

943 Dev. Agreement Value 54,55,100/- Stamp 500/- Chandil 915



झारखण्ड JHARKHAND

C 121039

मूल्यांकन सूची जांच किया

दस्तावेज जांच किया गया

दस्तावेज में वर्णित मूक्ति प्रतिबंधित सूची से केवल है

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



ATTESTED
DILIP KR. PRASAD
ADVOCATE

Handwritten signature and five fingerprints of Dilip Kr. Prasad.

नियम-21 क अधीन ग्राह्य भारतीय स्टाम्प अधिनियम (इण्डियन स्टाम्प एक्ट-1899) की अनुसूची-1 (क) से... के अधीन स्थापित स्टाम्प काहेय या स्टाम्प... या स्टाम्प शुल्क अर्पित नहीं।

..... निबंधन पदाधिकारी

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE 24th DAY OF FEBRUARY 2020 AT SERAIKELLA

Handwritten notes and signatures at the bottom left, including 'Feb 2020', '136 27750', '51500', '250', '2000', '143,550.94', and a signature.

SL. No. 5146 Date of Issue 17/2/2020
 Values Rs. 500/-
 Total Value of Stamp Purchased 500/-

Maa Tara construction
 of Sonant

for
 serv. of

D. P. SHERJEE
 Genl. Stamp Vendor
 LICENCE No. 18001



ATTESTED
 DILIP KR. PRASAD
 ADVOCATE



SAHJAY KUMAR Agarwal

26/2/2020
 ना. समय तक
 श्री. सजय कुमार (27/2/2020)
 पिता श्री. मंगेश (27/2/2020)
 स्थान. कोनाट कोनाट
 पेशा. कोनाट के लिए
 नस्तीबेज का 09/01/20



25

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24/02/2020



[Handwritten signature]
Binay Kumar Agarwal
24/02/2020



DILIP KR. PRASAD
ADVOCATE BETWEEN

MR. SANJAY KUMAR AGARWAL, (2) MR. BINAY KUMAR AGARWAL, both Son of Mr. Bhagwati Prasad Agarwal, by faith Hindu, by Caste Baisya, by Nationality Indian, by occupation Business, Resident of Holding No. A/05, Banglow, Ashiana Garden, Sonari, P.O.& P.S Sonari, Town- Jamshedpur, District- Singhbhum East, Within the state of Jharkhand, hereinafter called the **FIRST PARTY/ OWNER** (which expression unless repugnant to the context shall mean and include their legal heirs, successors and assigns) of **ONE PART.**

PAN No.- AAWPA4990K,
PAN No.- ABBPA7811R,

AADHAR NO. 8735-7787-0031
AADHAR NO. 8882-2396-4716

AND

MAA TARA CONSTRUCTION, a Proprietor ship firm having its office at Holding NO. 198, B, Block, Bhagwat Mohalla sonari, P.O.& P.S. Sonari, Town Jamshedpur, District Singhbhum East. in the state of Jharkhand, (**GST No. 20CCZPP2806G1ZH**) being represented by its proprietor **MR. MITHLESH PANDEY,** Son of Sri Gopal Pandey, by faith Hindu, by Caste Brahmin, by Nationality Indian, by occupation business, resident of Holding NO. 198, E, Block, Bhagwat Mohalla sonari, P.O.& P.S. Sonari, Town Jamshedpur, District Singhbhum East. In the state of Jharkhand, hereinafter called the **SECOND PARTY** (which expression unless repugnant to the context shall mean and include its successors in office, legal representatives, administrators and assigns) of the **OTHER PART.**

PAN No. - CCZPP2806G,

AADHAR NO. 4806-5181-7921

NATURE OF DEED: - Development Agreement for Construction and Development, as per terms of this Agreement.

TITLE INDENTURE

WHEREAS All that piece and parcel of Home stead land measuring 33 Decimals, situated at Mouza Dobo, P.S. Chandil, Thana no.331, Halka No. 2, under Khata no. 145, in Plot no. 983, Dist Saraikela- kharsawan, District sub Registry office Chandil, Stand recorded in the name of Bhikha Singh, Son of Mukund Singh in



last survey settlement operation more fully described in schedule 'A' below, who were in peaceful possession over the aforesaid piece of land on payment of rent to the State of Jharkhand without any interference or hindrance from any corner,

AND WHEREAS Said Bhikha Singh died leaving behind his legally married wife Gulbedia Devi, and only Son Bhola Singh as a legal heirs and successors, who inherited the entire land of deceased Bhikha Singh and came in peaceful Possession of the same as the lawful owner thereof,

AND WHEREAS Said Gulbedia Devi W/o Late Bhikha Singh Sold the land measuring an area 16.5 Decimals in plot no. 983(P), under khata no. 145, within mouza Dobo, Ps. Chowka (Chandil) Thana No. 331, Halka No. 2, Dist Saraikela-kharsawan, District sub Registry office Saraikella to Damodar Prasad, S/o late Ragho Prasad, by Caste Koiri, R/o Kadma, P.O. & P.S. Kadma, Town Jamshedpur, District Singhbhum east, by virtue of Registered sale deed no.3021 dated 15.10.1984, registered at District registry office Saraikella, and thereafter he is duly mutated his name before circle officer Chandil Anchal being Mutation case no. 240/1999-2000 and since then he is in peaceful possession over the same and paying the rent regularly to the Govt. Through circle officer Chandil, mentioned in Index II, page no. 75, Volume 2,

AND WHEREAS Similarly said Damodar Prasad, S/o late Ragho Prasad, by Caste Koiri, R/o Kadma, P.O. & P.S. Kadma, town ~~Jamshedpur~~, District ~~Singhbhum east~~, presently Residing at Duplex No. 53, 2nd Phase, 11th mile stone Vijaya Garden, Baridih, P.O. & P.S. Baridih, Town Jamshedpur, District Singhbhum East 831017, sold the said land to Present First Party, by virtue of Registered sale deed no. 1994 dated 12.7.2018, registered at District registry office Saraikella, and thereafter they have duly mutated their name before circle officer Chandil Anchal being Mutation case no. 262/R27/2018-2019 and since then he is in peaceful possession over the same and paying the rent regularly to the Govt. of

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Jharkhand Through circle officer Chandil, mentioned in Index II, page no. 80, Volume 6;

AND WHEREAS the first party no.1 Sanjay Kumar Agarwal, also purchased the home stated land measuring an area 8.25 Decimals in plot no. 983(P), under khata no. 145, within mouza Dobo, Ps. Chowka (Chandil) Thana No. 331, Halka No. 2, Dist Saraikela- kharsawan, District sub Registry office Saraikella from previous owner MITHU YADAV, S/o Late Baban Lal, by Caste Yadav, R/o E2/H, 9th Phase, Adarsh Nagar, Sonari, P.O. & P.S. Sonari, Town Jamshedpur, District Singhbhum east, by virtue of Registered sale deed no.2019/CHAN/223/BK1/217 dated 9.07.2019, registered at District registry office Chandil, and thereafter he is duly mutated his name before circle officer Chandil Anchal being Mutation case no. 320/R27/2019-2020, mentioned in Index II, page no. 23, Volume 7, and since then he is in peaceful possession over the same. The aforesaid MITHU YADAV, S/o Late Baban Lal, Purchased the aforesaid landed property from one Shri Bhola Singh S/o Late Bhika Singh (Recorded Tenant) by Caste Koiri, by virtue of Registered sale deed no. 1533, Sl. No. 1539, Volume 54, Book no.1, dated 29.03.2010, registered at District registry office Saraikella, and thereafter he is duly mutated his name before circle officer Chandil Anchal being Mutation case no. 595/2010-2011, and since then he is in peaceful possession over the same and paying the rent regularly to the Govt.of Jharkhand Through circle officer Chandil, mentioned in Index II, page no. 47, Volume-3;

AND WHEREAS the first party no.2, namely Binay Kumar Agarwal also purchased the home stated land measuring an area 8.25 Decimals in plot no. 983(P), under khata no. 145, within mouza Dobo, Ps. Chowka (Chandil) Thana No. 331, Halka No. 2, Dist Saraikela- kharsawan, District sub Registry office Saraikella from previous owner SURENDRA NARAYAN YADAV, S/o Late Thakur Roy, by Caste Yadav, R/o 2085, Panchawati Nagar, Sonari, P.O. & P.S. Sonari, Town Jamshedpur, District Singhbhum East, by virtue of Registered sale

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deed no.2019/CHAN/224/BK1/218 dated 9.07.2019, registered at District registry office Chandil, and thereafter he is duly mutated his name before circle officer Chandil Anchal being Mutation case no. 321/R27/2019-2020, mentioned in Index II, page no. 22, Volume 7, and since then he is in peaceful possession over the same. The aforesaid SURENDRA NARAYAN YADAV, S/o Late Thakur Roy, Purchased the aforesaid landed property from one Shri Bhola Singh S/o Late Bhika Singh (Recorded Tenant), by Caste Koiri, by virtue of Registered sale deed no. 1532, Sl. No. 1538, Volume 54, Book no.1, dated 29.03.2010, registered at District registry office Saraikella, and thereafter he is duly mutated his name before circle officer Chandil Anchal being Mutation case no. 592 /2010-2011, and since then he is in peaceful possession over the same and paying the rent regularly to the Govt. of Jharkhand Through circle officer Chandil, mentioned in Index II, page no. 49, Volume-3;

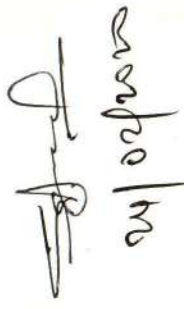
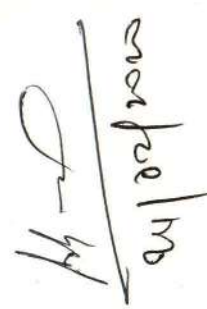
AND WHEREAS Total area being 33 Decimals of land which will be part of this Development Agreement.

AND WHEREAS, the First Party owner is desirous of getting constructed a building over the said plots of lands measuring 33 decimals, through a reputed Promoter and builder and the Second Party having come to know about the aforesaid intention of the First party, has approached the First Party to develop the entire land and construct a multistoried building thereon. Having discussed with the First Party in all aspects and affairs of the proposed construction, the Second party has agreed to develop and construct the Multi storied building over the said land more fully described in Schedule A below on following terms and conditions.

NOW THIS DEED OF SALE WITNESSTH AS FOLLOWS

DEFINATION:-

- a) PROPERTY: - shall mean and include the land mentioned in Schedule A mentioned hereunder of this Agreement.




Sanjay Kumar Agarwal

Binay Kumar Agarwal

- b) OWNERS ALLOCATION :- It shall mean and include all the
- 1) proportionate 50% constructed area out of the entire proposed building to be constructed over the plot of lands i.e. Residential building, parking spaces, office space, roof rights, and all common services, amenities, Lift facility and advantages etc. Described in Schedule B mentioned hereunder of this Agreement. Out of 50% of Proportionate share of the First Party Members will be as follows:-
 - i) Mr. SANJAY KUMAR AGARWAL 25%
 - ii) Mr. BINAY KUMAR AGARWAL 25%
- c) DEVELOPERS ALLOCATION: - Shall mean by remaining proportionate 50% construction area out of said proposed building to be constructed over the said plot of land mentioned in Schedule A below i.e. Residential building, parking spaces, office space, roof rights, and all common services, amenities, Lift facility and advantages etc . Described in Schedule C mentioned hereunder of this Agreement
- d) Specification: - shall mean standard materials, fixtures and fittings to be used for the construction and design.

AND WHEREAS the First Party owner is desirous of getting constructed a building over the said plots of lands through a reputed Promoter and builder and the Second Party having come to know about the aforesaid intention of the First party, has approached the First Party to develop the entire land and construct a multistoried building thereon. Having discussed with the First Party in all aspects and affairs of the proposed construction, the Second party has agreed to develop and construct the Multi storied building over the said land more fully described in Schedule A below on following terms and conditions.

NOW THIS DEED WITNESSTH AS FOLLOWS:

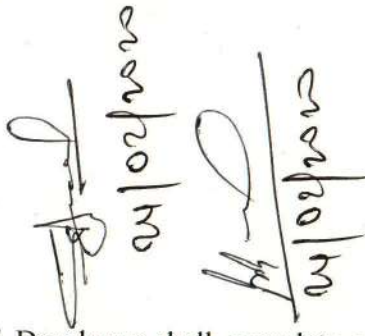
- 1) That the Second Party during the course of construction of proposed building is entitled to receive consideration amount against Developers Allocation from the prospective purchasers.


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- 2) That the First Party shall execute and register a General Power of Attorney in favour of the Second Party in respect of the property mentioned in Schedule A below stipulated various powers conferred therein for the construction of the building by the Second Party and the Second Party shall be entitled to receive consideration amount, advances and installments from the prospective purchasers against the Developers Allocation mentioned in Schedule C below.
- 3) That the FIRST PARTY/OWNER does hereby declare and covenants :-
 - a) The owner/First Party is the only lawful owner of all that property mentioned in Schedule A below and there are no co sharers of the said property, except the First Party.
 - b) The First Party/Owner has assured to the second party, after sanction of the plan by competent authority he will immediately handover peaceful vacant possession of the said plot to the Second Party/Developer.
 - c) The premise more fully described in Schedule A below is free from encumbrances, lien or charges or any litigation whatsoever.
 - d) The owner prior to execution of this Agreement has not sold, transferred, conveyed or parted with the Schedule A property in favour of any third party either in full or part whatsoever.
 - e) The first Party hereby keep the Second Party indemnify against all losses due to defect of title of Schedule A land.
 - f) The First Party is ready and willing to execute the necessary documents and papers, building Plan, revised and /or amendment plan for the construction of the multistoried building.
 - g) The First Party hereby undertakes that he will not revoke the General Power of Attorney to be executed in favour of Second Party provided the Second Party complies with all terms and conditions of this Agreement.
 - h) The First Party/ Owner shall have the right to supervise by his self or through he authorized agent the construction of the proposed building at site regarding adherence to specification, quality of materials used and work in progress in site.
 - i) The First Party/owner has not entered in the past into any Agreement for sale or development of the said property or any part thereof nor made any arrangement regarding the development of the said property.

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- J) In case there be any defect in the title of the owner or there be any liability or any encumbrances, then in such event, the developer shall be entitled to cure such defect and/or liability cleared for on behalf of the First Party/owner at Owner's cost and expenses.
- k) In any event the owner without prejudice to foregoing declarations agrees to remove all outstanding dues and defects at her own cost.
- 4) That the Developer/ Second Party hereby declare and covenants:-
- i) The Second Party is competent to enter into this Agreement with the First Party.
- ii) The Second Party/Developer shall construct the proposed building over the land described in the Schedule A below strictly according to the sanctioned plan approved by the competent authority Circle Office Chandil, competent JNAC, .
- iii) The Second Party/Developer shall construct the multistoried building over the Schedule A land after demolishing the existing structure as per approved plan.
- iv) The Second Party shall arrange for proper water lines, fixtures, fittings, installations of electricity as per specification enclosed herewith and shall form part of this document.
- v) The Second Party shall be entitled to enter into any Agreement or Agreements with any intending purchaser or purchasers and to receive any consideration amount, installments call monies either in full or in part from such intending buyers against the Developer's allocation mentioned in Schedule C below.
- vi) The Developer/Second Party in general shall be authorized to manage and supervise the affairs of constructions by appointing Architect, engineers, experts, skilled/unskilled workmen, agents, supervisor etc and shall also be authorized to discharge the person as and when necessary.
- vii) whatsoever cost and expenses that may be incurred towards construction of the proposed multistoried building including Flats, parking space, installations of all services like water, electricity, sewerage etc. building plan, revised plan, payments to workmen, cost of materials, fixtures, fittings, etc. and/or all related expenses in connection with the proposed construction shall be borne by the Developer/Second Party.



viii) The Second Party/ Developer shall complete and finish the proposed construction of multistoried Building including all fittings and services hereinafter referred to as PROJECT within 36 months from the date of handing over of the premises, or after passing plan by the competent authority, however the construction work may be delayed due to act of God, turmoil, riot, war or any reason which may be beyond the control of human being.

ix) The Second Party shall handover the proportionate proportionate 50% constructed area out of the entire proposed building to be constructed over the plot of lands i.e. Residential building, parking spaces, office space, roof rights, and all common services, amenities, Lift facility and advantages etc. Described in Schedule B mentioned hereunder of this Agreement.

x) The roof right of the building will be equally share of the both Party including the common area such as lift, Machine room, water tank and space required for maintenance of the building.

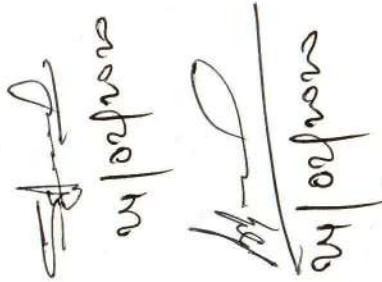
xi) That after completion of the entire project the First Party and prospective purchasers shall bear the entire cost proportionately to be incurred for maintenance of the building in future after forming the Association or Society as per their convenience.

xii) The second Party shall abide by all rules and regulations of the building plan and the statutory laws applicable for the construction of the building during the construction of the multistoried building.

xiii) The Second Party shall manage material and care take all building material fixtures and fittings at site. In case of any theft, damage of materials by fire or water etc or if any accident or incident at site during the construction the same shall be sole responsibility of the Second Party and the First Party shall not be responsible in any manner whatsoever.

xiv) That the Second Party shall provide a copy of approved building plan and other sketch map including the specification of the building Project to the First Party for their record and reference. The sketch Map shall clearly indicate the portion of the First Party delineated in different colors in the Sketch Map.

5) That the rights and obligations of both parties:-



- a) the matter relating to project shall be subjected to the jurisdiction of Civil Court, Saraikella or Jamshedpur in case of any dispute arises between the parties.
- b) In the event of failure by the Developer/Second Party to complete the project as per terms and conditions mentioned in the Agreement all the powers, rights, interest, privileges and responsibilities entrusted to the Second Party/Developer in good faith by virtue of this Agreement shall cease to be ineffective and this Agreement will be deemed to be terminated or cancelled.
- c) The Second Party shall publish the advertisement in the News paper for the Developers allocation inviting booking from the intending Purchasers.
- d) The Second Party shall be entitled to raise fund by accepting any amount through any financial resources without mortgaging the Schedule A land or Owner's allocation at his own risk.
- e) The parties hereto may jointly and severally execute and register the Sale Deed/s in favour of intending buyers.
- f) The parties may alter or amend any terms off this agreement by mutual consent of each other.
- g) Both the parties shall abide by the terms and conditions of this agreement with utmost cordiality and sincerity.
- h) That for the convenience of both the parties, this Agreement has been typed in two copies in original by computer printing machine and each party shall keep one original copy.

SCHEDULE A

1. All that piece and parcel of home stead land measuring an area 16.5 Decimals in plot no. 983(P), under khata no. 145, within mouza Dobo, Ps. Chowka (Chandil) Thana No. 331, Halka No. 2, Dist Saraikela- kharsawan, District sub Registry office Saraikella, and bounded as follows :-

By North :- Dr. Rameshwar Prasad,
By South :- Kameshwar Prasad,
By East :- Road,
By West :- Plot No-1026,

2.All that piece and parcel of home stead land measuring an area 8.25 Decimals in plot no. 983(P), under khata no. 145, within mouza Dobo, Ps. Chowka (Chandil) Thana No. 331, Halka No. 2, Dist Saraikela- kharsawan, District sub Registry office Saraikella, and bounded as follows :-

By North :- Plot No-983(p)
By South :- Plot No-983(p),
By East :- Plot No- 983(p),
By West :- Plot No-1026,

3.All that piece and parcel of home stead land measuring an area 8.25 Decimals in plot no. 983(P), under khata no. 145, within mouza Dobo, Ps. Chowka (Chandil) Thana No. 331, Halka No. 2, Dist Saraikela- kharsawan, District sub Registry office Saraikella, and bounded as follows :-

By North :- Plot No-983(p)
By South :- Plot No-983(p),
By East :- Plot No- 983(p) Proposed Road,
By West :- Plot No-1026,

Total Area of Land measuring 33 Decimals.

SCHEDULE B

All that proportionate 50% constructed area out of the entire proposed building to be constructed over the plot of lands i.e. Residential building, parking spaces, office space, roof rights, and all common services, amenities, Lift facility and advantages etc.

SCHEDULE C

Shall mean by remaining proportionate 50% construction area out of said proposed building to be constructed over the said plot of land mentioned in Schedule A above i.e. Residential building, parking spaces, office space, roof rights, and all common services, amenities, Lift facility and advantages etc of the entire project.

IN WITNESSES WHEREOF BOTH PARTIES HAVE SET THEIR RESPECTIVE HANDS ON THE DAY, MONTH, YEAR AND PLACE AFOREMENTIONED IN PRESENCE OF WITNESSES.

[Handwritten signatures]

WITNESSES:-

1. YASHWANT KUMAR
Krishan KUMAR
C/260 B/Block Near Ram
mandir Sonari Jamshedpur

2. Surey Yadav
Pranshri Yadav
H/O 110/10-8 Rajal Nagar Market
Jamshedpur

Typed by
[Signature]
29/02/2020
Jamshedpur

Drafted by
[Signature]
29/02/2020
Advocate, Jamshedpur

NOTE: The certified that contents of this deed is 3224 Words.



Mithlesh Pandey
29/02/2020



Mithlesh Pandey

MR. MITHLESH PANDEY
Name and Signature of the Attorney Holder



Pre Registration Docket

Date :- 24-02-2020 05:02 pm

Office Name :- SRO - Saraikela

Token No:- 20200000021858

Appoinment :- 24-Feb-2020 Time:- 10:30

Article	Development Agreement
Pre Registration Date	21-Feb-2020
No. Of Pages	147
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 1,47,942.

Property Id: 307566

Valuation No. : 405094 / 2020	: - 2019-2020	User Id : 3784	Date : 24-February-2020 17:40:PM
State : Jharkhand	District : SaraikelaKharsawan		Tahsil : Chandil
Land Type : Rural	Corporation :		Village/City : Dobo
Dobo Gram Panchayat Halka No 2 - Other Road			-
Volume Number - 2			
Page Number - 75			
Khata Number - 145			
Plot Number - 983(P)			
Valuation Rule : Commercial land			
Usage : Non Agri => Commercial Land => Commercial land			
Property Details			
1	Land area	16.50 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 16.5 x 165300=2727450	₹27,27,450/-
A	Total		₹27,27,450/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹27,27,500/-
Total Amount in Words : Twenty Seven Lakhs Twenty Seven Thousands Five Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: ROAD, West: PLOT NO 1026, South: KAMESHWAR PRASAD, North: DR RAMESHWAR PRASAD
Area	Land area : 16.50 Decimal
Other Description of the Property	Address - MOUZA DOBO PS CHANDIL DIST SERAIKELLA KHARSAWAN
Government/Market Value	2727450
Transaction Amount	5455100

Property Id: 307569

Valuation No. : 407796 / 2020	:- 2019-2020	User Id : 70	Date : 24-February-2020 17:40:PM
State : Jharkhand	District : SaraikelaKharsawan	Tahsil : Chandil	
Land Type : Rural	Corporation :	Village/City : Dobo	
Dobo Gram Panchayat Halka No 2 - Other Road		-	
Volume Number - 7			
Page Number - 23			
Khata Number - 145			
Plot Number - 983(P)			
Valuation Rule : Commercial land			
Usage : Non Agri => Commercial Land => Commercial land			
Property Details			
1	Land area	8.25 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 8.25 x 165300=1363725	₹13,63,725/-
A	Total		₹13,63,725/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹13,63,800/-
Total Amount in Words : Thirteen Lakhs Sixty Three Thousands Eight Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO 983(P), West: PLOT NO 1026, South: PLOT NO 983(P), North: PLOT NO 983(P)
Area	Land area : 8.25 Decimal
Other Description of the Property	Address - MOUZA DOBO PS CHANDIL DIST SERAIKELLA KHARSAWAN
Government/Market Value	1363725
Transaction Amount	-

Property Id: 307571

Valuation No. : 405100 / 2020	:- 2019-2020	User Id : 3784	Date : 24-February-2020 17:40:PM
State : Jharkhand	District : SaraikelaKharsawan		Tahsil : Chandil
Land Type : Rural	Corporation :		Village/City : Dobo
Dobo Gram Panchayat Halka No 2 - Other Road			-
Volume Number - 7			
Page Number - 22			
Khata Number - 145			
Plot Number - 983(P)			
Valuation Rule : Commercial land			
Usage : Non Agri => Commercial Land => Commercial land			
Property Details			
1	Land area	8.25 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 8.25 x 165300=1363725	₹13,63,725/-
A	Total		₹13,63,725/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹13,63,800/-
Total Amount in Words : Thirteen Lakhs Sixty Three Thousands Eight Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO 983(P) PROPOSED ROAD, West: PLOT NO 1026, South: PLOT NO 983(P), North: PLOT NO 983(P)
Area	Land area : 8.25 Decimal
Other Description of the Property	Address - MOUZA DOBO PS CHANDIL DIST SERAIKELLA KHARSAWAN
Government/Market Value	1363725
Transaction Amount	-

CLAIMANT	-Ms. MAA TARA CONSTRUCTION REP BY MITHILESH PANDEY, Address - HOLDING NO 198, B BLOCK, BHAGWAT MOHALLA, SONARI, PO AND PS SONARI, JAMSHEDPUR, DIST EAST SINGHBHUM- ,Father/Husband Name GOPAL PANDEY , PAN No.- ,Permission Case No.- , Aadhaar No. *****7921
EXECUTANTS	-Mr. BINAY KUMAR AGARWAL, Address - HOLDING NO A/05,BANGLOW, ASHIANA GARDEN, SONARI, PO AND PS SONARI, JAMSHEDPUR, DIST EAST SINGHNGHBHUM- ,Father/Husband Name BHAGWATI PRASAD AGARWAL , PAN No.- ,Permission Case No.- , Aadhaar No. *****4716

	-Mr. SANJAY KUMAR AGARWAL, Address - HOLDING NO A/05,BANGLOW, ASHIANA GARDEN, SONARI, PO AND PS SONARI, JAMSHEDPUR, DIST EAST SINGHNGHBHUM- ,Father/Husband Name BHAGWATI PRASAD AGARWAL , PAN No.- ,Permission Case No.- , Aadhaar No. *****0031
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Witness Information	Mr. SAROJ YADAV , Address - KAGALNAGAR, SONARI, NEAR KAGALNAGAR MARKET, PO AND PS SONARI, JAMSHEDPUR-, Father/Husband Name-SURENDRA YADAV
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Identifier Details	Mr. YASHWANT KUMAR , Address - C/260, B BLOCK, NOWRANG MOHALLA, NEAR RAM MANDIR, SONARI, JAMSHEDPUR-, Father/Husband Name-KRISHAN KUMAR
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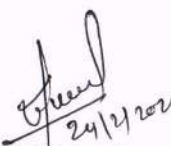
Fee Rule:Development Agreement


1	Stamp Duty	4
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1	SP	4,410
Total		4,410
Fee Rule:Development Agreement		
1	M(b) Fee	150
2	I fee	5,000
3	PR	1
4	LL	3
5	E	2,000
6	A1	1,36,378
Total		1,43,532

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.


24/2/2020
Deed Writer / Advocate


Vendee / Claimant


Vendor / Executant



भारत सरकार

Date :-24-Feb-2020

Document Registration Summary 1

- Government/Market Value: ₹5455100/-
- Transaction Amount: ₹5455100 /-
- Paid Stamp Duty: ₹500 /-

Receipt : 293678

Receipt Date : 24-02-2020

Presenter Name: -

E	₹2000
PR	₹1
SP	₹4410
I fee	₹5000
M(b) Fee	₹150
LL	₹3
A1	₹136378
Stamp Duty	₹500

On Date 24-02-2020 Presented at SRO - Saraikela

Signature of Presenter

SRO - Saraikela

Total ₹148442

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	500	-496	Stamp Paper		Stamp Number : C 121039	500
E	2000	2000	0	GRAS	SanjayKumarAgarwal	GRN Number : 2000559291 DEPT Transaction Id : 743ad442e88e92c48eb6 Transaction Type :	2000



झारखण्ड सरकार

OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Saraikela

District Name :- SaraikelaKharsawan

State Name :- Jharkhand

Deed Endorsement

Token No :- 20200000021858

Deed Type	Development Agreement
Number of Pages	294
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 4410, I fee :- Rs. 5000, M(b) Fee :- Rs. 150, A1 :- Rs. 136378, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.2727450/- ,Transaction Amount :- Rs.5455100/-
Property Details	District :- SaraikelaKharsawan , Tehsil :- Chandil , Village Name :- Dobo Location :- Other Road, Dobo Gram Panchayat Halka No 2 Property Boundaries :- East: ROAD, West: PLOT NO 1026, South: KAMESHWAR PRASAD, North: DR RAMESHAR PRASAD Volume Number - 2Page Number - 75Khata Number - 145Plot Number - 983(P) Area Of Land :- 16.50 Decimal
Property No.	2
Valuation Details	Value :- Rs.1363725/- ,Transaction Amount :- Rs.0/-
Property Details	District :- SaraikelaKharsawan , Tehsil :- Chandil , Village Name :- Dobo Location :- Other Road, Dobo Gram Panchayat Halka No 2 Property Boundaries :- East: PLOT NO 983(P), West: PLOT NO 1026, South: PLOT NO 983(P), North: PLOT NO 983(P) Volume Number - 7Page Number - 23Khata Number - 145Plot Number - 983(P) Area Of Land :- 8.25 Decimal
Property No.	3
Valuation Details	Value :- Rs.1363725/- ,Transaction Amount :- Rs.0/-
Property Details	District :- SaraikelaKharsawan , Tehsil :- Chandil , Village Name :- Dobo Location :- Other Road, Dobo Gram Panchayat Halka No 2 Property Boundaries :- East: PLOT NO 983(P) PROPOSED ROAD, West: PLOT NO 1026, South: PLOT NO 983(P), North: PLOT NO 983(P) Volume Number - 7Page Number - 22Khata Number - 145Plot Number - 983(P) Area Of Land :- 8.25 Decimal


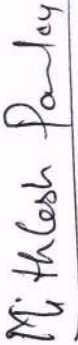
Sh./Smt. **SANJAY KUMAR AGARWAL** s/o/d/o/w/o **BHAGWATI PRASAD AGARWAL** has presented the document for registration in this office today dated :- **24-Feb-2020** Day :- **Monday** Time :- **18:15:38 PM**






SANJAY KUMAR AGARWAL(Individual)

Party Name	Document Type	Document Number
SANJAY KUMAR AGARWAL	PAN/UID	873577870031

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SANJAY KUMAR AGARWAL Address1 - HOLDING NO A/05,BANGLOW, ASHIANA GARDEN, SONARI, PO AND PS SONARI, JAMSHEDPUR, DIST EAST SINGHNGHBHUM, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Sanjay Kumar Agarwal Address:- H.No-A/05 Banglow, , Ashiana Garden, Sonari Jamshedpur, Sonari, , East Singhbhum, 831011, , Jharkhand, India		EXECUTANTS Age:52			
2	BINAY KUMAR AGARWAL Address1 - HOLDING NO A/05,BANGLOW, ASHIANA GARDEN, SONARI, PO AND PS SONARI, JAMSHEDPUR, DIST EAST SINGHNGHBHUM, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Binay Kumar Agarwal Address:- A/05 Bunglow, Ashina Garden, Near Adrash Nagar, Sonari, Po. Sonari, Jamshedpur, , Purbi Singhbhum, 831011, , Jharkhand, India		EXECUTANTS Age:50			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	MAA TARA CONSTRUCTION REP BY MITHILESH PANDEY Address1 - HOLDING NO 198, B BLOCK, BHAGWAT MOHALLA, SONARI, PO AND PS SONARI, JAMSHEDPUR, DIST EAST SINGHBHUM, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Mithlesh Pandey Address:- H.No-198 B- Block, , Bhagwat Mohalla, Sonari Jamshedpur, Sonari, , East Singhbhum, 831011, , Jharkhand, India		CLAIMANT Age:40			

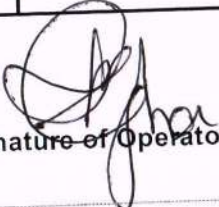
Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	YASHWANT KUMAR S/o-D/o KRISHAN KUMAR Address1 - C/260, B BLOCK, NOWRANG MOHALLA, NEAR RAM MANDIR, SONARI, JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.:			

Witness:

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

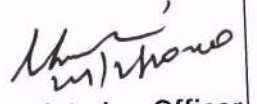
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SAROJ YADAV Address1 - KAGALNAGAR, SONARI, NEAR KAGALNAGAR MARKET, PO AND PS SONARI, JAMSHEDPUR, Address2 - , , , Jharkhand			


Signature of Operator

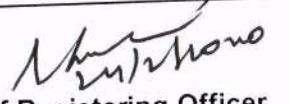

Seal and Signature of Registering Officer
जिला अवर निबधक
सरायकेला-खगमावें

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**BINAY KUMAR AGARWAL , SANJAY KUMAR AGARWAL**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**YASHWANT KUMAR**) Son/Daughter/Wife of (**KRISHAN KUMAR**) resident of (**C/260, B BLOCK, NOWRANG MOHALLA, NEAR RAM MANDIR, SONARI, JAMSHEDPUR**) and by occupation (**Service**).



Signature of Registering Officer



Seal and Signature of Registering Officer

Date:- 24-Feb-2020

जिला अवर निबधक
सरायकेला - खरमाई

Token No.: 2020000021858

CERTIFICATE

Office of the SRO - Saraikela

This **Development Agreement** was presented before the registering officer on date **24-Feb-2020** by **SANJAY KUMAR AGARWAL**, S/O, D/O, W/O **BHAGWATI PRASAD AGARWAL** resident of HOLDING NO A/05, BANGLOW, ASHIANA GARDEN, SONARI, PO AND PS SONARI, JAMSHEDPUR, DIST EAST SINGHNGHB
This deed was registered as Document No:- **2020/SAR/943/BK1/915** in Book No :- **BK1**, Volume No :- **11**
from Page No :- 69 to 362 at, office of **SRO - Saraikela**

Date:- **24-Feb-2020**


Registering Officer