



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 0eecf1190065b010d8e3

Receipt Date : 24-Jul-2023 03:29:27 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300076733

Office Name : District SRO - Jamshedpur

Document Type : Development Agreement

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

GRN Number : 2318417317



:- For Office Use :-



2023/JSR/4153/BK1/3875

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।

Vandana Mishra

Kiran Ranjan

Anandini Hossain
25/07/2023

Development Agreement
2,37,51,100/-

P/S
Birkonaga

Stk.
100/-



Nandana Mishra
25/7/23



Kiran
25/7/23



26
25/7/23

विषय 21 के अधीन काका: भारतीय स्टाम्प-अधिनियम
(इंडियन स्टाम्प ऐक्ट), 1899 की अनुसूची
1 या 1क, संख्या 5, की अधीन
बसाया स्टाम्प-सहित (या स्टाम्प-मुक्त
से विमुक्त या स्टाम्प-मुक्त अधिनियम नहीं)।

खाता नम्बर 36
प्लॉट नम्बर 1453, 1449, 1499,
देय प्रतिबन्धित सूची में दर्ज नहीं है।

Seochagan

Pharmak
निर्देशन-पुस्तिका
25-5-15

CPJ
25/7/23

Kiran Parikh

DEVELOPMENT AGREEMENT

A - 5,93,778 = 00
E - 2000 = 00
LL - 03 = 00
PR - 01 = 00

THIS DEVELOPMENT AGREEMENT IS MADE on this 25th day of
July 2023, AT JAMSHEDPUR, BY AND BETWEEN;

CPJ
25/7/23

CPJ

Aravind Mishra



Kiran Ranjan 25/1/23



Anandini Harspal 25/1/23



Ashwin Mishra 25/1/23



1) VANDANA MISHRA (UID : xxxx xxxx 4850 and PAN AOSPM2007F), W/o. Mr. Ashwini Kumar Mishra, by faith Hindu, by

Vandana Mishra

Ashwini

Vandana Mishra

Kiran Ranjan

Anandini Harpal

25/07/2023

Category General, Indian national, by occupation Housewife, 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,

2) **ASHWINI KUMAR MISHRA** (UID : xxxx xxxx 1194 and PAN **AFYPM8512N**), S/o. Mr. Awadh Kishore Mishra, by faith Hindu, by Category General, Indian National, by occupation Business, 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) **KIRAN RANJAN** (UID : xxxx xxxx 6113 and PAN : **BLUPR6284B**), W/o. Kumar Dhananjay Ranjan, by faith Hindu, by Category General, Indian national, by occupation Housewife, R/o. Chandrakant Niwas, 59, Shailputra Vastu Vihar, Near Vijaya Garderns Baridih, Town Jamshedpur, District East Singhbhum, within the state of Jharkhand and

4) **ANANDINI HARPAL** (UID : xxxx xxxx 1474 and PAN : **AXJPH4506Q**), W/o Mr. Trilochan Harpal, by faith Hindu, by Category General, Indian national, by occupation Housewife, R/o. Qtr. No. N6 275, New Baridih, Panchwati Road, Baridih Colony, Town Jamshedpur, District East Singhbhum, within the state of Jharkhand, hereinafter 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.**

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AND


25/07/2023

M/S RISHI RAJ BUILDCON PVT. LTD. (O.P.C.) (PAN : AAHCR5110Q) a company, having its registered office at Pushpanjali Apartment, Ground Floor, Opp. Narbheram English School, Contractors Area, P.O and P.S Bistupur, Town Jamshedpur, District East Singhbhum, represented by its Director namely RISHI RAJ HARSH (UID : xxxx xxxx 7541), S/o. Mr. Rabindra Kumar Jha, by religion Hindu, by category General, Indian Citizen, by occupation Business, resident of Flat No. 402, Road No. 07, Vidyapati Tower, Ramnagar, P.O. Sonari, and P.S. Kadma, Town Jamshedpur, District East Singhbhum, state of Jharkhand, hereinafter called and referred to as the 'DEVELOPER/ BUILDER', (which expression shall, unless it be repugnant to the context or meaning thereon be deemed to include his heirs, executors, administrators and assigns), being the Parties of the **Other Part:**

WHEREAS the Owner No. 1 had purchased All that land measuring an area 2.944 Decimals, recorded under Old Khata No. 8, being in portion of old plot No. 4496, corresponding to New Plot No. 1453 (Part) (651 Sq. Ft.) and New Plot No. 1449 (Part) (633 Sq. Ft.), recorded under New Khata No. 36, in Mouza Moharda, Thana No. 1200, Ward No. 17, JNAC, P.S. Birsasagar, 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. 1393/ 1284 dated 26-03-2018, registered at the District Sub Registry office at Jamshedpur, from its previous lawful Owner namely Mahindri Devi alias Mahindri

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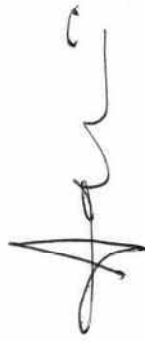


Gourin. That after purchasing the **Schedule 'A'** hereunder written property the Owner No. 1 mutated her name in the government records vide mutation case No. 126/ R27/ 2018-2019 dated 07-05-2018 and the same is also recorded in the Volume No. 51 page No. 57, in the register II of the Anchal Adhikari, Jamshedpur.

AND WHEREAS the Owner No. 2 had purchased All that land measuring an area 3 Kathha i.e. 4.95 Decimals, recorded under old Khata No. 8 (A), 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, District East Singhbhum and morefully described in the **Schedule 'B'** hereunder written by the virtue of a registered sale deed bearing deed No. 834 dated 16-02-2004, registered at the District Sub Registry office at Jamshedpur, from its previous lawful Owner namely Mahendri Gour. That after purchasing the **Schedule 'B'** hereunder written property the Owner No. 2 mutated his name in the government records vide mutation case No. 2278/ 2004-2005 and the same is also recorded in the Volume No. 3 page No. 2 in the register II of the Anchal Adhikari, Jamshedpur.

AND WHEREAS the Owner No. 3 had purchased All that land measuring an area 3 Katha i.e. 4.95 Decimals, recorded under New Khata No. 36, being plot No. 1453, corresponding to old Khata no. 8, being old plot no. 4496, in Mouza Moharda, Thana No. 1200, Ward No. 17, JNAC, P.S. Birasnagar, District East Singhbhum and morefully described in the **Schedule 'C'** hereunder written by the virtue of a registered sale deed bearing deed No. 829 dated 16-02-2004, registered at the District Sub Registry office at Jamshedpur, from its previous lawful Owner namely

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Mahendri Gour. That after purchasing the Schedule 'C' hereunder written property the Owner No. 3 mutated her name in the government records vide mutation case No. 321/ 2004-2005 and the same is also recorded in the Volume No. 1 page No. 66, in the register II of the Anchal Adhikari, Jamshedpur.

AND WHEREAS the Owner No. 3 had also purchased All that land measuring an area 1.78 Katha i.e. 2.944 Decimals, recorded under New Khata No. 36, being plot No. 1453 (P), corresponding to old Khata no. 8, being in portion of old plot no. 4496, in Mouza Moharda, Thana No. 1200, 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. 1394 / 1285 dated 26-03-2018, registered at the District Sub Registry office at Jamshedpur, from its previous lawful Owner namely Mahindri Gevi alias Mahindri Gourin. That after purchasing the Schedule 'D' hereunder written property the Owner No. 3 mutated her name in the government records vide mutation case No. 127/ R 27 2018-2019 and the same is also recorded in the Volume No. 51 page No. 58, in the register II of the Anchal Adhikari, Jamshedpur.

AND WHEREAS the Owner No. 4 had purchased All that land measuring an area 3 Katha i.e. 4.95 Decimals, recorded under New Khata No. 36, being plot No. 1453 and 1449, corresponding to old Khata no. 8, being old plot no. 4496, in Mouza Moharda, Thana No. 1200, 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. 832 dated 16-02-2004,

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registered at the District Sub Registry office at Jamshedpur, from its previous lawful Owner namely Mahendri Gour. That after purchasing the Schedule 'E' hereunder written property the Owner No. 4 mutated her name in the government records vide mutation case No. 322/ 2004-2005 and the same is also recorded in the Volume No. 1 page No. 69, in the register II of the Anchal Adhikari, Jamshedpur.

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

AND WHEREAS the owners are unable to look after and manage the Schedule 'A' to 'E' hereunder written land and therefore the Owners are desirous to get the Schedule 'A' to 'E' hereunder written land developed and or construct multi-storeyed buildings and or building projects over the Schedule 'A' to '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 the Developer for developing the Schedule 'A' to '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' to 'E' hereunder written property on the following terms and conditions:

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Arunjini Haripal



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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' to '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 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

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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.

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 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.
- (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

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

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- (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 '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 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

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Anandini Harsh Patel



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- (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** Premises 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 5 (Five) years from the date of receipt of the requisite clearances and approvals.

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

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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 '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 Owners 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' to 'E' hereunder written as morefully described in the Schedule 'G' 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.

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Kishan Rangan.

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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 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 'G'**.
12. That without prejudice to the generality of the provisions contained in this Agreement, the Owners specifically makes a declaration as hereinafter:
- (a) The Owners are the lawful, bonafide and true Owners of their respective the **Schedule 'A' to 'E'** 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

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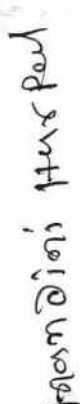
purposes related to construction of the building on the Schedule 'A' to 'E' Premises.

- (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 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 'E' hereunder written premises and in an event of any dispute arising due to and on the Schedule 'A' to 'E' hereunder written premises, the

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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.
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 'E' 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

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related activities undertaken by the Developer in connection with the construction work at the Schedule 'A' to 'E' Premises.

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

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Kiran Ranjan

Anandini Hans Paul

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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 Owners. The Developer, prior to creation of any assignment shall request the Owners for creation of assignment, which shall not be unreasonably withheld.

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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 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

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Kiran Ranjan

Anandini Harpal

25/07/2023

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'

[Vandana Mishra]

District East Singhbhum, District Sub Registry office at Jamshedpur, Mouza **MOHARDA**, Thana No. 1200, Ward No. 17, JNAC, Anchal Jamshedpur, Halka no. 8, P.S. Birsanagar,

Khata no.	Plot no.	Area	Boundary
Old 8	Old 4496	2.944 Decimals	N : Bihar Sarkar;
<u>New 36</u>	<u>New 1453 (P)</u>		S : Kiran Ranjan;
	<u>New 1449 (P)</u>		E : Anandi Harpal;
			W : Bishnu Mahato

Schedule 'B'

[Ashwini Kumar Mishra]

District East Singhbhum, District Sub Registry office at Jamshedpur, Mouza **MOHARDA**, Thana No. 1200, Ward No. 17, JNAC, Anchal Jamshedpur, Halka no. 8, P.S. Birsanagar,

Khata no.	Plot no.	Area	Boundary
Old 8 (A)	Old 4496	3 Kathas	N : Vishnu Mahato;
<u>New 36</u>	<u>New 1453 (P)</u>	<u>4.95 Decimals</u>	S : Nirmala Kaur;
			E : Road;
			W : Vacant Land.

Vandana Mishra



Kiran Ranjan

Atorodini Hais Paul


25/07/2023

Schedule 'C'
[Kiran Ranjan]

District East Singhbhum, District Sub Registry office at Jamshedpur,
Mouza **MOHARDA**, Thana No. 1200, Ward No. 17, JNAC, Anchal
Jamshedpur, Halka no. 8, P.S. Birsanagar,

Khata no.	Plot no.	Area	Boundary
Old 8	Old 4496	3 Kathas	N : Poonam Singh;
New 36	New 1453 (P)	4.95 Decimals	S : Road;
			E : Vacant Land;
			W : Road.

Schedule 'D'
[Kiran Ranjan]

District East Singhbhum, District Sub Registry office at Jamshedpur,
Mouza **MOHARDA**, Thana No. 1200, Ward No. 17, JNAC, Anchal
Jamshedpur, Halka no. 8, P.S. Birsanagar,

Khata no.	Plot no.	Area	Boundary
Old 8	Old 4496	1.78 Kathas	N : Vandana Mishra;
New 36	New 1453 (P)	2.944 Decimals	S : Road;
			E : Punam Singh;
			W : Kuar.

Vandana Mishra



Kiron Ranjan

Anandini Harpal

25/07/2023

Schedule 'E'
[Anandini Harpal]

District East Singhbhum, District Sub Registry office at Jamshedpur,
Mouza **MOHARDA**, Thana No. 1200, Ward No. 17, JNAC, Anchal
Jamshedpur, Halka no. 8, P.S. Birsanagar,

Khata no.	Plot no.	Area	Boundary
Old 8	Old 4496	3 Kathas	N : Vacant Land;
New 36	New 1453 (P)	4.95 Decimals	S : Bibha Karn;
	New 1499		E : Vacant Land;
			W : Road.

Schedule 'F'
[Owner's Allocation]

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

Vandana Mishra

A

Kishan Pandey

Arunjini Hans Red

25/07/2023

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 Mandap, S/o - Nilkanth Mandap
R/o - Maldipachan, East Singhbhum, Jharkhand.

2. Balaji Rao s/o to Nageshwar Rao R/o at
Nandji Govindji compound, Bistupur
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.

H. Mittal
ADVOCATE



Document Registration Summary 1

Date :-25-Jul-2023

- Government/Market Value: ₹23751100/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹100 /-

On Date 25-07-2023 Presented at District SRO - Jamshedpur
Signature of Presenter

District SRO - Jamshedpur

Vandana Mishra

Receipt : 873758

Receipt Date : 25-07-2023

Presenter Name: -

E	₹2000
PR	₹1
SP	₹5430
LL	₹3
A1	₹593778
Stamp Duty	₹100

Total ₹601312

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 : 2318417317 DEPT Transaction Id : 0eecf1190065b010d8e3 Transaction Type :	100

E	2000	2000	0	GRAS	RishirajBuildconPvtLtdOpcRepByRishiRajHarsh	GRN Number : 2318417936 DEPT Transaction Id : 557f36fa9e9b11e0051c Transaction Type :	2000
PR	1	1	0	GRAS	RishirajBuildconPvtLtdOpcRepByRishiRajHarsh	GRN Number : 2318417936 DEPT Transaction Id : 557f36fa9e9b11e0051c Transaction Type :	1
SP	2100	5430	-3330	GRAS	RishirajBuildconPvtLtdOpcRepByRishiRajHarsh	GRN Number : 2318417936 DEPT Transaction Id : 557f36fa9e9b11e0051c Transaction Type :	5430
A1	593778	593778	0	GRAS	RishirajBuildconPvtLtdOpcRepByRishiRajHarsh	GRN Number : 2318417936 DEPT Transaction Id : 557f36fa9e9b11e0051c Transaction Type :	593778
LL	3	3	0	GRAS	RishirajBuildconPvtLtdOpcRepByRishiRajHarsh	GRN Number : 2318417936 DEPT Transaction Id : 557f36fa9e9b11e0051c Transaction Type :	3
Sub Total	597886	601312	-3426				

Article : Development Agreement Number of Pages : 140

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 :- 202300076733





Deed Type	Development Agreement
Number of Pages	140
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 2100, A1 :- Rs. 593778, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.23751003/- , Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Moharda Location :- Other Road, Moharda Property Boundaries :- East: ANANDI HARPAL ,ROAD,VACANT LAND,PUNAM SINGH,VACANT LAND, West: BISHNU MAHATO, VACANT LAND,ROAD,KUAR, ROAD, South: KIRAN RANJAN,NIRMALA KAUR,ROAD,ROAD,BIBHA KARN, North: BIHAR SARKAR,VISHNU MAHATO,POONAM SINGH,VANDANA MISHRA,VACANT LAND Khata Number - 36Plot Number - 1453 1449 1499Volume Number - 51 2 3 1Page Number - 57 2 66 69 58 Area Of Land :- 20.74 Decimal





Sh./Smt.**VANDANA MISHRA** s/o/d/o/w/o **ASHWINI KUMAR MISHRA** has presented the document for registration in this office




today dated :- **25-Jul-2023** Day :- **Tuesday** Time :- **16:51:20 PM**


VANDANA MISHRA(Individual)




Party Name	Document Type	Document Number
VANDANA MISHRA	PAN/UID	284511124850

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	KIRAN RANJAN Address1 - CHANDRAKANT NIWAS,59, SHAILPUTRI VASTU VIHAR,NEAR VIJAYA GARDERNS BARIDIH,TOWN JAMSHEDPUR JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Kiran Ranjan Address:- Chandrakant Niwas,59,shailputri, Near Vijiya Gardens, Vastu Vihar, Baridih,jamshedpur, Baridih Colony, , East Singhbhum, 831017, , Jharkhand, India		EXECUTANTS Age:54			<i>Kiran Ranjan</i>
2	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			<i>Ashwini Mishra</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	ANANDINI HARPAL Address1 - QR NO N6 275 NEW BARIDIH PANCHWATI ROAD BARIDIH JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Anandini Harpal Address:- Quater no N6 275, , new Baridih panchwati Road, jamshedpur, Baridih Colony, , East Singhbhum, 831017, , Jharkhand, India		EXECUTANTS Age:49			Anandini Harpal
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	RISHI RAJ BUILDCON PVT LTD OPC REP BY RISHI RAJ HARSH Address1 - PUSHPANJALI 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, (**VANDANA MISHRA , ASHWINI KUMAR MISHRA , KIRAN RANJAN , ANANDINI HARPAL**), 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

निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र० सं०	चेकलिस्ट का विषय	Yes	No
1.	खतियान की सत्यापित प्रति	✓	
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त-		
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी-II अथवा		
	(ii) भू-स्वामित्व प्रमाण पत्र अथवा		
	(iii) शुद्धि पत्र		
	(iv) अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		
2.	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।	✓	
3.	पंजी-II का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4.	मुद्रांक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार सत्यापन	✓	
7.	PAN सत्यापन		
8.	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)		

जाँच लिपिक का हस्ताक्षर
तिथि सहित

निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित



Pre Registration Docket

Date :- 25-07-2023 02:09 pm

Office Name :- District SRO - Jamshedpur
Token No:- 202300076733

Appoinment :- 24-Jul-2023 Time:- 13:30

Article	Development Agreement
Pre Registration Date	25-Jul-2023
No. Of Pages	70
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 5,97,882.

Property Id: **993298**

Valuation No. : 1393892 / 2023		:- 2023-2024		Date : 25-July-2023 14:10: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 1449 1499					
Volume Number - 51 2 3 1					
Page Number - 57 2 66 69 58					
Property Rates					
Commercial Land (Y)					
₹1145289/- Decimal					
Valuation Rule : Commercial land					
Property Details					
1	Land area	20.74 Decimal			
Calculation Details					
Sr.No.	Description	Calculation		Total	
1	Open Land Valuation	1. 20.738 x 1145289=23751003.282		₹2,37,51,003/-	
A	Total			₹2,37,51,003/-	
Note : Final Valuation is Rounded to Next 100/-					
Total Valuation (A)				₹2,37,51,100/-	
Total Amount in Words : Two Crore Thirty Seven Lakhs Fifty One Thousands One Hundred Rupees Only.					

Land measurement, Sub Part and House No.	Property Boundaries East: ANANDI HARPAL ,ROAD,VACANT LAND,PUNAM SINGH,VACANT LAND, West: BISHNU MAHATO, VACANT LAND,ROAD,KUAR, ROAD, South: KIRAN RANJAN,NIRMALA KAUR,ROAD,ROAD,BIBHA KARN, North: BIHAR SARKAR,VISHNU MAHATO,POONAM SINGH,VANDANA MISHRA,VACANT LAND
Area	Land area : 20.74 Decimal
Other Description of the Property	Pin Code - 831017
Government/Market Value	23751003.282
Transaction Amount	-

CLAIMANT	-Ms. RISHI RAJ BUILDCON PVT LTD OPC REP BY RISHI RAJ HARSH, Address - PUSHANJALI 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. ANANDINI HARPAL, Address - QR NO N6 275 NEW BARIDIH PANCHWATI ROAD BARIDIH JAMSHEDPUR- ,Father/Husband Name TRILOCHAN HARPAL , PAN No.- ,Permission Case No.- , Aadhaar No. *****1474
	-Mrs. KIRAN RANJAN, Address - CHANDRAKANT NIWAS,59, SHAILPUTRI VASTU VIHAR,NEAR VIJAYA GARDERNS BARIDIH,TOWN JAMSHEDPUR JAMSHEDPUR- ,Father/Husband Name KUMAR DHANANJAY RANJAN , PAN No.- ,Permission Case No.- , Aadhaar No. *****6113
	-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

Witness Information	Mr. BALAJEE RAO , Address - 21 NANJI GOVINDJI CONTRACTORS AREA BISTUPUR JAMSHEDPUR-, Father/Husband Name-G NAGESHWAR RAO
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Identifier Details	Mr. SHIVAM MANDAL , Address -HALUDPUKUR EAST SINGHBHUM-, Father/Husband Name-NILKANTA MANDAL
--------------------	---

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	2,100
Total		2,100


Fee Rule:Development Agreement		
1	A1	5,93,778
2	E	2,000
3	LL	3
4	PR	1
Total		5,95,782

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

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


Deed Writer / Advocate


Vendee / Claimant


Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

Kiran Kumbhar

Anand's Hospital

Token No.: 202300076733

CERTIFICATE

Office of the District SRO - Jamshedpur

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

This deed was registered as Document No:- **2023/JSR/4153/BK1/3875** in Book No :- **BK1**, Volume No :- 695 from Page No :- 129 to 268 at, office of **District SRO - Jamshedpur**

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


Registering Officer