

710

Development Agreement

658



## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 1165f131517155e772c9

Receipt Date : 17-Feb-2025 11:52:37 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

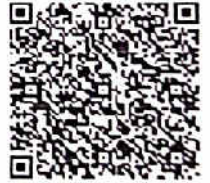
Token Number : 202500021073

Office Name : SRO - Bokaro

Document Type : Development Agreement

Payee Name : AVINASH KUMAR ( Vendee )

GRN Number : 2500780716



100

-: For Office Use :-

नियम 21 के अधीन प्राप्त: नगरस्थ स्टांप  
अधिनियम 1899 की अनुसूची। संख्या 5 C  
के अधीन यथावत् स्टांप-शुल्क लगाया गया  
है। या स्टांप शुल्क से.....विमुक्त है।

विद्वान् पदाधिकारी  
बोकारो

सौरभ वर्मा  
जिला अवर निबंधक  
बोकारो

Ay 180000

Volam. 3.00

Pk 1.00

180000

5/1/25  
गोपबन्धन मिलाया  
क: अविनाश कुमार मिश्रा

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 दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र० स०	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

**सत्येन्द्र कुमार राम**  
निम्न वर्गीय लिपिक

निबंधन पदाधिकारी का हस्ताक्षर

तिथि सहित  
**सौरभ वर्मा**  
जिला अवर निबंधक  
बोकारो



**DEVELOPMENT AGREEMENT**

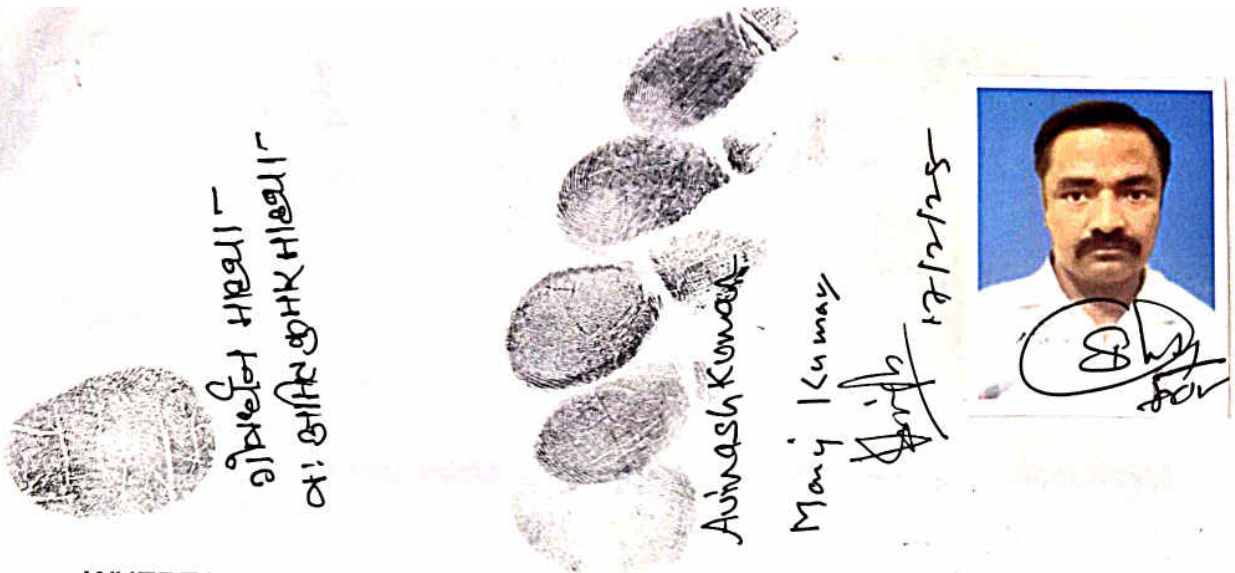
THIS DEVELOPMENT AGREEMENT IS MADE on this 17<sup>th</sup> day of February 2025, AT BOKARO.

**BY AND BETWEEN**

**Sri Govardhan Mahatha** (UID: XXXX XXXX 8651, PAN-BQBPM6174N, Mobile No. 7903912835), **Mother's Name Late Kaushalya Devi, S/o Late Purdil Mahatha, Grand S/o Late Buniyad Mahatha**, Cetagory General, By occupation Retired Service, Resident of Bandhgora, P.O.-Satanpur, P.S.-Pindrajora, Distt-Bokaro (Jharkhand), hereinafter referred to as the "LAND 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 ONE PART/ FIRST PARTY.

**AND**

M/s SRI KRISHNA DEVELOPER & CONTRACTORS (PAN: AFJFS6077F), Office at Plot No. 21, Bharat Ekta Co-opretive, Bokaro Steel City, Dist - Bokaro within the state of Jharkhand, represented through one of its Partners (1). **Sri Avinash Kumar** (UID: XXXX XXXX 7192, Mobile No. 7050350039), **Mother's Name Ram Kumari Sinha, S/o Sri Shiv Shankar Singh, Grand Father's Name Late Janak Singh**, Cetagory General, By occupation Business, Resident of House no. 21, Bharat Ekta Co-opretive, P.O. & P.S.-Sector 12, Bokaro Steel City, Distt-Bokaro (Jharkhand), (2). **Sri Manoj Kumar** (UID: XXXX XXXX 9897, Mobile No. 9334141090), **Mother's Name Late Kanti Devi, S/o Late Sheo Nath Prasad, Grand S/o Late Ramshray Singh**, Cetagory General, By occupation Business, Resident of Sector 3D, Qtr. No. 668, Near City Park, Bokaro Steel City, Distt-Bokaro (Jharkhand), (3). **Sri Udai Pratap Singh** (UID: XXXX XXXX 7755, Mobile No. 7250984470), **Mother's Name Janki Devi, S/o Kailash Singh, Grand S/o Late Ram Bilash Singh**, Cetagory General, By occupation Business, Resident of Plot No. 21, Bharat Ekta Housing Co-opretive, Sector 12, Near Adarsh Co-oprative, Sector 12, Bokaro Steel City, Distt-Bokaro (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/SECOND PARTY.



WHEREAS the all that Raiyati land measuring an area 5 Acre 33 Decimals, recorded under Khata No. 36 (Old) & 33 (New), Plot No. 130 (Old) & 169 (New), in Mouza - Bandhgora, Thana No. 35, P.S. Pindrajora, District Bokaro and Succession mutation in the name of Sri Govardhan Mahatha has been done by the Circle Officer, Chas, Bokaro vide Mutation Case No. 995 VII/ 2012-13 and rent receipt has been issued by circle office Chas through Volume No. 1 & Page No. 33 & Holding No. 0300001051000M0 more fully described in the Schedule 'A' hereunder, property mentioned in the schedule 'A' hereto.

AND WHEREAS the Land Owner mentioned in the First Part decided and agreed that out of the total land area of 5 Acre 33 Decimals recorded under Khata No. 36 (Old) & 33 (New), Plot No. 130 (Old) & 169 (New), in Mouza - Bandhgora, Thana No. 35, P.S. Pindrajora, District Bokaro, only 25 Decimal of land will be used to promote and Develop as a Multistoried Apartment Building as required by the Second Party/Developer. Govt. Valuation of the above-mentioned 25 decimal land is Commercial Value Rs. 72,00,000/- (Seventy Two Lakh) only.

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

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

AND WHEREAS the Developer approached the First Party/Land Owner and made a proposal for construction of Multi-storied / Apartment Building over the land which has been duly accepted by the First Party / Land Owner.

AND WHEREAS after mutual discussions and deliberations, the owner has agreed to grant to the Developer and the Developer has agreed to accept from the Owner, exclusive and irrevocable rights to undertake the construction on the Schedule 'A' hereunder written property on the following terms and conditions:-



अविनाश कुमार  
Avinash Kumar

Avinash Kumar



Manoj Kumar

Manoj Kumar

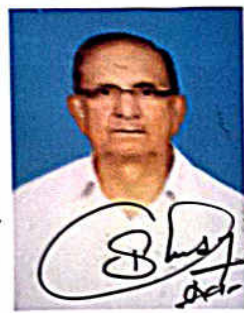
**2. NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -**

1. This Agreement shall be deemed to have been commenced with effect from the date of execution of these presents and shall remain in force until completion of the development and construction of the said project.
2. The Owner hereby grants exclusive and irrevocable right to the Developer for development of the Schedule 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 agencies and have the architecture plans approved for clearance to construct the buildings.
  - b) The said plans shall be prepared by the Architects of the Developer and at the costs of the Developer which shall be forthwith be submitted by the Owner with appropriate agencies for the purposes of obtaining requisite approvals and permissions.
  - c) That the architecture plans may only be modified or changed with prior written consent of the Developer during the stage of approval. Howsoever, after initial approval of the architecture plan, no modification, alteration or changes in the approved architecture plan shall be permitted unless submitted by the Developer to appropriate agency certifying and approving the architecture plans.
  - d) The Developer/Second Party has discussed with the Owner/First Party draft scheme framed and proposals made by the Developer in relation to the Development works intended to be carried out by the Developer / Second Party in and over the Schedule 'A' land, however, the Developer/Second Party undertakes to comply with all the laws and regulations as applicable in carrying out the Development work undertaken to be completed by it.



श्री. अशोक कुमार  
श्री. अशोक कुमार

अशोक कुमार  
अशोक कुमार



श्री. अशोक कुमार  
श्री. अशोक कुमार

**4. GENERAL POWER OF ATTORNEY:**

a) That as and when desired by the developer, the Owner shall execute a General Power of Attorney in favour of the Developer or any other person nominated by the Developer for carrying out day to day operations related to the construction and also for negotiations and entering into agreements with prospective Purchasers of the constructed Project.

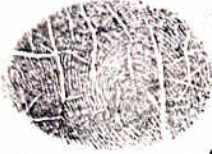
b) Failure of the Owner to execute the General Power of Attorney if desired by the developer shall make the Agreement terminable at the instance of the Developer, and in such eventuality, the Developer shall be entitled to receive from the Owner all moneys, costs and expenses incurred by it in connection 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 realized from the Project.

5. That the Developer shall be authorized to present plans for structural, electrical, sewerage etc. and obtain due approvals or consents from the appropriate agencies on behalf of the Owner. The Owner shall extend all co-operation during such process and any breach of failure to co-operate, when required by the Developer shall be deemed to be material breach of mandatory obligations of the Owner.

**6 . REPRESENTATION & WARRANTIES:**

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



श्रीधर हिरेल्ल  
श्रीधर हिरेल्ल

Avinash Kumar

Manj Kumar

श्रीधर  
श्रीधर

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

#### 7. DELIVERY OF POSSESSION:

a) Notwithstanding anything contained in the proceeding 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 has empowered and authorized the Developer and/or his nominees under this agreement as to effectively deal and/or negotiate with any trespassers or attempt of unauthorized occupants 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, however, in doing so shall completely take into account and be duty bound to protect the interests of the Owner/First Party and not take any step that would be prejudicial to the interests of the Owner/First part in relation to the Schedule 'A' land.

#### 8. SUBMISSION OF TITLE DEEDS:

a) The owner shall deposit with the Developer all the land Papers, 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 land Papers, mutation, rent receipts and related documents related to Schedule Premises shall be in the custody of the Developer till the completion of the Project and will be handed over to the Housing Society of intended Property Owners at the time of completion of the Project.



श्री. शशिधर शिरोडकर  
श्री. शशिधर शिरोडकर

Ashwath Kumar

Manj Kumar

श्री. शशिधर शिरोडकर

#### 9. TIME OF COMPLETION OF PROJECT:

a) That the parties agree 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) months time will be extended for completion of the project failing which after lapse of extended period of 6 months i.e. total period of Three and a Half year from the date of receipt of the requisite clearances and approvals of the project, the DEVELOPER/BUILDER undertakes to pay the Land Owner/ First Party the market rent in monthly basis for the portion of First Party as compensation till the completion of project in all aspect.

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 37% of the total Constructed Area consisting of Flats parking etc. to be constructed on the Schedule 'A' hereunder written as more fully described in the Schedule 'B' hereunder written property along with the amenities like Lifts, Silent Diesel Generators, Transformer etc. provided by the Developer at his own cost. That such allotment shall be on the mutual consent of the parties.

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 67% of the total constructed Area consisting of flats, parking's, etc. to be constructed on the Schedule 'A' hereunder written as more fully described in the Schedule 'C' hereunder written property.



श्री. अशोक कुमार  
श्री. मनीष कुमार

Ashok Kumar

Manish Kumar

Manish Kumar

#### 10. FORCE MAJEURE:

The mutual obligations of the Parties shall remain suspended during any period of natural calamity, earthquake, civil war, riot, acute shortage of building materials, labour unrest, Act of GOD, any governmental action restraining affecting construction work and or any unforeseen or foreseen incident, which shall be beyond the control of human being. The Parties claiming force majeure shall intimate the other party of the existence of the Force Majeure conditions and shall also notify the cessation of the Force Majeure conditions.

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

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

- a) The Owner is the lawful, bonafide and true Owner of the Schedule 'A' hereunder written premises and are authorized to enter into the Agreement with the Developer. It is further declared that the Owner, either jointly or severally, has not soled, 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 Premises.
- c) That the name of the project shall be of the choice and style of the Owner only.

Handwritten signature and name in Hindi: श्री. अशोक कुमार

Handwritten signature and name: Anil Kumar  
Manoj Kumar

Handwritten signature and date: 12/11/21

**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 authorized to mortgage his share.
- c) That the expenses incurred towards preparation of building plan, passing of such plan or plans, payment to architect, civil engineer, labours, workmen, guard, purchase of building materials, fixtures, fittings installation and/or other service connection to be installed therein, documentation miscellaneous charges, levied fines, penalties imposed by Municipality or any other authorities during the construction of he said building shall be fully borne by the Developer only.
- d) Developer shall be overall responsible for the construction of the proposed building on the Schedule 'A' hereunder written premises and in an event of any dispute arising due to and on the Schedule 'A' hereunder written premises, the Owner shall protect and defend the interest of the Developer in this regard.

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 agree 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, however shall not in any manner for such purpose mortgage and charge the said plot of land i.e. Schedule 'A' land and the Developer shall never enter into, sign and execute any agreements, contracts, deeds, documents, papers, declarations, affidavits for such purpose without seeking to obtain consent of the owner and any act on the part of the Developer / Second Party in contravention of this cause shall not bind the Owner/First Party in any manner whatsoever either with the Developer/Second Party or any Bank/Financial Institution or any third person/institution/entity either directly or incidentally.



श्री. अशोक कुमार  
श्री. अशोक कुमार

अशोक कुमार

Manj Kumar

Se M/E 1  
[Signature]

That, however, the Developer shall be completely free to raise finances from Banks, Financial Institutions, Housing finance Companies, etc. for the purpose of construction of the said project out of its own recourses in any manner whatsoever.

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

**18. TAXES AND OUTGOINGS:**

- a) The Owner shall pay and discharge all assessments, outgoing, taxes, etc. payable in respect of the Schedule 'A' hereunder written premises upto the date of the possession of the said property is handed over by them to the Developer. Thereafter, the same shall be paid and borne by the Developer alone at the existing rates. Any revision in the outgoing, assessment, taxes with respect to the Schedule 'A' hereunder written after delivery of possession of the land shall be the mutual responsibility of the Parties to this Agreement as per the proportionate holding of the constructed area, till sale of constructed buildings to the prospective buyers.
- b) Parties agree that any manner of indirect taxes arising out from this Agreement shall be the responsibility of the Developer to discharge.
- c) All incidents of direct or personal taxes shall be the respective liabilities of the Parties.
- d) That the G.S.T. arising out of the respective allocations of the Owner and the Developer with respect to the Schedule 'B' and Schedule 'C' premises, shall be borne by the Owner and the Developer in individual capacity respectively.



Handwritten signature in Hindi script, likely belonging to a representative of the Owner or Developer.

Ashvash Kumar

Manoj Kumar

Handwritten signature in Hindi script, likely belonging to a representative of the Owner or Developer.

**19. RATIFICATION:**

The Owner states, declares and confirms that all acts and deeds done, executed and performed by the Developer in pursuance hereof or in pursuance of the formal development agreement to be executed by the parties hereto, in connection with the development of the housing project shall be binding at all times hereafter on the Owner and the Owner covenants to ratify the same as and when called upon to do so.

**20. INDEMNIFICATION:** The parties hereto shall indemnify and/or keep each other saved harmless and indemnified against all losses, claims demands costs, damages proceedings, charges and expenses which any of the parties hereto may suffer in respect of any acts, deeds, matters or thing done or any omission made by the other party and/or anything arising in connection therewith.

**21. AMENDMENTS:**

The contents of the Agreement may be altered, modified or amended with mutual consent of the Parties to this Agreement, if deemed necessary for the purposes of interest and benefit of the Project.

**22. ASSIGNMENT:**

No part of this Agreement can be assigned by the Developer to any other Developer without obtaining the prior permission of the Owner. the Developer, prior to creation of any assignment shall request the Owner for creation of assignment, which shall not be unreasonably withheld.

However, the Developer shall be at liberty to engage contractors, technicians and other agencies in aid of construction of the Project at the Schedule Premises.

**23. MATERIAL TO BE USED:**

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.



श्री गणेशाय नमः  
श्री गणेशाय नमः

Ashish Kumar

Manj Kumar

श्री गणेशाय नमः

**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. TERMINATION:**

That if the Developer delays in starting the Developmental Work in furtherance of this Development Agreements or acts in variance with the terms and conditions as laid down in this development agreement or does any act prejudicial to the interests of the owner in the Schedule 'A' land or in relation to the terms and conditions as set out in this development agreement, then the Development agreement shall be terminable at the instance of the owner and the owner shall not be liable to compensate the developer for any developmental activity undertaken by the Developer in the Schedule 'A' land.

**26. JURISDICTION:**

Courts in BOKARO, 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.

27. 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 realize the sale proceeds in their own name.





गोबिन्दा महल्ल  
श्री. गोबिन्दा महल्ल

Anil Kumar

Manoj Kumar

22/2/21

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

**WITNESS**

1. श्री. गोबिन्दा महल्ल  
पत्नी- श्री. महल्ल  
श्री. गोबिन्दा महल्ल, पत्नी - पिछुमारी-  
बिबरी  
Baldeo Mahalleg  
s/o. Gobardhan Mahalleg  
vii- Bandhgarh
2. सपनकुमार शर्मा  
पिता- श्री. शर्मा शर्मा  
दीपक शर्मा

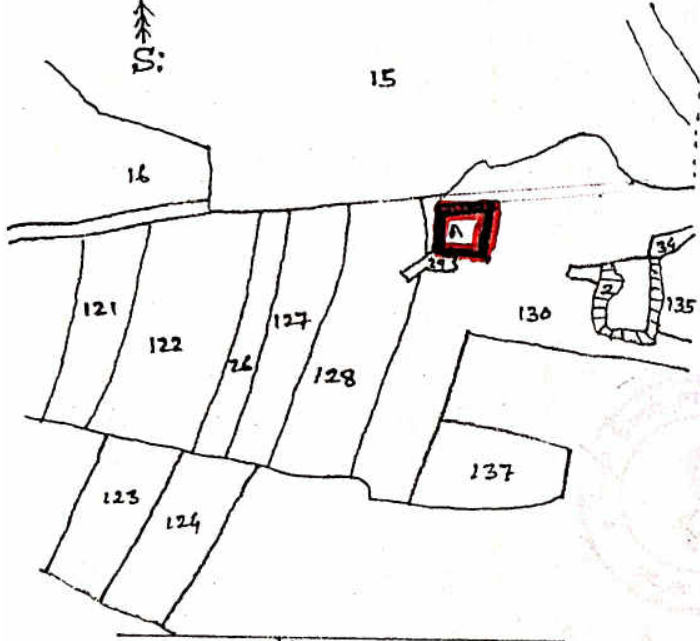
Certified that the finger print's of left hand of each person whose photograph has been affixed in this document has been obtained by me or before me.

ADVOCATE  
50/11/19/2021

part. Plan of Land in Mouza - Bandhgona, Thana - Pindrajora,  
 p no- 25. Sub-Registry office - chas. Dist - Bokaro  
 Scale - 1" = 330' - Feet

Schedule of Land 'A' Mark Area - 26 - Decimal,  
 Showing The Red Colour

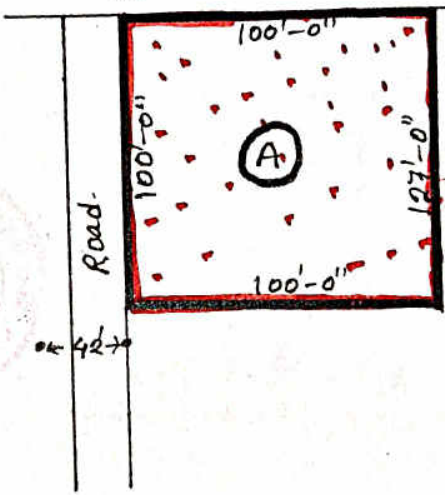
khata no	Plot no	Area -
old - 36, New - 35,	old - 130, New - 169	26 - Dec



True copy

THIS hand MAP not for Scale.

20'-0" wide common Road -



Trace by  
 Kedar Nath Mahato (Amin)  
 AT+P.O - Kankana,  
 Dist - Purulia (W.B.)  
 15/07/2024

श्रीमान् श्रीमान् श्रीमान्  
 श्रीमान् श्रीमान् श्रीमान्  
 17/7/25





## Pre Registration Docket

Date :- 16-02-2025 10:32 am

Office Name :- SRO - Bokaro  
Token No:- 202500021073

Appointment :- 17-Feb-2025 Time:- 11:50

Article	Development Agreement
Pre Registration Date	16-Feb-2025
No. Of Pages	32
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 1,80,964.

Property Id: <b>1397945</b>		Date : 16-February-2025 10:48:AM	
Valuation No. : 1912630 / 2025	:- 2024-2025	Tahsil : Chas	
State : Jharkhand	District : Bokaro	Village/City : Bandhgora	
Land Type : Urban	Corporation : Bandhgora Chas Muncipal Corporation		
Bandhgora Word No 30 - Other Road			
Khata Number - 33			
Plot Number - 169			
Volume Number - 1			
Page Number - 33			
Holding Number - 0300001051000M0			
<b>Property Rates</b>			
<b>Commercial Land (Y)</b>			
₹287152/- Decimal			
Valuation Rule : Commercial land			
<b>Property Details</b>			
1	Land area	25 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 25 x 287152=7178800	₹71,78,800/-
A	Total		₹71,78,800/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹71,78,800/-
Total Amount in Words : Seventy One Lakhs Seventy Eight Thousands Eight Hundred Rupees Only.			

Measurement, Sub Part and House	<b>Property Boundaries</b> East: LAND OWNER NIJ LAND, West: ROAD, South: PRAYAGRAJ APARTMENT, North: ROAD
Area	Land area : 25.00 Decmal
Other Description of the Property	Pln Code - 827013, Flat Number/Commercial Space Number - NIL, Building Name - NIL
Government/Market Value	7178800
Transaction Amount	7200000

CLAIMANT	<b>SRI KRISHNA DEVELOPER AND CONTRACTORS-Mr. AVINASH KUMAR, ,Father/Husband Name SHIV SHANKAR SINGH,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-01-Aug-2024,Permission Case No.- , Aadhaar No. *****7192, Country-INDIA, State Name-Jharkhand, District Name-BOKARO, City/Village/Town Name-BOKARO, Locality-BOKARO,Address - PLOT NO. 36 A, ADARSH CO-OPERATIVE COLONY, SECTOR-12, B.S.CITY, BOKARO, Pin Code-827012</b>
	<b>SRI KRISHNA DEVELOPER AND CONTRACTORS-Mr. UDAI PRATAP SINGH, ,Father/Husband Name KAILASH SINGH,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-01-Aug-2024,Permission Case No.- , Aadhaar No. *****7755, Country-INDIA, State Name-Jharkhand, District Name-BOKARO, City/Village/Town Name-BOKARO, Locality-BOKARO,Address - PLOT NO. 21, BHARAT EKTA HOUSING CO-OPERATIVE, SECTOR-12, NEAR ADARSH CO-OPERATIVE, B.S.CITY, BOKARO, Pin Code-827012</b>
	<b>SRI KRISHNA DEVELOPER AND CONTRACTORS-Mr. MANOJ KUMAR, ,Father/Husband Name SHEO NATH PRASAD,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-01-Aug-2024,Permission Case No.- , Aadhaar No. *****9897, Country-INDIA, State Name-Jharkhand, District Name-BOKARO, City/Village/Town Name-BOKARO, Locality-BOKARO,Address - SECTOR-3/D, QR. NO. 668, NEAR CITY PARK, B.S.CITY, BOKARO, Pin Code-827003</b>
EXECUTANTS	<b>-Mr. GOBARDHAN MAHATHA, ,Father/Husband Name LATE PURADIL MAHATHA,, Party Category-Individual , PAN No.- Date Of Birth-01-Jan-1931,Permission Case No.- , Aadhaar No. *****8651, Country-INDIA, State Name-Jharkhand, District Name-BOKARO, City/Village/Town Name-BOKARO, Locality-BOKARO,Address - BANDHGORA, PS.- PINDRAJORA, BOKARO, Pin Code-827013</b>

Witness Information	<b>Mr. SAPAN KUMAR JHA , Address - BISHWANATHDIH, PS.- PINDRAJORA, BOKARO-, Father/Husband Name-LATE NIBARAN JHA</b>
---------------------	--

Identifier Details	<b>Mr. AMIT KUMAR MAHATHA , Address - BANDHGORA, PS.- PINDRAJORA, BOKARO-, Father/Husband Name-DAKSHIN MAHATHA</b>
--------------------	--

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	960
<b>Total</b>		<b>960</b>

Fee Rule:Development Agreement		
1	A1	1,80,000
2	LL	3
3	PR	1
<b>Total</b>		<b>1,80,004</b>

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

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

  
Deed Writer / Advocate

*Avinash Kumar*  
Vendee / Claimant

  
Vendor / Executant

गोपाल सिंह  
व. अमित कुमार मिश्रा

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

Transaction Success! Please Note Your Transaction Id.

Name	AvinashKumar
Token No / Depositor ID	202500021073
Amount	180964
Transaction ID	8bc5064cc61131eaa998
GRN	2500783254
CIN	10002162025021707158
Time	2025-02-17 12:51:45

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी



## Document Registration Summary 1

Date :-17-Feb-2025

- Government/Market Value: ₹7178800/-
- Transaction Amount: ₹7200000 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 1160602

Receipt Date : 17-02-2025

Presenter Name: -

On Date 17-02-2025 Presented at SRO - Bokaro  
Signature of Presenter

PR ₹1  
SP ₹960  
LL ₹3  
A1 ₹180000  
Stamp Duty ₹100

SRO - Bokaro

विनोद कुमार -  
अ: अविनाश कुमार -

Total


₹181064

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	AvinashKumar	• GRN Number : 2500780716 • DEPT Transaction Id : 1165f131517155e772c9 • Transaction Type :	100
PR	1	1	0	GRAS	AvinashKumar	• GRN Number : 2500783254 • DEPT Transaction Id : 8bc5064cc61131eaa998 • Transaction Type :	1
SP	960	960	0	GRAS	AvinashKumar	• GRN Number : 2500783254 • DEPT Transaction Id : 8bc5064cc61131eaa998 • Transaction Type :	960
A1	180000	180000	0	GRAS	AvinashKumar	• GRN Number : 2500783254 • DEPT Transaction Id : 8bc5064cc61131eaa998 • Transaction Type :	180000

	3	3	0	GRAS	AvinashKumar	<ul style="list-style-type: none"> <li>• GRN Number : 2500783254</li> <li>• DEPT Transaction Id : 8bc5064cc61131eaa998</li> <li>• Transaction Type :</li> </ul>	3
Sub Total	180968	181064	-96				

**Article : Development Agreement Number of Pages : 64**

Signature of Operator  
  
 अमर कुमार दास  
 कम्प्युटर ऑपरेटर

Signature of Head Clerk  
  
 सत्येन्द्र कुमार राम  
 निम्न वर्गीय लिपिक

Signature of Registering Officer  
  
 सीरम वर्मा  
 जिला अवर निर्बंधक  
 बोकारो



**OFFICE OF THE SUB REGISTRAR**

Office Name :- SRO - Bokaro

District Name :- Bokaro

State Name :- Jharkhand

**Deed Endorsement**

Token No :- 202500021073


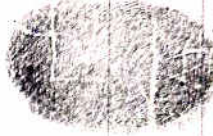




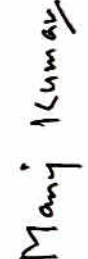
Deed Type	Development Agreement
Number of Pages	64
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 960, A1 :- Rs. 180000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.7178800/- ,Transaction Amount :- Rs.7200000/-
Property Details	District :- Bokaro , Tehsil :- Chas , Village Name :- Bandhgora Location :- Other Road, Bandhgora Word No 30 Property Boundaries :- East: LAND OWNER NIJ LAND, West: ROAD, South: PRAYAGRAJ APARTMENT, North: ROAD Khata Number - 33Plot Number - 169Volume Number - 1Page Number - 33Holding Number - 0300001051000M0 Area Of Land :- 25.00 Decimal







Sh./Smt.GOBARDHAN MAHATHA s/o/d/o/w/o LATE PURADIL MAHATHA has presented the document for registration in this office today dated :- 17-Feb-2025 Day :- Monday Time :- 15:34:33 PM





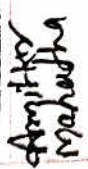
GOBARDHAN  
MAHATHA(Individual)

Party Name	Document Type	Document Number
GOBARDHAN MAHATHA	PAN/UID	*****8651

NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<b>GOBARDHAN MAHATHA</b> Address1 - BANDHGORA, PS.- PINDRAJORA, BOKARO, Address2 - BOKARO , , , Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	No	Yes	Govrdhan Mahatha <b>Address:-</b> , , , Post satanpur Ps Pindrajora, Bandhgora, , Bokaro, 827013, , Jharkhand, India		<b>EXECUTANTS</b> <b>Age:94</b>	  		
2	<b>MANOJ KUMAR</b> <b>Address1 -</b> SECTOR-3/D, QR. NO. 668, NEAR CITY PARK, B.S.CITY, BOKARO, <b>Address2 -</b> BOKARO , , , Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	No	Yes	Manoj Kumar <b>Address:-</b> 668, near city park, , 3D, Bokaro Steel City, , Bokaro, 827003, Sector- Iii, Jharkhand, India		<b>CLAIMANT</b> <b>Age:</b>			

NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	<b>UDAI PRATAP SINGH</b> Address1 - PLOT NO. 21, BHARAT EKTA HOUSING CO-OPERATIVE, SECTOR-12, NEAR ADARSH CO-OPERATIVE, B.S.CITY, BOKARO, Address2 - BOKARO , , Jharkhand PAN No.: ,Permission Case No.-	No	Yes	Udal Pratap Singh <b>Address:-</b> Plot No. 21 , Bharat Ekta Housing Co Operative, Near Adarsh Co Operative, Sector 12, , Bokaro steel city, Chas, Bokaro, 827012, Marafari Colony, Jharkhand, India		CLAIMANT Age:			
4	<b>AVINASH KUMAR</b> Address1 - PLOT NO. 36 A, ADARSH CO-OPERATIVE COLONY, SECTOR-12, B.S.CITY, BOKARO, Address2 - BOKARO , , Jharkhand PAN No.: ,Permission Case No.-	No	Yes	Avinash Kumar <b>Address:-</b> House No-21 , Bharat Ekta CO-Operative, , Post-Sector-12, , Bokaro steel city, Chas, Bokaro, 827012, Marafari Colony, Jharkhand, India		CLAIMANT Age:			

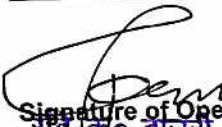
Identification:

Party Name and Address	Photo	FingerPrint	Signature
<b>AMIT KUMAR MAHATHA</b> S/o-D/o <b>DAKSHIN MAHATHA</b> <b>Address1 - BANDHGORA, PS- PINDRAJORA, BOKARO, Address2 -</b> <b>, , , Jharkhand</b> <b>PAN No.:</b>			

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>SAPAN KUMAR JHA</b> <b>Address1 - BISHWANATHDIH, PS.- PINDRAJORA, BOKARO, Address2 -</b> <b>, , , Jharkhand</b>			

  
 Signature of Operator  
 रवि कुमार बोसरी  
 कम्प्यूटर ऑपरेटर



Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( **GOBARDHAN MAHATHA**), has/have admitted the execution before me. He/ She/ They has / have been identified by ( **AMIT KUMAR MAHATHA** ) Son/Daughter/Wife of ( **DAKSHIN MAHATHA** ) resident of ( **BANDHGORA, PS- PINDRAJORA, BOKARO** ) and by occupation ( **Business** ).

Signature of Registering Officer



Seal and Signature of Registering Officer

Date:- 17-Feb-2025

Token No.: 202500021073

## CERTIFICATE

Office of the SRO - Bokaro

This Development Agreement was presented before the registering officer on date **17-Feb-2025** by **GOBARDHAN MAHATHA, S/O, D/O, W/O LATE PURADIL MAHATHA** resident of BANDHGORA, PS.- PINDRAJORA, BOKARO, BOKARO.

This deed was registered as Document No.: **2025/BOK/710/BK1/658** in Book No :- **BK1**, Volume No :- 54 from Page No :- 371 to 434 at, office of **SRO - Bokaro**

Date:- **17-Feb-2025**

Registering Officer

सौरभ वर्मा  
जिला अवर निबंधक  
बोकारो