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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : ecc04bd556c7a666ab56

Receipt Date : 17-Aug-2024 10:13:18 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202400102984

Office Name : SRO - Dhanbad

Document Type : Development Agreement

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

GRN Number : 2403697916



नख्तन नलरतु 21 क अरुतन और अरुतनः For Office Use :-

कलरुतकलरी अरुत कल धलरल _____ क अरुतन
नल धलरुततु है और इणुडलतन स्टलरुत अरुत-1899
कल अनुसूतल 1 तल 1 क 5 क अरुतन
तुधलतल स्टलरुत लतलतल तलतल है। अथतल तलकलर
नथुतल तल वलतुततु है तल स्टलरुत - शलुक अरुतन
नहीं है।

[Handwritten signature]
17/8/24

[Handwritten signatures and date]
Rakesh Kumar
Sourav Singh
Ratigh-tanar 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 दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Development Agreement Std. Value
1 10/2636100

FEE PAID OF RS 67107/ VIDE
GRN MD3698083
DATE 17/8/24

Feed
Rs 65908
Sd. 3.50
Pr 1.50
65907
17/8

17.8.24



Rakesh Kumar
Sourav Singh
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 **Mr. Rakesh Kumar** (AADHAR NO- xxxx xxxx 8128 & PAN : AHUPK5792J), S/o Late Ravindra Prasad Singh and grandson of Late Talkeshwar Singh, by faith Hindu, by Category General, by Occupation-Business; resident of Babudih, Near Zila School, P.O. B-Polytechnic, P.S. & District Dhanbad, [Jharkhand] hereinafter called the OWNERS 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 OBC, by occupation Business, resident of Chuna Godam, Saraidhela, P.S.- Saraidhela, Dist.-

17/8/24

10:45 to 1:00

200-50 का बज पूर्वान/अपराहन में जिल. प्रवर निबन्धक

8 कार्यालय धनबाद में लेख्यकारी, कचेटार या अवर निबन्धक

प्रमाणिकृत मुख्तारनामा संख्या 200 क अर्थात्

लेख्यकारियों या दावेदारों में से एक श्री राकेश कुमार

पिता/पति का नाम श्री. 2 विन्दु झा, जिला

गाम बावुडी थाना धनबाद जिला धनबाद

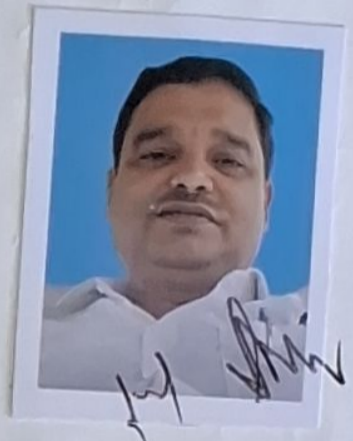
पेशा न निबन्धन के लिए पेश किया।

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पदाधिकारी का हस्ताक्षर

17/8/24

अपर पदाधिकारी का हस्ताक्षर



Rakesh Kumar
17/08/2024





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Satish Kumar
Sourav Singh
Satish Kumar Singh
Mihir Aggarwal
17/08/24

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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.

WHEREAS the land which is more fully described in the schedule below of Mouza Barmasia, No. -49, KhataNo.8, PlotNo.141, Area 3.25decimals and Plot No.142, Area 2.75 dec., total area 06 decimals of land purchased vide registered sale deed no. 3654 dated 06.07.2019, from Smt. Samita Ray and others, in owner's own name, registered at Dhanbad registry office and mutated vide mutation case No. 3616/R27 of 2019-20 and recorded in register II, vide volumeNo.3, PageNo.26 in the name of Rakesh Kumar(Owner's ownname).

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

AND WHEREAS, the Owner own and possess above mentioned land at Mouza Barmasia, No. -49, KhataNo.8, PlotNo.141, Area 3.25decimals and Plot No.142, Area 2.75 dec., total area 06 decimals which is being surrounded as: -



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 Rohit Kumar
 Jyoti Singh
 Jyoti Kaur Singh
 Mihir Aggarwal
 17/08/24



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- North :- Part of same Plot.
- South :- Boundary Wall of Shiv SUBala Apartment.
- East :- Dhanbad Barmasia 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 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



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Rajesh Kumar
Jyoti Singh
Rajesh Kumar Singh
Mihir Aggarwal
17/08/24

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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, 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

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Jeeva Singh
Rajesh Kumar Singh
Mihir Aggarwal
17/08/24

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	17.05.2024	Rs.9,00,000/-
RTGS	15.06.2024	Rs.15,00,000/-
RTGS	26.07.2024	Rs.2,00,000/-
NEFT	17.08.2024	Rs.1,72,000/-
CASH	17.08.2024	Rs.28,000/-

- (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.
- (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

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Jatinder Kumar Singh

Mihir Aggarwal

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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.
- (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.

Rakesh Kumar Singh

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Rakesh Kumar Singh

Milind Aggarwal

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- (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.
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.

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Jatish Kumar Singh
Mihir Aggarwal
17/08/24

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- (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 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

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Mihir Aggarwal
17/08/24

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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.

(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.

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Jatinder Kumar Singh
Mihir Aggarwal
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- (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 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

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Mihir Aggarwal

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connection. The builder shall have a right to book 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.
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.

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Jatish Kumar Singh
Mihir Aggarwal
17/08/24

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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 cooperate with Developers.
21. That, the developer will positively construct the said apartment as per 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

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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.
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.
28. 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

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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 (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.

Raksh Kumar

Jasraj Singh

Rajesh Kumar Singh

Mihir Aggarwal

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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 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.

Prakash Kumar

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Jatish Kumar Singh

Mihir Aggarwal

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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 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

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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.

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 Twenty four

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.

अचल अद्विकारी एनपीएस से प्राप्त सूची
द्वारा दस्तावेज में वर्णित मौजा बार्मासिया
नं. 49 का खता नं. 08
निम्नलिखित चरता से बाहर है/सूची बद्ध नहीं है।

Radh Kumar

18

Jawan Singh

Jatish Kumar Singh

Milini Aggarwal

17/08/24

= 18 =

MOUZA : BARMASIA, Mouza No.49,

Khata No.08 (Eight),

Plot No.141 (One hundred forty one), area 3.25 dec.

and Plot No.142 (One hundred forty two), area 2.75 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 :-

North : Part of This Plot.

South : Boundary wall of Shiv Subala Apartment.

East : Dhanbad Barmasia Main Road.

West : House of Nagendra Singh.

OWNERS

DEVELOPER

Jawan Singh
Jatish Kumar Singh
Milini Aggarwal

WITNESSES:-

1. *Deepak Prasad*
Ashutosh Prasad
Mohiyat Prasad
Babubala

2. *Anamika Prasad*

w/o. Sanjay Kumar Prasad

House No. D-15, Bosty road Ranchi

Ratish Kumar

19

Jayant Singh

Ratish Kumar Singh

Mihir Aggarwal

17/10/24

= 19 =

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

Rakesh Kumar
 Jyoti Singh
 Satish Kumar Singh
 Mihir Aggarwal
 17/08/24

= 20 =

(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.

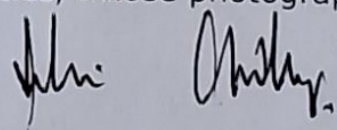
On Extra Cost:

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.26,36,100/- 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 :- Mr. Rakesh Kumar s/o Late Ravindra Prasad Singh, R/O Babudih, Near Zila School, P S & Dist Dhanbad.

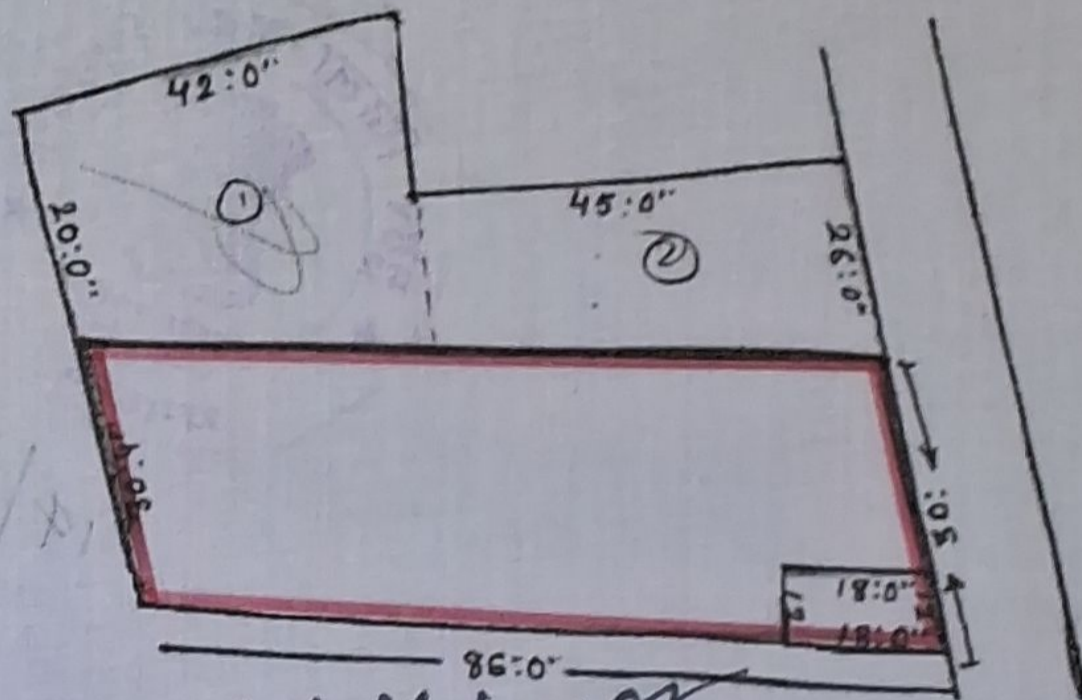
Claimant :- M/S Utsav Developers, Represented by its Partners 1. Mr. Sourav Singh s/o Uma Shankar Singh, R/O Shanti Bhawan, Near Durga Mandap, New Colony, Saraidhela, P S Saraidhela, Dist Dhanbad, 2. Mr. Satish Kumar Singh s/o Satya Narayan Singh, R/O Chuna Godam, Saraidhela, P S Saraidhela, Dist Dhanbad, 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	3.25-Dec
08	142	2.75-Dec

Total Area 06-Decimals.

Shown in Red colour.



Rakesh Kumar
 Sourav Singh
 Satish Kumar Singh
 Mihir Aggarwal
 17/08/24



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी 11 प्रति

August 17, 2024

भाग वर्तमान	3	प्लॉट संख्या	26	जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	धनबाद	हलका का नाम	हलका-03	इस्टेट का नाम	JHARKHAND
खेता का नाम	धनबाद	होल्डिंग संख्या	8	खेता का नाम	बरमसिया	होल्डिंग संख्या	8	खेता का नाम	बरमसिया	हलका का नाम	49	खेता का प्रकार	---
SRI RAKESH KUMAR, पिता-LATE RAVINDRA PRASAD SINGH, जाति- ---													
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार										
0	141	0 ऐ 3.25 डि 0 हे	नामान्तरण मुकदमा संख्या 3616/2019 - 2020										
0	142	0 ऐ 2.75 डि 0 हे											
	कुल परिमाण	0 ऐ 6 डि 0 हे											
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

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

Mutation Cases Not Found !!

List Of Case Status Details

जानकारी दें

BACK

यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करें
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

प्रतिबंधित भूमि के मुख्य

NOORS पर उपलब्ध
नहीं है।

Reg. of Land
18/8/24

अंचल अधिकारी का कार्यालय, धनबाद।

ज्ञापांक 133, दिनांक 27/04/2024

पंजी II सत्यापन प्रमाण पत्र हेतु प्रारूप

आवेदक/आवेदिका श्री राकेश कुमार, पिता स्वर्गीय रविन्द्र प्रसाद सिंह, साकिन बाबुडीह, नियर जिला स्कूल, पोस्ट वी. पोलिटेक्निक थाना धनबाद, जिला धनबाद, मोबाईल संख्या 99.34.5.8.6.333 आधार संख्या 4163 7688 8128 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 किरम 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 किस्त रैयती गत सर्वे के अनुसार रैयती खाते की भूमि है। (खाता का छायाप्रति स्वहस्ताक्षरित संलग्न)

ऑनलाईन झारभूमि पोर्टल में भाग वर्तमान 03 पृष्ठ संख्या 26 के जमाबंदी सं 26 पर श्री राकेश कुमार, पिता स्वर्गीय रविन्द्र प्रसाद सिंह के नाम सअंकित है। (छायाप्रति स्वहस्ताक्षरित संलग्न)

ऑफलाईन पंजी II में विवरणी दाखिल खारिज वाद संख्या 3616 वर्ष 2019-2020 के आधार पर श्री राकेश कुमार, पिता स्वर्गीय रविन्द्र प्रसाद सिंह के नाम से कायम की गयी है।"

अतः पंजी II का सत्यापन प्रमाण पत्र, आवेदक/आवेदिका श्री राकेश कुमार, पिता स्वर्गीय रविन्द्र प्रसाद सिंह, साकिन बाबुडीह, नियर जिला स्कूल, पोस्ट वी. पोलिटेक्निक थाना धनबाद, जिला धनबाद, मोबाईल संख्या 99.34.5.8.6.333 आधार संख्या 4163 7688 8128 द्वारा दिनांक 27.04.2024 को समर्पित तथा नोटरी सर्टीफिकेट सं 13 तारीख 27/04/2024 एवं राजस्व उप निरीक्षक श्री देवेन्द्र सिंह तथा अंचल निरीक्षक श्री श्यामलाल मांझी के अनुशंसित एवं अग्रसारित प्रतिवेदन के आलोक में निर्गत की जा रही है। जमाबंदी रैयत आवेदक/आवेदिका स्वयं है।



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	3	पृष्ठ संख्या	26
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद
मौजा का नाम	बरमसिया	होल्लिंग संख्या	8
अंचल का नाम	धनबाद	तौजी संख्या	
हलका का नाम	हलका-03	थाना नम्बर	49
इस्टेट का नाम	JHARKHAND	खाता का प्रकार	---
SRI RAKESH KUMAR , पिता-LATE RAVINDRA PRASAD SINGH, जाति- ---			
खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार
8	141	0 ऐ 3.25 डि 0 हे	नामान्तरण मुकदमा संख्या 3616/2019 - 2020
8	142	0 ऐ 2.75 डि 0 हे	
	कुल परिमाण	0 ऐ 6 डि 0 हे	
			लगान सेस
			6 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

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 Revenune 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

यह एक कम्प्युटर 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।

नक्शा देखें



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

Duplicate-copy CRSLP918713

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)	3	पृष्ठ संख्या वर्तमान	26	धाना 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 खाता न. भाग वर्तमान पृष्ठ संख्या वर्तमान	कारोबार विस्तृत सूचना खाता न. प्लॉट न. क्षेत्रफल	तगान	रजिस्टर 2 अद्यतन तिथि अधपुक्ति
8713	3616 /R27 2019 - 2020	बरमसिया/ 49	झरिया	02/03/2020	By Sale Registration Deed 3654 Dated 06/07/2019	8 3 2 8 3 2	8 141 3.25 डिसमील 8 142 2.75 डिसमील	6	

विक्रेता का नाम :

(SRI RAKESH KUMAR पिता-LATE RAVINDRA PRASAD SINGH, जाति—, पता-BABUDIH, NEAR ZILA SCHOOL, PO- 'B' POLYTECHNIC, PS & DIST-DHANBAD)

जमाबंदी रैयत का नाम :

1 DILIP KUMAR ROY 2 PRONOB KUMAR ROY -पिता-SATYA KRISHNA ROY

विक्रेता का नाम :

SMT. SAMITA RAY, पति-SRI SHANTANU KUMAR RAY, जाति—, पता-FLAT NO. 43-B, BLOCK B-12A, DHAWALGIRI APARTMENT, SECTOR-34, NOIDA, DIST- GAUTAM BUDH NAGAR, U.P. वी SMT. JAYASHREE BARAT, पति-ARUN BARAT, जाति—, पता-5 UPPER CHELIDANGA, PO & PS- ASANSOL, DIST- PASCHIM BARDHAMAN वी SRI PRONOB KUMAR ROY, पिता-LATE SATYA KRISHNA ROY, जाति—, पता-BK-116, SALT LAKE, SECTOR II, PO & PS- BIDHANNAGAR (C.K MARKET) KOLKATA वी SMT. MITA GUPTA, पति-SRI AMITAVA GUPTA, जाति—, पता-BK-116, SALT LAKE, SECTOR II, PO & PS- BIDHANNAGAR (C.K MARKET) KOLKATA

राजस्व कर्मचारी हलका-03 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित।

यह एक कंप्यूटर जनित प्रति है

यह प्रमाण केवल मार्ग 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

PRASANT KUMAR LAYAK

अंचलाधिकारी धनबाद



DHANBAD MUNICIPAL CORPORATION

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

Memo No. : 237140140824022820

Date : 14-08-2024

प्रभावी : प्रथम तिमाही 2022-2023

श्री/श्रीमती/सुश्री RAKESH KUMAR C/O RAVINDRA PRASAD SINGH ,
मौहल्ला BARMASIA DHANBAD
DHANBAD , 826001
9934586333

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं - 0290003562000M0 कार्ड सं 29 हुआ है, आपके स्व निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0/- ₹ निर्धारित किया गया है। इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना		
क्रम सं°	Particulars	Amount (In Rs.)
1.	गृह कर	182.00
2.	जल कर	0.00
3.	शीचालय 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 सम्पत्ति कर का 50% होगा। हिदायत दी जाती है कि, वर्षा जल संरक्षण संरचना लगा कर निगम को सूचित करे तथा अतिरिक्त गृह कर से राहत पाये।
- प्रत्येक वित्तीय वर्ष में सम्पत्ति 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 तथा समय निगम करा सकती है एवं तथ्य गलत पाए जाने पर नियमावली कंडिका 13.2 के अनुसार निर्धारित शास्ति (Fine) एवं अंतर राशि देय होगा।
- DHANBAD MUNICIPAL CORPORATION द्वारा संग्रहित इस सम्पत्ति कर इन इमरतों/ढांचों को कोई कानूनी हैसियत प्रदान नहीं करता है और/या न ही अपने मासिकों / दखलदार को कोई कानूनी अधिकार प्रदान करता है।
- अगर आपके नये होलिंग 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.



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAKESH KUMAR

RAVINDRA PRASAD SINGH

27/01/1975

Permanent Account Number

AHUPK5792J

Rakesh Kumar

Signature



5

निबंधन कार्यालय में दस्तावेजों की जांच हेतु चेकलिस्ट

Token NO :- 202400102984

क्र. सं०	चेकलिस्ट का विषय	YES	NO
1.	खतियान की सत्यापित प्रति		✓
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त-		
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी- II अथवा		✓
	(ii) भू-स्वामित्व प्रमाण पत्र अथवा	✓	
	(iii) शुद्धि पत्र		✓
	(iv) अंचलधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		✓
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।	✓	
3.	पंजी-II का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4.	मुद्रांक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार का सत्यापन	✓	
7.	PAN सत्यापन	✓	
8.	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	✓

जांच लिपिकार का हस्ताक्षर
तिथि सहित

निबंधन पदाधिकारी का हस्ताक्षर
17.8.24
तिथि सहित
RAMESHWAR PRASAD SINGH
D.S.R., DHANBAD

Transaction Success! Please Note Your Transaction Id.

Name	UtsavDevelopersRepresentedByItsPartnerMrSouravSingh
Token No / Depositor ID	202400102984
Amount	67107
Transaction ID	05ed66dfffef50cf43d9
GRN	2403698083
CIN	10002162024081701922
Time	2024-08-17 10:19:41

कोरोना को डराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी



Document Registration Summary 1

Date :-17-Aug-2024

- Government/Market Value: ₹2636100/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹100 /-

[Handwritten Signature]

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

SRO - Dhanbad

Receipt : 1076501

Receipt Date : 17-08-2024

Presenter Name: -

PR	₹1
SP	₹1200
LL	₹3
A1	₹65903
Stamp Duty	₹100

Total ₹67207

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 : 2403697916 • DEPT Transaction Id : ecc04bd556c7a666ab56 • Transaction Type :	100
PR	1	1	0	GRAS	UtsavDevelopersRepresentedByItsPartnerMrSouravSingh	• GRN Number : 2403698083 • DEPT Transaction Id : 05ed66dfffef50cf43d9 • Transaction Type :	1
SP	1200	1200	0	GRAS	UtsavDevelopersRepresentedByItsPartnerMrSouravSingh	• GRN Number : 2403698083 • DEPT Transaction Id : 05ed66dfffef50cf43d9 • Transaction Type :	1200
A1	65903	65903	0	GRAS	UtsavDevelopersRepresentedByItsPartnerMrSouravSingh	• GRN Number : 2403698083 • DEPT Transaction Id : 05ed66dfffef50cf43d9 • Transaction Type :	65903
LL	3	3	0	GRAS	UtsavDevelopersRepresentedByItsPartnerMrSouravSingh	• GRN Number : 2403698083 • DEPT Transaction Id : 05ed66dfffef50cf43d9 • Transaction Type :	3
Sub Total	67111	67207	-96				

Article : Development Agreement Number of Pages : 80

[Handwritten Signature]
Signature of Operator

[Handwritten Signature]
Signature of Head Clerk

[Handwritten 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 :- 202400102984

Deed Type	Development Agreement
Number of Pages	80
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1200, A1 :- Rs. 65903, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.1427855/- , 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: Boundary Wall of Shiv Subala Apartment., North: Part of This Plot. Khata Number - 8Plot Number - 141Volume Number - 3Page Number - 26Holding Number - 0290003562000M0Ward Number - 29 Area Of Land :- 3.25 Decimal
Property No.	2
Valuation Details	Value :- Rs.1208185/- , 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: Boundary Wall of Shiv Subala Apartment., North: Part of This Plot. Khata Number - 8Plot Number - 142Volume Number - 3Page Number - 26Holding Number - 0290003562000M0Ward Number - 29 Area Of Land :- 2.75 Decimal

Sh./Smt. **RAKESH KUMAR** s/o/d/o/w/o Late Ravindra Prasad Singh has presented the document for registration in this office



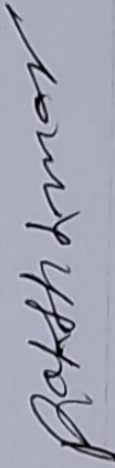


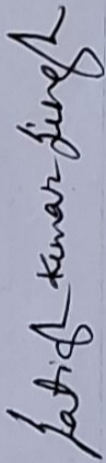
today dated :- 17-Aug-2024 Day :- Saturday Time :- 15:22:34 PM



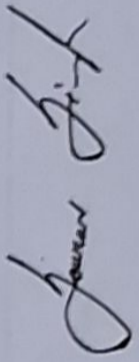


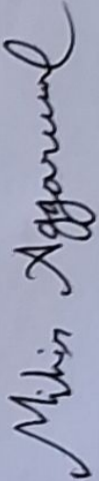


RAKESH KUMAR(Individual)



Party Name	Document Type	Document Number
RAKESH KUMAR	PAN/UID	*****8128

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

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	<p>RAKESH KUMAR Address1 - Babudih, Near Zila School, P.o.- B.- Polytechnic, P.s. and Dist.- Dhanbad., Address2 - Babudih, Near Zila School, P.o.- B.- Polytechnic, P.s. and Dist.- Dhanbad., , , Jharkhand PAN No.: ,Permission Case No.-</p>	No	Yes	<p>Rakesh Kumar Address:- Home no-1293 ,Babudih, Near zila School, opp. durga mandir, Babudih, Bishunpur, Dhanbad-cum-kenduadih-cum-jagta, Dhanbad, 828130, B.polytechnic, Jharkhand, India</p>		EXECUTANTS Age:49			
2	<p>UTSAV DEVELOPERS REPRESENTED BY ITS PARTNER MR SATISH KUMAR SINGH Address1 - Chuna Godam, Saraidhela, P.s.- Saraidhela, Dist.- Dhanbad., Address2 - Chuna Godam, Saraidhela, P.s.- Saraidhela, Dist.- Dhanbad., , , Jharkhand PAN No.: ,Permission Case No.-</p>	No	Yes	<p>Satish Kumar Singh Address:- 84, Chuna Godown, , Saraidhela, Phuphuadi, Govindpur, Dhanbad, 828127, Saraidhela, Jharkhand, India</p>		CLAIMANT Age:33			

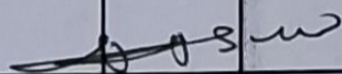
Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	<p>UTSAV DEVELOPERS REPRESENTED BY ITS PARTNER MR SOURAV SINGH</p> <p>Address1 - Shanti Bhawan, Near Durga Mandap, New Colony, Saraidhela, P.s.- Saraidhela, Dist.- Dhanbad.,</p> <p>Address2 - Shanti Bhawan, Near Durga Mandap, New Colony, Saraidhela, P.s.- Saraidhela, Dist.- Dhanbad., , , Jharkhand</p> <p>PAN No.:</p> <p>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			
4	<p>UTSAV DEVELOPERS REPRESENTED BY ITS PARTNER MR MIHIR AGGARWAL</p> <p>Address1 - Behind Guru Kripa Auto, Utasav Shanti Colony, P.s.- Saraidhela, Dist.- Dhanbad.,</p> <p>Address2 - Behind Guru Kripa Auto, Utasav Shanti Colony, P.s.- Saraidhela, Dist.- Dhanbad., , , Jharkhand</p> <p>PAN No.:</p> <p>Permission Case No.-</p>	No	Yes	<p>Mihir Aggarwal</p> <p>Address:- , BEHIND GURU KRIPA AUTO, , UTASAV SHANTI COLONY, POST/P.S-SARAIIDHELA, DHANBAD, , Dhanbad, 828127, , Jharkhand, India</p>		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.:			<i>Deepak Mandal</i>

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			<i>[Signature]</i>

Signature of Operator

Seal and Signature of Registering Officer

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

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**RAKESH KUMAR**), 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**).

[Signature]
 Signature of Registering Officer
 17.8.24

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: Boundary Wall of Shiv Subala Apartment., North: Part of This Plot.
Area	Land area : 3.25 Decimal
Other Description of the Property	Pin Code - 826001
Government/Market Value	1427855
Transaction Amount	-

Property Id: **1285172**

Valuation No. : 1756264 / 2024	:- 2024-2025	Date : 14-August-2024 18:08: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 - 3		
Page Number - 26		
Holding Number - 0290003562000M0		
Ward Number - 29		

Property Rates

Commercial Land (Y)

₹439340/- Decimal

Valuation Rule : Commercial land

Property Details

1	Land area	2.75 Decimal
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Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2.75 x 439340=1208185	₹12,08,185/-
A	Total		₹12,08,185/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹12,08,200/-

Total Amount in Words : Twelve Lakhs Eight Thousand Two Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: Dhanbad Barmasia Main Road., West: House of Nagendra Singh., South: Boundary Wall of Shiv Subala Apartment., North: Part of This Plot.
Area	Land area : 2.75 Decimal
Other Description of the Property	Pin Code - 826001
Government/Market Value	1208185
Transaction Amount	-

CLAIMANT	-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
	-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
	-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
EXECUTANTS	-Mr. RAKESH KUMAR, ,Father/Husband Name Late Ravindra Prasad Singh,, Party Category-Individual , PAN No.- Date Of Birth-27-Jan-1975,Permission Case No.- , Aadhaar No. *****8128, Country-India, State Name-Jharkhand, District Name-DHANBAD, City/Village/Town Name-Dhanbad., Locality-Babudih, Near Zila School, P.o.- B.- Polytechnic, P.s. and Dist.- Dhanbad.,Address - Babudih, Near Zila School, P.o.- B.- Polytechnic, P.s. and Dist.- Dhanbad., Pin Code-828130

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
--------------------	----------------------------------------------------------------------------------------------------------

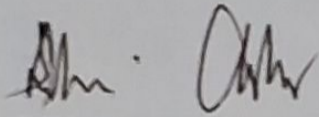
Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,200
Total		1,200

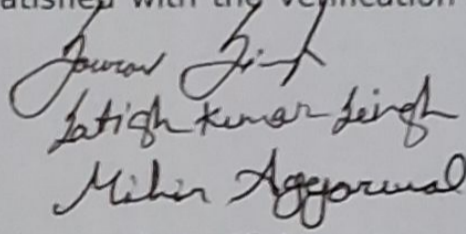
Fee Rule:Development Agreement		
1	A1	65,903
2	LL	3
3	PR	1
Total		65,907

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

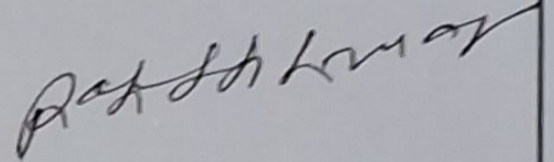
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I 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 07:00 pm

Office Name :- SRO - Dhanbad

Token No:- 202400102984

Appointment :- 17-Aug-2024 Time:- 15:45

Article	Development Agreement
Pre Registration Date	14-Aug-2024
No. Of Pages	40
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 67,107.

Property Id: **1285170**

Valuation No. : 1756259 / 2024	:- 2024-2025	Date : 14-August-2024 18:08: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 - 3			
Page Number - 26			
Holding Number - 0290003562000M0			
Ward Number - 29			
Property Rates			
Commercial Land (Y)			
₹439340/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	3.25 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 3.25 x 439340=1427855	₹14,27,855/-
A	Total		₹14,27,855/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹14,27,900/-
Total Amount in Words : Fourteen Lakhs Twenty Seven Thousands Nine Hundred Rupees Only.			

Token No.: 202400102984

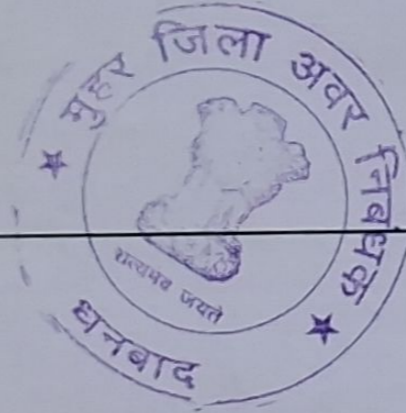
CERTIFICATE

Office of the SRO - Dhanbad

This **Development Agreement** was presented before the registering officer on date **17-Aug-2024** by **RAKESH KUMAR, S/O, D/O, W/O Late Ravindra Prasad Singh** resident of Babudih, Near Zila School, P.o.- B.- Polytechnic, P.s. and Dist.- Dhanbad., Babudih, Near Zila School, P.o.- B.- Polytechnic, P.s. and Dist.- Dhanbad..

This deed was registered as Document No:- **2024/DHAN/5550/BK1/4975** in Book No :- **BK1**, Volume No :- 558 from Page No :- 435 to 514 at, office of **SRO - Dhanbad**

Date:- 17-Aug-2024



Rameshwar Prasad Singh
17.8.24
Registering Officer

RAMESHWAR PRASAD SINGH
D.S.R., DHANBAD