



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : ef8238e9eb7c67eff5c3

Receipt Date : 06-Feb-2021 11:50:53 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 20210000016090

Office Name : District SRO - Jamshedpur

Document Type : Development Agreement

Payee Name : RUKMANI PROPERTY PROJECT PVT LTD  
REP BY SUNDER SINGH ( Vendee )

GRN Number : 2104242506



:: For Office Use ::

Defence  
06/02/21

2021/16090  
06.02.21



2021/ISR/748/BK1/691

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।

किसी प्रकार की सेवा नहीं दी गई है।  
Kamini Kumar

06/02/2021

Development  
Agreement  
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PS  
Bistupur

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Kamini Kaushal  
06/02/2021



Handwritten signature over the photograph.

नियम 21 के अन्तर्गत खण्ड: भारतीय प्रमाण-सिद्धि  
(सिद्धि प्राप्त वेक), 1809 को अनुसूची  
1 का भाग, सं. 5... के अन्तर्गत  
बिना-स्वामि-सन्धि (या स्वामि-मुक्त  
से प्रमुख के स्वामि-मुक्त अर्पणित नही।

250/250  
1203  
मे 6/2/2021

DEVELOPMENT AGREEMENT

Teachyath THIS DEVELOPMENT AGREEMENT IS MADE on this 6th day of 103768-0 FEBRUARY 2021, AT JAMSHEDPUR, BY AND BETWEEN;

2000-0

दस्तावेज जारी  
6/2/2021

M/s. AASTHA PROMOTERS AND DEVELOPERS PVT. LTD., 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 authorised signatory namely Mrs. Kamini Kaushal, W/o Mr. Kaushal Kumar Singh by religion Hindu, by caste Rajput, Indian Citizen, by occupation Business, resident of 16, Circuit House Area, P.O and P.S Bistupur, town Jamshedpur, District East Singhbhum, hereinafter together referred to as the 'OWNER' which expression shall, unless it be repugnant to the context or meaning thereon be deemed to include his heirs, executors, administrators and assigns, being the Parties of the First Part.



Kamini Kaushal  
06/02/2021

Sr. Singh  
H. Singh



AND

**M/S RUKMANI PROPERTY PROJECT PRIVATE LIMITED**, a company, having its registered office at 2<sup>nd</sup> floor, Aastha Trade Centre, Q Road, Bistupur, Jamshedpur, District Singhbhum East, within the state of Jharkhand, represented by its Director Mr. Sunder Singh, S/o Mr. Kaushal Kumar Singh, by religion Hindu, Indian Citizen, by occupation Business, resident of 16, Circuit House Area (East), P.O and P.S Bistupur, Town Jamshedpur, District East Singhbhum, 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 entire lands under Khata nos. 249 and 250 of Mouza Hurlung, P.S Birsanagar, entered and recorded in the joint names of Baikunth Gour and Shankar Gour, both since deceased, in the last survey Settlement operation finally published in the year 1964;

**AND WHEREAS** the aforesaid Baikuntha Gour and Shankar Gour were full blood brothers and both of them during their lives had partitioned the entire

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lands under khata no. 249, plot nos. 1194, 1195, 1197, 1198, 1202, 1208, 1209, 1210, 1211, 1212, 1215, 1216, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228 and 1229, and within Khata no. 250, plot nos. 1196, 1199, 1201, 1203, 1204, 1205, 1206, 1207, 1213 and 1214 of Mouza Hurlung, P.S Birsanagar, Thana no. 1201, total land area measuring 3.29 Acres or 329 Dec, within the Town Jamshedpur, District East Singhbhum, allotted to and fell in the exclusive share of said Baikuntha Gour who became the exclusive owners of the said land and had been in possession till his death;

**AND WHEREAS** upon the death of Baikuntha Gour, the above land vested to and devolved upon his three sons namely Nandalal Gour (since deceased), Kunja Bihari Gour and Ranjit Gour.

**AND WHEREAS** upon the death of Nandalal Gour his share vested to and devolved upon his son Sri Shyamghan Gour, son of Nandalal Gour and grandson of Baikuntha Gour as their legal heirs and surviving successors;

**AND WHEREAS** Sri. Shyamghan Gour, Sri. Kunja Bihari Gour and Sri. Ranjit Gour became the absolute owners of the said land now being used for residential purpose and have been in continuous uninterrupted peaceful possession and exercising all acts of ownership thereto, as its lawful owners in the eye of law, without any interruption or impediment by and from any one and on the payment of due ground rent and other taxes, levies, out goings, etc. thereof.

**AND WHEREAS** Sri. Shyamghan Gour, Sri. Kunja Bihari Gour and Sri. Ranjit Gour, by the virtue of a registered Sale Deed bearing no. 1 / 1 dated 03-01-2011, registered at the District Sub registry office at Jamshedpur sold the aforesaid property to M/s. Aastha Promoters and Developers Pvt. Ltd. i.e. the **OWNER**.

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**AND WHEREAS** after purchasing the aforesaid property the **OWNER** mutated their name in the government records vide mutation case no. 1321 / 2011-12 and also have been paying the required ground rent.

**AND WHEREAS** out of the aforesaid land the **OWNER** is desirous of developing his land measuring an area 12 Decimals, recorded under khata no. 250, being plot no 1203, within Mouza Hurlung, P.S Birsanagar, Thana No. 1201, in Town Jamshedpur, District Sub registry office at Jamshedpur, District East Singhbhum, within the state of Jharkhand and morefully described in the **Schedule A** hereunder written and also referred as the Schedule premises.

**AND WHEREAS**, the Owner is unable to look after and manage the Schedule Premises and therefore the Owner is desirous to get the Schedule Premises developed and or construct multi-storeyed buildings and or building projects over the Schedule premises through the Developer.

**AND WHEREAS** the Owner has come to know of the workmanlike, professional and craftsmanship of the Developer and have approached the Developer for developing the Schedule 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 Premises for development of the Schedule Premises on the following terms and conditions:

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

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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 grant exclusive and irrevocable right to the Developer for development of the Schedule Premises, terminable only at the instance of the Developer, unless specified otherwise hereinafter.
3. **DEVELOPMENT PLANS & APPROVALS**
  - (a) It is specifically agreed that the Owner shall through the Developer's Architects submit plans for sanctioning of lay out for construction of buildings and/or other structures on the said property or any part or portion thereof to the appropriate agencies and have the architecture plans approved for clearance to construct the buildings.
  - (b) The said plans shall be prepared by the Architects of the Developer and at the costs of the Developer which shall be forthwith be submitted by the Owner with appropriate agencies for the purposes of obtaining requisite approvals and permissions.
  - (c) That the architecture plans may only be modified or changed with prior written consent of the Developer during the stage of approval. Howsoever, after initial approval of the architecture plan, no modification, alteration or changes in the approved architecture plan shall be permitted unless submitted by the Developer to appropriate agency certifying and approving the architecture plans.
  - (d) The Owner declares that they have examined and verified the draft Scheme framed and proposals made by the Developer for the development of the said project and they are fully satisfied with the same including the provisions made

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with regard thereto by the Developer as also with the responsibilities of the parties mentioned and described therein.

#### 4. GENERAL POWER OF ATTORNEY

- (a) Immediately after the execution of this agreement, the Owner shall execute a General Power of Attorney in favour of the Developer or any other person nominated by the Developer for carrying out day to day operations related to the construction and also for negotiations and entering into agreements with prospective Purchasers of the constructed Project.
  - (b) The General Power of Attorney shall be executed on the same day as the date of execution of the instant Agreement. Failure of Owner to execute the General Power of Attorney 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 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.
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

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- (a) The Owner represents that the Owner is the bonafide and true owner of the Schedule Premises and there is no risk, defect or encumbrance or pending litigation in relation to the title of the Schedule Premises. The Owner further warrant that, if in future, there are claims on the title of the Schedule Premises 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 execution of this Agreement by the virtue of this Development Agreement has handed over peaceful and vacant possession of the Schedule Premises 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 their own risk to deal and/or negotiate with any attempts of the unauthorised occupants and/or trespassers on the said property and to take any proceedings against them and/or to arrive at any arrangement or agreement with them at the costs, charges and expenses of the Owner alone.
- (d) However, the Owner shall empower and authorise the Developer and/or his nominees under the Power of Attorney to be executed as aforesaid to effectively deal and/or negotiate with any trespassers or attempt of unauthorised occupants.

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**8. SUBMISSION OF TITLE DEEDS**

- (a) The Owner shall deposit with the Developer the khatian, sale deed and mutation and 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 or of a mortgagee in any manner whatsoever.
- (b) The original the sale deed, mutation 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 Ten years from the date of receipt of the requisite clearances and approvals.

**(b) TIME TO HANDOVER THE SHARE TO LANDLORD/ OWNER :**

That the **DEVELOPER / BUILDER** agrees to handover the share of the respective landlords/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 SHARE TO THE PARTIES :**

- i. That it is agreed and decided by and between the parties that the Developer shall deliver 10 % of entire construction area comprising of flats, parking's, unit's etc. as morefully described in the Schedule 'B' hereunder written to the OWNER.

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ii. That save and except the owners share it is agreed and decided by and between the parties that the Developer will be entitled to 90 % of entire construction area comprising of flats, parking's, unit's etc. as morefully described in the Schedule C hereunder written.

**10. FORCE MAJEURE**

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

The Developer shall be entitled to sell and dispose of its shares of the proposed building i.e. developer's allocation, described in the Schedule 'B' to this Agreement along with common advantaged, privileges, utility services, amenities etc. to the various buyers at its discretion to which the Owner shall have no objection and shall wilfully execute the necessary instruments and documents to this effect without any further consideration payable to the Owner.

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

(a) The Owner are lawful, bonafide and true owner of the Schedule Premises and are authorised to enter into the Agreement with the Developer.

It is further declared that the Owner, either jointly or severally, have not sold, transferred or conveyed the lands or any part or portion of the land or rights in relation to the Schedule Premises to any party or third party and neither there is

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any agreement existing executed by the Owner in relation to the Schedule Premises.

(b) The Owner hereby assure and admit 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.

12. That the Developer and the Second Party 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.

(c) That the expenses incurred towards preparation of building plan, passing of such plan or plans, payment to architect, civil engineer, labours, workmen, guard, purchase of building materials, fixtures, fittings installation and / or other service connection to be installed therein, documentation miscellaneous charges, levied fines, penalties imposed by Municipality or any other authorities during the construction of he said building shall be fully borne by the Developer only.

(d) Developer shall be overall responsible for the construction of the proposed building on the Schedule Premises and in an event of any disputes arising due on the Schedule Premises, the Owner shall jointly or severally protect and defend the interest of the Developer in this regard.

13. It is also mutually agreed that this agreement has been or is being entered to create irrevocable obligations and the Owner shall not be entitled in any manner to rescind or cancel this agreement or any of its provisions.

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14. 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.
15. 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.
16. Both parties agree that, in the event, clear and marketable title and bonafide possession of the Owner appears suspicious in relation to the Schedule 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 Premises.
17. **TAXES AND OUTGOINGS**
  - (a) The Owner shall pay and discharge all assessments, outgoings, taxes, etc. payable in respect of the Schedule Premises upto the date of the possession of the said property is handed over by them to the Developer. Thereafter, the same shall be paid and borne by the Developer alone at the existing rates. Any revision in the outgoings, assessment, taxes with respect to the Schedule land after delivery of possession of the land shall be the mutual responsibility of the Parties

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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.

**18. RATIFICATION**

The Owner state, 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.

**19. 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.

**20. 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.

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21. **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.

22. **MATERIAL TO BE USED**

That the **DEVELOPER/BUILDER** clearly mention here in writing in this agreement that the material to be used in the project shall be of good quality standard materials.

23. **ARBITRATION**

Any disputes and differences that may arise between the parties hereto relating to or in connection with the matter of this agreement or between the parties or their representatives shall be referred for adjudication with a sole arbitrator to be appointed in joint consultation of the Parties. The Arbitrator shall have summary powers. The proceedings of the arbitration shall be guided by the provisions of Arbitration & Conciliation Act, 1996.

The Governing Laws for the arbitration shall be laws applicable in the State of Jharkhand, India.

24. **JURISDICTION**

Courts at Jamshedpur, East Singhbhum only shall have the exclusive jurisdiction to try and hear any and all disputes concerned with arbitration or any other dispute, which may have occurred between the Parties.

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25. That as per the Jharkhand Apartment (Flat) Ownership Act, 2011 under section 5, both the party Owners and the developers are competent to execute and entered into agreement for sale / sale deed of their respective share.

**Schedule 'A'**

[Schedule Premises]

All that land measuring an area 12 Decimals, recorded under khata no. 250, being plot no. 1203, within Mouza Hurlung, P.S Birsanagar, Thana No. 1201, in Town Jamshedpur, District Sub registry office at Jamshedpur, District East Singhbhum, within the state of Jharkhand, Bounded as follows :

North : Plot no. 1198;  
South : Plot no. 1202;  
East : Plot no. 1198;  
West : Plot no. 912 (P).

**Schedule 'B'**

[Owners' Allocation]

The Developer shall hand over 10% of constructed area comprising of Flats, Units and parking spaces along with share of undivided proportionate share in the land, over Schedule 'A' premises including all its advantages, privileges, amenities and services.

**Schedule 'C'**

[Developer's Allocation]

Save and except the Owner's allocation, as stated herein above in Schedule 'B', the remaining 90% of all the constructed area i.e. all the remaining flats, parking's, units etc., undivided proportionate share in the land over the

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Schedule 'A' premises including all its advantages, privileges, amenities and services.

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

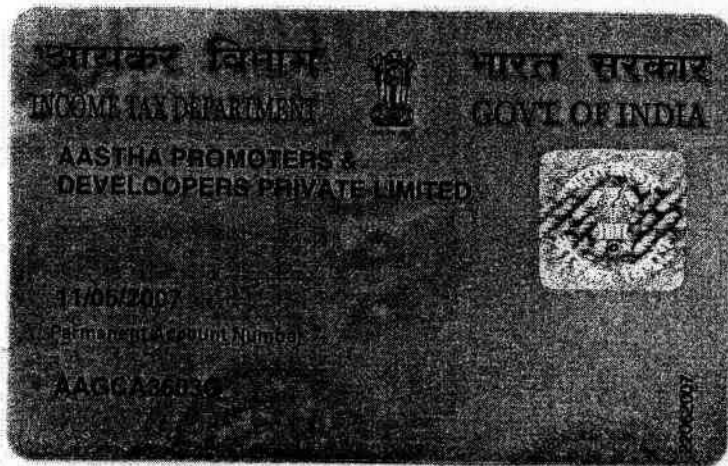
VOL-3, PAGE-178

**WITNESS**

1. Niranjan K. Singh s/o Late Rajendra P. Singh Mayo F. No.
2. Charanjit Singh, s/o Kamal Singh, R/o H.No. 153, Krishna Nagar Rd. m.1 Chulia Ramchi.

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.

Hanuman  
ADVOCATE



*Kamini Kaurhal*



PR	1	1	0	GRAS	RukmaniPropertyProjectPvtLtdRepBySunderSingh	GRN Number : 2104247605 DEPT Transaction Id : 8806f917c9a96ba6c207 Transaction Type :	1
SP	2400	2400	0	GRAS	RukmaniPropertyProjectPvtLtdRepBySunderSingh	GRN Number : 2104247605 DEPT Transaction Id : 8806f917c9a96ba6c207 Transaction Type :	2400
A1	103768	103768	0	GRAS	RukmaniPropertyProjectPvtLtdRepBySunderSingh	GRN Number : 2104247605 DEPT Transaction Id : 8806f917c9a96ba6c207 Transaction Type :	103768
LL	3	3	0	GRAS	RukmaniPropertyProjectPvtLtdRepBySunderSingh	GRN Number : 2104247605 DEPT Transaction Id : 8806f917c9a96ba6c207 Transaction Type :	3
Sub Total	108176	108272	-96				

Article : Development Agreement Number of Pages : 160

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer





**OFFICE OF THE SUB REGISTRAR**

**Office Name :- District SRO - Jamshedpur**

**District Name :- EastSinghbhum**

**State Name :- Jharkhand**

**Deed Endorsement**

Token No :- **20210000016090**

<b>Deed Type</b>	Development Agreement
<b>Number of Pages</b>	160
<b>Fee Details</b>	<b>Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 2400, A1 :- Rs. 103768, LL :- Rs. 3,</b>
<b>Property No.</b>	1
<b>Valuation Details</b>	<b>Value :- Rs.4150608/- ,Transaction Amount :- Rs.0/-</b>
<b>Property Details</b>	<b>District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Hurlung Location :- Other Road, Hurlung Urban(ct) Property Boundaries :- East: PLOT NO 1198, West: PLOT NO 912(p), South: PLOT NO 1202, North: PLOT NO 1198 Khata Number - 250Plot Number - 1203Volume Number - 3Page Number - 178 Area Of Land :- 12.00 Decimal</b>

Sh./Smt.**AASTHA PROMOTERS AND DEVELOPERS PVT LTD REP BY KAMINI KAUSHAL** s/o/d/o/w/o **K K SINGH** has presented the document for registration in this office




today dated :- **06-Feb-2021** Day :- **Saturday** Time :- **16:19:58 PM**

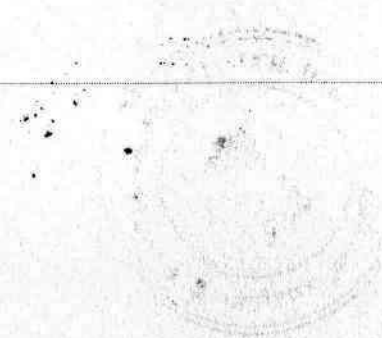




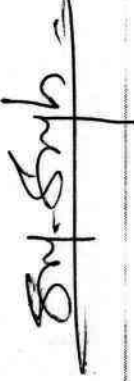
**AASTHA PROMOTERS AND DEVELOPERS PVT LTD REP BY KAMINI KAUSHAL(Individual)**

<b>Party Name</b>	<b>Document Type</b>	<b>Document Number</b>
<b>AASTHA PROMOTERS AND DEVELOPERS PVT LTD REP BY KAMINI KAUSHAL</b>	<b>PAN/UID</b>	<b>484951998337</b>






Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<b>AASTHA PROMOTERS AND DEVELOPERS PVT LTD REP BY KAMINI KAUSHAL</b> <b>Address1 - OFFICE AT SECOND FLOOR AASTHA TRADE CENTER Q ROAD BISTUPUR JAMSHEDPUR EAST SINGHBHUM, Address2 - , , Jharkhand</b> <b>PAN No.:</b> <b>Permission Case No.-</b>	Yes	Kamini Kaushal <b>Address:- H. No.- 16, , Road No.- 09, C. H. Area, Bistupur, JAMSHEDPUR, Kalimali, , East Singhbhum, 831001, , Jharkhand, India</b>		EXECUTANTS Age:53			



Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	<b>RUKMANI PROPERTY PROJECT</b> <b>PVT LTD REP BY SUNDER SINGH</b> <b>Address1 - OFFICE AT AASTHA TRADE CENTRE Q ROAD BISTUPUR JAMSHEDPUR EAST SINGHBHUM, Address2 - , , Jharkhand</b> <b>PAN No.:</b> <b>Permission Case No.-</b>	Yes	<b>Sunder Singh</b> <b>Address:- H NO-16, , C H AREA, ROAD NO-9, BISTUPUR, JAMSHEDPUR, Kalimali, , East Singhbhum, 831001, , Jharkhand, India</b>		CLAIMANT Age:26			

**Identification:**

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>NIRANJAN KUMAR SINGH</b> <b>S/o-D/o LATE R P SINGH</b> <b>Address1 - BAIKUNTHNAGAR MANGO JAMSHEDPUR EAST SINGHBHUM, Address2 - , , Jharkhand</b> <b>PAN No.:</b>			

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>CHARANJEET SINGH</b> <b>Address1 - H NO 153 KRISHNAPURI RD NO 1 CHUTIA RANCHI, Address2 -</b> <b>... , Jharkhand</b>			

Signature of Operator



Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( **AASTHA PROMOTERS AND DEVELOPERS PVT LTD REP BY KAMINI KAUSHAL**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**NIRANJAN KUMAR SINGH**) Son/Daughter/Wife of (**LATE R P SINGH**) resident of (**BAIKUNTHNAGAR MANGO JAMSHEDPUR EAST SINGHBHUM**) and by occupation (**Service**).



Signature of Registering Officer

Date:- 06-Feb-2021

Seal and Signature of Registering Officer



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

January 18, 2021

## पंजी II प्रति

भाग वर्तमान	3	पृष्ठ संख्या	178												
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम	अंचल का नाम	जमशेदपुर	हलका का नाम	हल्का-5	इस्टेट का नाम	झारखण्ड	खता का प्रकार	रेयती				
मोजा का नाम	हरलुंग	होलिंग संख्या	249,250	तौजी संख्या	0	थाना नम्बर	1201								
आस्था प्रोमोटर्स एंड डेवलपर्स प्रा० लि०, निदेशक-कौशल कुमार सिंह, पिता पी० एन० सिंह, जाति- संस्था															
खता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार									लगान	सेस		
249	1194	0 ऐ 9 डि 0 हे	नामंतरण मुकदमा संख्या.1321/2011-2012									1316	1908.2		
249	1197	0 ऐ 6 डि 0 हे													
249	1202	0 ऐ 4 डि 0 हे													
249	1209	0 ऐ 6 डि 0 हे													
249	1211	0 ऐ 5 डि 0 हे													
249	1215	0 ऐ 9 डि 0 हे													
249	1221	0 ऐ 6 डि 0 हे													
249	1224	0 ऐ 4 डि 0 हे													
249	1226	0 ऐ 6 डि 0 हे													
249	1228	0 ऐ 6 डि 0 हे													
249	1222	0 ऐ 29 डि 0 हे													
249	1195	0 ऐ 44 डि 0 हे													
249	1198	0 ऐ 15 डि 0 हे													
249	1208	0 ऐ 4 डि 0 हे													
249	1210	0 ऐ 33 डि 0 हे													
249	1216	0 ऐ 11 डि 0 हे													
249	1223	0 ऐ 4 डि 0 हे													
249	1225	0 ऐ 16 डि 0 हे													
249	1227	0 ऐ 3 डि 0 हे													
249	1229	0 ऐ 4 डि 0 हे													
250	1199	0 ऐ 14 डि 0 हे													
250	1203	0 ऐ 12 डि 0 हे													
250	1205	0 ऐ 42 डि 0 हे													
250	1207	0 ऐ 11 डि 0 हे													
250	1196	0 ऐ 8 डि 0 हे													
250	1201	0 ऐ 1 डि 0 हे													
250	1204	0 ऐ 3 डि 0 हे													
250	1206	0 ऐ 7 डि 0 हे													
250	1213	0 ऐ 2 डि 0 हे													
250	1214	0 ऐ 3 डि 0 हे													
249	1212	0 ऐ 2 डि 0 हे													
कुल परिमाण		3 ऐ 29 डि 0 हे													
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चाट्ट साल	रोड सेस बकाया	रोड सेस चाट्ट साल	शिक्षा सेस बकाया	शिक्षा सेस चाट्ट साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चाट्ट साल	कृषि सेस बकाया	कृषि सेस चाट्ट साल		
12/12/1913	5446311	2013	2014	897	897	224.25	224.25	448.5	448.5	448.5	448.5	179.4	179.4		

List Of Mutation Cases on the above transaction in Register-II

Mutation Cases Not Found !!

List Of Case Status Details

वपशा देखें



BACK

यह एक कम्प्यूटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे

प्लान्ट का नक्शा देखने के लिए प्लान्ट नंबर क्लिक करें

Online GATE

Jank

Kamini Koushal



झारखंड सरकार

झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

रेयत का नाम, अभिभावक का नाम, रिश्ता

वैकुण्ठ गौड़, शंकर गौड़, पिता-डिबो गौड़ एक अंश, जाति-गौड़, निवासी- निजग्राम

जिला का नाम पूर्वी सिंहभूम अंचल का नाम जमशेदपुर हलका का नाम हल्का-5 मौजा का नाम हूरलुंग खाता का प्रकार रेयती

खेवट नम्बर खाता नम्बर 250 थाना का नाम घाटशिला थाना नम्बर 1201

खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान		कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
				कियारी संख्या (5)				रौ (10)	आ (11)	पै (12)	
1206	?	अज्ञात ? अज्ञात	मोटी आड़ 0	0 एकड़	7 डिसमील		लगान शामिल खाता नम्बर 141 बनाम तोरु भूमिजानी				1 - कायमी
1207	?	वैकुण्ठ ? वैकुण्ठ	दौन-02 1	0 एकड़	11 डिसमील		लगान शामिल खाता नम्बर 141 बनाम तोरु भूमिजानी				1 - कायमी
1213	?	अज्ञात ? अज्ञात	मोटी आड़ 0	0 एकड़	2 डिसमील		लगान शामिल खाता नम्बर 141 बनाम तोरु भूमिजानी				1 - कायमी
1214	?	वैकुण्ठ ? मनघी	गोड़ा-02 1	0 एकड़	3 डिसमील		लगान शामिल खाता नम्बर 141 बनाम तोरु भूमिजानी				1 - कायमी
1196	?	निज ? मोदी	दौन-02 1	0 एकड़	8 डिसमील		लगान शामिल खाता नम्बर 141 बनाम तोरु भूमिजानी	1	0	43	1 - कायमी
1199	?	निज ? निज	दौन-02 1	0 एकड़	14 डिसमील		लगान शामिल खाता नम्बर 141 बनाम तोरु भूमिजानी				1 - कायमी
1201	?	अज्ञात ? अज्ञात	मोटी आड़ 0	0 एकड़	1 डिसमील		लगान शामिल खाता नम्बर 141 बनाम तोरु भूमिजानी				1 - कायमी
1203	?	निज ? वैकुण्ठ	दौन-02 1	0 एकड़	12 डिसमील		लगान शामिल खाता नम्बर 141 बनाम तोरु भूमिजानी				1 - कायमी
1205	?	वैकुण्ठ ? मोटीआर	दौन-02 2	0 एकड़	42 डिसमील		लगान शामिल खाता नम्बर 141 बनाम तोरु भूमिजानी				1 - कायमी
1204	?	अज्ञात ? अज्ञात	मोटी आड़ 0	0 एकड़	3 डिसमील		लगान शामिल खाता नम्बर 141 बनाम तोरु भूमिजानी				1 - कायमी
खाता मे कुल प्लोट संख्या		10	खाता का कुल मिजान (खतियान के अनुसार)	1	3	खाता का कुल लगान	1	0	43		

यह एक कंप्यूटर जनित प्रति है

1/19/2021

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

Online Copy  
Kamini Kaushal



## Pre Registration Docket

Date :- 06-02-2021 12:32 pm

Office Name :- District SRO - Jamshedpur  
Token No:- 20210000016090

Appoinment :- 06-Feb-2021 Time:- 13:5

Article	Development Agreement
Pre Registration Date	05-Feb-2021
No. Of Pages	80
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 1,08,172.

Property Id: **471649**

<b>Valuation No. :</b> 628083 / 2021	<b>:-</b> 2020-2021	<b>User Id :</b> 3094	<b>Date :</b> 06-February-2021 12:09:PM
<b>State :</b> Jharkhand	<b>District :</b> EastSinghbhum		<b>Tahsil :</b> Jamshedpur
<b>Land Type :</b> Census	<b>Corporation :</b>		<b>Village/City :</b> Hurlung
<b>Hurlung Urban(ct) - Other Road</b> -			
<b>Khata Number -</b> 250			
<b>Plot Number -</b> 1203			
<b>Volume Number -</b> 3			
<b>Page Number -</b> 178			
<b>Valuation Rule :</b> Commercial land			
<b>Property Details</b>			
1	Land area	12 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 12 x 345884=4150608	₹41,50,608/-
A	Total		₹41,50,608/-
<b>Note :</b> Final Valuation is Rounded to Next 100/-			
<b>Total Valuation (A)</b>			₹41,50,700/-
<b>Total Amount in Words :</b> Forty One Lakhs Fifty Thousands Seven Hundred Rupees Only.			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: PLOT NO 1198, West: PLOT NO 912(p), South: PLOT NQ 1202, North: PLOT NO 1198
Area	Land area : 12.00 Decimal
Other Description of the Property	Address - HURLUNG
Government/Market Value	4150608

Transaction Amount	-
--------------------	---

CLAIMANT	<b>-Ms. RUKMANI PROPERTY PROJECT PVT LTD REP BY SUNDER SINGH, Address - OFFICE AT AASTHA TRADE CENTRE Q ROAD BISTUPUR JAMSHEDPUR EAST SINGHBHUM- ,Father/Husband Name KAUSHAL KUMAR SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****0754</b>
EXECUTANTS	<b>-Ms. AASTHA PROMOTERS AND DEVELOPERS PVT LTD REP BY KAMINI KAUSHAL, Address - OFFICE AT SECOND FLOOR AASTHA TRADE CENTER Q ROAD BISTUPUR JAMSHEDPUR EAST SINGHBHUM- ,Father/Husband Name K K SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****8337</b>

Witness Information	<b>Mr. CHARANJEET SINGH , Address - H NO 153 KRISHNAPURI RD NO 1 CHUTIA RANCHI-, Father/Husband Name-KARNAIL SINGH</b>
---------------------	--

Identifier Details	<b>Mr. NIRANJAN KUMAR SINGH , Address - BAIKUNTHNAGAR MANGO JAMSHEDPUR EAST SINGHBHUM-, Father/Husband Name-LATE R P SINGH</b>
--------------------	--

<b>Fee Rule:Development Agreement</b>		
1	Stamp Duty	4

1	SP	2,400
<b>Total</b>		<b>2,400</b>

<b>Fee Rule:Development Agreement</b>		
1	PR	1
2	LL	3
3	E	2,000
4	A1	1,03,768
<b>Total</b>		<b>1,05,772</b>

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

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

Handwritten signature of the Deed Writer / Advocate.

Deed Writer / Advocate

Handwritten signature of the Vendee / Claimant: Smt. Symb - Kamini Kaushal

Vendee / Claimant

Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी



Token No.: 20210000016090

## CERTIFICATE

### Office of the District SRO - Jamshedpur

This **Development Agreement** was presented before the registering officer on date **06-Feb-2021** by **AASTHA PROMOTERS AND DEVELOPERS PVT LTD REP BY KAMINI KAUSHAL, S/O, D/O, W/O K K SINGH** resident of OFFICE AT SECOND FLOOR AASTHA TRADE CENTER Q ROAD BISTUPUR JAMSHEDPUR EAST SINGHBHUM ..

This deed was registered as Document No:- **2021/JSR/748/BK1/691** in Book No :- **BK1**, Volume No :- 130 from Page No :- 293 to 452 at, office of **District SRO - Jamshedpur**

Date:- **06-Feb-2021**



Registering Officer