



## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

**Receipt Number :** cd5ce44c6c99a4e30e9a

**Receipt Date :** 23-Feb-2023 01:23:58 pm

**Receipt Amount :** 100/-

**Amount In Words :** One Hundred Rupees Only

**Token Number :** 202300024235

**Office Name :** District SRO - Jamshedpur

**Document Type :** Power of Attorney

**Payee Name :** RISHI RAJ BUILDCON PVT LTD REP BY  
RISHI RAJ HARSH ( Vendee )

**GRN Number :** 2315924784



-: For Office Use :-

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Copy*



2023/JSR/1013/BK4/64

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।

*रिशी राज की सेवा नहीं ली गई है।*

*23/02/2023*

G.P.A.

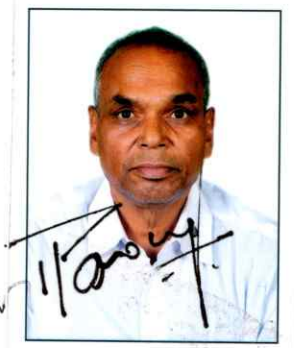
P.S.  
Birsawanjan

Stamp  
100/-

जिला अवर निबन्धक

संस्थापित दरतावेज में लेखाकारों / रिटायर  
जाति के 44164 अंकित की गई हैं।  
जोटासागपुर कारतकारी अधिनियम 1908  
की धारा 48A(B) के अन्तर्गत नहीं हैं।

Kepu  
23/02/2023



नियम 21 के अधीन प्रायः भारतीय स्वाम्य-अधिनियम  
(इंडियन स्टाम्प ऐक्ट), 1899 की अनुसूची  
1 या 1क, सं. 48, d के अधीन  
यथावत् स्टाम-सहित (या स्टाम्प-शुल्क  
से विमुक्त या स्टाम्प-शुल्क अपेक्षित नहीं)।

खाता नम्बर... 36.....  
प्लॉट नम्बर... 1453, 1449,  
देय प्रतिबधित सूची में दर्ज नहीं है।

19  
23/02

Teachajubir

10,000-00

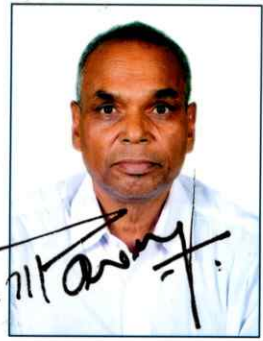
Kepu

23/02/2023

दस्तावेज जाँचा

GENERAL POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENTS THAT I, **VISHNU MAHATO**  
(UID : xxxx xxxx 7062), S/o. Raghunath Mahato, by faith Hindu, by Category  
General, Indian national, by occupation Retired, permanent resident of  
Village Parsa Sadan, P.O. Parsa Patti, P.S. Sahebganj, District Muzaffarpur,  
Bihar, hereinafter referred to as the "FIRST PARTY / OWNER /  
EXECUTANT" (which expression shall unless excluded by or repugnant to  
the context, mean and include their heirs, successors, executors,  
administrators, legal representatives, nominees and assigns) of the ONE  
PART:




23/02/2023



Handwritten signature in black ink, appearing to read 'H. Hanumanth'.

पिता: उद्युनाथ महतो  
 जिला: बिहार  
 तहसील: जमशेदपुर  
 संख्या: 23/02/2023  
 आयु: 100+  
 पता: जमशेदपुर


  
 निबंधन-पदाधिकारी का हस्ताक्षर  
 23/02/2023



Adm No  
23/02/2023

**WHEREAS**, I the Owner had entered into a registered Development Agreement, deed no. 2023/JSR/1012/BK1/945 dated 23-02-2023, registered at the District Sub registry office at Jamshedpur, in respect of All that land measuring an area 3 Kathas and 5 Dhuls i.e. **5.36 DECIMALS**, recorded under old Khata No. 8, being portion of old plot No. 4496, corresponding to new Khata no. 36, being portion of new plot nos. 1453 and 1449, in Mouza Moharda, Thana No. 1200, Ward No. 17, JNAC, P.S. Birsasnagar, Town Jamshedpur, District East Singhbhum and morefully described in the **Schedule** hereunder written with **M/S RISHI RAJ BUILDCON PVT. LTD. (O.P.C.) (PAN : AAHCR5110Q)** a company, having its registered office at Pushpanjali Apartment, Ground Floor, Opp. Narbheram English School, Contractors Area, P.O and P.S Bistupur, Town Jamshedpur, District East Singhbhum.

**AND WHEREAS** as per the said terms of the registered Development Agreement deed no. 2023/JSR/1012/BK1/945 dated 23-02-2023, registered at the District Sub registry office at Jamshedpur, I am also executing this General Power of Attorney in respect of my **Schedule** hereunder land, in favour of **RISHI RAJ HARSH (UID : xxxx xxxx 7541)**, S/o. Shri. Rabindra Kumar Jha, by religion Hindu, by category General, Indian Citizen, by occupation Business, resident of Flat No. 402, Road No. 07, Vidyapati Tower, Ramnagar, P.O. Sonari, and P.S. Kadma, Town Jamshedpur, District East Singhbhum, state of Jharkhand, director of **M/S RISHI RAJ BUILDCON PVT. LTD. (O.P.C.) (PAN : AAHCR5110Q)** a company, having its registered office at Pushpanjali Apartment, Ground Floor, Opp. Narbheram English School, Contractors Area, P.O and P.S Bistupur, Town Jamshedpur, District East Singhbhum.

  
23/02/2023

**NOW BY THESE PRESENTS**, I hereby constitute and appoint **RISHI RAJ HARSH (UID : xxxx xxxx 7541)**, S/o. Shri. Rabindra Kumar Jha, by religion Hindu, by category General, Indian Citizen, by occupation Business, resident of Flat No. 402, Road No. 07, Vidyapati Tower, Ramnagar, P.O. Sonari, and P.S. Kadma, Town Jamshedpur, District East Singhbhum, state of Jharkhand, director of **M/S RISHI RAJ BUILDCON PVT. LTD. (O.P.C.) (PAN : AAHCR5110Q)** a company, having its registered office at Pushpanjali Apartment, Ground Floor, Opp. Narbheram English School, Contractors Area, P.O and P.S Bistupur, Town Jamshedpur, District East Singhbhum or any of its directors or authorised representatives as my **TRUE AND LAWFUL ATTORNEY**, to do execute and exercise the following acts, deeds and things in my name and on my behalf that is to say:-

1. To appear and / or represent us in all courts, courts, Civil, Criminal, Collectorate, Appellate, and / or Higher Court/s / authorities, High court, Apex Court, all office including the office of Panchayat and / or Municipal, D.C, S.D.O, C.O, B.D.O, Notified Area Committee, Adityapur Nagar Nigam, Adityapur Municipal Council, Zila Parishad, J.U.S.C.O, Tata Steel Ltd., TISCO, T.S.U.I.S.L., appropriate authority, if any, needed, Police Station, J.S.E.B., Tribunal, Municipal Corporation / Council, Jharkhand fire Brigade, Pollution Control, Sales Tax, Income Tax, G.S.T., Registering Authority, before any forum, Institute, Organization, Bank, L.I.C Housing, HDFC, other Govt. and Semi Govt. offices.
2. To sign execute, swear and deliver any paper plan, application, petition, form, objection or no-objection, Vakaltnama, notice, Acknowledgement, affidavit, indemnity, Declaration, document under conveyance, letter of information, and file the same before any court or office, letter of information, and file the same before any court or office and / or

*Wahid*  
23/02/2023

- organization financial institution and / or before any party, person and concern.
3. To look after, manage and maintain **Schedule** hereunder immovable property and also protect and defend my legal interest thereto.
  4. To file any suit or case and / or defend any suit or case, to give evidence, appoint Advocate, Solicitor, Arbitrator, and Legal representative to conduct any suit or case and to verify, sign and submit plaint, written statement, show cause, evidence, order, judgement, affidavit Indemnity and all required papers, documents etc. before any court or office and to purchase required court fees, NJS, other form etc.
  5. To contest and / or compound any suit or case and / or proceedings with the Opposite party as my said attorney thinks fit and proper.
  6. To apply and obtain certified copy of order, Decree and Judgement passed by any court or office for record and reference AND / OR refer the same for higher arbitration or appeal against order, decree and judgement passed by the lower court, office etc., and also obtain any paper, certified copy of the document or deed on my behalf.
  7. To enter into an agreement or agreements with one or more intending buyer or buyers in respect of proposed flats, units, parking's, duplex, bungalow's and or any structure whatsoever standing over the **Schedule** hereunder written property along with the proportionate share of land or any part of the **Schedule** hereunder written land.
  8. To pay the ground rent, electricity, other utility services, amenities, Panchyat or municipal taxes, or charges if any, in respect of the Schedule hereunder written property and to convert the nature of land through the local authority C.O. / D.C. / Zila Parishad, and or appropriate authority, Government Departments.

Handwritten signature and date: 23/02/2023

9. To apply before the appropriate authorities for obtaining electricity power connection, water arrangement, Telephone connection, and / or sewerage, additional connection, and for any further matters and affairs over the Schedule hereunder written property.
10. And to Act as per the terms of the Development Agreement deed no. 2023/JSR/1012/BK1/945 dated 23-02-2023, registered at the District Sub registry office at Jamshedpur.
11. To apply for proper permission no objection and clearance, if any, require or deem to be required with respect to the Schedule hereunder written property before the appropriate authority and / or concern or department and obtain permission of order for the same.
12. To enter in agreement or agreements with one or more intending buyer or buyers and / or party or parties sale and transfer and / or alienate or assigns or lien the proposed flats, units, parking's, duplex, bungalow's and or any structure whatsoever standing over the **Schedule** hereunder written property along with the proportionate share of land or any part of the **Schedule** hereunder written land on such terms as my attorney shall think fit and proper and / or as such terms as my attorney and such party may mutually agree upon.
13. To sign and execute the Deed of transfer by sale, and / or any other deed under conveyance, mortgage, lease deed etc. in favour of any party, person, concern, institute, organization, financial institute etc. in respect of the proposed flats, units, parking's, duplex, bungalow's and or any structure whatsoever standing over the **Schedule** hereunder written property along with the proportionate share of land or any part of the **Schedule** hereunder written land and to present such deed or deeds for registration before the Registering Authority and / or the officer, competent, to get the document registered under the Indian Registration Act, and admit execution of the

*Handwritten signature*  
23/02/2023

same for me **AND ON MY BEHALF** to do all acts, deeds and things for completing the Registration of such deeds and instruments and also endorse the Registration Receipt thereof.

14. To apply for all sanctions, clearances, licenses, permissions, N.O.C. /s and any form of approval from/ before the appropriate authority and / or concern or department and obtain permission of order for the same.

15. To obtain building permit and permission for construction from the competent authority and or all necessary approvals, sanctions and clearances.

16. To mortgage the Schedule hereunder written property or any structure or unit being constructed thereon in any financial institution.

**AND GENERALLY**, to do all acts, deeds and things for all intents and purposes as stated herein and **I HEREBY AGREE TO RATIFY AND CONFIRM** all acts, deeds and things shall lawfully do, execute and perform and / or cause to be done, executed and performed by our said attorney by virtue of these presents and shall be binding on me.

### **SCHEDULE**

[Schedule Premises]

All that land measuring an area 3 Kathas and 5 Dhuls i.e. **5.36 DECIMALS**, recorded under old Khata No. 8, being portion of old plot No. 4496, corresponding to new Khata no. 36, being portion of new plot nos. 1453 and 1449, in Mouza Moharda, Thana No. 1200, Ward No. 17, JNAC, P.S. Birsasnagar, Town Jamshedpur, District East Singhbhum,

Which is bounded as :

North : Vacant Land;



Handwritten signature and date: 23/02/2023

South : Ashwini Kumar Mishra;

East : Road;

West : Vacant Land.

In Witness Whereof the Executant has signed this Deed Today the 23<sup>rd</sup> day of February, 2023 at Jamshedpur, in presence of the following :

**WITNESSES:**

1. Shivam Mandal S/O - Nilkanta Mandal  
R/O - Haldipokhar, East Singhbhum, Jharkhand
2. Balgije Rao, s/o K. Nageshwar Rao, R/O  
21 Nansi Boringdi, Contractors Area,  
Birkurum Jamshedpur.

**ATTORNEY'S SIGNATURE & FINGER PRINT**

**M/S RISHI RAJ BUILDCON PVT. LTD. (O.P.C.)**

**Director - RISHI RAJ HARSH**



Handwritten signature: Harsh



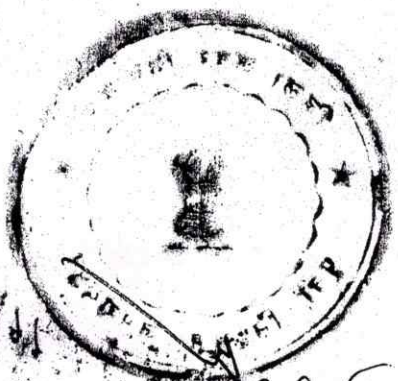
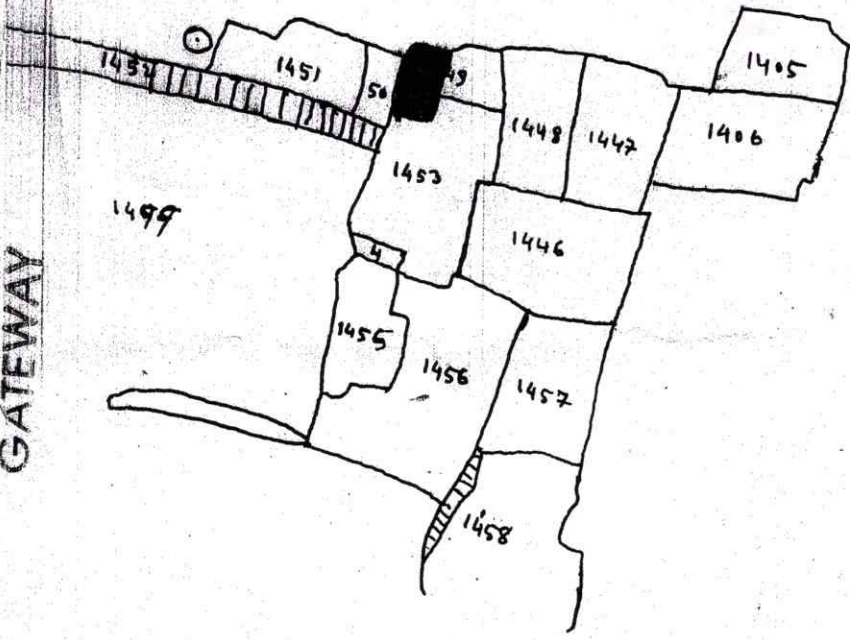
Certified that the finger print of left hand of each person whose photograph is affixed in this document have been obtained by me or before me.

Handwritten signature and the word **ADVOCATE** printed below it.

वाई संख्या 147  
 अधिपतित क्षेत्र जमशेदपुर - STATE  
 राजस्व भागा (वाटिका)  
 पैमाना 1 से 6 मीटर = 20 मीटर भा 1:2000  
 रकबा 3 कटा 5 धुर सन 1989-90

23

GATEWAY



L.T. Jy 2005 महिन्द्रा  
 in my possession by  
 the part of the work by  
 [Signature]  
 [Signature]

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Token No.: 202300024235

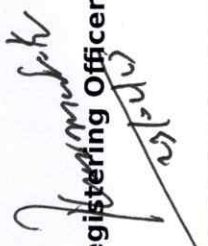
## CERTIFICATE

### Office of the District SRO - Jamshedpur

This **Power of Attorney** was presented before the registering officer on date **23-Feb-2023** by **VISHNU MAHATO, S/O, D/O, W/O RAGHUNATH MAHATO** resident of VILL PARSA SADAN PS SAHEBGANJ DIST MUZAFFARPUR BIHAR ,.

This deed was registered as Document No:- **2023/JSR/1013/BK4/64** in Book No :- **BK4**, Volume No :- 8 from Page No :- 283 to 342 at, office of **District SRO - Jamshedpur**

Date:- **23-Feb-2023**

  
Registering Officer



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

**Receipt Number :** 66c1bf0b7b57e4bfb41e

**Receipt Date :** 23-Feb-2023 01:27:33 pm

**Receipt Amount :** 100/-

**Amount In Words :** One Hundred Rupees Only

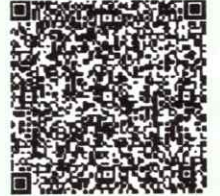
**Token Number :** 202300024264

**Office Name :** District SRO - Jamshedpur

**Document Type :** Development Agreement

**Payee Name :** RISHI RAJ BUILDCON PVT LTD REP BY  
RISHI RAJ HARSH ( Vendee )

**GRN Number :** 2315924941



-: For Office Use :-

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2023/JSR/11012/BK1/945

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।

*इस रसीद के माध्यम से मुद्रांक शुल्क का भुगतान नहीं किया जा सकता है।*

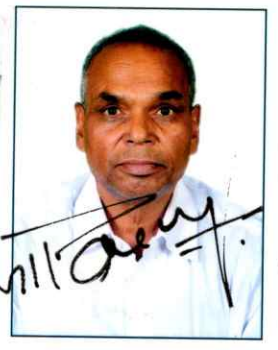
*Handwritten signature and date: 23/02/2023*

Development Agreement  
61,38,800/-

P.S  
Birsanagar

Stamp  
100/-

23/02/2023  
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23/02/2023  
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20  
23/02  
नियम 21 के अधीन शाखा: भारतीय स्टाम्प-अधिनियम  
(इंडियन स्टाम्प ऐक्ट), 1899 की अनुसूची  
1 या 1क, स०...5..... के अधीन  
पथावत् स्टाम-सहित (या स्टाम्प-शुल्क  
से विमुख या स्टाम्प-शुल्क अपेक्षित नहीं)।

खाता नम्बर...36.....  
प्लॉट नम्बर...1453, 1449,  
देय प्रतिबधित सूची में दर्ज नहीं है।

ferchagabir

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निबंधन-वकायिकारी

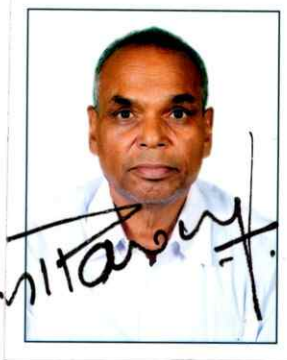
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23/02/2023

A - 153,470 = 00  
E - 2000 = 00  
LL - 03 = 00  
PR - 01 = 00

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE on this 23rd day of  
February 2023, AT JAMSHEDPUR, BY AND BETWEEN;

Handwritten signature  
2  
2 दस्तावेज जांचा  
23/02/2023



Handwritten signature in black ink, appearing to read 'Haritashy'.



Handwritten date: 23/02/2023



नाम: विक्रम महतो पिता: रघुनाथ महतो  
 निवास-स्थान: गुजफटा पुर बिहार  
 आवेदन या अन्तर्निहित द्वारा प्रमाणित मुद्रांकन  
 संख्या: 23/02/2023 के अक्षय लेखक्यों या दानेदारों में से एक श्री  
 ने प्रतिकर्ता (अटनी) हैं ने ता० 10/04/20 के पूर्व (या  
 अन्तर्गत) में अन्तर्निधन कार्यालय में (..... स्थान पर) निबंधन के लिए

निबंधन-पदाधिकारी का हस्ताक्षर  
 23/02/2023,



  
  
23/02/2023

**VISHNU MAHATO** (UID : xxxx xxxx 7062), S/o. Raghunath Mahato, by faith Hindu, by Category General, Indian national, by occupation Retired, permanent resident of Village Parsa Sadan, P.O. Parsa Patti, P.S. Sahebganj, District Muzaffarpur, Bihar, hereinafter referred to as the 'OWNER' (which expression shall, unless it be repugnant to the context or meaning thereon be deemed to include his heirs, executors, administrators and assigns), being the Parties of the **First Part**.

**AND**

**M/S RISHI RAJ BUILDCON PVT. LTD. (O.P.C.) (PAN : AAHCR5110Q)** a company, having its registered office at Pushpanjali Apartment, Ground Floor, Opp. Narbheram English School, Contractors Area, P.O and P.S Bistupur, Town Jamshedpur, District East Singhbhum, represented by one its Director namely **RISHI RAJ HARSH** (UID : xxxx xxxx 7541), S/o. Shri. Rabindra Kumar Jha, by religion Hindu, by category General, Indian Citizen, by occupation Business, resident of Flat No. 402, Road No. 07, Vidyapati Tower, Ramnagar, P.O. Sonari, and P.S. Kadma, Town Jamshedpur, District East Singhbhum, state of Jharkhand hereinafter called and referred to as the 'DEVELOPER/ BUILDER', (which expression shall, unless it be repugnant to the context or meaning thereon be deemed to include his heirs, executors, administrators and assigns), being the Parties of the **Other Part**:

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23/02/2023

**WHEREAS** the Owner had purchased All that land measuring an area 3 Kathas and 5 Dhuls i.e. 5.36 Decimals recorded under old Khata No. 8, being portion of old plot No. 4496, corresponding to new Khata no. 36, being portion of new plot nos. 1453 and 1449, in Mouza Moharda, Thana No. 1200, Ward No. 17, JNAC, P.S. Birsasnagar, Town Jamshedpur, District East Singhbhum and morefully described in the **Schedule 'A'** hereunder written by the virtue of a registered sale deed bearing deed No. 1032 / 835 dated 16-02-2004, registered at the District Sub Registry office at Jamshedpur, from its previous lawful Owner namely Mahendri Gour.

**AND WHEREAS** the Owner after purchasing the **Schedule 'A'** hereunder written property the Owner mutated his name in the government records vide mutation case No. 323/ 2004-2005 and the same is also recorded in the Volume No. 1 page No. 67, in the register II of the Anchal Adhikari, Jamshedpur.

**AND WHEREAS** the **OWNER** is the lawful owner and is in peaceful possession of **Schedule 'A'** hereunder written land and have been enjoying all acts of ownership thereto.

**AND WHEREAS** the owner is unable to look after and manage the **Schedule 'A'** hereunder written land and therefore the Owner is desirous to get the **Schedule 'A'** hereunder written land developed and or construct multi-storeyed buildings and or building projects over the **Schedule 'A'** hereunder written land through the Developer.

**AND WHEREAS** the Owner has come to know of the workman like, professional and craftsmanship of the Developer and have approached





23/02/2023

the Developer for developing the **Schedule 'A'** hereunder written premises.

**AND WHEREAS** after mutual discussions and deliberations, the owners have agreed to grant to the Developer and the Developer has agreed to accept from the Owners, exclusive and irrevocable rights to undertake the construction on the **Schedule 'A'** hereunder written property on the following terms and conditions:

**NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

1. This Agreement shall be deemed to have been commenced with effect from the date of execution of these presents and shall remain in force until completion of the development and construction of the said project.
2. The Owner hereby grant exclusive and irrevocable right to the Developer for development of the **Schedule 'A'** Premises, terminable only at the instance of the Developer, unless specified otherwise hereinafter.
3. **DEVELOPMENT PLANS & APPROVALS**
  - (a) It is specifically agreed that the Owner shall through the Developer's Architects submit plans for sanctioning of lay out for construction of buildings and/or other structures on the said property or any part or portion thereof to the appropriate



23/02/2023

agencies and have the architecture plans approved for clearance to construct the buildings.

- (b) The said plans shall be prepared by the Architects of the Developer and at the costs of the Developer which shall be forthwith be submitted by the Owners with appropriate agencies for the purposes of obtaining requisite approvals and permissions.
- (c) That the architecture plans may only be modified or changed with prior written consent of the Developer during the stage of approval. Howsoever, after initial approval of the architecture plan, no modification, alteration or changes in the approved architecture plan shall be permitted unless submitted by the Developer to appropriate agency certifying and approving the architecture plans.
- (d) The Owner declares that they have examined and verified the draft Scheme framed and proposals made by the Developer for the development of the said project and she is fully satisfied with the same including the provisions made with regard thereto by the Developer as also with the responsibilities of the parties mentioned and described therein.

#### 4. GENERAL POWER OF ATTORNEY

- (a) That as and when desired by the developer, the Owner shall execute a General Power of Attorney in respect of the **Schedule A** hereunder written property in favour of the Developer or any other person nominated by the Developer for carrying out day to day operations related to the construction and also for

  
  
23/02/2023

negotiations and entering into agreements with prospective Purchasers of the constructed Project.

- (b) Failure of the Owner to execute the General Power of Attorney if desired by the Developer shall make the Agreement terminable at the instance of the Developer, and in such eventuality, the Developer shall be entitled to receive from the Owner all moneys, costs and expenses incurred by it in connection with this Agreement.
  - (c) The Developer or its nominated person and shall act as true and bonafide attorney of the Owner in connection with the accomplishment of the Project, i.e. undertake construction activities and sale/ negotiating sales of the construction areas realised from the Project.
  - (d) That the Owner undertakes not cancel or revoke the said General Power of Attorney under any circumstances whatsoever, failing which the Developer shall be free to initiate appropriate proceedings against the Owner.
5. That the Developer shall be authorised to present plans for structural, electrical, sewerage etc. and obtain due approvals or consents from the appropriate agencies on behalf of the Owner. The Owner shall extend all co - operation during such process and any breach of failure to co- operate, when required by the Developer shall be deemed to be material breach of mandatory obligations of the Owners.

  23/02/2023

6. **REPRESENTATION & WARRANTIES**

- (a) The Owners represents that the Owner is the bonafide and true Owner of the **Schedule 'A'** hereunder written and that there is no risk, defect or encumbrance or pending litigation in relation to the title of the **Schedule 'A'** hereunder written premises. The Owners further warrants that, if in future, there are claims on the title of the **Schedule 'A'** hereunder written, on account of any lien, charge, mortgage, encumbrance, litigation affecting or prejudicing the title, the Owner shall be entitled to refund of all costs incurred in the construction of the building and also the costs and expenses towards obtaining requisite consents and approvals.
- (b) The Owner after the execution of this agreement, by the virtue of this Development Agreement has handed over peaceful and vacant possession of the **Schedule 'A'** hereunder written to the Developer.

7. **DELIVERY OF POSSESSION**

- (a) Notwithstanding anything contained in the preceding clause, it is specifically agreed by and between the parties hereto that after execution hereof the Developer shall be entitled to put up fencing around the said property or any portion or portions thereof, for the purposes of preventing any encroachment.
- (b) All costs, charges and expenses in respect of the above shall be borne and paid by the Developer alone.
- (c) As from the date hereof, the Owner shall be solely entitled at their own risk to deal and/or negotiate with any attempts of

Handwritten signatures and date: 23/02/2023

the unauthorised occupants and/or trespassers on the said property and to take any proceedings against them and/or to arrive at any arrangement or agreement with them at the costs, charges and expenses of the Owner alone.

- (d) However, the Owner has empowered and authorised the Developer and/or his nominees under this agreement as to effectively deal and/or negotiate with any trespassers or attempt of unauthorised occupants.

**8. SUBMISSION OF TITLE DEEDS**

- (a) The Owner shall deposit with the Developer all the original sale deed, mutation, rent receipts and other related documents, which shall be securely held and retained by the Developer for the purposes of this Agreement without claiming therein any right of Ownership in any manner whatsoever.
- (b) The original the sale deed, mutation, rent receipts and related documents related their respective **Schedule** Premises shall be in the custody of the Developer for lifetime, against an ordinary receipt in favour of the Owner.

**9. (a) TIME OF COMPLETION OF PROJECT :**

That the parties agreed that time is the essence of this Agreement and the Developer shall strive to complete the Entire Project within 5 (Five) years from the date of receipt of the requisite clearances and approvals.

That a further grace period of 6 (six) months time will be extended for completion of the project failing which after lapse of extended

   
23/02/2023

period of 6 months i.e. total period of Five and a Half year from the date of receipt of the requisite clearances and approvals of the project.

**(b) TIME TO HANDOVER THE SHARE TO LANDLORD/ OWNER :**

That the **DEVELOPER / BUILDER** agrees to handover the share of the respective landlord/Owner upon the completion of the entire project from the date of receipt of the requisite clearances, sanctions and approvals also from the date of actual passing is handed over to the **DEVELOPER/BUILDER** from the concerned authorities or department.



**(c) ALLOTMENT OF UNIT / FLAT PER LANDLORD / OWNER**

That it is agreed and decided by and between the parties that the Developer shall deliver **38 %** of the total Super Built up Area consisting of flats, parking's, etc. to be constructed on the **Schedule 'A'** hereunder written as morefully described in the **Schedule 'B'** hereunder written property.

(d) That it is specifically mentioned that for any extra constructed area or any other area the Owner shall have to pay extra rate as per the then existing market rate to the Developer.

(e) That the Developer shall be entitled to **62 %** of the total Super Built up Area consisting of flats, parking's, etc. to be constructed on the **Schedule 'A'** hereunder written as morefully described in the **Schedule 'C'** hereunder written property.

**10. FORCE MAJEURE**

  
  
23/08/2023

The mutual obligations of the Parties shall remain suspended during any period of natural calamity, earth quake, civil war, riot, acute shortage of building materials, labour unrest, Act of GOD, any governmental action restraining affecting construction work and or any unforeseen or foreseen incident, which shall be beyond the control of human being. The Parties claiming force majeure shall intimate the other party of the existence of the Force Majeure conditions and shall also notify the cessation of the Force Majeure conditions.

11. The Developer shall be entitled to sell, dispose, mortgage, transfer, of its shares of the proposed building i.e. developer's allocation, described in the **Schedule 'C'** to this Agreement along with common advantages, privileges, utility services, amenities etc. to the various buyers at its discretion to which the Owner shall have no objection and the developer desires the Owner shall wilfully execute the necessary instruments and documents to this effect without any further consideration payable to the Owner. That it is specifically mentioned that the developer shall solely sign and execute all deeds, documents etc. in respect of his share falling in the **Schedule 'C'**.
12. That without prejudice to the generality of the provisions contained in this Agreement, the Owner specifically makes a declaration as hereinafter:
  - (a) The Owner is the lawful, bonafide and true Owner of the **Schedule 'A'** hereunder written premises and are authorised to enter into the Agreement with the Developer.

   
23/02/2023

It is further declared that the Owner, either jointly or severally, have not sold, transferred or conveyed the lands or any part or portion of the land or rights in relation to the Schedule Premises to any party or third party and neither there is any agreement existing executed by the Owner in relation to the Schedule Premises.

- (b) The Owner hereby assures and admits to execute or sign any further paper, document etc. in favour the Developer for the purposes related to construction of the building on the **Schedule 'A'** Premises.
- (c) That the name of the project shall be of the choice and style of the Developer only.

13. That the Developer hereby declares and covenants:

- (a) That the Developer shall be entitled to enter into agreements with various agencies in connection with the proposed building.
- (b) That the Developer shall be entitled to enter into agreements for sale or otherwise with intending buyers and to receive considerations relating to various such agreements for constructed areas forming Developer Allocation. That the developer is fully authorised to mortgage his share.
- (c) That the expenses incurred towards preparation of building plan, passing of such plan or plans, payment to architect, civil engineer, labours, workmen, guard, purchase of building materials, fixtures, fittings installation and / or other service connection to be installed therein, documentation



  
  
23/02/2023

miscellaneous charges, levied fines, penalties imposed by Municipality or any other authorities during the construction of he said building shall be fully borne by the Developer only.

- (d) Developer shall be overall responsible for the construction of the proposed building on the **Schedule 'A'** hereunder written premises and in an event of any dispute arising due to and on the **Schedule 'A'** hereunder written premises, the Owner shall protect and defend the interest of the Developer in this regard.
14. It is also mutually agreed that this agreement both the parties shall diligently attend to terms and conditions of this development agreement.
15. That, both the parties agreed that the Developer shall be at liberty to carry out newspaper publication to advertise the Project for the purposes of general advertisement or generating revenues for the Project at its own risk.
16. The Developer shall be entitled to raise finances from Banks, Financial Institutions, Housing Finance Companies etc. for the purpose of construction of the said Project and for such purpose to mortgage and charge the said plot of land and to enter into, sign and execute all requisite agreements, contracts, deeds, documents, papers, declarations, affidavits for such purpose without seeking to obtain any further consent of the Owner, provided however that the developer shall not attach any liability to the Owner on account of its borrowings in any manner whatsoever.
17. Both parties agreed that, in the event, where clear and marketable title and bonafide possession of the Owner appears suspicious in

  
  
23/02/2023

(d) That the G.S.T. arising out of the respective allocations of the Owner and the Developer with respect to the **Schedule 'B'** and **Schedule 'C'** premises, shall be borne by the Owner and the Developer in individual capacity respectively.

#### 19. RATIFICATION

The Owners states, declares and confirms that all acts and deeds done, executed and performed by the Developer in pursuance hereof or in pursuance of the formal development agreement to be executed by the parties hereto, in connection with the development of the housing project shall be binding at all times hereafter on the Owners and the Owners covenants to ratify the same as and when called upon to do so.

#### 20. INDEMNIFICATION

The parties hereto shall indemnify and/or keep each other saved, harmless and indemnified against all losses, claims demands costs, damages proceedings, charges and expenses which any of the parties hereto may suffer in respect of any acts, deeds, matters or thing done or any omission made by the other party and/or anything arising in connection therewith.

#### 21. AMENDMENTS

The contents of the Agreement may be altered, modified or amended with mutual consent of the Parties to this Agreement, if deemed necessary for the purposes of interest and benefit of the Project.

*[Handwritten signatures and date]*  
23/02/2023

relation to the **Schedule 'A'** hereunder written Premises, the Developer shall be entitled to undertake steps to clear such defects at the cost of the Owner. However, if the defects in title and possession cannot be cured, then the Developer shall be entitled to receive damages and compensation of the costs and expenses incurred by the Developer towards the construction work and the related activities undertaken by the Developer in connection with the construction work at the **Schedule 'A'** Premises.

#### 18. TAXES AND OUTGOINGS

- (a) The Owner shall pay and discharge all assessments, outgoing, taxes, etc. payable in respect of their respective **Schedule 'A'** hereunder written premises upto the date of the possession of the said property is handed over by them to the Developer. Thereafter, the same shall be paid and borne by the Developer alone at the existing rates. Any revision in the outgoing, assessment, taxes with respect to their respective **Schedule 'A'** hereunder written after delivery of possession of the land shall be the mutual responsibility of the Parties to this Agreement as per the proportionate holding of the constructed area, till sale of constructed buildings to the prospective buyers.
- (b) Parties agree that any manner of indirect taxes arising out from this Agreement shall be the responsibility of the Developer to discharge.
- (c) All incidents of direct or personal taxes shall be the respective liabilities of the Parties.

*Builder*  
*23/02/2023*

**22. ASSIGNMENT**

No part of this Agreement can be assigned by the Developer to any other Developer without obtaining the prior permission of the Owner. The Developer, prior to creation of any assignment shall request the Owner for creation of assignment, which shall not be unreasonably withheld.

However, the Developer shall be at liberty to engage contractors, technicians and other agencies in aid of construction of the Project at the Schedule Premises.

**23. MATERIAL TO BE USED**

That the **DEVELOPER / BUILDER** clearly mentions here in writing in this agreement that the material to be used in the project shall be of good quality standard materials.

**24. ARBITRATION**

Any disputes and differences that may arise between the parties hereto relating to or in connection with the matter of this agreement or between the parties or their representatives shall be referred for adjudication with a sole arbitrator to be appointed in joint consultation of the Parties. The Arbitrator shall have summary powers. The proceedings of the arbitration shall be guided by the provisions of Arbitration & Conciliation Act, 1996.

The Governing Laws for the arbitration shall be laws applicable in the State of Jharkhand, India.

**25. JURISDICTION**

Handwritten signatures and date: 23/02/2023

Courts in Jamshedpur, District East Singhbhum, only shall have the exclusive jurisdiction to try and hear any and all disputes concerned with arbitration or any other dispute, which may have occurred between the Parties.

26. That as per the Jharkhand Apartment (Flat) Ownership Act, 2011 under section 5, both the parties, the Owner and the Developer are competent to execute and entered into agreement for sale / sale deed of their respective share and realise the sale proceeds in their own name.

**Schedule 'A'**

[Description of the Property]

All that land measuring an area 3 Kathas and 5 Dhuls i.e. 5.36 DECIMALS, recorded under old Khata No. 8, being portion of old plot No. 4496, corresponding to new Khata no. 36, being portion of new plot nos. 1453 and 1449, in Mouza Moharda, Thana No. 1200, Ward No. 17, JNAC, P.S. Birsasnagar, Town Jamshedpur, District East Singhbhum, Which is bounded as :

North : Vacant Land;  
South : Ashwini Kumar Mishra;  
East : Road;  
West : Vacant Land.

**Schedule 'B'**

[Owners Allocation]

The Developer shall deliver 32% of the total Super Built up Area compromising of flats, parking's, along with undivided proportionate share in the land and the roof right within the building to be

*[Handwritten Signature]*  
*[Handwritten Signature]*  
23/02/2023

constructed over **Schedule 'A'** premises including all its advantages, privileges, amenities and services of this Agreement.

**Schedule 'C'**  
[Developer's Allocation]

Save and except the owner's allocation, , the remaining constructed **68%** area i.e. all the remaining flats, parking's, units etc. and undivided proportionate share in the land and the roof right within the building to be constructed over **Schedule 'A'** premises including all its advantages, privileges, amenities and services.

**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands the day and the year first hereinabove written.

**WITNESS**

1. *Shivan Mandat, S/o - Nilkanta Mandat*  
*R/o - Haldipokhar, East Singhbhar, Pharkhad*
  
2. *Balajee Rao, s/o G. Nageshwar. Rao, R/o 21*  
*Nandi Courtmays, Contractions Area, Bistapur*  
*Jsh*

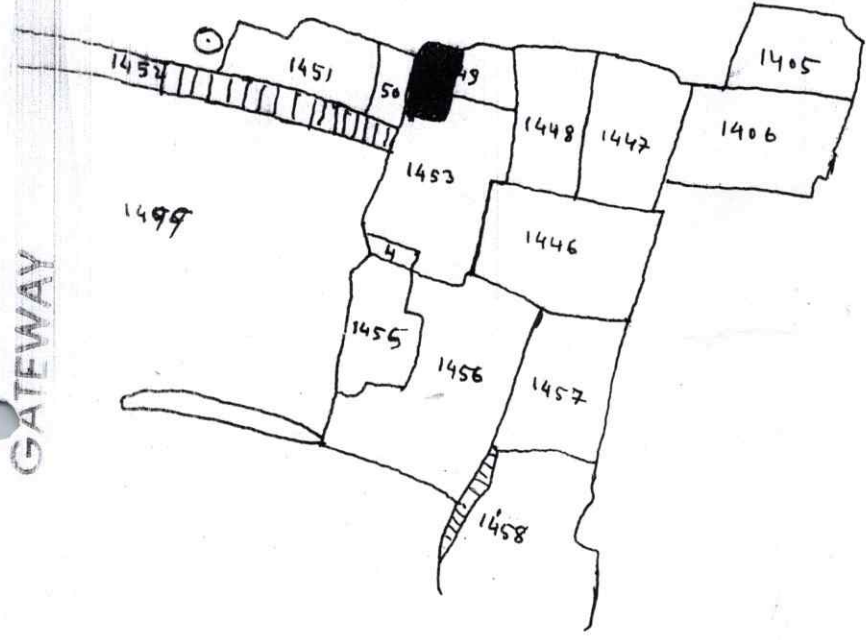
Certified that the finger print's of left hand of each person whose photograph has been affixed in this document has been obtained by me or before me.

*[Handwritten Signature]*  
**ADVOCATE**

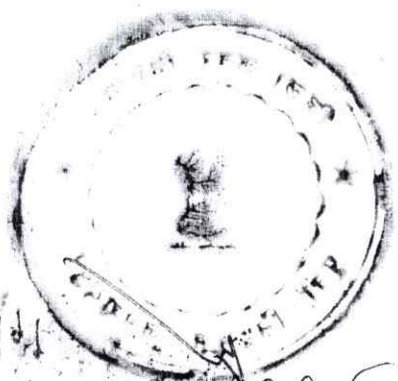


गाई संख्या 17 खासत संख्या-3  
 अधिखचित क्षेत्र जमशेदपुर STATE  
 राजस्व भागा कार्यालय  
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2



GATEWAY



L.T. Jy Sany mahimda  
 in my presence  
 the part of Sr. M.K. Jy  
 [Signature]  
 [Signature]

[Signature]



# जमशेदपुर आधसूचित क्षेत्र सामात

Self-Assessment of Property Form

Under Section 152 of Jharkhand Municipal Act 2011



## Basic Details

SAF No : SAF744912220223111002 Ward No : 1

Address : OLD KHATA NO. 8 PORTION OF OLD PLOT NO 4496 NEW KHATA NO 36 NEW PLOT PORTION OF NEW PLOT NO 1453 AND 1449 MOUZA MOHARDA WARD NO 17 JNAC BIRSANAGAR JAMSHEDPUR Road Type : Other Road

Applicant Type : New Assessment Old Holding No :

Ownership Type : Individual Property Type : Vacant Land

Entry Date : 22-02-2023 Form No. :

New Holding No. : N/A Transfer Type :

Concession Category : Sr. Citizen

## Owner Details

Image	Name	Gender	Guardian Name	Relation	Mobile No.	Date of Birth	Aadhar No.	PAN No.	Email ID
	VISHNU MAHATO	Male	RAGHUNATH MAHATO	S/O	7549141908	09-12-1959	573988297062	ABXPM6596R	vk.c.abhi@gmail.com

## Electricity Details

Electricity K. No. :

OR

ACC No. : BIND/BOOK No. :

Electricity Consumer Category :

## Building Plan/Water Connection Details





झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

रैयत का नाम, अभिभावक का नाम, रिश्ता																										
दिनबन्धु गोड़, पिता-सिंह गोड़, जाति-गोड़, निवासी-निजग्राम																										
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यह एक कंप्यूटर जनित प्रति है

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।  
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

2/22/2023

*[Handwritten Signature]*

*[Handwritten Signature]*



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

रैयत का नाम, अभिभावक का नाम, रिश्ता

महीन्द्री गौड़ीन, पिता-दिनबन्धु गौड़ एक अंश व महीन्द्री गौड़ीन, पिता-दिनबन्धु गौड़ एक अंश व महीन्द्री गौड़ीन, पिता-दिनबन्धु गौड़ एक अंश व महीन्द्री गौड़ीन, पिता-दिनबन्धु गौड़ एक अंश व महीन्द्री गौड़ीन, पिता-दिनबन्धु गौड़ एक अंश व महीन्द्री गौड़ीन, पिता-दिनबन्धु गौड़ एक अंश व महीन्द्री गौड़ीन, पिता-दिनबन्धु गौड़ एक अंश

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36	372	?. राधाकान्त ?. धिरन गौड़	दौन-03 0	0 हेक्टर	9 आर	अवैध दखल भुवन गौड़ पिता घासीराम गौड़ अवधि 1986	30 - 23 पैसे तीस रुपये तेईस पैसे अलावे सेस ।				1 - कायमी
	373	?. मिक्कु गौड़ ?. भुवन गौड़	दौन-03 0	0 हेक्टर	25 आर	अवैध दखल राधाकान्त पिता अरवाई गौड़ अवधि 1986	30 - 23 पैसे तीस रुपये तेईस पैसे अलावे सेस ।				
	374	?. महेन्द्र गौड़ ?. अनावाद बिहार सरकार	दौन-03 0	0 हेक्टर	72 आर	अवैध दखल राधाकान्त अ0 खे0 373	30 - 23 पैसे तीस रुपये तेईस पैसे अलावे सेस ।				
	378	?. लखन गौड़ ?. मिक्कु गौड़	दौन-03 0	0 हेक्टर	25 आर	अवैध दखल राधाकान्त अ0 खे0 373	30 - 23 पैसे तीस रुपये तेईस पैसे अलावे सेस ।				
	854	?. अज्ञात ?. अज्ञात	वाड़ी 0	0 हेक्टर	3 आर	अवैध दखल पीताम्बर गौड़ बीरबल गौड़ वो हराधन गौड़ पिता नटवर गौड़ अंश समान निवासी निजवार्ड मु0 1986	30 - 23 पैसे तीस रुपये तेईस पैसे अलावे सेस ।				
	855	?. अज्ञात ?. अज्ञात	घरबाड़ी 0	0 हेक्टर	4 आर	अवैध दखल राधाकान्त गौड़ वो भीखु गौड़ पिता अखय गौड़ अंश समान निवासी निजवार्ड अवधि 1986	30 - 23 पैसे तीस रुपये तेईस पैसे अलावे सेस ।				
	1373	?. निज ?. मुरन देवी	गोड़ा-02 0	0 हेक्टर	15 आर	अवैध दखल राधाकान्त गौड़ पिता अखय गौड़ अवधि 1990 से ।	30 - 23 पैसे तीस रुपये तेईस पैसे अलावे सेस ।				
	1374/1	?. अज्ञात ?. अज्ञात	दौन-03 0	0 हेक्टर	0 आर	अवैध दखल राधाकान्त अ0 खे0 1373	30 - 23 पैसे तीस रुपये तेईस पैसे अलावे सेस ।	0	0	0	
	1374/2	?. अज्ञात ?. अज्ञात	मकान कच्चा खपड़ा पोश 0	0 हेक्टर	0 आर		30 - 23 पैसे तीस रुपये तेईस पैसे अलावे सेस ।				
	1374/3	?. अज्ञात ?. अज्ञात	आँगन 0	0 हेक्टर	0 आर		30 - 23 पैसे तीस रुपये तेईस पैसे अलावे सेस ।				
	1374/4	?. अज्ञात ?. अज्ञात	मकान कच्चा खपड़ा पोश 0	0 हेक्टर	0 आर		30 - 23 पैसे तीस रुपये तेईस पैसे अलावे सेस ।				
	1399	?. अभीराम गौड़ ?. अभीराम गौड़	गोड़ा-02 0	0 हेक्टर	6 आर	अवैध दखल राधाकान्त गौड़ पिता अखय गौड़ निवासी निजवार्ड मु0 1985	30 - 23 पैसे तीस रुपये तेईस पैसे अलावे सेस ।				
	1400	?. अभिराम गौड़ ?. भुवन गौड़	गोड़ा-02 0	0 हेक्टर	3 आर	अवैध दखल राधाकान्त अ0 खे0 1399	30 - 23 पैसे तीस रुपये तेईस पैसे अलावे सेस ।				
	1449	?. अनावाद बिहार सरकार ?. महेन्द्र गौड़	दौन-02 0	0 हेक्टर	4 आर	अवैध दखल राधाकान्त गौड़ पिता अखय गौड़ निवासी निजवार्ड मु0 1985 से ।	30 - 23 पैसे तीस रुपये तेईस पैसे अलावे सेस ।				
	1453	?. निज ?. अज्ञात	दौन-03 0	0 हेक्टर	13 आर	अवैध दखल राधाकान्त अ0 खे0 1449	30 - 23 पैसे तीस रुपये तेईस पैसे अलावे सेस ।				
	1454	?. राधाकान्त ?. निज	गोड़ा-02 0	0 हेक्टर	0 आर		30 - 23 पैसे तीस रुपये तेईस पैसे अलावे सेस ।				
खाता मे कुल प्लोट संख्या		16	खाता का कुल मिजान (खतियान के अनुसार)		1	86	खाता का कुल लगान		0	0	0

यह एक कंप्यूटर जनित प्रति है

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।  
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

2/22/2023

*[Signature]*

*[Signature]*

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 67

नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 1

वो सकुनत नम्बर। Receipt No. : 0944541872

जमशेदपुर   मोहरदा   1200   विष्णु महतो		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
8	4496	0 एकड़ 5.36 डिसमील 0 हेक्टर

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

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

मांग बावत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा (2005-2006) - (2018-2019)	३ रा वर्ष (2019-2020)	२ रा वर्ष (2020-2021)	१ ला वर्ष (2021-2022)	
माल (नकदी)	10.00	140.00	10.00	10.00	10.00	10.00
गुजारी (भावली)	2.50	35.00	2.50	2.50	2.50	2.50
सेस	5.00	70.00	5.00	5.00	5.00	5.00
सूद	5.00	70.00	5.00	5.00	5.00	5.00
मुतफरकात	2.00	28.00	2.00	2.00	2.00	2.00
मीजान	24.50	343.00	24.50	24.50	24.50	24.50

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा (2005-2006) - (2018-2019)	३ रा वर्ष (2019-2020)	२ रा वर्ष (2020-2021)	१ ला वर्ष (2021-2022)		
माल (नकदी)	140.00	10.00	10.00	10.00	10.00	
गुजारी (भावली)	35.00	2.50	2.50	2.50	2.50	
सेस	70.00	5.00	5.00	5.00	5.00	
सूद	70.00	5.00	5.00	5.00	5.00	
मुतफरकात	28.00	2.00	2.00	2.00	2.00	
मीजान अदायकारी	343.00	24.50	24.50	24.50	24.50	

(१) मीजान कुल (लफजों में) : Four Hundred Fourty One Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 441.00

तारीख अमला तहसील कुनिन्दा : 10-10-2022

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान।

Print

**CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TENANCIES IN ESTATED IN GOVT.**

Office: East Singhbhum

Date: 12/12/2018

Circle/Block: Gomia, Jharkhand

Thana No. 2

Sl. No.	Name of the Tenant	Thana and Taluqa	Thana No.	Authority Sanctioned	Area (in Sq. Yds.)	Remarks
1	Shri. J. D. Mishra	1200	3	16.224	16.224	...
2	Shri. J. D. Mishra	1200	3	16.224	16.224	...



*[Handwritten signatures]*

For information and necessary action  
 Mr. J. D. Mishra  
 J.D. Mishra

*[Handwritten signature]*  
 J.D. Mishra  
 J.D. Mishra

40/193/17/2

Vishnu Mahato

9032  
Birsanagar Rs. 2,60,000/-



Handwritten notes: 25, 2860, 5200, 27800, 16/2/04



Sale Deed

02DD 432128

Handwritten notes: 17.9.7, Mahendra, Grant, P.S. Birsanagar, Jamshedpur, 16/2/04

This sale deed is made on this the 16 th day of February 2004 at Jamshedpur, B Y :

seller :- smt. Mahendri Gour, wife of late Radha Kanti Gour, by caste Gour, by occupation house wife, resident of vill. Moharda, p.s. Birsanagar, Jamshedpur, District Singhbhum-East, Jharkhand, Nationality Indian :

purchaser :- Vishnu Mahto, s/o Sri Raghunath Mahto, by faith Hindu, by occupation service, resident of vill. Parsadadan, p.s. Sahebgang, Dist. Muzaffarpur, present residing at c/o L. Tiwary, Tiwary Building, Kailash Nagar, Sonari, p.s. Sonari, town Jamshedpur, District Singhbhum-East, Nationality Indian :

Nature of Deed :- Sale Deed.

Consideration Money :- Rs. 2,60,000/- (Rupees

Handwritten notes: 16/2/04, Fee Paid, A@ 52000, N@ 2700, Stationed 250, f. fee 274

Handwritten notes: 5230.44, 16/2/04



*L.T.G. of bml  
Mahindri Gadh  
put in copy by  
president by  
the form  
of form no. 1134  
for copy  
for copy  
10/10/11*

--: 2 :--  
schedule

In the District of Singhbhum-East, Pergana Dhalbhum, District-Sub-Registry Office at Jamshedpur, mouza Moharda, Rev.P.S. P. S. Birsalagar, Thana No-1200 Ghatshila, Ward No. 17, J.N. A.C/under khata No. 36, portion of

Plot No. 1453 and 1449, area measuring North: -32 ft, south: -35 ft, East: -73 ft, west: -70 ft, i.e. more or less 3 (Three) Kathas and 5 (Five) dhuls of homestead land, bounded as follows :-

North :- vacant land ; south: - Ashwini Kumar Mishra ;  
East :- Road ; west :- vacant land ;  
Annual Rent: 50 paise only, payable to the landlord the State of Jharkhand through the C.O., Jamshedpur.

Whereas the above named seller is the recorded tenant with respect to the scheduled property and she has been in peaceful physical possession and enjoyment of the same quite freely without any let or hindrance from any corner whatsoever.

*L.T.G. of  
Some Mahindri  
Gadh put in  
copy by  
by the form  
of form no. 1134  
for copy  
for copy  
10.10.11  
Rev*

*Handwritten signatures and initials at the bottom left corner.*



1. T. J. Singh  
 2. S. M. Mahesh  
 3. G. R. Singh  
 4. P. S. Singh  
 5. S. S. Singh  
 6. S. S. Singh  
 7. S. S. Singh  
 8. S. S. Singh  
 9. S. S. Singh  
 10. S. S. Singh

Whereas the above named seller being in urgent need of money voluntarily expressed his intent of selling the scheduled property and the purchaser agreed to purchase the same.

Now, therefore, witnesseth as follows :-

1. That the purchaser has paid the full and final consideration money of Rs. 2,60,000/- (Rupees Two Lakh and sixty thousand) only, to the seller today and the seller does hereby admit and acknowledge to have received the above sum in presence of the witnesses.
2. That the seller has delivered the physical possession of the scheduled property to the purchaser today.
3. That the seller does hereby declare that the scheduled property is free from all encumbrances, lien or charges whatsoever and if later on any defect is found in the title of the seller and either the purchaser dis-

*Handwritten signature*

*Handwritten signature*



--: 4 :--

event the seller will be fully responsible to compensate the lossess to the purchaser.

4. That the seller has ceased her all rights, title, claims and interest in the scheduled property from today and same have vested unto the above named purchaser and the purchaser will hold, possess and enjoy the same as an absolute owner forever.

5. That the purchaser will get the above scheduled property mutated in his name in the office of the C.O. Jamshedpur and all rents and taxes will be paid by the purchaser in place of the seller from today.

6. That the purchaser will eft 1-1/2 ft wide land all side of the scheduled property for the widening of rasta and alley for his future betterment and for neighbour.



*Handwritten notes in Hindi:*  
ग्राहक प्रत्यक्ष रूप से  
हस्ताक्षर करेगा  
ग्राहक प्रत्यक्ष रूप से  
हस्ताक्षर करेगा  
हस्ताक्षर करेगा  
हस्ताक्षर करेगा  
हस्ताक्षर करेगा

7. That the expressions the seller and the purchaser will mean and include their legal heirs and successors until and unless repugnant to the context.

In witnesses whereof the seller has set her hand on this sale deed in presence of the witnesses on the date, month and year first above mentioned at Jamshedpur.

Witnesses:-  
-----

1/ Baerhae aur Gope

16.2.2004

2/ Bava Gope

16.2.2004

Drafted, Read over and explained the contents of this sale deed to the seller in Hindi and she admitted the same to be true and correct and signed in my presence.

Omms  
16/2/04  
(Advocate).

Certified that the original and duplicate deeds are exact copies of each other and each deeds are contains 1500 words.

Omms  
16/2/04  
(Advocate).

*Handwritten signature:*  
Amit  
Sd/-



बिहार सरकार  
Government of Bihar  
फॉर्म / Form - XIII

जिला / District : मुजफ्फरपुर, अनुमंडल / Sub-Division : मुजफ्फरपुर(पश्चिमी), अंचल / Circle : साहेबगंज  
निवास प्रमाण-पत्र / Residence Certificate

प्रमाण-पत्र संख्या : BRCCO/2021/3508301

दिनांक : 13/04/2021



प्रमाणित किया जाता है कि श्री विष्णु महतो (Vishnu Mahato), पिता (Father) रघुनाथ महतो (Raghunath Mahato), माता (Mother) कमला देवी (Kamla Devi), ग्राम / नगर - परसा सदन, डाकघर - परसा पट्टी, पिनकोड - 843125, थाना - साहेबगंज, प्रखंड - साहेबगंज, अनुमंडल - मुजफ्फरपुर(पश्चिमी), जिला - मुजफ्फरपुर, राज्य - बिहार के स्थायी निवासी हैं।

स्थान : साहेबगंज

दिनांक : 13/04/2021



Digitally signed by RAKESH KUMAR  
Date:2021.04.13 01:12:15 +05:30

(हस्ताक्षर राजस्व अधिकारी / Signature Revenue Officer )

QR Code की जाँच <https://serviceonline.bihar.gov.in> पोर्टल एवं Play Store पर उपलब्ध ServicePlus Mobile App से करें।

बिहार सरकार

*Handwritten signatures*

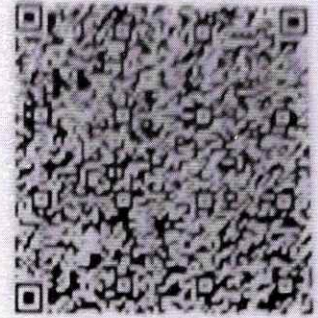


भारत सरकार  
GOVERNMENT OF INDIA



विष्णु महतो  
Vishnu Mahato

जन्म वर्ष / Year of Birth : 1959  
पुरुष / Male



~~5739 83729~~ 7062

आधार – आम आदमी का अधिकार

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

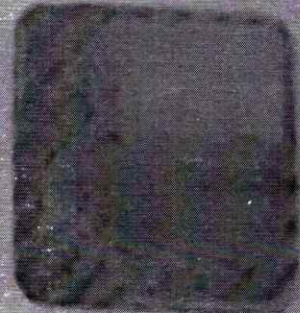
VISHNU MAHATO

RAGHUNATH MAHATO

09/12/1959

Permanent Account Number

ABXPM6596R



25042011

Signature



**भारतीय विशिष्ट पहचान प्राधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

पता: S/O: रघुनाथ महतो, हाउस न.  
04/8, इनकम टेक्स कॉलोनी, भरत नगर  
शाहपुरा, भोपाल, हुजुर, भोपाल, त्रिलगा,  
मध्य प्रदेश, 462039

Address: S/O: Raghunath Mahato,  
house no. 04/8, income tax  
colony, bharat nagar shahpura,  
bhopal, Huzur, Bhopal, Trilanga,  
Madhya Pradesh, 462039



1947  
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No.1947,  
Bengaluru-560 001

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :

आयकर पैन सेवा इकाई, एन एस डी एल  
तीसरी मंजील, सफायर चेंबर्स,  
बानेर टेलिफोन एक्सचेंज के नजदीक,  
बानेर, पुना-411045

*If this card is lost / someone's lost card is found,  
please inform / return to :*

**Income Tax PAN Services Unit, NSDL  
3rd Floor, Sapphire Chambers,  
Near Baner Telephone Exchange,  
Baner, Pune - 411 045**

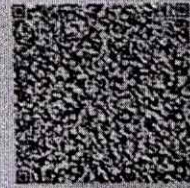
**Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in**



भारत सरकार  
Government of India



ऋषी राज हार्श  
Rishi Raj Harsh  
जन्म तिथि/DOB: 02/02/2000  
पुरुष/ MALE



~~3006 4006~~ 7541  
VID : 9142 1924 9304 9227

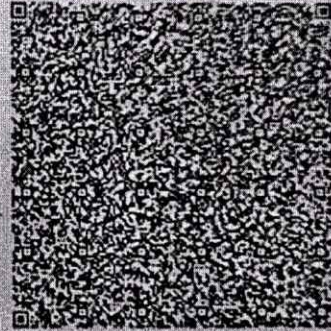
मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पता:  
S/O: रविन्द्र कुमार झा, हो न0- 402, रोड न0- 07  
विद्यापति टावर, राम नगर, पुष्पाजलि विलसन एस्टेट,  
जमशेदपुर, सोनारी, पूर्वी सिंहभूम,  
झारखण्ड - 831011

**Address:**  
S/O: Rabindra Kumar Jha, Ho No- 402,  
Road No- 07 Vidyapati Towar , Ram  
Nagar, Pushpanjali Wilson Estate,  
Jamshedpur, Sonari, East Singhbhum,  
Jharkhand - 831011



QR Code with Photograph

~~3006 4006~~ 7541  
VID : 9142 1924 9304 9227

1947



mail@uidai.gov.in

www

www.uidai.gov.in

*Rishi Raj Harsh*

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पता: नीलकंठा मंडल, हलुदपुखुर, पूर्वी सिंहभूम,  
झारखण्ड - 831002

Address:  
C/O: Nilkanta Mandal, Haludpukhur, East  
Singhbhum,  
Jharkhand - 831002

Download Date: 02/07/2022




~~7142 7456~~ 3936  
VID : 9138 2238 9416 7285

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भारत सरकार  
Government of India

शिवम मण्डल  
Shivam Mandal  
जन्म तिथि/DOB: 10/11/1996  
पुरुष/ MALE

Issue Date: 08/02/2013



~~7142 7456~~ 3936  
VID : 9138 2238 9416 7285

मेरा आधार, मेरी पहचान

*Shivam*

**Transaction Success!** Please Note Your Transaction Id.

*09*

Name	RishiRajBuildconPvtLtdRepByRajRishiRajHarsh
Token No / Depositor ID	202300024264
Amount	156824
Transaction ID	cab95d7f218d59f5ac12
GRN	2315927478
CIN	10002162023022309611
Time	2023-02-23 14:43:19

*Arsh*

## निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र० 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) अंचलाधिकारी 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 सके।	✓	
3.	पंजी-II का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन		
4.	मुद्रांक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार सत्यापन	✓	
7.	PAN सत्यापन		
8.	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)		

  
 जाँच लिपिक का हस्ताक्षर  
 तिथि सहित

  
 निबंधन पदाधिकारी का हस्ताक्षर  
 तिथि सहित



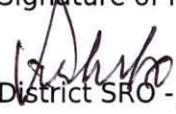


## Document Registration Summary 1

Date :-23-Feb-2023

- Government/Market Value: ₹6138800/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹100 /-

On Date 23-02-2023 Presented at District SRO -  
Jamshedpur  
Signature of Presenter

  
District SRO - Jamshedpur

**Receipt : 787353**

**Receipt Date : 23-02-2023**

**Presenter Name: -**

<b>E</b>	₹2000
<b>PR</b>	₹1
<b>SP</b>	₹1350
<b>LL</b>	₹3
<b>A1</b>	₹153470
<b>Stamp Duty</b>	₹100

**Total** ₹156924

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	RishiRajBuildconPvtLtdRepByRishiRajHarsh	• GRN Number : 2315924941 • DEPT Transaction Id : 66c1bf0b7b57e4bf41e • Transaction Type :	100
E	2000	2000	0	GRAS	RishiRajBuildconPvtLtdRepByRajRishiRajHarsh	• GRN Number : 2315927478 • DEPT Transaction Id : cab95d7f218d59f5ac12 • Transaction Type :	2000
PR	1	1	0	GRAS	RishiRajBuildconPvtLtdRepByRajRishiRajHarsh	• GRN Number : 2315927478 • DEPT Transaction Id : cab95d7f218d59f5ac12 • Transaction Type :	1
SP	1350	1350	0	GRAS	RishiRajBuildconPvtLtdRepByRajRishiRajHarsh	• GRN Number : 2315927478 • DEPT Transaction Id : cab95d7f218d59f5ac12 • Transaction Type :	1350
A1	153470	153470	0	GRAS	RishiRajBuildconPvtLtdRepByRajRishiRajHarsh	• GRN Number : 2315927478 • DEPT Transaction Id : cab95d7f218d59f5ac12 • Transaction Type :	153470
LL	3	3	0	GRAS	RishiRajBuildconPvtLtdRepByRajRishiRajHarsh	• GRN Number : 2315927478 • DEPT Transaction Id : cab95d7f218d59f5ac12 • Transaction Type :	3

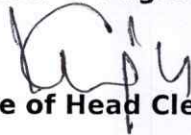
Sub Total	156828	156924	-96				
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**Article :** Development Agreement **Number of Pages :** 90

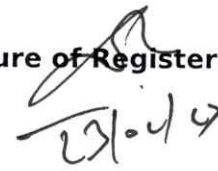
**Signature of Operator**



**Signature of Head Clerk**



**Signature of Registering Officer**





**OFFICE OF THE SUB REGISTRAR**

**Office Name :-** District SRO - Jamshedpur

**District Name :-** EastSinghbhum

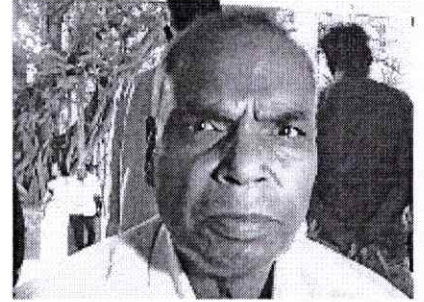
**State Name :-** Jharkhand

**Deed Endorsement**

Token No :- 202300024264

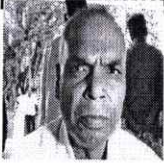




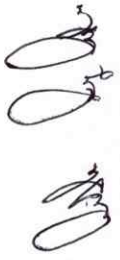
<b>Deed Type</b>	Development Agreement
<b>Number of Pages</b>	90
<b>Fee Details</b>	<b>Stamp Duty :-</b> Rs. 4, <b>E :-</b> Rs. 2000, <b>PR :-</b> Rs. 1, <b>SP :-</b> Rs. 1350, <b>A1 :-</b> Rs. 153470, <b>LL :-</b> Rs. 3,
<b>Property No.</b>	1
<b>Valuation Details</b>	<b>Value :-</b> Rs.6138749/- , <b>Transaction Amount :-</b> Rs.0/-
<b>Property Details</b>	<b>District :-</b> EastSinghbhum , <b>Tehsil :-</b> Jamshedpur , <b>Village Name :-</b> Moharda <b>Location :-</b> Other Road, Moharda <b>Property Boundaries :-</b> East: ROAD, West: VACANT LAND, South: ASHWINI KUMAR MISHRA, North: VACANT LAND <b>Khata Number - 36Plot Number - 1453 1449Volume Number - 1Page Number - 67SAF Number - SAF44912220223111002</b> <b>Area Of Land :-</b> 5.36 Decimal

Sh./Smt.**VISHNU MAHATO** s/o/d/o/w/o **RAGHUNATH MAHATO** has presented the document for registration in this office today dated :- **23-Feb-2023** Day :- **Thursday** Time :- **16:26:11 PM**






VISHNU MAHATO(Individual)

<b>Party Name</b>	<b>Document Type</b>	<b>Document Number</b>
VISHNU MAHATO	PAN/UID	573988297062

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party Photo	Finger Print	Signature
1	<b>VISHNU MAHATO</b> <b>Address1 -</b> VILL PARSA SADAN PS SAHEBGANJ DIST MUZAFFARPUR BIHAR, <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	Yes	<b>Vishnu Mahato</b> <b>Address:-</b> house no. 04/8, bharat nagar shahpura, income tex colony, bhopal, Huzur , Bhopal, 462039, , Madhya Pradesh, India		<b>EXECUTANTS</b> <b>Age:63</b>			
2	<b>RISHI RAJ BUILDCON PVT LTD BY RISHI RAJ HARSH</b> <b>Address1 -</b> PUSHPANJALI APARTMENT GROUND FLOOR OPP NARBHERAM ENGLISH SCHOOL CONTRACTORS AREA PS BISTUPUR JAMSHEDPUR, <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	Yes	<b>Rishi Raj Harsh</b> <b>Address:-</b> Ho No- 402, Pushpanjali Wilson Estate, Road No- 07 Vidyapati Towar , Ram Nagar, jamshedpur, Sonari, , East Singhbhum, 831011, , Jharkhand, India		<b>CLAIMANT</b> <b>Age:23</b>			


**Identification:**

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>SHIVAM MANDAL</b> S/o-D/o <b>NIKANTA MANDAL</b> Address1 - HALUDPUKUR EAST SINGHBHUM, 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	<b>BALAJEE RAO</b> Address1 - 21 NANJI GOVINDJI CONTRACTORS AREA BISTUPUR JAMSHEDPUR, Address2 - , , , Jharkhand			



Signature of Operator



Seal and Signature of Registering Officer


Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( **VISHNU MAHATO**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**SHIVAM MANDAL**) Son/Daughter/Wife of (**NIKANTA MANDAL**) resident of (**HALUDPUKUR EAST SINGHBHUM**) and by occupation (**Service**).



Signature of Registering Officer

Date:- 23-Feb-2023



Seal and Signature of Registering Officer



## Pre Registration Docket

Date :- 23-02-2023 03:25 pm

Office Name :- District SRO - Jamshedpur  
Token No:- 202300024264

Appoinment :- 23-Feb-2023 Time:- 13:35

Article	Development Agreement
Pre Registration Date	23-Feb-2023
No. Of Pages	45
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 1,56,824.

Property Id: **915281**

Valuation No. : 1240989 / 2023	:- 2022-2023	Date : 23-February-2023 15:30:PM
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur
Land Type : Urban	Corporation : Jamshedpur(NAC)	Village/City : Moharda
Moharda - Other Road		
Khata Number - 36		
Plot Number - 1453 1449		
Volume Number - 1		
Page Number - 67		
SAF Number - SAF44912220223111002		

### Property Rates

#### Commercial Land (Y)

₹1145289/- Decimal

Valuation Rule : Commercial land

### Property Details

1 Land area 5.36 Decimal

### Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 5.36 x 1145289=6138749.04	₹61,38,749/-
<b>A</b>	Total		₹61,38,749/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹61,38,800/-

Total Amount in Words : Sixty One Lakhs Thirty Eight Thousands Eight Hundred Rupees Only.

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: ROAD, West: VACANT LAND, South: ASHWINI KUMAR MISHRA, North: VACANT LAND
Area	Land area : 5.36 Decimal
Other Description of the Property	Pin Code - 831017
Government/Market Value	6138749.04
Transaction Amount	-

CLAIMANT	<b>-Ms. RISHI RAJ BUILDCON PVT LTD BY RISHI RAJ HARSH,</b> <b>Address -</b> PUSHANJALI APARTMENT GROUND FLOOR OPP NARBHERAM ENGLISH SCHOOL CONTRACTORS AREA PS BISTUPUR JAMSHEDPUR- , <b>Father/Husband Name</b> RABINDRA KUMAR JHA , <b>PAN No.- ,Permission Case No.- , Aadhaar No.</b> *****7541
EXECUTANTS	<b>-Mr. VISHNU MAHATO, Address -</b> VILL PARSA SADAN PS SAHEBGANJ DIST MUZAFFARPUR BIHAR- , <b>Father/Husband Name</b> RAGHUNATH MAHATO , <b>PAN No.- ,Permission Case No.- , Aadhaar No.</b> *****7062

Witness Information	<b>Mr. BALAJEE RAO , Address -</b> 21 NANJI GOVINDJI CONTRACTORS AREA BISTUPUR JAMSHEDPUR- , <b>Father/Husband Name-G NAGESHWAR RAO</b>
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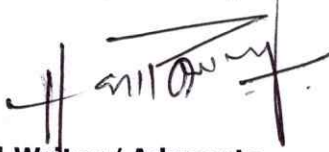
Identifier Details	<b>Mr. SHIVAM MANDAL , Address -</b> HALUDPUKUR EAST SINGHBHUM- , <b>Father/Husband Name-NIKANTA MANDAL</b>
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<b>Fee Rule:Development Agreement</b>		4
1	Stamp Duty	

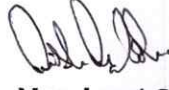
1	SP	1,350
<b>Total</b>		<b>1,350</b>
<b>Fee Rule:Development Agreement</b>		
1	A1	1,53,470
2	E	2,000
3	LL	3
4	PR	1
<b>Total</b>		<b>1,55,474</b>

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**

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी



Token No.: 202300024264

## CERTIFICATE

### Office of the District SRO - Jamshedpur

This **Development Agreement** was presented before the registering officer on date **23-Feb-2023** by **VISHNU MAHATO, S/O, D/O, W/O RAGHUNATH MAHATO** resident of VILL PARSA SADAN PS SAHEBGANJ DIST MUZAFFARPUR BIHAR .,

This deed was registered as Document No:- **2023/JSR/1012/BK1/945** in Book No :- **BK1**,Volume No :- 160 from Page No :- 395 to 484 at, office of **District SRO - Jamshedpur**

Date:- **23-Feb-2023**

  
Registering Officer