



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : daf1ba2ddd8f21f5dacd

Receipt Date : 28-Mar-2025 11:58:46 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Document Type : Agreement or Memorandum of an Agreement

District Name : Bokaro

Stamp Duty Paid By : AARADHYA INFRASTRUCTURE AND DEVELOPERS INDIA PRIVATE LIMITED

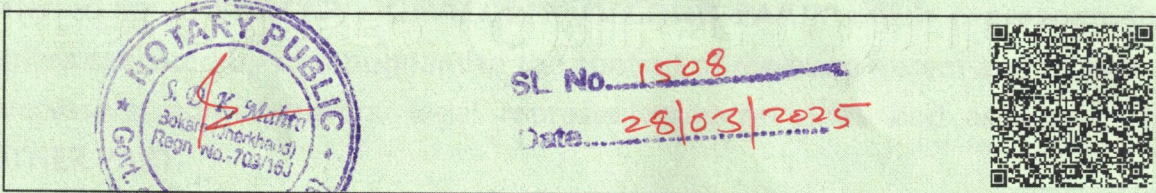
Purpose of stamp duty paid : DEVELOPMENT AGREEMENT

First Party Name : SANTOSH KUMAR AND SUDHA DEVI

Second Party Name : AARADHYA INFRASTRUCTURE AND DEVELOPERS INDIA PRIVATE LIMITED

GRN Number : 2501448735

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



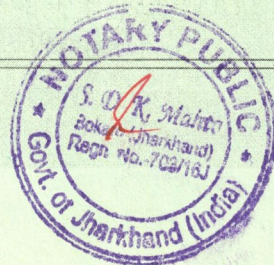
This Receipt is to be used as proof of payment of stamp duty only for one document. The use of the same receipt as proof of payment of stamp duty in another document through reprint, photo copy or other means is penal offence under section-62 of Indian Stamp Act, 1899

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 दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

By
Aaradhya
28/3/25
G.M.

AARADHYA INFRASTRUCTURE AND
DEVELOPERS INDIA PVT. LTD.

Santosh Kumar
Director



Sudha

Santosh Kumar

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SL No. 1508
Date 28/03/2025

DEVELOPMENT AGREEMENT

This Development- Agreement is made on this 28th Day of March 2025.

BETWEEN

1. Sri Santosh Kumar, (Aadhar – 539469130022, PAN - ANAPK3630K), S/o Sri Bijay Prasad, & 2. Smt. Sudha Devi (Aadhar – 776167260152, PAN - AULPD1192K), D/o Sri Laxmi Prasad Sahu, w/o Sri Santosh Kumar, both residing at House No – 80, Near Sharda Mandir, Ram Nagar Colony, Chas, Bokaro, hereinafter called and referred to as LAND OWNER / FIRST PARTY which expression shall unless excluded by or repugnant to the context of meaning hereof and include its executors, administrators, legal representative, successors and assigns of the ONE PART.

Sudha

AND

M/s AARADHYA INFRASTRUCTURE AND DEVELOPERS INDIA PRIVATE LIMITED (PAN - AALCA7118D), a Private Limited Company incorporated under the provisions of the Companies Act 1956 (CIN: U45200JH2013PTC001344), having its registered office at GC-4, City Centre, Sector 4, Bokaro Steel City, Bokaro, Jharkhand, represented through one of its Director Sri Santosh Kumar, (Aadhar – 539469130022, PAN - ANAPK3630K), S/o Sri Bijay Prasad, residing at House No – 80, Near Sharda Mandir, Ram Nagar Colony, Chas, Bokaro, 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.

Santosh Kumar

WHEREAS Sri Santosh Kumar, S/o Sri Bijay Prasad, is absolute owner of 60.32 decimals of land in Khata No. 172, Plot No. 721, 722, 730 & 796, Mouza – Chas, Thana No. 30, Distt. – Bokaro, purchased from various Sellers, vide various registered Sale Deeds and Mutation of the land in the name of Sri Santosh Kumar has been done by mutation case nos. mentioned hereunder:

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28/3/25
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AARADHYA INFRASTRUCTURE AND
DEVELOPERS INDIA PVT. LTD.

Santosh Kumar
Director..

DEED NO.	KHATA NO.	PLOT NO.	NAME OF SELLER	MUTATION CASE NO.	AREA (IN DEC.)
759	172	722	NARAYAN CHANDRA SWARNAKAR & others	6057 / R27 2019-20	16.22
1318	172	722 730 796	BUCHAN MAHATO & others	13605 / R27 2022-23	19.26
1385	172	721 722 730	BHUVAN MAHATO & others	13722 / R27 2022-23	8.71
2295	172	721	VIKASH KUMAR & others	1015 / R27 2023-24	3
2877	172	722 730	SUDHIR MAHTO & others	7380 / R27 2022-23	7.88
4279	172	796	KISTO GOPE & others	4798 / R27 2023-24	5.25
TOTAL					60.32 dec.

Sudha

AND WHEREAS Smt. Sudha Devi, w/o Sri Santosh Kumar, is absolute owner of 59 decimals of land in Khata No. 172, Plot No. 730, 731 & 796, Mouza – Chas, Thana No. 30, Distt. – Bokaro, purchased from various Sellers, vide various registered Sale Deeds and Mutation of the land in the name of Smt. Sudha Devi has been done by mutation case nos. mentioned hereunder:

DEED NO.	KHATA NO.	PLOT NO.	NAME OF SELLER	MUTATION CASE NO.	AREA (IN DEC.)
4014	172	730 731	RAJESH KUMAR	4329 / R27 2023-24	16
760	172	796	NARAYAN CHANDRA SWARNAKAR & others	4167 / R27 2023-24	19.13
820	172	730 796	RAMESH PANDIT & others	2450 / R27 2021-22	7.5
4037	172	730	BIPAD TARAN CHAR MODAK & others	5993 / R27 2021-22	16.37
TOTAL					59 dec.

Santosh kumar

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AARADHYA INFRASTRUCTURE AND DEVELOPERS INDIA PVT. LTD.

Santosh kumar
Director

AND WHEREAS all the above land mentioned are adjacent lands and for the construction of Apartment Building the entire land which is 119.32 dec. will be treated as one single plot irrespective the Land Owner being two separate entity and having ownership of unequal area of Land as mentioned above, morefully described in Schedule 'A'

AND WHEREAS the Land Owner / First Party is desirous of constructing of a Residential-cum-Commercial project over the land owned by them morefully described in Schedule 'A' through Second Party i.e. M/S Aaradhya Infrastructure and Developers India Private Limited jointly owned by the Land Owner i.e. Sri Santosh Kumar and his wife Smt. Sudha Devi 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: -

Sudha

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 Residential-cum-Commercial project over the land morefully described in Schedule –A hereunder.
2. That the plan for construction of the Residential-cum-Commercial project to be constructed over the land of First Party has been approved by the competent authority i.e. Chas Municipal Corporation, Chas, Bokaro vide Memo No. CMC/BP/2080/W03/2025 dt 03.03.2025.
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.

Santosh kumar

*BY
Santosh Kumar
28/3/25
A.D.R.*



AARADHYA INFRASTRUCTURE AND DEVELOPERS INDIA PVT. LTD.

Santosh Kumar

Director

4. That the First Party after signing of his agreement will assist and co-operate in all manners to the Second Party, their employees, engineers and Architects so as to enable the Second Party to develop and construct a Residential-cum-Commercial project over the said land morefully described in Schedule – A.
5. That the name of the project to be constructed over the land of the First Party/Land Owner will be "AARADHYA ESTATE".
6. (a) That it has been mutually agreed between the First & Second Parties, that on account of cost of Land the Second Party will hand over the Commercial Building and 30 Nos. of Flats is to be handed over after completion of project. That both the parties on mutual consent herein shall execute a supplementary agreement for allocation of shares of owner and developer to avoid any future confusion in the matter of allotment of shares of the respective party herein.
- (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, Car Parking, amenities etc.
7. That the Development Agreement is in no way a partnership between the two parties.
8. That after possession of portion of the First Party his nominated person/purchaser and after possession of portion of Second Party his nominated person/purchaser/firm, will have undivided ownership rights over the land proportionate to their share.

Sudha

Santosh Kumar

*By
Santosh Kumar
28/3/25
[Signature]*



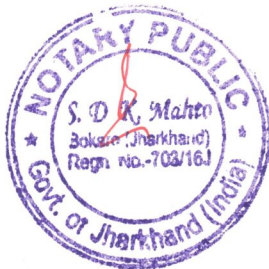
AARADHYA INFRASTRUCTURE AND DEVELOPERS INDIA PVT. LTD.

Santosh Kumar
Director

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 Residential-cum-Commercial project 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. That the 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.

Sidha

Santosh Kumar



AARADHYA INFRASTRUCTURE AND
DEVELOPERS INDIA PVT. LTD.

Santosh Kumar
Director

By
Santosh Kumar
28/12/25
Dr.

- (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.
- (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 Residential-cum-Commercial project 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 Residential-cum-Commercial project 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.
13. The First Party hereby agrees to bear additional cost required for electric meter connection and maintenance charge of their share of flats and commercial space.
14. The Second Party (Developer) has agreed to the First Party for the following:-
- a) The total cost of construction of the Residential-cum-Commercial project 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.

Sudha

Santosh Kumar

*By
Aaradhya
28/3/25
A.D.R.*



AARADHYA INFRASTRUCTURE AND DEVELOPERS INDIA PVT. LTD.

Santosh Kumar
Director

- c) That the Second Party will see to it that there is no harm to the First 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.
16. That First Party himself 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 Residential-cum-Commercial project and will also be bound to pay the monthly maintenance charges as fixed by the Committee/Housing Society of all the flats owner.

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.

Witnesses:-

1. narinda kumar



ON DULY IDENTIFIED BY THE
ADVOCATE SRI/SMT. KUMAR Ashok Kr. Mahatta
ATTESTED THE SIGNATURE
THUMB IMPRESSION

S. D. R. Mahato
28/3/2025
S. D. R. Mahato
NOTARY PUBLIC
Bokaro (Jharkhand)
Regn No -703/16J

Santosh kumar

Sudha

Signature of the First Party / Land Owner

AARADHYA INFRASTRUCTURE AND
DEVELOPERS INDIA PVT. LTD.

Santosh kumar
Director

Signature of the Second Party/ Builder

By
Ashok Kr. Mahatta
28/3/25
Adv.

SCHEDULE 'A' ABOVE REFERRED TO

Description of the land on which the complex "AARADHYA ESTATE" will be constructed.

Within District Bokaro, Police Station – Chirachas, Mouza – Chas, Thana No. 30, RAIYATI RIGHT of land in Plot No. 721, 722, 730, 731 & 796, Khata No. 172, Village – Chirachas, Ward No. 2 of Chas Municipal Corporation, Chas, Bokaro measuring an area of 119.32 decimals. Details of land is as follows:

DEED NO	NAME OF PURCHASER	KHATA NO.	PLOT NO	NAME OF SELLER	MUTATION CASE NO.	AREA
759	SANTOSH KUMAR	172	722	NARAYAN CHANDRA SWARNAKAR & others	6057 / R27 2019-20	16.22
1318	SANTOSH KUMAR	172	722 730 796	BUCHAN MAHATO & others	13605 / R27 2022-23	19.26
1385	SANTOSH KUMAR	172	721 722 730	BHUVAN MAHATO & others	13722 / R27 2022-23	8.71
2295	SANTOSH KUMAR	172	721	VIKASH KUMAR & others	1015 / R27 2023-24	3
2877	SANTOSH KUMAR	172	722 730	SUDHIR MAHTO & others	7380 / R27 2022-23	7.88
4279	SANTOSH KUMAR	172	796	KISTO GOPE & others	4798 / R27 2023-24	5.25
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820	SUDHA DEVI	172	730 796	RAMESH PANDIT & others	2450 / R27 2021-22	7.5
4037	SUDHA DEVI	172	730	BIPAD TARAN CHAR MODAK & others	5993 / R27 2021-22	16.37
TOTAL						119.32

Suchha

Santosh Kumar



S. D. Mahto
28/03/2025
NOTARY PUBLIC
Bokaro (Jharkhand)
Regn No. 703/16J

AARADHYA INFRASTRUCTURE AND DEVELOPERS INDIA PVT. LTD.

BT
Santosh Kumar
28/3/25
Director