



VINDHYAVASINI DEVELOPERS  
Managing Partner  
*maitunjay Tiwary*

# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 6cce9a314a3c2788227b

Receipt Date : 29-Aug-2023 06:23:08 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Document Type : Agreement or Memorandum of an Agreement

District Name : Dhanbad

Stamp Duty Paid By : MRITUNJAY TIWARY

Purpose of stamp duty paid : DEVELOPER AGREEMENT

First Party Name : KUMARI KANCHAN SINHA

Second Party Name : VINDHYAVASINI DEVELOPERS

GRN Number : 2319005748

NOTARY  
DHANBAD

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



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 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।



NO. 70 Date: 29 AUG 2023

Kumari. Kanchan sinha



## DEVELOPMENT AGREEMENT

The DEVELOPMENT AGREEMENT is made and entered into at Dhanbad on 31<sup>st</sup> day of August 2023 (Two Thousand Twenty-Three) AD of the Christian Era.

**Between**

- 1) **SMT. Kumari Kanchan Sinha**, Adhar No- 847547023975, W/o Mr Pramod Singh by occupation-housewife, by Nationality-Indian, resident of House No.- E-24, Bokaro Dairy P.O. Sector-12/A, Bokaro Steel City, District- Bokaro. (hereinafter called 'the owner' which expression shall unless repugnant to the context or meaning thereof, be deemed to include his heirs, legal representatives, executors and administrators) of the **First Party**

**And**

- 2) **M/S Vindhyavasini Developers**, a partnership firm registered under Partnership Act, 1932, Pan Number- AAWFV3502G and having its registered office at Q. No-I 8 Koyalanchal City Nawadih Dhanbad Jharkhand Pin code- 826004. (Hereinafter referred to as the DEVELOPER / Second Party) of the SECOND PART which expression shall unless repugnant to the context or meaning thereof, be deemed to include every partner for the time being of the said firm, the survivor or survivors or the legal representatives, executors or administrators of the last survivor of the **Second Party**.

**WHEREAS** the first party is the owner of the plot of land measuring 8 Kathas i.e. (More or less) bearing plot No.- 1517, Khata No.- 21 Mouza- Dhainya



VINDHYAVASINI DEVELOPERS  
Mritunjay Tiwary  
Managing Partner

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Represented by Mritunjay Tiwary s/o P.N. Tiwari

1 Kumari-Kanchan Sinha

No-6 situated in Dhैया, Police Station-Dhanbad and District of Dhanbad (hereinafter referred to as the "said plot of land") more fully described in schedule 'A' here under.

**And whereas** the Landowners are interested for development of multistoried residential / commercial building on Schedule 'A' land, and on satisfaction of landowner's title, the DEVELOPER has agreed to develop the Schedule 'A' land by way of constructing a multistory residential / commercial building complex, comprising ground and upper floors as per the approval of map by competent authority over the Schedule A land, according to modern taste and Architecture.

VINDHYASINI DEVELOPERS  
Anuraj Jayaraj  
Managing Partner

Now this agreement witnessed and it is hereby agreed by the LANDOWNERS and DEVELOPER hereto as follows: -

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**General Term and Condition**

1. **Commencement of the present agreement** - This agreement shall be deemed to have commenced with effect from the date of execution of this agreement by parties however the completion period will be calculated from the date of sanction of building plan.

2. **Area Sharing and Consideration -**

a) Whereas The DEVELOPER has proposed to give Landowners an area of 40% built up area out of the total FAR achieve against the Schedule 'A' land along with 40% car parking space along with common facility and amenities in the proposed of residential and commercial complex and the Developer will also pay Rs. 10,00,000/- (Rupees Ten Lac only) as refundable Advance and the same shall be adjusted against the

Kumari - Kavkan Simha  
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landowner's share @1600/- per sq. ft. And whereas on execution of this agreement the developer shall pay Rs. 2,00,000/- (Rupees Two Lac Thousand only) to the landowner in part performance of the contract Through Cheque Number- 628782, Bank Name- INDUSIND BANK and the Landowners acknowledge the receipt thereof. The balance amount of Rs 8,00,000/- (Rupees Eight Lac Only) shall be payable on sanction of MAP from competent authority.

b) Whereas The DEVELOPER SHALL have such right to deal with 60% of Built-up area out of the total F.A.R (Floor area ratio) achieved against the Schedule A land along with 60% car parking space against the Development of a multistoried building complex.

3. DEVELOPER has agreed to Prepare a Map for the construction of a multistory residential/commercial building, as per the provision of MADA / other competent authority. The developer shall prepare a map and get sanctioned the plan by MADA at their own cost.

4. **Name of Apartment** -Name of the apartment proposed to be constructed shall be "Vindhyavasini Residency". The proposed apartment shall consist of ground floor and upper floor or as per the sanction of the map by the MADA / other competent authority.

5. The DEVELOPER would construct flats / shops / office spaces along with other common parts, common amenities and common facilities pertaining to the same.



VINDHYAVASINI DEVELOPERS  
Kumari - Kamchan Sinha  
Managing Partner

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Kumari - Kamchan Sinha

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6. **Continuation and completion period** -This agreement shall be in force for a period of 3 years with grace period of 6 months starting from date of sanctioned of the map, including all facilities, amenities, handing over to Landowner's share in finished condition along with completion of relevant documents with regard to Landowner's share.

7. It shall be obligatory for the Landowners to enter into such agreement with intending purchaser who is a nominated by the DEVELOPER.

8. The DEVELOPER shall get plans sanctioned from MADA / other competent authority and the Landowners hereby empower the DEVELOPER to sign any document required for sanction of plan.

9. The developer has the liability to prepare the plan as per the schedule 'C' specification, and appoint engineers, architects, surveyors, supervisors, caretakers, masons, carpenters, electricians, plumbers, mysteries, collies, laborers, durwans at their own cost.

10. Whereas The DEVELOPER has exclusive right to build, construct, erect and complete the said building and to commercially exploit the same by entering into agreement and construction in accordance with the plan to be sanctioned by MADA / other authority.

11. The DEVELOPER shall be at liberty to sell in any rate of his allotted portion i.e., 60% (Sixty percent) in residential/ commercial area and 60% (Sixty percent) area in parking space along with proportionate share of schedule 'A' land.

VINOD KUMAR DEVEEOPERS  
Managing Partner

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Kumari - Komolam Sinha

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12. The DEVELOPER shall be entitled to borrow money from any bank or banks or other financial institutions without creating any financial liability of the Landowners or affecting their estate and interest in the Schedule 'A' LAND PROPERTY.

13. If any defect is noticed in the title with respect to the schedule 'A' land, the Landowners will be responsible for all expenses.

14. There is no any existing agreement regarding the development or sale of the Schedule 'A' premises and that all other arrangements, if any, prior to this agreement have been cancelled and are being suspended by this agreement.

15. The Municipal taxes, land revenue and electricity etc. will be borne by the DEVELOPER from the date of vacation of the existing Property by the Landowners till the possession of flat is given.

16. The Landowners further assure and confirm to provide to the DEVELOPER any other document require in connection with the Schedule 'A' land property within a reasonable time.

17. This Agreement is irrevocable and both the parties shall abide by all the terms and conditions mentioned herein. However, the term and conditions may be amended if required with mutual understanding.

VINDHYASINI DEVELOPERS

*mritunjay Jaiswal*

Managing Partner

(2)

*Kumari-Kanchan Simha*

(1)



18. This Agreement is made in two copies, out of which one copy will be for the Landowners and one copy for the DEVELOPER. The Developer's copy will be treated as original.

19. The Landowner's share of 40% Flat area shall be allotted on each floor (prorate) basis.

VINDHYASINI DEVELOPERS  
Mukuldeep Tiwari  
Managing Partner

### SCHEDULE "A"

(Details of Landed Property)

All that piece and parcel of land measuring an area of 8 Kathas i.e. (More or less) bearing plot No.- 1517, Khata No.- 21 Mouza- Dhैया No-6 situated in Dhैया, Police Station-Dhanbad and District - Dhanbad (hereinafter referred to as the "said plot of land") in the state of Jharkhand, shown in Red Wash in the map attached herewith, which is butted and bounded as follows: -

North	- Part of plot no- 1517
South	- Part of Plot No 3977
East	- Approach Road
West	- Part of Plot No- 3976

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1 Kumari - Kanchari Sinha

### SCHEDULE "B"

(Consideration of First Part)

Out of total FAR achieve against the schedule "A" Land, the first party will be jointly entitled to get 40% (Forty percent) of total FAR along with 40% (Forty percent) parking space with the common facilities and amenities





in the proposed residential/commercial complex. The Developer will also pay Rs. 10,00,000/- (Rupees Ten Lac only) as refundable Advance and the same shall be adjusted against the landowner's share @1600/- per sq. ft. And whereas on execution of this agreement the developer shall pay Rs. 2,00,000/- (Rupees Two Lac Thousand only) to the landowner in part performance of the contract Through Cheque Number- 628782, Bank Name- INDUSIND BANK and the Landowners acknowledge the receipt thereof. The balance amount of Rs 8,00,000/- (Rupees Eight Lac Only) shall be payable on sanction of MAP from competent authority. The Landowner's share shall be allotted on the prorate (on each floor) basis.

WINDYAVASINI DEVELOPERS  
Muniraj Jivraj  
Managing Partner

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**SCHEDULE "C"**  
(SPECIFICATION)

The specification of the building / flats shall be as follows: -

- FOUNDATION: RCC column and pedestal, with anti-termite treatment both in foundation and plinth in addition to protection for earthquake.
- STRUCTURE: R.C.C. Column / Beams / Slabs.
- WALLS: 8' / 10" thick external and 5' / 3" thick internal partition brick masonry.
- WALL FINISH: External wall have snowcem. Internal wall will have plaster of Paris.
- FLOORS: Drawing Hall - 2' X 2' Vitrified Tiles. Bed Rooms 2' X 2' Vitrified Tiles.
- DOORS: Commercial ply with wooden door frame.
- WINDOWS: Two Tracks Aluminium windows.
- WATER FILITIES: Connection with on deep tube well with overhead tank

Kumari Kamchari Smita





and connected by electric pump.

**TOILETS:** Flooring with 2' X 2' non skit Vitrified Tiles and dado in plain ceramic tiles in mosaic in Grey cement up to 5'-0" height. Pipes for hot and cold water provided in toilets (geyser will not be provided).

**SANITARY FITTINGS:** All C.P. or brass fittings of standard make white glazed vitreous sanitary ware, cistern of white acrylic fiber glass.

**KITCHEN:** Green Marble stone working platform with ceramic tiles dado up to 24" height. Flooring 2' X 2' non skit Vitrified Tiles

**ELECTRICAL:** Concealed conduct copper wiring with standard fittings and fixtures. (Tube light, fans and other fixtures not provided).

**IN WITNESS WHEREOF** the parties hereto have here unto set and subscribed their respective hands and seals on this 31<sup>st</sup> day of August 2023, at Dhanbad after fully understanding the contents of these presents.

**WITNESSES**

1. *Ravi Kumar*  
*Ravi Kumar*

*Kumari-Kanchan Sinha*  
FIRST PARTY/ LANDOWNERS

VINDHYAVASINI DEVELOPERS  
*Pratishaj Tiwary*  
Managing Partner

2.

SECOND PARTY/ DEVELOPER

**NOTARY**  
**DHANBAD**  
Notary Public of the Cr. P.C. 1:3  
(Act No 53 of 1974) & u/s (3) (i)  
Notaries Act 1952  
(Act No 53 of 1952)

*[Signature]*  
Adv.  
31.08.2023



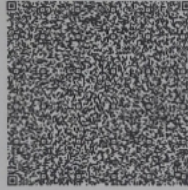
भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0013/34002/23635

To  
मृत्युन्जय तिवारी  
Mritunjay Tiwary  
Q No 18  
99 Koyalanchal Cit  
Near Binod Bihari Chock  
Nawadih  
Kalyanpur  
Dhanbad Jharkhand - 826004  
9631500266

Signature Not Verified  
Digitally signed by  
UNIQUE IDENTIFICATION  
AUTHORITY OF INDIA  
DN: cn=UIN, o=UIN, ou=UIN, email=UIN@uain.gov.in



आपका आधार क्रमांक / Your Aadhaar No. :

2344 0770 1678

VID : 9170 4128 3740 7282

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



मृत्युन्जय तिवारी  
Mritunjay Tiwary  
जन्म तिथि/DOB: 17/05/1977  
पुरुष/ MALE

Issue Date: 03/06/2013

2344 0770 1678

VID : 9170 4128 3740 7282

मेरा आधार, मेरी पहचान



Government of India



सूचना

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- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

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- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

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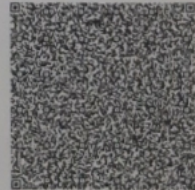


पता:

क्यू न 18, 99 कोयलांचल सीट, नज़दीक बिनोद बिहारी चोक, नवाडीह, कल्यानपुर, धनबाद, झारखण्ड - 826004

Address:  
Q No 18, 99 Koyalanchal Cit, Near Binod Bihari Chock, Nawadih, Kalyanpur, Dhanbad, Jharkhand - 826004

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Mritunjay Tiwary



<p>भारत सरकार GOVERNMENT OF INDIA</p> <p>कुमारी कंचन सिन्हा Kumari Kanchan Sinha जन्म वर्ष/ YoB: 1988 महिला / FEMALE</p>   <p>8475 4702 3975</p>	<p>भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA</p> <p>पता: W/O: प्रमोद सिंह, हाटम न. ई-24, बोकारो टैपरी बोकारो, पोस्ट-सेक्टर 12ग, बोकारो, जामशेदपुर - 827012</p> <p>Address: W/O: Pramod Singh, Hatam N. E-24, Bokaro Dairy Bypass, PO-Sector 12A, Bokaro dist city, Bokaro, Jharkhand - 827012</p>
<p>आधार-आम आदमी का अधिकार</p>	<p>Aadhaar-Aam Admi ka Adhikar</p>

*Kumari - Kanchan Sinha*

