

3797

3559



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 9544d67806974a8b4f0d

Receipt Date : 15-Sep-2023 12:15:47 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300100070

Office Name : SRO - Saraikela

Document Type : Development Agreement

Payee Name : KAMINI KAUSHAL CONSTRUCTION REP
BY SUNDER SINGH (Vendee)

GRN Number : 2319266374



-: For Office Use :-



[Handwritten Signature]
15/9/23

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।

[Handwritten Signature]
15/09/2023

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15/9/2023

Development Agreement - Date - 28.7.2023 - 1001 Adityapur

सुस्थांकन सूची से जोड़ दिया

12/18

इस्तावेज जीच के साथ पाया

इस्तावेज में वरिष्ठ मूल्य इतिबंधित सूची से जोड़ा

उपस्थापित इस्तावेज में लेख्यकारी की जाति ~~संश्लेषित~~ संश्लेषित है। यह जाति C.N.T Act 1908 की धारा 461(B) के अन्तर्गत नहीं है।

9/3 जोड़कर 12/3



Rina Singh 15/9/23



Rina



Arun Kumar Singh 15/9/23



नियम-21 के अधीन ग्राह्य भारतीय स्थाय अधिनियम (इण्डियन स्थाय एक्ट-1899) की अनुसूची-1 या 1 (ख) से 12.....के अधीन स्थाय स्थाय रहिय या स्थाय स्थाय से विगत या स्थाय स्थाय अधिनियम नहीं

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE on this 15th day of September 2023, AT SERAIKELLA, BY AND BETWEEN;

AP-15-71917-00
B-2000-00

RINA KUMARI (UID : xxxx xxxx 7155 and PAN : BPLPK9068R), W/o.

Arun Kumar Singh, by faith Hindu, by Category General, Indian national, by



Handwritten signature: *Harshita...*

Handwritten word: *Rina*



Handwritten text: *Rina 15/11/23*

ना. 2201 सं. 10/00119 तक
श्री रिना अग्नि
पिता श्री अमर कुमार शर्मा
स्थान अरुणाचल प्रदेश (हिमाचल)
पेशा ... में निवृत्तन के लिए
उस्तावेज पेश किया

महामातृ का हस्ताक्षर महामातृ महामातृ का हस्ताक्षर
Harshita...



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15/9/23

occupation Business, R/o. Qr. No. 495, Sabarmati Road, New Baridih, Town Jamshedpur, Dist. East Singhbhum, within the state of Jharkhand - 831009 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.

AND

M/S. KAMINI KAUSHAL CONSTRUCTION (PAN : AAFFK4866M), a partnership firm, having its registered office at 2nd floor, Aastha Trade Centre, 'Q' Road, Bistupur, Jamshedpur, District Singhbhum East, within the state of Jharkhand, represented by its partner **SUNDER SINGH (UID : xxxx xxxx 0754)**, S/o. Mr. Kaushal Kumar Singh, by religion Hindu, by category General, Indian Citizen, by occupation Business, R/o. 16, Circuit House Area (East), P.O. and P.S. Bistupur, Town Jamshedpur, District East Singhbhum, state of Jharkhand, hereinafter called and referred to as the '**DEVELOPER/BUILDER**', (which expression shall, unless it be repugnant to the context or meaning thereon be deemed to include his heirs, executors, administrators and assigns), being the Parties of the Other Part:

WHEREAS the Owner had purchased All that land measuring an area 6.46 Decimals recorded under Old Khata Nos. 38, old plot Nos. 54, in Mouza Anandpur, Thana No. 62, Ward No. 03 (old) 01 (new) ANAC/ AMC, P.S. Adityapur, District Seraikella Kharsawan and morefully described in the **Schedule 'A'** hereunder written by the virtue of a registered sale deed bearing deed No. 2023/SAR/2490/BK1/2305 dated 22-06-2023, registered at the District Sub Registry office at Seraikella, from its previous lawful Owners namely Kailash Bej & Surja Kumar Bej. That after purchasing the same the

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owner has mutated his name in the government records vide mutation case no. 997/R27 2023-2024 and the same is also recorded in the Volume no. 4, page no. 18 in the register II of the Anchal Adhikari, Gamharia. The OWNER is the lawful owner and is in peaceful possession of Schedule 'A' hereunder written land and has been enjoying all acts of ownership thereto.

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

AND WHEREAS the Owner has come to know of the workman like, professional and craftsmanship of the Developer and has approached the Developer for developing the Schedule 'A' hereunder written premises.

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:

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.

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Smt. Suresh

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 Owner declares that she has 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 favour of the Developer or any other person nominated by the Developer for carrying out day to day

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- 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 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 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

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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.

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

7. DELIVERY OF POSSESSION

- (a) Notwithstanding anything contained in the preceding clause, it is specifically agreed by and between the parties hereto that after execution hereof the Developer shall be entitled to put up fencing around the said property or any portion or portions thereof, for the purposes of preventing any encroachment.
- (b) All costs, charges and expenses in respect of the above shall be borne and paid by the Developer alone.
- (c) As from the date hereof, the Owner shall be solely entitled at his 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 Owner alone.

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(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 sale deed, mutation, rent receipts and related documents related to Schedule Premises shall be in the custody of the Developer for lifetime, against an ordinary receipt in favour of the Owner.

9. **(a) TIME OF COMPLETION OF PROJECT :**

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

That a further grace period of 6 (six) months time will be extended for completion of the project failing which after lapse of extended period of 6 months i.e. total period of Five and a Half year from the date of receipt of the requisite clearances and approvals of the project, the **DEVELOPER / BUILDER** undertakes to pay a compensation of Rs. 5000/- (Rupees Five Thousand Only) per months till the completion of project in all aspect.

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(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 31 % of the total Super Built up Area consisting of flats, parking's, etc. to be constructed on the **Schedule 'A'** hereunder written as morefully described in the **Schedule 'B'** hereunder written property.

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

(e) That the Developer shall be entitled to 69 % of the total Super Built up Area consisting of flats, parking's, etc. to be constructed on the **Schedule 'A'** hereunder written as morefully described in the **Schedule 'C'** hereunder written property.

10. FORCE MAJEURE

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

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foreseen incident, which shall be beyond the control of human being. The Parties claiming force majeure shall intimate the other party of the existence of the Force Majeure conditions and shall also notify the cessation of the Force Majeure conditions.

11. The Developer shall be entitled to sell, dispose, mortgage, transfer, of its shares of the proposed building i.e. developer's allocation, described in the **Schedule 'C'** to this Agreement along with common advantages, privileges, utility services, amenities etc. to the various Buyers at its discretion to which the Owner shall have no objection and the developer desires the Owner shall wilfully execute the necessary instruments and documents to this effect without any further consideration payable to the owner. That it is specifically mentioned that the developer shall solely sign and execute all deeds, documents etc. in respect of his share falling in the Schedule 'C'.
12. That without prejudice to the generality of the provisions contained in this Agreement, the owner specifically makes a declaration as hereinafter:
 - (a) The Owner is the lawful, bonafide and true Owner of the **Schedule 'A'** hereunder written premises and are authorised to enter into the Agreement with the Developer.

It is further declared that the Owner, either jointly or severally, has not sold, transferred or conveyed the land 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.

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- (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.
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 the 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.

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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 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 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. However, if the defects in title and possession cannot be cured, then the Developer shall be entitled to receive damages and compensation of the costs and expenses incurred by the Developer towards the construction work and the related activities undertaken by the Developer in connection with the construction work at the **Schedule 'A'** Premises.

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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 up to 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.

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.

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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.

24. **ARBITRATION**

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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 Seraikella, District Seraikella Kharsawan, 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 enter into agreement for sale / sale deed of their respective share and realise the sale proceeds in their own name.

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

WITNESS



1. Krishna Prateek Singh Goshwari. Ram Charan Singh
vill. Baharik pur post. Saharngang district Farukhah
(U.P.) India

2. CHARANJEET SINGH S/O KORNUL SINGH GOSHA
RAIKHWA PUNJAB KRISHNA PURI HAWA

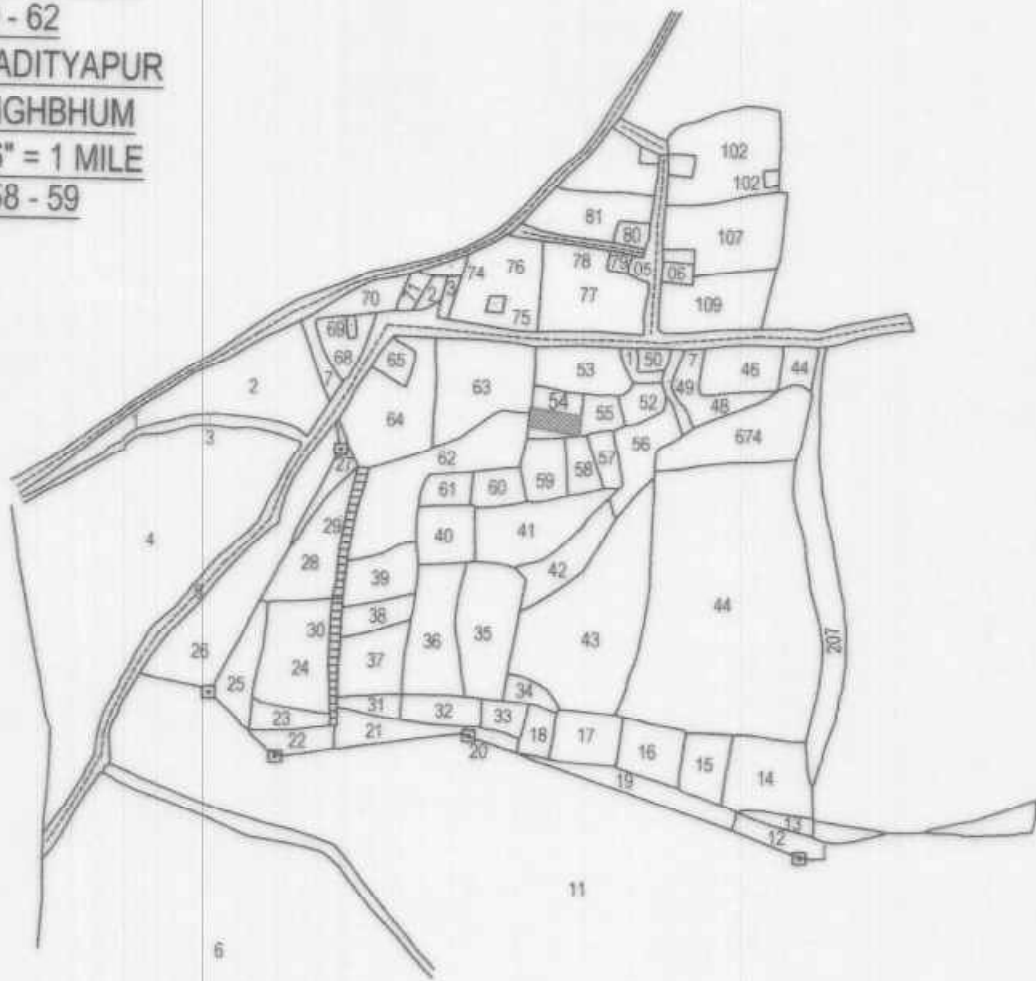
Certified that the finger prints of left hand of each person whose photograph has been affixed in this document has been obtained by me or before me.

~~Prina~~
ADVOCATE

15/09/2023

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MOUZA - ANANDPUR
THANA - SERAIKELA
THANA NO - 62
ANCHAL - ADITYAPUR
DIST. - SINGHBHUM
SCALE - 16" = 1 MILE
YEAR - 1958 - 59



AREA SHOWN IN



KHATA NO	PLOT NO	AREA
38	54 (P)	2814 Sq.ft. or (6.46 Dec)

NORTH - PORTION OF PLOT NO. 54
 SOUTH - PORTION OF PLOT NO. 54 & 58
 EAST - PLOT NO. 55
 WEST - PLOT NO. 62 & 63




 A Armin
 Reg.no. - 784/02-03



Pre Registration Docket

Date :- 13-06-2023 09:41 am

Office Name :-

Token No:- 202300077868

Article	Sale Deed
Pre Registration Date	13-Jun-2023
No. Of Pages	60
Stamp Duty	52400
Paid Stamp Duty	0
Total Fees	₹ 41,104.

Property Id: 995058

Valuation No. : 1348345 / 2023	: - 2023-2024	Date : 13-June-2023 09:15:AM	
State : Jharkhand	District : SaraikelaKharsawan	Tahsil : Gamharia	
Land Type : Urban	Corporation :	Village/City : Anandpur-Ward No1 - 62	
Anandpur Ward No 1 Village Code 62 - Other Road	-		
Volume Number - 3			
Page Number - 83			
Holding Number - 0010001045000M0			
Khata Number - 38			
Plot Number - 54			
Ward Number - OLD WARD NO 3 AND NEW WARD NO 1			
Property Rates			
Residential Land (Y)			
₹202411/- Decimal			
Valuation Rule : Residential Land			
Property Details			
1	Land area	6.46 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total

1	Open Land Valuation	1. 6.46 x 202411=1307575.06	₹13,07,575/-
A	Total		₹13,07,575/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹13,07,600/-
Total Amount in Words : Thirteen Lakhs Seven Thousand Six Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO 55, West: PLOT NO 62 AND 63, South: PORTION OF PLOT NO 54 AND 58, North: PORTION OF PLOT NO 54
Area	Land area : 6.46 Decimal
Other Description of the Property	Pin Code - 832108
Government/Market Value	1307575.06
Transaction Amount	1310000

SELLER	- Mr. KAILASH BEJ , Address - H.NO 29, ANANDPUR, NEAR HARI MANDIR, GAMHARIA, PS ADITYAPUR, DIST SERAIKELLA KHARSAWAN- , Father/Husband Name LATE DAMODAR BEJ , PAN No. - *****631M, Permission Case No. - , Aadhaar No. *****3163
	- Mr. SURJA KUMAR BEJ , Address - H.NO 29, ANANDPUR, NEAR HARI MANDIR, GAMHARIA, PS ADITYAPUR, DIST SERAIKELLA KHARSAWAN- , Father/Husband Name LATE DAMODAR BEJ , PAN No. - *****432M, Permission Case No. - , Aadhaar No. *****8494
	- Mr. RITESH KUMAR SHUKLA , Address - M.I.G.64, ADITYAPUR 2, PS R.I.T, PO ADITYAPUR, DIST SERAIKELLA KHARSAWAN- , Father/Husband Name JITENDRA KUMAR SHUKLA , PAN No. - *****842B, Permission Case No. - , Aadhaar No. *****4363
PURCHASER	- Mrs. RINA KUMARI , Address - 495, SABARMATI ROAD, NEW BARIDIH, JAMSHEDPUR, DIST EAST SINGHBHUM, STATE JHARKHAND- , Father/Husband Name ARUN KUMAR SINGH , PAN No. - *****068R, Permission Case No. - , Aadhaar No. *****7155

Witness Information	Mr. SUKHBIR SINGH , Address - NEW COLONY CHHOTAGAMHARIA, HOLDING NO 62, ROAD NO 6, PANCHAYAT CHHOTAGAMHARIA, DIST SERAIKELLA KHARSAWAN- , Father/Husband Name -LATE MAHINDAR SINGH
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Identifier Details	Mr. BIBHUTI KUMAR RAJHANS , Address - ICHHAPUR, GUWALAPARA, ADIYAPUR -2, RIT, DIST SERAIKELLA KHARSAWAN- Father/Husband Name-NILAM RAJHANS
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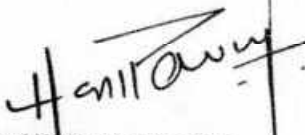
Fee Rule:Sale Deed		
1	Stamp Duty	52,400


1	SP	1,800
Total		1,800

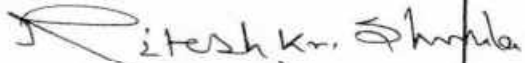
Fee Rule:Sale Deed		
1	A1	39,300
2	LL	3
3	PR	1
Total		39,304

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 डराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी





Document Registration Summary 1

Date: 22-Jun-2023

- Government/Market Value: ₹1307600/-
- Transaction Amount: ₹131000 /-
- Paid Stamp Duty: ₹52400 /-

On Date 22-06-2023 Presented at SRO - Saraikela

Signature of Presenter

Ritesh K. Shukla
SRO - Saraikela

Receipt : 852313

Receipt Date : 22-06-2023

Presenter Name: RITESH KUMAR SHUKLA

PR	₹1
SP	₹1800
LL	₹375
A1	₹39228
Stamp Duty	₹52400

Total ₹93804

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	52304	52400	-96	GRAS	RinaKumari	GRN Number : 2317859674 DEPT Transaction Id : 896a493adf09d912d13b Transaction Type :	52400
PR	1	1	0	GRAS	RinaKumari	GRN Number : 2317860075 DEPT Transaction Id : 2d32b0b618e179e57ac1 Transaction Type :	1
SP	1800	1800	0	GRAS	RinaKumari	GRN Number : 2317860075 DEPT Transaction Id : 2d32b0b618e179e57ac1 Transaction Type :	1800
A1	39228	39228	0	GRAS	RinaKumari	GRN Number : 2317860075 DEPT Transaction Id : 2d32b0b618e179e57ac1 Transaction Type :	39228
LL	3	375	-372	GRAS	RinaKumari	GRN Number : 2317860075 DEPT Transaction Id : 2d32b0b618e179e57ac1 Transaction Type :	375
Sub Total	93336	93804	-468				

Article : Sale Deed Number of Pages : 120

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer

Rina



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Saraikela
 District Name :- SaraikelaKharsawan
 State Name :- Jharkhand

Deed Endorsement

Token No :- 202300077868

Deed Type	Sale Deed
Number of Pages	120
Fee Details	Stamp Duty :- Rs. 52304, PR :- Rs. 1, SP :- Rs. 1800, A1 :- Rs. 39228, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.1307575/- ,Transaction Amount :- Rs.131000/-
Property Details	District :- SaraikelaKharsawan , Tehsil :- Gamharia , Village Name :- Anandpur-Ward No1 - 62 Location :- Other Road, Anandpur Ward No 1 Village Code 62 Property Boundaries :- East: PLOT NO 55, West: PLOT NO 62 AND 63, South: PORTION OF PLOT NO 54 AND 58, North: PORTION OF PLOT NO 54 Volume Number - 3Page Number - 83Holding Number - 0010001045000M0Khata Number - 38Plot Number - 54Ward Number - OLD WARD NO 3 AND NEW WARD NO 1 Area Of Land :- 6.46 Decimal

Sh. Smt.RITESH KUMAR SHUKLA s/o/d/o/w/o JITENDRA KUMAR SHUKLA has presented the document for registration in this office today dated - 22-Jun-2023 Day :- Thursday Time :- 14:58:05 PM



RITESH KUMAR SHUKLA (Power Of Attorney)

Party Name	Document Type	Document Number
RITESH KUMAR SHUKLA	PAN/UID	ANYPS5842B

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	KAILASH BEJ ... Jharkhand PAN No.: CORPB5631M	No	Address:-	RITESH KUMAR SHUKLA ... Jharkhand PAN No.: ANYPS5842B	SELLER Age:51			

Rina



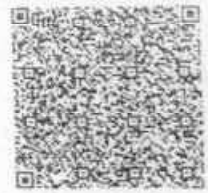
भारत सरकार
Unique Identification Authority of India
Government of India

लगाव क्रम / Enrollment No. : 2017/60053/09757

To
Rina Kumari
श्रीमा कुमारी
W/O Arun Kumar Singh
Q No-495
Sabarmati Road, New Bardih
Jamshedpur
Bardih Colony
Bardih Colony, East Singhbhum
Jharkhand - 831017
9835339991



KH55084750FT
55508475



आपका आधार क्रमांक / Your Aadhaar No. :

~~XXXXXXXXXXXX~~ ~~XXXXXXXXXXXX~~ 7155

आधार - आम आदमी का अधिकार

*for Registry
purpose*



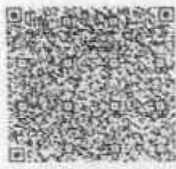
भारत सरकार
Government of India



श्रीमा कुमारी
Rina Kumari

जन्म तिथि / DOB 21/02/1981
लिंग / Female

~~XXXXXXXXXXXX~~ ~~XXXXXXXXXXXX~~ 7155



आधार - आम आदमी का अधिकार

Rina

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFFK4866M



नाम /NAME

KAMINI KAUSHAL CONSTRUCTION

स्थापन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

03-09-2002

Bhagat

आयकर आयुक्त, रांची

COMMISSIONER OF INCOME TAX, RANCHI

Bhagat

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त,
केन्द्रीय राजस्व भवन,
मेन रोड,
रांची - 834001.

In case this card is lost/found, kindly Inform/return to
the issuing authority :

Commissioner of Income-tax,
Central Revenue Building,
Main Road,
Ranchi - 834001.

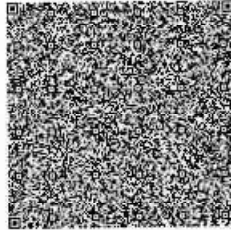


भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0648/00019/19751

To
सुंदर सिंह
Sunder Singh
S/O: Kaushal Kumar Singh
H NO-16
C H AREA, ROAD NO-9
BISTUPUR, JAMSHEDPUR
Kalimali
East Singhbhum Jharkhand - 831001
8197768107



आपका आधार क्रमांक / Your Aadhaar No. :

~~XXXXXXXXXXXX~~ 0754
VID : 9109 7128 5770 7127

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



सुंदर सिंह
Sunder Singh
जन्म तिथि/DOB: 21/09/1994
पुरुष/ MALE

Issue Date: 15/05/2013

~~XXXXXXXXXXXX~~ 0754
VID : 9109 7128 5770 7127

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
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- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

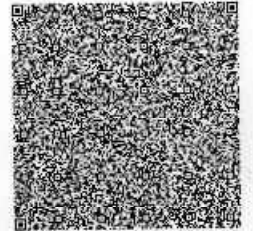


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
S/O: काशल कुमार सिंह, एच नो-16, सी एच एरिया,
रोड नो-9, बिस्टपुर, जमशेदपुर, कलिमाली, पूर्वी सिंहभूम,
झारखण्ड - 831001

Address:
S/O: Kaushal Kumar Singh, H NO-16, C H
AREA, ROAD NO-9, BISTUPUR, JAMSHEDPUR,
Kalimali, East Singhbhum,
Jharkhand - 831001



Download Date: 02/09/2022

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VID : 9109 7128 5770 7127

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Identifier


 भारत सरकार
Government of India

 कृष्ण प्रताप सिंह
Krishna Pratap Singh
जन्म तिथि/ DOB: 08/07/1979
पुंस्य / MALE



~~XXXXXXXXXXXX~~ 4023



मेरा आधार, मेरी पहचान

 आधार
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
संबोधित: रामस्वरूप सिंह, ग्राम
बलोरिकपुर, जहाँ गंज, फरुखाबाद,
उत्तर प्रदेश - 209739

Address:
S/O: Ramswarup Singh, Gram
balorikpur, Jahan Ganj,
Farukhabad,
Uttar Pradesh - 209739

~~XXXXXXXXXXXX~~ 4023

Krishna pratap singh





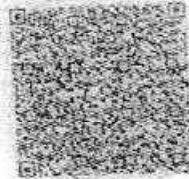
भारत सरकार
 Government of India

Enrollment No : 2017/50053/09757

नाम
 Rina Kumari
 पता
 1011, Anur Kumar Singh
 Q No 465
 Sagarani Road, New Bandh
 Jankhedra
 Dabhi Colony
 Dabhi Colony East Singhbhum
 Bhubaneswar - 751017
 9936337991



20508479



आपका आपका क्रमांक / Your Aadhaar No. :

~~20175005309757~~ 7155

आधार - आम आदमी का अधिकार

for Registry purpose



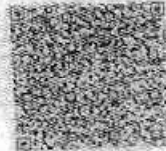
भारत सरकार
 Government of India

नाम
 Rina Kumari



जन्म तिथि / DOB 21/02/1981
 लिंग / Female

~~20175005309757~~ 7155



आधार - आम आदमी का अधिकार

Rina

वकर विभाग
COMETA DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SINA KUMARI

SONA SINGH

21/02/1981

Registration Number

BPLPK9068R

Rina

Signature



*for Registry
purpose*

Rina

Rina



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAFFK4866M



नाम /NAME

KAMINI KAUSHAL CONSTRUCTION

निगमन/घनने की तिथि /DATE OF INCORPORATION/FORMATION

03-09-2002

Bhagat

आयकर आयुक्त, रांची

COMMISSIONER OF INCOME TAX, RANCHI

Bhagat

इस कार्ड के खो / गिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें

आयकर आयुक्त,
केन्द्रीय राजस्व भवन,
मैन रोड,

रांची - 834001.

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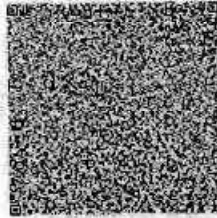


भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
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To
सुंदर सिंह
Sunder Singh
S/O: Kaushal Kumar Singh
H NO-16
C H AREA, ROAD NO-9
BISTUPUR, JAMSHEDPUR
Kaimali
East Singhbhum Jharkhand - 831001
8197768107



आपका आधार क्रमांक / Your Aadhaar No. :

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VID : 9109 7128 5770 7127

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भारत सरकार
Government of India



सुंदर सिंह
Sunder Singh
जन्म तिथि/DOB: 21/09/1994
पुरुष/ MALE

Issue Date: 15/09/2013

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VID : 9109 7128 5770 7127

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Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

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- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

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- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



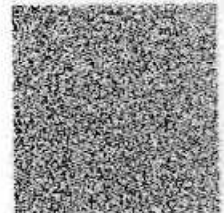
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
S/O: Kaushal Kumar Singh, एच नो-16, सी एच एरिया,
रोड नो-9, बिस्टपुर, जमशेदपुर, कसिमाली, पूर्वी सिंहभूम,
झारखण्ड - 831001

Address:
S/O: Kaushal Kumar Singh, H NO-16, C H
AREA, ROAD NO-9, BISTUPUR, JAMSHEDPUR,
Kaimali, East Singhbhum,
Jharkhand - 831001

Download Date: 03/09/2013



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Identifier

भारत सरकार
Government of India




कृष्ण प्रताप सिंह
Krishna Pratap Singh
जनम तिथि/ DOB: 03/07/1979
पुंसा / MALE



4023

मेरा आधार, मेरी पहचान

भारतीय पहचान प्राधिकरण
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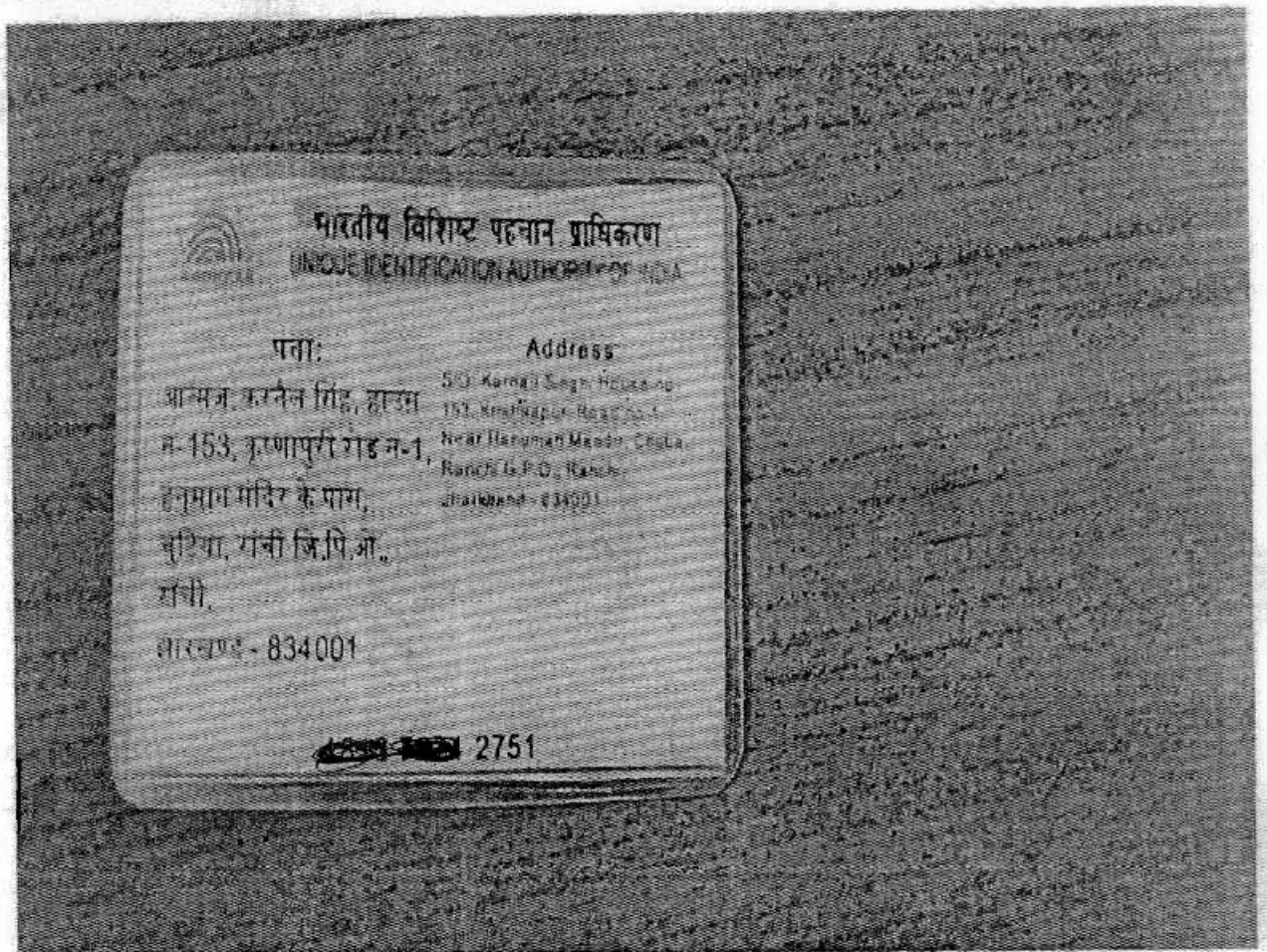
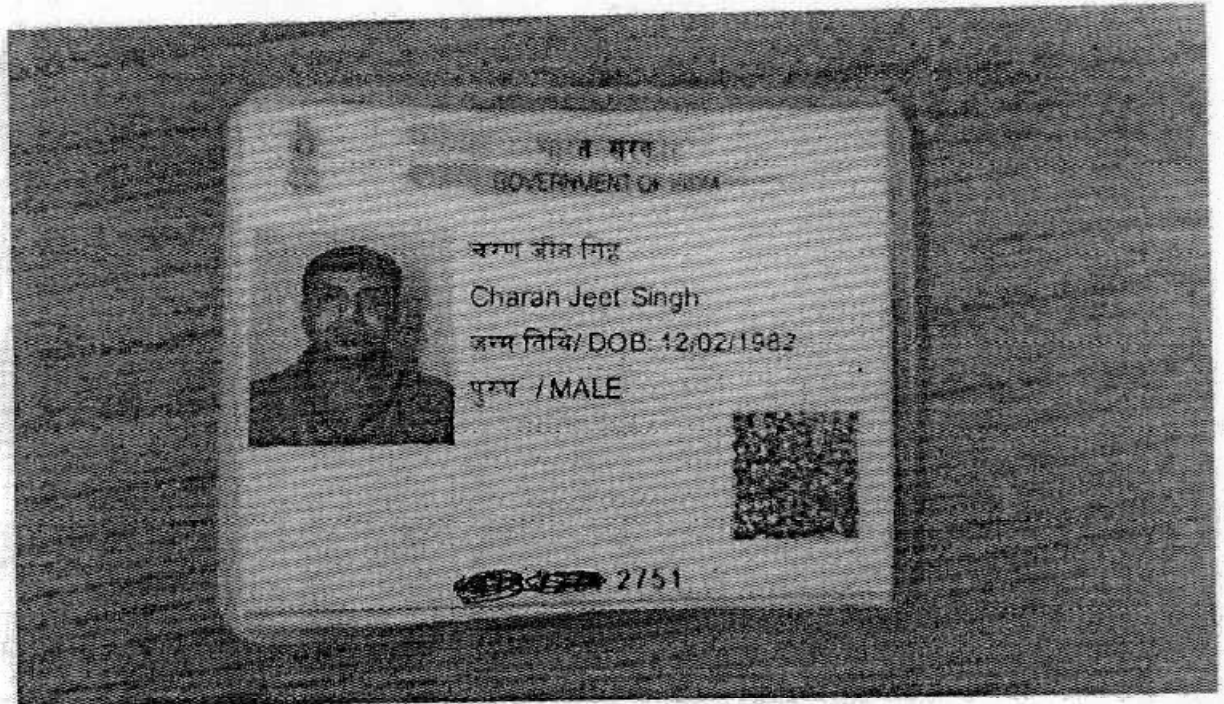
पता:
संबंधित: रामस्वरूप सिंह, ग्राम
बलौरकपुर, जहाँ गंज, फरुखाबाद,
उत्तर प्रदेश - 209739

Address:
S/O: Ramswaroop Singh, Gram
Balaurkpur, Jahan Ganj,
Farrukhabad,
Uttar Pradesh - 209739


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www

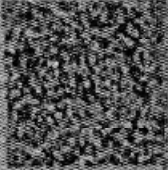
Krishna pratap Singh



Identifier


 भारत सरकार
Government of India

 कृष्ण प्रताप सिंह
Krishna Pratap Singh
जन्म तिथि/ DOB: 08/07/1979
पुंग / MALE



~~4023~~ 4023



मेरा आधार, मेरी पहचान

 भारतीय विनियमन पहचान प्राधिकरण
Unique Identification Authority of India

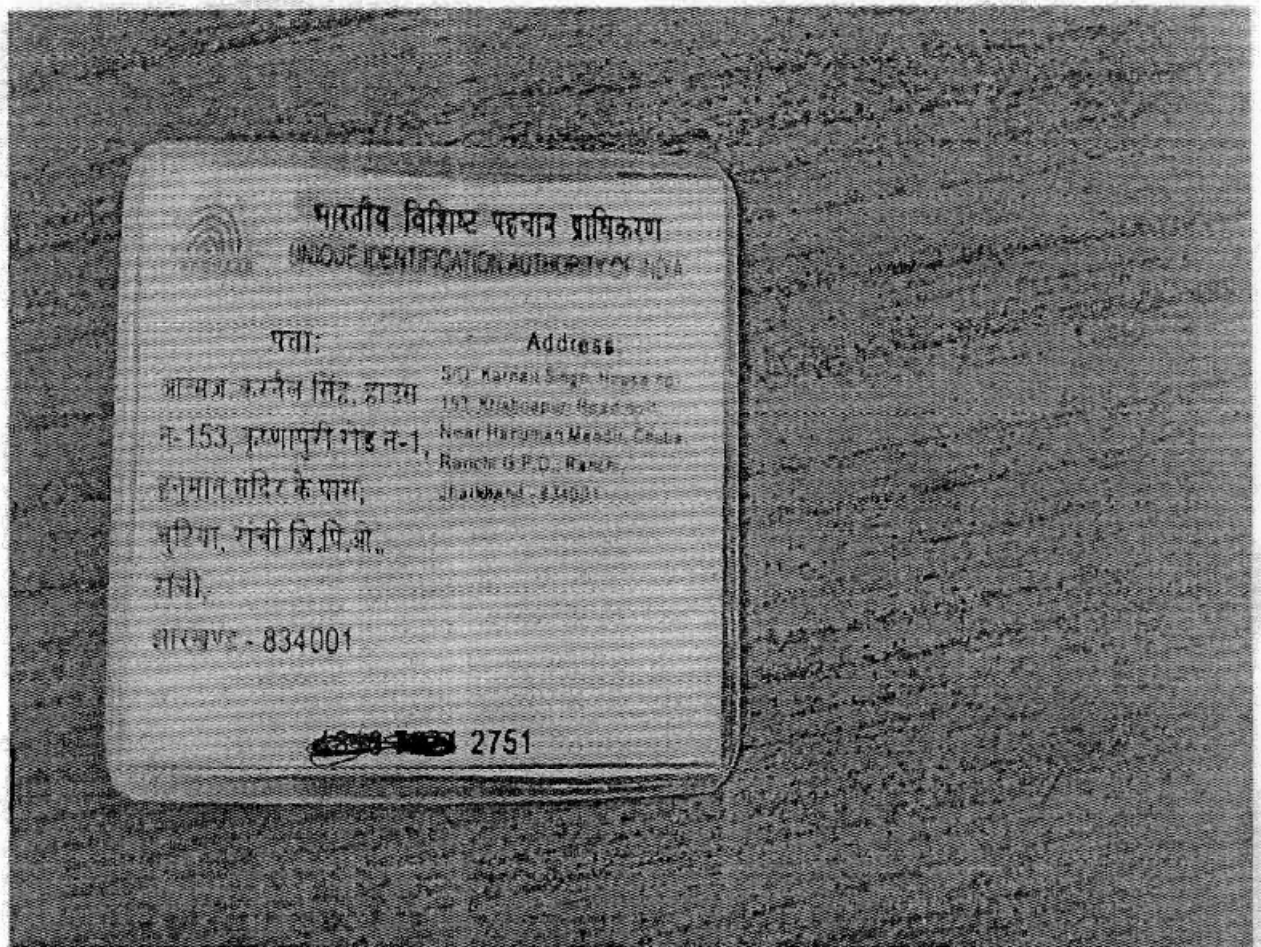
पता:
लबोधत: रामसुखलप सिंह, ग्राम
बलोरिकपुर, जहाँ मंज, फरुखाबाद,
उत्तर प्रदेश - 209739

Address:
S/O: Ramswarup Singh, Gram
Balonikpur, Jahan Ganj,
Farukhabad,
Uttar Pradesh - 209739

~~4023~~ 4023

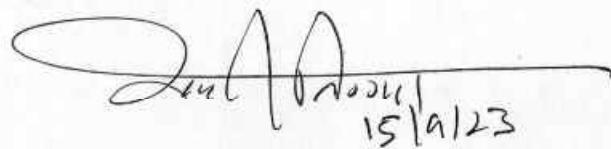
Krishna pratap Singh



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.	होल्डिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	

जाँच लिपिक का हस्ताक्षर
तिथि सहित


15/11/23

निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित



Pre Registration Docket

Date :- 14-09-2023 10:44 pm

Office Name :-

Token No:- 202300100070

Article	Development Agreement
Pre Registration Date	26-Jul-2023
No. Of Pages	110
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 77,222.

Property Id: 1029219

Valuation No. : 1446625 / 2023	:- 2023-2024	Date : 14-September-2023 22:12:PM	
State : Jharkhand	District : SaraikelaKharsawan	Tahsil : Gamharia	
Land Type : Urban	Corporation :	Village/City : Anandpur-Ward No1 - 62	
Anandpur Ward No 1 Village Code 62 - Other Road			
Khata Number - 38			
Plot Number - 54			
Volume Number - 4			
Page Number - 18			
Holding Number - 0010001045000M0			
Property Rates			
Commercial Land (Y)			
₹445306/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	6.46 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 6.46 x 445306=2876676.76	₹28,76,677/-

A	Total	₹28,76,677/-
Note : Final Valuation is Rounded to Next 100/-		
Total Valuation (A)		₹28,76,700/-
Total Amount in Words : Twenty Eight Lakhs Seventy Six Thousands Seven Hundred Rupees Only.		

Land measurement, Sub Part and House No.	Property Boundaries East: Plot No. 55, West: Plot No. 62 & 63, South: Portion of Plot No. 54 & 58, North: Portion of Plot No. 54
Area	Land area : 6.46 Decimal
Other Description of the Property	Pin Code - 832108
Government/Market Value	2876676.76
Transaction Amount	2876700

CLAIMANT	-Ms. KAMINI KAUSHAL CONSTRUCTION REP BY SUNDER SINGH, ,Father/Husband Name KAUSHAL KUMAR SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****0754,Address - OFFICE AT 2ND FLOOR, AASTHA TRADE CENTRE, Q ROAD, BISTUPUR, JAMSHEDPUR
EXECUTANTS	-Mrs. RINA KUMARI, ,Father/Husband Name Arun Kumar Singh , PAN No.- Date Of Birth-21-Feb-1981,Permission Case No.- , Aadhaar No. *****7155, Country-., State Name-Jharkhand, District Name- Singhbhum East, City/Village/Town Name-., Locality-.,Address - Qr. No. 495, Sabarmati Road, New Baridih, Town Jamshedpur, Dist. East Singhbhum, Pin Code-831017

Witness Information	Mr. CHARAN JEET SINGH . Address - 153 KRISNAPURI ROAD NO 1, NEAR HANUMAN MANDIR, CHUTIA, RANCHI-, Father/Husband Name-KARNAIL SINGH
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Identifier Details	Mr. KRISHNA PRATAP SINGH , Address - GRAM BAHORIKPUR, JAHANGUNJ, FARUKHABAD, STATE UTTAR PRADESH-, Father/Husband Name-RAMSWAROOP SINGH
--------------------	--

Fee Rule:Development Agreement		
1	Stamp Duty	4

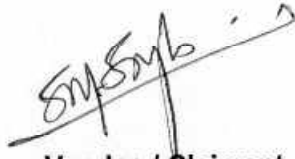
1	SP	3,300
Total		3,300
Fee Rule:Development Agreement		
1	A1	71,918
2	E	2,000
3	LL	3
4	PR	1
Total		73,922

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

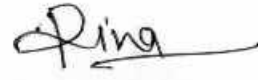
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I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



Deed Writer / Advocate



Vendee / Claimant



Vendor / Executant



Document Registration Summary 1

Date :-15-Sep-2023

- Government/Market Value: ₹2876700/-
- Transaction Amount: ₹2876700 /-
- Paid Stamp Duty: ₹100 /-

On Date 15-09-2023 Presented at SRO - Saraikela
Signature of Presenter

SRO - Saraikela

Receipt : 904158
 Receipt Date : 15-09-2023
 Presenter Name : -
 E
 PR
 SP
 LL
 A1
 Stamp Duty

₹2000
 ₹1
 ₹3300
 ₹3
 ₹71918
 ₹100

Total

₹77322

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	KaminiKaushalConstructionRepBySunderSingh	GRN Number : 2319266374 DEPT Transaction Id : 9544d67806974a8b4f0d Transaction Type :	100
E	2000	2000	0	GRAS	KaminiKaushalConstructionRepBySunderSingh	GRN Number : 2319268273 DEPT Transaction Id : e1c7c679c29208ab055d Transaction Type :	2000
PR	1	1	0	GRAS	KaminiKaushalConstructionRepBySunderSingh	GRN Number : 2319268273 DEPT Transaction Id : e1c7c679c29208ab055d Transaction Type :	1
SP	3300	3300	0	GRAS	KaminiKaushalConstructionRepBySunderSingh	GRN Number : 2319268273 DEPT Transaction Id : e1c7c679c29208ab055d Transaction Type :	3300
A1	71918	71918	0	GRAS	KaminiKaushalConstructionRepBySunderSingh	GRN Number : 2319268273 DEPT Transaction Id : e1c7c679c29208ab055d Transaction Type :	71918
LL	3	3	0	GRAS	KaminiKaushalConstructionRepBySunderSingh	GRN Number : 2319268273 DEPT Transaction Id : e1c7c679c29208ab055d Transaction Type :	3
Sub Total	77226	77322	-96				

Article : Development Agreement Number of Pages : 220

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR
Office Name :- SRO - Saraikela
District Name :- SaraikelaKharsawan
State Name :- Jharkhand

Deed Endorsement

Token No :- 202300100070

Deed Type	Development Agreement
Number of Pages	220
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 3300, A1 :- Rs. 71918, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.2876677/- , Transaction Amount :- Rs.2876700/-
Property Details	District :- SaraikelaKharsawan , Tehsil :- Gamharia , Village Name :- Anandpur-Ward No1 - 62 Location :- Other Road, Anandpur Ward No 1 Village Code 62 Property Boundaries :- East: Plot No. 55, West: Plot No. 62 & 63, South: Portion of Plot No. 54 & 58, North: Portion of Plot No. 54 Khata Number - 38Plot Number - 54Volume Number - 4Page Number - 18Holding Number - 0010001045000M0 Area Of Land :- 6.46 Decimal

Sh./Smt. RINA KUMARI s/o/d/o/w/o Arun Kumar Singh has presented the document for registration in this office today dated :- 15-Sep-2023 Day :- Friday Time :- 16:24:07 PM






RINA




KUMARI(Individual)

Party Name	Document Type	Document Number
RINA KUMARI	PAN/UID	340278837155

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	RINA KUMARI Address1 - Qr. No. 495, Sabarmati Road, New Baridih, Town Jamshedpur, Dist. East Singhbhum, Address2 - ., ., Jharkhand PAN No.: Permission Case No.-	Yes	Rina Kumari Address:- Q No-495, , Sabarmati Road, New Baridih, Jamshedpur, Baridih Colony, , East Singhbhum, 831017, , Jharkhand, India		EXECUTANTS Age:42			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	KAMINI KAUSHAL CONSTRUCTION REP BY SUNDER SINGH Address1 - OFFICE AT 2ND FLOOR, AASTHA TRADE CENTRE, Q ROAD, BISTUPUR, JAMSHEDPUR, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Sunder Singh Address:- H NO-16, , C H AREA, ROAD NO-9, BISTUPUR, JAMSHEDPUR, Kalimali, , East Singhbhum, 831001, , Jharkhand, India		CLAIMANT Age:28			

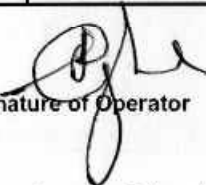
Identification:

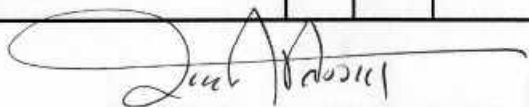
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	KRISHNA PRATAP SINGH S/o-D/o RAMSWAROOP SINGH Address1 - GRAM BAHORIKPUR, JAHANGUNJ, FARUKHABAD, STATE UTTAR PRADESH, Address2 - ... Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	CHARAN JEET SINGH Address1 - 153 KRISNAPURI ROAD NO 1, NEAR HANUMAN MANDIR, CHUTIA, RANCHI, Address2 - ... Jharkhand			


Signature of Operator


Seal and Signature of Registering Officer
जिला अवर निबंधक
सरयकेला-खरसाकै

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**RINA KUMARI**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**KRISHNA PRATAP SINGH**) Son/Daughter/Wife of (**RAMSWAROOP SINGH**) resident of (**GRAM BAHORIKPUR, JAHANGUNJ, FARUKHABAD, STATE UTTAR PRADESH**) and by occupation (**Business**).


Signature of Registering Officer

Seal and Signature of Registering Officer

Date:- 15-Sep-2023

जिला अवर निबंधक
सरयकेला-खरसाकै

Token No.: 202300100070

CERTIFICATE

Office of the SRO - Saraikela

This **Development Agreement** was presented before the registering officer on date **15-Sep-2023** by **RINA KUMARI**, S/O, D/O, W/O **Arun Kumar Singh** resident of Qr. No. 495, Sabarmati Road, New Baridih, Town Jamshedpur, Dist. East Singhbhum ,..

This deed was registered as Document No:- **2023/SAR/3797/BK1/3559** in Book No :- **BK1**, Volume No :- **575** from Page No :- **1** to **220** at, office of **SRO - Saraikela**

Date:- **15-Sep-2023**



Registering Officer