



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : d3258b06e105dd83abc0

Receipt Date : 24-Jul-2023 03:21:26 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300076720

Office Name : District SRO - Jamshedpur

Document Type : Development Agreement

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

GRN Number : 2318417153



:- For Office Use :-

Defaced
Copy



2023/JSR/4155/BK1/3876

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।

रिशी राज की सेवा नहीं की गई है, Venakshi Deve

Vandana Mishra Sumita Kumari
25/07/2023

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Development Agreement
3,12,39,100/-

P-5
Birsahagar

Sub
100/-

Deenakshi Devi
25/07/2023



Handwritten signature of Deenakshi Devi



Sumitra Kumari

Nidusipam
25/07/2023



Handwritten signature of Sumitra Kumari
25/07/2023

खाता नम्बर... 3, 40, 55,
प्लॉट नम्बर 1455, 1451, 1450,
देय प्रतिबन्धित सूची में दर्ज नहीं है।

अनुच्छेद 21 के अधीन प्रस्ताव: भारतीय स्टाम्प-अधिनियम
अनुच्छेद 21 के अधीन प्रस्ताव दिनांक 1999 को लागू की
जाती है। 1999 के अधीन
प्रस्तावित प्रस्ताव-अधीन (या स्टाम्प-अधिनियम
के विपक्ष या स्टाम्प-अधिनियम अधिनियम 1999
के अधीन प्रस्तावित नहीं है।

जिला अन्तर निबन्धक

सम्बन्धित दस्तावेज नम्बर / प्रिन्सिपल
जाति को 25/07/2023 जिला की गई है।
छोटानामपुर कीरतपुर अधिनियम 1999
के अधीन प्रस्तावित नहीं है।

Cpy
25/7/23

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25/7/23

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H- 7,80,853=00
E- 2000=00
L- 08=00
PR- 03=00

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE on this 25/7 day of
JULY 2023, AT JAMSHEDPUR, BY AND BETWEEN;

Cpy
दस्तावेज/जांचा



Sumittra Kumari
23/07/2023



Meenakshi Devi
23/07/2023



Nitu Singh

1) **ASHWINI KUMAR MISHRA** (UID : xxxx xxxx 1194), S/o. Mr. Awadh Kishore Mishra, by occupation Service,

2) **VANDANA MISHRA** (UID : xxxx xxxx 4850), W/o. Mr. Ashwini Kumar Mishra, by occupation Business,

both R/o. Qr. No. L6-45, Tube Baridih, Near Sangeet Kala Kendra Baridih, P.S. Sidhgora, Town Jamshedpur, District East Singhbhum, within the state of Jharkhand,

3) **SUMITRA KUMARI** (UID : xxxx xxxx 0303), W/o. Shyam Kumar, by occupation Houswife, R/o. 52, Swarnrekha Flat, PO & PS: Sakchi, Town Jamshedpur, District East Singhbhum, state of Jharkhand and

4) **MEENAKSHI DEVI** (UID : xxxx xxxx 7121), W/o. Raj Kumar, by occupation Houswife, R/o. L4/87, New Gandak Road, PO & PS: Sakchi, Town Jamshedpur, District East Singhbhum, state of Jharkhand and

5) **NITU SINGH** (UID : xxxx xxxx 3481), W/o. Saroj Kumar Singh, by occupation Houswife, R/o. 19, Sankh Road, Old Baridih, Town

Vandana Mishra
23/07/2023



Nidhi Singh
25/07/2023



Nidhi Singh
25/07/2023

Jamshedpur, District East Singhbhum, state of Jharkhand, all by faith Hindu, all by Category General, Indian nationals, 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:

Nandana Mishra
25/07/2023

Sumit Kumar
25/07/2023

Deemakshi Devi

WHEREAS the Owner no. 1 and 2 had together purchased All that land measuring an area two kathas and ten dhurs i.e. 4.13 Decimals, recorded under old Khata No. 1, being portion of old plot No. 4162, corresponding to new Khata no. 3, being portion of new plot no. 1455, in Mouza Murakati, Thana No. 1199, Ward No. 17, JNAC, P.S. Birsasagar, Town



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Jamshedpur, District East Singhbhum and morefully described in the Schedule 'A' hereunder written by the virtue of a registered sale deed bearing deed No. 4560 dated 20-09-2013, registered at the District Sub Registry office at Jamshedpur, from its previous lawful Owner namely Mitro Gope. That after purchasing the Schedule 'A' hereunder written property the Owner mutated their name in the government records vide mutation case No. 611/ 2014-2015 and the same is also recorded in the Volume No. 2 page No. 62, in the register II of the Anchal Adhikari, Jamshedpur.

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Vandana Mishra

25/07/2023

AND WHEREAS the Owner No. 1 had also purchased All that land measuring an area 3.3 Decimals, recorded under old Khata No. 1, being portion of old plot No. 4162, corresponding to new Khata no. 3, new plot no. 1455, in Mouza Murakati, Thana No. 1199, Ward No. 17, JNAC, P.S. Birsasnagar, District East Singhbhum and morefully described in the Schedule 'B' hereunder written by the virtue of a registered sale deed bearing deed No. 905/ 822 dated 27-02-2018, registered at the District Sub Registry office at Jamshedpur, from its previous lawful Owners namely Jyoti Kumari and Nirupama. That after purchasing the Schedule 'B' hereunder written property the Owner No. 2 mutated his name in the government records vide mutation case No. 128 / R 27 2018 -2019 and the same is also recorded in the Volume No. 50 page No. 77 in the register II of the Anchal Adhikari, Jamshedpur.

Sumitra Kumari

25/07/2023


AND WHEREAS the Owner No. 3 had purchased All that land measuring an area 2.47 Decimals, recorded under new Khata No. 40,

Meenakshi Devi

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Sumitesa Kumari
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Seemakshi Devi
[Signature]
[Signature]
20/06/2017

being portion of new Survey plot No. 1451, corresponding to Old Khata no. 6, being old plot no. 4156, in Mouza Murakati, Thana No. 1199, Ward No. 17, JNAC, P.S. Birsasnagar, District East Singhbhum and morefully described in the **Schedule 'C'** hereunder written by the virtue of a registered sale deed bearing deed No. 2050/ 1553 dated 02-04-2013, registered at the District Sub Registry office at Jamshedpur, from its previous lawful Owners namely Chhotu Gope. That after purchasing the **Schedule 'C'** hereunder written property the Owner No. 3 mutated her name in the government records vide mutation case No. 1559/ 2015-2016 and the same is also recorded in the Volume No. 2 page No. 80 in the register II of the Anchal Adhikari, Jamshedpur.

AND WHEREAS the Owner No. 4 had purchased All that land measuring an area 1 ½ Kathas i.e. 2.47 Decimals, recorded under new Khata No. 55, being portion of new plot No. 1450, corresponding to Old khata no. 6, being old plot no. 4157, in Mouza Murakati, Thana No. 1199, Ward No. 17, JNAC, P.S. Birsasnagar, District East Singhbhum and morefully described in the **Schedule 'D'** hereunder written by the virtue of a registered sale deed bearing deed No. 2051/ 1554 dated 02-04-2013, registered at the District Sub Registry office at Jamshedpur, from its previous lawful Owners namely Chhotu Gope. That after purchasing the **Schedule 'D'** hereunder written property the Owner No. 4 mutated her name in the government records vide mutation case No. 1560/ 2015-2016 and the same is also recorded in the Volume No. 2 page No. 79 in the register II of the Anchal Adhikari, Jamshedpur.


Vandana Mishra
Sumitra Kumari
Sreenakathi Devi
Nidu Singh



S. S. S. S.

AND WHEREAS the Owner No. 5 had purchased All that land measuring an area 6.60 Decimals, recorded under new Khata No. 40, being portion of New plot No. 1451, recorded under Old Khata no. 6, being Old plot no. 4157, in Mouza Murakati, Thana No. 1199, Ward No. 17, JNAC, P.S. Birsasnagar, District East Singhbhum and morefully described in the Schedule 'E' hereunder written by the virtue of a registered sale deed bearing deed No. 3697/ 3059 dated 20-04-2010, registered at the District Sub Registry office at Jamshedpur, from its previous lawful Owners namely Chhotu Gope. That after purchasing the Schedule 'E' hereunder written property the Owner No. 5 mutated her name in the government records vide mutation case No. 1410/ 2014-2015 and the same is also recorded in the Volume No. 2 page No. 68 in the register II of the Anchal Adhikari, Jamshedpur.

AND WHEREAS the OWNER are the lawful owner and is in peaceful possession of their respective Schedule 'A', 'B', 'C', 'D' & 'E' hereunder written property and have been enjoying all acts of ownership thereto.

AND WHEREAS the owners are unable to look after and manage the Schedule 'A', 'B', 'C', 'D' & 'E' hereunder written property and therefore the Owners are desirous to get the Schedule 'A', 'B', 'C', 'D' & 'E' hereunder written land developed and or construct multi-storeyed buildings and or building projects over the Schedule 'A', 'B', 'C', 'D' & 'E' 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


Vandana Mishra
Smriti Kumar
Deenakshi Devi
Nidul Singh



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the Developer for developing the Schedule 'A', 'B', 'C', 'D' & 'E' 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', 'B', 'C', 'D' & 'E' 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 Owners hereby grant exclusive and irrevocable right to the Developer for development of the Schedule 'A', 'B', 'C', 'D' & 'E' 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


Vandana Mishra
Smita Kumari
Deekshi Devi
Nita Singh


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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', 'B', 'C', 'D' & 'E' 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



Vandana Mishra

Sumitra Kumari

Deenakshi Devi

Nitu Singh



and also for 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

Vandana Wiskhoo

Smita Kumari

Seemakshi Devi

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- (a) The Owners represents that the Owner is the bonafide and true Owner of the Schedule 'A', 'B', 'C', 'D' & 'E' hereunder written and that there is no risk, defect or encumbrance or pending litigation in relation to the title of the Schedule 'A', 'B', 'C', 'D' & 'E' hereunder written premises. The Owners further warrants that, if in future, there are claims on the title of the Schedule 'A', 'B', 'C', 'D' & 'E' 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', 'B', 'C', 'D' & 'E' 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

Vandana Mishra

Smriti Khosla

Deekshitha Devi

Nikhil Singh

26/07/2023

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 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 'A', 'B', 'C', 'D' & 'E' 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 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

Nidu Singh
Vandana Mishra
Sumitza Khurana
Sreerakshi Devi
25/07/2023

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.

(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', 'B', 'C', 'D' & 'E' hereunder written as morefully described in the Schedule 'F' 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', 'B', 'C', 'D' & 'E' hereunder written as morefully described in the Schedule 'G' hereunder written property.

10. FORCE MAJEURE

Amitu Singh

Amitu

Nandana Mishra

Sumita Kumari

Geenakshi Devi

25/07/2023

25/07/2023

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 'G' 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 'G'.
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', 'B', 'C', 'D' & 'E' hereunder written premises and are authorised to enter into the Agreement with the Developer.

Nitin Singh



Nandana Mishra

Sumitran Kumari

Seemakshi Devi



26/07/2023

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', 'B', 'C', 'D' & 'E' 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



Vandana Mishra.



Samita Kumari.

Seemakshi Devi
Nidhi Singh



25/07/2023

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', 'B', 'C', 'D' & 'E' hereunder written premises and in an event of any dispute arising due to and on the Schedule 'A', 'B', 'C', 'D' & 'E' 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

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Vandana wishes

Smriti Kumari

Smriti Kumari



26/07/2023

to the Schedule 'A', 'B', 'C', 'D' & 'E' 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', 'B', 'C', 'D' & 'E' 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', 'B', 'C', 'D' & 'E' 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', 'B', 'C', 'D' & 'E' 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.

Nidhu Singh



Nandana Mishra,

Sumitry Kumari,

Deenakshi Devi



25/07/2023

(d) That the G.S.T. arising out of the respective allocations of the Owner and the Developer with respect to the Schedule 'F' and 'G', 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

संकेतिक देवी
Nidu Singh



Vandana Mishra
Sumitran Kumawat



25/07/2023

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

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.

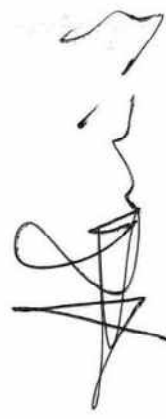
24. ARBITRATION

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

Nidhi Singh



Vandana Mishra

Sunita Khumari

Seemakshi Devi



25/07/2023

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'

[Ashwini Kumar Mishra and Vandana Mishra]

All that land measuring an area two kathas and ten dhurs i.e. 4.13 Decimals, recorded under old Khata No. 1, being portion of old plot No. 4162, corresponding to new Khata no. 3, being portion of new plot no. 1455, in Mouza Murakati, Thana No. 1199, Ward No. 17, JNAC, P.S. Birsanagar, Anchal Jamshedpur, Halka no. 8, Town Jamshedpur, District East Singhbhum, which is bounded as :

North : Portion of Plot no. 1455 in occupation of Nirupama and Jyoti Kumari;

South : Mitro Gope;

East : 11' ft. Road;

West : Talab.

Schedule 'B'

[Ashwini Mishra]

District East Singhbhum, District Sub Registry office at Jamshedpur, Mouza MURAKATI, Thana No. 1199, Ward No. 17, JNAC, Anchal Jamshedpur, Halka no. 8, P.S. Birsanagar,

Nitu Singh

[Handwritten signature]

Vandana wishoo,

Sumitra Kumari,

Meenakshi Devi

[Handwritten signature]
25/07/2023

Khata no.	Plot no.	Area	Boundary
Old 1	Old 4162	3.30 Decimals	N : Others Plot;
New 3	New 1455 (P)		S : Ashwini Kr Mishra;
			E : 11'ft. Wide Road;
			W : Talab

Schedule 'C'
[Sumitra Kumari]

All that land measuring an area $1 \frac{1}{2}$ kathas i.e. 2.47 Decimals, recorded under new Khata No. 40, being portion of New plot No. 1451, corresponding to Old Khata no. 6, being Old Plot no. 4156, in Mouza Murakati, Thana No. 1199, Ward No. 17, JNAC, Anchal Jamshedpur, Halka no. 8, P.S. Birsasnagar, Town Jamshedpur, District East Singhbhum,

which is bounded as :

North : Meenakshi Devi;

South : Road;

East : Vendor NIJ;

West : Natan Singh.

Schedule 'D'
[Meenakshi Devi]

All that land measuring an area $1 \frac{1}{2}$ kathas i.e. 2.47 Decimals, recorded under new Khata No. 55, being portion of New plot No. 1450, corresponding to Old Khata no. 6, being old Plot no. 4157, in Mouza Murakati, Thana No. 1199, Ward No. 17, JNAC, Anchal Jamshedpur,

Meenakshi Devi

Nity Singh



Nandana Mishra

Sumitra Sumari



25/07/2023

Halka no. 8, P.S. Birsasnagar, Town Jamshedpur, District East Singhbhum,

which is bounded as :

North : 12' Ft. Road;

South : Sumitra Devi;

East : Plot no. 1449;

West : Niz Land.

Schedule 'E'
[Nitu Singh]

All that land measuring an area 6.60 Decimals, recorded under new Khata No. 40, being portion of new plot No. 1451, corresponding to Old Khata no. 6, being Old Plot no. 4157, in Mouza Murakati, Thana No. 1199, Ward No. 17, JNAC, Anchal Jamshedpur, Halka no. 8, P.S. Birsasnagar, Town Jamshedpur, District East Singhbhum,

which is bounded as :

North : Plot Nos. 261 and 299;

South : 12' ft. Wide Road;

East : Part of Plot No. 1451;

West : Part of Plot Nos. 261 & 1451.

Schedule 'F'
[Owners 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

Nitin Singh



Vandana Mishra,

Sumatira Khumari,

Meenakshi Devi



25/07/2023

over Schedule 'A', 'B', 'C', 'D' & 'E' premises including all its advantages, privileges, amenities and services of this Agreement.

Schedule 'G'
[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', 'B', 'C', 'D' & 'E' 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 Mandol 3/0 - Nilkanth Mandol
R/o - Haldipokhan, East Singhpur, Jharkhand.

2. Balaji Rao s/o G. Nageshwar Rao R/o 21
Nandji Bevirudji, Contractors Area, Bhubaneswar

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.

एनएच ३ परियोजना अंतर्गत

प्लॉट क्रमांक १७

आयकर क्रमांक ३३

रिजर्व प्लॉट

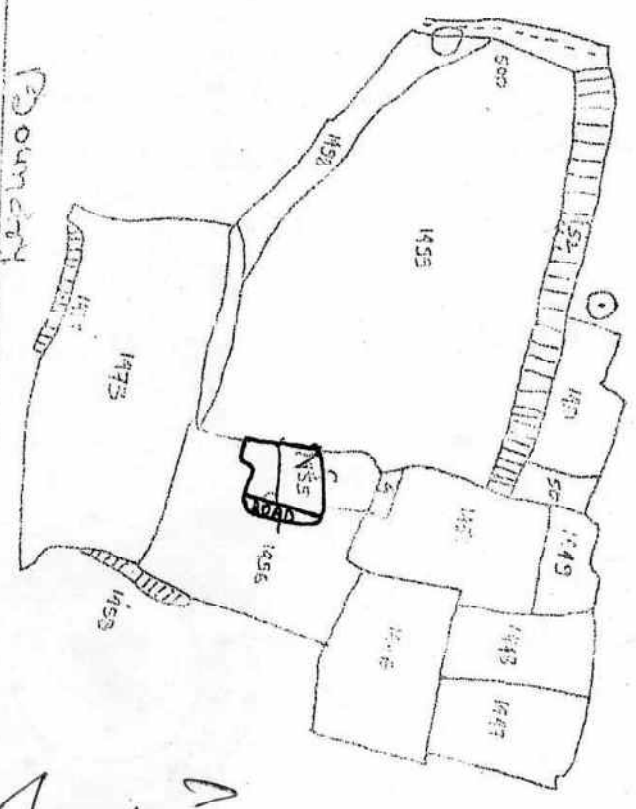
आयकर क्रमांक ३३

नव नकाशा नं. - नव प्लॉट नं. - Area -

3 - 1455/अ - 3267 Sq.ft
= 4.53 कॅठ्ठा

Old Khatano - Old Plot No - Area -
1 - 4162 - 3267 Sq.ft
= 4.53 कॅठ्ठा

Boundary
N - Naresh.
S - Naresh
E - Road II
W - TANK



[Handwritten Signature]

Boundary of the plot is as shown in the attached map.

2 kathon (out of total 4.53 kathon)

i.e. 8.30 Desimals.



Document Registration Summary 1

Date :-25-Jul-2023

- Government/Market Value: ₹31234100/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 874076

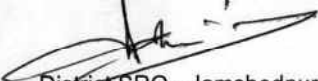
Receipt Date : 25-07-2023

Presenter Name: -

E	₹2000
PR	₹3
SP	₹1980
LL	₹8
A1	₹780853
Stamp Duty	₹100

On Date 25-07-2023 Presented at District SRO - Jamshedpur

Signature of Presenter



District SRO - Jamshedpur

Total	₹784944
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Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	RishirajBuildconPvtLtdOpcRepByRishiRajHarsh	GRN Number : 2318417153 DEPT Transaction Id : d3258b06e105dd83abc0 Transaction Type :	100
E	2000	2000	0	GRAS	RishirajBuildconPvtLtdOpcRepByRishiRajHarsh	GRN Number : 2318418026 DEPT Transaction Id : 025fa3e3ea2bbfae6666 Transaction Type :	2000

PR	3	3	0	GRAS	RishirajBuildconPvtLtdOpcRepByRishiRajHarsh	GRN Number : 2318418026 DEPT Transaction Id : 025fa3e3ea2bbfae6666 Transaction Type :	3
SP	1980	1980	0	GRAS	RishirajBuildconPvtLtdOpcRepByRishiRajHarsh	GRN Number : 2318418026 DEPT Transaction Id : 025fa3e3ea2bbfae6666 Transaction Type :	1620
				GRAS	RishirajBuildconPvtLtdOpcRepByRishiRajHarsh	GRN Number : 2318435539 DEPT Transaction Id : 692b6e69589e62d2efa5 Transaction Type :	360
A1	780853	780853	0	GRAS	RishirajBuildconPvtLtdOpcRepByRishiRajHarsh	GRN Number : 2318418026 DEPT Transaction Id : 025fa3e3ea2bbfae6666 Transaction Type :	780853
LL	8	8	0	GRAS	RishirajBuildconPvtLtdOpcRepByRishiRajHarsh	GRN Number : 2318418026 DEPT Transaction Id : 025fa3e3ea2bbfae6666 Transaction Type :	8
Sub Total	784848	784944	-96				

Article / Development Agreement Number of Pages : 132

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR
Office Name :- District SRO - Jamshedpur
District Name :- EastSinghbhum
State Name :- Jharkhand

Deed Endorsement

Token No :- **202300076720**







Deed Type	Development Agreement
Number of Pages	132
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 3, SP :- Rs. 1980, A1 :- Rs. 780853, LL :- Rs. 8,
Property No.	1
Valuation Details	Value :- Rs.31234010/- ,Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Murakati Location :- Other Road, Murakati Property Boundaries :- East: 11 FT ROAD, VENDOR NIJ,PLOT NO.1449 , PART OF PLOT NO.1451, West: TALAB, TALAB , NATAN SINGH, NIZ LAND , PART OF PLOT NO.261 AND 1451, South: MITRO GOPE, ASHWINI KR MISHRA , ROAD , SUMITRA DEVI , 12 FT WIDE ROAD, North: PORTION OF PLOT NO.1455 ,IN OCCUPATION OF NIRUPAMA AND JYOTI KUMARI OTHER PLOT , MEENAKSHI DEVI, 12 FT ROAD , PLOT NO.261 AND 299 Khata Number - 3 40 55Plot Number - 1455 1451 1450Volume Number - 2 50Page Number - 62 77 80 79 68 Area Of Land :- 18.97 Decimal





Sh./Smt.**ASHWINI KUMAR MISHRA** s/o/d/o/w/o **AWADH KISHORE MISHRA**
has presented the document for registration in this office
today dated :- **25-Jul-2023** Day :- **Tuesday** Time :- **16:37:58 PM**








**ASHWINI KUMAR
MISHRA(Individual)**




Party Name	Document Type	Document Number
ASHWINI KUMAR MISHRA	PAN/UID	279771151194

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	ASHWINI KUMAR MISHRA Address1 - QR NO L6-45 TUBE COLONY NEAR SANGEET KALA KENDRA BARIDIH JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Ashwini Kumar Mishra Address:- L6-45, NEAR NEW BARIDIH PARK, TUBE COLONY, BARIDIH, JAMSHEDPUR, Baridih Colony, , East Singhbhum, 831017, , Jharkhand, India		EXECUTANTS Age:46			
2	SUMITRA KUMARI Address1 - 52 SWARNREKHA FLAT SAKCHI , JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Sumitra Kumari Address:- , 52, Swarnrekha Flat, , Sakchi, Jamshedpur, Sakchi, Bistupur, , East Singhbhum, 831001, , Jharkhand, India		EXECUTANTS Age:47			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	NITU SINGH Address1 - 19 SANKH ROAD OLD BARIDIH TOWN JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Nitu Singh Address:- 19, , SANKH ROAD, OLD BARIDIH, JAMSHEDPUR, Baridih Colony, , East Singhbhum, 831017, , Jharkhand, India		EXECUTANTS Age:41			Nitusingh
4	VANDANA MISHRA Address1 - QR NO L6-45 TUBE COLONY NEAR SANGEET KALA KENDRA BARIDIH JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Vandana Mishra Address:- L6- 45, NEAR NEW BARIDIH PARK, TUBE COLONY, BARIDIH, JAMSHEDPUR, Baridih Colony, , East Singhbhum, 831017, , Jharkhand, India		EXECUTANTS Age:40			Vandana Mishra

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
5	MEENAKSHI DEVI Address1 - L4/87 NEW GANDAK ROAD PO AND PS-SAKCHI TOWN JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Meenakshi Devi Address:- L4/87, , New Gandak Road, Post-Sakchi, Kalimali, , East Singhbhum, 831001, , Jharkhand, India		EXECUTANTS Age:43			Meenakshi Devi
6	RISHI RAJ BUILDCON PVT LTD OPC REP BY RISHI RAJ HARSH Address1 - PUSHSPANJALI APARTMENT GROUND FLOOR OPP NARBHERAM ENGLISH SCHOOL 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 NILKANTA 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, (**ASHWINI KUMAR MISHRA , VANDANA MISHRA , SUMITRA KUMARI , MEENAKSHI DEVI , NITU 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 (**HALUDPUKUR EAST SINGHBHUM**) and by occupation (**Service**).

Signature of Registering Officer

Date:- 25-Jul-2023

Seal and Signature of Registering Officer



Pre Registration Docket

Date :- 25-07-2023 01:47 pm

Office Name :- District SRO - Jamshedpur
Token No:- 202300076720

Appoinment :- 24-Jul-2023 Time:- 14:5

Article	Development Agreement
Pre Registration Date	10-Jun-2023
No. Of Pages	66
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 7,84,844.

Property Id: **993273**

Valuation No. : 1393881 / 2023		:- 2023-2024		Date : 25-July-2023 13:48:PM	
State : Jharkhand		District : EastSinghbhum		Tahsil : Jamshedpur	
Land Type : Urban		Corporation : Jamshedpur(NAC)		Village/City : Murakati	
Murakati - Other Road		-			
Khata Number - 3 40 55					
Plot Number - 1455 1451 1450					
Volume Number - 2 50					
Page Number - 62 77 80 79 68					
Property Rates					
Commercial Land (Y)					
₹1646495/- Decimal					
Valuation Rule : Commercial land					
Property Details					
1	Land area	18.97 Decimal			
Calculation Details					
Sr.No.	Description	Calculation		Total	
1	Open Land Valuation	1. 18.97 x 1646495=31234010.15		₹3,12,34,010/-	
A	Total			₹3,12,34,010/-	
Note : Final Valuation is Rounded to Next 100/-					
Total Valuation (A)				₹3,12,34,100/-	
Total Amount in Words : Three Crore Twelve Lakhs Thirty Four Thousands One Hundred Rupees Only.					

Land measurement, Sub Part and House No.	Property Boundaries East: 11 FT ROAD, VENDOR NIJ, PLOT NO.1449 , PART OF PLOT NO.1451, West: TALAB, TALAB , NATAN SINGH, NIZ LAND , PART OF PLOT NO.261 AND 1451, South: MITRO GOPE, ASHWINI KR MISHRA , ROAD , SUMITRA DEVI , 12 FT WIDE ROAD, North: PORTION OF PLOT NO.1455 ,IN OCCUPATION OF NIRUPAMA AND JYOTI KUMARI OTHER PLOT , MEENAKSHI DEVI, 12 FT ROAD , PLOT NO.261 AND 299
Area	Land area : 18.97 Decimal
Other Description of the Property	Pin Code - 831017
Government/Market Value	31234010.15
Transaction Amount	-

CLAIMANT	-Ms. RISHI RAJ BUILDCON PVT LTD OPC REP BY RISHI RAJ HARSH, Address - PUSHPANJALI APARTMENT GROUND FLOOR OPP NARBHERAM ENGLISH SCHOOL BISTUPUR JAMSHEDPUR- ,Father/Husband Name RABINDRA KUMAR JHA , PAN No.- ,Permission Case No.- , Aadhaar No. *****7541
EXECUTANTS	-Mrs. MEENAKSHI DEVI, Address - L4/87 NEW GANDAK ROAD PO AND PS-SAKCHI TOWN JAMSHEDPUR- ,Father/Husband Name RAJ KUMAR , PAN No.- ,Permission Case No.- , Aadhaar No. *****7121
	-Mrs. NITU SINGH, Address - 19 SANKH ROAD OLD BARIDIH TOWN JAMSHEDPUR- ,Father/Husband Name SAROJ KUMAR SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****3481
	-Mr. ASHWINI KUMAR MISHRA, Address - QR NO L6-45 TUBE COLONY NEAR SANGEET KALA KENDRA BARIDIH JAMSHEDPUR- ,Father/Husband Name AWADH KISHORE MISHRA , PAN No.- ,Permission Case No.- , Aadhaar No. *****1194
	-Mrs. VANDANA MISHRA, Address - QR NO L6-45 TUBE COLONY NEAR SANGEET KALA KENDRA BARIDIH JAMSHEDPUR- ,Father/Husband Name ASHWINI KUMAR MISHRA , PAN No.- ,Permission Case No.- , Aadhaar No. *****4850
	-Mrs. SUMITRA KUMARI, Address - 52 SWARNREKHA FLAT SAKCHI , JAMSHEDPUR- ,Father/Husband Name SHYAM KUMAR , PAN No.- ,Permission Case No.- , Aadhaar No. *****0303

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-NILKANTA MANDAL
--------------------	--

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,980
Total		1,980
Fee Rule:Development Agreement		
1	A1	7,80,853
2	E	2,000
3	LL	8
4	PR	3
Total		7,82,864

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

Vandana Mishra,

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

Geetakeshi Devi
Sumitra Kumari..

Nita Singh

Token No.: 202300076720

CERTIFICATE

Office of the District SRO - Jamshedpur

This **Development Agreement** was presented before the registering officer on date **25-Jul-2023** by **ASHWINI KUMAR MISHRA**, S/O, D/O, W/O **AWADH KISHORE MISHRA** resident of QR NO L6-45 TUBE COLONY NEAR SANGEET KALA KENDRA BARIDIH JAMSHEDPUR .,

This deed was registered as Document No:- **2023/JSR/4155/BK1/3876** in Book No :- **BK1**, Volume No :- 695 from Page No :- 269 to 400 at, office of **District SRO - Jamshedpur**

Date:- **25-Jul-2023**


Registering Officer