



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 24940664c0ae889e51fd

Receipt Date : 03-Mar-2023 01:43:54 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300024336

Office Name : District SRO - Jamshedpur

Document Type : Development Agreement

Payee Name : MS RISHI RAJ BUILDCON PVT LTD REP
BY RISHI RAJ HARSH (Vendee)

GRN Number : 2316058790



:- For Office Use :-

Defaced
[Signature]



2023 | JSR | 1250 | BK1 | 117

[Signature]

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 प्रुवे के
इसी प्रकार से सेवा से भी गई है,

Kulvinder Kaur
04/03/2023

Development Agreement
74,09,300/-

P.S.
Birsahagan.

Stamp
100/-



Rubinder Kaur.
for 03/03/2023



Ashish Kumar
for 04/03/2023



18
03/03
04/03

नियम 21 के अधीन प्रस्ताव: भारतीय, स्वाम्य-अशिमियम
(इंडियन स्टाम्प ऐक्ट), 1999 को अनुसूची
1 या 1क, से 5, के अधीन
व्ययगत रूप से स्वीकृत (या स्टाम्प-शुल्क
से मुक्त या स्टाम्प-शुल्क अपेक्षित नहीं)।

खाता नम्बर..... 36,
फ्लोट नम्बर..... 1453,
देय प्रतिबंधित सूची में दर्ज नहीं है।

Signature
4/3/2023

Signature
1,85,233=00
E- 2,000=00
LL- 03=00
PR- 01=00

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE on this 4th day of
MARCH 2023, AT JAMSHEDPUR, BY AND BETWEEN;

Signature
21
दस्तावेज जांचा

Kulbinder Kaur
04/03/2023

Rishi Raj
04/03/2023

KULBINDER KAUR (UID : xxxx xxxx 5472), W/o. Mr. Ranjit Singh Reen, by faith Sikh, by Category General, Indian National, by occupation Housewife, R/o. C/100, 'B' Block, PO: Sonari, Town Jamshedpur, District East Singhbhum, state of Jharkhand, hereinafter 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**.

AND

M/S RISHI RAJ BUILDCON PVT. LTD. (O.P.C.) (PAN : AAHCR5110Q) a company, having its registered office at Pushpanjali Apartment, Ground Floor, Opp. Narbheram English School, Contractors Area, P.O and P.S Bistupur, Town Jamshedpur, District East Singhbhum, represented by its Director namely **RISHI RAJ HARSH** (UID : xxxx xxxx 7541), S/o. Mr. Rabindra Kumar Jha, by religion Hindu, by category General, Indian Citizen, by occupation Business, resident of Flat No. 402, Road No. 07, Vidyapati Tower, Ramnagar, P.O. Sonari, and P.S. Kadma, Town Jamshedpur, District East Singhbhum, state of Jharkhand, 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**:

Kulbinder Kaur
04/03/2023


04/03/2023

WHEREAS the Owner had acquired All that land measuring an area 2 kathas and 15 Dhuls i.e. 4.5 Decimals, recorded under old Khata No. 7, being portion of old plot No. 4161, corresponding to new Khata no. 36, being new plot no. 1453, in Mouza Murakati, Thana No. 1199, Ward No. 17 JNAC, P.S. Birsasnagar, Town Jamshedpur, District East Singhbhum and morefully described in the **Schedule 'A'** hereunder written by the virtue of a registered gift deed bearing deed No. 2021/JSR/273/BK1/254 dated 19/01/2021, registered at the District Sub Registry office at Jamshedpur, from its previous lawful Owner namely Nirmala Kaur.

AND WHEREAS Owner after purchasing the **Schedule 'A'** hereunder written property mutated her name in the government records vide mutation case No. 1825/R27/2020-2021 and the same is also recorded in the Volume No. 51 page No. 17, in the Panji II of the Anchal Adhikari, Jamshedpur.

AND WHEREAS the **OWNER** is the lawful owner and in in peaceful possession of **Schedule 'A'** hereunder written land and have been enjoying all acts of ownership thereto.

AND WHEREAS the owner is unable to look after and manage her **Schedule 'A'** hereunder written land and therefore the Owner is desirous to get the **Schedule 'A'** hereunder written land developed and or construct multi-storeyed buildings and or building projects over the **Schedule 'A'** hereunder written land through the Developer.

Kulbinder Kaur.
04/03/2023

Arsh Singh
04/03/2023

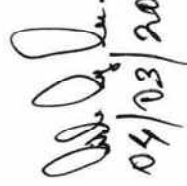
AND WHEREAS the Owner has come to know of the workman like, professional and craftsmanship of the Developer and have approached the Developer for developing the **Schedule 'A'** hereunder written land.

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 'A'** hereunder written property 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 'A'** hereunder written land, 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

Kulbinder Kaur,
04/03/2023


04/03/2023

or any part or portion thereof to the 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 she is 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) That as and when desired by the developer, 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 in respect of the **Schedule 'A'** hereunder written land.

Kulbinder Kaur,
04/03/2023


04/03/2023

(b) Failure of the Owner to execute the General Power of Attorney if desired by the Developer shall make the Agreement terminable at the instance of the 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 and 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.

(d) That the Owner undertakes not cancel or revoke the said General Power of Attorney under any circumstances whatsoever, failing which the Developer shall be free to initiate appropriate proceedings against the Owner.

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 'A'** hereunder written and that there is no risk, defect or encumbrance or pending litigation in relation to the title of the **Schedule 'A'** hereunder written premises. The Owner further warrants that, if in future, there are claims on the title of the **Schedule 'A'**

Kulbinder Kaar,
04/03/2023

04/03/2023

hereunder written, 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 the execution of this agreement, by the virtue of this Development Agreement has handed over peaceful and vacant possession of the **Schedule 'A'** hereunder written to the Developer.

7. DELIVERY OF POSSESSION

(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 have empowered and authorised the Developer and/or his nominees under this agreement as to effectively deal and/or negotiate with any trespassers or attempt of unauthorised occupants.

K. Velupillai Karu
04/03/2023

D. J. Jayaraman
04/03/2023

8. SUBMISSION OF TITLE DEEDS

(a) The Owner shall deposit with the Developer all the original sale deed, mutation, rent receipts and other 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 in any manner whatsoever.

(b) The original the sale deed, mutation, rent receipts and related documents related their respective **Schedule 'A'** hereunder written land shall be in the custody of the Developer for lifetime, against an ordinary receipt in favour of the Owner.

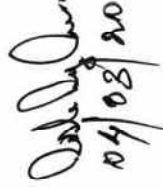
9. (a) TIME OF COMPLETION OF PROJECT :

That the parties agreed that time is the essence of this Agreement and the Developer shall strive to complete the Entire Project within 3 (Three) years from the date of receipt of the requisite clearances and approvals. That a further grace period of 6 (six) month's time will be extended for completion of the project failing which after lapse of extended period of 6 months i.e. total period of Three and a Half year from the date of receipt of the requisite clearances and approvals of the project. That incase if the developer fails to complete the project within the stipulated time, then the Developer shall be liable to pay interest to the owner at the rate of 1 % per month of the present value of land.

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

That the **DEVELOPER / BUILDER** agrees to handover the share of the respective landlord/Owner upon the completion of the entire project from the date of receipt of the requisite clearances, sanctions and

Kultrinder 15000,
04/03/2023


04/03/2023

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 / FLAT PER LANDLORD / OWNER

That it is agreed and decided by and between the parties that the Developer shall deliver **38 %** of the total Super Built up Area consisting of flats, parking's, etc. to be constructed on the **Schedule 'A'** hereunder written land as morefully described in the **Schedule 'B'** hereunder written property.

(d) That it is specifically mentioned that for any extra constructed area or any other area the Owner shall have to pay extra rate as per the then existing market rate to the Developer.

(e) That the Developer shall be entitled to **62 %** of the total Super Built up Area consisting of flats, parking's, etc. to be constructed on the **Schedule 'A'** hereunder written as morefully described in the **Schedule 'C'** hereunder written property.

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 claiming force majeure shall intimate the

Kulbinder Kaur,
04/03/2023

Pradeep Singh,
04/03/2023

other party of the existence of the Force Majeure conditions and shall also notify the cessation of the Force Majeure conditions.

11. The Developer shall be entitled to sell, dispose, mortgage, transfer, of its shares of the proposed building i.e. developer's allocation, described in the **Schedule 'C'** to this Agreement along with common advantages, privileges, utility services, amenities etc. to the various buyers at its discretion to which the Owner shall have no objection and the developer desires the Owner shall wilfully execute the necessary instruments and documents to this effect without any further consideration payable to the Owner. That it is specifically mentioned that the developer shall solely sign and execute all deeds, documents etc. in respect of his share falling in the **Schedule 'C'**.

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

(a) The Owner is the lawful, bonafide and true Owner the **Schedule 'A'** hereunder written 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.

Kulvirinder Kaler,
04/03/2023


04/03/2023

(b) The Owner hereby assures and admits 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 'A'** Premises.

(c) That the name of the project shall be of the choice and style of the Developer only.

13. That the Developer hereby declares and covenants:

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

(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. That the developer is fully authorised to mortgage his share.

(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 'A'** hereunder written premises and in an event of any dispute arising due to and on the **Schedule 'A'** hereunder written premises, the Owner shall protect and defend the interest of the Developer in this regard.

Kulbir Singh
04/03/2023


04/03/2023

14. It is also mutually agreed that this agreement both the parties shall diligently attend to terms and conditions of this development agreement.

15. That, both the parties agreed 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.

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

17. Both parties agreed that, in the event, where clear and marketable title and bonafide possession of the Owner appears suspicious in relation to the **Schedule 'A'** hereunder written 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 'A'** Premises.

Kulbindra Kaller,
04/03/2023


04/03/2023

18. TAXES AND OUTGOINGS

(a) The Owner shall pay and discharge all assessments, outgoing, taxes, etc. payable in respect of their respective **Schedule 'A'** hereunder written 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 outgoing, assessment, taxes with respect to their respective **Schedule 'A'** hereunder written 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.

(d) That the G.S.T. arising out of the respective allocations of the Owner and the Developer with respect to the **Schedule 'B'** and **Schedule 'C'** premises, shall be borne by the Owner and the Developer in individual capacity respectively.

19. RATIFICATION

The Owner states, 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

Kulbinder Kaur,
04/03/2023


04/03/2023

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.

20. 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.

21. 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.

22. 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.

23. MATERIAL TO BE USED

Kulbinder / callr.
04/03/2023


04/03/2023

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

24. **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.

25. **JURISDICTION**

Courts in Jamshedpur, District 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.

26. That as per the Jharkhand Apartment (Flat) Ownership Act, 2011 under section 5, both the parties, the Owner and the Developer are competent to execute and entered into agreement for sale / sale deed of their respective share and realise the sale proceeds in their own name.

Kulbir Kaur,
04/03/2023

04/03/2023

Schedule 'A'

[Description of the entire premises]

All that land measuring an area 2 kathas and 15 Dhuls i.e. 4.5 Decimals, recorded under old Khata No. 7, being portion of old plot No. 4161, corresponding to new Khata no. 36, being new plot no. 1453, in Mouza Murakati, Thana No. 1199, Ward No. 17 JNAC, P.S. Birsasnagar, Town Jamshedpur, District East Singhbhum

Bounded as follows :

- North : Rest portion of Plot No. 1453;
South : Plot No. 1454;
East : Rest portion of Plot No. 1453;
West : Plot No. 1499.

Schedule 'B'

[Owner's Allocation]

The Developer shall deliver 38% of the total Super Built up Area comprising of flats, parking's, along with undivided proportionate share in the land and the roof right within the building to be constructed over **Schedule 'A'** premises including all its advantages, privileges, amenities and services of this Agreement.

Schedule 'C'

[Developer's Allocation]

Save and except the owner's allocation, , the remaining constructed 62% area i.e. all the remaining flats, parking's, units etc. and undivided proportionate share in the land and the roof right within the building to

Kulbinder Kaur.
04/03/2023

04/03/2023

be constructed over **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. Shivam Mandaf s/o - Nilkanta Mandaf
At + P.O - Halolpokhen, Dist - East Singhbhum,
Jharkhand.
2. Balaji Rao, s/o Ge. Nageshwar Rao, R/o 21
Nandi, Govindji, Contractors Area,
Bishuppur, Jamshedpur.

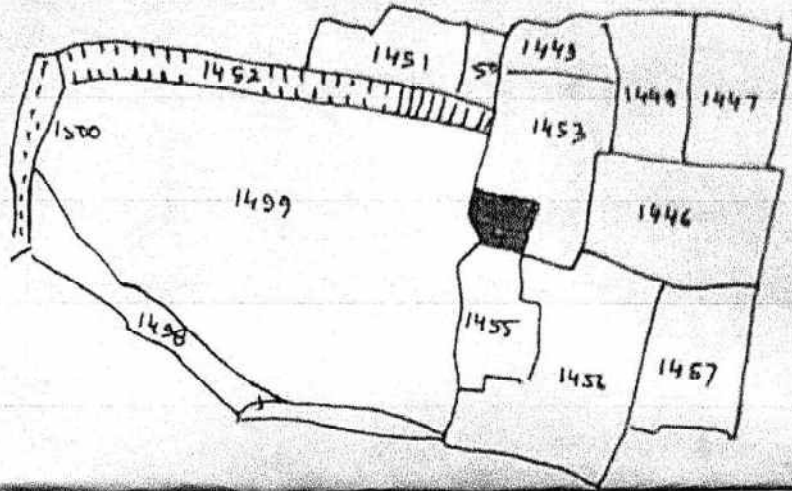
Certified that the finger print's of left hand of each person whose photograph has been affixed in this document has been obtained by me or before me.


ADVOCATE

नाम	आधिसूचित क्षेत्र	जमशेदपुर
वार्ड संख्या	17	
पाट्ट संख्या	3	
राजस्व थाना	धातशिला	
जिला	सिंहभूम	
पैमाना	1 cm = 20 mt.	
सन	1989-90	50

Kulrindh Kaveri

प्रस्तावित स्थान - ████████





Document Registration Summary 1

Date :-04-Mar-2023

- Government/Market Value: ₹7409300/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 793313

Receipt Date : 04-03-2023

Presenter Name: -

E	₹2000
PR	₹1
SP	₹2550
LL	₹3
A1	₹185233
Stamp Duty	₹100

On Date 04-03-2023 Presented at District SRO - Jamshedpur
Signature of Presenter

Kulhinder Kaur

District SRO - Jamshedpur

Total ₹189887

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	MsRishiRajBuildconPvtLtdRepByRishiRajHarsh	GRN Number : 2316058790 DEPT Transaction Id : 24940664c0ae889e51fd Transaction Type :	100
E	2000	2000	0	GRAS	MsRishiRajBuildconPvtLtdRepByRishiRajHarsh	GRN Number : 2316070438 DEPT Transaction Id : cd545ba209df529c7c10 Transaction Type :	2000
PR	1	1	0	GRAS	MsRishiRajBuildconPvtLtdRepByRishiRajHarsh	GRN Number : 2316070438 DEPT Transaction Id : cd545ba209df529c7c10 Transaction Type :	1
SP	2550	2550	0	GRAS	MsRishiRajBuildconPvtLtdRepByRishiRajHarsh	GRN Number : 2316070438 DEPT Transaction Id : cd545ba209df529c7c10 Transaction Type :	2550

A1	185233	185233	0	GRAS	MsRishiRajBuildconPvtLtdRepByRishiRajHarsh	GRN Number : 2316070438 DEPT Transaction Id : cd545ba209df529c7c10 Transaction Type :	185233
LL	3	3	0	GRAS	MsRishiRajBuildconPvtLtdRepByRishiRajHarsh	GRN Number : 2316070438 DEPT Transaction Id : cd545ba209df529c7c10 Transaction Type :	3
Sub Total	189791	189887	-96				

Article : Development Agreement Number of Pages : 170


Signature of Operator


Signature of Head Clerk


Signature of Registering Officer
04.2/4



OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

Deed Endorsement

Token No :- **202300024336**

Deed Type	Development Agreement
Number of Pages	170
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 2550, A1 :- Rs. 185233, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.7409228/- , Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Murakati Location :- Other Road, Murakati Property Boundaries :- East: REST PORTION OF PLOT NO 1453, West: PLOT NO 1499, South: PLOT NO 1454, North: REST PORTION OF PLOT NO 1453 Khata Number - 36Plot Number - 1453Volume Number - 51Page Number - 17 Area Of Land :- 4.50 Decimal

Sh./Smt.**KULBINDER KAUR s/o/d/o/w/o RANJIT SINGH REEN** has presented the document for registration in this office




today dated :- **04-Mar-2023** Day :- **Saturday** Time :- **14:00:26 PM**






KULBINDER KAUR(Individual)

Party Name	Document Type	Document Number
KULBINDER KAUR	PAN/UID	790049575472

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	KULBINDER KAUR Address1 - C/100 B BLOCK PO SONARI JAMSHEDPUR, Address2 - , , Jharkhand PAN No.: Permission Case No	Yes	Kulbinder Kaur Address:- C/100, , B-BLOCK,SONARI, PO-SONARI, JAMSHEDPUR, , Purbi Singhbhum, 831011, , Jharkhand, India		EXECUTANTS Age:61			Kulbinder Kaur

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	RISHI RAJ BUILDCON PVT LTD REP BY RISHI RAJ HARSH Address1 - PUSHPANJALI APARTMENT GROUND FLOOR OPP NARBHERAM ENGLISH SCHOOL CONTRACTORS AREA PS BISTUPUR JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Rishi Raj Harsh Address:- Ho No- 402, Pushpanjali Wilson Estate, Road No- 07 Vidyapati Towar , Ram Nagar, jamshedpur, Sonari, , East Singhbhum, 831011, , Jharkhand, India		CLAIMANT Age:23			

Identification:

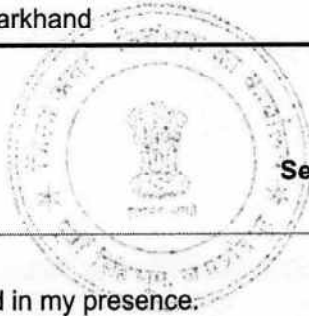
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	SHIVAM MANDAL S/o-D/o NIKANTA MANDAL Address1 - HALUDPUKUR EAST SINGHBHUM, Address2 - , , , Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	BALAJEE RAO Address1 - 21 NANJI GOVINDJI CONTRACTORS AREA BISTUPUR JAMSHEDPUR, Address2 - , , , Jharkhand			

Signature of Operator



Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**KULBINDER KAUR**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**SHIVAM MANDAL**) Son/Daughter/Wife of (**NIKANTA MANDAL**) resident of (**HALUDPUKUR EAST SINGHBHUM**) and by occupation (**Service**).



Signature of Registering Officer

Date:- 04-Mar-2023

Seal and Signature of Registering Officer

04/03/23



Pre Registration Docket

Date :- 04-03-2023 11:52 am

Office Name :- District SRO - Jamshedpur

Token No:- 202300024336

Appointment :- 04-Mar-2023 Time:- 12:45

Article	Development Agreement
Pre Registration Date	23-Feb-2023
No. Of Pages	85
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 1,89,787.

Property Id: **915371**

Valuation No. : 1240843 / 2023 :- 2022-2023 Date : 23-February-2023 13:25:PM

State : Jharkhand District : EastSinghbhum Tahsil : Jamshedpur

Land Type : Urban Corporation : Jamshedpur(NAC) Village/City : Murakati

Murakati - Other Road -

Khata Number - 36

Plot Number - 1453

Volume Number - 51

Page Number - 17

Property Rates

Commercial Land (Y)

₹1646495/- Decimal

Valuation Rule : Commercial land

Property Details

1 Land area 4.50 Decimal

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 4.5 x 1646495=7409227.5	₹74,09,228/-
A	Total		₹74,09,228/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹74,09,300/-

Total Amount in Words : Seventy Four Lakhs Nine Thousand Three Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: REST PORTION OF PLOT NO 1453, West: PLOT NO 1499, South: PLOT NO 1454, North: REST PORTION OF PLOT NO 1453
Area	Land area : 4.50 Decimal
Other Description of the Property	Pin Code - 831017
Government/Market Value	7409227.5
Transaction Amount	-

CLAIMANT	-Ms. RISHI RAJ BUILDCON PVT LTD REP BY RISHI RAJ HARSH, Address - PUSHANJALI APARTMENT GROUND FLOOR OPP NARBHERAM ENGLISH SCHOOL CONTRACTORS AREA PS BISTUPUR JAMSHEDPUR- ,Father/Husband Name RABINDRA KUMAR JHA , PAN No.- ,Permission Case No.- , Aadhaar No. *****7541
EXECUTANTS	-Mrs. KULBINDER KAUR, Address - C/100 B BLOCK PO SONARI JAMSHEDPUR- ,Father/Husband Name RANJIT SINGH REEN , PAN No.- ,Permission Case No.- , Aadhaar No. *****5472

Witness Information	Mr. BALAJEE RAO , Address - 21 NANJI GOVINDJI CONTRACTORS AREA BISTUPUR JAMSHEDPUR-, Father/Husband Name-G NAGESHWAR RAO
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Identifier Details	Mr. SHIVAM MANDAL , Address - HALUDPUKUR EAST SINGHBHUM-, Father/Husband Name-NIKANTA MANDAL
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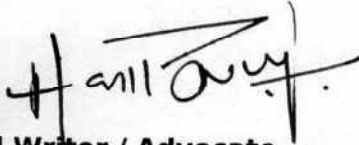
Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	2,550
Total		2,550

Fee Rule:Development Agreement		
1	A1	1,85,233
2	E	2,000
3	LL	3
4	PR	1
Total		1,87,237

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.



Deed Writer / Advocate



Vendee / Claimant



Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

CERTIFICATE

Office of the District SRO - Jamsheedpur

This **Development Agreement** was presented before the registering officer on date **04-Mar-2023** by **KULBINDER KAUR, S/O, D/O, W/O RANJIT SINGH REEN** resident of C/100 B BLOCK PO SONARI JAMSHEDPUR

This deed was registered as Document No:- **2023/JSR/1250/BK1/1171** in Book No :- **BK1**, Volume No :- **196** from Page No :- **359** to **528** at, office of **District SRO - Jamsheedpur**

Date:- **04-Mar-2023**


Registering Officer