



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 9327f913a9e225db4758

Receipt Date : 06-Oct-2021 01:06:37 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

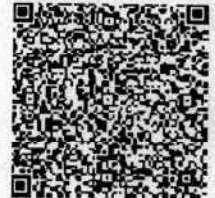
Token Number : 20210000104942

Office Name : District SRO - Jamshedpur

Document Type : Development Agreement

Payee Name : RUKMANI PROPERTY PROJECT PVT LTD
REP BY SUNDER SINGH (Vendee)

GRN Number : 2107849273



-. For Office Use :-

Defence
06-10-21



2021/JSR/4785/BKA/4437

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

इस रसीद के माध्यम से मुद्रांक शुल्क का भुगतान किया गया है।

Rukmani Property Project
06/10/2021

Handwritten signature/initials on the right margin.

Development Agreement
1,25,55,600

PS
Ranchi

Stamp
100

Sub-Sub -

Kamini Kaushal
06/10/2021



22
6/10

नियम 21 के अन्तर्गत प्रमाण: भारतीय स्टाम्प-अधिनियम (इंडियन स्टाम्प ऐक्ट), 1899 की अनुसूची 1 या 1क, से 0.000000 के अधीन प्रशासित स्टाम्प-सहित (या स्टाम्प-शुल्क के विमुक्त या स्टाम्प-शुल्क अपेक्षित नहीं)।

निबंधन-पदाधिकारी

खपता नक्का 15 ल 329 लीट
नक्का 1241, 1242 ल 1184 लीट
वैधानिक (2000) में दर्ज नहीं है

6/10/2021

DEVELOPMENT AGREEMENT

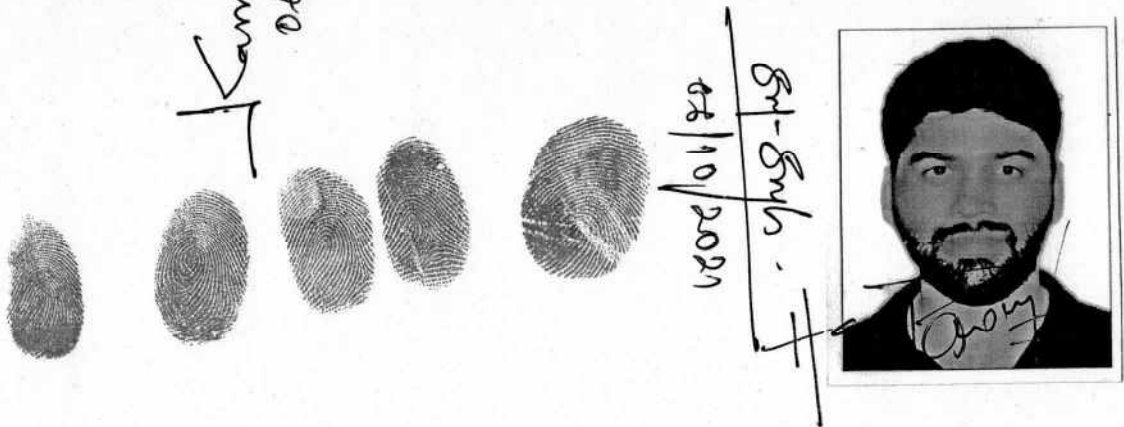
Fee chye 66

THIS DEVELOPMENT AGREEMENT IS MADE on this 6/10 day of October 2021, AT JAMSHEDPUR, BY AND BETWEEN;

MH 313890 ->
E 2000 ->
LHP 5 ->
PKO 2 ->

M/s. AASTHA PROMOTERS AND DEVELOPERS PVT. LTD., having its registered office at 2nd floor, Aastha Trade Centre, Q Road, Bistupur, Jamshedpur, District Singhbhum East, within the state of Jharkhand, represented by its authorised signatory namely Mrs. Kamini Kaushal, W/o Mr. Kaushal Kumar Singh by religion Hindu, by caste Rajput, Indian Citizen, by occupation Business, resident of 16, Circuit House Area, P.O and P.S Bistupur, town Jamshedpur, District East Singhbhum, hereinafter together referred to as the 'OWNER' which expression shall, unless it be repugnant to the context or meaning thereon be deemed to include his heirs, executors, administrators and assigns, being the Parties of the First Part.

दस्तावेज/2021



AND

M/S RUKMANI PROPERTY PROJECT PRIVATE LIMITED, a company, having its registered office at 2nd floor, Aastha Trade Centre, Q Road, Bistupur, Jamshedpur, District Singhbhum East, within the state of Jharkhand, represented by its Director Mr. Sunder Singh, S/o Mr. Kaushal Kumar Singh, by religion Hindu, Indian Citizen, by occupation Business, resident of 16, Circuit House Area (East), P.O and P.S Bistupur, Town Jamshedpur, District East Singhbhum, hereinafter called and referred to as the 'DEVELOPER/BUILDER', which expression shall, unless it be repugnant to the context or meaning thereon be deemed to include his heirs, executors, administrators and assigns, being the Parties of the Other Part:

WHEREAS the OWNER had purchased all that land measuring an area 11 Decimals, recorded under Khata no. 329, being plot no. 1184, in Mouza Hurlung, Thana no. 1201, Town Jamshedpur, District East Singhbhum from its previous lawful owners namely 1) Kunwar Gour, 2) Pardgunma Gope, 3) Rajesh Gope and 4) Naresh Gour by the virtue of a registered sale deed bearing

Kamini Kaurh
08/10/2021

Sd/-
Sd/-

deed no. 5943 / 4735 dated 29-09-2014, registered at the District Sub Registry office at Jamshedpur.

AND WHEREAS after purchasing the aforesaid property the OWNER mutated their name in the government records vide mutation case no. 1906 / R27 2017-2018 and also have been paying the required ground rent.

AND WHEREAS the OWNER had also purchased all that land measuring an area 71 Decimals, recorded under Khata no. 14 and 15, being plot no. 1187, 1188, 1189, 1241 and 1242, in Mouza Hurlung, Thana no. 1201, Town Jamshedpur, District East Singhbhum from its previous lawful owners namely 1) Lakhan Gour, 2) Krishna Gour, 3) Motilal Gour and 4) Sanatan Gour by the virtue of a registered sale deed bearing deed no. 2580 / 2106 dated 18-03-2011, registered at the District Sub Registry office at Jamshedpur.

AND WHEREAS after purchasing the aforesaid property the OWNER mutated their name in the government records vide mutation case no. 1456 / 2011-2012 and also have been paying the required ground rent.

AND WHEREAS out of the aforesaid land the OWNER is desirous of developing his land measuring an area 33 Decimals, recorded under khata no. 329 and 15, being plot nos. 1241, 1242 and 1184, within Mouza Hurlung, P.S Birsanagar, Thana No. 1201, in Town Jamshedpur, District Sub registry office at Jamshedpur, District East Singhbhum, within the state of Jharkhand and morefully described in the Schedule A hereunder written and also referred as the Schedule premises.

AND WHEREAS, the Owner is unable to look after and manage the Schedule Premises and therefore the Owner is desirous to get the Schedule Premises

Kamini Saubh
06/10/2021

Sgt Saubh

developed and or construct multi-storeyed buildings and or building projects over the Schedule premises through the Developer.

AND WHEREAS the Owner has come to know of the workmanlike, professional and craftsmanship of the Developer and have approached the Developer for developing the Schedule Premises.

AND WHEREAS after mutual discussions and deliberations, the Owner has agreed to grant to the Developer and the Developer has agreed to accept from the Owner, exclusive and irrevocable rights to undertake the construction on the Schedule Premises for development of the Schedule Premises on the following terms and conditions:

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. This Agreement shall be deemed to have been commenced with effect from the date of execution of these presents and shall remain in force until completion of the development and construction of the said project.
2. The Owner hereby grant exclusive and irrevocable right to the Developer for development of the Schedule Premises, terminable only at the instance of the Developer, unless specified otherwise hereinafter.
3. **DEVELOPMENT PLANS & APPROVALS**
 - (a) It is specifically agreed that the Owner shall through the Developer's Architects submit plans for sanctioning of lay out for construction of buildings and/or other structures on the said property or any part or portion thereof to the

Kamini Kaur
06/10/2021

Sgt Spho

appropriate agencies and have the architecture plans approved for clearance to construct the buildings.

- (b) The said plans shall be prepared by the Architects of the Developer and at the costs of the Developer which shall be forthwith be submitted by the Owner with appropriate agencies for the purposes of obtaining requisite approvals and permissions.
- (c) That the architecture plans may only be modified or changed with prior written consent of the Developer during the stage of approval. Howsoever, after initial approval of the architecture plan, no modification, alteration or changes in the approved architecture plan shall be permitted unless submitted by the Developer to appropriate agency certifying and approving the architecture plans.
- (d) The Owner declares that they have examined and verified the draft Scheme framed and proposals made by the Developer for the development of the said project and they are fully satisfied with the same including the provisions made with regard thereto by the Developer as also with the responsibilities of the parties mentioned and described therein.

4. GENERAL POWER OF ATTORNEY

- (a) Immediately after the execution of this agreement, the Owner shall execute a General Power of Attorney in favour of the Developer or any other person nominated by the Developer for carrying out day to day operations related to the construction and also for negotiations and entering into agreements with prospective Purchasers of the constructed Project.
- (b) The General Power of Attorney shall be executed on the same day as the date of execution of the instant Agreement. Failure of Owner to execute the General Power of Attorney shall make the Agreement terminable at the instance of the

Kamini Kaur
08/10/2021
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Developer, and in such eventuality, the Developer shall be entitled to receive from the Owner all moneys, costs and expenses incurred by it in connection with this Agreement.

- (c) The Developer or its nominated person shall act as true and bonafide attorney of the Owner in connection with the accomplishment of the Project, i.e. undertake construction activities and sale/ negotiating sales of the construction areas realised from the Project.
- 5. That the Developer shall be authorised to present plans for structural, electrical, sewerage etc. and obtain due approvals or consents from the appropriate agencies on behalf of the Owner. The Owner shall extend all co-operation during such process and any breach of failure to co- operate, when required by the Developer shall be deemed to be material breach of mandatory obligations of the Owner.

6. REPRESENTATION & WARRANTIES

- (a) The Owner represents that the Owner is the bonafide and true owner of the Schedule Premises and there is no risk, defect or encumbrance or pending litigation in relation to the title of the Schedule Premises. The Owner further warrant that, if in future, there are claims on the title of the Schedule Premises on account of any lien, charge, mortgage, encumbrance, litigation affecting or prejudicing the title, the Owner shall be entitled to refund of all costs incurred in the construction of the building and also the costs and expenses towards obtaining requisite consents and approvals.
- (b) The Owner after execution of this Agreement by the virtue of this Development Agreement has handed over peaceful and vacant possession of the Schedule Premises to the Developer.

7. DELIVERY OF POSSESSION

Kamini Kaush
08/10/2021

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- (a) Notwithstanding anything contained in the preceding clause, it is specifically agreed by and between the parties hereto that after execution hereof the Developer shall be entitled to put up fencing around the said property or any portion or portions thereof, for the purposes of preventing any encroachment.
- (b) All costs, charges and expenses in respect of the above shall be borne and paid by the Developer alone.
- (c) As from the date hereof, the Owner shall be solely entitled at their own risk to deal and/or negotiate with any attempts of the unauthorised occupants and/or trespassers on the said property and to take any proceedings against them and/or to arrive at any arrangement or agreement with them at the costs, charges and expenses of the Owner alone.
- (d) However, the Owner shall empower and authorise the Developer and/or his nominees under the Power of Attorney to be executed as aforesaid to effectively deal and/or negotiate with any trespassers or attempt of unauthorised occupants.

8. SUBMISSION OF TITLE DEEDS

- (a) The Owner shall deposit with the Developer the khatian, sale deed and mutation and related documents, which shall be securely held and retained by the Developer for the purposes of this Agreement without claiming therein any right of ownership or of a mortgagee in any manner whatsoever.
- (b) The original the sale deed, mutation and related documents related to Schedule Premises shall be in the custody of the Developer for lifetime, against an ordinary receipt in favour of the Owner.

9. (a) TIME OF COMPLETION OF PROJECT :

Kamini Kambh
08/10/2021

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That the parties agree that time is the essence of this Agreement and the Developer shall strive to complete the Entire Project within Ten years from the date of receipt of the requisite clearances and approvals.

(b) TIME TO HANDOVER THE SHARE TO LANDLORD/ OWNER :

That the DEVELOPER / BUILDER agrees to handover the share of the respective landlords/owner upon the completion of the entire project from the date of receipt of the requisite clearances, sanctions and approvals also from the date of actual passing is handed over to the DEVELOPER/BUILDER from the concerned authorities or department.

(c) ALLOTMENT OF UNIT SHARE TO THE PARTIES :

i. That it is agreed and decided by and between the parties that the Developer shall deliver 10 % of entire construction area comprising of flats, parking's, unit's etc. as morefully described in the Schedule B hereunder written to the OWNER.

ii. That save and except the owners share it is agreed and decided by and between the parties that the Developer will be entitled to 90 % of entire construction area comprising of flats, parking's, unit's etc. as morefully described in the Schedule C hereunder written.

10. FORCE MAJEURE

The mutual obligations of the Parties shall remain suspended during any period of natural calamity, earth quake, civil war, riot, acute shortage of building materials, labour unrest, Act of God, any governmental action restraining affecting construction work and or any unforeseen or foreseen incident, which shall be beyond the control of human being. The Parties

Kamini Kaur
08/10/2021

Engr. S. S. S. S.

claiming force majeure shall intimate the other party of the existence of the Force Majeure conditions and shall also notify the cessation of the Force Majeure conditions.

The Developer shall be entitled to sell and dispose of its shares of the proposed building i.e. developer's allocation, described in the Schedule 'B' to this Agreement along with common advantaged, privileges, utility services, amenities etc. to the various buyers at its discretion to which the Owner shall have no objection and shall wilfully execute the necessary instruments and documents to this effect without any further consideration payable to the Owner.

11. That without prejudice to the generality of the provisions contained in this Agreement, the Owner specifically make declaration as hereinafter:

(a) The Owner are lawful, bonafide and true owner of the Schedule Premises and are authorised to enter into the Agreement with the Developer.

It is further declared that the Owner, either jointly or severally, have not sold, transferred or conveyed the lands or any part or portion of the land or rights in relation to the Schedule Premises to any party or third party and neither there is any agreement existing executed by the Owner in relation to the Schedule Premises.

(b) The Owner hereby assure and admit to execute or sign any further paper, document etc. in favour the Developer for the purposes related to construction of the building on the Schedule Premises.

12. That the Developer and the Second Party hereby declares and covenants:

(a) That the Developer shall be entitled to enter into agreements with various agencies in connection with the proposed building.

Kamini Kaur
06/10/2021
Smt Smt

- (b) That the Developer shall be entitled to enter into agreements for sale or otherwise with intending buyers and to receive considerations relating to various such agreements for constructed areas forming Developer Allocation.
- (c) That the expenses incurred towards preparation of building plan, passing of such plan or plans, payment to architect, civil engineer, labours, workmen, guard, purchase of building materials, fixtures, fittings installation and / or other service connection to be installed therein, documentation miscellaneous charges, levied fines, penalties imposed by Municipality or any other authorities during the construction of he said building shall be fully borne by the Developer only.
- (d) Developer shall be overall responsible for the construction of the proposed building on the Schedule Premises and in an event of any disputes arising due on the Schedule Premises, the Owner shall jointly or severally protect and defend the interest of the Developer in this regard.
- 13. It is also mutually agreed that this agreement has been or is being entered to create irrevocable obligations and the Owner shall not be entitled in any manner to rescind or cancel this agreement or any of its provisions.
- 14. That, both the parties agree that the Developer shall be at liberty to carry out newspaper publication to advertise the Project for the purposes of general advertisement or generating revenues for the Project at its own risk.
- 15. The Developer shall be entitled to raise finances from Banks, Financial Institutions, Housing Finance Companies etc. for the purpose of construction of the said Project and for such purpose to mortgage and charge the said plot of land and to enter into, sign and execute all requisite agreements, contracts, deeds, documents, papers, declarations, affidavits for such purpose without seeking to obtain any further consent of the owner, provided however that the

Kamini Kumbh
08/10/2021

Sgt. Sule

developer shall not attach any liability to the owner on account of its borrowings in any manner whatsoever.

16. Both parties agree that, in the event, clear and marketable title and bonafide possession of the Owner appears suspicious in relation to the Schedule Premises, the Developer shall be entitled to undertake steps to clear such defects at the cost of the Owner. However, if the defects in title and possession cannot be cured, then the Developer shall be entitled to receive damages and compensation of the costs and expenses incurred by the Developer towards the construction work and the related activities undertaken by the Developer in connection with the construction work at the Schedule Premises.

17. **TAXES AND OUTGOINGS**

- (a) The Owner shall pay and discharge all assessments, outgoings, taxes, etc. payable in respect of the Schedule Premises upto the date of the possession of the said property is handed over by them to the Developer. Thereafter, the same shall be paid and borne by the Developer alone at the existing rates. Any revision in the outgoings, assessment, taxes with respect to the Schedule land after delivery of possession of the land shall be the mutual responsibility of the Parties to this Agreement as per the proportionate holding of the constructed area, till sale of constructed buildings to the prospective buyers.
- (b) Parties agree that any manner of indirect taxes arising out from this Agreement shall be the responsibility of the Developer to discharge.
- (c) All incidents of direct or personal taxes shall be the respective liabilities of the Parties.

18. **RATIFICATION**



Kamini Kaush
08/10/2021
Sri-Sri

The Owner state, declares and confirms that all acts and deeds done, executed and performed by the Developer in pursuance hereof or in pursuance of the formal development agreement to be executed by the parties hereto, in connection with the development of the housing project shall be binding at all times hereafter on the Owner and the owner covenants to ratify the same as and when called upon to do so.

19. **INDEMNIFICATION**

The parties hereto shall indemnify and/or keep each other saved, harmless and indemnified against all losses, claims demands costs, damages proceedings, charges and expenses which any of the parties hereto may suffer in respect of any acts, deeds, matters or thing done or any omission made by the other party and/or anything arising in connection therewith.

20. **AMENDMENTS**

The contents of the Agreement may be altered, modified or amended with mutual consent of the Parties to this Agreement, if deemed necessary for the purposes of interest and benefit of the Project.

21. **ASSIGNMENT**

No part of this Agreement can be assigned by the Developer to any other Developer without obtaining the prior permission of the Owner. The Developer, prior to creation of any assignment shall request the Owner for creation of assignment, which shall not be unreasonably withheld.

However, the Developer shall be at liberty to engage contractors, technicians and other agencies in aid of construction of the Project at the Schedule Premises.

Kamini (Saheb)
06/10/2021
Smt Singh.

22. **MATERIAL TO BE USED**

That the **DEVELOPER/BUILDER** clearly mention here in writing in this agreement that the material to be used in the project shall be of good quality standard materials.

23. **ARBITRATION**

Any disputes and differences that may arise between the parties hereto relating to or in connection with the matter of this agreement or between the parties or their representatives shall be referred for adjudication with a sole arbitrator to be appointed in joint consultation of the Parties. The Arbitrator shall have summary powers. The proceedings of the arbitration shall be guided by the provisions of Arbitration & Conciliation Act, 1996.

The Governing Laws for the arbitration shall be laws applicable in the State of Jharkhand, India.

24. **JURISDICTION**

Courts at Jamshedpur, East Singhbhum only shall have the exclusive jurisdiction to try and hear any and all disputes concerned with arbitration or any other dispute, which may have occurred between the Parties.

25. That as per the Jharkhand Apartment (Flat) Ownership Act, 2011 under section 5, both the party Owners and the developers are competent to execute and entered into agreement for sale / sale deed of their respective share.

Schedule 'A'
[Schedule Premises]

Kamini Kaur

Smt. Smt.
08/0/2021

District East Singhbhum, District Sub Registry office at Jamshedpur, **MOUZA HURLUNG**, P.S Birsanagar, Thana No. 1201,

Khata no.	Plot no.	Area	Boundary
15	1241	3 Dec.	N : Motiarh
			S : Motiarh
			E : Motiarh
			W : Motiarh
15	1242	19 Dec.	N : Motiarh
			S : Motiarh
			E : Plot no. 1182
			W : Plot no. 1243
329	1184	11 Dec.	N : Plot no. 1183
			S : Plot no. 1185
			E : Plot no. 1234
			W : Plot no. 1186 and 1188 (P)
	TOTAL	33 DECIMALS	

Schedule 'B'

[Owners' Allocation]

The Developer shall hand over 10% of constructed area comprising of Flats, Units and parking spaces along with share of undivided proportionate share in the land, over Schedule 'A' premises including all its advantages, privileges, amenities and services.

Schedule 'C'

[Developer's Allocation]

Save and except the Owner's allocation, as stated herein above in Schedule 'B', the remaining 90% of all the constructed area i.e. all the remaining flats, parking's, units etc., undivided proportionate share in the land over the

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Sri-Sri -
Kamini Singh

Schedule 'A' premises including all its advantages, privileges, amenities and services.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and the year first hereinabove written.







WITNESS

1. Miranjan Kr Singh S/O Late Rajendra Prasad
Muz 55R
2. Charanjit Singh, s/o Kamini Singh, R/o.
H.No. 153, Koshnapur, rd. no. 1 Chitra
Ranchi,

Certified that the finger prints of left hand of each person whose photograph has been affixed in this document has been obtained by me or before me.

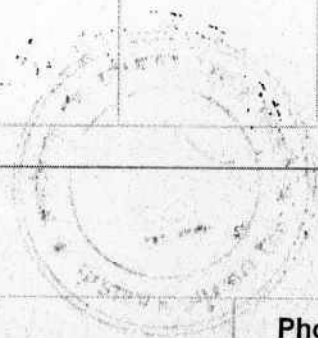
Hari Singh
ADVOCATE






Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	AASTHA PROMOTERS AND DEVELOPERS PVT LTD REP BY KAMINI KAUSHAL Address1 - OFFICE AT 2ND FLOOR AASTHA TRADE CENTER Q ROAD BISTUPUR JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Kamini Kaushal Address:- H. No.- 16, , Road No.- 09, C. H. Area, Bistupur, JAMSHEDPUR, Kalimali, , East Singhbhum, 831001, , Jharkhand, India		EXECUTANTS Age:54			
2	RUKMANI PROPERTY PROJECT PVT LTD REP BY SUNDER SINGH Address1 - OFFICE AT 2ND FLOOR AASTHA TRADE CENTER Q ROAD BISTUPUR JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Sunder Singh Address:- H NO-16, , C H AREA, ROAD NO-9, BISTUPUR, JAMSHEDPUR, Kalimali, , East Singhbhum, 831001, , Jharkhand, India		CLAIMANT Age:27			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
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Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	NIRANJAN KR SINGH S/o-D/o LATE R P SINGH Address1 - BAIKUTHNAGAR MANGO JAMSHEDPUR, 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	CHARANJEET SINGH Address1 - H NO 153 KRISHNAPURI RD NO 1 CHUTTA RANCHI, Address2 - , , , Jharkhand			


Signature of Operator



Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**AASTHA PROMOTERS AND DEVELOPERS PVT LTD REP BY KAMINI KAUSHAL**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**NIRANJAN KR SINGH**) Son/Daughter/Wife of (**LATE R P SINGH**) resident of (**BAIKUTHNAGAR MANGO JAMSHEDPUR**) and by occupation (**Business**).


Signature of Registering Officer

Date:- 06-Oct-2021


Seal and Signature of Registering Officer



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 6, 2021

पंजी II प्रति

भाग वर्तमान	51	पृष्ठ संख्या	3										
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम	अंचल का नाम	जमशेदपुर	हलका का नाम	हल्का-5	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	हरलुंग	होलिग संख्या	14/ABC	तौजी संख्या		थाना नम्बर	1201	खाता का प्रकार	रैयती				
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार										
14	1187	0 ऐ 6 डि 0 हे	नामान्तरण मुकदमा संख्या 1456/2011 - 2012										
15	1188	0 ऐ 35.85 डि 0 हे	लगान	सेस									
15	1189	0 ऐ 4 डि 0 हे	130	0									
15	1241	0 ऐ 3 डि 0 हे											
15	1242	0 ऐ 19 डि 0 हे											
	कुल परिमाण	0 ऐ 67.85 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल

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

Mutation Cases Not Found !!

List Of Case Status Details

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

नक्शा देखें



Kamini Kaushal

Ent Entp -



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 6, 2021

पंजी II प्रति

भाग वर्तमान	51	पृष्ठ संख्या	38											
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	थालभूम	अंचल का नाम	जमशेदपुर	हलका का नाम	हल्का-5	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	हरलुंग	होल्डिंग संख्या	329	तौजी संख्या		थाना नम्बर	1201	खाता का प्रकार	रैयती					
Aastha Promoters & Developers Pvt. Ltd., निदेशक- Kaushal Kumar Singh, S/o Late P. N. Singh, जाति- संस्था														
खाता नम्बर	प्लोट संख्या	रकबा			परिवर्तन के लिए प्राधिकार						लगान	सेस		
329	1184	0 ऐ 11 डि 0 हे			नामान्तरण मुकदमा संख्या 1906/2017 - 2018						44	0		
कुल परिमाण		0 ऐ 11 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	
2021-09-30 12:21:03	0194951822	2017-2018	2021-2022	176	44	44	11	88	22	88	22	35.2	8.8	

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

Mutation Cases Not Found !!

List Of Case Status Details

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

नक्शा देखें



BACK

Kamini Kaushal

Ent. Singh





झारखण्ड सरकार

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

जमीनदार नाम				रैयत का नाम, अभिभावक का नाम, रिश्ता						
झारखण्ड सरकार				उग्रसेन गौड़, पिता-गुरुचरण गौड़ एक अंश, जाति-गौड़, निवासी-मोहड़दा						
जिला का नाम	पूर्वी सिंहभूम	अंचल का नाम	जमशेदपुर	हलका का नाम	हल्का-5	मौजा का नाम	हूरलुंग	खाता का प्रकार	रैयती	
खेवट नम्बर	खाता नम्बर 15		थाना का नाम	घाटशिला	थाना नम्बर	1201				
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)
	1188	निज निज	दौन-02 7	0 (एकड़) 39 (डिसमील) (1)			2	0	70	1- कायमी
	1242	निज निज	दौन-02 1	0 (एकड़) 19 (डिसमील) (1)			2	0	70	1- कायमी
	1173	अज्ञात अज्ञात	मोटी आड़ 0	0 (एकड़) 20 (डिसमील) (1)			2	0	70	1- कायमी
	1174	निज निज	दौन-02 8	0 (एकड़) 34 (डिसमील) (1)			2	0	70	1- कायमी
	1177	निज निज	दौन-02 1	0 (एकड़) 9 (डिसमील) (1)			2	0	70	1- कायमी
15	1178	अज्ञात अज्ञात	मोटी आड़ 0	0 (एकड़) 4 (डिसमील) (1)			2	0	70	1- कायमी
	1181	निज निज	दौन-02 1	0 (एकड़) 30 (डिसमील) (1)			2	0	70	1- कायमी
	1182	अज्ञात अज्ञात	मोटी आड़ 0	0 (एकड़) 25 (डिसमील) (1)			2	0	70	1- कायमी
	1189	अज्ञात अज्ञात	मोटी आड़ 0	0 (एकड़) 4 (डिसमील) (1)			2	0	70	1- कायमी
	1241	अज्ञात अज्ञात	मोटी आड़ 0	0 (एकड़) 3 (डिसमील) (1)			2	0	70	1- कायमी
खाता मे कुल प्लोट संख्या	10	खाता का कुल मिजान	2 (एकड़) 20 (डिसमील) (1)	खाता का कुल			2	0	70	

यह एक कंप्यूटर जनित प्रति है

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।

10/6/2021

1:32:03 PM

Say Say

Kamini Kaushal



झारखण्ड सरकार

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

जमीनदार नाम		रैयत का नाम, अभिभावक का नाम, रिश्ता								
झारखण्ड सरकार		समल लोहार, पिता-सोखा लोहार एक अंश, जाति-लोहार, निवासी- निजग्राम								
खेवट नम्बर	खाता नम्बर	329	थाना का नाम	घाटशिला	थाना नम्बर	1201	खाता का रैयती प्रकार			
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)
	1141	बिहार सरकार निज	गोड़ा-02 1	0 (एकड़) 11 (डिसमील) (1)			3	0	51	1- कायमी
	1142	अज्ञात अज्ञात	मकान 3	0 (एकड़) 7 (डिसमील) (1)			3	0	51	1- कायमी
	1184	बिहार सरकार निज	दौन-03 3	0 (एकड़) 0 (डिसमील) (1)			3	0	51	1- कायमी
	1263	बिहार सरकार बिहार सरकार	दौन-03 3	0 (एकड़) 7 (डिसमील) (1)			3	0	51	1- कायमी
	1264	बिहार सरकार बिहार सरकार	दौन-03 4	0 (एकड़) 7 (डिसमील) (1)			3	0	51	1- कायमी
329	1271	बलराम शिव	गोड़ा-02 1	0 (एकड़) 45 (डिसमील) (1)			3	0	51	1- कायमी
	1285	निज बिहार सरकार	दौन-03 2	0 (एकड़) 25 (डिसमील) (1)			3	0	51	1- कायमी
	1233	समव बिहार सरकार	दौन-02 4	0 (एकड़) 0 (डिसमील) (1)			3	0	51	1- कायमी
	1235	वोजो बिहार सरकार	दौन-02 2	0 (एकड़) 0 (डिसमील) (1)			3	0	51	1- कायमी
	1243	बिहार सरकार मोटीआर	दौन-02 1	0 (एकड़) 84 (डिसमील) (1)			3	0	51	1- कायमी
	1261	अज्ञात अज्ञात	मोटी आड़ 0	0 (एकड़) 0 (डिसमील) (1)			3	0	51	1- कायमी
	1262	बिहार सरकार मोटीआर	दौन-03 1	0 (एकड़) 50 (डिसमील) (1)			3	0	51	1- कायमी
खाता मे कुल प्लोट संख्या 12		खाता का कुल मिजान		2 (एकड़) 94 (डिसमील) (1)		खाता का कुल		3 0 51		

यह एक कंप्यूटर जनित प्रति है

10/6/2021 1:31:40 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।

Signature

Kumar, Kanchan



Pre Registration Docket

Date :- 06-10-2021 01:16 pm

Office Name :- District SRO - Jamshedpur
Token No:- 20210000104942

Appoinment :- 06-Oct-2021 Time:- 13:10

Article	Development Agreement
Pre Registration Date	29-Sep-2021
No. Of Pages	74
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 3,18,117.

Property Id: **599531**

Valuation No. : 809625 / 2021	:- 2021-2022	User Id : 96	Date : 06-October-2021 13:59:PM
State : Jharkhand	District : EastSinghbhum		Tahsil : Jamshedpur
Land Type : Census	Corporation :		Village/City : Hurlung
Hurlung Urban(ct) - Other Road			
Khata Number - 15 329			
Plot Number - 1241 1242 1184			
Volume Number - 51,51			
Page Number - 3, 38			
Valuation Rule : Commercial land			
Property Details			
1	Land area	33 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 33 x 380472=12555576	₹1,25,55,576/-
A	Total		₹1,25,55,576/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹1,25,55,600/-
Total Amount in Words : One Crore Twenty Five Lakhs Fifty Five Thousands Six Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: MOTIARH, PLOT NO-1182, 1234, West: MOTIARH, PLOT NO-, 1243,1186, 1188(P), South: MOTIARH, MOTIARH, PLOT NO-1185, North: MOTIARH, MOTIARH, PLOT NO-1183
Area	Land area : 33.00 Decimal

Other Description of the Property	Address - HURLUNG
Government/Market Value	12555576
Transaction Amount	-

CLAIMANT	-Ms. RUKMANI PROPERTY PROJECT PVT LTD REP BY SUNDER SINGH, Address - OFFICE AT 2ND FLOOR AASTHA TRADE CENTER Q ROAD BISTUPUR JAMSHEDPUR- ,Father/Husband Name K K SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****0754
EXECUTANTS	-Ms. AASTHA PROMOTERS AND DEVELOPERS PVT LTD REP BY KAMINI KAUSHAL, Address - OFFICE AT 2ND FLOOR AASTHA TRADE CENTER Q ROAD BISTUPUR JAMSHEDPUR- ,Father/Husband Name K K SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****8337

Witness Information	Mr. CHARANJEET SINGH , Address - H NO 153 KRISHNAPURI RD NO 1 CHUTIA RANCHI-, Father/Husband Name-KARNAIL SINGH
---------------------	--

Identifier Details	Mr. NIRANJAN KR SINGH , Address - BAIKUTHNAGAR MANGO JAMSHEDPUR-, Father/Husband Name-LATE R P SINGH
--------------------	---

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	2,220
Total		2,220
Fee Rule:Development Agreement		
1	A1	3,13,890
2	E	2,000
3	LL	5
4	PR	2
Total		3,15,897

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.

Hallway

Sgt. Symb

Kamini Kauehl

Deed Writer / Advocate

Vendee / Claimant

Vendor / Executant



Token No.: 20210000104942

CERTIFICATE

Office of the District SRO - Jamshedpur

This **Development Agreement** was presented before the registering officer on date **06-Oct-2021** by **AASTHA PROMOTERS AND DEVELOPERS PVT LTD REP BY KAMINI KAUSHAL, S/O, D/O, W/O K K SINGH** resident of OFFICE AT 2ND FLOOR AASTHA TRADE CENTER Q ROAD BISTUPUR JAMSHEDPUR , . This deed was registered as Document No:- **2021/JSR/4785/BK1/4437** in Book No :- **BK1**, Volume No :- 878 from Page No :- 319 to 466 at, office of **District SRO - Jamshedpur**

Date:- **06-Oct-2021**


Registering Officer