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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : be67b05f279807b5d5f3

Receipt Date : 17-Aug-2024 10:10:54 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202400103023

Office Name : SRO - Dhanbad

Document Type : Development Agreement

Payee Name : UTSAV DEVELOPERS REPRESENTED BY
ITS PARTNER MR SOURAV SINGH (Vendee)

GRN Number : 2403697851



नियमन नियम 21 के अधीन आर ~~उपरोक्त~~ : For Office Use :-

काश्तकारी एक्ट की धारा _____ के अधीन

जा ग्राह्य है और इण्डियन स्टाम्प एक्ट-1899

की अनुसूची 1 या 1 क 5 के अधीन

यथावत स्टाम्प लगाया गया है। अथवा टिकर

नथी में विमुक्त है या स्टाम्प - शुल्क अपेक्षा

वही है।

बिद्यान पट्टाचिक

17/8/24

Anamika Prasad

Sourav Singh

Jatish Kumar Singh

Mihir Aggarwal

17/08/24

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 दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Development Agreement Value 2636200/- Stamp 100/-

FEE PAID OF RS. 67169/- VIDE
GRN. NO. 3698002
DATE 17/8/24

feeland
Pls 65905.00
2.00
Sal. 1.00
Pr. 65909.00
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17.8.24



Anamika Prasad

General Joint

Satish Kumar Singh

Mishra Aggarwal
17/08/2024

AGREEMENT FOR DEVELOPMENT

This Deed of an Agreement for Development is being made at Dhanbad this the 17th Day of August 2024, By and Between **Anamika Prasad** (AADHAR NO- XXXX XXXX 0334 & PAN : BBMPP1960J), W/O:- Sanjay Kumar Prasad, House no. D15, Booty Road Near Jagarnath Hospital, Konge Ranchi Univercity, Ranchi, Jharkhand, by Category General, by Occupation- House Wife; District Ranchi [Jharkhand] hereinafter called the OWNERS (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART.

A N D

M/S UTSAV DEVELOPERS (PAN - AAHFU2731M) having its Reg. Office at Main road Saraidhela. & P.S.- Saraidhela, Dist.- Dhanbad (India) represented by its Partners **1. Mr. Sourav Singh** (Aadhar No. XXXX XXXX 0560), son of Uma Shankar Singh, by Category General, by occupation Business, resident of Shanti Bhawan, Near Durga Mandap, New Colony, Saraidhela, P.S.- Saraidhela, Dist.- Dhanbad, **2. Mr. Satish Kumar Singh** (Aadhar No. XXXX XXXX 9639), son of Satya Narayan Singh, by Category

17/8/24

10:40 to 1:40

200-80 का बज पूर्वान/अपराहन में जिला अवर निवाक

कार्यालय बनबाद में लेखकारि, टाचेदार या अवर निवाक

द्वारा प्रमाणीकृत मुस्लारनामा संख्या 200 का अर्थ

लेखकारियों या दावेदारों में से एक श्री अनामिका प्रसाद

पति/पति का नाम शंकर प्रसाद

ग्राम शंकर थाना शंकर जिला शंकर

पति पेशा न निवधन क लिए पत्र किया।

[Handwritten signature]

पदाधिकारी का हस्ताक्षर

अवर निवाक का स्थान

17/8/24



Anamika Prasad
17/08/2024





Anamika Prasad

Sourav Singh

Satish Kumar Singh

Mihir Aggarwal

17/08/24



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OBC, by occupation Business, resident of Chuna Godam, Saraidhela, P.S.- Saraidhela, Dist.- Dhanbad, **3. Mr. Mihir Aggarwal** (Aadhar No XXXX XXXX 4296)), son of Vijay Kumar Aggarwal, by Category General, by occupation Business, resident of Behind Guru Kripa Auto, Utasav Shanti Colony, P.S.- Saraidhela, Dist.- Dhanbad. hereinafter called the BUILDER/DEVELOPER (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS:

- This agreement has been signed by the owner in their individual capacity, the agreement has been signed and executed for and on behalf of the Builder by its Designated Partners 1) **Mr. Sourav Singh**, 2) **Mr. Satish Kumar Singh**, 3) **Mr. Mihir Aggarwal** who are duly authorized to sign and execute this agreement.

AND WHEREAS the land which is more fully described in the schedule below of Mouza Barmasia, No. - 49, Khata No.8, Plot No.141, Area 3.75 decimals and Plot No.142, Area 2.25 dec., total area 06 decimals of land purchased vide registered sale deed no. 2612 dated 03.05.2024, from Smt. Babita Narayan Singh in owner's own name, registered at Dhanbad registry office and mutated vide mutation case 499/R27 of 2024-2025 and recorded in register II, vide volume No.5, Page No.9 in the name of Anamika Prasad (Owner's own name).

And whereas the owners of land became the sole and exclusive owners of the land and are in peaceful possession thereof.



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17/08/24

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AND WHEREAS, the Owner own and possess above mentioned land at Mouza Mouza Barmasia, No. - 49, Khata No.8, Plot No.141, Area 3.75 decimals and Plot No.142, Area 2.25 dec., total area 06 decimals which is being surrounded as: -

North : Nagendra Singh Land.

South : Rakesh Kumar Land.

East : Dhanbad Barmasia Main Road.

West : House of Nagendra Singh.

Which is being referred to hereinafter as the "said property" for all intends and purposes. A site plan of the said property is annexed herewith as **Annexure - "A"** to this agreement, which shall form an integral part of this deed.

AND WHEREAS, the Owner consider that the said property has out lined its utility and if developed as a multistoried residential and commercial complex with independent units with the modern up to date amenities, it will be more useful, profitable and beneficial and when developed, generate funds so as to arrangement of their income;

AND WHEREAS, further on survey for utilizing the said property into a multistoried commercial and residential complex it would require huge finance to the tune of several lakhs of rupees along with the expertise and skill of the field.

And Whereas the party of the one part hereto is the exclusive and absolute owner of the property full described in the schedule of this Agreement by exercising divers acts of ownership and possession. The land is free from all encumbrances and is fit for construction of the proposed building on the land in



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17/10/24

= 4 =

question and also there is no dispute as regards rights of land as and the building on the land in question and also there is no dispute as regards rights of land as and the owner to have the responsibility to keep the developer indemnified all the times and if any dispute arisen within the family. If there will be any dispute regarding land, the land owner will be totally responsible. The land owners are agreed to give all the papers of land (Deed, Mutation, & current rent receipt) at the time of agreement.

The party of the second part, in terms of this agreement has agreed to take up the development of the said property by constructing and putting a complex comprising of residential flats and commercial premises and accordingly the Owner hereto have agreed and entered into an agreement comprising the following terms and conditions.

NOW THIS DEED WITNESSES AS UNDER: -

- 1 That it has been agreed that party of the second part shall be entitled to get 60% of the total built up upon all the floors in proposed residential blocks along with proportionate share of land underneath it and Owner shall retain remaining 40% of the total built up upon all the floors in proposed residential blocks along with proportionate share of land underneath it.
- 2 That it has been agreed by and between both the parties that the commercial block will be shared by both the parties in ratio of 50% and 50% i.e. 50% to the Owner and 50% to the builders on all the floors along with proportionate share of land underneath it.
- 3 (a) That it has also been agreed upon between both the parties that both parties shall be entitled to get the ownership rights of all the open spaces,

Ananika Prasad
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17/08/24

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lobbies, staircase, main gate setbacks roof etc. as **per Clause Nos. 1 & 2** in the ratio agreed upon in all the blocks constructed upon said property.

(b) That the builder assures to complete the said construction within a period of 24 months from the date of approved plan / maps & permission / sanction from Mineral Area Development Authority (MADA) or Dhanbad Municipal Corporation, Dhanbad or any other competent authority are being released to start the construction and development work at the site.

4. (a) That it has been agreed by and between both the parties that the second party shall pay a sum of Rs. 28,00,000/- (Rupees Twenty Eight Lac only) to the first party by way of interest free refundable security deposit for the faithful performance of this agreement to the Owner detail of which is as under :-

Particulars	Date	Amount
RTGS	18.07.2024	Rs.9,00,000/-
RTGS	17.08.2024	Rs.18,12,000/-
Cash	17.08.2024	Rs.88,000/-

(b) That the Developer has already paid Rs.28,00,000/- (Twenty- Eight Lakh) Only through RTGS, to the land owners at the time of registration of development agreement, which is adjustable through residential Flat at the rate of 3,000/- per Sq.ft. share of Landlord at the time of allocation. The Landlord provide a Flat of his own share to the Developer in return of signing amount of Rs.28,00,000/- during allocation.

Anamika Prasad

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17/08/24

= 6 =

(c) That it has been agreed by and between both the parties that the builder can appoint as per their choice as the principal architect for the said project at builders cost, who shall be wholly responsible for the entire designing, structural/electrical/sanitary designs of the proposed complex, and after getting approval of both the parties the said architect firm shall produce the necessary maps on behalf of the first party, upon the instructions of the second party before the competent authority for due approval of the project.

(d) The settlement of the old land dispute will be resolve by the builders only then the agreement will be valid and this agreement for development and construction is being made on the express understanding at the Developer would comply with and/or cause compliance with all the statutory provisions in relation to such development and construction and for this purpose the expenses that might be incurred would be solely borne by the Developer.

(e) That, consideration of the land owner having agreed to entrust to the developer the development of their land fully described in the Schedule and construction of the said multistoried building at the said premises and in connection therewith, authorizing the developer to exercise the rights, powers privileges and benefits of the owners and the owner executing a power of Attorney its favor for the purpose of transferring, selling / mortgaging / conveying and/or assigning the Developer's portion of the proposed Land and/or building for the said purpose for signing and executing all writings, agreements, conveyances / mortgage and or other transfer documents and perfecting such deeds and developments and writings by requisition thereof.

Anamika Prasad
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Sudhakar Singh
Nishu Aggarwal
17/08/24

= 7 =

(f) And whereas it has been decided between the owners and builders and the percentage of the construction will be as under:

40% share of total built up area of the Residential space in the premises will be land lords share and 60% share will be of Developer's share and 50% share of total built up area of the Commercial space in the premises will be land lords share and 50% share will be of Developer's share.

(g) That the Land owners will be entitled to hold, enjoy and possess their respective Residential share in the built up area in building by sale, gift, mortgage or other wise to any party or parties, similarly the builder will also be entitled to dispose, sale, gift, rent / let out / mortgage of his 60% Residential share and 50% commercial share to anybody or person or persons as per its choice in which neither the owners nor their any heir or successors will claim or create any obstruction in it and in case detected it will be treated as null and void.

5. (a) That it has been agreed by and between both the parties that the builder shall develop the property of land by constructing a multistoried residential and commercial complex with independent units as per approved plan by MADA or Dhanbad Municipal Corporation, Dhanbad with all essential facilities for a comfortable existence at their own cost and expenses and resources after getting all the requisite permissions, sanctions, approvals from the competent authorities as mentioned above.

(b) That after completion of the project all the effective taxes and dues shall be borne by both the parties in accordance to the ratio of sharing of the proposed complex.

Ananika Prasad

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17/08/24

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6. (a) That it is being agreed upon by the parties that the builder shall construct the Multistoried Residential and commercial building strictly as per plan approved by MADA or Nagar Nigam Dhanbad and shall strictly follow the existing building bye laws.
- (b) That it is being agreed upon by the parties that if any construction which is allowed under the provisions of existing building bye laws and is not shown in the approved plans is being proposed to be done at any stage of the construction then such a construction could be done simply by forwarding an application before the competent authorities, without waiting for the formal approvals of the authorities to save the time.
- (c) That If any further construction other than the construction shown in the approved plan approved by both the parties are agreed to be done, the Owner shall co - operate the builder by making necessary applications to MADA or Nagar Nigam Dhanbad for approval and in such case additional area shall be the shared between Owner and Builder must be in accordance to the ratio mentioned in Clause 1 & 2.
- (d) That, the Builder undertakes to keep the owner fully indemnified against and harmless from any, losses, costs, charges, expenses or claims by any of construction, workers, or agents or for any breach of any statutory or contractual obligation.
- (e) That it is clearly understood by both the parties that if any internal changes are proposed to be done within the approved plans for example shifting of internal walls, changes of elevation etc., as per the

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requirement of any prospective buyer the same could be done without seeking any formal approvals of the competent authorities.

(f) That it has been expressly agreed upon between both the parties that if some area in the proposed complex is altered/reduced/increased but it should be under the provisions of existing building bye laws, or if the use of the proposed complex is being changed from residential to commercial or vice-versa at any time either before or after the completion of the project it shall be considered as a mutual decision of both the parties.

7. (a) That it has been agreed in between the parties hereto that upon the builder's handing over actual physical possession of the built up area to the party of the first part as agreed 40% in residential and 50% in commercial (as per Clause no. 1 & 2) same shall vest absolutely in the Owner and remaining 60% built up in residential and 50% in commercial (as per Clause no. 1 & 2) shall simultaneously vest in the builder for all intends and purposes i.e. for sale, rent or mortgage, license and disposal in the manner it likes.

(b) That, it is hereby expressly agreed by and between the parties hereto that the possession of the said property is not being given or intended to be given to the BUILDER. However owner hereby declares to have handed over the said property to the builder for the purpose of development and builder has acquired all the requisite rights upon said property which are required for the purpose of development as per this agreement.

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17/08/24

= 10 =

- (c) That it has been agreed by and between both the parties that both the parties shall always co-operate each other by signing all the necessary documents, sale deeds, etc. to facilitate the sale as and when required by either party of Flats / Shops / commercial area in respect of their shares.
- (d) That it has been agreed by and between both the parties that after the plans for construction of the proposed complex as presented by the architect are being approved by both the parties the actual built up area along with the common rights shall be divided in two parts (as per clause 1 & 2) and a Supplementary agreement for division shall be executed amongst both the parties which shall be treated as the part and parcel of this agreement for development which shall be an integral part of this deed . The division of Owner & builder Share / allocation will be marked distinctly in different colours on floor to floor basis / Flat to flat basis / Shop to shop basis, which includes flat, duplex, commercial space, roof space, car parking spaces, common amenities etc. The Owner shall be entitled to retain their stipulated share towards realization of value of its land and the builder shall be entitled to retain their stipulated share towards reimbursement of cost of construction, expenses and all other charges, incurred by it in construction of building.
- (e) That both the parties shall remain absolutely free to Book/ Sell / Gift / donate / alienate or otherwise transfer their respective stipulated share to any prospective buyer they may deem fit in their independent capacity also they shall be exclusively authorized to receive sale

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= 11 =

consideration / advance / installments against such sale and issue receipts of the same.

- (f) That at time of division of the built up portions, ratio wise, if any portion remains which can not be divided beneficially, in such event both the parties shall have the option to take up such area and compensate the other party on mutually agreed terms.
8. That the Owner shall have the right to give suggestions in preparing the plans, designs by the architect in consultation with the builder. However, the Owner shall not interfere with day to day work in executing construction, completion of work of the development of the property but can verify if the development work is not being made as per sanction plan approved by MADA or Nagar Nigam Dhanbad. All materials used would be of superior quality and the construction work shall be as per standards.
9. That it is also agreed that all the common amenities and facilities like entrance, gate, gardens, parking spaces, open spaces, staircase, lift etc., sewer lines, security shall remain common for all occupants of the units in the complex and the maintenance charges towards common facilities and amenities shall be charged only after the area is handed over to the purchasers of Flats / shops.
10. That it is also agreed that the owner shall execute a general power of attorney in favour of the Builder / Developer, after the Plan are approved by MADA or Nagar Nigam, Dhanbad for getting all kinds of sanctions allocations as may be required in construction of the building including rights of getting water, electricity and telephone connection. The builder shall have a right to book

Anamika Prasad

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17/08/24

= 12 =

and sale its stipulated share as identified in supplementary agreement as per clause 7 (e) by virtue of this power of attorney.

11. That the party of first part i.e. Owner undertake that the land being affected for development is absolutely free from all the encumbrances what so ever and assure to clear all the dues of the govt. or semi govt. department or local bodies or any individual etc. if found relating to the land prior to the execution of this agreement.
12. That it is agreed that the delay caused in construction and development due to any natural calamity or curfew imposed or due to any defect in the title of the owner or due to any boundary dispute with the neighbor or her family members, stay / inspection order of the court would not be the responsibility of the builder and time consumed in clearance of all above mentioned hurdles shall not be counted the stipulated period of construction i.e. 24 months.
13. That it is also agreed by and between both the parties that the builder shall be entitled to display their board at the site and will be free to advertise the project in what so ever manner the builder deems fit and necessary as and when required at their own cost and expenses but the name of the Owner has to be displayed.
14. That the responsibility for the payment of all municipal and property taxes, service tax, rates, fee duties levies shall be that of the Owner and builder in proportion to their shares as and when becoming applicable.

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= 13 =

15. That in an event of any breach of contract by either of the parties i.e. the Owner and the builder the other part will be free to claim all the losses and damages.
16. That it is agreed that the Builder shall have right to name the building but with the consent of Owner and the Owner shall have no objection for the same. It is agreed that the Builder and/or the Owner shall incorporate a clause in their respective documents so that successor-in-interest does not change the name of the building once the same is completed.
17. That it is further agreed that the Builder shall neither negotiate, purchase or sale or enter into any Development Agreement in respect of adjoining lands without consent of the Owner.
18. That, the agreement of development shall be registered as per provision of section 7 Jharkhand Apartment Act 2005 (Jharkhand Act 11/2005)
19. That, the development of the said land and construction of multistoried building thereon would be according to plan to be sanctioned/approval according to the specification and particulars given therein.
20. That, the developments of the said land and construction of the said multistoried building would be at the sole expenses of the Developers would comply with all statutory provisions, rules and regulations in relation thereto and the owners of land shall not be held liable for the same in any manner but shall always co-operate with Developers.
21. That, the developer will positively construct the said apartment as per

Anamika Prasad

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17/08/24

= 14 =

specification and Approved plan of the apartment by the competent authority within 02 years after passing the MAP by MADA/Dhanbad Municipal Corporation for the said construction over the schedule land in this agreement. The developer shall insure that the processes of approval of plan by Dhanbad Municipal Corporation shall not to be more than four months approx.

22. That, owner hereby gave permission to Developer to enter the said property for the purpose of development and construction of the multistoried building.
23. That, owner shall authorize the developer to do all such acts & things that are necessary for the development of the said land, construction of the building and to obtain advance booking for the Building of Flats to be constructed on the said premises.
24. That the Owner agrees to pay Generator, Transformer and Electricity connection charges extra.
25. That, the developer and owner hereby covenant with each other that the total period of construction work of the said Building should not be more than two years after passing the Map by MADA/ DMC (Dhanbad Municipal Corporation).
26. That builder hereby undertakes to construct the building strictly as per the specifications.

= 15 =

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27. That, it has been agreed by and between both the parties that all the expenses required in developing / taking approvals / sanctions etc in any manner in the said property has to be borne by the builder.
38. The Owner and the builder have entered into this agreement on principle to principle basis only and nothing contained herein shall be deemed or construed as constituting a service contract or a partnership between the builder and the Owner or as a joint venture or a joint adventure between Owner and builder nor shall the builder and Owner in any manner constitute an association of persons. Each shall be strictly responsible for its own income tax liability or other liabilities if any and shall keep the other party thereto indemnified from and against the same at all times.
29. The owner shall not object to any construction or laying of sewerage, drainage, water pipes, cable or other provisions made in accordance with the law and scheme of construction of the said multistoried building.
30. The Owner shall pay maintenance to the society member after getting handover of all flats of his share from Developers.
31. That, the developer will be at liberty to generate funds by advertisement/selling/ booking/Mortgaging of Flats / area / site of the proposed Building and / or Land for the purpose of speedy construction and timely completion of the said apartment as per approved plans and specification.
32. In Case any litigations, nuisance, disturbance raised in the said land then the Land owner (First Party) has to return the total Loss and Demurrage

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= 16 =

(including cost related to develop the said land) to the developer immediately.

33. That, owner shall execute the necessary power of attorney authorizing the developer to do all such acts & things that are necessary for the development of the said land, construction of the building and to obtain advance booking for the Residential of Flats to be constructed on the said premises.
34. That, the owner undertakes to execute the registered power of attorney in favour of the developer to be used for sale/mortgage of Residential Flats / area / site of the said Land and / or building over the scheduled land of this agreement.
35. That, the copy of the power of the attorney and the agreement copy will be given to the owner by the developer.
36. That, the developer in respect of the above-mentioned power in this agreement further undertakes to indemnify the owner against any loss or liability arising out of the Sale/ Mortgage of the said Flats to the purchasers.
37. That, the developer undertakes to obtain all sorts of Government clearances and Govt. sanction from the concerned competent authority for the proposed construction of the multistoried apartment over the Schedule land of this Agreement at its own cost and responsibility.
38. That, the owner will not be held liable and responsible for any payments to

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17/08/24

= 17 =

be made whatsoever to the labourer, workers and staff employed by the Developer and to any Government Agencies or any local bodies in respect to the proposed construction over the Schedule land of this Agreement & that will be the sole responsibility of the developer.

39. That, the owner will not be held liable and responsible for any untoward incident or accident etc. that may occur during the construction work of the said apartment and the developer will be solely responsible for the said and indemnify the owner in case of any such eventuality.
40. That, the developer shall abide by the specifications and good quality (ISI approved) of the proposed construction of the entire building and both the owner and developers shall strictly abide by the terms and conditions as agreed upon this agreement.
41. That, the developer shall be solemnly entitled for booking and sale of Flats and to receive the payment in lieu of sale/booking of this proposed building built at the cost of the developer.
42. That, the developer undertakes to keep the owner fully indemnified against and harmless from any losses, costs, charges, expenses or claims by any of developer construction, workers or agents or for any breach of any statutory or contractual obligations.
43. That both the parties hereby specifically agree that for the smooth running & completion of the project, both the parties shall fully co - operate with each other. Be it mentioned that the Owner here in agrees that they will co - operate with the builder by signing and executing any additional application

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17/08/24

= 18 =

and other documents as may be required from time to time for completion of the project.

44. That it has specifically agreed by and between both the parties that this agreement shall remain irrevocable and all the investment and efforts made by the Developer upon proposed project vide this agreement shall always remain lien upon the said property incase project is delayed due to any fault of owners.
45. That it has also been agreed by and in between both the parties hereto that in case of any dispute or difference arising between the parties in respect of meaning and interpretation with regard to any of the clauses of this agreement or in respect of its execution or in case of any dispute crops up between the parties hereto relating to / arising out of / in connection with this Agreement including interpretations of any terms this Agreement the same shall referred to the arbitration of an arbitral tribunal under the provisions of the Indian Arbitration and Conciliation Act, 1996, comprising of (3) arbitrators to be entitled through appointment of two arbitrators (one each by each of the parties) by parties hereto and third by two arbitrators appointed by parties hereto. The decision of such arbitral tribunal shall be final and binding n both the parties hereto but the jurisdiction shall be in Dhanbad. But in case both the parties are not satisfied with the decision of Arbitrators than both the parties are free to move in the Court of Law.
46. That this Agreement for Development is being executed in duplicate and both the parties have retained a copy each. Both the copies shall be treated as Original.

अपल अधिकारी धनबाद से प्राप्त सूची
के अनुसार दस्तावेज में वर्णित भूखण्ड
नंबर 49 का ~~खता~~ खता नं- 3116
भित्तिद खता से बाहर है/सूची बद्ध नहीं है।

Anamika Prasad

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17/08/24

= 19 =

That this has been mutually decided by the developer and land owner that the developer shall give 90 Sq. ft. of built up area in the front side of the building from the Land Owner's share of constructed area to Smt. Kabita Dutta Wife of Ramal Kumar Dutta after completion of the proposed building.

That this has been also been decided by the parties hereto that the land owner's share of constructed property will be sold by the developer at their own source at the rate mutually fixed by both the parties and sale consideration will be received by the land owner directly on their sold property on Ground Floor.

IN WITNESS WHEREOF BOTH THE PARTIES HAVE EXECUTED THIS AGREEMENT AND PUT THEIR HANDS AND SEALS ON THE 17th DAY OF August, TWO THOUSAND 2024.

SCHEDULE

ALL THAT piece and parcel of Raiyati land situated in Mouza BARMASIA, P. S. Dhansar, Circle office Dhanbad, chowki, sadar registry office Dhanbad, District Dhanbad.

MOUZA : BARMASIA, Mouza No. 49,
Khata No. 08 (Eight), Plot No. 141 (One hundred forty one), area 3.75 dec. and Plot No. 142 (One hundred forty two), area 2.25 dec. total area 06 dec. (Six decimals) of land, as per plan attached herewith and shown in colour Red, which is butted and bounded as follows :-

Anamika Prasad

Jouran Singh

Jatish Kumar Singh

Mihir Aggarwal

17/08/24

= 20 =

North : Nagendra Singh Land.

South : Rakesh Kumar Land.

East : Dhanbad Barmasia Main Road.

West : House of Nagendra Singh.

Anamika Prasad

OWNERS

DEVELOPER

Jouran Singh
Jatish Kumar Singh
Mihir Aggarwal

WITNESSES:

1. Deepak Kumar
Ashutosh Kumar
Kovind Dhandal
Barwabar

2. Rakesh Kumar
Let - Rakesh Singh
Home no - 1293, Babudih opp.
Barga mandir, Dhanbad

= 21 =

21

Anamika Prasad

Jasur Singh

Jatigh Kumar Singh

Milind Aggarwal

17/08/24

Specifications:

- Structure : RCC frame structure with brick work in cement mortar as per Design & specification
- Cement : Std. Make (Laffarge,Ultratech,Ambuja,Dalmia,ACC) Out paint of the building: Anti Fungus, Snowcem/as per 3D views design
- etc. Iron TMT : ISI Mark Std. Make
- Drain water pipe : ISI mark std. make
- Elevation : A unique blend of original & modern architecture. Flooring: Ceramic tiles flooring (size- 1'-0"x1'-0")
- Walls : All internal wall cement plastered with plaster of paris, all External wall of snowcem finish.
- Doors : Doors frames of wood, shutters will be 32mm thick flush Shutter, Painted with a coat of primer with steel fitting.
- Windows : Fully glazed steel/Aluminum windows with grills painted with a coat of primer.
- Electrical : (a) Concealed PVC circuit wiring using copper conductors with Standard quality (Electrical accessories fixtures not included). (b) All electrical switches and accessories of standard make.(anchor,hevells e.t.c)
- Kitchen : (a) Flooring-ceramic tiles flooring (size 1'-0"x1'-0"). (b) Working platform - Green marble with steel sink. (c) Dado- 18" high white glazed tiles.
- Bathrooms : (a) Flooring-ceramic tiles flooring (size-1'-0"x1'-0")

= 22 =

Anamika Prasad²²

Jouran Singh

Jatish Kumar Singh

Milind Aggarwal

17/08/24

(b) Dado- Glazed white tiles up to 6ft. height.

(c) Fittings- All C.P. fittings will be of standard make & chromium plated.(essco or similar brand)

(d) Sanitary ware- White glazed vitreous sanitary ware and only cistern will be acrylic fiber glass in white colour.

Facilities:

Stair : One stair for general use.

Lift : Lift zoom up zoom down to your floor.

(KONE/JOHNSON)

Parking : As per agreement.

T.V. cable & Phone : One T.V. cable & Telephone point in each Flats.

Hot water arrangement : Hot water supply in shower and

wash basin on extra cost. Water Supply : 24-hour water supply from deep boring tube well.

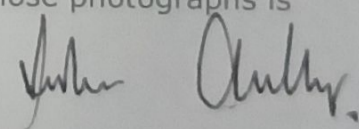
On Extra Cost:

Electricity : Electric connection & separate transformer for the Apartment on extra cost.

Generator : Standby generator goes in action if there is power failure on extra cost.

Government value of Scheduled property is Rs.26,36,200/- only and Registration Fee paid on that amount.

Certified that the finger prints of the left hand of the parties, whose photographs is affixed in the document have been duly obtained before me :-


17/08/24

Executants :- Anamika Prasad w/o Sanjay Kumar Prasad, R/O House No D15, Booty Road Near Jagarnath Hospital, Konge Ranchi Univercity, Ranchi.

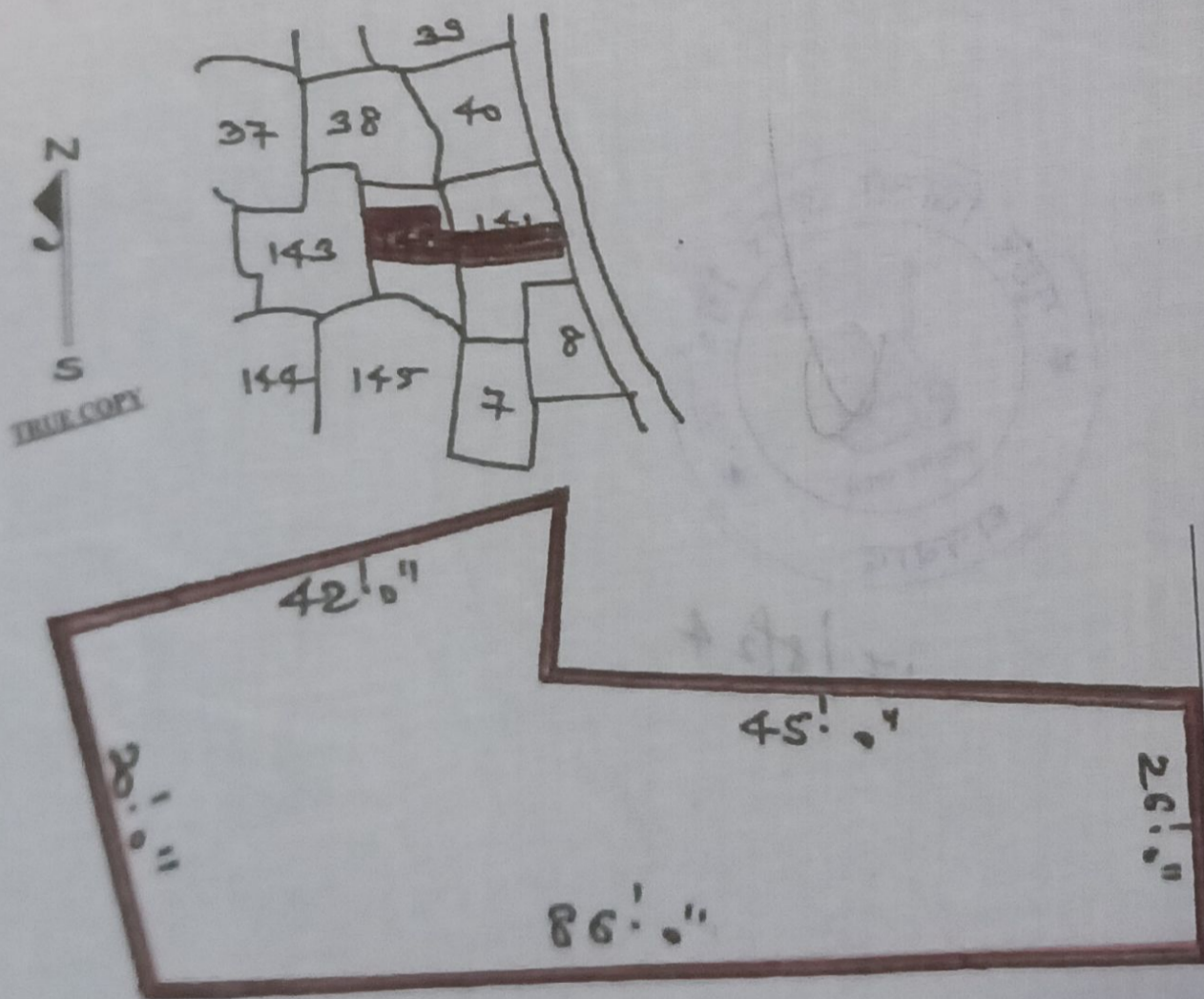
Claimant :- M/S Utsav Developers, Represented by its Partners 1. Mr. Sourav Singh s/o Uma Shankar Singh, R/O Shanti Bhawan, Near Durga Mandap, New Colony, Saraidhela, P S Saraidhela, Dist Dhanbad, 2. Mr. Satish Kumar Singh s/o Satya Narayan Singh, R/O Chuna Godam, Saraidhela, P S Saraidhela, Dist Dhanbad, 3. Mr. Mihir Aggarwal s/o Vijay Kumar Aggarwal, R/O Behind Guru Kripa Auto, Utsav Shanti Colony, P S Saraidhela, Dist Dhanbad.

Schedule :- Mouza Barmasia No 49,

Khata No	Plot No	Area
08	141	3.75-Dec
08	142	2.25-Dec

Total Area 06-Decimals.

Shown in Red colour.



Anamika Prasad
Sourav Singh
Satish Kumar Singh

Mihir Aggarwal 17/8/24



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

August 17, 2024

भाग वर्तमान	5	पृष्ठ संख्या	9	धनबाद	हलका का नाम	हलका-03	इस्टेट का नाम	JHARKHAND
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	धनबाद	हलका का नाम	इस्टेट का नाम	JHARKHAND
श्रीका का नाम	बरमसिया	होस्टिंग संख्या	8	तौजी संख्या	7	धाना नम्बर	49	खाला का प्रकार

ANAMIKA PRASAD, पति-WIFE OF SANJAY
KUMAR PRASAD, जाति-

खाला नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	लगान	सेस								
8	141	0 ऐ 3.75 डि 0 हे	नामान्तरण मुकदमा संख्या 499/2024 - 2025	11	0								
8	142	0 ऐ 2.25 डि 0 हे											
	कुल परिमाण	0 ऐ 6 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल

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

Mutation Cases Not Found !!

List Of Case Status Details

नक्शा 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
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करे

प्रति सहित भूमि नि सुप्री
NG DRS पर डाटाबेस
नहीं है

लग-रक प्रपत्र
12/8/24

अंचल अधिकारी का कार्यालय, धनबाद ।

झापांक.....132, दिनांक.....27/04/2024

पंजी II सत्यापन प्रमाण पत्र हेतु प्रारूप

आवेदक/आवेदिका श्रीमती बबिता नारायण सिंह, पति श्री अमरेन्द्र नारायण कुमार, साकिन होटल श्यामली, अशर्फी अस्पताल के पास, थाना धनबाद, जिला धनबाद, मोबाईल संख्या 7070094572 आधार संख्या 6491 1481 5622 द्वारा मौजा बरमसिया, मौजा नम्बर 49, खाता संख्या 08, प्लॉट नम्बर 141, रकवा 3.75 डिसमिल एवं प्लॉट नम्बर 142, रकवा 2.25 डिसमिल कुल रकवा 6 डिसमिल जमीन किस्म रैयती हेतु पंजी II के सत्यापन की माँग पत्र/आवेदन समर्पित हैं। (आवेदन प्रति मूल रूप से संलग्न)

श्री देवेन्द्र सिंह, राजस्व उप निरीक्षक द्वारा अग्रसारित जाँच प्रतिवेदन प्रति मूल रूप से संलग्न द्वारा प्रमाणित किया गया है कि :-

आवेदित भूमि मौजा बरमसिया, मौजा नम्बर 49, खाता संख्या 08, प्लॉट नम्बर 141, रकवा 3.75 डिसमिल एवं प्लॉट नम्बर 142, रकवा 2.25 डिसमिल कुल रकवा 6 डिसमिल जमीन किस्म रैयती गत सर्वे के अनुसार रैयती खाते की भूमि है। (खाता का छायाप्रति स्वहस्ताक्षरित संलग्न)

ऑनलाईन झारभूमि पोर्टल में भाग वर्तमान 03 पृष्ठ संख्या 44 के जमाबंदी सं 44 पर श्रीमती बबिता नारायण सिंह, पति श्री अमरेन्द्र नारायण कुमार के नाम सअंकित है। (छायाप्रति स्वहस्ताक्षरित संलग्न)

ऑफलाईन पंजी II में विवरणी दाखिल खारिज वाद संख्या 3273 वर्ष 2021-2022 के आधार पर श्रीमती बबिता नारायण सिंह, पति श्री अमरेन्द्र नारायण कुमार के नाम से कायम की गयी है।"

अतः पंजी II का सत्यापन प्रमाण पत्र, आवेदक/आवेदिका श्रीमती बबिता नारायण सिंह, पति श्री अमरेन्द्र नारायण कुमार, साकिन होटल श्यामली, अशर्फी अस्पताल के पास, थाना धनबाद, जिला धनबाद, मोबाईल संख्या 7070094572, आधार संख्या 6491 1481 5622 द्वारा दिनांक 27.04.2024 को समर्पित तथा नोटरी सर्टीफिकेट सं 14/..... तारीख 27/04/2024 एवं राजस्व उप निरीक्षक श्री देवेन्द्र सिंह तथा अंचल निरीक्षक श्री श्यामलाल मांडी के अनुशंसित एवं अग्रसारित प्रतिवेदन के आलोक में निर्गत की जा रही है। जमाबंदी रैयत आवेदक/आवेदिका स्वयं है।



Handwritten signature
27/4/2024

अंचल अधिकारी,
धनबाद।



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

खतियान का विवरण
खतियान उपलब्ध नहीं है।

रेजिस्टर II का विवरण

भाग वर्तमान	5	पृष्ठ संख्या	9
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद
मौजा का नाम	बरमसिया	होस्टिंग संख्या	8
अंचल का नाम	धनबाद	हलका का नाम	हलका-03
तौजी संख्या		थाना नम्बर	49
इस्टेट का नाम		खाता का प्रकार	—
ANAMIKA PRASAD , पति-WIFE OF SANJAY KUMAR PRASAD, जाति- ...			
खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार
8	141	0 ऐ 3.75 डि 0 हे	नामान्तरण मुकदमा संख्या 499/2024 - 2025
8	142	0 ऐ 2.25 डि 0 हे	
	कुल परिमाण	0 ऐ 6 डि 0 हे	
			लगान
			सेस
			11
			0

उपरोक्त जमाबंदी में दिए गए लगान का विवरण

तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
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उपरोक्त जमाबंदी में दाखिल खारिज का विवरण

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

No Data Found

न्यायालय के अधीन मामले का विवरण देखे

List of Integration of Revenue Court Case with Land Records.

रजिस्ट्री का विवरण देखे

List of Registry Details

List of Registry Details

List of Registry Details(NGDRS)

शहरी क्षेत्र का विवरण देखे

List of Integration of Urban with Land Records.

Civil Court का विवरण

List of Integration of Civil Court with Land Records.

No Data Found

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
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

Duplicate-copy CRSLP9135889

8/12/2024



नामांतरण शुद्धि-पत्र

जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	धनबाद	हल्का	हलका-03		
इस्टेट का नाम	झारखण्ड	भाग वर्तमान(VOL)	5	पृष्ठ संख्या वर्तमान	9	थाना न.	49		
क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व थाना न	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है	कारोबार विस्तृत सूचना	लगान	रजिस्टर 2 अद्यतन तिथि अभ्युक्ति
35889	499 /R27 2024 - 2025	बरमसिया/ 49	झरिया	29/06/2024	By Sale Registration Deed 2024/DHAN/2937/BK1/2612 Dated 03/05/2024	खाता न. 8 भाग वर्तमान 3 पृष्ठ संख्या वर्तमान 44	खाता न. प्लॉट न. क्षेत्रफल 8 141 3.75 डिसमील 8 142 2.25 डिसमील	11	

क्रेता का नाम :

(ANAMIKA PRASADपति-WIFE OF SANJAY KUMAR PRASAD, जाति-..., पता-H NO D-15 BOOTY ROAD NEAR JAGARNATH HOSPITAL KONGE, RANCHI UNIVERSITY RANCHI)

जमाबंदी रैयत का नाम :

SMT. BABITA NARAYAN SINGH-पति-SRI AMRENDRA NARAYAN KUMAR

विक्रेता का नाम :

BABITA NARAIN SINGH, पिता-WIFE OF AMRENDRA NARAIN KUMAR, जाति-..., पता-HOTEL SHYAMALI NEAR ASHRAFI HOSPITAL NAWADIH HIRAK ROAD DHANBAD

राजस्व कर्मचारी हलका-03 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित।
यह एक कंप्यूटर जनित प्रति है
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

Signature valid

Digitally signed by

SHASHI KANT SINKER

अंचलाधिकारी धनबाद



कोरोना के उड़ जाएंगे प्राण, जब सड़क पर न जाएं इन्सान।

DHANBAD MUNICIPAL CORPORATION

झारखण्ड नगरपालिका अधिनियम-2011 की धारा 152 (3) के अन्तर्गत स्वनिर्धारित किये गये सम्पत्ती कर की सूचना।

Memo No. : 237139140824022624

Date : 14-08-2024

प्रभावी : प्रथम तिमाही 2022-2023

श्री/श्रीमती/सुश्री ANAMIKA PRASAD C/O SANJAY KUMAR PRASAD ,
मोहल्ला BARMASIA DHANBAD
DHANBAD , 826001
8986698855

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं० - 0290003561000M0 वार्ड सं० 29 हुआ है, आपके स्व० निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0/- रू० निर्धारित किया गया है।
इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

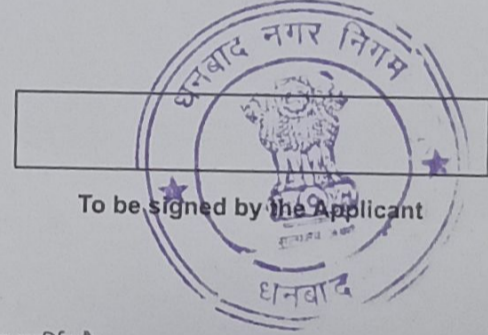
स्व-निर्धारित कर की सूचना		
क्रम सं०	Particulars	Amount (In Rs.)
1.	गृह कर	182.00
2.	जल कर	0.00
3.	शौचालय कर	0.00
4.	बिजली कर	0.00
5.	अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रति तिमाही)		182.00



नोट:-

- कर निर्धारण की सूची, DHANBAD MUNICIPAL CORPORATION Website, suda.jharkhand.gov.in पर प्रदर्शित है।
- नियमावली कंडिका 11.4 के आलोक में वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पत्ती कर का 50% होगा।
हिदायत दी जाती है कि, वर्षा जल संरक्षण संरचना लगा कर निगम को सूचित करें तथा अतिरिक्त गृह कर से राहत पायें।
- प्रत्येक वित्तीय वर्ष में सम्पत्ती कर का भुगतान त्रैमासिक देय होगा।
- यदि किसी वर्ष के लिए सम्पूर्ण घृति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियायत दी जाएगी।
- किसी देय घृति को निर्दिष्ट समयावधि (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं चुकाया जाता है, तो 1% प्रतिमाह की दर से साधारण ब्याज देय होगा।
- यह कर निर्धारण आपके स्व-निर्धारण एवं की गई घोषणा के आधार पर की जा रही है, इस स्व-निर्धारण -सह-घोषणा पत्र की स्थानीय जांच यथा समय निगम करा सकती है एवं तथ्य गलत पाए जाने पर नियमावली कंडीका 13.2 के अनुसार निर्धारित शास्ति (Fine) एवं अंतर राशि देय होगा।
- DHANBAD MUNICIPAL CORPORATION द्वारा संग्रहित इस सम्पत्ती कर इन इमरतों/ढांचों को कोई कानूनी हैसियत प्रदान नहीं करता है और/या न ही अपने मालिकों / दखलकार को कोई कानूनी अधिकार प्रदान करता है।
- अगर आपके नये होल्लिंग नंओ का आखिरी अंक 5/6/7/8 है तो यह विशिष्ट संरचनाओं की श्रेणी के अन्तर्गत माना जायेगा।

NOTE : This is a Computer generated receipt. This receipt does not require physical signature.



निबंधन कार्यालय में दस्तावेजों की जांच हेतु चेकलिस्ट

Token No :- 202400103023

क्र. सं०	चेकलिस्ट का विषय	YES	NO
1.	खतियान की सत्यापित प्रति		<input checked="" type="checkbox"/>
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त-		<input checked="" type="checkbox"/>
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी- II अथवा		<input checked="" type="checkbox"/>
	(ii) भू-स्वामित्व प्रमाण पत्र अथवा	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	(iii) शुद्धि पत्र		<input checked="" type="checkbox"/>
	(iv) अंचलधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		<input checked="" type="checkbox"/>
2.	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित नजरी नक्शा जिससे भूमि की अवस्थिति के संबंध में पता चल सकें।	<input checked="" type="checkbox"/>	
3.	पंजी-II का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	<input checked="" type="checkbox"/>	
4.	मुद्रांक शुल्क का भुगतान	<input checked="" type="checkbox"/>	
5.	निबंधन शुल्क का भुगतान	<input checked="" type="checkbox"/>	
6.	आधार का सत्यापन	<input checked="" type="checkbox"/>	
7.	PAN सत्यापन		<input checked="" type="checkbox"/>
8.	होल्डिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	<input checked="" type="checkbox"/>	

जांच लिपिक का हस्ताक्षर

तिथि सहित

निबंधन पदाधिकारी का हस्ताक्षर

तिथि सहित

RAMESHWAR PRASAD SINGH
D.S.R., DHANBAD

Transaction Success! Please Note Your Transaction Id.

Name	UtsavDevelopersRepresentedByItsPartnerMrSouravSingh
Token No / Depositor ID	202400103023
Amount	67169
Transaction ID	3bc4e2cbece82091e3a9
GRN	2403698002
CIN	10002162024081701847
Time	2024-08-17 10:16:55

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी



Document Registration Summary 1

Date :-17-Aug-2024

- Government/Market Value: ₹2636200/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹100 /-

Anamika Prasad

On Date 17-08-2024 Presented at SRO - Dhanbad
Signature of Presenter

SRO - Dhanbad

Receipt : 1076508

Receipt Date : 17-08-2024

Presenter Name: -

PR	₹1
SP	₹1260
LL	₹3
A1	₹65905
Stamp Duty	₹100

Total ₹67269

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	UtsavDevelopersRepresentedByItsPartnerMrSouravSingh	• GRN Number : 2403697851 • DEPT Transaction Id : be67b05f279807b5d5f3 • Transaction Type :	100
PR	1	1	0	GRAS	UtsavDevelopersRepresentedByItsPartnerMrSouravSingh	• GRN Number : 2403698002 • DEPT Transaction Id : 3bc4e2cbece82091e3a9 • Transaction Type :	1
SP	1260	1260	0	GRAS	UtsavDevelopersRepresentedByItsPartnerMrSouravSingh	• GRN Number : 2403698002 • DEPT Transaction Id : 3bc4e2cbece82091e3a9 • Transaction Type :	1260
A1	65905	65905	0	GRAS	UtsavDevelopersRepresentedByItsPartnerMrSouravSingh	• GRN Number : 2403698002 • DEPT Transaction Id : 3bc4e2cbece82091e3a9 • Transaction Type :	65905
LL	3	3	0	GRAS	UtsavDevelopersRepresentedByItsPartnerMrSouravSingh	• GRN Number : 2403698002 • DEPT Transaction Id : 3bc4e2cbece82091e3a9 • Transaction Type :	3
Sub Total	67173	67269	-96				

Article : Development Agreement Number of Pages : 84

Uk
Signature of Operator

[Signature]
Signature of Head Clerk

[Signature]
17.8.24
Signature of Registering Officer
RAMESHWAR PRASAD SINGH
D.S.R., DHANBAD



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Dhanbad

District Name :- Dhanbad

State Name :- Jharkhand

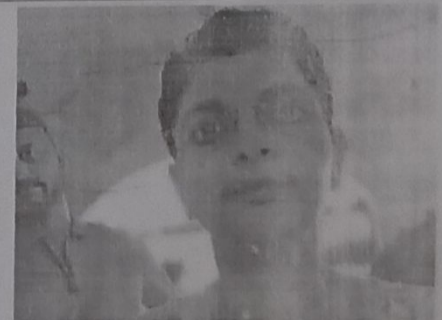
Deed Endorsement

Token No :- 202400103023

Deed Type	Development Agreement
Number of Pages	84
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1260, A1 :- Rs. 65905, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.1647525/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Barmasia Location :- Other Road Barmasia Word No 29 Property Boundaries :- East: Dhanbad Barmasia Main Road., West: House of Nagendra Singh., South: Rakesh Kumar Land., North: Nagendra Singh Land. Khata Number - 8Plot Number - 141Volume Number - 5Page Number - 9Holding Number - 0290003561000M0Ward Number - 29 Area Of Land :- 3.75 Decimal
Property No.	2
Valuation Details	Value :- Rs.988515/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Barmasia Location :- Other Road Barmasia Word No 29 Property Boundaries :- East: Dhanbad Barmasia Main Road., West: House of Nagendra Singh., South: Rakesh Kumar Land., North: Nagendra Singh Land. Khata Number - 8Plot Number - 142Volume Number - 5Page Number - 9Holding Number - 0290003561000M0Ward Number - 29 Area Of Land :- 2.25 Decimal




Sh./Smt. ANAMIKA PRASAD s/o/d/o/w/o Wife Of Sanjay Kumar Prasad has presented the document for registration in this office


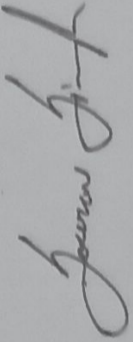


today dated :- 17-Aug-2024 Day :- Saturday Time :- 14:27:37 PM



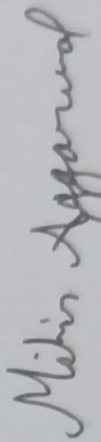


ANAMIKA PRASAD(Individual)



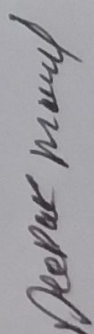
Party Name	Document Type	Document Number
ANAMIKA PRASAD	PAN/UID	*****0334

Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	ANAMIKA PRASAD Address1 - House No. D15, Booty Road Near Jagarnath Hospital, Konge Ranchi Univercity, Ranchi., Address2 - House No. D15, Booty Road Near Jagarnath Hospital, Konge Ranchi Univercity, Ranchi. , , , Jharkhand PAN No.: Permission Case No.-	No	Yes	Anamika Prasad Address:- house no.d.15, NEAR JAGRATH Hospital, booty road, , Konge, Kanke, Ranchi, 834008, Ranchi University, Jharkhand, India		EXECUTANTS Age:50			

Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	<p>UTSAV DEVELOPERS REPRESENTED BY ITS PARTNER MR SOURAV SINGH</p> <p>Address1 - Shanti Bhawan, Near Durga Mandap, New Colony, Saraidhela, P.s.- Saraidhela, Dist.- Dhanbad.,</p> <p>Address2 - Shanti Bhawan, Near Durga Mandap, New Colony, Saraidhela, P.s.- Saraidhela, Dist.- Dhanbad., , , Jharkhand</p> <p>PAN No.: , Permission Case No.-</p>	No	Yes	<p>Sourav Singh</p> <p>Address:- SHANTI BHAWAN, NEAR DURGA MANDAP, , NEW COLONY, Dhanbad, , Dhanbad, 826001, , Jharkhand, India</p>		CLAIMANT Age:28			
3	<p>UTSAV DEVELOPERS REPRESENTED BY ITS PARTNER MR SATISH KUMAR SINGH</p> <p>Address1 - Chuna Godam, Saraidhela, P.s.- Saraidhela, Dist.- Dhanbad.,</p> <p>Address2 - Chuna Godam, Saraidhela, P.s.- Saraidhela, Dist.- Dhanbad., , , Jharkhand</p> <p>PAN No.: , Permission Case No.-</p>	No	Yes	<p>Satish Kumar Singh</p> <p>Address:- 84, Chuna Godown, , Saraidhela, Phuphuadi, Govindpur, Dhanbad, 828127, Saraidhela, Jharkhand, India</p>		CLAIMANT Age:33			

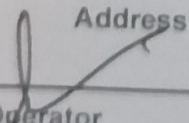
Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
4	UTSAV DEVELOPERS REPRESENTED BY ITS PARTNER MR MIHIR AGGARWAL Address1 - Behind Guru Kripa Auto, Utasav Shanti Colony, P.s.- Saraidhela, Dist.- Dhanbad., Jharkhand Address2 - Behind Guru Kripa Auto, Utasav Shanti Colony, P.s.- Saraidhela, Dist.- Dhanbad., Jharkhand PAN No.: ,Permission Case No.-	No	Yes	Mihir Aggarwal Address:- , BEHIND GURU KRIPA AUTO, , UTASAV SHANTI COLONY, POST/P.S-SARAIHELHA, DHANBAD, , Dhanbad, 828127, , Jharkhand, India		CLAIMANT Age:24			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	DEEPAK KUMAR MANDAL S/o-D/o Ashutosh Mandal Address1 - Koriyatand, Barwadda, Dhanbad., Address2 - , , Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	DEEPAK KUMAR MANDAL Address1 - Koriyatand, Barwadda, Dhanbad., Address2 - , , Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

17.8.24
 RAMESHWAR PRASAD SINGH
 D.S.R., DHANBAD

Above signature & thumb impression are affixed in my presence.

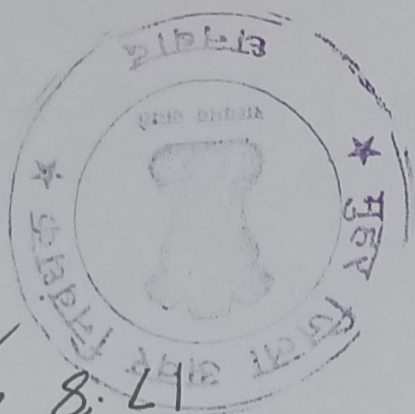
Above mentioned, (ANAMIKA PRASAD), has/have admitted the execution before me. He/ She/ They has / have been identified by (DEEPAK KUMAR MANDAL) Son/Daughter/Wife of (Ashutosh Mandal) resident of (Koriyatand, Barwadda, Dhanbad,) and by occupation (Business).

[Handwritten Signature]
Signature of Registering Officer

Date:- 17-Aug-2024

Seal and Signature of Registering Officer

17.8.24



Land measurement, Sub Part and House No.	Property Boundaries East: Dhanbad Barmasia Main Road., West: House of Nagendra Singh., South: Rakesh Kumar Land., North: Nagendra Singh Land.
Area	Land area : 3.75 Decimal
Other Description of the Property	Pin Code - 826001
Government/Market Value	1647525
Transaction Amount	-

Property Id: **1285220**

Valuation No. : 1756289 / 2024	:- 2024-2025	Date : 14-August-2024 18:28:PM	
State : Jharkhand	District : Dhanbad	Tahsil : Dhanbad	
Land Type : Urban	Corporation : Barmasia	Village/City : Barmasia	
Barmasia Word No 29 - Other Road		-	
Khata Number - 8			
Plot Number - 142			
Volume Number - 5			
Page Number - 9			
Holding Number - 0290003561000M0			
Ward Number - 29			
Property Rates			
Commercial Land (Y)			
₹439340/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	2.25 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2.25 x 439340=988515	₹9,88,515/-
A	Total		₹9,88,515/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹9,88,600/-
Total Amount in Words : Nine Lakh Eighty Eight Thousands Six Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: Dhanbad Barmasia Main Road., West: House of Nagendra Singh., South: Rakesh Kumar Land., North: Nagendra Singh Land.
Area	Land area : 2.25 Decimal
Other Description of the Property	Pin Code - 826001
Government/Market Value	988515
Transaction Amount	-

CLAIMANT	<p>-Ms. UTSAV DEVELOPERS REPRESENTED BY ITS PARTNER MR SOURAV SINGH, ,Father/Husband Name Uma Shankar Singh,, Party Category-Individual , PAN No.- Date Of Birth-27-Jun-1996,Permission Case No.- , Aadhaar No. *****0560, Country-India, State Name-Jharkhand, District Name-DHANBAD, City/Village/Town Name-Dhanbad., Locality-Shanti Bhawan, Near Durga Mandap, New Colony, Saraidhela, P.s.- Saraidhela, Dist.- Dhanbad.,Address - Shanti Bhawan, Near Durga Mandap, New Colony, Saraidhela, P.s.- Saraidhela, Dist.- Dhanbad., Pin Code-826001</p>
	<p>-Ms. UTSAV DEVELOPERS REPRESENTED BY ITS PARTNER MR SATISH KUMAR SINGH, ,Father/Husband Name Satya Narayan Singh,, Party Category-Individual , PAN No.- Date Of Birth-15-Sep-1990,Permission Case No.- , Aadhaar No. *****9639, Country-India, State Name-Jharkhand, District Name-DHANBAD, City/Village/Town Name-Dhanbad., Locality-Chuna Godam, Saraidhela, P.s.- Saraidhela, Dist.- Dhanbad.,Address - Chuna Godam, Saraidhela, P.s.- Saraidhela, Dist.- Dhanbad., Pin Code-828127</p>
	<p>-Ms. UTSAV DEVELOPERS REPRESENTED BY ITS PARTNER MR MIHIR AGGARWAL, ,Father/Husband Name Sri Vijay Kumar Aggarwal,, Party Category-Individual , PAN No.- Date Of Birth-26-Dec-1999,Permission Case No.- , Aadhaar No. *****4296, Country-India, State Name-Jharkhand, District Name-DHANBAD, City/Village/Town Name-Dhanbad., Locality-Behind Guru Kripa Auto, Utasav Shanti Colony, P.s.- Saraidhela, Dist.- Dhanbad.,Address - Behind Guru Kripa Auto, Utasav Shanti Colony, P.s.- Saraidhela, Dist.- Dhanbad., Pin Code-828127</p>
EXECUTANTS	<p>-Mrs. ANAMIKA PRASAD, ,Father/Husband Name Wife Of Sanjay Kumar Prasad,, Party Category-Individual , PAN No.- Date Of Birth-12-Oct-1973,Permission Case No.- , Aadhaar No. *****0334, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi., Locality-House No. D15, Booty Road Near Jagarnath Hospital, Konge Ranchi Univercity, Ranchi.,Address - House No. D15, Booty Road Near Jagarnath Hospital, Konge Ranchi Univercity, Ranchi., Pin Code-834008</p>

Witness Information	Mr. DEEPAK KUMAR MANDAL , Address - Koriyatand, Barwadda, Dhanbad.-, Father/Husband Name-Ashutosh Mandal
---------------------	---

Identifier Details	Mr. DEEPAK KUMAR MANDAL , Address - Koriyatand, Barwadda, Dhanbad.-, Father/Husband Name-Ashutosh Mandal
--------------------	---

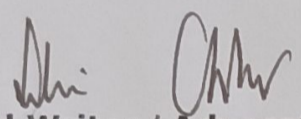
Fee Rule:Development Agreement		
1	Stamp Duty	4

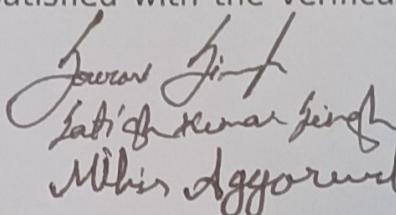
1	SP	1,260
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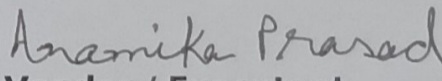
Total		1,260
Fee Rule:Development Agreement		
1	A1	65,905
2	LL	3
3	PR	1
Total		65,909

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.


Deed Writer / Advocate


Vendee / Claimant


Vendor / Executant



Pre Registration Docket

Date :- 16-08-2024 07:38 pm

Office Name :- SRO - Dhanbad

Token No:- 202400103023

Appointment :- 17-Aug-2024 Time:- 15:39

Article	Development Agreement
Pre Registration Date	14-Aug-2024
No. Of Pages	42
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 67,169.

Property Id: **1285217**

Valuation No. : 1756286 / 2024	:- 2024-2025	Date : 14-August-2024 18:23:PM
State : Jharkhand	District : Dhanbad	Tahsil : Dhanbad
Land Type : Urban	Corporation : Barmasia	Village/City : Barmasia
Barmasia Word No 29 - Other Road		
Khata Number - 8		
Plot Number - 141		
Volume Number - 5		
Page Number - 9		
Holding Number - 0290003561000M0		
Ward Number - 29		

Property Rates

Commercial Land (Y)

₹439340/- Decimal

Valuation Rule : Commercial land

Property Details

1	Land area	3.75 Decimal
---	-----------	--------------

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 3.75 x 439340=1647525	₹16,47,525/-
A	Total		₹16,47,525/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)	₹16,47,600/-
---------------------	--------------

Total Amount in Words : Sixteen Lakhs Forty Seven Thousands Six Hundred Rupees Only.

Token No.: 202400103023

CERTIFICATE

Office of the SRO - Dhanbad

This **Development Agreement** was presented before the registering officer on date **17-Aug-2024** by **ANAMIKA PRASAD, S/O, D/O, W/O Wife Of Sanjay Kumar Prasad** resident of House No. D15, Booty Road Near Jagarnath Hospital, Konge Ranchi Univercity, Ranchi. ,House No. D15, Booty Road Near Jagarnath Hospital, Konge Ranchi Univercity, Ranchi..

This deed was registered as Document No:- **2024/DHAN/5546/BK1/4972** in Book No :- **BK1**, Volume No :- 558 from Page No :- 177 to 260 at, office of **SRO - Dhanbad**

Date:- 17-Aug-2024



[Handwritten signature]
Registering Officer

17/8/24
DANESHWAR PRASAD SINGH
D.S.R., DHANBAD