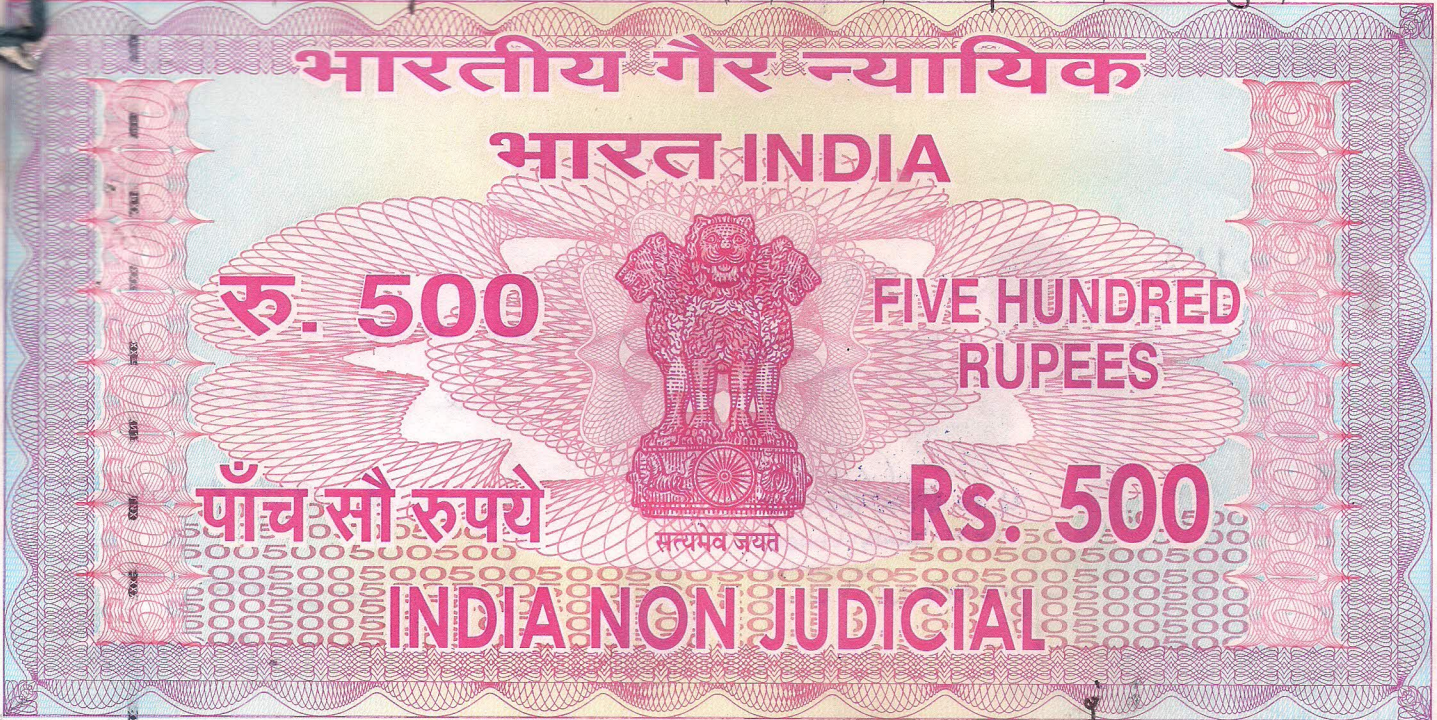


899 Development agreement value - 1,46,45,800/- stamp - 500/- Adityapras 851



झारखण्ड JHARKHAND

दस्तावेज जाँच एवं मही थाया।

B 146295

मुमि जाँचकित खुशी से जाँच किया।
मूल्यांकन सूची से जाँच किया।
मू. 25/4/16

Rizteek kr. Shukla
30/4/2016

Manoj kumar Mishra



Sandeep kumar Mishra
30/4/2016

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

Sandeep Kumar Mishra
30/4/2016

DEVELOPMENT AGREEMENT

नियम-21 के अधीन प्रारम्भ
भारतीय स्टाम्प अधिनियम
(इण्डियन स्टाम्प एक्ट-1899) की
अनुसूची-1 या 1 (क) सं. 1 के
अधीन यथावत स्टाम्प अधिष या
स्टाम्प शुल्क से विमुक्त या
स्टाम्प शुल्क अर्पित नहीं।

THIS DEVELOPMENT AGREEMENT IS MADE on this 30th day of April, 2016 at Seraikella,

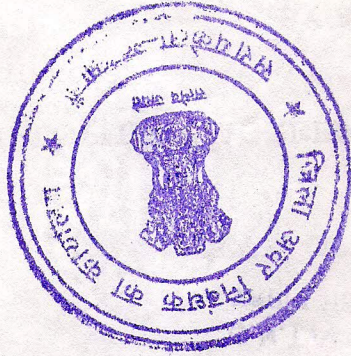
BY AND BETWEEN

2016
श्री. 26614510
E - 2000-0
e.H.ch. 2681-45

SHRI SANDEEP KUMAR MISHRA, son of Shri Shyam Sunder Mishra

3-1822-45
मू. 25/4/16

SHRI MANOJ KUMAR MISHRA, son of Late Mahabir Prasad Mishra



Handwritten notes in Kannada at the top right, including a signature and some illegible text.

Handwritten text: "Randeep K Mishra 2/5/2016"



Handwritten text: "Randeep K Mishra 2/5/2016" written vertically next to the photo.

16 MAR 2016

Handwritten Kannada text: "ಕರ್ನಾಟಕ ಸರ್ಕಾರ - ಬೆಂಗಳೂರು"

Handwritten text: "fbu.0" with a signature below it.

Stamp: "D N MURKURJEE" with handwritten text "D N MURKURJEE" and "D N MURKURJEE" below it.

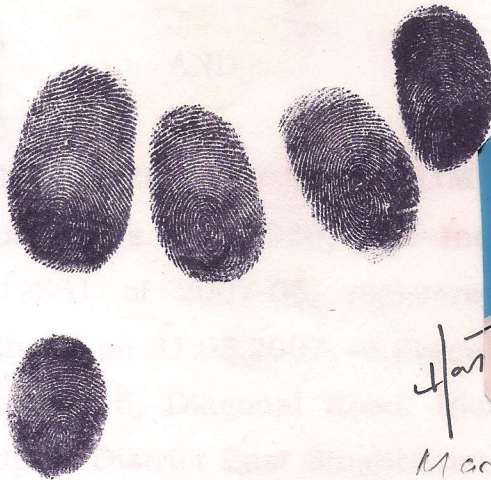
Handwritten text: "of Adit to Prave"

Handwritten text: "a message" and "saved in a message & saved"

SI NO. 112, Date of issue: 22/4/2016, Value of stamp: Rs. 100/-

RECEIVED B

Sandeep Kr Mishra
30/4/2016



Manoj Kr Mishra
30/4/2016

Manoj Kumar Mishra
30/4/2016

Both by occupation business, both by faith Hindu, both by caste Brahmin, by nationality Indians, residents of Bara Gamharia, P.O. Gamharia, P.S. Adityapur, District Seraikella Kharsawan, Jharkhand, hereinafter called and referred to as **Owner No.1** and **Owner No.2** respectively and collectively as 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**.



Ritesh Kr. Shukla
30/04/2016

Ritesh Kr. Shukla
30/4/2016

Sandesh Kr Mishra
30/4/2016

AND

Manoj Kumar Mishra
30/4/2016

Ritesh Kr. Shukla
30/4/2016

SHREE HOUSING DEVELOPERS PRIVATE LIMITED, a company registered under the Companies Act, 1956, vide Incorporation Number U70100JH2007 PT C012831 of 2007-08, registered in the office of Registrar, Bihar & Jharkhand on 31.05.2007, at Patna, having its office at Dev Das Palace, Holding No. 5, Diagonal Road, Bistupur, P.O. & P.S. Bistupur, Town Jamshedpur, District East Singhbhum, represented by its Managing Director, **SHRI RITESH KUMAR SHUKLA**, son of Shri Jitendra Kumar Shukla, by faith Hindu, by occupation business, resident of MIG No. 64, Adityapur-2, P.S. RIT, District Seraikella Kharsawan, hereinafter called as 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**:

AND WHEREAS the Owner No.1 purchased and acquired of ALL THAT land measuring 0.05.60 hectare being Old Plot No. 412, under Old Khata No. 99, corresponding to New Plot No. 839, under New Khata No. 159, of Mouza Bara Gamharia, Ward No. 11 (Old) Ward No. 3 (New) Adityapur NAC, District Seraikella Kharsawan from its former owner SHRI GOPAL CHANDRA DAS, SHRI NIL KAMAL DAS and SHRI AJIT

Sandeep Kumar Mishra

30/4/2016

Manoj Kumar Mishra

30/4/2016

Sandeep Kumar Mishra

Ritankar 2

30/4/16

KUMAR DAS all sons of Late Baidyanath Das, by virtue of Sale Deed Sl. No. 2698, Sale Deed No. 2641 dated 13.07.1996, registered at the Sub Registry Office, Seraikella and thereafter the said Sandeep Kumar Mishra (Owner No.1) got his name mutated in the records of superior landlord, through the office of C.O. at Gamharia, vide mutation case No. 344/96-97 order dated 22.01.1997 and has been paying ground rent thereof.

AND WHEREAS the Owner No.2, Shri Manoj Kumar Mishra purchased and acquired ALL THAT land measuring 0.05.20 hectare being portion of Old Plot No. 412, under Old Khata No. 99 corresponding to New Plot No. 838, under New Khata No. 1159 of Mouza Bara Gamharia, Ward No. 11 (Old) 3 (New), Adityapur NAC, District Seraikella Kharsawan, from its former owner Shri Haran Chandra Kar, son of Late Narendra Nath Kar, by virtue of registered Sale Deed Sl. No. 1756, Sale Deed No. 1706 dated 18.05.1989, registered at the District Sub Registry Office at Chaibasa and thereafter said Manoj Kumar Mishra, got his name mutated in the records of superior landlord through the Office of C.O. at Gamharia, vide mutation case no. 96/1990-1991 order dated 26.07.1990 and has been paying ground rent thereof.

AND WHEREAS the Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled to all those pieces or parcels of land totally admeasuring 26 decimals being portion of Old Plot No. 412, Under Old Khata No. 159, Area 0.05.60 hectare or 14 decimals **AND** being portion of old plot no. 412, under Old Khata No.99, corresponding to new Plot No. 838, under New Khata No. 159. Area 0.05.20 hectare of Mouza Bara Gamharia, P.S. Adityapur, Thana No. 66, Ward No. 111, Adityapur NAC, District Seraikella Kharsawan more specifically described in the Schedule hereunder written, is the subject matter of this Development Agreement and more particularly described in the Schedule A hereunder written (hereinafter for the sake of brevity referred to as "**Schedule Premises**");

Sandeep Kr Mishra

30/4/2016

Manoj Kr Mishra

30/4/2016

Ritesh Kr. Shukla

30/4/2016

AND WHEREAS the Developer has undertaken to develop a multi-storeyed building adjoining to the Schedule Premises of the owners.

AND WHEREAS, the members of the First Party are unable to look after and manage the Schedule Premises and therefore they are 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 for the said purposes, the Owners have already amalgamated their respective lands in one unit, having total area of 26 decimals (comprised of 12 decimals of land belonging to Owner No.1 and 14 decimals of land belonging to Owner 2.), morefully described in Schedule A below for the purposes of constructing a multi-storeyed commercial cum residential buildings.

AND WHEREAS the Owners have come to know of the workmanlike, professional and craftsmanship of the Developer and have approached the Developer for developing the Scheduled Premises.

AND WHEREAS after mutual discussions and deliberations, the Owners have agreed to grant to the Developer and the Developer has agreed to accept from the Owners, exclusive and irrevocable rights to undertake the construction on the Schedule Premises for development of the Schedule Premises on the following terms and conditions:

Sandeep K. Mishra
30/4/2016
Manoj K. Mishra
30/4/2016
Ritesh K. Mishra
30/4/16

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 Owners 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 Owners 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.

Sandip Kr Mishra
30/4/2016

Manoj Kr Mishra
30/4/2016

Ritesh Kr. Sharma
30/4/16

- (d) The Owner declares that he has examined and verified the draft Scheme framed and proposals made by the Developer for the development of the said project and he 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) Soon after the execution of this agreement, the Owners 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 and Sale Deed or any other deed of conveyance with various prospective Purchasers for the proposed development Project.
- (b) The General Power of Attorney shall be executed simultaneously with this instant Agreement failing which the General Power of Attorney shall be executed within 30 days from the date of execution of the instant Agreement.
- (c) The Developer or its nominated person shall act as true and bonafide attorney of the Owners in connection with the accomplishment of the Project, i.e. undertake construction activities, execute documents on behalf of the owners, deed/s of conveyance and sale / negotiating sales of the construction areas realised from the Project.
- (d) The Developer is entitled to deal with his allocation in the manner the Builder deems fit and proper.
5. That the Developer shall be authorised to present plans for structural, electrical, sewerage etc and obtain due approvals or consents from the

Sandeep K. Mishra
30/4/2016

Manoj Mishra
30/4/2016

Ritesh K. Mishra
30/4/16

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 they are 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 Owners 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 Owners 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. The Owners shall also pay to the Developer interest @ 2 % on the amount of costs and expenses incurred, as if the said amount of costs and expenses was paid on the date of execution of this Agreement.
- (b) The Owner after execution of this Agreement shall under a written instrument hand over peaceful and vacant possession of the Schedule Premises to the Developer in relation to this Agreement.

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.

Sandip Kr Mishra

30/4/2016

Manojkr Mishra

30/4/2016

Ritesh Kr. Shukla

30/04/2016

(c) As from the date hereof, the Owners 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 Owners alone.

(d) However, the Owners 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.

8. SUBMISSION OF TITLE DEEDS

- (a) The Owner shall deposit with the Developer the original title deed mentioned hereinabove, which shall be securely held and retained by the Developer for the purposes of this Agreement without however claiming therein any right of ownership or of a mortgagee in any manner whatsoever.
- (b) The original title deeds related to Schedule Premises shall be in the custody of the Developer for the entire period of construction of the house and alienation of the constructed structures, against an ordinary receipt in favour of the Owner.

9. TIME

That the parties agree that time is the essence of this Agreement and the Developer shall strive to complete the Project within 3 years from the date of receipt of the requisite clearances and approvals. The Parties shall hold joint review meetings, where two consecutive meetings shall not be separated by a gap of 9 months. Both parties shall frame effective policies or guidelines to ensure timely completion of the Project.

Sandesh K. Mishra

30/4/2016

Manoj K. Mishra

30/4/2016

Ritish K. Shukla

30/4/2016

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

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

- (a) The Owners are lawful, bonafide and true owners of the Schedule Premises and are authorised to enter into the Agreement with the Developer.
- (b) The Owners state that earlier, they had entered into an agreement with M/s Kritajnah Promoters & Developers on 18.07.2012 for development of the Schedule Premises, which has been cancelled by the Owners vide their communication dated **20.04.2016 and formally** the aforesaid agreement dated 18.07.2012 was rescinded by execution of deed of cancellation dated 20.04.2016 It is further declared by the Owners that there are no liabilities arising out from the earlier agreement and the Owner is well assured, entitled and possessed of the Schedule Premises to execute this Agreement.
- (c) It is further declared that the Owners, 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 any agreement

Son d...
30/4/2016

30/4/2016

Manoj k...
30/4/2016

30/4/2016

Ritesh k...
30/4/16

30/4/16

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

- (d) The Owners 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.
- (e) The Owners shall execute the Agreements for sale (if necessary) to be executed between the Developers and the intended buyers as Conforming Party in connection with the proposed building.

13. That the Developer and the Owners 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 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 Premises and in an event of any disputes arising due on the Schedule Premises, the Owners shall jointly or severally protect and defend the interest of the Developer in this regard.

Manoj K. Mishra
30/4/2016

Manoj K. Mishra
30/4/2016

Ritesh K. Shukla
30/4/2016

- (e) That the Developer can raise loans/ gather financial assistance from any bank or financial institutions against the sale of the units forming a part of Building allocation to any intending Purchaser.
- (f) The Developer can execute any deed of conveyance/ sale and or title deed pertaining to units within the Builder's allocation as described in schedule 'C' below and admit execution thereof in our names.

14. 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. Provided however, that in case the Developer decides to abandon the said project then the owner shall be entitled to claim back and receive possession of the said plot of land, free from all encumbrances, charges, claims, demands, liens etc., upon refund of the amounts which may have by then been paid by the Developer to the owner.
15. In event of abandonment of the Project by the Developer without any cause, the Owners shall be entitled to receive a sum equivalent to commercial rent of the Schedule Premises from the Developer. This shall be the sole remedy of the Owner against the Developer in case of pre-mature abandonment of the Project by the Developer.
16. That, both the parties agree that the Developer shall be at liberty to carry out newspaper publication or any other form of advertisement as the Developer deems fit and proper to advertise the Project for the purposes of general advertisement or generating revenues for the Project at its own risk.

Sandeep Kr. Sharma
30/4/2016

Manoj Kr. Sharma
30/4/2016

Ritesh Kr. Sharma
30/04/2016

17. 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.

18. 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 Owners. 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.

19. TAXES AND OUTGOINGS

(a) The Owner shall pay and discharge all assessments, outgoing, 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 outgoing, assessment, taxes with respect to the Schedule land after delivery of possession of the land shall be the mutual responsibility of the Parties to this Agreement as per the

Handwritten notes:
30/4/2006
30/4/2006

Handwritten notes:
Manoj kumar Mishra

Handwritten notes:
30/4/2006

Handwritten notes:
Ritesh K.

Handwritten notes:
30/4/2006

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.

20. RATIFICATION

The Owners 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 Owners and the owner covenants to ratify the same as and when called upon to do so.

21. 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.

22. 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.

Fondash/Kr M/1/1/11
30/4/2016

Manager Mishra
30/4/2016

30/4/2016
Ritish Sr.
30/4/2016

23. ASSIGNMENT

No part of this Agreement can be assigned by the Developer to any other Developer without obtaining the prior permission of the Owners. The Developer, prior to creation of any assignment shall request the Owners 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.

24. ARBITRATION

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

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

25. JURISDICTION

Courts at Jamshedpur 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.

Handwritten notes: 30/14/2016

Handwritten notes: Manoj Kr Mishra, 30/14/2016, Ritesh Kr. Shukla, 30/04/2016

Schedule 'A'

[Schedule Premises]

State of Jharkhand, District Seraikella Kharsawan, District Sub Registry Office Seraikella of Mouza- Bara Gamharia, Thana No. 66, old Ward No. 11, corresponding to new ward no. 3, Adityapur NAC, P.S. Adityapur, together with house and whatsoever structures standing therein, including all its advantages privileges, amenities under:

Khata No		Plot No		Area	
Old	New	Old	New	Hectare	Decimal
99	159	412	839	0.05.60	14
99	159	412	838	0.05.20	12

Total Land area : 26 Decimals

Which is butted and bounded as follows:

- North by: Plot No. 836
- South by: Road
- East by: Plot N. 837
- West By: Plot No. 840

Schedule 'B'

[Owners' Allocation]

The Developer shall deliver 48.5% of the constructed area, to be consisted of shop, commercial spaces, offices, godowns, parking, flats, undivided proportionate share in the land and 48.5% of the roof rights of the building to be constructed over Schedule A premises of this Agreement.

Schedule 'C'

[Developer's Allocation]

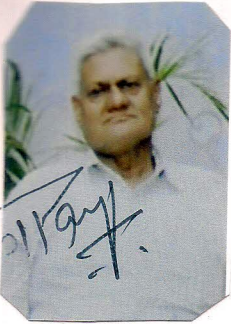
Save and except the Owner's allocation, as stated herein above in Schedule B, the remaining constructed area i.e. 51.5% to be consisted of parkings, shops, commercial space, offices, flats, undivided land right and 51.5% of the roof right to be constructed over the Schedule A premises including all its advantages, privileges, amenities and services.

Appendix - A

Survey Map

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

WITNESS



श्याम सुन्दर मिश्रा
पिता:- स्व. महावीर प्रसाद मिश्रा
पता:- बडा जम्हरिया, आदित्यपुर

i. Sandeep Kr. Mishra
30/4/2016

ii. Manoj Kumar Mishra
30/4/2016
Signature of the Owners

Nirash Kumar
S/o Mr. K.K. Singh
MIG-11F, Adityapur - II
SARAIKELA KHARSAWAN.

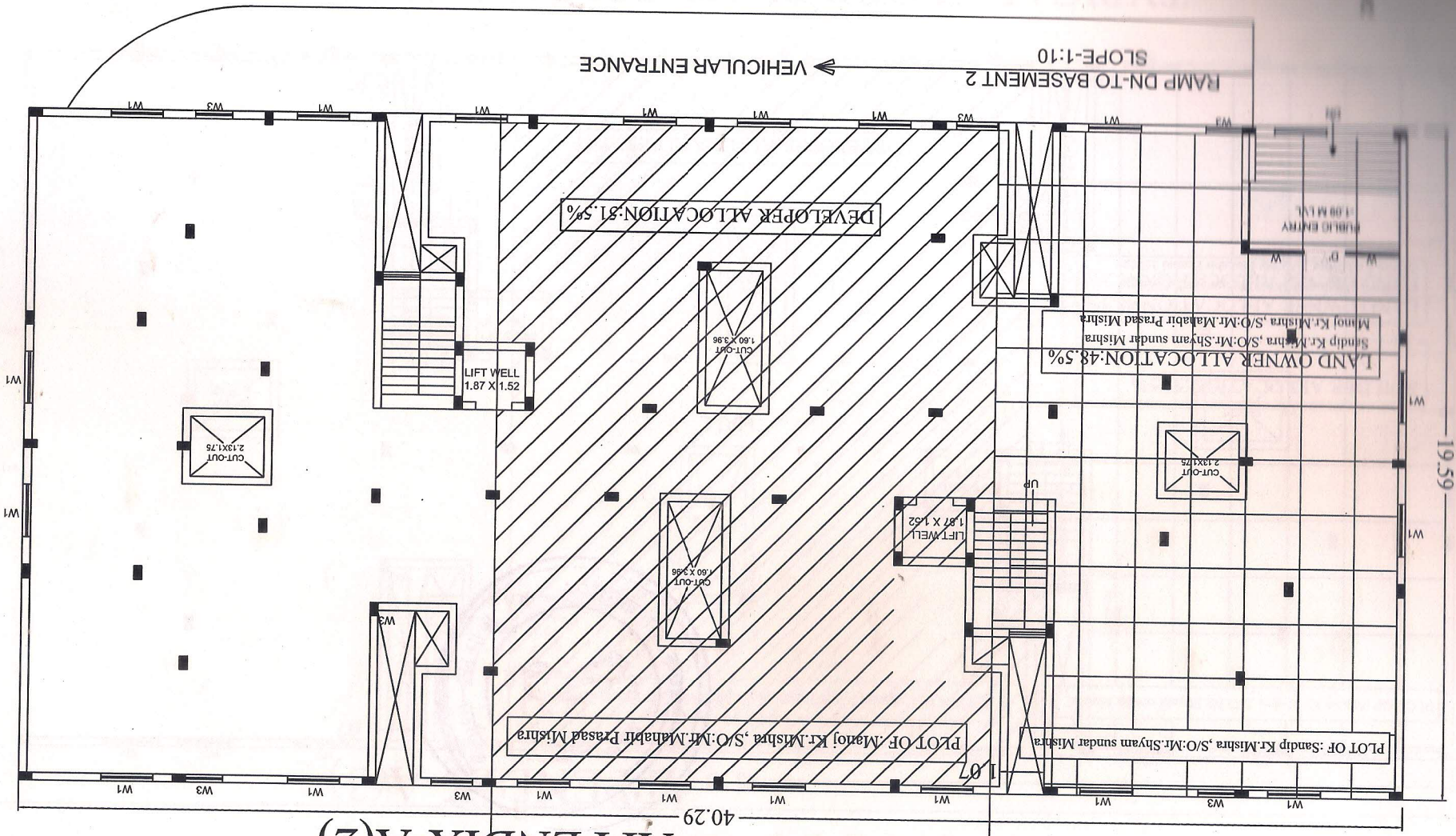
Ritesh Kr. Shukla
Signature of the Developer
20/4/2016

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

H. Singh
ADVOCATE
V. Singh

LOWER GROUND FLOOR (COMMERCIAL)

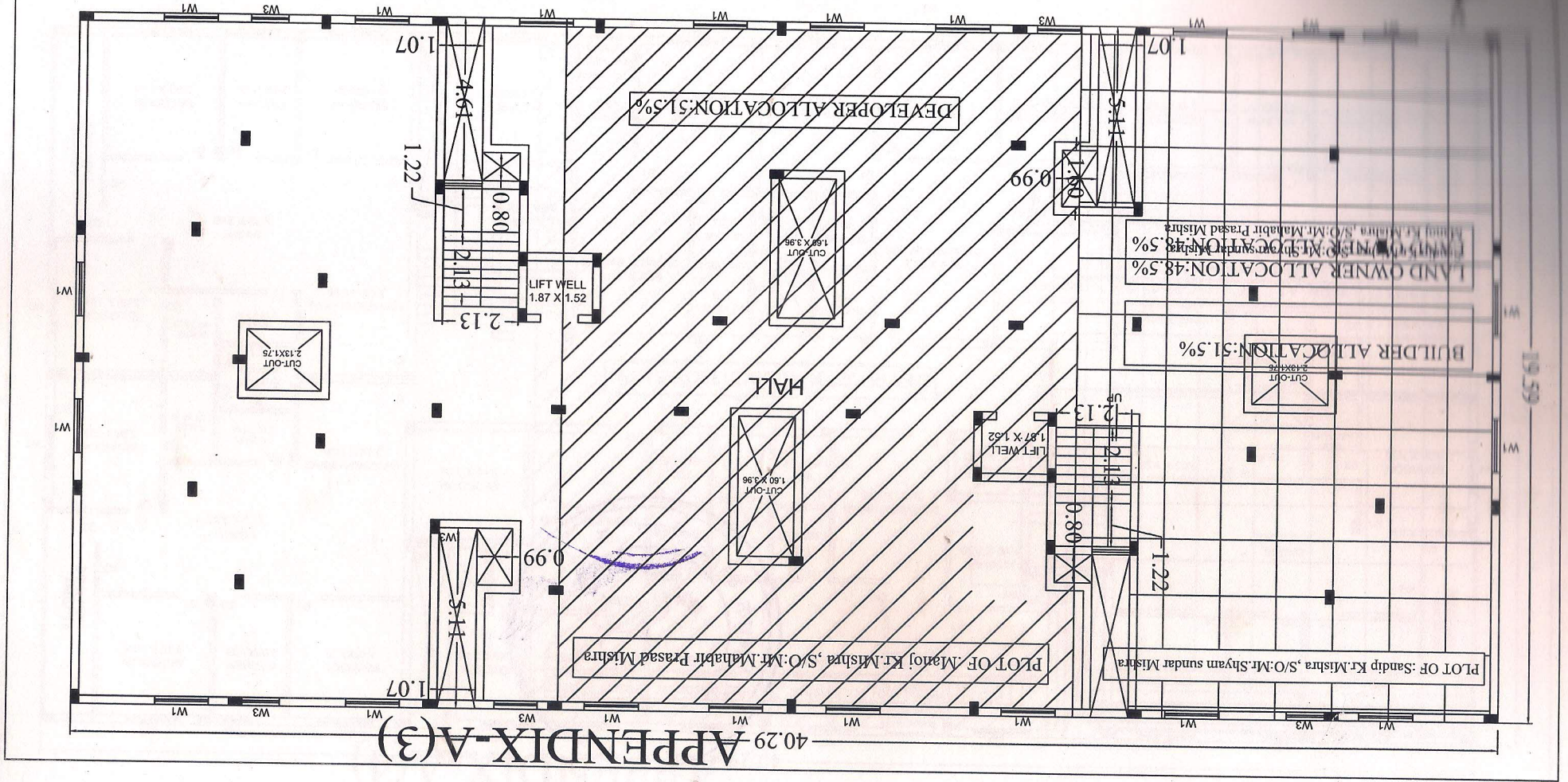
SCALE - 1 : 100



APPENDIX-A(2)

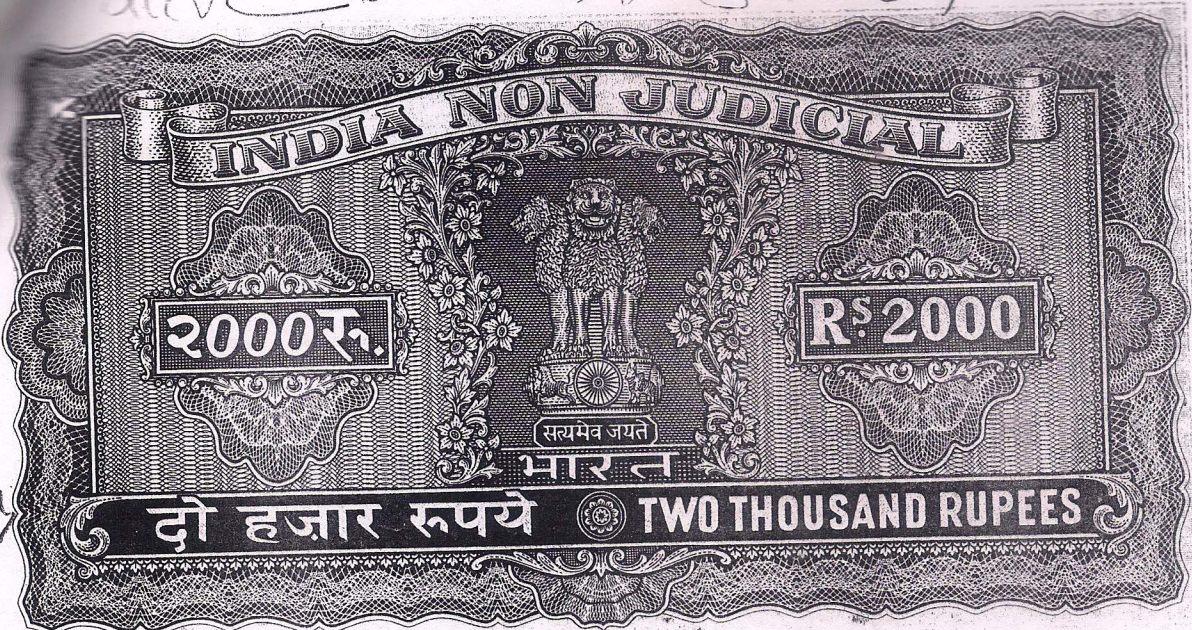
Handwritten notes:
 Sandip Kr. Mishra
 Manoj Kr. Mishra

TYPICAL FLOOR PLAN (COMMERCIAL 1st-4th floor)
 SCALE - 1 : 100



Handwritten notes:
 Sandip Kr. Mishra
 Manoj Kr. Mishra

2000Rs. 32000 Adityapur 2000Rs.



6672

vide U.C. case no 178/95-96 by competent Authority Char-Bess

33000
64000
4000

[Signature]
13.7.96

Gopal chandra Das
13.7.96

Nil Kamal Das
13.7.96

Ajit Kumar Das
13.7.96

"SALE DEED"

THIS SALE DEED is made on this the 12th day of July, 1996, at Seraikela : B Y : 1) SHRI GOPAL CHANDRA DAS; 2) SHRI NIL KAMAL DAS, and 3) SHRI AJIT KUMAR DAS, all sons of Late Baidyanath Das, all by faith Hindu, by nationality Indians, by occupation cultivations, residents of Bara Gamharia, within P.S. Adityapur, District West Singhbhum, hereinafter called the "VENDORS" of the One Part;

IN FAVOUR OF :

SHRI SANDEEP KUMAR MISHRA, son of Shri Shyam Sunder Mishra, by faith Hindu, by nationality Indian, by occupation business, resident of Bara Gamharia, within P.S. Adityapur, District

Fees Paid
Ar 12800/-
No 45/-
Sal 225/-
Pr 0.94
13280.44

Fees Rs. 12500/- realised into P.C. on 12.7.96



निबंधन विभाग, झारखंड
सरायकेला

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 10

Token Date/Time: 02/05/2016 11:23:04

Document Type	Development Agreement	Presenter	Sandeep Kumar Mishra
Presenter Name & Address	Bara Gamharia P.S-Adityapur, Dist-Seraikella Kharswan	Date of Entry	02/05/2016
Stampable Doc. Value	14645800	DOE	Total Pages 116
Document/Transaction Value	14645800	Stamp Value	500
Special Type		Serial No.	0
Remarks / Other Details	Old Ward No-11	Old Serial No.	/
Property Details:		App. ID	

e-Stamp Cert. No.

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No	Category	Area	Min. Value
GAMHARIA	66	3	ADITYAPUR NAGAR PARSHAD	159-N	839		Plot No-836	Road	Plot No-837	Plot No-840		U_COM_MR	14 Decimal	7886200
GAMHARIA	66	3	ADITYAPUR NAGAR PARSHAD	99-O	412		Plot No-836	Road	Plot No-837	Plot No-840		U_COM_MR	0 Decimal	0
GAMHARIA	66	3	ADITYAPUR NAGAR PARSHAD	1159-N	838		Plot No-836	Road	Plot No-837	Plot No-840		U_COM_MR	12 Decimal	6759600

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
---------------	---------	-----	-------	----------	------	------	--------

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	UID	Mobile	Pres. Address	Perm. Address
1	Executant	Sandeep Kumar Mishra	Shri Shyam Sunder Mishra	Business		ब्रह्मण	Male	ACIPM7934K			Bara Gamharia P.S-Adityapur, Dist-Seraikella Kharswan	Do
2	Executant	Manoj Kumar Mishra	Late Mahabir Prasad Mishra	Business		ब्रह्मण	Male	ALFPM3831R			Bara Gamharia P.S-Adityapur, Dist-Seraikella Kharswan	Do
3	Claimant	Shree Housing Developers Pvt.Ltd.Rep By Ritesh Kumar Shukla	Sri Jitendra Kumar Shukla	Business			Male	AAKCS9417N			Mig No-64, Adityapur-2, P.S-R.I.T	Do
4	Identifier	Shyam Sunder Mishra	Late Mahabir Prasad Mishra	Business			Male				Bara Gamharia P.S-Adityapur	Do

Fee Details:

SN	Description	Amount	CHC	Net Amount
1	E	2,000.00	20.00	2,020.00
2	SP	1,740.00	0.00	1,740.00
3	A1	366,145.00	3,661.45	369,806.45
Total		369,885.00	3,681.45	373,566.45

Sandeep Kumar Mishra

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंप्ट फार्म के अनुरूप डाटा इंद्रि की गई है।

दस्तावेज लेखक का हस्ताक्षर

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंद्रि ऑपरेटर का हस्ताक्षर

उपर्युक्त

स्वीकार किया

जिसकी

पहचान

निवासी

संदीप कुमार मिश्रा

मनोज कुमार मिश्रा

रितेश कुमार शुक्ला

श्याम सुंदर मिश्रा

पिता

महावीर प्रसाद मिश्रा

पेशा





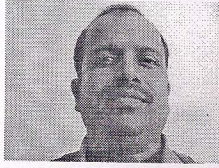



निबंधन पदाधिकारी का हस्ताक्षर

02/05/16



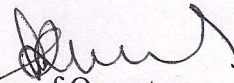
निबंधन विभाग, झारखंड
सरायकेला

Token No.10 Token Date: 02/05/2016 11:23:04
Serial/Deed No./Year :899/851/2016
Deed Type: Development Agreement

SN	Party Details	Photo	Thumb
1	Sandeep Kumar Mishra Father/Husband Name:Shri Shyam Sunder Mishra (Executant) Bara Gamharia P.S-Adityapur, Dist-Seraikella Kharswan		
2	Manoj Kumar Mishra Father/Husband Name:Late Mahabir Prasad Mishra (Executant) Bara Gamharia P.S-Adityapur, Dist-Seraikella Kharswan		
3	Shree Housing Developers Pvt.Ltd.Rep By Ritesh Kumar Shukla Father/Husband Name:Sri Jitendra Kumar Shukla (Claimant) Mig No-64, Adityapur-2, P.S-R.I.T		
4	Shyam Sunder Mishra Father/Husband Name:Late Mahabir Prasad Mishra (Identifier) Bara Gamharia P.S-Adityapur		

Book No. I
Volume 73
Page 391 To 506
Deed No 899/851
Year 2016
Date 02/05/2016 17:57:29

Registering Officer
2/5/16


Signature of Operator