



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

**Receipt Number :** 9af583992e4fb1962b6d

**Receipt Date :** 10-Jan-2024 03:06:00 pm

**Receipt Amount :** 100/-

**Amount In Words :** One Hundred Rupees Only

**Token Number :** 202400003781

**Office Name :** District SRO - Jamshedpur

**Document Type :** Development Agreement

**Payee Name :** RISHI RAJ BUILDCON PVT LTD O P C REP  
BY RISHI RAJ HARSH ( Vendee )

**GRN Number :** 2400142227



-: For Office Use :-

*Defaced  
Copy*



2024/JSR/94/BK1/83

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।

*Kunal W. Singh  
10/01/2024*

*Jan. 10/24*

Development Agreement  
62361001-

P.C  
Birsowagan

52/1001



Kumud 28/10/2024



10/01/2024



7/10/01

नियम 21 के अधीन शांति आरक्षण-परमिशनियम  
(इंटरनेशनल स्टैंडर्ड्स ऑफ इन्फोर्मेशन)  
। यह एक 5, के अधीन  
रखावत इन्फोर्मेशन सिस्टम-परमिशन  
के विषय में स्थान-बुद्धि प्रदान करता है।

खाता नम्बर... 54 .....  
प्लॉट नम्बर... 1496 .....  
देय प्रतिबन्धित सूची में दर्ज नहीं है।

Shageb/c

Pharmak  
निबंधन-परमिशनियम  
10/01/24

10/01/24

DEVELOPMENT AGREEMENT

A- 155903=00  
E- 2000=00  
U- 03=00  
R- 01=00

THIS DEVELOPMENT AGREEMENT IS MADE on this 10<sup>th</sup> day of  
JANUARY 2024, AT JAMSHEDPUR, BY AND BETWEEN;

10/01/24  
निबंधन-परमिशनियम

Manoj Singh  
10/01/2024

KUNAL KUMAR SINGH (UID : xxxx xxxx 4331 and PAN : CVXPS5074E), S/o. Manoj Singh, by faith Hindu, by Category General, Indian national, by occupation Service, R/o Qr. No 207, Panchawati Road, New Baridih, Baridih Colony, P.S. Sidhgora, Town Jamshedpur, District East Singhbhum, 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 one its Director namely RISHI RAJ HARSH (UID : xxxx xxxx 7541), S/o. Shri. 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:

WHEREAS the Owner had purchased All that piece and parcel of land measuring an area 3 Kathas i.e. 4.95 DECIMALS, recorded under old Khata No. 8, being portion of old plot No. 4498, corresponding to new

*Handwritten signature and date:*  
10/01/2024

Khata no. 54, being portion of new plot nos. 1446, in Mouza Moharda, Thana No. 1200, Ward No. 17, JNAC, P.S. Birasnagar, Town Jamshedpur, District East Singhbhum and morefully described in the Schedule 'A' hereunder written by the virtue of a registered sale deed bearing deed No. 2022/JSR/1883/BK1/1761, dated 08-04-2022, registered at the District Sub Registry office at Jamshedpur, from its previous lawful Owner namely Ram Krishna Rao alias Ram Krishna Rao Indana.

AND WHEREAS the Owner after purchasing the Schedule 'A' hereunder written property the Owner mutated his name in the government records vide mutation case No. 1342/R27 2023 - 2024 and the same is also recorded in the Volume No. 53 page No. 85, in the register II of the Anchal Adhikari, Jamshedpur.

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

AND WHEREAS the owner is unable to look after and manage the 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.

AND WHEREAS the Owner has come to know of the workman like, professional and craftsmanship of the Developer and have approached

*Sumit Kumar*

*10/01/2024*

the Developer for developing the Schedule 'A' hereunder written premises.

**AND WHEREAS** after mutual discussions and deliberations, the owners have agreed to grant to the Developer and the Developer has agreed to accept from the Owners, 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' 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 appropriate

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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 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. 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 respect of the Schedule A hereunder written property 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

Handwritten notes: "for per", "D. D. Miller", and "10/01/2024".

negotiations and entering into agreements with prospective Purchasers of the constructed Project.

- (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 Owners.

6. REPRESENTATION & WARRANTIES

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- (a) The Owners 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 Owners further warrants that, if in future, there are claims on the title of the **Schedule 'A'** 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

Returned per side  
10/01/2024

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 has 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.

#### 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** 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 :

That the parties agreed that time is the essence of this Agreement and the Developer shall strive to complete the Entire Project within 5 (Five) years from the date of receipt of the requisite clearances and approvals.

That a further grace period of 6 (six) months time will be extended for completion of the project failing which after lapse of extended period of 6 months i.e. total period of Five and a Half year from the

Approved per SPS

10/10/2024

date of receipt of the requisite clearances and approvals of the project.

**(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 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 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**

Handwritten signature and date: 10/01/2024

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 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 of the **Schedule 'A'** hereunder written premises and are authorised to enter into the Agreement with the Developer.

Permanal Mr. Sifir  
10/01/2023

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 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

Approved for sign  
10/01/2024

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.
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

Handwritten notes: "Kumar 10/10/2024" written vertically, a signature, and the date "10/10/2024".

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.

**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'**

Revised 10/21/01  
[Signature]  
10/21/2001

premises, shall be borne by the Owner and the Developer in individual capacity respectively.

**19. RATIFICATION**

The Owners 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 project shall be binding at all times hereafter on the Owners and the Owners 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

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10/01/2024

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**

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

Handwritten signature and date: 10/10/2024

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.

**Schedule 'A'**  
*[Description of the Property]*

All that piece and parcel of land measuring an area 3 Kathas i.e. 4.95 DECIMALS, recorded under old Khata No. 8, being portion of old plot No. 4498, corresponding to new Khata no. 54, being portion of new plot nos. 1446, in Mouza Moharda, Thana No. 1200, Ward No. 17, JNAC, P.S. Birsasnagar, Town Jamshedpur, District East Singhbhum,

Which is bounded as :

- North : Portion of New Plot no. 1453 and 1448;
- South : Kutcha Road on portion of plot no. 1446 (new);
- East : Portion of New Plot no. 1446;
- West : Portion of New Plot no. 1453.

**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 within the building to be constructed over Schedule 'A'

Received 10/01/2024  
Datta  
10/01/2024

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

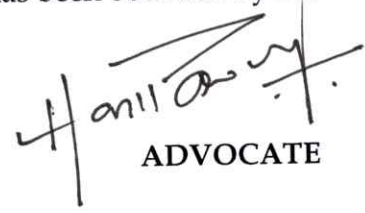
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and the year first hereinabove written.

WITNESS :

1. Bhinam Mandel, S/o - Nilkanta Mandel  
At + Po - Haldipokhar,

2. Balaji Rao s/o G. Nageshwar Rao, R/o  
21, Nanji building, Contractor Area,  
Biskapur, 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



### OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

## Deed Endorsement

Token No :- **202400003781**

<b>Deed Type</b>	Development Agreement
<b>Number of Pages</b>	160
<b>Fee Details</b>	<b>Stamp Duty</b> :- Rs. 4, <b>E</b> :- Rs. 2000, <b>PR</b> :- Rs. 1, <b>SP</b> :- Rs. 2400, <b>A1</b> :- Rs. 155903, <b>LL</b> :- Rs. 3,
<b>Property No.</b>	1
<b>Valuation Details</b>	<b>Value</b> :- Rs.6236099/- , <b>Transaction Amount</b> :- Rs.0/-
<b>Property Details</b>	<b>District</b> :- EastSinghbhum , <b>Tehsil</b> :- Jamshedpur , <b>Village Name</b> :- Moharda <b>Location</b> :- Other Road, Moharda <b>Property Boundaries</b> :- East: Portion of New Plot no. 1446, West: Portion of New Plot no. 1453, South: Kutcha Road on portion of plot no. 1446 (new), North: Portion of New Plot no. 1453 and 1448 <b>Khata Number</b> - 54 <b>Plot Number</b> - 1446 <b>Volume Number</b> - 53 <b>Page Number</b> - 85 <b>SAF Number</b> - SAF804931100124022937 <b>Area Of Land</b> :- 4.95 Decimal

Sh./Smt.**KUNAL KUMAR SINGH** s/o/d/o/w/o **Manoj Singh** has presented the document for registration in this office

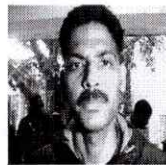


today dated :- **10-Jan-2024** Day :- **Wednesday** Time :- **16:35:58 PM**



KUNAL KUMAR  
SINGH(Individual)

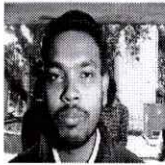


Party Name	Document Type	Document Number
KUNAL KUMAR SINGH	PAN/UID	856954114331

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature

1	<b>KUNAL KUMAR SINGH</b> <b>Address1 - R/o</b> Qr. No 207, Panchawati Road, New Baridih, Baridih Colony, P.S. Sidhgora, Town Jamshedpur, District East Singhbhum, <b>Address2 -</b> SIDHGORA , , , Jharkhand <b>PAN No.:</b> <b>Permission</b> <b>Case No.-</b>	Yes	Kunal Kumar Singh <b>Address:-</b> 1301, Plot 1- B, , Park Royal Residency, Dwarka Sector 22, Dwarka Sector 22, , South West Delhi, 110075, Dwarka, Delhi, India	EXECUTANTS <b>Age:35</b>	 	
2	<b>RISHI RAJ BUILDCON PVT LTD O P C REP BY RISHI RAJ HARSH</b> <b>Address1 -</b> OFFICE AT PUSHPANJALI APARTMENT GROUND FLOOR CONTRACTORS AREA PS BISTUPUR JAMSHEDPUR, <b>Address2 -</b> BISTUPUR , , , Jharkhand <b>PAN No.:</b> <b>Permission</b> <b>Case No.-</b>	Yes	Rishi Raj Harsh <b>Address:-</b> Ho No- 402, Pushpanjali Wilson Estate, Road No- 07 Vidyapati Towar , Ram Nagar, jamshedpur, Sonari, Jamshedpur, East Singhbhum, 831011, Sonari, Jharkhand, India	CLAIMANT <b>Age:23</b>	 	

## Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
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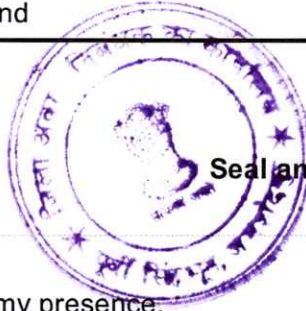
1	<b>SHIVAM MANDAL</b> S/o-D/o <b>NILKANTA MANDAL</b> <b>Address1 - HALUDUPOKHUR EAST SINGHBHUM, Address2 -</b> , , , Jharkhand <b>PAN No.:</b>			
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**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>BALAJEE RAO</b> <b>Address1 - 21 CONTRACTORS AREA BISTUPUR JAMSHEDPUR, Address2 -</b> , , , Jharkhand			

Signature of Operator



Seal and Signature of Registering Officer



Above signature &amp; thumb Impression are affixed in my presence.

Above mentioned, ( **KUNAL KUMAR SINGH**), has/have admitted the execution before me. He/ She/ They has / have been identified by ( **SHIVAM MANDAL**) Son/Daughter/Wife of ( **NILKANTA MANDAL**) resident of ( **HALUDUPOKHUR EAST SINGHBHUM**) and by occupation ( **Advocate**).

Signature of Registering Officer



Seal and Signature of Registering Officer

  
10/01/24

Date:- 10-Jan-2024



## Pre Registration Docket

Date :- 10-01-2024 03:51 pm

Office Name :- District SRO - Jamshedpur

Token No:- 202400003781

Appoinment :- 10-Jan-2024 Time:- 12:15

Article	Development Agreement
Pre Registration Date	10-Jan-2024
No. Of Pages	80
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 1,60,307.

Property Id: **1138580**

Valuation No. : 1546773 / 2024	:- 2023-2024	Date : 10-January-2024 15:35:PM	
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Urban	Corporation : Jamshedpur(NAC)	Village/City : Moharda	
Moharda - Other Road	-		
Khata Number - 54			
Plot Number - 1446			
Volume Number - 53			
Page Number - 85			
SAF Number - SAF804931100124022937			
<b>Property Rates</b>			
<b>Commercial Land (Y)</b>			
₹1259818/- Decimal			
Valuation Rule : Commercial land			
<b>Property Details</b>			
1	Land area	4.95 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 4.95 x 1259818=6236099.1	₹62,36,099/-
A	Total		₹62,36,099/-
<b>Note : Final Valuation is Rounded to Next 100/-</b>			
<b>Total Valuation (A)</b>			<b>₹62,36,100/-</b>
<b>Total Amount in Words : Sixty Two Lakhs Thirty Six Thousands One Hundred Rupees Only.</b>			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: Portion of New Plot no. 1446, West: Portion of New Plot no. 1453, South: Kutcha Road on portion of plot no. 1446 (new), North: Portion of New Plot no. 1453 and 1448
Area	Land area : 4.95 Decimal
Other Description of the Property	Pin Code - 831017
Government/Market Value	6236099.1
Transaction Amount	-

CLAIMANT	<b>-Ms. RISHI RAJ BUILDCON PVT LTD O P C REP BY RISHI RAJ HARSH, ,Father/Husband Name RABINDRA KUMAR JHA , PAN No.- Date Of Birth-02-Feb-2000,Permission Case No.- , Aadhaar No. *****7541, Country-INDIA, State Name-Jharkhand, District Name-EAST SINGHBHUM, City/Village/Town Name-JAMSHEDPUR, Locality-BISTUPUR,Address - OFFICE AT PUSHPANJALI APARTMENT GROUND FLOOR CONTRACTORS AREA PS BISTUPUR JAMSHEDPUR, Pin Code-831001</b>
EXECUTANTS	<b>-Mr. KUNAL KUMAR SINGH, ,Father/Husband Name Manoj Singh , PAN No.- Date Of Birth-01-Jan-1989,Permission Case No.- , Aadhaar No. *****4331, Country-INDIA, State Name-Jharkhand, District Name-EAST SINGHBHUM, City/Village/Town Name-JAMSHEDPUR, Locality-SIDHGORA,Address - R/o Qr. No 207, Panchawati Road, New Baridih, Baridih Colony, P.S. Sidhgora, Town Jamshedpur, District East Singhbhum, Pin Code-831009</b>

Witness Information	<b>Mr. BALAJEE RAO , Address - 21 CONTRACTORS AREA BISTUPUR JAMSHEDPUR-, Father/Husband Name-G NAGESHWAR RAO</b>
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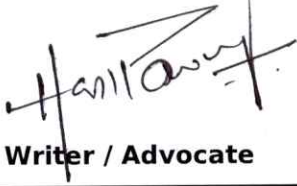
Identifier Details	<b>Mr. SHIVAM MANDAL , Address - HALUDUPUKHUR EAST SINGHBHUM-, Father/Husband Name-NILKANTA MANDAL</b>
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<b>Fee Rule:Development Agreement</b>		
1	Stamp Duty	4

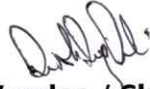
1	SP	2,400
<b>Total</b>		<b>2,400</b>
<b>Fee Rule:Development Agreement</b>		
1	A1	1,55,903
2	E	2,000
3	LL	3
4	PR	1
<b>Total</b>		<b>1,57,907</b>

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

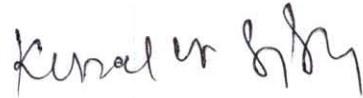
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.



**Deed Writer / Advocate**



**Vendee / Claimant**



**Vendor / Executant**

**Transaction Success!** Please Note Your Transaction Id.

*OK*

Name	RishiRajBuildconPvtLtdOPCRepByRishiRajHarsh
Token No / Depositor ID	202400003781
Amount	160307
Transaction ID	f8567e9231b033e05382
GRN	2400142620
CIN	10002162024011012530
Time	2024-01-10 15:25:10

*Revised inv. sig*

Token No.: 202400003781

## CERTIFICATE

### Office of the District SRO - Jamshedpur

This **Development Agreement** was presented before the registering officer on date **10-Jan-2024** by **KUNAL KUMAR SINGH**, S/O, D/O, W/O **Manoj Singh** resident of R/o Qr. No 207, Panchawati Road, New Baridih, Baridih Colony, P.S. Sidhgora, Town Jamshedpur, District East Singhbhum, SIDHGORA. This deed was registered as Document No:- **2024/JSR/94/BK1/83** in Book No :- **BK1**, Volume No :- 16 from Page No :- 1 to 160 at, office of **District SRO - Jamshedpur**

Date:- **10-Jan-2024**

  
Registering Officer