



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

**Receipt Number** : bdf6a31f95e41cbceaf5

**Receipt Date** : 28-Aug-2024 09:24:58 am

**Receipt Amount** : 50/-

**Amount In Words** : Fifty Rupees Only

**Document Type** : Agreement or Memorandum of an Agreement

**District Name** : EastSinghbhum

**Stamp Duty Paid By** : SAI TAJMRI PROMOTERS AND DEVELOPERS

**Purpose of stamp duty paid** : DEVELOPMENT AGREEMENT

**First Party Name** : SUKLA MAJUMDAR AND ANOTHER

**Second Party Name** : SAI TAJMRI PROMOTERS AND DEVELOPERS

**GRN Number** : 2403855844



**:- This stamp paper can be verified in the jharnibandhan site through receipt number :-**

Sukla Majumdar	Sai Tajsri Promoters & Developer Sukla Majumdar	
Pragya Paroniti Chakrabarty	Sai Tajsri Promoters & Developer Pragya Paroniti Chakrabarty Partner	

This Receipt is to be used as proof of payment of stamp duty only for one document. The use of the same receipt as proof of payment of stamp duty in another document through reprint, photo copy or other means is penal offence under section-62 of Indian Stamp Act, 1899

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।

KNOWN TO ME AND  
SIGNED IN MY PRESENCE  
ADVOCATE

## DEVELOPMENT AGREEMENT

This Development Agreement is made on this 29<sup>th</sup> Day of August, 2024

BETWEEN

1) MRS. SUKLA MAJUMDAR (UID No.:- XXXX XXXX 2850 & PAN:- ATOPM4255C), Wife of Mr. Arup Kumar Majumdar, by faith – Hindu, by Category – General (Non C.N.T.), Occupation – Housewife, Nationality Indian, resident of Flat No. 4 A, “Maa Vishnu Apartment” Phase-2, Pramathanagar, Bank of India Building, Haludbani, P.S. Parsudih, Town Jamshedpur, District East Singhbhum, Jharkhand and 2) MRS. PRAGYNA PAROMITA CHAKRABORTY, (UID No.:- XXXX XXXX 1879 & PAN:- ASRPC2687A), Wife of Mr. Tapan Chakraborty, by faith Hindu, by Category – General (Non C.N.T.), by Occupation Housewife, Nationality- Indian, resident of 45 B, Mahua Road, Pramathanagar, Parsudih, Near Holy Cross School, P.O. Tatanagar, P.S. Parsudih, Town Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the FIRST PARTY/ LAND OWNERS, (which expression shall unless repugnant to the context include their legal heirs, successor s, administrators and representatives) of the ONE PART;

AND

SAI TAJSRI PROMOTERS AND DEVELOPERS, (PAN:- AERFS0012B), a partnership firm, having its Registered Office at Ground Floor, C.M.K. New Palace, Parsudih Main Road, Pramathanagar, Parsudih, Jamshedpur, District East Singhbhum, Jharkhand-831002 represented through its Partners MRS. SUKLA MAJUMDAR & MRS. PRAGYNA PAROMITA CHAKRABORTY, hereinafter called and referred to as BUILDER / DEVELOPER /SECOND PARTY which expression shall unless executed by or repugnant to the context of meaning hereof and include its successors, administrators, legal representative, receivers and assigns of the OTHER PART.

Sai Tajsri Promoters & Developer

Sukla Majumdar

Partner

Sai Tajsri Promoters & Developer

Pragyna Paromita Chakraborty  
SECOND PARTY

Sukla Majumdar

Pragyna Paromita Chakraborty  
FIRST PARTY

KNOWING TO THE FACT AND  
SIGNED IN MY PRESENCE

ADVOCATE



Whereas MRS. SUKLA MAJUMDAR & MRS. PRAGYNA PAROMITA CHAKRABORTY purchased 13 Decimals of land recorded under Khata No. 201, Plot No. 1194, situated within Mouza KARANDIH, P.S. Parsudih, Thana No.1166, Halka No. I, District East Singhbhum, District Sub-Registry Office, Jamshedpur, morefully described in Schedule 'A', vide registered Sale Deed, bearing Sale Deed No. 2022/JSR/1936/BK1/1810, dated 12.04.2022 from SUJOY KUMAR DASGUPTA & others represented through their constituted Attorney Mr. ARUP KUMAR MAJUMDAR.

And whereas the Land Owner / First Party is desirous of constructing of a multistoried building over the land owned by him morefully described in Schedule 'A' through Second Party i.e. SAI TAJRI PROMOTERS AND DEVELOPERS jointly owned by the Land Owner i.e. MRS. SUKLA MAJUMDAR & MRS. PRAGYNA PAROMITA CHAKRABORTY. And as such First Party gave a proposal to the Second Party, which has been duly accepted by the Second Party and thus both the parties came to an understanding for this Development Agreement, which is as follows:-

1. That the above mentioned First Party/Land Owner appoints the Second Party Developer as Developer for the land/property mentioned in Schedule – A which has been accepted by the Developer. The Developer will develop/construct a multistoried building over the land morefully described in Schedule –A hereunder.

That the plan for construction of the Ground + 4 Floor Residential Building to be constructed over the land of First Party has been approved by the competent authority i.e. East Singhbhum Zila Parishad vide their Memo No. ESZP/BP/0133/2023, Date 04/05/2023.

3. That the First Party has agreed that the Second Party will have right to modification/alteration in the approved plan and for this permission of the First Party will not be required.

Sai Tajsri Promoters & Developer

Sukla Majumdar

Partner

Sai Tajsri Promoters & Developer

Sukla Majumdar

Pragyna Paromita Chakraborty  
FIRST PARTY

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SIGNED IN MY PRESENCE

ADVOCATE

Pragyna Paromita Chakraborty  
SECOND PARTY



4. That the First Party after signing of their agreement will assist and cooperate in all manners to the Second Party, their employees, engineers and Architects so as to enable the Second Party to develop and construct a multistoried Commercial-cum-Residential building over the said land more fully described in Schedule - A.
5. That the name of the Apartment/Building to be constructed over the land of the First Party/Land Owner will be "MAA CHANDI EXECUTIVE APARTMENT".
6. (a) That it has been mutually agreed between the First & Second Parties, that on account of cost of Land the Second Party will give the 2 Flats bearing number Flat No. 1 & Flat No. 2 in First Floor to First Party after completion of project.
- (b) That the First Party and Second Party will have joint utility rights proportionate to their respective shares over common areas such as common passage, stairs, lift shafts, plumbing shafts, open spaces and Parking etc.
- (c) That the Second Party will get 14 Nos of Flats out of the Total 16 Nos of Flats as Share/ Portion of the Second Party alongwith Parking Space.

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 ADVOCATE



That the Development Agreement is in no way a partnership between the two parties.

after possession of portion of the First Party/ their nominated person/ purchaser and after possession of portion of Second Party/ their nominated person/ purchaser/firm, will have undivided ownership rights over the land proportionate to their share.

Sai Tajsri Promoters & Developer

Sukla Nazimdar

Partner

Sukla Nazimdar

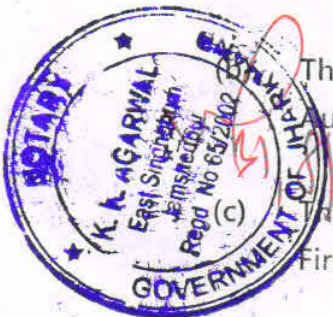
Pragya Paramita Chikribady -  
FIRST PARTY

Sai Tajsri Promoters & Developer

Pragya Paramita Chikribady -  
SECOND PARTY

- 9. That the First Party from today after signing of this agreement hands over possession of land mentioned in Schedule - A to the Second Party to enable the Second Party to develop and construct a multistoried building over the land.
- 10. That the First Party hereby agrees and declares that in relation to the Schedule - A land no other Development Agreement prior to today's signing of this agreement has been executed by the First Party and neither any agreement of any nature will be executed by them in future and if found so it will be treated as contrary to the terms of this agreement and will be treated as null and void.
- 11. First Party has agreed with the Second Party that the First Party or their heirs will not sell the Schedule land to anyone and will not execute any document which is contrary to the terms and conditions of this agreement.
- 12. That the First Party (Land Owner) hereby declares to the Second Party as follows:-
  - (a) That the Schedule - A land is undisputed and is in their peaceful possession and there is no loan on the Schedule - A land/property and the flat constructed over the land is saleable to any person/firm.
  - (b) That No Land Acquisition Notice has ever been issued by any Government authority with respect to the Schedule - A Land.
  - (c) That no other person has any right over the Schedule - A land and only the First Party/Land Owner has full right over the Schedule - A.
  - (d) That if any claim is made by heirs/dependents of the First Party than it will met by the share of First Party only and the Second Party /Developer will be kept free from such claims.

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 ADVOCATE



Sukla MaJumdar

Pragyan Paramita Chakraborty  
 FIRST PARTY

Sai Taisri Promoters & Developer  
 Sukla MaJumdar  
 Partner

Sai Taisri Promoters & Developer  
 Pragyan Paramita Chakraborty  
 SECOND PARTY Partner

- (e) That the First Party (Land Owner) has authorized the Second Party (Developer) to do all the development related works in their (Second Party's) name and at their expenses and the First Party will have no right to interfere in any manner in construction of the proposed multistoried building except for the portion/share of the First Party.
  - (f) That the Second Party (Developer) will have full right to enter into agreement for sale, sale by registered Sale Deed or for execution of any other sort of Deed for the Second Party's portion/share of flats, parking spaces of the proposed multistoried building and the First Party will not have any objection to this. Whenever the Second Party Developer requires signature of the First Party over these papers (agreement to sale, Sale Deed etc.), the First Party, will happily sign these papers.
  - (g) That the First Party through this Development Agreement gives exclusive right / power to the Second Party to Sell the Flats of the Share of the Second Party alongwith the Parking Space or undivided proportionate share of the land to intending Buyers/ Purchasers.
13. The First Party hereby agrees to bear additional cost required for electric meter connection and maintenance charge of their share of flats.



The Second Party (Developer) has agreed to the First Party for the following:-

a) Total cost of construction of the multistoried building will be borne by the Second Party and the First Party will not make any expenses.

b) That the Second Party will not do anything which affects or harm the right, title of the First Party.

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 ADVOCATE

Sai Tajsri Promoters & Developer  
 Sukla MaJumdar  
 Partner

Sai Tajsri Promoters & Developer

Sukla MaJumdar  
 Pragya Paramita Chakraborty  
 FIRST PARTY

Pragya Paramita Chakraborty  
 PARTNER  
 SECOND PARTY

15. That if so required, the First Party/Land Owner will be bound to execute Sale Deeds in favour of persons/purchaser nominated by the Second Party for the Flats, parking spaces, common areas of the portion/share of the Second Party. If the First Party do not execute such sale deeds than the Second Party will give 15 days' notice to the First Party and if even after receipt of notice the First Party does not execute the sale deeds, than the Second Party/Developer will have right to take suitable legal action to get such sale deeds executed in favour of their customer/purchaser.

16. The First Party themselves as well as purchasers of the flats of the portion of First Party will be bound to become member of the Co-operative Society/Committee Constituted for maintenance and service of the mentioned building and will also be bound to pay the monthly maintenance charges as fixed by the Committee/Housing Society of all the flat owner.

SCHEDULE 'A' ABOVE REFERRED TO

Description of the land on which the complex "MAA CHANDI EXECUTIVE APARTMENT" is being constructed.

ALL THAT piece and parcel of Raiyati land measuring 13 Decimals, recorded under Katta No. 201, Plot No. 1194, situated within Mouza KARANDIH, within P.S. Parsudi Thana No.1166, District East Singhbhum, which is butted and bounded

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*[Signature]*  
ADVOCATE



- TH : Plot No. 1191;
- TH : Road;
- TH : Road and Plot No. 1176, 1201
- TH : Road and Plot No. 1193

Sai Taisri Promoters & Developer  
*[Signature]*  
Partner

Sai Taisri Promoters & Developer

*[Signature]*  
Pragya Paramita Chakraborty  
FIRST PARTY

*[Signature]*  
Pragya Paramita Chakraborty  
SECOND PARTY

In witness whereof the parties hereto have set their hands and have signed this agreement at the place and on the day, month and year first written hereinabove and in presence of the following witness.

Witness:-

1. *[Signature]*

[ARUP KUMAR MAJUMDER]

Signature of the First Party / Land Owner

Sukla Majumder

*[Signature]*

Signature of the Second Party/ Builder

Sai Tajsri Promoters & Developer

Sukla Majumder

Partner

Sai Tajsri Promoters & Developer

*[Signature]*  
Partner



Attested the Signatures of the Executant/Excutants who Signed Put L.T.I., In Presence of Sri.....

*[Signature]* Advocate District Court, Jamshedpur and also Identified by him

KNOWN TO ME AND SIGNED IN MY PRESENCE

*[Signature]*  
ADVOCATE

*[Signature]*  
Kishore Kr. Agarwa  
NOTARY  
E Singhbhum, JSR

FIRST PARTY

SECOND PARTY