



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 3989a4a0dee39e3097f8

Receipt Date : 01-Mar-2023 12:37:56 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

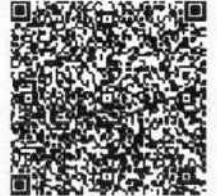
Token Number : 202300024286

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 : 2316018387



-: For Office Use :-

Deved



2023/JSR/1255/BK1/1174

Deved

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।

निकी प्रभर के सेवा गेटी की अदालत

P. Singh
01/03/2023

Kulbinder Kaur
01/03/2023

Development Agreement
1,37,09,200/-

PC
Birsanagar

Stamp
100/-



03/03/2023
03/03/2023
03/03/2023
Kulinder Kaler



03/03/2023
01/03/2023
03/03/2023
Kulinder Kaler



विधम 21 के अधीन शाखा: भारतीय स्टाम्प-विनियम
17 (इडियन स्टाम्प ऐक्ट), 1899 को अनुसूची
1 या 1क, से. 5 के अधीन
स्थापित स्टाम-सहित (या स्टाम्प-शुल्क
में विमुख या स्टाम्प-शुल्क अपेक्षित नहीं)।

खाता नम्बर... 36,
प्लॉट नम्बर... 1453, 1454,
वेब प्रतिक्रियत सूची में दर्ज नहीं है।

04/03/2023
Kulinder Kaler

04/03/2023
Kulinder Kaler



01/03/2023
04/03/2023
Bipin Keshari



Di - 3,42,730 = 00
E - 2000 = 00
LL - 03 = 00
PR - 01 = 00

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE on this 1st day of
MARCH 2023, AT JAMSHEDPUR, BY AND BETWEEN;

04/03/2023
जाँचा 2 |



Bibha Kood
01/03/2023

P. Singh
01/03/2023

Rulhindekar
01/03/2023

1) POONAM SINGH (UID : xxxx xxxx 3502), W/o. Rajeshwar Singh, by faith Hindu, by Category General, Indian national, by occupation Housewife, R/o. Flat no. 7568, Vijaya Gardens, Baridih, Town Jamshedpur, District East Singhbhum, within the state of Jharkhand;

2) **KULBINDER KAUR** (UID :xxxx xxxx 5472), W/o. 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

3) **BIBHA KARN** alias **BIBHA KARAN** (UID : xxxx xxxx 6222), W/o. Narendra Kumar Karan, by faith Hindu, by Category General, Indian national, by occupation Household affairs, R/o. House No. 285, Sukhia Road, 10 No. Basti, PO: Golmuri, PS: Sidhgora, Town Jamshedpur, District East Singhbhum, within the state of Jharkhand

Hereinafter together referred to as the 'OWNERS' (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. 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

Bibha Karan
01/03/2023

P. Singh
01/03/2023

Kulbinder Kaur
01/03/2023

Del. By Deed
01/03/2023

'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 No. 1 had purchased All that land measuring an area 3 Kathas or 4.96 Decimals, recorded under old Khata No. 8, being portion of old plot No. 4496, corresponding to new Khata no. 36, being new plot no. 1453, in Mouza Moharda, Thana No. 1200, Ward No. 17 JNAC, P.S. Birasnagar, Town District East Singhbhum and morefully described in the **Schedule 'A'** hereunder written by the virtue of a registered sale deed bearing deed No. 830 dated 16-02-2004, registered at the District Sub Registry office at Jamshedpur, from its previous lawful Owner namely Mahendri Gour.

Bibha Kaur
01/03/2023

AND WHEREAS Owner No. 1 after purchasing the **Schedule 'A'** hereunder written property mutated her name in the government records vide mutation case No. 1951/ 2004-2005 and the same is also recorded in the Volume No. 1 page No. 84, in the Panji II of the Anchal Adhikari, Jamshedpur.

P. Singh
01/03/2023

AND WHEREAS the Owner No. 2 had acquired All that land measuring an area 1 Katha and 5 Dhurs i.e. 2.06 Decimals, recorded under old Khata No. 8, being portion of old plot No. 4496, corresponding to new Khata no. 36, new plot no. 1454, in Mouza Moharda, Thana No. 1200, Ward No. 17 JNAC, P.S. Birasnagar, District East Singhbhum and morefully described in the **Schedule 'B'** hereunder written by the virtue of a registered Gift deed bearing deed

Kuljinder Kaur
01/03/2023

[Handwritten Signature]
01/03/2023

no. 2021/JSR/276/BK1/257 dated 19-01-2021, registered at the District Sub Registry office at Jamshedpur and thereafter the same is also mutated in the name of the Owner no. 2 vide mutation case no. 1827 / R27 2020-2021 and the same is also recorded in the volume no. 52, page no. 86, in the Panji II of the Anchal Adhikari, Jamshedpur.

AND WHEREAS the Owner No. 3 had purchased All that land measuring an area 3 Kathas i.e. 4.95 Decimals, recorded under Old Khata no. 8, being old Plot no. 4496, corresponding to New Khata No. 36, portion of new Plot No. 1453, in Mouza Moharda, Thana No. 1200, Ward No. 17, JNAC, P.S. Birasnagar, Town Jamshedpur, District East Singhbhum and morefully described in the **Schedule 'C'** hereunder written by the virtue of a registered sale deed bearing deed No. 831 dated 16-02-2004, registered at the District Sub Registry office at Jamshedpur, from its previous lawful Owner namely Mahendri Gour.

[Handwritten Signature]
01/03/2023

AND WHEREAS Owner No. 3 after purchasing the **Schedule 'C'** hereunder written property mutated her name in the government records vide mutation case No. 320/ 2004-2005 and the same is also recorded in the Volume No. 1 page No. 70, in the Panji II of the Anchal Adhikari, Jamshedpur.

[Handwritten Signature]
01/03/2023

AND WHEREAS the **OWNERS** are the lawful owners and are in peaceful possession of **Schedule 'A' to 'C'** hereunder written land and have been enjoying all acts of ownership thereto.

[Handwritten Signature]
01/03/2023

AND WHEREAS the owners are unable to look after and manage their respective **Schedule 'A' to 'C'** hereunder written land and therefore the Owners are desirous to get the **Schedule 'A' to 'C'** hereunder written

[Signature]
01/03/2023

land developed and or construct multi-storeyed buildings and or building projects over the **Schedule 'A' to 'C'** hereunder written land through the Developer.

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

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' to 'C'** hereunder written property on the following terms and conditions:

[Signature]
01/03/2023

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

[Signature]
01/03/2023

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 Owners hereby grant exclusive and irrevocable right to the Developer for development of the **Schedule 'A' to 'C'** hereunder written land, terminable only at the instance of the Developer, unless specified otherwise hereinafter.

[Signature]
01/03/2023

[Handwritten Signature]
01/03/2023

3. DEVELOPMENT PLANS & APPROVALS

(a) It is specifically agreed that the Owners 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 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 Owners 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.

[Handwritten Signature]
01/03/2023

[Handwritten Signature]
01/03/2023

[Handwritten Signature]
01/03/2023

4. GENERAL POWER OF ATTORNEY

(a) That as and when desired by the developer, the Owners shall execute a General Power of Attorney in favour of the Developer or any

[Handwritten Signature]
01/03/2023

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' to 'C'** hereunder written land.

(b) Failure of the Owners 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 Owners 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 Owners 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 Owners 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 Owners.

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 Owners. The Owners 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.

[Handwritten Signature]
01/03/2023

[Handwritten Signature]
01/03/2023

[Handwritten Signature]
01/03/2023

[Handwritten Signature]
01/03/2023

6. REPRESENTATION & WARRANTIES

(a) The Owners represents that the Owners are the bonafide and true Owners of the **Schedule 'A' to 'C'** hereunder written and that there is no risk, defect or encumbrance or pending litigation in relation to the title of the **Schedule 'A' to 'C'** hereunder written premises. The Owners further warrants that, if in future, there are claims on the title of the **Schedule 'A' to 'C'** hereunder written, on account of any lien, charge, mortgage, encumbrance, litigation affecting or prejudicing the title, the Owners 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.

[Handwritten Signature]
01/03/2023

(b) The Owners after the execution of this agreement, by the virtue of this Development Agreement has handed over peaceful and vacant possession of the **Schedule 'A' to 'C'** hereunder written to the Developer.

[Handwritten Signature]
01/03/2023

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.

[Handwritten Signature]
01/03/2023

(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 Owners 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 Owners alone.

(d) However, the Owners 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.

8. SUBMISSION OF TITLE DEEDS

(a) The Owners 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' to 'C'** hereunder written land shall be in the custody of the Developer for lifetime, against an ordinary receipt in favour of the Owners.

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, i.e. total period of Three and a Half year from the date of receipt of the requisite clearances and

Bibha Rao
01/03/2023

P. Singh
01/03/2023

Kulinder Kaur
01/03/2023

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 respective owners 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 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 / OWNERS

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' to 'B'** hereunder written land as morefully described in the **Schedule 'C'** hereunder written property.

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

Bibha Kaur
01/03/2023

P. Singh
01/03/2023

Kulbinda Kaur
01/03/2023

(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' to 'C'** hereunder written as morefully described in the **Schedule 'E'** 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 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 'E'** to this Agreement along with common advantages, privileges, utility services, amenities etc. to the various buyers at its discretion to which the Owners shall have no objection and the developer desires the Owners shall wilfully execute the necessary instruments and documents to this effect without any further consideration payable to the Owners. 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 'E'**.

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

Bibha Kaxh
01/03/2023

P. Singh
01/03/2023

Kulinder Kaxh
01/03/2023

(a) The Owners are the lawful, bonafide and true Owners of their respective the **Schedule 'A' to 'C'** hereunder written premises and are authorised to enter into the Agreement with the Developer.

It is further declared that the Owners, 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 Owners in relation to the Schedule Premises.

(b) The Owners 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' to 'C'** 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

Bibba Kadd
01/03/2023

P. Singh
01/03/2023

Kulbinder Kaur
01/03/2023

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' to 'C'** hereunder written premises and in an event of any dispute arising due to and on the **Schedule 'A' to 'C'** hereunder written premises, the Owners 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 Owners, provided however that the developer shall not attach any liability to the Owners on account of its borrowings in any manner whatsoever.

Bibha Kaur
01/03/2023

P. Singh
01/03/2023

Kulbinder Kaur
01/03/2023

17. Both parties agreed that, in the event, where clear and marketable title and bonafide possession of the Owners appears suspicious in relation to the **Schedule 'A' to 'C'** hereunder written Premises, the Developer shall be entitled to undertake steps to clear such defects at the cost of the Owners. 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' to 'C'** Premises.

Bibha Kaur
01/03/2023

18. TAXES AND OUTGOINGS

(a) The Owners shall pay and discharge all assessments, outgoing, taxes, etc. payable in respect of their respective **Schedule 'A' to 'C'** 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' to 'C'** 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.

P. Singh
01/03/2023

(b) Parties agree that any manner of indirect taxes arising out from this Agreement shall be the responsibility of the Developer to discharge.

Kulvinder Kaur
01/03/2023

(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 Owners and the Developer with respect to the **Schedule 'D'** and **Schedule 'E'** premises, shall be borne by the Owners 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.

Bibha Kaur
01/03/2023

P. Singh
01/03/2023

Kulbinder Kaur
01/03/2023

22. ASSIGNMENT

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

Bibha Kach
01/03/2023

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.

P. Singh
01/03/2023

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.

Kulbinder Kaur
01/03/2023

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.

Schedule 'A'

[Property of Poonam Singh]

All that land measuring an area 3 Kathas or 4.96 Decimals, recorded under old Khata No. 8, being portion of old plot No. 4496, corresponding to new Khata no. 36, being new plot no. 1453, in Mouza Moharda, Thana No. 1200, Ward No. 17 JNAC, P.S. Birsasnagar, Town District East Singhbhum

Bounded as follows :

North :Bibha Karan;

South :KiranRanjan;

East : Vacant Land;

West : Road.

Schedule 'B'

[Property of Kulbinder Kaur]

All that land measuring an area 1 kathas and 5 Dhurs i.e. 2.06 Decimals, recorded under old Khata No. 8, being portion of old plot

Bibha Karan
01/03/2023

P. Singh
01/03/2023

Kulbinder Kaur
01/03/2023

No. 4496, corresponding to new Khata no. 36, new plot no. 1454, in
Mouza Moharda, Thana No. 1200, Ward No. 17 JNAC, P.S.
Birsasnagar, Town Jamshedpur District East Singhbhum,

Bounded as follows :

North : Plot no. 1453
South : Plot no. 1455
East : Plot no. 1453
West : Plot no. 1499

Schedule 'C'

[Property of Bibha Karn Alias Bibha Karan]

All that land measuring an area 3 Kathas i.e. 4.95 Decimals, recorded
under Old Khata no. 8, being old Plot no. 4496, corresponding to New
Khata No. 36, portion of new Plot No. 1453, in Mouza Moharda, Thana
No. 1200, Ward No. 17, JNAC, P.S. Birsasnagar, Town Jamshedpur,
District East Singhbhum

Bounded as follows :

North : A Harpal;
South : Poonam Singh;
East : Vacant Land;
West : Road.

Schedule 'D'

[Owner's Allocation]

The Developer shall deliver 38% of the total Super Built up Area
compromising of flats, parking's, along with undivided proportionate
share in the land and the roof right within the building to be

Bibha Karn
01/03/2023

P. Singh
01/03/2023

Kulinder Karan
01/03/2023

constructed over **Schedule 'A' to 'C'** premises including all its advantages, privileges, amenities and services of this Agreement.

Schedule 'E'
[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' to 'C'** premises including all its advantages, privileges, amenities and services.

Bibha Koth
01/08/2023

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

WITNESS

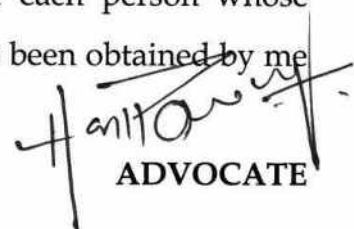
1. Shivam Mandat, S/o - Nilkanta Mandat
R/o - Haldipokhar, East Singhbhum Jharkhand.

P. Singh
01/03/2023

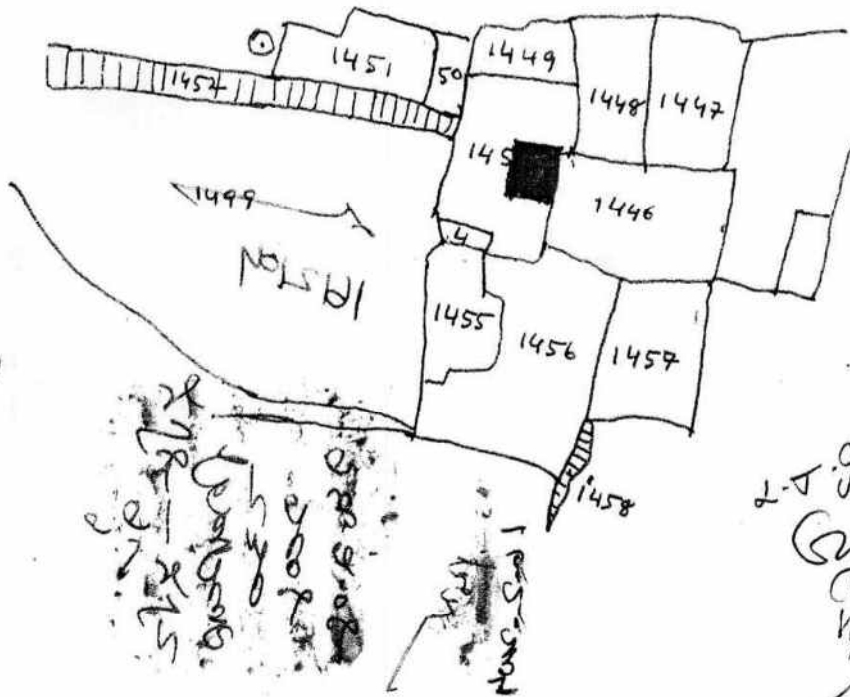
2. Balaji Rao, s/o a. Nageshwar Rao, R/o 21
Nandji Kuvindji Contractors Area, Bichhampur
Jharkhand

Kulbinder / case
01/03/2023

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

वाड संख्या - 17 पादर संख्या - 3
अधिष्ठात क्षेत्र जमशेदपुर
राजस्व भाग - (प्राथमिक)
पैमाना 1 सेठ मी = 20 मी या 1:2000
रकबा 3 कट्टा सन् 1989-90



L.V. G. J. Mahendran
 Goods put in
 my possession
 by the person
 to M.K. Jha
 16.2.2014

Bibha Kach

Kulinder Kaur

P. Singh

[Handwritten signature]



Document Registration Summary 1

Date :-04-Mar-2023

- Government/Market Value: ₹13709200/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 793308

Receipt Date : 04-03-2023

Presenter Name: -

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

P. Singh.
District SRO, Jamshedpur

E	₹2000
PR	₹1
SP	₹2760
LL	₹3
A1	₹342730
Stamp Duty	₹100

Total ₹347594

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 : 2316018387 DEPT Transaction Id : 3989a4a0dee39e3097f8 Transaction Type :	100
E	2000	2000	0	GRAS	MsRishiRajBuildconPvtLtdRepByRishiRajHarsh	GRN Number : 2316018539 DEPT Transaction Id : cfef12f879ed4fd62942 Transaction Type :	2000

PR	1	1	0	GRAS	MsRishiRajBuildconPvtLtdRepByRishiRajHarsh	GRN Number : 2316018539 DEPT Transaction Id : cfef12f879ed4fd62942 Transaction Type :	1
SP	2760	2760	0	GRAS	MsRishiRajBuildconPvtLtdRepByRishiRajHarsh	GRN Number : 2316018539 DEPT Transaction Id : cfef12f879ed4fd62942 Transaction Type :	2760
A1	342730	342730	0	GRAS	MsRishiRajBuildconPvtLtdRepByRishiRajHarsh	GRN Number : 2316018539 DEPT Transaction Id : cfef12f879ed4fd62942 Transaction Type :	342730
LL	3	3	0	GRAS	MsRishiRajBuildconPvtLtdRepByRishiRajHarsh	GRN Number : 2316018539 DEPT Transaction Id : cfef12f879ed4fd62942 Transaction Type :	3
Sub Total	347498	347594	-96				

Article : Development Agreement Number of Pages : 184

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer

29.11/19



OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

Deed Endorsement

Token No :- **202300024286**

Deed Type	Development Agreement
Number of Pages	184
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 2760, A1 :- Rs. 342730, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.5680633/- , Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Moharda Location :- Other Road, Moharda Property Boundaries :- East: VACANT LAND, West: ROAD, South: KIRAN RANJAN, North: BIBHA KARAN Khata Number - 36Plot Number - 1453Volume Number - 1Page Number - 84 Area Of Land :- 4.96 Decimal
Property No.	2
Valuation Details	Value :- Rs.2359295/- , Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Moharda Location :- Other Road, Moharda Property Boundaries :- East: PLOT NO 1453, West: PLOT NO 1499, South: PLOT NO 1455, North: PLOT NO 1453 Khata Number - 36Plot Number - 1454Volume Number - 1Page Number - 70 Area Of Land :- 2.06 Decimal
Property No.	3
Valuation Details	Value :- Rs.5669181/- , Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Moharda Location :- Other Road, Moharda Property Boundaries :- East: VACANT LAND, West: ROAD, South: POONAM SINGH, North: A HARPAL Khata Number - 36Plot Number - 1453Volume Number - 52Page Number - 86 Area Of Land :- 4.95 Decimal

Sh./Smt.**POONAM SINGH** s/o/d/o/w/o **RAJESHWAR SINGH** has presented the document for registration in this office





today dated :- **04-Mar-2023** Day :- **Saturday** Time :- **15:18:01 PM**






POONAM SINGH(Individual)

Party Name	Document Type	Document Number
POONAM SINGH	PAN/UID	971243733502

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	BIBHA KARN ALIAS BIBHA KARAN Address1 - H NO 285 SUKHIA ROAD 10 NO BASTI PS SIDHGORA JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Bibha Karn Address:- 285, NEAR SIDHGORA THANA, SUKHIA ROAD, 10 NO BASTI, PO- GOLMURI, JAMSHEDPUR, , Purbi Singhbhum, 831003, , Jharkhand, India		EXECUTANTS Age:47			<i>Bibha Karn</i>
2	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			<i>Kulbinder Kaur.</i>

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	POONAM SINGH Address1 - FLAT NO 7568 VIJAYA GARDENS BARIDIH JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Poonam Singh Address:- BADRINATH , FLAT NO- 7568, , VIJAYA GARDENS, BARIDIH BASTI, Baridih Colony, , East Singhbhum, 831017, , Jharkhand, India		EXECUTANTS Age:47			<i>P. Singh</i>
4	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			<i>Rishi Raj Harsh</i>

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:

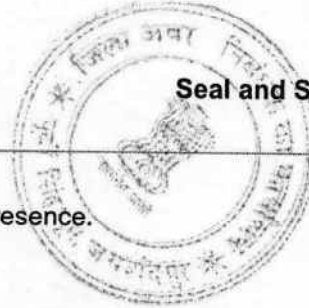
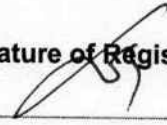
I/We individually/Collectively recognize the Seller(S) and Buyer(s)

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, (**BIBHA KARN ALIAS BIBHA KARAN , KULBINDER KAUR , POONAM SINGH**), 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



Seal and Signature of Registering Officer



Date:- 04-Mar-2023



Pre Registration Docket

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

Office Name :- District SRO - Jamshedpur
Token No:- 202300024286

Appoinment :- 04-Mar-2023 Time:- 12:40

Article	Development Agreement
Pre Registration Date	23-Feb-2023
No. Of Pages	92
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 3,47,494.

Property Id: **915315**

Valuation No. : 1240751 / 2023	:- 2022-2023	Date : 23-February-2023 12:21:PM	
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Urban	Corporation : Jamshedpur(NAC)	Village/City : Moharda	
Moharda - Other Road	-		
Khata Number - 36			
Plot Number - 1453			
Volume Number - 1			
Page Number - 84			
Property Rates			
Commercial Land (Y)			
₹1145289/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	4.96 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 4.96 x 1145289=5680633.44	₹56,80,633/-
A	Total		₹56,80,633/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹56,80,700/-
Total Amount in Words : Fifty Six Lakhs Eighty Thousands Seven Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: VACANT LAND, West: ROAD, South: KIRAN RANJAN, North: BIBHA KARAN
--	---

Area	Land area : 4.96 Decimal
Other Description of the Property	Pin Code - 831017
Government/Market Value	5680633.44
Transaction Amount	-

Property Id: **915318**

Valuation No. : 1250290 / 2023	:- 2022-2023	Date : 03-March-2023 13:43:PM
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur
Land Type : Urban	Corporation : Jamshedpur(NAC)	Village/City : Moharda
Moharda - Other Road	-	
Khata Number - 36		
Plot Number - 1454		
Volume Number - 1		
Page Number - 70		

Property Rates

Commercial Land (Y)

₹1145289/- Decimal

Valuation Rule : Commercial land

Property Details

1	Land area	2.06 Decimal
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Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2.06 x 1145289=2359295.34	₹23,59,295/-
A	Total		₹23,59,295/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)	₹23,59,300/-
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Total Amount in Words : Twenty Three Lakhs Fifty Nine Thousands Three Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO 1453, West: PLOT NO 1499, South: PLOT NO 1455, North: PLOT NO 1453
Area	Land area : 2.06 Decimal
Other Description of the Property	Pin Code - 831017
Government/Market Value	2359295.34
Transaction Amount	-

Property Id: **915321**

Valuation No. : 1240759 / 2023	:- 2022-2023	Date : 23-February-2023 12:25:PM
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur

Land Type : Urban	Corporation : Jamshedpur(NAC)	Village/City : Moharda	
Moharda - Other Road		-	
Khata Number - 36			
Plot Number - 1453			
Volume Number - 52			
Page Number - 86			
Property Rates			
Commercial Land (Y)			
₹1145289/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	4.95 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 4.95 x 1145289=5669180.55	₹56,69,181/-
A	Total		₹56,69,181/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹56,69,200/-
Total Amount in Words : Fifty Six Lakhs Sixty Nine Thousands Two Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: VACANT LAND, West: ROAD, South: POONAM SINGH, North: A HARPAL
Area	Land area : 4.95 Decimal
Other Description of the Property	Pin Code - 831017
Government/Market Value	5669180.55
Transaction Amount	-

CLAIMANT	-Ms. RISHI RAJ BUILDCON PVT LTD REP BY RISHI RAJ HARSH, Address - PUSHPANJALI 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. POONAM SINGH, Address - FLAT NO 7568 VIJAYA GARDENS BARIDIH JAMSHEDPUR- ,Father/Husband Name RAJESHWAR SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****3502
	-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
	-Mrs. BIBHA KARN ALIAS BIBHA KARAN, Address - H NO 285 SUKHIA ROAD 10 NO BASTI PS SIDHGORA JAMSHEDPUR- ,Father/Husband Name NARENDRA KUMAR KARAN , PAN No.- ,Permission Case No.- , Aadhaar No. *****6222

Witness Information	Mr. BALAJEE RAO , Address - 21 NANJI GOVINDJI CONTRACTORS AREA BISTUPUR JAMSHEDPUR-, Father/Husband Name-G NAGESHWAR RAO
---------------------	---

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	2,760
Total		2,760

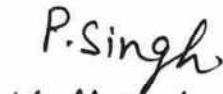
Fee Rule:Development Agreement		
1	A1	3,42,730
2	E	2,000
3	LL	3
4	PR	1
Total		3,44,734

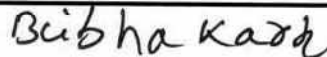
All the entries made, have been verified by me and are found same as the entries of the document presented.

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


Bibha Karak

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

Token No.: 202300024286

CERTIFICATE

Office of the District SRO - Jamshedpur

This **Development Agreement** was presented before the registering officer on date **04-Mar-2023** by **POONAM SINGH, S/O, D/O, W/O RAJESHWAR SINGH** resident of FLAT NO 7568 VIJAYA GARDENS BARIDIH JAMSHEDPUR .,

This deed was registered as Document No:- **2023/JSR/1255/BK1/1174** in Book No :- **BK1**, Volume No :- 197 from Page No :- 209 to 392 at, office of **District SRO - Jamshedpur**

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


Registering Officer