



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 3215c1c97a1e70a02e34

Receipt Date : 21-Jul-2021 10:04:31 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Document Type : Agreement or Memorandum of an Agreement

District Name : Bokaro

Stamp Duty Paid By : SRI HARI CONSTRUCTION

Purpose of stamp duty paid : DEVELOPMENT AGREEMENT

First Party Name : BIPIN KUMAR THAKUR AND OTHERS

Second Party Name : SRI HARI CONSTRUCTION

GRN Number : 2106569048

This stamp paper can be verified in the jharnibandhan site through receipt number :-

B.D.B.A. No. 3475
SL No. 30368
Date 22/07/2021

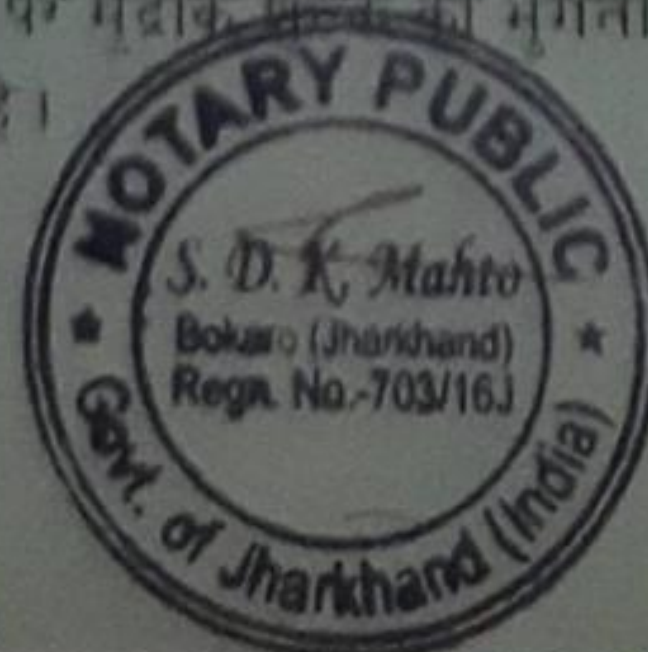


This Receipt is to be used as proof of payment of stamp duty only for one document. The use of the same receipt as proof of payment of stamp duty in another document through reprint, photo copy or other means is penal offence under section-62 of Indian Stamp Act, 1899

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मूद्राक 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 मूद्राक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मूद्राक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

B *[Signature]*

S *Smighe Sirhe*



SRI HARI CONSTRUCTION

B

[Signature]
Partner

B.D.B.A. No. 30368
SL. No. 3475
Date 21/07/2021

DEVELOPMENT AGREEMENT

This Development- Agreement is made on this 21st Day of July, 2021.

BETWEEN

Sri Bipin Kumar Thakur, S/o Sri Mahendra Thakur and Smt Snigdha Sinha, W/o Sri Bipin Kumar Thakur residing at Saraswati Complex, Jodhadih More, Chas Distt. – Bokaro, hereinafter called and referred to as LAND OWNER / FIRST PARTY which expression shall unless excluded by or repugnant to the context of meaning hereof and include its executors, administrators, legal representative, successors and assigns of the ONE PART.

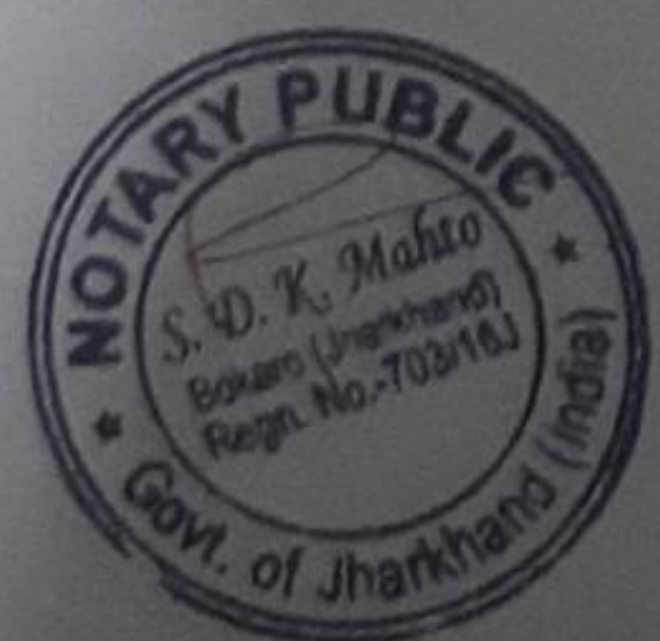
AND

SRI HARI CONSTRUCTION, a partnership firm represented through one of its Partner Sri Bipin Kumar Thakur, S/o Sri Mahendra Thakur, having its registered office in Saraswati Complex, Jodhadih More, Chas, Bokaro, hereinafter called and referred to as BUILDER / DEVELOPER /SECOND PARTY which expression shall unless executed by or repugnant to the context of meaning hereof and include its successors, administrators, legal representative, receivers and assigns of the OTHER PART.

Whereas Sri Bipin Kr. Thakur purchased 30 decimals of land in Khata No. 13, Plot No. 873, Mouza – Bhavanipur, Chas, Distt. – Bokaro, morefully described in Schedule 'A', out of which 10 decimal of land was purchased vide Sale deed Nos. 2550 & 2551 dt. 17.04.2009 of SRO, Chas, Bokaro from 1. Gouri Shankar Gope, 2. Khagen Chandra Gope, 3. Prahlad Gope, 4. Raja Ram Gope, 5. Dilip Gope & 6. Atul Chandra Gope all S/o Late Bhim Gope. & 20 decimal of land was purchased vide Sale deed Nos. 1357 dt. 27.02.2008 of SRO, Chas, Bokaro from Smt. Nihar Bala Debya, w/o Late Hari Pad Pathak. Mutation of the land has been done in the name of Sri Bipin Kr. Thakur.

B *[Signature]*
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FIRST PARTY



SRI HARI CONSTRUCTION
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Partner

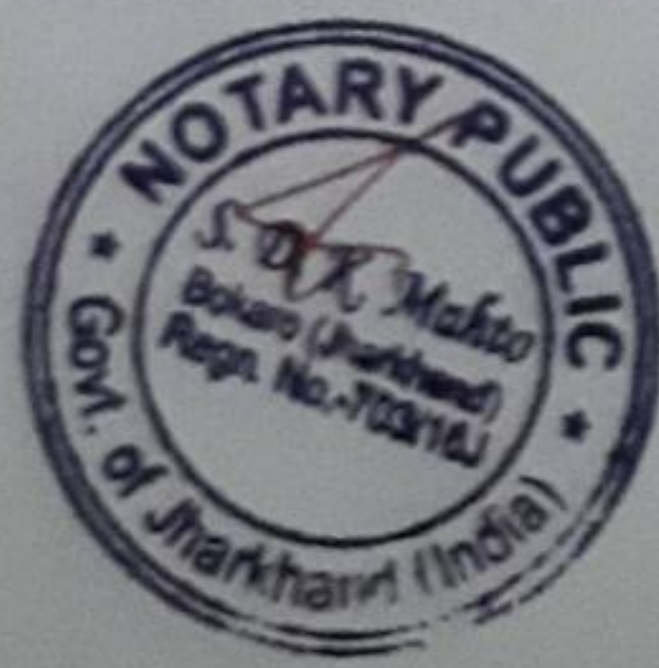
SECOND PARTY

Whereas Smt. Snigdha Sinha is absolute owner of 5.5 decimals of land in Khata No. 13, Plot No. 873, Mouza – Bhavanipur, Chas, Distt. – Bokaro purchased vide Sale deed No. 1357 dt. 27.02.2008 of SRO, Chas, Bokaro from Smt. Nihar Bala Debya, w/o Late Hari Pad Pathak. Mutation of the land has been done in the name of Smt. Snigdha Sinha.

And whereas the Land Owner / First Party is desirous of constructing of a multistoried building over the land owned by him morefully described in Schedule 'A' through Second Party i.e. Sri Hari Construction jointly owned by the Land Owner i.e. Sri Bipin Kr. Thakur and Smt. Snigdha Sinha. And as such First Party gave a proposal to the Second Party, which has been duly accepted by the Second Party and thus both the parties came to an understanding for this Development Agreement, which is as follows:-

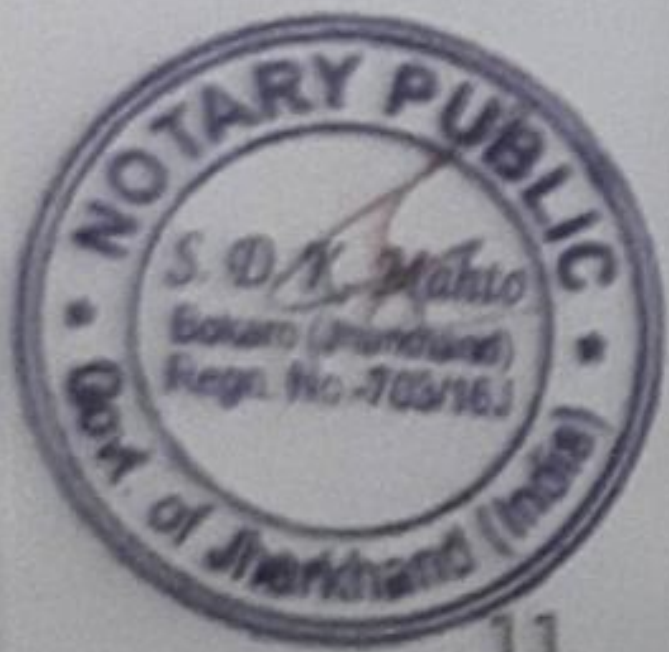
1. That the above mentioned First Party/Land Owner appoints the Second Party Developer as Developer for the land/property mentioned in Schedule – A which has been accepted by the Developer. The Developer will develop/construct a multistoried building over the land morefully described in Schedule –A hereunder.
2. That the plan for construction of the multistoried Building to be constructed over the land of First Party has been approved by the competent authority i.e. Chas Municipal Corporation, Chas, Bokaro vide their Letter No. B.D. CMC/ BD/ 0001/ W06/ 2021 dt. 17.02.2021.
3. That the First Party has agreed that the Second Party will have right to modification/alteration in the approved plan and for this permission of the First Party will not be required.
4. That the First Party after signing of his agreement will assist and co-operate in all manners to the Second Party, their employees, engineers and Architects so as to enable the Second Party to develop and construct a multistoried Commercial-cum-Residential building over the said land morefully described in Schedule – A.
5. That the name of the Apartment/Building to be constructed over the land of the First Party/Land Owner will be "SHREYAS COMPLEX".

Snigdha Sinha
FIRST PARTY



SRI HARI CONSTRUCTION
Partner
SECOND PARTY

6. (a) That it has been mutually agreed between the First & Second Parties, that on account of cost of Land the Second Party will give the Commercial Space in Ground Floor and Flat No. 101 (3BHK) on Ground Floor to First Party after completion of project.
- (b) That the First Party and Second Party will have joint utility rights proportionate to their respective shares over common areas such as common passage, stairs, lift shafts, plumbing shafts, open spaces, Car Parking etc.
7. That the Development Agreement is in no way a partnership between the two parties.
8. That after possession of portion of the First Party his nominated person/ purchaser and after possession of portion of Second Party his nominated person/ purchaser/firm, will have undivided ownership rights over the land proportionate to their share.
9. That the First Party from today after signing of this agreement hands over possession of land mentioned in Schedule - A to the Second Party to enable the Second Party to develop and construct a multistoried building over the land.
10. That the First Party hereby agrees and declares that in relation to the Schedule - A land no other Development Agreement prior to today's signing of this agreement has been executed by the First Party and neither any agreement of any nature will be executed by him in future and if found so it will be treated as contrary to the terms of this agreement and will be treated as null and void.
11. First Party has agreed with the Second Party that the First Party or his heirs will not sell the Schedule land to anyone and will not execute any document which is contrary to the terms and conditions of this agreement.
12. That the First Party (Land Owner) hereby declares to the Second Party as follows:-
 - (a) That the Schedule - A land is undisputed and is in their peaceful possession and there is no loan on the Schedule - A land/property and the flat constructed over the land is saleable to any person.

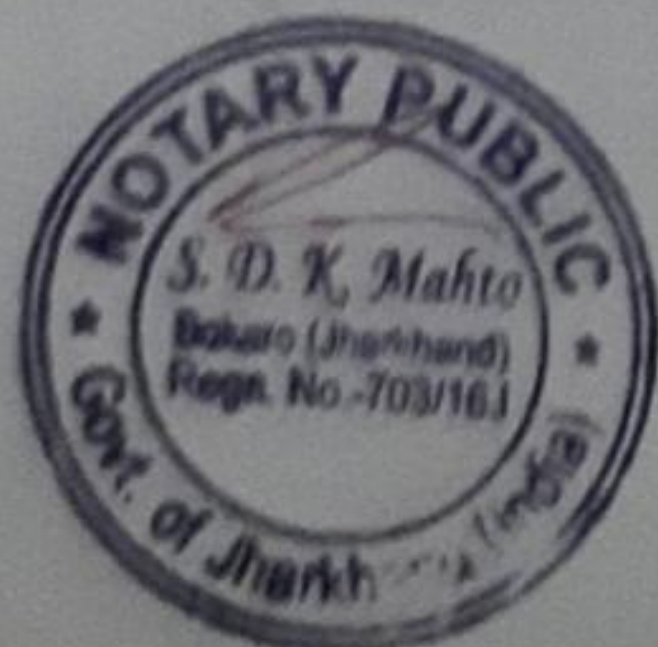


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FIRST PARTY

SHRI MARI CONSTRUCTION
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Partner
SECOND PARTY

- (b) That No Land Acquisition Notice has ever been issued by any Government Authority with respect to the Schedule - A Land.
- (c) That no other person has any right over the Schedule - A land and only the First Party/Land Owner has full right over the Schedule - A.
- (d) That if any claim is made by heirs/dependents of the First Party than it will met by the share of First Party only and the Second Party /Developer will be kept free from such claims.
- (e) That the First Party (Land Owner) has authorized the Second Party (Developer) to do all the development related works in their (Second Party's) name and at their expenses and the First Party will have no right to interfere in any manner in construction of the proposed multistoried building except for the portion/share of the First Party.
- (f) That the Second Party (Developer) will have full right to enter into agreement for sale, sale by registered Sale Deed or for execution of any other sort of Deed for the Second Party's portion/share of flats, parking spaces of the proposed multistoried building and the First Party will not have any objection to this. Whenever the Second Party Developer requires signature of the First Party over these papers (agreement to sale, Sale Deed etc.), the First Party, will happily sign these papers.
13. The First Party hereby agrees to bear additional cost required for electric meter connection and maintenance charge of his share of flats.
14. The Second Party (Developer) has agreed to the First Party for the following:-
- a) The total cost of construction of the multistoried building will be borne by the Second Party and the First Party will not make any expenses.
- b) That the Second Party will not do anything which affects or harm the right, title of the First Party.
- c) That the Second Party will see to it that there is no harm to the First Party.

B Ma
Srihari Construction
FIRST PARTY



SRI HARI CONSTRUCTION
[Signature]
Partner
SECOND PARTY

15. That if so required, the First Party/Land Owner will be bound to execute Sale Deeds in favour of persons/purchaser nominated by the Second Party for the Flats, parking spaces, common areas of the portion/share of the Second Party. If the First Party do not execute such sale deeds than the Second Party will give 15 days' notice to the First Party and if even after receipt of notice the First Party does not execute the sale deeds, than the Second Party/Developer will have right to take suitable legal action to get such sale deeds executed in favour of their customer/purchaser.
16. That First Party themselves as well as purchasers of the flats of the portion of First Party will be bound to become member of the Co-operative Society/Committee Constituted for maintenance and service of the multistoried building and will also be bound to pay the monthly maintenance charges as fixed by the Committee/Housing Society of all the flats owner.

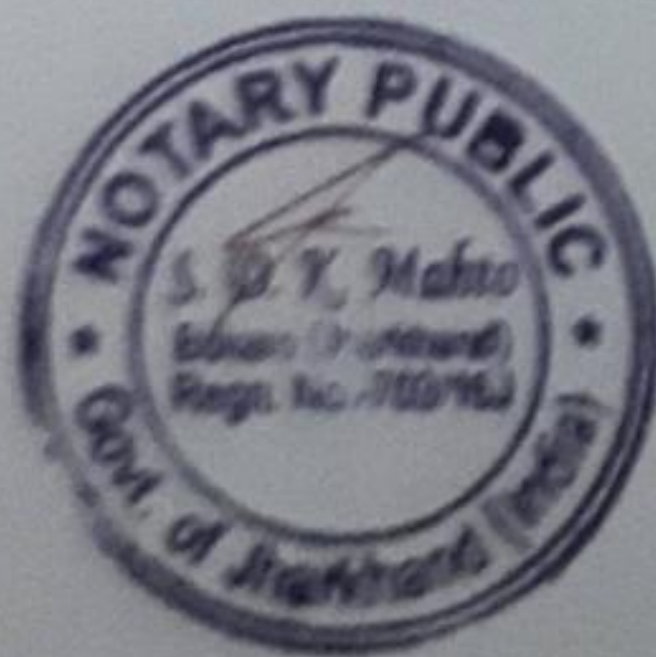
SCHEDULE 'A' ABOVE REFERRED TO

Description of the land on which the complex "SHREYAS COMPLEX" is being constructed.

Within District Bokaro, Police Station – Chas, Mouza – Bhavanipur, Thana No. 52, RAIYATI RIGHT of land in Plot No. 873, Khata No. 13, measuring an area of 35.5 decimals land Butted and bounded as follows:

The land bounded as follows:-

North	:	Land of Bhola Mahto
South	:	Land and house of Rishi Kesh Sharma
East	:	land of Bipin Kumar Thakur
West	:	Road



[Signature]
[Signature]
FIRST PARTY

SRI HARI CONSTRUCTION
[Signature]
Partner
SECOND PARTY

In witness whereof the parties hereto have set their hands and have signed this agreement at the place and on the day, month and year first written hereinabove and in presence of the following witness.

Witnesses:-

1. *1. Crity Goshan Chaudhry*
Spouse: Rishi Ran Chaudhry
Chakradh, Pindojan
Bokaro.

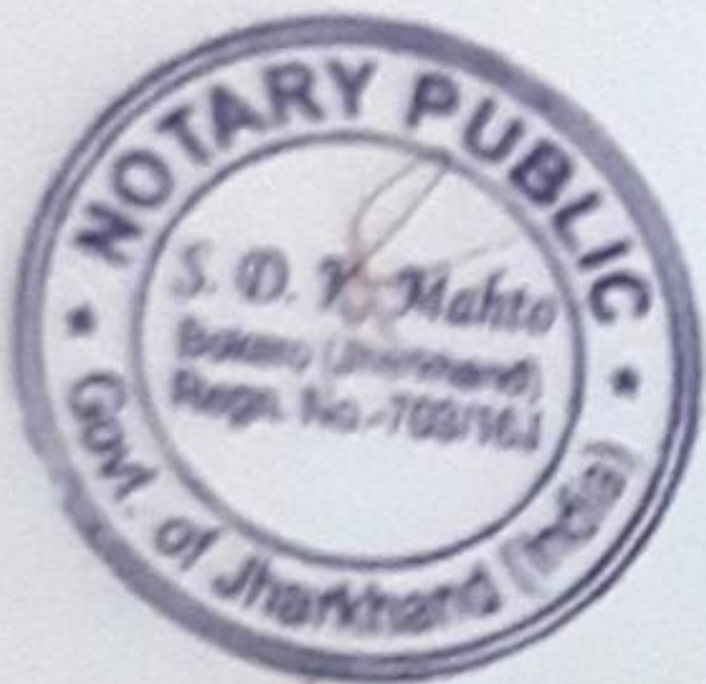
[Signature]

Signature of the First Party / Land Owner

SRI HARI CONSTRUCTION

[Signature]
Partner

Signature of the Second Party/ Builder



S. D. K. Mahto

[Signature]
22/7/2021
S. D. K. Mahto
NOTARY PUBLIC
Bokaro (Jharkhand)
Reg. No. -703/16J

[Signature]
22.7.2021
[Signature]

ON DULY IDENTIFIED BY THE
ADVOCATE SRS/SMT/ALUMARI
ATTENDED THE SIGNATURE
THUMB IMPRESSION

[Signature]

[Signature]

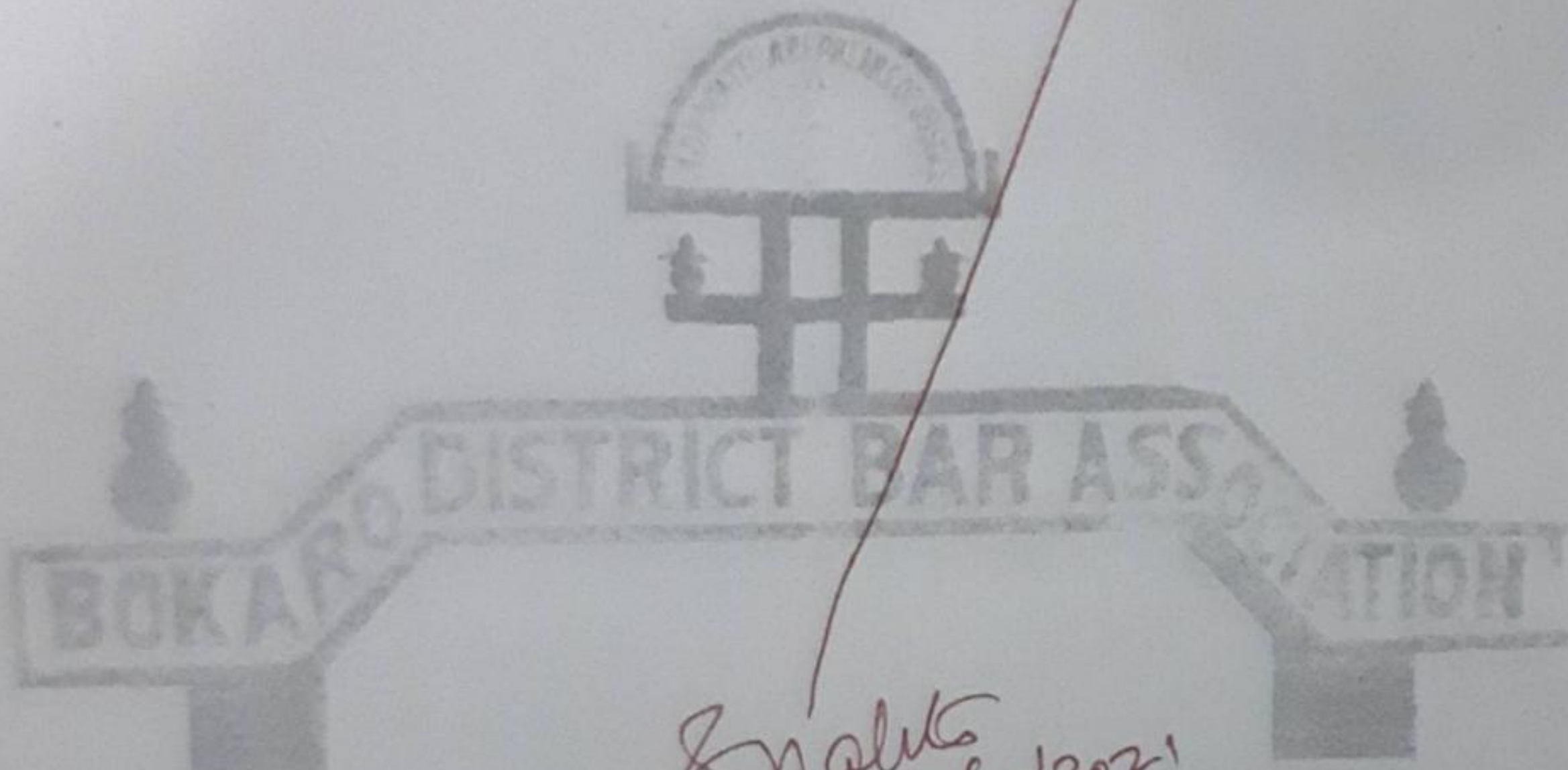
FIRST PARTY

SRI HARI CONSTRUCTION

[Signature]
Partner

SECOND PARTY

Sl. No
B.D.B.A. No. 70368
SL No. 3475
Date 22/07/2021



S. D. K. Mahito
22/7/2021

S. D. K. Mahito
NOTARY PUBLIC
Bokaro (Jharkhand)
Reg. No.-703/16.1

