



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 0d5c547714f513eea6a8

Receipt Date : 04-Jan-2024 07:19:52 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300115330

Office Name : District SRO - Jamshedpur

Document Type : Development Agreement

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

GRN Number : 2400041077



--: For Office Use :-

Accepted
Over



2024/JSR/A1/BK1/36

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।

Bedheswar Gope Ramchandra Gope

LP of Vishaka



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : b41ab2a20f6ca7c9c8a3

Receipt Date : 06-Jan-2024 01:48:33 pm

Receipt Amount : 37800/-

Amount In Words : Thirty Seven Thousands Eight Hundred Rupees Only

Token Number : 202300115330

Office Name : District SRO - Jamshedpur

Document Type : Development Agreement

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

GRN Number : 2400073710



-: For Office Use :-



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।

Development Agreement
11,94,30,900/-

rs,
Birsanagar

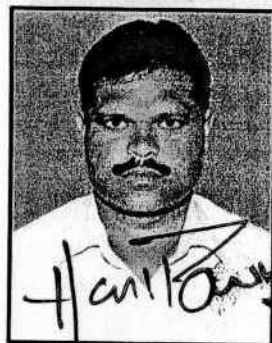
52
100/-
37800/-
37,900/-



Badhegur Gope
05/01/2024



Ramchandra Gope
05/01/2024



विषय: 1. श्री. रामचंद्र गोकुल गोकुल-अधिकाधिकार
(विषय: रामचंद्र गोकुल गोकुल श्री. रामचंद्र
1 या 100 प्रतिशत... के अधिकार
यथावत् स्वतंत्र-निर्देश (या स्वतंत्र-निर्देश
से विमुख से स्वतंत्र-निर्देश अर्थात् नहीं)।

खाता नम्बर 44.....
प्लॉट नम्बर 946, 947.....
देय प्रतिशक्ति सूची में दर्ज नहीं है।

Pharmaceuticals
निर्माण-संस्थापक
05/01/2024

[Signature]
21114

05/01/2024

DEVELOPMENT AGREEMENT

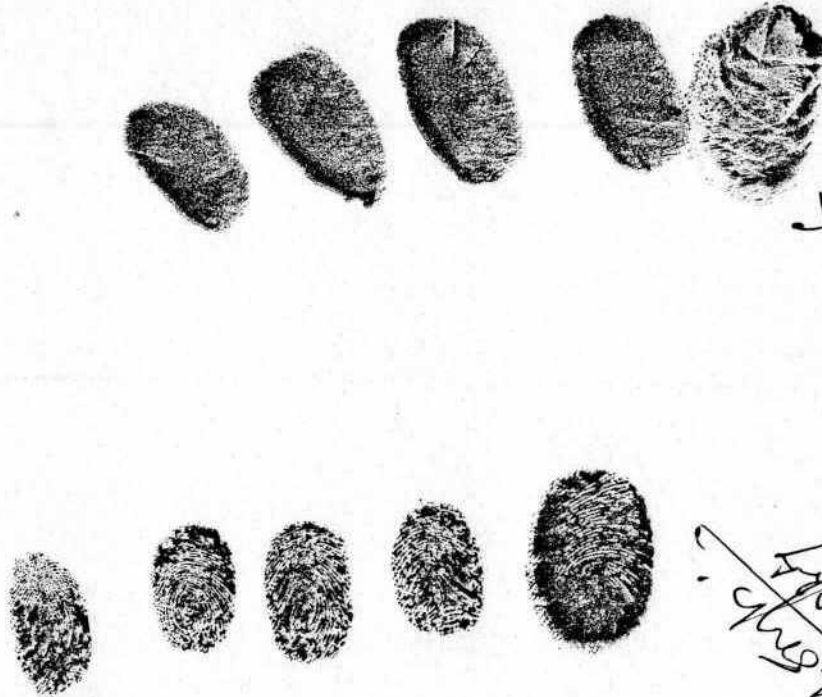
This DEVELOPMENT AGREEMENT is made and executed on this
29,85,773=00 5th day of January 2024, at Jamshedpur

2000=00
1 2



118 of Nishal
05/01/2024

[Signature]
दस्तावेज जारी



LT2 of Vishaka

Handwritten signature and date: 05/01/2024

BETWEEN

1) **BUDHESHWAR GOPE**, son of late Ranga Gour @ Ranga Gope, by occupation Service (UID : xxxx xxxx 8598 & PAN- AQWPG0224E), 2) **RAMCHANDRA GOPE**, son of late Ranga Gour @ Ranga Gope, by occupation business (UID : xxxx xxxx 0951 & PAN- AQWPG0223D) and 3) **VISHAKA**, wife of Late Ranga Gour @ Ranga Gope, by occupation housewife (UID : xxxx xxxx 9411 & PAN- ADKPV8222E), all above named are by faith Hindu, by category General, Indian Nationals, residents of Moharda Basti, P.O. Luabasa, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum, hereinafter together referred to as the 'LAND OWNERS' (which expression shall, unless it be repugnant to the context or meaning thereon be deemed to include their heirs, successors, executors, administrators and assigns), being the Parties of the One Part.

Handwritten signature and date: Budheswar Gope, Ram chandra Gope, 05/01/2024

Budheswar Gope
Ramchandra Gope



AND

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05/01/2014

M/S RUKMANI PROPERTY PROJECT PRIVATE LIMITED, a company incorporated under the Company Act having CIN - U45100JH2011PTC014682 and having its registered office at 2nd floor, Aastha Trade Centre, 'Q' Road, Bistupur, Jamshedpur, District Singhbhum East, within the State of Jharkhand, (PAN-AAJCA2276J) represented herein by its Director **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 (**UID : xxxx xxxx 0754**), 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 its successors, heirs, executors, administrators and assigns), being the Parties of the another Part:

WHEREAS the LAND OWNERS are absolute owners under exclusive possession of the entire land measuring more or less 48 kattha i.e. 79 Decimals, mentioned in Plot No.-946 (Area of Land-0.12.10 Hectare) & Plot No.- 947 (Area of Land-0.20.00 Hectare) of Khata No.-44 situated in Ward No.-17 of Jamshedpur Notified Area Committee, District East Singhbhum, as per the recent Record of Rights published in the year 1996. During the survey settlement of 1937, the entire land aforesaid was

Budheshwar Gope
Ramchandra Gope



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recorded under Old Khata No. 23, Old Plot No. 4698, situated in Mouza Moharda, Thana no. 1200 (Ghatsila), District Singhbhum in the name of Ranga Gour @ Ranga Gope, son of late Udhav Gour @ Urdhab Gope and he remained in peaceful possession over the same without any interruption from any corner after paying rent to the landlord, the State, through the C.O. Jamshedpur, and by obtaining rent receipts in his own name. This land is described in detail in the **SCHEDULE-A** given at the foot of this agreement and herein after shall be referred to as **Scheduled Land**.

AND WHEREAS aforesaid Ranga Gour @ Ranga Gope, son of late Udhav Gour @ Urdhab Gope died leaving behind his two sons namely 1) Budheshwar Gope & 2) Ramchandra Gope and his wife Vishaka, as his legal heirs and successors, who inherited the scheduled land and came in joint possession over the same as joint owners thereof each having equal one third undivided share therein, without any interference from any corner.

AND WHEREAS while in possession the Land Owners got the scheduled land mutated in their names by succession mutation, vide order dated 12.01.2021 passed in Mutation Case No. 1312/R27/ 2020-2021 by the Circle Officer, Jamshedpur, and they are in exclusive possession over the scheduled land exercising all acts of ownership thereto without any interruption or objection or impediment by and from any corner.

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Rameshwar Gope



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AND WHEREAS the Land Owners intend to develop the scheduled land and construct multistoreyed building thereon by taking help of an experienced Builder (Developer). The Builder (Developer) above named also intends to develop the scheduled land and construct multistoreyed building thereon using its expertise as it is working on a multistoreyed building construction project on the adjacent lands and requires more land for completion of its project. Hence, both the parties sat together several times and after several mutual discussions, both the parties agreed to work together for their common objectives on certain terms and conditions, hence this agreement is being executed.

NOW this agreement witnesseth the terms and conditions as follows:-

1. CONSIDERATION & ALLOCATION PATTERN-

- a. Both parties above named agree to work together on the basis of sharing of constructed area in the ratio of around 40:60 respectively without any cost investment by the Land Owners for development work. In other words, the Builder (Developer) shall invest the entire amount of cost in developing the scheduled land and in construction of the multistoreyed building thereon and thereafter Builder (Developer) shall hand over around 40% of the constructed area (around 34814.52 square feet of super built up area) to the Land Owners and around 60% of the constructed area shall be with Builder (Developer).

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Ramchandra Gope



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- b. LAND OWNERS' & BUILDER'S SHARE - The Builder (Developer) shall construct the multistoreyed building on the scheduled land of the Land Owners entirely at its own cost and in lieu thereof the Builder (Developer) shall be entitled to take around sixty percent of the constructed area comprising of flats and parking spaces and the Land Owners shall take around forty percent of the constructed area comprising of Flats and Parking spaces. The Land Owner's Allocation of constructed area is described in detail in **SCHEDULE-B** and the Builder's (Developer's) Allocation of constructed area is described in detail in **SCHEDULE-C** at the foot of this agreement.
- c. The Builder shall pay a total sum of Rs. 50,000/- per month to the Land Owners from the date of execution of this Development Agreement till the date of handover of the proposed flats allocated in the Land Owner's share described in **SCHEDULE-B**. The Builder agrees to deposit Rs. 25,000/- per month in the Account No.- 20167404460, IFSC Code- MAHB0001241, Bank of Maharashtra, Bistupur Branch, Jamshedpur maintained by Budheshwar Gope and Rs. 25,000/- per month in the Account No.- 20167411296, IFSC Code-MAHB0001241, Bank of Maharashtra, Bistupur Branch, Jamshedpur maintained by Ramchandra Gope.
- 2. COMMENCEMENT**-This Agreement is effective from today i.e. from the date of its execution and subsequent registration before the District Sub Registrar, Jamshedpur.
- 3. DELIVERY OF POSSESSION-**

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- a. The Land Owners hereby handover exclusive possession of the Scheduled land to the Builder for development of the Scheduled land and construction of multistoreyed building thereon. Henceforth, the Builder shall have exclusive right to develop and construct the multistoreyed residential building thereon and perform entire documentation process connected thereto in accordance with the law.
- b. 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.
- c. All costs, charges and expenses in respect of the above shall be borne and paid by the Developer alone.
- d. Henceforth, the Land Owners are prevented, restrained and estopped to deal and/or negotiate with any other person with regard to development of the scheduled land.
- e. The Land Owners shall have right to inspect the entire documents related to the development of their land and shall have right to enter into the land for inspection of development work.

4. DEVELOPMENT PLANS & APPROVALS

- a. The Developer shall be authorized to present plans for structure, electric, sewerage or any other necessary and connected work and obtain due approvals or consents from the appropriate agencies on behalf of the Land Owners as Attorney of Land Owners through registered Power of Attorney in accordance with

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the prevailing law. The Land Owners shall extend all co-operations during such process and failure to co-operate, when required by the Developer, shall be deemed to be material breach of mandatory obligations of the Land Owners.

- b. The said plans shall be prepared by the Architects/ Engineers of the Developer and at the costs of the Developer which shall forthwith be submitted by the Developer on behalf of the Land Owners 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. However, after initial approval of the architecture plan, no modifications, alterations or changes in the approved architecture plan shall be permitted unless submitted by the Developer to appropriate agency certifying and approving the modified architecture plans.

5. GENERAL POWER OF ATTORNEY

Immediately after execution of this agreement and on same day the Land Owners 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 over the entire scheduled land and also for negotiations and entering into agreements with prospective Purchasers of the constructed Project under Developer's Allocation. Failure of the Land Owners to execute the General Power of Attorney as aforesaid shall make the Agreement terminable at the instance of the Developer, and in such

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eventuality, the Developer shall be entitled to receive from the Land Owners all moneys, costs and expenses incurred by it in connection with this Agreement. The Land Owners undertake not to revoke the said General Power of Attorney till any violation of the terms and conditions set out herein or of law of land by the Builder.

6. TITLE DECLARATION AND INDEMNITY- The Land Owners represent that they are bonafide owners of the Scheduled land and there is no risk, defect or encumbrance or pending litigation in relation to the title of the Scheduled Land. The Land Owners further assure that, if in future, there are claims on the title of the Scheduled Land on account of any lien, charge, mortgage, encumbrance, litigation affecting or prejudicing the title, the Land Owners shall be entitled to refund all costs incurred in the construction of the building thereon and also the costs and expenses towards obtaining requisite consents and approvals.

7. TIME OF COMPLETION OF PROJECT :

That the parties agree that time is the essence of this Agreement and the Developer shall strive to complete the entire Project within 4 (Four) years from the date of execution of this agreement failing which the Developer shall pay to the Land Owners the rent for the Land Owners' allocated flats to the tune of Rs. 20,000/- per month for each 3BHK flat and Rs. 15,000/- per month for each 2BHK flat. In other words, the Builder shall pay a total sum of Rs. 4,55,000/- (16 Nos. of 3BHK flats x Rs. 20,000/- + 9 Nos. of 2BHK flats x Rs. 15,000/-) per month till the delivery of flats to the Land Owners if it fails to handover the

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Ram Chandra Gope



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Land Owners' allocated portion to them within a period of four years from the date of execution of this agreement.

8. TIME TO HANDOVER THE SHARE TO LANDLORD/ OWNER :

That the Developer agrees to handover the Land Owners' allocated share described in Schedule-B to the respective Land Owners upon the completion of the entire project within time as stated in Para No.-7.

9. 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, action by the Government restraining or affecting construction work and/ or any unforeseen incident, beyond the control of human being. The Party 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 within a time period of one week in writing.

10. The Developer as well as the Land Owners shall be entitled to sell and dispose of their respective allotted shares in the proposed multistoreyed building described in the respective Schedules to this Agreement along with common advantages, privileges, utility services, amenities etc. to the various buyers at their own discretion to which none of the parties shall have any objection.

11. That the name of the project to be constructed on the Schedule-A land hereunder written shall be "**ATC Majestic**".

12. That the Developer hereby declares and covenants:

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- a. That the Developer shall be entitled to enter into agreements with various agencies in connection with the construction of proposed building.
 - b. That the Developer shall be entitled to enter into agreements for sale with intending buyers and to receive considerations relating to various such agreements for constructed areas forming Developer's Allocation. Likewise the Land Owners shall be entitled to enter into agreements for sale with intending buyers and be entitled to receive considerations with respect to the flats allocated in their portion.
 - 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 the said building shall be fully borne by the Developer only. The Builder shall bear any additional cost incurred for taking electricity or water connection from JUSCO for the project and he would not claim any such charges from the Land Owners for Schedule-B property.
 - d. Developer shall be fully responsible for any casualty during the construction of the proposed building on the Scheduled Premises.
- 13.** It is also mutually agreed that this agreement is being entered to create irrevocable obligations of both the parties and both the

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Ram Chandra Gope


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parties shall not be entitled in any manner to rescind or cancel this agreement or any of its provisions till the violation of any terms or conditions of this agreement or of law of the land. In case of intentional violations of the terms of this agreement by one party, another party shall be entitled to recover damages as per law.

14. That, both the parties agree that the Developer shall be at liberty to carry out newspaper publication, social media platform and other legal platforms to advertise the Project for the purposes of awareness to the intending purchasers.
15. That 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 obtaining any further consent of the Land Owners, provided however that the Developer shall not attach any liability to the Land Owners on account of its borrowings in any manner whatsoever.

16. TAXES AND OUTGOINGS

The Land Owners shall pay and discharge all assessments, outgoing, taxes, etc. payable in respect of the Scheduled Premises up to the date of the possession of the said scheduled property. Thereafter, the same shall be paid and borne by the Developer alone at the existing rates. Any revision in the outgoing, assessment, taxes with respect to the Scheduled land

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Ram Chandra Gope



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05/01/2024

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. The Parties agree that any manner of indirect taxes arising out from this Agreement shall be the responsibility of the Developer to discharge. All incidents of direct or personal taxes including GST, shall be the respective liabilities of the Parties.

17. RATIFICATION

The Land Owners undertake that all acts and deeds done, executed and performed by the Developer as per law in pursuance hereof in connection with the development of the housing project shall be binding at all times hereafter on the Land Owners and they covenant to ratify the same as and when called upon to do so.

18. INDEMNIFICATION

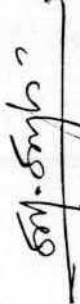
The parties hereto shall indemnify and/or keep each other saved, harmless and indemnified against all losses, claims, demands, costs, damages, proceedings, charges and expenses which any of the parties hereto may suffer in respect of any acts, deeds, matters or thing done or any omission made by the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

19. AMENDMENTS

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

Budheshwar Gopa
Ramchandra Gopa


L. T. Singh


03/01/2024

20. ASSIGNMENT

No part of this Agreement can be assigned by the Developer to any other Developer without obtaining the prior written permission of the Land Owners. The Developer, prior to creation of any assignment shall request the Land Owners in writing 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 Scheduled Premises.

21. CONSTRUCTION MATERIALS TO BE USED

That the materials used in the construction by the Developer is mentioned in a separate Sheet as SPECIFICATION Annexed with this agreement and any change in the construction materials shall be with written consent of the Land Owners.

22. ARBITRATION

Any dispute or difference that may arise between the parties hereto relating to or in connection with the matter of this agreement shall be referred for adjudication with a sole arbitrator to be appointed by the Hon'ble High Court under the provisions of the Arbitration & Conciliation Act, 1996.

23. JURISDICTION

The Courts at Jamshedpur, East Singhbhum, only shall have the exclusive jurisdiction to try and hear any and all disputes concerned and arbitration proceeding shall also take place in Jamshedpur in case of any dispute.

Budheswar Gopee
Ram Chandra Gopee



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8/1/2024
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SCHEDULE 'A'

[Schedule Premises]

All that piece and parcel of land measuring more or less 48 kattha mentioned in New Plot No.-946 (Area of Land-0.12.10 Hectare) & New Plot No.- 947 (Area of Land-0.20.00 Hectare) of New Khata No.-44 carved out from Old Plot No.- 4698, Old Khata No.-23 situated in Mouza Moharda, Halka No. 8, Thana no. 1200 in Ward No.-17 of Jamshedpur Notified Area Committee, District East Singhbhum, as per the recent Record of Rights published in the year 1996 in P.S. Birsanagar, Block and Town Jamshedpur, District Sub Registry Office at Jamshedpur, District East Singhbhum, State of Jharkhand

Bounded as follows:

- North : Plot no. 949;
South : Plot nos. 945 and 954;
East : Plot nos. 902, 945 and 949;
West : Plot nos. 952 and 954.

SCHEDULE 'B'

[Land Owner's Allocation]

The Developer shall hand over around 40% of constructed area comprising of Flats and parking spaces along with undivided proportionate share in the land, over Schedule 'A' Land including all its advantages, privileges, amenities and services. The details of the proposed front facing flats to be given to the Land Owners are as follows:-

Budheswar Gope
Ramchandra Gope



Lt. Vishakha

5/11/2024
05/11/2024

Proposed Flats allocated to the Land Owners in Schedule-A Land				
Serial Number	Proposed Flat Number	Floor	Type	Super built up area (in Square Feet)
1	2/6	2 nd	3BHK	1575.72
2	2/9	2nd	2BHK	1067.00
3	2/10	2nd	3BHK	1575.72
4	3/6	3rd	3BHK	1575.72
5	3/9	3rd	2BHK	1067.00
6	3/10	3rd	3BHK	1575.72
7	4/6	4th	3BHK	1575.72
8	4/9	4th	2BHK	1067.00
9	4/10	4th	3BHK	1575.72
10	5/6	5th	3BHK	1575.72
11	5/9	5th	2BHK	1067.00
12	5/10	5th	3BHK	1575.72
13	6/6	6th	3BHK	1575.72
14	6/9	6th	2BHK	1067.00
15	6/10	6th	3BHK	1575.72
16	7/6	7th	3BHK	1575.72
17	7/9	7th	2BHK	1067.00
18	7/10	7th	3BHK	1575.72
19	8/6	8th	3BHK	1575.72
20	8/9	8th	2BHK	1067.00
21	8/10	8th	3BHK	1575.72
22	9/6	9th	3BHK	1575.72
23	9/9	9th	2BHK	1067.00
24	9/10	9th	3BHK	1575.72
25	10/9	10th	2BHK	1067.00
Total				34814.52

All the flats aforesaid includes covered parking / underground parking for one car and one two wheeler.

SCHEDULE 'C'

[Developer's Allocation]

Save and except the Owner's allocation, as stated herein above in the Schedule 'B', the remaining around 60% of all the constructed area i.e. all the remaining flats, parking spaces along with undivided proportionate share in the land over the Schedule 'A' premises including all its advantages, privileges, amenities and services.

SPECIFICATION

ANNEXED AS SEPARATE SHEET

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

Balheswar Gope

Ramchandra Gope



LT & Nishaka

Signature / left thumb impression of the Land Lords

Signature of the Developer

Seal and signature of the Developer

Budheswar Gope
Ramchandra Gope

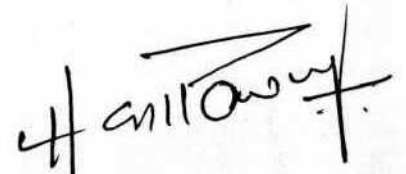

LTD of Prishaka

5/11/2018
05/11/2018

Witnesses

1. Kula moni Gope S/o. Radhakanta Gope. Add. Moharda Basti
2. Mirramjam K. Singh S/O Late Rajendra & P.D. Singh
Mungo J.S.R

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


ADVOCATE

Schedule "D"
Aastha Twin City Majestic

Bachheswar Gope
Ramesh Chandra Gope



SM - Singh -
05/01/2024

General Specification
Block - Flats

ARCHITECTURAL STYLE
<ul style="list-style-type: none"> The building shall have modern architectural elevation with beautiful colour scheme
FOUNDATION
<ul style="list-style-type: none"> RCC Foundation as per Structural Engineers recommendation
WALLS
<ul style="list-style-type: none"> External : 9" thick & Cement Paint finish (1 snow, 1 primer + 2 texture coatings) Internal : 4.5" & Putty finish
DOORS
<ul style="list-style-type: none"> Entrance Door – general polished on teak. Magic Eye on Entrance Door only Internal Doors – Masonite FRP Door Frame – Wooden Malaysian Sal; Bathroom – WPC Door fittings – Stainless Steel fittings of reputed brand. Handle & Godrej lock in front door & in Bathroom, rooms cylindrical lock (Yale/ Dorma).
WINDOWS
<ul style="list-style-type: none"> Two track PVC windows along with glass panes & 3 track aluminum window Balcony entrance PVC/ Aluminum window
FLOORS
<ul style="list-style-type: none"> Entrance Lobby – Marble slab (white) Floor Lobby – Marble slab (white) Stairs – Marble slab (white) Flat Interiors – Vitrified Tiles (size: 4x4 or 2x2) Kitchen – Anti-skid Ceramic tiles / Marble Toilet – Anti-skid Ceramic tiles (1x1) / Marble wall tiles (2x1) Balcony – Vitrified tiles / Marble
KITCHEN
<ul style="list-style-type: none"> M S angle in kitchen slab. Kitchen counter – Green Marble / Black Granite counter top / Quartz Sink - One Stainless Steel Sink (24" x 18") Taps - 2 nos. C.P. Taps Kitchen Dado –Ceramic glazed printed tiles dado 3' height above cooking platform and sink
TOILETS

Schedule "D"
Aastha Twin City Majestic

Budheswar GOF
Ramesh Chandra GIRE



General Specification
Block - Flats

for - 500
05/01/2014

- White sanitary ware of reputed brand.
- Attached toilet will have geyser point with diverter, wall mixer
- Western Commode in all toilets with concealed cistern.
- Chrome plated fittings of reputed brand.
- Walls - Glazed Printed Ceramic tiles up to 7 ft. height with 4" skirting
- One Shower Rose
- Two nos. Taps
- One Wash basin (18" X 12")

ELECTRICALS

- Concealed copper wiring with modular switches (Anchor / Havells / Schneider)
- 2 light points, 1 fan point and 1 no. 5 amp plug point in all rooms
- A.C. points in all rooms including drawing/living.
- Conduit points in every slab.
- T.V + telephone point in living room & Master bedroom.
- Kitchen - 1 light point, one 15 amp plug point, one 5 amp plug point, 1 exhaust fan/chimney point & 1 aqua guard point.
- Toilet - 1 light point, 1 exhaust fan point, 1 no. 5 amp plug point, 2 conduit point, ceiling light points.
- All toilet will have a geyser point
- 1 Calling Bell connection outside the main door with call bell
- 1 Change over & main switch boards of reputed make

ELEVATOR

- 4-10 passenger capacity & 2- 15 passenger capacity Elevator of Otis/Kone in each Block

OTHER FACILITIES

- 24 hours Strong Security Service
- Stand by Generator Service for common services and 500 watts emergency supply to each unit.
- Water supply by JUSCO (Chargeable)
- Power supply by JUSCO (Chargeable)
- Power supply by JUSCO (Chargeable)

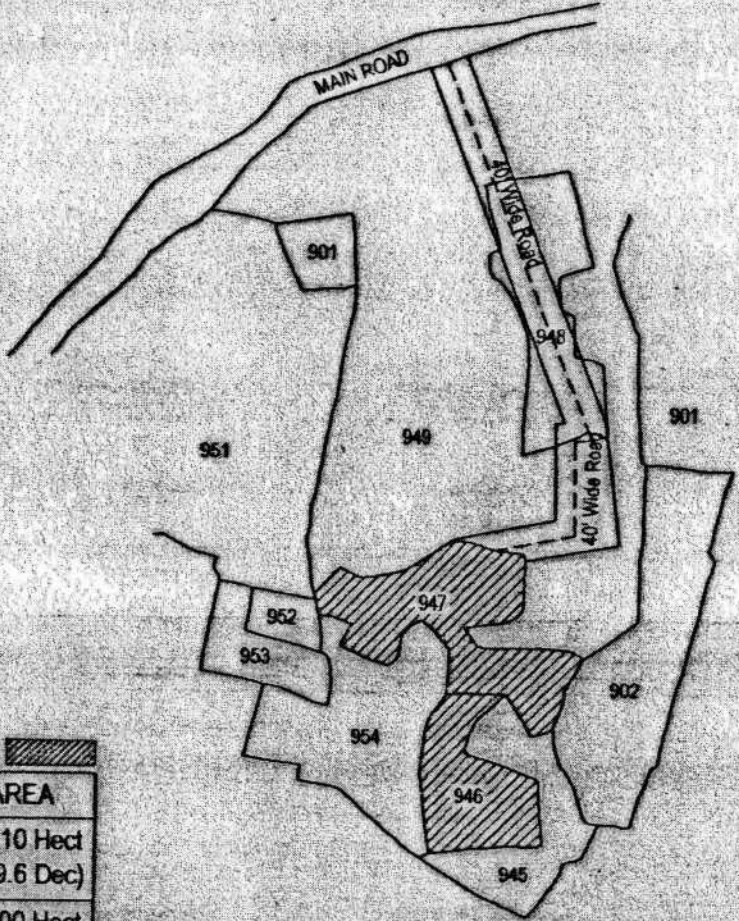
2nd floor, Aastha Trade Centre, Q Road, Bistupur, Jamshedpur-831001

Ph:- 0657-2321765,6576166,3246600 (O)

Website: <http://www.aasthapromoters.com> Email: aasthadeveloper@gmail.com

N

NAC JAMSHEDPUR
 WARD NO. - 17, SHEET NO. - 3
 REV. THANA - GHATSILA
 DIST. - SINGHBHUM
 SCALE - 1cm = 20 meter
 YEAR - 1970 - 71



AREA SHOWN IN

KHATA NO	PLOT NO	AREA
N - 44 O - 23	N - 946 O - 4698	0.12.10 Hect or (29.6 Dec)
N - 44 O - 23	N - 947 O - 4698	0.20.00 Hect or (49.4 Dec)
Total Area = 0.32.10 Hect or (79.0 Dec)		

NORTH - PLOT NO. 949 & 40' WIDE ROAD
 SOUTH - PLOT NO. 954 & 945
 EAST - PLOT NO. 949, 945 & 902
 WEST - PLOT NO. 952 & 954

Budheshwar Gope

Ramchandra Gope

2.5.1 of Nishaks



Gour Shankar Roy
 Amin
 Reg. No. - 4480/2014

Budheshwar Gope

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 599-600

Transaction Success! Please Note Your Transaction Id.

Name	RukmaniPropertyProjectPvtLtdRepBySunderSingh
Token No / Depositor ID	202300115330
Amount	18000
Transaction ID	15b0c3aa959a48fa85d2
GRN	2400073838
CIN	10002162024010609124
Time	2024-01-06 13:54:40

निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र० सं०	चेकलिस्ट का विषय	Yes	No
1.	खतियान की सत्यापित प्रति	✓	
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त—		
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी-II अथवा		
	(ii) भू-स्वामित्व प्रमाण पत्र अथवा		
	(iii) शुद्धि पत्र		
	(iv) अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		
2.	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।	✓	
3.	पंजी-II का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन		
4.	मुद्रांक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार सत्यापन	✓	
7.	PAN सत्यापन		
8.	होल्डिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)		

जाँच लिखिकी के हस्ताक्षर
तिथि सहित

निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित



Document Registration Summary 1

Date :-05-Jan-2024

- Government/Market Value: ₹119430900/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹100/-

Receipt : 956552

Receipt Date : 05-01-2024

Presenter Name: -

On Date 05-01-2024 Presented at District SRO -
Jamshedpur
Signature of Presenter


Budheswar Gope
District SRO - Jamshedpur

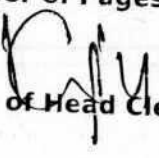
E	₹2000
PR	₹1
SP	₹1440
LL	₹3
A1	₹2985773
Stamp Duty	₹100

Total ₹2989317

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	RukmaniPropertyProjectPvtLtdRepBySunderSingh	• GRN Number : 2400041077 • DEPT Transaction Id : 0d5c547714f513eea6a8 • Transaction Type :	100
E	2000	2000	0	GRAS	RukmaniPropertyProjectPvtLtdRepBySunderSingh	• GRN Number : 2400058541 • DEPT Transaction Id : 17d1eebe43917a2892f6 • Transaction Type :	2000
PR	1	1	0	GRAS	RukmaniPropertyProjectPvtLtdRepBySunderSingh	• GRN Number : 2400058541 • DEPT Transaction Id : 17d1eebe43917a2892f6 • Transaction Type :	1
SP	1440	1440	0	GRAS	RukmaniPropertyProjectPvtLtdRepBySunderSingh	• GRN Number : 2400058541 • DEPT Transaction Id : 17d1eebe43917a2892f6 • Transaction Type :	1440
A1	2985773	2985773	0	GRAS	RukmaniPropertyProjectPvtLtdRepBySunderSingh	• GRN Number : 2400058541 • DEPT Transaction Id : 17d1eebe43917a2892f6 • Transaction Type :	2985773
LL	3	3	0	GRAS	RukmaniPropertyProjectPvtLtdRepBySunderSingh	• GRN Number : 2400058541 • DEPT Transaction Id : 17d1eebe43917a2892f6 • Transaction Type :	3
Sub Total	2989221	2989317	-96				

Article : Development Agreement Number of Pages : 96


Signature of Operator


Signature of Head Clerk


Signature of Registering Officer


OFFICE OF THE SUB REGISTRAR
Office Name :- District SRO - Jamshedpur
District Name :- EastSinghbhum
State Name :- Jharkhand
Deed Endorsement
Token No :- 202300115330

Deed Type	Development Agreement
Number of Pages	96
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1440, A1 :- Rs. 2985773, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.44748747/- ,Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Moharda Location :- Main Road, Moharda Property Boundaries :- East: PLOT NO.902, 945 AND 949, West: PLOT NO.952 AND 954, South: PLOT NO.945 AND 954, North: PLOT NO.949 AND 40 FT WIDE ROAD Khata Number - 44Plot Number - 946Page Number - 78Volume Number - 52SAF Number - SAF633917080221052745 Area Of Land :- 29.60 Decimal
Property No.	2
Valuation Details	Value :- Rs.74682031/- ,Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Moharda Location :- Main Road, Moharda Property Boundaries :- East: PLOT NO.902, 945 AND 949, West: PLOT NO.952 AND 954, South: PLOT NO.945 AND 954 , North: PLOT NO.949 AND 40 FT WIDE ROAD Khata Number - 44Plot Number - 947Volume Number - 52Page Number - 78SAF Number - SAF633917080221052745 Area Of Land :- 49.40 Decimal







Sh./Smt.**BUDHESHWAR GOPE** s/o/d/o/w/o **LATE RANGA GOUR ALIAS RANGA GOPE** has presented the document for registration in this office today dated :- **05-Jan-2024** Day :- **Friday** Time :- **17:55:33 PM**






BUDHESHWAR GOPE(Individual)




Party Name	Document Type	Document Number
BUDHESHWAR GOPE	PAN/UID	491182028598

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	RAMCHANDRA GOPE Address1 - MOHARDA BASTI PO- LUABASA PS BIRSANAGAR DIST-EAST SINGHBHUM, Address2 - MOHARDA , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Ram Chandra Gope Address:- , , MOHARDA BASTI, , JAMSHEDPUR, , Purbi Singhbhum, 831008, , Jharkhand, India		EXECUTANTS Age:45			<i>Ram Chandra Gope</i>

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	VISHAKA Address1 - MOHARDA BASTI PO- LUABASA PS BIRSANAGAR DIST-EAST SINGHBHUM, Address2 - MOHARDA , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Vishaka Address:- , , Moharda Basti, PO-Lohabasa, Luyabasa, , Purbi Singhbhum, 831008, Luabasa, Jharkhand, India		EXECUTANTS Age:74			 <i>VISHAKA</i>
3	BUDHESHWAR GOPE Address1 - MOHARDA BASTI PO- LUABASA PS BIRSANAGAR DIST-EAST SINGHBHUM, Address2 - MOHARDA , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Budheswar Gope Address:- , , Moharda Basti, PO-Lohabasa, Luyabasa, , Purbi Singhbhum, 831008, Luabasa, Jharkhand, India		EXECUTANTS Age:53			 <i>Budheswar Gope</i>

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
4	RUKMANI PROPERTY PROJECT PVT LTD REP BY SUNDER SINGH Address1 - OFFICE AT 2ND FLOOR AASTHA TRADE CENTRE Q ROAD BISTUPUR JAMSHEDPUR EAST SINGHBHUM, Address2 - BISTUPUR , , Jharkhand PAN No.: Permission Case No.-	Yes	Sunder Singh Address:- H NO-16, , C H AREA, ROAD NO-9, BISTUPUR, JAMSHEDPUR, Kalimali, Golmuri, East Singhbhum, 831001, Jamshedpur, Jharkhand, India		CLAIMANT Age:29			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	KULAMONI GOPE S/o-D/o RADHA KANT GOPE Address1 - MOHARDA BASTI NEAR MANSA MANDIR LUHABASA JAMSHEDPUR, Address2 - , , Jharkhand PAN No.:			

Witness:

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

1	SP	1,440	
Total		1,440	
Fee Rule:Development Agreement			
1	AI	29,85,773	
2	E		2,000

Fee Rule:Development Agreement		1	Stamp Duty	4
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Identifier Details	Mr. KULAMONI GOPE , Address - MOHARDA BASTI NEAR MANSa MANDIR LUHABASA JAMSHEDPUR-, Father/Husband Name-RADHA KANT GOPE
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Witness Information	Mr. NIRANJAN KUMAR SINGH , Address - RD NO 3 H NO 7 BAIKUTHNAGAR MANGO JAMSHEDPUR-, Father/Husband Name- LATE R P SINGH
---------------------	---

CLAIMANT	-Ms. RUKMANI PROPERTY PROJECT PVT LTD REP BY SUNDER SINGH , Father/Husband Name KAUSHAL KUMAR SINGH , PAN No. *****0754, Country-INDIA, State Name-jharkhand, District Name-Singhbhum West, City/Village/Town Name-BISTUPUR, Locality-CENTRE Q ROAD BISTUPUR JAMSHEDPUR EAST SINGHBHUM, Pin Code-831001
EXECUTANTS	-Mr. RAMCHANDRA GOPE , Father/Husband Name LATE RANGA GOUR ALIAS RANGA GOPE , PAN No.- Date Of Birth-25- Feb-1978,Permission Case No. *****0951, Country-INDIA, State Name-jharkhand, District Name-Singhbhum East, City/Village/Town Name-MOHARDA, Locality- MOHARDA,Address - MOHARDA BASTI PO-LUABASA PS BIRSANAGAR DIST-EAST SINGHBHUM, Pin Code-831008
	-Mr. BUDHESHWAR GOPE , Father/Husband Name LATE RANGA GOUR ALIAS RANGA GOPE , PAN No.- Date Of Birth-10- Nov-1969,Permission Case No. *****8598, Country-INDIA, State Name-jharkhand, District Name-Singhbhum East, City/Village/Town Name-MOHARDA, Locality- MOHARDA,Address - MOHARDA BASTI PO-LUABASA PS BIRSANAGAR DIST-EAST SINGHBHUM, Pin Code-831008
	-Mrs. VISHAKA , Father/Husband Name LATE RANGA GOUR ALIAS RANGA GOPE , PAN No.- Date Of Birth-10-Dec-1948,Permission Case No. *****9411, Country-INDIA, State Name-jharkhand, District Name-Singhbhum East, City/Village/Town Name-MOHARDA, Locality-MOHARDA,Address - MOHARDA BASTI PO-LUABASA PS BIRSANAGAR DIST-EAST SINGHBHUM, Pin Code-831008

LTD of Mumbai

<p>Deed Writer / Advocate</p> <p><i>[Signature]</i></p>	<p>Vendee / Claimant</p> <p><i>[Signature]</i></p>	<p>Vendor / Grantor</p> <p><i>[Signature]</i></p> <p><i>[Signature]</i></p>
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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 at the time of entry through alert 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.

All the entries made, have been verified by me and are found same as the entries of the document presented.

3	LL	Total
1	PR	29,87,777

Token No.: 202300115330

CERTIFICATE

Office of the District SRO - Jamsheedpur

This Development Agreement was presented before the registering officer on date **05-Jan-2024** by **BUDHESHWAR GOPE, S/O, D/O, W/O LATE RANGA GOUR ALIAS RANGA GOPE** resident of MOHARDA BASTI PO-LUABASA PS BIRSANAGAR DIST-EAST SINGHBHUM, MOHARDA.
This deed was registered as Document No:- **2024/JSR/41/BK1/36** in Book No :- **BK1**, Volume No :- **7** from Page No :- **153** to **248** at, office of **District SRO - Jamsheedpur**

Date:- **05-Jan-2024**


Registering Officer