

1491

1356



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : f24c78ab7f55d27523b4

Receipt Date : 17-Apr-2023 01:50:24 pm

Receipt Amount : 500/-

Amount In Words : Five Hundred Rupees Only

Token Number : 202300048044

Office Name : SRO - Saraikela

Document Type : Development Agreement

Payee Name : OM CONSTRUCTION REP BY OM
PRAKASH SINGH (Vendee)

GRN Number : 2316760742



:- For Office Use :-



(Handwritten Signature)

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।

OM CONSTRUCTION

OM Prakash Singh
Proprietor

(Vertical Handwritten Text)
Smit Kumar Mishra
OM Prakash Singh Anand Kumar Mishra

development-agreement stamp - Seraikela Adityapur

मुद्रांकन रु. १००/- केन्द्र

दस्तावेज जांच रु. १००/- पाया

उपस्थिति में प्रत्यक्षकारी की जाति भारतीय है। यह जाति C.N.T Act 1908 की धारा 461(B) के अन्तर्गत नहीं है। भारतीय

दस्तावेज में वर्णित मूद्रा प्रसिद्धित सूची में नहीं

जयकृष्ण



Anil Kumar Mishra



DEVELOPMENT AGREEMENT

नियम-21 के अधीन ग्राह्य भारतीय स्टांप अधिनियम (इंडियन स्टांप एक्ट-1899) की अनुसूची-1 या 1 (क) से 1000/- के अधिकतम मूल्य के स्टांप या स्टांप बुक से विमुक्त या स्टांप बुक अधिनियम नहीं

This Deed of Development Agreement is made on this the 18th day of April 2023, at Seraikela.

BY AND BETWEEN

1. Mr. ANIL KUMAR MISHRA
2. Mr. SUNIL KUMAR MISHRA,
3. Mr. ARUN KUMAR MISHRA,

18/4/23 All Sons of Mr. Rajeshwar Mishra,

151865
2000
153865

All By Faith Hindu, By Category General, By Nationality Indian, By Occupation Service, All Resident of Aditya Garden, Adityapur, P.O. & P.S. Adityapur, District Seraikela Kharsawan, and State Jharkhand. Hereinafter called the Land Owner/s / First Party (which expression shall unless excluded by and / or repugnant to the context must mean and include their legal heirs, successors, legal representatives, administrators, executors, nominees and assigns) of the First Part.

Om Prakash Sui

Sunil Kumar Mishra

OM CONSTRUCTION
Om Prakash Sui
Proprietor



AND

Om Prakash Singh



OM CONSTRUCTION (Proprietorship Firm) having its Office at Bhatia, Adityapur, P.O. & P.S. Adityapur, District Seraikela Kharsawan, State Jharkhand, represented by its Proprietor: Mr. OM PRAKASH SINGH, s/o Mr. Kunj Bihari Singh, By Faith Hindu, By Nationality Indian, By Occupation Business, By Category General, Resident of Bhatia, Adityapur, P.O. & P.S. Adityapur, District Seraikela Kharsawan, State Jharkhand. Hereinafter called the Builder / Second Party / Developer / Promoter (which expression shall unless excluded by and / or repugnant to the context must mean and include its / his legal heirs, successors, executors, legal representatives, administrators, nominees, and assigns) of the Second Part.

Anil Kumar Mishra

NATURE OF DEED

DEVELOPMENT AGREEMENT

WITNESSETH AS FOLLOWS:

WHEREAS, the First Party, has purchased all that piece and parcel of homestead land measuring an area 2400 Sq.ft. i.e. 5.50 Decimals, being in Portion of New Plot No 1568, recorded under New Khata No 128, (corresponding to Old Khata No 7, being in Old Plot No 368), Situated in Mouza Bhatia, Thana No 127, Halka No 2, Old Ward No 4 (A.N.A.C.), to New Ward No 10 (A.N.A.C.), P.S. Adityapur, Block Gamharia, District Seraikela Kharsawan, State Jharkhand, from its previous owner, by virtue of registered Sale Deed No 3222, Dt: 06.11.1998, registered at the District Sub Registry Office, Seraikela, and after purchasing the same, the First Party came in peaceful physical possession over the said land, without any interruption from any person or corner, thereby exercising all their right, title and interest over the same, being its lawful owner, and the First Party also got their names mutated in the records of Circle Officer, Gamharia vide Mutation Case No 112 / R 27 / 2017 – 2018, (Register II Vol No 8, Page No 3), and they are also paying the rent regularly the last rent paid for in the year 2021-22 vide Receipt No 0751372171.

Om Prakash Singh

OM CONSTRUCTION
 Om Prakash Singh
 Proprietor



ARJUN KUMAR MISHRA



Arjun Kumar Mishra

AND WHEREAS, the First Party has the desire to construct one multi storied building consisting of several flat/s, parking/s and other unit/s over the above mention land, but, as they does not poses any such knowledge they have decided to do it through reputed Builder / Developer and approached the Second Party, and having discussed in all such matters with regard to the development, promotion and other aspects of construction, the parties have voluntarily agreed to enter into this Development Agreement, to avoid future legal complications and disputes, on the following terms and conditions.

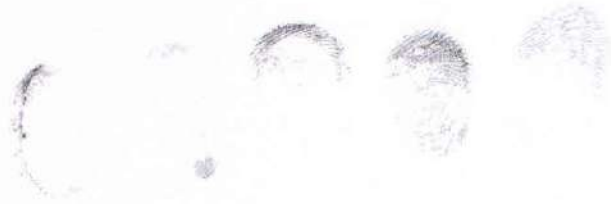
NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:

1. That, this Development Agreement shall commence with effect from the date of signing of this Development Agreement, and the Builder / Second Party has paid sum of Rs. 10,001/- (Rupees Ten Thousand and One) only as TOKEN amount at the time of signing of this Development Agreement, to the First Party, the receipt of which is hereby admitted and acknowledged by the First Party, which will be refundable by the First Party or adjusted by the First Party.
2. That, the Developer / Builder / Second Party must prepare at his cost the building plan, revised, or amendment plan through Architect, civil engineer, or planner along with supporting plans, such as structural, electrical, sewerage and shall get such plan or plans approved through Circle Officer or any appropriate authority with full support and co - ordination of the Owner / First Party. The plan so prepared if required during or after sanctioned may be modified revised or altered according to Builder choice and/or as which may be required for the feasibility of the project at the Builder/s cost.

Dr. Praveen Singh

Arjun Kumar Mishra

OM CONSTRUCTION
Dr. Praveen Singh
Proprietor



Om Prakash Sin



Arul Kumar Pishnis

3. That, the schedule below property must be handed over by the Owners / First Party to the Builder / Second Party for the purpose of construction on the day of signing of this indenture, so, that the Builder / Second Party can start development work for the project as soon as the plan got approved without any interruption from any person or corner, The total cost to complete the project will be borne by the Builder / Second Party alone and after complete finishing the Builder / Second Party will handover the Owner/s / First Party's share to her.

4. That, it is mutually decided and agreed by and between the parties as under:
- a) The Owner / First Party will get 50% share from Parking to Roof in the Project, which shall be deemed as Owner's Allocation.
 - b) The Builder / Second Party will get the remaining 50% share in the Project except for the First Party's share, which shall be deemed as Builder's Allocation.
 - c) The Builder / Second Party is entitled to sell, convey, or transfer his 50% share of the project except for the land owner/s share, to various buyer/s by recognized mode of conveyance, mortgage, sell, or otherwise, to which the First Party does not have any objection.

Arul Kumar Pishnis

5. That, the Builder / Second Party during the construction period of the proposed building is at liberty to receive advance, part payment for the entire project at any time as and when required as per his needs and risk. The completion of the project will be in 24 (Twenty Four) months i.e. 2 (two) years time from the date of plan passing, however, time could be extended in "Force Majeure" circumstances i.e. act of god like earthquake, flood, and famine, etc.

OM CONSTRUCTION
Om Prakash Sin
Proprietor

Anil Kumar Mishra

Vijay Kumar

Om Prakash Singh

6. That, the Builder / Second Party will use standard construction material and standard fittings and fixtures in making the whole construction and all the flat owner/s need to pay maintenance of common electricity, water, and other charges equally as per the decision made by the society or owner's association which will be governed by the society formed with all the buyer/s.

7. That, the Owner / First Party will execute and register one General Power of Attorney in favour of the Second Party with respect to the schedule below property for construction and also empower him for disposing of the unit/s / space/s duly constructed to intending buyer/s for the entire project, and the Owner/s / First Party also declare that they will fully help and co - operate the Builder / Second Party, whenever, required for approval of plan / drawing from any competent government authority or any other authority as required from time to time.

8. That, the parties must pay their share towards the maintenance charges and other common charges such as watchman's payment, sweeper and other heads like municipality charges, sewerage, cleaning charge, water charge, common electricity charges, proportionate ground rent etc., to the appropriate authority as per their share or ratio.

9. That, the parties will remain fair in their dealings and will not deceive the other party and both of them will co - operate with each other for the smooth operation of the project, and the Owner / First Party also undertake to indemnify the Builder / Second Party from their legal heirs and successors in future if any problem arise, and also promise not to cancel or revoke the General Power of Attorney as long as there is no breach to this Development Agreement.

Amal Kumar
Mishra

~~Amal Kumar~~
Mishra

Om Prakash Singh

10. THE OWNER / FIRST PARTY HEREBY DECLARE & COVENANTS:

- i. The Owner / First Party were sole and exclusive owner/s of the schedule below property.
- ii. Prior to execution of this development agreement, the Owner / First Party had not sold, conveyed, transferred, delivered or otherwise alienated the same or part thereof nor shall she entered in any similar agreement with any third party and the same is free from all encumbrances, charges, liens, & legal proceeding.
- iii. All legal liability and expenses shall be borne by the Builder / Second Party, the Owner / First Party hereby authorized the Builder / Second Party to sign building plan, other required papers and the documents for the interest of the proposed project, including revised and amended plan, papers, as required or deemed to be required for the proposed project.
- iv. The General Power of Attorney Deed executed by the Owner / First Party, in favour of the Builder / Second Party, shall be irrevocable, and provided the Builder / Second Party must comply with the terms and conditions of this Development Agreement.
- v. The Owner/s / First Party hereby assures the Builder / Second Party to extend all her co-operation towards the development of the said property and if required they will execute any other indenture in the proper court of law in favour of the Builder / Second Party.

11. THE SECOND PARTY HEREBY DECLARES AND COVENANTS:

- i. The Builder / Second Party shall prepare building plan or plans by an architect and get it approved from A.N.A.C. or any Competent Authority for the construction of multistoried building i.e. flat/s, parking/s, and other unit/s as per plan and shall also arrange for electricity, water, sewerage and other services etc., in the proposed project.

OM CONSTRUCTION
Om Prakash Singh
Proprietor

Anil Kumar Mishra

~~Signature~~

Anil Kumar Mishra

Om Prakash Sui

- ii. The Builder / Second Party must use all standard materials, fixture, fittings and installation regarding electric, and water connections along with pipelines, and the Builder / Second Party also declare that he will not sell, mortgage, transfer or lease out any vacant land from the schedule below property.
- iii. The Builder / Second Party must supervise the construction at site and appoint skilled or unskilled labour, workmen and other civil experts etc., as and when necessary for completing the construction. However, the First Party / Land Owner cannot be held responsible for any accident or mishappening during the period of construction of the entire project.
- iv. The expenses incurred towards the passing of building plan or plans, purchase of materials, fixtures, fittings, installations of electricity, pipelines for water, sewerage and all other services, amenities, shall be borne by the Builder / Second Party only.
- v. The Builder / Second Party shall complete the proposed construction within 24 (twenty four) months from the date of plan passing / approved drawing in normal situation, however, the period of construction may get delayed due to act of god, natural calamity, riot, acute shortage of building material and/or such reason beyond control or reach of the human being.
- vi. The Builder / Second Party during the project execution are bound to abide by the laws of the State and any breach to the laws of the state will become the liability of the Builder / Second Party alone.

12. BOTH PARTIES HEREBY DECLARE AS FOLLOWS:

OM CONSTRUCTION
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Proprietor

Anirudh Kumar Mishra



Anirudh Kumar Mishra

Om Prakash Sirohi

- i. The parties shall put and render their sincere efforts for the success of the project, which however shall never be constituted or deemed to be constituted any partnership between the parties.
- ii. The Builder / Second Party shall construct the Building as per approved plan and specification enclosed, and for any extra work of construction, alteration or modification, other than specification or replacement of fittings etc., for which the buyer shall pay the extra charges or costs will be applicable to buyer/s only.
- iii. If the Owner / First Party interrupts the construction work for no reason, and the Builder / Second Party suffers any loss, in that case the Owner / First Party shall be liable for the same, and shall also be liable to make good the loss if any sustained by the Builder / Second Party.
- iv. This Development Agreement is binding on both parties concerned including their legal heirs and successors.

ARBITRATION

All disputes and differences arising out of this agreement between the parties regarding interpretation of any terms and conditions herein contained or determination of any liability or touching these presents shall be referred to two arbitrators one to be appointed by the Owner/First Party and other to be appointed by the Developer / Builder / Second Party and shall be guided by the Indian Arbitration and Conciliation Act, 1996.

JURISDICTION

The Court of Seraikela alone has jurisdiction in any or all the matters arising out of this development agreement.

OM CONSTRUCTION
Om Prakash Sirohi
Proprietor

Anil Kumar Mishra

SCHEDULE

In the District Seraikela Kharsawan, under the District Sub Registry Office at Seraikela, Situated in Mouza Bhatia, P.S. Adityapur, Thana No 127, Old Ward No 4 (A.N.A.C.) to New Ward No 10 (A.N.A.C.), Block Gamharia, State Jharkhand, all that piece and parcel of raiyati homestead land, recorded under:

Khata No	Plot No	Area	Boundary
New 128	New 1568	5.50 Decimals	North : Anita Srivastava
7 (Old)	368 (Old)	i.e. 2400 Sq.ft	South : 20'ft wide Road East : Om Prakash Singh West : Road

Total area measuring 5.50 Decimals

The annual rent payable to the State of Jharkhand, through C.O., Gamharia.

IN WITNESS WHEREOF both the parties have hereunto set their respective hands today at Seraikela, this the 18th day, of April 2023, above written.

Read over and explained the contents of this indenture to the parties by me, who found it to be true and correct:

A. Mishra
Anil Kumar Mishra

Witnesses:

1. VINOD KUMAR SINGH S/O Sri Ram Chak Singh MB/14 1000
Housing colony Adityapur

2. ~~_____~~

Drafted & Printed by: A. Mishra
Old Court, Jamshedpur. SIGNATURE OF THE FIRST PARTY

Om Prakash Singh
SIGNATURE OF THE SECOND PARTY



A. Mishra
Vinod Singh

Certificate:

It is certified that the finger prints of left hand of each persons whose photograph is affixed in the document have been obtained before/by me.

A. Mishra
(Advocate)

OM CONSTRUCTION
Om Prakash Singh
Proprietor

Enrollment No. 14/2010



Pre Registration Docket

Date :- 18-04-2023 12:14 pm

Office Name :- SRO - Saraikela
Token No:- 202300048044

Appoinment :- 17-Apr-2023 Time:- 12:5

Article	Development Agreement
Pre Registration Date	16-Apr-2023
No. Of Pages	40
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 1,54,569.

Property Id: **949872**

Valuation No. : 1287375 / 2023	:- 2023-2024	Date : 16-April-2023 09:37:AM	
State : Jharkhand	District : SaraikelaKharsawan	Tahsil : Gamharia	
Land Type : Urban	Corporation :	Village/City : Bhatiya-Ward No10 - 127	
Bhatiya Ward No 10 Village Code 127 - Other Road -			
Volume Number - 8			
Page Number - 3			
Khata Number - OLD7			
Plot Number - OLD368			
Property Rates			
Commercial Land (Y)			
₹1100836/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	5.50 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 5.5 x 1100836=6054598	₹60,54,598/-
A	Total		₹60,54,598/-
Note : Final Valuation is Rounded to Next 100/-			₹60,54,600/-
Total Valuation (A)			₹60,54,600/-
Total Amount in Words : Sixty Lakhs Fifty Four Thousands Six Hundred Rupees Only.			

OM CONSTRUCTION

OM Prakash Singh
Proprietor

Land measurement, Sub Part and House No.	Property Boundaries East: OM PRAKASH SINGH, West: ROAD, South: 20FT WIDE ROAD, North: ANITA SRIVASTAVA
Area	Land area : 5.50 Decimal
Other Description of the Property	Pin Code - 831013
Government/Market Value	6054598
Transaction Amount	6054600

CLAIMANT	-Ms. OM CONSTRUCTION REP BY OM PRAKASH SINGH, Address - OFFICE AT BHATIA, ADITYAPUR, PO AND PS ADITYAPUR, DIST SERAIKELLA KHARSAWAN- ,Father/Husband Name KUNJ BIHARI SINGH , PAN No.- , Permission Case No.- , Aadhaar No. *****6377
EXECUTANTS	-Mr. SUNIL KUMAR MISHRA, Address - ADITYA GARDEN, ADITYAPUR, PO AND PS ADITYAPUR, DIST SERAIKELLA KHARSAWAN- ,Father/Husband Name RAJESHWAR MISHRA , PAN No.- , Permission Case No.- , Aadhaar No. *****8119
	-Mr. ANIL KUMAR MISHRA, Address - ADITYA GARDEN, ADITYAPUR, PO AND PS ADITYAPUR, DIST SERAIKELLA KHARSAWAN- ,Father/Husband Name RAJESHWAR MISHRA , PAN No.- , Permission Case No.- , Aadhaar No. *****4189
	-Mr. ARUN KUMAR MISHRA, Address - ADITYA GARDEN, ADITYAPUR, PO AND PS ADITYAPUR, DIST SERAIKELLA KHARSAWAN- ,Father/Husband Name RAJESHWAR MISHRA , PAN No.- , Permission Case No.- , Aadhaar No. *****8147

Witness Information	Mr. J YADAV , Address - SAKCHI, JAMSHEDPUR-, Father/Husband Name-R YADAV
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Identifier Details	Mr. VIMLESH SINGH , Address - MB 14, NEW HOUSING COLONY, NEAR POLLUTION OFFICE, PO ADITYAPUR, DIST SERAIKELLA KHARSAWAN-, Father/Husband Name-RAM DASH SINGH
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Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,200
Total		1,200

Fee Rule:Development Agreement		
1	A1	1,51,365
2	E	2,000
3	LL	3
4	PR	1

OM CONSTRUCTION

OM Construction Proprietory

Total

1,53,369

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.

[Signature]
12/4/23

Deed Writer / Advocate

Om Prakash Singh

Vendee / Claimant

Avi Kumar Mishra
[Signature]

Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

OM CONSTRUCTION

Om Prakash Singh
Proprietor



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Saraikela

District Name :- SaraikelaKharsawan

State Name :- Jharkhand

Deed Endorsement

Token No :- 202300048044

Deed Type	Development Agreement
Number of Pages	80
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1200, A1 :- Rs. 151365, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.6054598/- , Transaction Amount :- Rs.6054600/-
Property Details	District :- SaraikelaKharsawan , Tehsil :- Gamharia , Village Name :- Bhatiya-Ward No10 - 127 Location :- Other Road, Bhatiya Ward No 10 Village Code 127 Property Boundaries :- East: OM PRAKASH SINGH, West: ROAD, South: 20FT WIDE ROAD, North: ANITA SRIVASTAVA Volume Number - 8Page Number - 3Khata Number - OLD7Plot Number - OLD368 Area Of Land :- 5.50 Decimal

Sh./Smt. ANIL KUMAR MISHRA s/o/d/o/w/o RAJESHWAR MISHRA has presented the document for registration in this office







today dated :- 18-Apr-2023 Day :- Tuesday Time :- 12:53:51 PM



ANIL KUMAR
MISHRA(Individual)







Party Name	Document Type	Document Number
ANIL KUMAR MISHRA	PAN/UID	831798844189

OM CONSTRUCTION
OM Prakash Singh
Proprietor

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	ANIL KUMAR MISHRA Address1 - ADITYA GARDEN, ADITYAPUR, PO AND PS ADITYAPUR, DIST SERAIKELLA KHARSAWAN, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Anil Kumar Mishra Address:- r-95 second floor block- r, , khirki extension, , Malviya Nagar, , South Delhi, 110017, , Delhi, India		EXECUTANTS Age:51			
2	SUNIL KUMAR MISHRA Address1 - ADITYA GARDEN, ADITYAPUR, PO AND PS ADITYAPUR, DIST SERAIKELLA KHARSAWAN, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Sunilkumar Mishra Address:- F - 134 , No - 322 , 3rd Floor, NEB Sarai , Ignou Road, T/F KGF , R/Side, New Delhi, Ignou, , South Delhi, 110068, , Delhi, India		EXECUTANTS Age:46			

OM CONSTRUCTION

 Proprietor

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	ARUN KUMAR MISHRA Address1 - ADITYA GARDEN, ADITYAPUR, PO AND PS ADITYAPUR, DIST SERAIKELLA KHARSAWAN, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Arun Kumar Mishra Address:- A-38, , 3rd Floor,, Panchsheel Vihar, Malviya Nagar, , South Delhi, 110017, , Delhi, India		EXECUTANTS Age:47			
4	OM CONSTRUCTION REP BY OM PRAKASH SINGH Address1 - OFFICE AT BHATIA, ADITYAPUR, PO AND PS ADITYAPUR, DIST SERAIKELLA KHARSAWAN, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Om Prakash Singh Address:- , Bhatiya Basti, Adityapur, Forest Block, , Seraikela-Kharsawan, 832109, , Jharkhand, India		CLAIMANT Age:43			 Om Prakash Singh

Identification:

OM CONSTRUCTION

 Proprietor

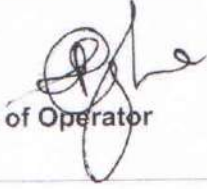
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	VIMLESH SINGH S/o-D/o RAM DASH SINGH Address1 - MB 14, NEW HOUSING COLONY, NEAR POLUTION OFFICE, PO ADITYAPUR, DIST SERAIKELLA KHARSAWAN, Address2 - , , , Jharkhand PAN No.:			

Witness:

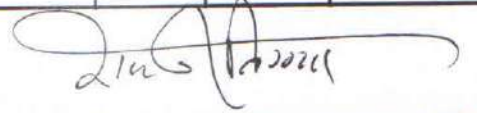
I/We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	J YADAV Address1 - SAKCHI, JAMSHEDPUR, Address2 - , , , Jharkhand			

Signature of Operator



Seal and Signature of Registering Officer

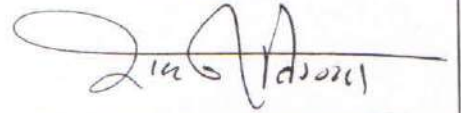


Above signature & thumb Impression are affixed in my presence.

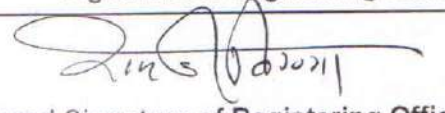
 जिला अवर निबंधक
 सरायकेला खरसावन

Above mentioned, (**ANIL KUMAR MISHRA , SUNIL KUMAR MISHRA , ARUN KUMAR MISHRA**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**VIMLESH SINGH**) Son/Daughter/Wife of (**RAM DASH SINGH**) resident of (**MB 14, NEW HOUSING COLONY, NEAR POLUTION OFFICE, PO ADITYAPUR, DIST SERAIKELLA KHARSAWAN**) and by occupation (**Business**).

Signature of Registering Officer



Seal and Signature of Registering Officer



Date:- 18-Apr-2023

 जिला अवर निबंधक
 सरायकेला-खरसावन

 OM CONSTRUCTION
 OM Prakash Singh
 Proprietor



Document Registration Summary 1

Date :-18-Apr-2023

- Government/Market Value: ₹6054600/-
- Transaction Amount: ₹6054600 /-
- Paid Stamp Duty: ₹500 /-

Receipt : 814186

Receipt Date : 18-04-2023

Presenter Name: -

E	₹2000
PR	₹1
SP	₹1200
LL	₹33
A1	₹151365
Stamp Duty	₹500

Anil Kumar Mishra

On Date 18-04-2023 Presented at SRO - Saraikela
Signature of Presenter

SRO - Saraikela

Total ₹155099

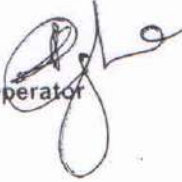
Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	500	-496	GRAS	OmConstructionRepByOmPrakashSingh	GRN Number : 2316760742 DEPT Transaction Id : f24c78ab7f55d27523b4 Transaction Type :	500
E	2000	2000	0*	GRAS	OmConstructionRepByOmPrakashSingh	GRN Number : 2316761118 DEPT Transaction Id : 1a1732c2d300c4e1e4a8 Transaction Type :	2000
PR	1	1	0	GRAS	OmConstructionRepByOmPrakashSingh	GRN Number : 2316761118 DEPT Transaction Id : 1a1732c2d300c4e1e4a8 Transaction Type :	1

OM CONSTRUCTION
Om Prakash Singh
Proprietor

SP	1200	1200	0	GRAS	OmConstructionRepByOmPrakashSingh	GRN Number : 2316761118 DEPT Transaction Id : 1a1732c2d300c4e1e4a8 Transaction Type :	1200
A1	151365	151365	0	GRAS	OmConstructionRepByOmPrakashSingh	GRN Number : 2316761118 DEPT Transaction Id : 1a1732c2d300c4e1e4a8 Transaction Type :	151365
LL	3	33	-30	GRAS	OmConstructionRepByOmPrakashSingh	GRN Number : 2316761118 DEPT Transaction Id : 1a1732c2d300c4e1e4a8 Transaction Type :	33
Sub Total	154573	155099	-526				

Article : Development Agreement Number of Pages : 80

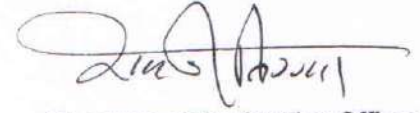
Signature of Operator



Signature of Head Clerk



Signature of Registering Officer



OM CONSTRUCTION

Om Prakash Singh
Proprietor

Token No.: 202300048044

CERTIFICATE

Office of the SRO - Saraikela

This **Development Agreement** was presented before the registering officer on date **18-Apr-2023** by **ANIL KUMAR MISHRA**, S/O, D/O, W/O **RAJESHWAR MISHRA** resident of ADITYA GARDEN, ADITYAPUR, PO AND PS ADITYAPUR, DIST SERAIKELLA KHARSAWAN ..

This deed was registered as Document No:- **2023/SAR/1491/BK1/1356** in Book No :- **BK1**, Volume No :- 222 from Page No :- 141 to 220 at, office of **SRO - Saraikela**

Date:- **18-Apr-2023**



Registering Officer

DM Pradeep Singh
Proprietor
OM CONSTRUCTION