commercial space.
- (11) That, all the Shops/ Flats owners will have proportionate right, title, interest over the common areas like passage, garden, common passage, lift, guard room, generator etc. after the said Shops/ Flats of the multistoried building are sold to them respectively.
- (12) That, the developer will positively construct the said multistoried building as per specification and Approved plan of the multistoried building by the competent authority within four years with a grace period of Six months from the date of approval



Shakti Prasad Singh  
24.2.22

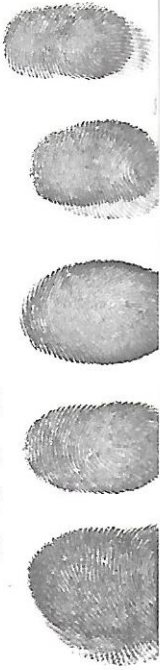
Bharat Prasad Singh

5

Raj Kumar Singh

Munshiraj Singh

Atul Singh  
24.2.22



of the plans by the Mineral Area Development authority/Dhanbad Municipal Corporation (Town Planning Department) for the said construction over the schedule land in this agreement. The developer shall insure that the processes of approval of plan by Dhanbad Municipal Corporation. The owner shall deliver to the developer all title deeds/documents in connection with the said lands.

- (13) That, Owner hereby given permission to Developer to enter the said property for the purpose of development and construction of the multistoried building.
- (14) That, owner shall execute the necessary power of Attorney authorizing the developer to do all such acts & things that are necessary for the development of the said land, construction of the building and to obtain advance booking for the multistoried building of Shops/ Flats to be constructed on the said premises.
- (15) That, owner shall sign and execute from time-to-time plans, applications for lay-outs subdivision, construction of the building and other applications necessary to be submitted to the authorities concerned at the request of and at the cost of Developer.
- (16) That, if any dispute litigation occurs in the said land from external and internal or individual channel then land owner has to clear all the disputes and litigation of the said land. Developer will not pay any amount for any litigation and disputes of said land.
- (17) That, in case if it is found that other than the owners if any other co-sharer claims their rightful ownership over the schedule property, then it is incumbent upon the owners to part with such co-sharers legal share/proportionate share in Commercial & Residential complex from their 49% Commercial space and 42% residential space share in the said building complex and Developer shall not contribute any portion from Developer Share of 51% Commercial space and 58% residential space of the building.

Shankar Prasad Jais

Bharat Prasad Sr

6

Raj Kumar Singh

Mahadev Kumbhar

Arunel Virodhan

24.2.22

- (18) That, owner assure the developer that said land is free from all kind on encumbrances like delegation lien, attachment, mortgage etc. and shall hand over undisturbed position so the Developer in case of failure shall return the advance money.
- (19) That, the owner shall not be liable for any action fines, penalties or costs and expenses for any violation of any statutory provisions in relation to the said development and construction by the Developer.
- (20) The owner shall not object to any construction or laying of sewerage, drainage, water pipes, cable or other provisions made in accordance with the law and scheme of construction of the said multistoried building.
- (21) That, the developer will be at liberty to generate funds by advertisement /selling/ booking/Mortgaging of Shops/Flats of the proposed multistoried building for the purpose of speedy construction and timely completion of the said multistoried building as per approved plans and specifications to the extent of 51% Commercial space and 58% residential share of the developers.
- (22) That, the true copy of the power of the attorney and the agreement copy will be given to the owner by the developer.
- (23) That, the owner undertakes to execute the Registered Power of Attorney in favour of the Developer to be used for Sale/Mortgage of the Shops/ Flats of the said multistoried building over the Schedule land of this Agreement as soon as the real construction work of the multistoried building takes place.
- (24) That, the developer in respect of the above-mentioned Power of Attorney, further undertakes to indemnify the owner against any loss or liability arising out of the Sale/Mortgage the said Shops/ Flats to the purchasers.

Shankar Prasad Singh

Bhagirath Prasad Singh

7

Raj Kumar Singh

Manohar Kumar  
Arvind Kumar

24.2.22

- (25) That, the developer undertakes to obtain all sorts of Government clearances and Govt. sanction from the concerned competent authority for the purposes of construction of the multistoried building over the Schedule land of this Agreement at its own cost and responsibility.
- (26) That, the owner will not be held liable and responsible for any payments to be made whatsoever to the laborer, workers and staff employed by the Developer and to any Government Agencies or any local bodies in respect to the proposed construction over the Schedule land of this Agreement & that will be the sole responsibility of the developer.
- (27) That, the owner will not be held liable and responsible for any untoward Incident or accident etc. that may occur during the construction work of the said apartment and the developer will be solely responsible for the said and indemnify the owner in case of any such eventuality. If the developer hereto shall also acquire land from other land owner's adjacent land of the first party for development and the first party has got no objection for the same.
- (28) That, the developer shall abide by the specifications and good quality of the proposed construction of the entire building and both the owner and developers shall strictly abide by the terms and conditions as agreed upon this agreement.
- (29) That, the developer shall be solemnly entitle for booking and sale of Shops/ Flats and to receive the payment in lieu of sale /Booking of this proposed multistoried building built at the cost of the developer to the extent of the share of the developer.
- (30) That, the developer undertakes to keep the owner fully indemnified against and harmless from any losses, costs, charges, expenses or claims by any of developer construction, workers or agents or for any breach of any statutory or contractual obligations.

Shakti Prasad Singh

Bhawal Prasad Singh

8

Ravi Kumar Singh

Maheender Khandelwal

Aswini Khandelwal  
24.2.22

- (31) That, all disputes arising out of this Agreement or regarding any matter connected with this agreement shall be settled by negotiations, if no settlement can be arrived as a result of these negotiations, the dispute shall be referred to the arbitration of two arbitrators, one to be appointed by each party. The decision of the arbitrators shall be final and binding upon both the parties.
- (32) That, the developer will pay 30,00,000/- (rupees thirty lacs) through cash and 15,00,000/- (Rupees fifteen lacs) only through cheque/RTGS total amount of Rs.45,00,000/- (Rupees forty five lacs) as a signing amount to the landowner which will be refunded at the time of fourth floor casting.
- In case land owner fails to pay the signing amount in given time then the developer is entitled to adjust the signing amount with the land owner's share on construction rate.
- (33) That, the Landowner given the land as per new survey settlement khatian, which is recorded in the khatian and the developer taken the power of attorney from the landowner as per new survey record.
- (34) That as per Development Agreement Builder/Developer to sign, present and execute any deed or document of sale, agreement, lease, mortgage before any registrar or sub registrar in any registry office on behalf of land owner/first party and to admit its execution thereof and to do all other things, which is necessary to complete the registration on our behalf in connection with our property described in the schedule
- (35) That after register the said development agreement the owner and developer made a supplementary agreement for their area allocations, which is valid by mutually.
- (36) That the parties owners and Developers have decided to reduce the terms and conditions in writing to avoid misunderstanding in future and the commercial valuation of the below mentioned schedule property of Rs.3,15,56,000/- (Rupees Three Crore Fifteen lacs fifty six thousand) only.

That, the Agreement is exclusively subject to the jurisdiction of the **competent Civil Court, Dhanbad.**

In Witnesses whereof the parties here to have signed, sealed and delivered these presents on the day, month and year first above written

08 ०८ ०८  
०८ ०८ ०८  
०८ ०८ ०८

Shankar Prasad Singh  
Bharat Prasad Singh  
Raj Kumar Singh  
Mehender Kumar  
Ajay Kumar Singh  
24.2.22

24.2.22

**SCHEDULE**

All that piece of land with structures standing thereupon, with all easement appurtenants thereto, situated within District Dhanbad, P.S. Saraidhela, Mouza – SARAIIDHELA, Mouza No.8, appertaining to Old Khata No.142 & 80 (One hundred forty two and eighty), Old Plot No.2335 & 2329 (Two thousand three hundred thirty five and two thousand three hundred twenty nine), under New Khata No.1091 (One thousand ninety one), New Plow No.1733 (one thousand seven hundred thirty three), area 16 dec. and New Plot No.1734 (one thousand three hundred thirty four), area 33 dec., total area 49 dec. (Forty nine decimals) of land, as per plan attached herewith and shown in colour Red, which is butted and bounded as follows :-

North : Road.

Shankar Prasad Singh

South : Land of Haripad Mahato & others.

East : A.K.Singh & Sulochana Devi.

Bharat Prasad Singh.

West : Land of Mahato.

**Witnesses:**

1. Sri Bharat Prasad Singh  
S/o Sri Bharat Prasad Singh  
Add- Kola Kusuma, Upadiah  
(Dhanbad) (Other Island)  
24.2.22

Raj Kumar Singh  
Signature of the Land Owner 24.2.22

Mehender Kumar  
Ajay Kumar Singh  
24.2.22

2. Badri Singh  
S/o Sri Badri Singh  
Add- Kola Kusuma (Upadiah)  
(Dhanbad) 24.2.22

**Signature of the Developer/Builder**

Certified that the finger prints of the left hand of the parties. Whose photograph is affixed in the document have been duly obtained before me.

24.2.22  
24.2.22

Shankar Prasad Singh  
Bhagat Arasad Singh

Ravi Shankar Singh  
Mehar Prasad  
Arun Prasad  
24.2.20

Specifications:

- Structure : RCC frame structure with brick work in cement mortar as per Design & specification
- Cement : Std. Make (Lafarge, Konark, Dalmia, ACC)
- Out paint of the building: Anti Fungus, weather coat/as per 3D views design etc.
- Iron TMT : ISI Mark Std. Make
- Drain water pipe : ISI mark std. make
- Elevation : A unique blend of original & modern architecture.
- Flooring : Vitrified tiles flooring (size- 2'-0"x2'-0")
- Walls : All internal wall cement plastered with plaster of Paris, all External wall of weather coat finish.
- Doors : Doors frames of wood, shutters will be 32mm thick flush Shutter, Painted with a coat of primer with steel fitting.
- Windows : Fully glazed steel/powder coated Aluminum windows with grills painted with a coat of primer.
- Electrical : (a) Concealed PVC circuit wiring using copper conductors with Standard quality (Electrical accessories fixtures not included).  
(b) All electrical switches and accessories of Modular standard make. (anchor,hevells e.t.c)

Shakti Prasad Singh

Bharat Prasad Singh

11

Raj (Kumar Singh)

Mukherjee  
Kumar

Arvind Kumar  
24.2.22

Bathrooms : (a) Flooring-vitrified tiles flooring (size-1'-0"x1'-0")  
(b) Dado- Glazed white tiles up to full height.  
(c) Fittings- All C.P. fittings will be of standard make & chromium plated. (jaquar ,essco)  
(d) Sanitary ware- White glazed vitreous sanitary ware and only cistern will be acrylic fiber glass in white color.

Facilities:

Stair : One stair for general use.

Lift : Lift zoom up zoom down to your floor. (KONE/JOHNSON)

Water Supply : 24 hour water supply from deep boring tube well.

On Extra Cost:

Electricity : Electric connection & separate transformer for the Apartment on extra cost.

Generator : Standby generator goes in action if there is power failure on extra cost.

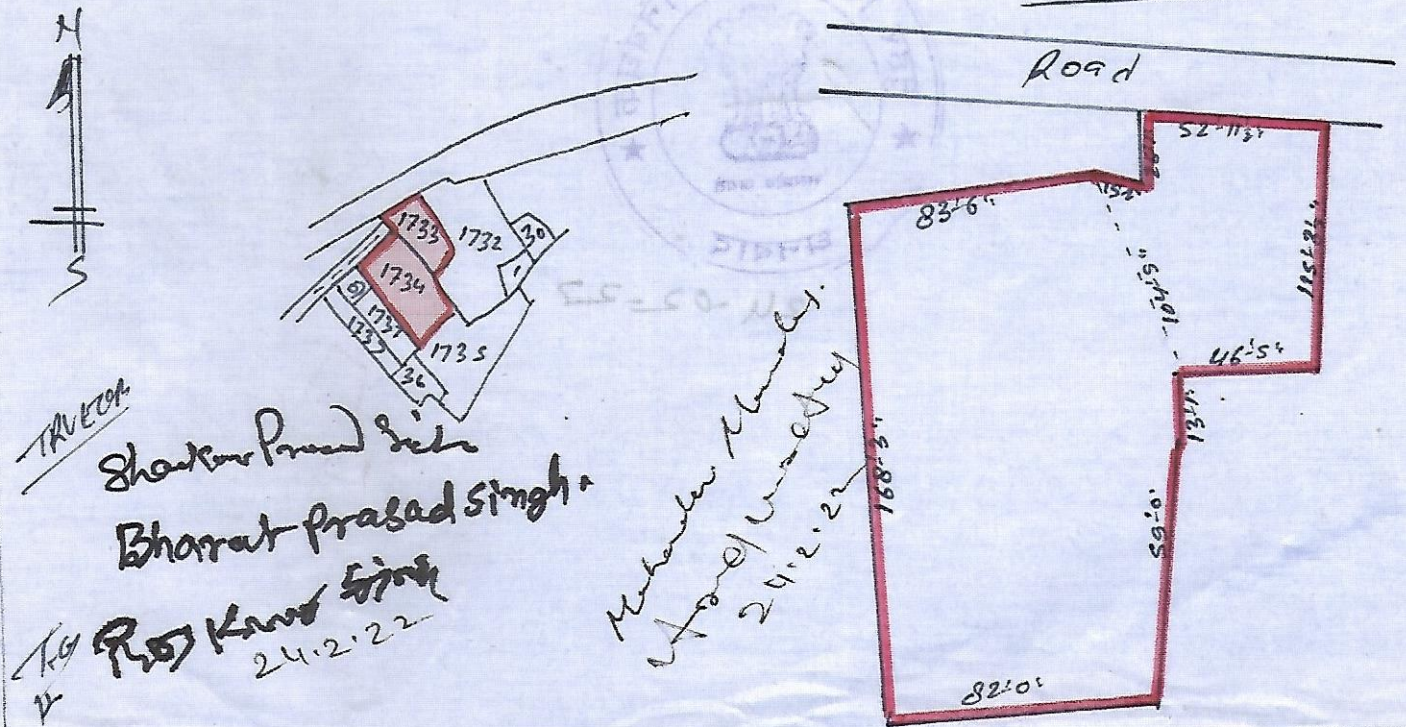
First party (1) Sri Shankar Singh (2) Sri Bharat Prasad Singh (3) Sri Raj Kumar Singh s/o late Bhim Singh of Kolakusma, Moradinh. P.O. M.G. Ashram P.S. Saraidhela, Dist. Dhanbad.

Second party M/s Swastik Developers. Rep. by its partners  
 1) Sri Mahadev Mandal s/o late Atul Chandra Mandal of New Doctors Colony Saraidhela P.S. Saraidhela, Dist. Dhanbad (2) Sri Arvind Kumar Singh s/o Sri Satya Ram Singh of New Colony Saraidhela, P.S. Saraidhela, Dhanbad

Schedule - mouza Saraidhela No. 8. Old Khatano 142 & 80  
 Old Plot No 2335 & 2329. New Khatano 1091  
 New Plot No 1733 Area: 16 Dec.  
 New Plot No 1734 Area: 33 Dec.  
 Total Area: 49 Dec.

Boundary - North : Road  
 South : Land of Haripada Mahato & Others  
 East : A. K. Singh & Sulochana Devi  
 West : Land of Mahato

Shown in red





झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

February 24, 2023

## पंजी II प्रति

भाग वर्तमान	4	पृष्ठ संख्या	185											
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	धनबाद	हलका का नाम	हलका-02	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	सरायटेला	होलिडिंग संख्या	185	तौजी संख्या	1	थाना नम्बर	8	खाता का प्रकार	---					
शंकर सिंह अरत सिंह वो राज कुमार सिंह, पिता-भीम सिंह, जाति- ---														
खाता नम्बर	प्लॉट संख्या	रकबा		परिवर्तन के लिए प्राधिकार								समय	सेस	
1091	1733	0 ऐ 16 डि 0 हे										24	0	
1091	1734	0 ऐ 33 डि 0 हे												
	कुल परिमाण	0 ऐ 49 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	
11-30-2022	0605940825	2004-2005	2022-2023	432	24	108	6	216	12	216	12	86.4	4.8	

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

नक्शा का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

Khata no 1091 +

Plot no. 1733, 1734 +

ASR  
24/2/23

Rohit Kumar Singh

Bharat Arasad Singh

Rohit Kumar Singh

Rohit Kumar Singh



## Document Registration Summary 1

Date :-24-Feb-2023

- Government/Market Value: ₹31511000/-
- Transaction Amount: ₹31556000 /-
- Paid Stamp Duty: ₹100 /-

*Shankar Prasad Singh*

On Date 24-02-2023 Presented at SRO - Dhanbad  
Signature of Presenter

SRO - Dhanbad

**Receipt : 787595**

**Receipt Date : 24-02-2023**

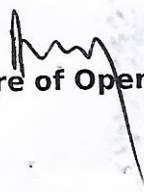
**Presenter Name: -**

**PR** ₹1  
**SP** ₹1590  
**LL** ₹3  
**A1** ₹788900  
**Stamp Duty** ₹100

**Total** ₹790594

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	MsSwastikDevelopersRepByItsPartnersMahadevMandal	• GRN Number : 2315933104 • DEPT Transaction Id : 0419789543396aaf5d69 • Transaction Type :	100
PR	1	1	0	GRAS	MsSwastikDevelopersRepByItsPartnersMahadevMandal	• GRN Number : 2315936009 • DEPT Transaction Id : 0fec43bf7520ea166cb1 • Transaction Type :	1
SP	1590	1590	0	GRAS	MsSwastikDevelopersRepByItsPartnersMahadevMandal	• GRN Number : 2315936009 • DEPT Transaction Id : 0fec43bf7520ea166cb1 • Transaction Type :	1590
A1	788900	788900	0	GRAS	MsSwastikDevelopersRepByItsPartnersMahadevMandal	• GRN Number : 2315934566 • DEPT Transaction Id : 9caeb80f1573d3eab7ad • Transaction Type :	499997
				GRAS	MsSwastikDevelopersRepByItsPartnersMahadevMandal	• GRN Number : 2315936009 • DEPT Transaction Id : 0fec43bf7520ea166cb1 • Transaction Type :	288903
LL	3	3	0	GRAS	MsSwastikDevelopersRepByItsPartnersMahadevMandal	• GRN Number : 2315934566 • DEPT Transaction Id : 9caeb80f1573d3eab7ad • Transaction Type :	3
Sub Total	790498	790594	-96				

**Article : Development Agreement Number of Pages : 106**

  
Signature of Operator

  
Signature of Head Clerk

  
Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Dhanbad

District Name :- Dhanbad

State Name :- Jharkhand

**Deed Endorsement**

Token No :- 202300024405

Deed Type	Development Agreement
Number of Pages	106
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1590, A1 :- Rs. 788900, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.10289280/- , Transaction Amount :- Rs.31556000/-
Property Details	District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Saraidhela Location :- Other Road, Saraidhela Word No 23 Property Boundaries :- East: A.K SINGH AND SULOCHANA DEVI , West: LAND OF MAHATO, South: LAND OF HARIPAD MAHATO AND OTHERS, North: ROAD Volume Number - 4Page Number - 185Holding Number - 0220004486000M0Khata Number - 1091Plot Number - 1733 Area Of Land :- 16.00 Decimal
Property No.	2
Valuation Details	Value :- Rs.21221640/- , Transaction Amount :- Rs.0/-
Property Details	District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Saraidhela Location :- Other Road, Saraidhela Word No 23 Property Boundaries :- East: A.K SINGH AND SULOCHANA DEVI, West: LAND OF MAHATO, South: LAND OF HARIPAD MAHATO AND OTHERS, North: ROAD Volume Number - 4Page Number - 185Holding Number - 0220004486000M0Khata Number - 1091Plot Number - 1734 Area Of Land :- 33.00 Decimal





Sh./Smt. SHANKAR PRASAD SINGH s/o/d/o/w/o LATE BHIM SINGH has presented the document for registration in this office today dated :- 24-Feb-2023 Day :- Friday Time :- 13:54:17 PM






SHANKAR PRASAD SINGH(Individual)


Party Name	Document Type	Document Number
SHANKAR PRASAD SINGH	PAN/UID	582178943359

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<b>RAJ KUMAR SINGH</b> Address1 - KOLAKUSMA, KORADIH, PS-SARAIIDHELA, DHANBAD, Address2 - , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Raj Kumar Singh <b>Address:-</b> , Near Big bazar, , lipidih, Kalakusuma, , Dhanbad, 826005, , Jharkhand, India		EXECUTANTS Age:59			<i>Raj Kumar Singh</i>
2	<b>SHANKAR PRASAD SINGH</b> Address1 - KOLAKUSMA, KORADIH, PS-SARAIIDHELA, DHANBAD, Address2 - , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Shankar Prasad Singh <b>Address:-</b> , near Big Bazar, , lipidih, Kalakusuma, , Dhanbad, 826005, , Jharkhand, India		EXECUTANTS Age:68			<i>Shankar Prasad Singh</i>

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	<b>BHARAT PRASAD SINGH</b> Address1 - KOLAKUSMA, KORADIH, PS-SARAIIDHELA, DHANBAD, Address2 - , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Bharat Prasad Singh Address:- , tola lipidih , gram - kolakusma post k.g.ashram p.s saraidhela, Kagalo , Dhanbad, 828109 , Jharkhand, India		EXECUTANTS Age:65			<i>Bharat Prasad Singh</i>
4	<b>MS SWASTIK DEVELOPERS REP BY ITS PARTNERS MAHADEV MANDAL</b> Address1 - NEW DOCTORS COLONY SARAIIDHELA, PS-SARAIIDHELA, DHANBAD, Address2 - , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Mahadev Mandal Address:- , Near Durga Mandir, New Doctors Colony, Jagjiwan Nagar, Nutandi , Dhanbad, 826003 , Jharkhand, India		CLAIMANT Age:43			<i>Mahadev Mandal</i>

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
5	MS SWASTIK DEVELOPERS REP BY ITS PARTNERS ARVIND KUMAR SINGH Address1 - NEW COLONY SARAIIDHELA, PS- SARAIIDHELA, DHANBAD, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Arvind Kumar Singh Address:- JANKI NIWASH, NEAR - DURGA MANDAP, , NEW COLONY, Dhanbad, , Dhanbad, 826001, , Jharkhand, India		CLAIMANT Age:43			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	DIPAK KUMAR SINGH S/o-D/o BHARAT PRASAD SINGH Address1 - KOLAKUSMA, KORADIIH, PS- SARAIIDHELA, DHANBAD, Address2 - , , , Jharkhand PAN No.:			

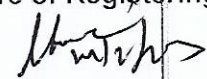
Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	DIPAK KUMAR SINGH Address1 - KOLAKUSMA, KORADIIH, PS- SARAIIDHELA, DHANBAD, Address2 - , , , Jharkhand			

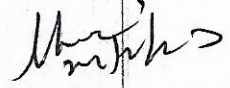
Signature of Operator

Seal and Signature of Registering Officer



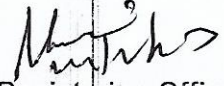
Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( **RAJ KUMAR SINGH , SHANKAR PRASAD SINGH , BHARAT PRASAD SINGH**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**DIPAK KUMAR SINGH**) Son/Daughter/Wife of (**BHARAT PRASAD SINGH**) resident of (**KOLAKUSMA, KORADIH, PS-SARAIIDHELA, DHANBAD**) and by occupation (**Business**).



Signature of Registering Officer

Date:- 24-Feb-2023



Seal and Signature of Registering Officer



Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: A.K SINGH AND SULOCHANA DEVI , West: LAND OF MAHATO, South: LAND OF HARIPAD MAHATO AND OTHERS, North: ROAD
Area	Land area : 16.00 Decimal
Other Description of the Property	Pin Code - 828127
Government/Market Value	10289280
Transaction Amount	31556000

Property Id: **915465**

<b>Valuation No. :</b> 1241027 / 2023	<b>:-</b> 2022-2023	<b>Date :</b> 23-February-2023 16:03:PM	
<b>State :</b> Jharkhand	<b>District :</b> Dhanbad	<b>Tahsil :</b> Dhanbad	
<b>Land Type :</b> Urban	<b>Corporation :</b> Saraidhela	<b>Village/City :</b> Saraidhela	
<b>Saraidhela Word No 23 - Other Road</b>		-	
<b>Volume Number - 4</b> ✓			
<b>Page Number - 185</b> ✓			
<b>Holding Number - 0220004486000M0</b>			
<b>Khata Number - 1091</b> ✓			
<b>Plot Number - 1734</b> ✓			
<b>Property Rates</b>			
<b>Commercial Land (Y)</b>			
₹643080/- Decimal			
<b>Valuation Rule :</b> Commercial land			
<b>Property Details</b>			
1	Land area	33 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 33 x 643080=21221640	₹2,12,21,640/-
<b>A</b>	<b>Total</b>		₹2,12,21,640/-
<b>Note :</b> Final Valuation is Rounded to Next 100/-			
<b>Total Valuation (A)</b>			₹2,12,21,700/-
<b>Total Amount in Words : Two Crore Twelve Lakhs Twenty One Thousands Seven Hundred Rupees Only.</b>			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: A.K SINGH AND SULOCHANA DEVI, West: LAND OF MAHATO, South: LAND OF HARIPAD MAHATO AND OTHERS, North: ROAD
Area	Land area : 33.00 Decimal
Other Description of the Property	Pin Code - 828127
Government/Market Value	21221640
Transaction Amount	-

CLAIMANT	-Mr. MS SWASTIK DEVELOPERS REP BY ITS PARTNERS MAHADEV MANDAL, Address - NEW DOCTORS COLONY SARAIIDHELA, PS- SARAIIDHELA, DHANBAD- ,Father/Husband Name LATE ATUL CHANDRA MANDAL , PAN No.- ,Permission Case No.- , Aadhaar No. *****5725
	-Mr. MS SWASTIK DEVELOPERS REP BY ITS PARTNERS ARVIND KUMAR SINGH, Address - NEW COLONY SARAIIDHELA, PS- SARAIIDHELA, DHANBAD- ,Father/Husband Name SATYA RAM SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****8607
EXECUTANTS	-Mr. BHARAT PRASAD SINGH, Address - KOLAKUSMA, KORADIH, PS- SARAIIDHELA, DHANBAD- ,Father/Husband Name LATE BHIM SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****6022
	-Mr. RAJ KUMAR SINGH, Address - KOLAKUSMA, KORADIH, PS- SARAIIDHELA, DHANBAD- ,Father/Husband Name LATE BHIM SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****9333
	-Mr. SHANKAR PRASAD SINGH, Address - KOLAKUSMA, KORADIH, PS- SARAIIDHELA, DHANBAD- ,Father/Husband Name LATE BHIM SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****3359

Witness Information	Mr. DIPAK KUMAR SINGH , Address - KOLAKUSMA, KORADIH, PS- SARAIIDHELA, DHANBAD-, Father/Husband Name-BHARAT PRASAD SINGH
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Identifier Details	Mr. DIPAK KUMAR SINGH , Address - KOLAKUSMA, KORADIH, PS- SARAIIDHELA, DHANBAD-, Father/Husband Name-BHARAT PRASAD SINGH
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Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,590
<b>Total</b>		<b>1,590</b>

Fee Rule:Development Agreement		
1	A1	7,88,900
2	LL	3
3	PR	1
<b>Total</b>		<b>7,88,904</b>

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.

Mahadev Mendhe Shukar Prasad Singh  
Ajay Mendhe Bharat Prasad Singh

Deed Writer / Advocate

Vendee / Claimant

Vendor / Executant

Rajendra Singh



## Pre Registration Docket

Date :- 23-02-2023 05:05 pm

Office Name :- SRO - Dhanbad  
Token No:- 202300024405

Appoinment :- 24-Feb-2023 Time:- 15:30

Article-	Development Agreement
Pre Registration Date	23-Feb-2023
No. Of Pages	53
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 7,90,494.

Property Id: **915462**

Valuation No. : 1241035 / 2023	:- 2022-2023	Date : 23-February-2023 16:07:PM	
State : Jharkhand	District : Dhanbad	Tahsil : Dhanbad	
Land Type : Urban	Corporation : Saraidhela	Village/City : Saraidhela	
Saraidhela Word No 23 - Other Road			
Volume Number - 4			
Page Number - 185			
Holding Number - 0220004486000M0			
Khata Number - 1091			
Plot Number - 1733			
<b>Property Rates</b>			
<b>Commercial Land (Y)</b>			
₹643080/- Decimal			
Valuation Rule : Commercial land			
<b>Property Details</b>			
1	Land area	16 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 16 x 643080=10289280	₹1,02,89,280/-
A	Total		₹1,02,89,280/-
<b>Note : Final Valuation is Rounded to Next 100/-</b>			
Total Valuation (A)			₹1,02,89,300/-
Total Amount in Words : One Crore Two Lakh Eighty Nine Thousands Three Hundred Rupees Only.			

Token No.: 202300024405

# CERTIFICATE

Office of the SRO - Dhanbad

This **Development Agreement** was presented before the registering officer on date **24-Feb-2023** by **SHANKAR PRASAD SINGH, S/O, D/O, W/O LATE BHIM SINGH** resident of KOLAKUSMA, KORADIH, PS-SARAIHELIA, DHANBAD .,

This deed was registered as Document No:- **2023/DHAN/1231/BK1/1109** in Book No :- **BK1**, Volume No :- 129 from Page No :- 1 to 106 at, office of **SRO - Dhanbad**

Date:- **24-Feb-2023**



Registering Officer