

3063 Development Agreement

2846

भारतीय गैर न्यायिक

भारत INDIA

₹. 500



RED

पाँच सौ रुपये

RS. 500

INDIA NON JUDICIAL

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झारखण्ड JHARKHAND

500

B 468463

अधिन ग्राह्य भारत का
1899 की अनुसूची। संख्या.....
यथावत स्ताम्प-शुल्क लगाया गया
स्ताम्प शुल्क स..... विमुक्त है।

विश्वनाथ मुखर्जी
निर्वाह अधिकारी
12/9/20

शर्बेश्वर कुमार
12-9-2020
संजय कुमार
12-9-2020
संदीप कुमार
12-9-2020

DEVELOPMENT AGREEMENT CUM MEMORANDUM OF UNDERSTANDING

THIS DEED OF DEVELOPMENT AGREEMENT MADE ON THIS 10th Sep. 2020 THE CHAS AT BOKARO

BETWEEN

- (1) SRI SARBESHWAR KUMAR , Aadhar No- 8563 3775 9405 PAN NO- LAQPK249D
- (2) SRI SANJAY KUMAR , Aadhar No- 2263 7951 5575 , PAN No- BIHPK0189A
- (3) SRI SANDEEP KUMAR , Aadhar No- 2488 2446 8651 , PAN No- BIHPK0188B All

Handwritten signature and amount: ₹ 25300000

Handwritten signature and date: 12/9/20

1597

31/8/20

M/S Madhuban Developers

31/8/2020

Kanipokhar

500/-

Harla

Bokaro

(Signature)



photo

श्री. Sarveshwar Kumar
पिता का नाम श्री. Kalpadi Kumar
निवास स्थान Kanipokhar Harla
जामिन Kanipokhar पेशा Business
दिनांक 12/9/2020 के पुर्याद अपराध
में अपराध अथवा निबंधन कार्यालय बोकारो में
निबंधन के लिए पेश किया।

श्री. शिवेश्वर कुमार

12.9.2020

(Signature)
जिलाधिकारी
बोकारो
12/9/2020

उपस्थान
का प्रमाण



सुधीर रंजन लाल
12.9.2020

सुधीर रंजन लाल
12.9.2020

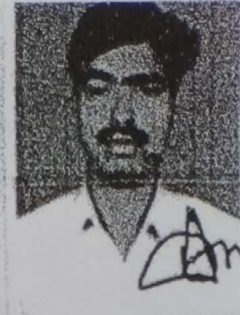


सुधीर रंजन लाल
12.9.2020

Sons of – Sri Kali pad Kumhar , by caste – Kumhar, by occupation – Business , R/o – Ranipokhar Tola- , Babudih , P.S – Harla , Dist- Bokaro , (Jharkhand) , hereinafter called the FIRST PARTY/ LAND OWNER , which expression shall, unless excluded by or repugnant to the context, be deemed to mean and include her successor/ assignee/ legal representative / executor / and administrator / , of the ONE PART.

AND

M/S –MADHUBAN DEVELOPER, a company incorporated under the provision of Partnership Act. Office at Sri Guru Plaza , Second Floor , Behind City Style , bank More, Dhanbad , Jharkhand, through its Director (1) Sri Aditya Raj Sengar S/o- Sri Kameshwar Kumar Sengar , Aadhar No- 6750 3238 6490 by Faith – Hindu by Caste- Rajput by Occupation – Business Resident- House No- 20, B.S.N.L Exchange Basta Colla Dhansar , Po- Dhansar Ps- Jharia Dist- Dhanbad -828106 (2) Manbharan Pandit S/o- Fakir pandit, Aadhar No- 4250 4221 2790 by faith Hindu , by caste - Kumhar occupation – Bussiness , resident of –m Near Primary School , Vill- Jealgora, P,O- K.G Ashram P.S- Govindpur , Dist- Dhanbad (Jharkhand) , Pin-828109 , hereinafter referred to the Second Party of the SECOND PART, (3) Sudhir Ranjan Lala, S/o- Kanan Bihari Lala , Adhar No- 4222 0680 9156 by faith – Hindu , by caste – Kayasth by occupation – Business , resident of H.No- 02, J.C. Mallick Road , P.O + P.S- Dhandbad , Dist- Dhanbad (Jharkhand) hereinafter called and referred to as the “DEVELOPER” (Which expression shall unless repugnant to context or meaning thereto mean and include it's Administrator , Executors, assigns, legal



दस्तावेज में अंकित खाता/प्लॉट
अंकित क्षेत्र से बाहर है।

संजय कुमार

-12-9-2022

संजय कुमार

संजय कुमार

दस्तावेज में अंकित प्लॉट
एक भूमि से बाहर है।

representatives and / or successors in office) .

Whereas the Land – Owner purchased a piece and parcel of land measuring an area of 45 decimal of , Khata – 128 Plot no- 2812,2885,2886 Thana- 20 Mouza – Ranipokhar , Ps- harla Sector IX ,Anchal- Chas ,Halka No-7 , District- Bokaro (Jharkhand) was purchased by the first party / Land owner by virtue of Registered Sale Deed No- 3244 dated – 27/07/2016 Registered in the office of District sub registrar, Chas from Kalipad Kumhar , S/o Late Aghnu Kumhar , resident of Ranipokhar , Tola- Babudih , P.O- Baidhmara , P.S -- Harla , Dist --Bokaro.

Thereafter: the Land –Owner mutated her name in the office of Chas circle office , Chas , Bokaro vide Mutation case No – 2454(I) 2016-2017 and pad rent to the state Govt. regularly And conning in peaceful possession over the said land.

AND WHEREAS the Land-Owner has agreed to the second party that the property described in the First Schedule be developed into Multi -- Storied Building comprising of ownership flats.

AND WHEREAS builder has agreed with the owner to develop the said Land and to construct a multi-storied building thereon consisting of flats on the terms and condition hereinafter mentioned, as because the owner has right marectable title and peaceful possession in respect of the said property . The Land owner will only handoyer vacate land to the builder.

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AND whereas the first party has agreed to accept the second party's proposal on the terms and condition mentioned herein below: -

That, the second party will develop and construct multi storied residential Building named " K.P. TOWERS schedule . A property as strictly and per plan approved by CHAS NAGAR PARISHAD, Chas Bokaro OR MADA, DHANBAD .

while preparing the plan the second party will achieve the maximum FAR as per rules and bye laws of CHAS NAGAR PARISHAD, Chas.

NOW THIS DEVELOPMENT AGREEMENT WITNESS AS FOLLOWS:-

1. That, the above mentioned First Party Land Owner appoints the second party developer as develop for the land/ property mentioned in schedule - A , which has been accepted by the Developer. The Develop / construct a multistoried building over the land more fully described schedule - A hereunder.
2. That , both First and Second Parties have agreed that the Multi Storied Apartment / Building will be constructed as per plan approved by CHAS NAGAR PARISHAD , Chas Bokaro OR MADA , DHANBAD.
- 3 .That , the First Party has agreed that the Second Party will have right to modification / alternation in the CHAS NAGAR

21/8/2012

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PARISHAD, Chas Bokaro OR MADA, DHANBAD approved plan and that to with consent of first party only.

4. (a) That , the First Party has agreed that the Second party will enter into agreement for sale and will transfer through sale deed his 66% share of the construct area of the multistbried building consisting of flat and parking space to various persons, firms , companies, etc, As appointed / selected by the second party. And rest 34% of the constructed area of multistoried building consisting of flat and parking space will be given to the First Party as cost of land.
5. That, the First Party and Second Party will have joint utility rights proportionate to their respective shares over common areas such as common passage, lift shafts open spaces etc.
6. That, the First Party will have no other demand in future . The first party will be bound to execute / sign to the papers / documets
/ agreement / sale deeds with respect to the portion / share of the second party, whenever required without any delay. In executing
/ signing such papers / documents the First Party dose not have / will not have any ojbection. Similarly the second party will have no objection in execution of any documents / needs with respect to the portion / share of first party.
7. That, the Development Agreement is in no way a Partnership between the two Parties.
8. That , the First Party (I AND-OWNER) from today after

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signing of this agreement hands over possession of Land mentioned in Schedule – A to the Second party (Developer) to enable the Second Party to develop and construct a multistoried building over the land. First Party (LAND-OWNER) Has agreed with the second party (Developer) , that the First Party or his heirs will not sell the Schedule land to and will not execute any documents which is contrary to the terms and conditions of this agreement, unless second party fails to his commitment as per agreed terms & conditions.

9. (a) That , construction of the Building will be completed within 03 years along with a grace period of further 06 months from the date of common cement of construction at land site. The Land Owner First Party has agreed that for the time loss due to Natural Calamities, labour Strike, Lock-out etc , which is beyond reasonable control of the Second Party , additional time will be

granted by the First which additional to the stipulated schedule of 06 month with a grace period of 06 months . This date he calculated from the date of approval MAP from Chas Nagar Parishad.

- (b) The schedule time frame of 03 years will be valid from the date of approval of Mada Map.

10. That, the Developer / Second Party will construct the said building as per the technical details using standard ISI marks materials.

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11. That the First/ Party (LAND OWNER) hereby declares to the Second Party as follows:-

- a) That the Schedule A land is undisputed and is in their peaceful possession and there is no loan on the Schedule -A land/ property and the flat constructed over the land is saleable to any person/firm.
- b) That no land Acquisition Notice has ever been issued by any Government Authority with respect to the Schedule - A Land.
- c) That no other persons has any rights over the Schedule-A land and only the First Party land owner has full right over the Schedule A Land.
- d) That any if claim is made by heirs / dependents of the First Party than it will be the share of First Party Only and the Second Party Developer will be kept free from such claims.
- e) That , the First Party (Land Owner) has authorized the Second Party (DEVELOPER) to do all the development related works in their (SECOND PARTY'S) name and at their expenses and the First Party will have no rights to interfere in any manner in construction of the proposed multistoried Building except for the portion / share of the First Party.
- f) That the second party (DEVELOPER) will have full right to enter into agreement for sale , by registered sale deed or ofr

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execution of any other sort of Deed for the Second Party's Portion / share of flats , parking space of the proposed multistoried building and the First Party will not have any objection to this. Whenever the Second Party Developer requires signature of the First Party over these papers

(Agreement to sale , sale Deed the First Party over these papers (Agreement to sale, sale Deed etc.) the First Party, will happily sign all these papers.

12. The First Party (Land Owner) has agreed to execute registered power of attorney in favour of the Second Party in addition to this Development Agreement so that the developer should not face any difficulty, in construction of the proposed multistoried building. The First Party has also agreed to get this Development Agreement registered in case the same required by the second party.

13. The Second Party (Developer) has agreed to the First Party for the following :-

- a) That total cost of construction multistoried building will be born by the second party and second party and the first party will not make any expenses.
- b) That the Second Party will not do anything which affects or harm the right , title of the First Party.
- c) That the Second Party will see to it that there is no harm to the First Party.

14. The First Party (Land Owner) has agreed that if the Second Party

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(Developer) is deprived of completing the construction of the multistoried building due to any defect in right/ title of the first party over schedule- A Land , than the First Party will pay to the Second Party all the expenses with interest incurred by the Second Party in implementing the project of construction of Apartment Building.

15. That if so required, the First Party landowner will be bound to execute sale deeds in favour of person / purchasers nominated by the Second Party for the Flats, parking spaces, common areas of the portion / share of the Second Party , If the First Party do not execute such sale Deeds than the Second Party will give days notice to the First Party and if even after receipt of notice the First Party does not execute the sale Deeds , then the Second Party Developer will have right to take suitable legal action to get such Sale Deeds execute in favour of their customers / purchasers.

16. That First Party himself as well as purchasers of Flats of the portion of First Party will be bound to become member of the Co-operative society / committee constituted for maintenance and service of the multistoried building and will also be bound to pay the monthly maintenance charges as fixed by the Committee / Housing Society of all.

17. AND WHEREAS after the Registration of this Development Agreement in Registry Office, the Owner and Developers shall be entitled to sell or enter into agreement for sale or other agreement or

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mortgage their shares directly to its prospective buyers or any financial Institutions.

16. That after the completion of the construction of the building project developer / promoter / land owner shall be absolute owners of their respective shares and they will be entitled to sell / transfer their shares.

SEHEDULE -1 . SCHEDULE OF THE LAND PROPER

A piece of measuring total 45 decmal of, Khata No- 128 Plot No- 2812,2985,2986 , Mouza- Ranipokhar , Thana No- 20 , Halka No- 07 , Anchal -- Chas , Dist.- Bokaro (Jharkhand) within the limits of MADA / CHAS NAGAR PARISHD within the jurisdiction of Registrar Bokaro , Jharkhand butted and bounded by as follow :-

North : Lalu Kumhar

South : Self Vendor

EAST : Vendor Self Rasta

West : Lalu Kumhar

SCHEDULE :- II

FEATURES AND SPECIFICATION OF FLATS

A) FLOOR & WALL TILING :

1. The flooring in the living room, dining area , kitchen and balcony will be of class -I Marble / class tiles

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2. the flooring in bath rooms , toilets will be of class -1 Marble flooring class :- tiles.
3. Ceramic / glazed tiles will be provided in toilets upto 6.5 " ht from finished Floor level in kitchen it will be up to ht. of 2-0 " from kitchen platform.

B) SANITARY WARE & FITTINGS :-

1. All water closet and wash basin will be in white ceramic with low level white cisterns made up of PVC depending upon bulk availability, ISI marka.
2. All top fitting will be of chromium plated brass. In case of non-availability in bulk , these will be substituted by some other suitable materials.

C) KITCHEN PLATFORM & SINK :-

Top of kitchen platform will be of granite with stainless steel sink.

D) DOORS & WINDOWS :-

1. Sakehua Wooden Main doorframe and other door frame will be made of available hard wood and door shutters will be factory made 30 mm . thick hard core flush shutters painted with two coats of sythetic enamel over a coat of primer.
2. Window frame and shutter will be of wood / Aluminum and with ms Frame and grills will be of onodised aluminium.

WALLS :

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1. Interior walls will be decorated by plaster of pash and wall putty.
2. Exterior wall will e finished with wall putty and weather coat.

PLUMING AND WASTE WATER LINE :-

All concealed pluming for supply water will be of G.I TATA pipes and external soil or waste water lines will be PVC pipes in a two stack system with geyser line connection in bath room.

ELECTRICITY SUPPLY AND WIRING :-

Wiring , will be concealed and suitable for 1/3 phase supply. The actual supply may , be of single or 3 phase in accordance with rules and regulation of jharkhand State Electricity in force bat the complex is energized within the compound to erect a transformer , the flat-owners shall be deemed to have given permission to "M/S Madhuban Developers " for allotment of such space. Location of transformer , thana main Board will be decided by the company and Jharkhand State Electricity Board.

Each flat will be provided with a separate meter located on the main electrical panel board. A Separate meter(s) for common service will be provided on main electrical board. All bed rooms , living and dining areas shall have I plug point, 2 light point, 1 fan point, 1-5 A plug point the master bed room living and dining area shall have 15 A plug point. One 15-A plug point will also be provided in kitchen and toilet of master bed room

TELEPHONE AND TV CABLES :-

21/12/12

21/12/12

21/12/12

Telephone cable will be provided from each flat upto common junction point (tag- block) at the gate or other suitable location. No wires will be, drawn beyond this stretch. Individual Television cables will be provided through concealed conduits for television connection from the terrace to each flat , Interroom facility shall be provided to the flats. After going through the content of the same in presence of the witnesses who have also have also signed hereunder after understanding the contents of the deed.

EXHAUST FAN OPENING :-

If the structural design of complex permits, provision of a suitable opening or an exhaust fan shall be provided.

Notes :- All specification , size and layout etc. are subjects to minor variations, addition, alternation by the company upon suggestion of its consultants. Any features not include in this list but desired by a flat owner may be given at company's discretion at additional cost.

Amenities -WATER :-

24 hrs water supply will be provided to all the flats or common area from own central boring systems.

SEWERAGE :-

Suitable arrangement for rain storm and soil water disposal shall be provided as per the design of Competent Authority / MADA / CHAS NAGAR PARISHAD consultants

21/11/2012

21/11/2012

21/11/2012

SERVANT ROOM / PARKING :-

There is provision of reserve parking space as per requirements for Competent Authority / MADAN CHAS NAGAR PARISHAD some of them may be opened and some covered depending upon the availability of space.

As the total car parking space and servant is less than the total no of occupation, individual allotment of reserve parking space / servant room will be done on first cum first serve basis at an extra cost by the company.

In witness whereof the parties hereto have set their hands and have signed this agreement at the place and on the day, month and year first written hereinabove and in presence of the following witness :-

Maahabir Mahto *Maahabir*
2.7.16-6/2017

Drafted by : SHAKTIPAD MAHTO Licence No- 2/87 (Deed Writer) at Chas

WITNESS :-

- 1 *शक्तिपद मार*
- मिशनर उमा मार*
- 2 *विश्वनाथ*
मिशनर

सिपन कुमार रघु
विश्वनाथ मार
विश्वनाथ मार
कारिगार

SIGNATURE OF LAND OWNER

- 1 *विश्वनाथ मार*
- 2

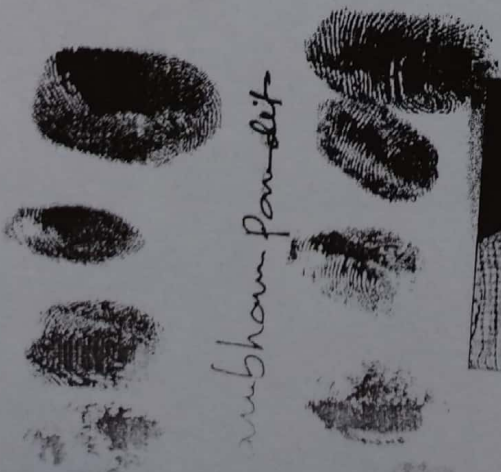
संजय कुमार
शंजीव कुमार

SIGNATURE OF DEVELOPERS

- 1 *Aditya Raj Sengar*
- 2 *Mambham Pandit*
- 3 *Santhi*



Maahabir



Aditya Raj Sengar

Mambham Pandit



Santhi

भारत सरकार
Government of India



सर्वेश्वर कुमार
Sarveshwar Kumar
जन तिथि/DOB: 23/11/1964
पुंलिंग/MALE

8563 3775 9405

भारत सरकार, नई दिल्ली

Unique Identification Authority of India

पता:
S/O Kalipada Kumar, बंगला, पोस्ट: राम-कुवारी ९,
रामकुवारी, राँचेर,
जिल्हा - 827009

Address:
S/O Kalipada Kumar, Po-Baldhara P.
Harla B, Ranjokher, Bokoero,
Jharkhand - 827009

8563 3775 9405

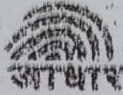
भारत सरकार, नई दिल्ली

सर्वेश्वर कुमार

10/12/19

सर्वेश्वर कुमार

G. F. Col Ashwini Mahla



भारत सरकार

Unique Identification Authority of India

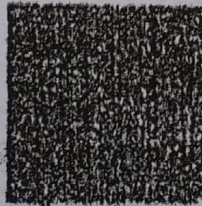
नागरिकता प्रमाण/ Enrolment No.: 2189/47226/01380

To
संजय कुमार
Sanjay Kumar
S/O Kall Pad Kurnhar
PO-baldhamara,PS-HARLA
RANI POKHAR
Bokaro Jharkhand - 827009
8798152247

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आपका आधाार क्रमांक / Your Aadhaar No. :

2263 7951 5575

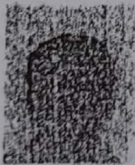
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मेरा आधाार, मेरी पहचान



भारत सरकार

GOVERNMENT OF INDIA



संजय कुमार
Sanjay Kumar
पति/DOB: 12/17/1974
पुरुष/ MALE

2263 7951 5575

VID : 8183 8491 6154 3604

मेरा आधाार, मेरी पहचान

संजय कुमार

Sanjay Kumar



Government of India



दृष्टि

- 1) आधाार पहचान का प्रभाव है, नागरिकता का नहीं।
- 2) पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- 3) यह एक इलेक्ट्रॉनिक प्रतियां द्वारा बना हुआ पत्र है।

1800 1219 8780099

- 1) The Aadhaar is a proof of identity, not of citizenship.
- 2) To establish identity, authenticate online.
- 3) This is electronically generated letter.

1) आधाार देश भर में मान्य है।

2) आधाार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।

3) Aadhaar is valid throughout the country.

4) Aadhaar will be helpful in availing Government and Non-Government services in future.



भारत सरकार

Unique Identification Authority of India

पति:
S/O Kall Pad Kurnhar, PO-baldhamara,PS-HARLA,
RANI POKHAR,
Bokaro - 827009

Address:
S/O Kall Pad Kurnhar, PO-baldhamara,PS-
HARLA, RANI POKHAR, Bokaro,
Jharkhand - 827009

2263 7951 5575

VID : 8183 8491 6154 3604

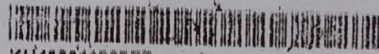


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 भारत सरकार
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संयोजन क्रम : Enrollment No. : 2017/60050/51399

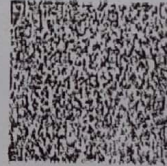
02/06/2015

To
 Aditya Raj Sengar
 अदित्य राज सेनगर
 S/O: Kamleshwar Kumar Sengar
 H.NO. - 20
 B.S.N.L. TELEPHONE EXCHANGE
 BASTACOLLA
 Bera
 Dhansar, Dhanbad
 Jharkhand - 828106
 9603363924



KH433911267FT

43391126



आपका आधार क्रमांक / Your Aadhaar No. :

6750 3238 6490

आधार - आम आदमी का अधिकार



भारत सरकार
 Government of India

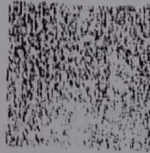
अदित्य राज सेनगर
 Aditya Raj Sengar



जन्म तिथि / DOB: 11/03/1991

लिंग / Male

6750 3238 6490



आधार - आम आदमी का अधिकार

अदित्य राज सेनगर

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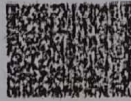
Aditya Raj Sengar



भारत सरकार
GOVERNMENT OF INDIA



मन्भरण पंडित
Manbharan Pandit
जन्म तिथि/ DOB: 26/09/1967
पुरुष / MALE



4250 4221 2790

आधार-आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकार
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

Address:

S/O फकीर पंडित, भाइमरी
स्कूल के सामने, ग्राम
जियलगाड़ा पोस्ट के.जी.
आश्रम धाम गोविंदपुर,
जियलगाड़ा, धमनाद,
भारत - 828109

S/O Fakir Pandit, NEAR
SCHOOL, VILL JEALGORA, PO
K.G. ASHRAM PS GOVINDPUR,
JEALGORA, Dhanbad,
Jharkhand - 828109

4250 4221 2790

Aadhaar-Aam Admi ka Adhar

Manbharan Pandit

Manbharan Pandit

74 881 25 710



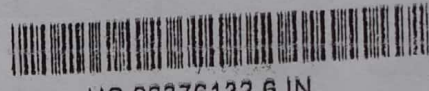
भारत सरकार

भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रमांक Enrolment No.: 1187/00168/00583

30/09/2011

To,
Sudhir Ranjan Lala
सुधीर रंजन लाला
S/O Kanan Bihari Lala
NEAR BJP OFFICE JC MALLICK HIRAPUR
Dhanbad
Dhanbad
Jharkhand 826001
Mobile:9835337963



UC 06376132 6 IN
Ref No.:412B3E9X-6376132



आपका नामांकन क्रमांक / Your Enrolment No. :

4222 0680 9156

आम आदमी का अधिकार -- आम आदमी का अधिकार

Sanjiv

Sanjiv



भारत सरकार
GOVERNMENT OF INDIA



सुधीर रंजन लाला
Sudhir Ranjan Lala

1187/00168/00583



सर्वोच्च सरकार
GOVERNMENT OF INDIA



सुप्रभात झा
Date of Issuance: 04/01/2018
जन्म वर्ष / Year of Birth: 1966

2651 8386 6837

आधार - आम आदमी का अधिकार

सुप्रभात झा
9631341133



आधार प्रमाणिकरण विभाग
UNIQUE IDENTIFICATION AUTHORITY

आधार कार्ड प्रमाणिकरण विभाग, नई दिल्ली
एड्रेस: एन.एम. जेठवाला रोड, नई दिल्ली-110028

आधार कार्ड प्रमाणिकरण विभाग, नई दिल्ली
एड्रेस: एन.एम. जेठवाला रोड, नई दिल्ली-110028



1800 120 1247



map@uaa.gov.in



www.aadhaar.gov.in

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Sch X IV- F.No. 180v

रसीद मालगुजारी

नाम सकेस 1 नाम मौजा मय

धाना चौ धाना नम्बर

V

फरद मलकी / फरद रैयती

नाम रैयत मय वलिदयत जमाबन्दी

वो सकुनत नम्बर।

Page No. : 48

Vol. No. : 23

Receipt No. : 02

चास | रानीपोखर | 0020 | सवेश्वर कुमार, संजय कुमार, संदीप कुमार

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
128	2812,2985,2986	0 एकड़ 45 डिसमील 0 हे

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
------------	-------------	------------------------

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

भाग बावत	सालाना	बकाया			
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष (2018-2019)
माल (नकदी)	20.00				20.00
गुजारी (भावली)	5.00				5.00
सेस	10.00				10.00
सूद	10.00				10.00
मुतफरकात	4.00				4.00
मीजान	49.00				49.00

तफसील अदायकारी

अदायकारी बावत		बकाया				भीतालना
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष (2018-2019)	हाल (2019-2020)
माल (नकदी)					20.00	20.00
गुजारी (भावली)					5.00	5.00
सेस					10.00	10.00
सूद					10.00	10.00
मुतफरकात					4.00	4.00
मीजान अदायकारी					49.00	49.00

(1) मीजान कुल (तफसील में) : Ninety Eight Rupees

(2) नाम देहिन्दा -

(3) कुल बकाया- 88.00

तारीख अमला तहसील कुनिन्दा :

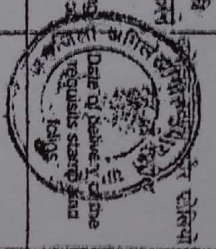
खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



सवेश्वर कुमार
 संजय कुमार
 संदीप कुमार

यह एक कंप्यूटर जनित प्रति है। यह प्रार वेबल प्रार्थी की जानकारी के लिए है।

दिनांक के लिए आवेदन का नंबर Date of Application for the copy	प्रमाणित प्रतियां बनाने के लिए दिनांक तारीख Date fixed for making the requisite number of stamps and folios	प्रमाणित प्रतियां बनाने की तारीख Date of delivery of the requisite stamp and folios	किस दिनांक पर प्रतियां बनाने के लिए तैयार की जाएंगी Date on which the copy was ready for delivery	प्रतियां बनाने की तारीख Date of making over the copy to the applicant	दिनांक के लिए आवेदन का नंबर Date of Ap. for the copy	प्रमाणित प्रतियां बनाने के लिए दिनांक तारीख Date fixed for making the requisite number of stamps and folios	प्रमाणित प्रतियां बनाने की तारीख Date of delivery of the requisite stamp and folios	प्रतियां बनाने की तारीख Date on which the copy was ready for delivery
2010	2010	2010	2010	2010	2010	2010	2010	2010
2011	2011	2011	2011	2011	2011	2011	2011	2011
2012	2012	2012	2012	2012	2012	2012	2012	2012
2013	2013	2013	2013	2013	2013	2013	2013	2013
2014	2014	2014	2014	2014	2014	2014	2014	2014
2015	2015	2015	2015	2015	2015	2015	2015	2015
2016	2016	2016	2016	2016	2016	2016	2016	2016
2017	2017	2017	2017	2017	2017	2017	2017	2017
2018	2018	2018	2018	2018	2018	2018	2018	2018
2019	2019	2019	2019	2019	2019	2019	2019	2019
2020	2020	2020	2020	2020	2020	2020	2020	2020



रजिस्ट्रार कार्यालय

पटना, बिहार

2010

रजिस्ट्रार कार्यालय

Transaction Success Please Note Your Transaction Id.

Name	MsMadhubanDevelopersRepByItsDirectorSudhirRanjanLala
Token No / Depositor ID	20200000073327
Amount	26444
Transaction ID	6bccdbe0f154f39b8c66
GRN	2001886812
CIN	10002162020091200069
Time	2020-09-12 05:44:55

Aditya Raj Sengar

Maheshwar Pandit

Ganesh

Transaction Amount	1012000
--------------------	---------

CLAIMANT	-Mr. MS MADHUBAN DEVELOPER REP BY ITS DIRECTOR SUDHIR RANJAN LALA, Address - H.NO. 02, J.C. MALLICK ROAD DHANBAD, PS. AND DIST.- DHANBAD- ,Father/Husband Name KANAN BIHARI LALA , PAN No.- ,Permission Case No.- , Aadhaar No. *****9156
	-Mr. MS MADHUBAN DEVELOPER REP BY ITS DIRECTOR MANBHARAN PANDIT, Address - NEAR PRIMARY SCHOOL, VILLAGE JEALGORA, PS.- GOVINDPUR, DHANBAD- ,Father/Husband Name FAKIR PANDIT , PAN No.- ,Permission Case No.- , Aadhaar No. *****2790
	-Mr. MS MADHUBAN DEVELOPER REP BY ITS DIRECTOR ADITYA RAJ SENGAR, Address - H.NO. 20, BSNL EXCHANGE, BASTACOLLA, DHANSAR, DHANBAD- ,Father/Husband Name KAMESHWAR KUMAR SENGAR , PAN No.- ,Permission Case No.- , Aadhaar No. *****6490
EXECUTANTS	-Mr. SARBESHWAR KUMAR, Address - RANIPOKHAR TOLA BABUDI, PS.- HARLA, BOKARO- ,Father/Husband Name KALI PAD KUMHAR , PAN No.- ,Permission Case No.- , Aadhaar No. *****9405
	-Mr. SANDEEP KUMAR, Address - RANIPOKHAR TOLA BABUDI, PS.- HARLA, BOKARO- ,Father/Husband Name KALI PAD KUMHAR , PAN No.- ,Permission Case No.- , Aadhaar No. *****8651
	-Mr. SANJAY KUMAR, Address - RANIPOKHAR TOLA BABUDI, PS.- HARLA, BOKARO- ,Father/Husband Name KALI PAD KUMHAR , PAN No.- ,Permission Case No.- , Aadhaar No. *****5575

Witness Information	Mr. SAPAN KUMAR JHA , Address - BISHWANATHDIH, PS.- PINDRAJORA, BOKARO-, Father/Husband Name-LATE NIBARAN JHA
---------------------	---

Identifier Details	Mr. MADHU SUDAN JHA , Address - BISHWANATHDIH, PS.- PINDRAJORA, BOKARO-, Father/Husband Name-LATE SHAMBHU NATH JHA
--------------------	--

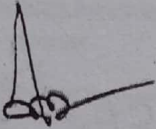
Property Id:386142		
Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,140
Total		1,140
Property Id:386142		
Fee Rule:Development Agreement		
1	PR	1

2	LL	3
3	A1	25,300
Total		25,304

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

Aditya Raj Singh ~~18/2/12~~ B 412

Vendee / Claimant

Vendor / Executant





Document Registration Summary 1

Date :- 12-Sep-2020

- Government/Market Value: ₹1010700/-
- Transaction Amount: ₹1012000 /-
- Paid Stamp Duty: ₹500 /-

Receipt : 361181

Receipt Date : 12-09-2020

Presenter Name: -

On Date 12-09-2020 Presented at SRO - Bokaro
Signature of Presenter

Sudhir Ranjan Lal
SRO - Bokaro

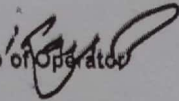
PR	₹1
SP	₹1140
LL	₹3
A1	₹25300
Stamp Duty	₹500

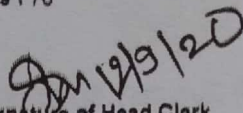
Total ₹26944

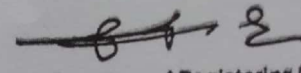
Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	500	-496	Stamp Paper		Stamp Number : B 468463	500
PR	1	1	0	GRAS	MsMadhubanDeveloper RepByItsDirectorSudhirRanjanLala	GRN Number : 2001886812 DEPT Transaction Id : 6bccdbe0f154f39b8c66 Transaction Type :	1
SP	1140	1140	0	GRAS	MsMadhubanDeveloper RepByItsDirectorSudhirRanjanLala	GRN Number : 2001886812 DEPT Transaction Id : 6bccdbe0f154f39b8c66 Transaction Type :	1140
A1	25300	25300	0	GRAS	MsMadhubanDeveloper RepByItsDirectorSudhirRanjanLala	GRN Number : 2001886812 DEPT Transaction Id : 6bccdbe0f154f39b8c66 Transaction Type :	25300
LL	3	3	0	GRAS	MsMadhubanDeveloper RepByItsDirectorSudhirRanjanLala	GRN Number : 2001886812 DEPT Transaction Id : 6bccdbe0f154f39b8c66 Transaction Type :	3

Sub Total	26448	26944	-496				
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Article: Development Agreement Number of Pages: 76

Signature of Operator 


Signature of Head Clerk


Signature of Registering Officer
12-9-20



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Bokaro

District Name :- Bokaro

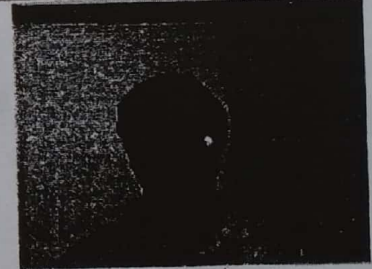
State Name :- Jharkhand

Deed Endorsement

Token No :- 20200000073327

Deed Type	Development Agreement
Number of Pages	76
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1140, A1 :- Rs. 25300, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.1010610/- ,Transaction Amount :- Rs.1012000/-
Property Details	District :- Bokaro , Tehsil :- Chas , Village Name :- Ranipokhar Location :- Other Road, Ranipokhar Halka No 7 Property Boundaries :- East: VENDOR SELF RASTA, West: LALU KUMHAR, South: SELF VENDOR, North: LALU KUMHAR Khata Number - 128Plot Number - 2812 2985 2986Volume Number - 23Page Number - 48 Area Of Land :- 45.00,Decimal



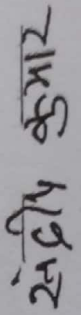


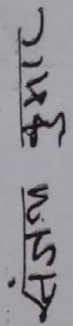


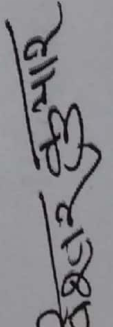
Sh./Smt. **SARBESHWAR KUMAR** s/o/d/o/w/o **KALI. PAD KUMHAR** has presented the document for registration in this office today dated :- 12-Sep-2020 Day :- Saturday Time :- 13:45:59 PM










SARBESHWAR KUMAR(Individual)

Party Name	Document Type	Document Number
SARBESHWAR KUMAR	PAN/UID	856337759405



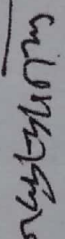
Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Finger Print	Signature

Sr. NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SANDEEP KUMAR Address1 - RANIPOKHAR TOLA BABUDI, PS.- HARLA, BOKARO, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Sandeep Kumar Address:- , Babudih, , PO-Baldhmara, PS-Haria Sector-9, Ranipokhar, , Bokaro, 827009, , Jharkhand, India		EXECUTANTS Age:28			
2	SA NJAY KUMAR Address1 - RANIPOKHAR TOLA BABUDI, PS.- HARLA, BOKARO, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Sanjay Kumar Address:- , , , PO-baidhamara, PS-HARLA, RANI POKHAR, , Bokaro, 827009, , Jharkhand, India		EXECUTANTS Age:44			
3	SARBESHWAR KUMAR Address1 - RANIPOKHAR TOLA BABUDI, PS.- HARLA, BOKARO, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Sarbeshwar Kumar Address:- , , , Po-Baidhmara Ps-Haria 9, Ranipokhar, , Bokaro, 827009, , Jharkhand, India		EXECUTANTS Age:56			

Sr.No	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
4	MS MADHUBAN DEVELOPER REP BY ITS DIRECTOR ADITYA RAJ SENGAR Address1 - H.NO. 20, BSNL EXCHANGE, BASTACOLLA, DHANSAR, DHANBAD, Address2 - Jharkhand PAN No.: Permission Case No.-	Yes	Aditya Raj Sengar Address:- H.NO.- 20, B.S.N.L. TELEPHONE EXCHANGE, BASTACOLLA, Bera, Dhanbad, 828106, Jharkhand, India		CLAIMANT Age:29			<i>Aditya Raj Sengar</i>
5	MS MADHUBAN DEVELOPER REP BY ITS DIRECTOR MANBHARAN PANDIT Address1 - NEAR PRIMARY SCHOOL, VILLAGE JEALGORA, PS.- GOVINDPUR, DHANBAD, Address2 - Jharkhand PAN No.: Permission Case No.-	Yes	Manbharan Pandit Address:- NEAR PRIMARY SCHOOL, VILL JEALGORA POST K.G. ASHRAM PS GOVINDPUR, JEALGORA, Dhanbad, 828109, Jharkhand, India		CLAIMANT Age:52			<i>Manbharan Pandit</i>

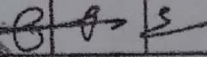
Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
6	MS MADHUBAN DEVELOPER REP BY ITS DIRECTOR SUDHIR RANJAN LALA Address1 - H.NO. 02, J.C. MALLICK ROAD DHANBAD, PS. AND DIST.- DHANBAD, Address2 - ... , Jharkhand PAN No.: Permission Case No.-	Yes	Sudhir Ranjan Lala Address:- , NEAR BJP OFFICE, , JC MALLICK HIRAPUR, Dhanbad, , Dhanbad, 826001, , Jharkhand, India		CLAIMANT Age:59			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	MADHU SUDAN JHA S/o-D/o LATE SHAMBHU NATH JHA Address1 - BISHWANATHDIH, PS.- PINDRAJORA, BOKARO, Address2 - ... , Jharkhand PAN No.:			

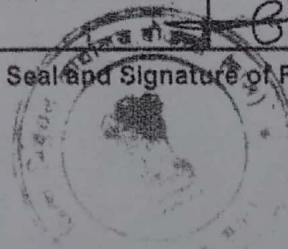
Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SAPAN KUMAR JHA Address1 - BISHWANATHDIH, PS.- PINDRAJORA, BOKARO, Address2 - ... , Jharkhand			

Signature of Operator

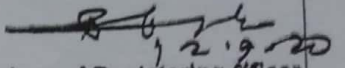
Seal and Signature of Registering Officer



12-9-20

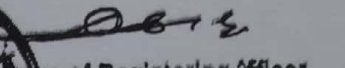
Above signature & thumb Impression are affixed in my presence.

Above mentioned, (SANDEEP KUMAR , SANJAY KUMAR , SARBESHWAR KUMAR), has/have admitted the execution before me. He/ She/ They has / have been identified by (MADHU SUDAN JHA) Son/Daughter/Wife of (LATE SHAMBHU NATH JHA) resident of (BISHWANATHDIH, PS.- PINDRAJORA, BOKARO) and by occupation (Unemployed).


Signature of Registering Officer

Date:- 12-Sep-2020




Signature of Registering Officer
12-9-20

Token No.: 20200000073327


CERTIFICATE

Office of the SRO - Bokaro

This Development Agreement was presented before the registering officer on date 12-Sep-2020 by SARBESHWAR KUMAR, S/O, D/O, W/O KALI PAD KUMHAR resident of RANIPOKHAR TOLA BABUDIH, PS- HARLA, BOKARO ..

This deed was registered as Document No:- 2020/BOK/3063/BKJ/2846 in Book No :- BKJ, Volume No :- 269 from Page No :- 269 to 344 at, office of SRO - Bokaro

Date:- 12-Sep-2020


Registering Officer
12/9/2020