



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 77cb6051f9693f2666d5

Receipt Date : 22-Oct-2021 12:58:39 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 20210000111666

Office Name : District SRO - Jamshedpur

Document Type : Development Agreement

Payee Name : JAI MATA DI CONSTRUCTION REP BY
DILIP KUMAR GUPTA (Vendee)

GRN Number : 2108052621



-: For Office Use :-

*Devee
D. B. S. R.
D. C. C.*



2021/JSR/5042/BK1/468

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 21 में किसी प्रकार की सेवा नहीं ली गई है।

अदीप कुमार, माली

दिलीप कुमार गुप्ता

Bishwaswar Singh

*Jai Mata Di Construction,
Partner*

*Jai Mata Di Construction,
Partner*

Development Agreement
1,23,14500

PS
Mango

Stamp
100

खरानी जमीन 297 एकड़ जमीन 4473
प्रमाणित करने के लिए जारी है

22/10/21

Jai Mata Di Construction
Pradeep Kumar Mahto
Partner

Jai Mata Di Construction
Dilip Kumar Gupta
Partner



Bisheswar Gour
22/10/21

Civil Engg. Reg. No. - 8664/5

Bisheswar Gour.

निबंध 2^न के अर्धीन गणना: भारतीय स्वाम्य-अधिकारिक
निबंधन स्वाम्य (देश), 1899 की अनुसूची
1 या 2 के अर्धीन
निबंधन स्वाम्य-अधिकार (या स्वाम्य-सुलभ
निबंधन का स्वाम्य-सुलभ अधिकार नहीं।

DEVELOPMENT AGREEMENT

This AGREEMENT FOR DEVELOPMENT is made and entered on this the day of
22nd.. October, 2021 at Jamshedpur.

BETWEEN

Encl 1

PH 307863-

E 2000-

khA 30

PKO 10

BISHESWAR GOUR, son of Late Purno Chandra Gour and grandson of Late Raju Gour, by occupation Business, by faith Hindu, by Caste General (doesn't come under purview of CNT Act), resident of 125, Shankosai Dimna Road, Mango, Near Axis Bank, M.G.M Medical College, Jamshedpur, East Singhbhum, State Jharkhand, Indian Citizen, hereinafter called the **LAND OWNER/FIRST PARTY** of the **FIRST PART**.

Bisheswar Gour

22/10/21
दस्तावेज जारी

UID No.- 4585 8238 4983 & Mob. No.- 7463034152

AND

JAI MATA DI CONSTRUCTION, a Partnership firm having its office at Mahabir Colony, Lowadih, P.O. and P.S. Namkum, District Ranchi, State Jharkhand through its Partners (1) **PRADEEP KUMAR MAHTO**, son of Late Prafulla Chandra Mahto and grandson of Late Sahaj Mahto, by occupation Business, by faith Hindu, resident of Village Chiragaldih, P.O. Danadih, P.S. Sonahatu, District Ranchi, PIN Code- 835204, State Jharkhand, (2) **DILIP KUMAR GUPTA** son of Late Ganesh Prasad Sahu and grandson of Late Jagarnath Sahu, by occupation Business, by faith Hindu, resident of Village Sarjamdih, P.O & P.S. Tamar, District Ranchi, PIN Code- 835225, State

22/10/2021



Jharkhand, Indian Citizens hereinafter referred to, as the **DEVELOPER/CONFIRMING PARTY** (which term and expression shall unless repugnant to the context or excluded by these presents, mean and include their respective heirs, legal representatives, executors, administrators, successors and assigns) of the **SECOND PART**.

UID No.- 2082 8215 7661 & Mob. No.- 7991175078
UID No.- 5771 5997 1036 & Mob. No.- 9431196010

WHEREAS FIRST PARTY/LAND OWNER is the sole and absolute owner of the land area 7200 Sq. Ft. i.e. 16.53 Decimals equivalent to 10 Khatas pertaining to the portion of present survey Plot Nos.- 4473, 4474 and 4475 under Khata No. 297 out of which 1400 Sq. Ft. pertains to Plot No. 4473, 1510 Sq. Ft. pertains to Plot No. 4474 and 4290 Sq. Ft. pertains to Plot No. 4475 which is situated at Mouza Mango, P.S. Mango, Thana no. 16412, **Holding No. 0090006273000M0** within Ward No. 9 of Mango Nagar Nigam, Mango, Jamshedpur, Jharkhand more fully described in Schedule "A" below and for better identification said land is shown within Red Colour in the map annexed herewith.

AND WHEREAS the aforesaid land originally belonged to father of the FIRST PARTY namely Purno Chandra Gour, since deceased and in last survey settlement said lands are recorded in the name of said father of the FIRST PARTY.

AND WHEREAS, in amicable family partition dated 03-03-2006 between the FIRST PARTY and his brother namely Mr. Gouri Shankar Gour aforesaid land as well as others land held by their father fell in share of the FIRST PARTY and first party has been in physical possession and enjoyment of the said land on the this in depended right and name of the FIRST PARTY has been mutated (**Vide Mutation case no. 688/2006-07 dated 18-08-2006**) in respect to aforesaid land described in Schedule "A" below and up to date revenue rent as well as Holding tax for the same has been paid by the FIRST PARTY in his own name.

IN THIS AGREEMENT unless it be contrary to our repugnant to the context the terms or expression aforementioned shall mean and have the following meanings:-

LAND OWNER :- shall mean the Owner above named and his legal heirs, successors, in-interest, executors, administrators, legal representatives and other assigns.

DEVELOPER :- shall mean the above named second party and his legal representative, successors, executors, administrators and assigns.

LAND PROPERTY :- means the land measuring decimals more or less more fully and particularly described in the schedule below.

Jal Mata Di Construction.
Partner

Jal Mata Di Construction. 2-
Partner

Bishwanar Gour

22/10/2021

BUILDING :- shall mean the new multistoried buildings namely "B T COMPLEX" consisting several units for residential use to be constructed on the land given in Schedule A of this deed by the DEVELOPER at its own cost and expenses as per plan duly sanctioned or deemed sanctioned by competent authority of Mango Nagar Nigam, Mango.

UNITS/FLATS :- shall mean covered area available for independent use and occupation for residential purposes i.e. entire covered areas as per sanctioned plan/map vide Building case no. and shall include the plinth area of the unit, Plinth area consisting of Bedroom, Living room, Bath Room, Kitchen Balcony/Verandah open terrace.

PARKING SPACE :- shall mean any place in covered area or open area out of portion of scheduled land reserved for parking of motor car Scooters or any other vehicle.

COMMON PART / FACILITIES :- shall mean common passage, ways, driveways, corridors, staircase, lift, common lavatories, pump room, generator room, tube well, overhead tank, water pumps, motors, lift arrangement and common facilities and amenities for common use and enjoyments and all fixture and fittings which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment provisions, maintenance and management of the building including terrace/roof of the building common amenities of the said building.

COMMON EXPENSES :- shall mean and include proportionate share of cost, charge and expenses for working, maintenance, upkeep, repairs, replacement of common part and common facilities including proportionate share of Municipal and property taxes and other taxes and levies services taxed VAT and other all taxes imposed by the authority concerned and/or connected with the said building and scheduled property.

SALEABLE SPACE :- shall mean the space in the building available for independent use and occupation after making due provision for common facilities and the space required thereof.

SUPER BUILT UP AREA :- means and includes the carpet area, verandah, balconies, staircase, common part etc. of the proposed multistoried building.

LAND OWNER'S SHARE :- it shall be 50% of the total constructed super built-up area in the proposed building as per Sanctioned map from Mango Nagar Nigam, Mango or any equivalent Authority in the form of 2BHK/3BHK Flats along with undivided proportionate share of land and one car parking space. in the Ground floor to each flat with relevant portion and common passage, common facilities mentioned in the Schedule "B" below and agreed upon by the Land Owners and Developers.

Jal Mata Di Construction
Partner

Jal Mata Di Construction
Partner

Bishwanath Jena

22/10/2021

DEVELOPER'S SHARE :- it shall mean the remaining 50% of the constructed super built up area in the proposed building as per Sanctioned map from Mango Nagar Nigam, Mango or any equivalent Authority in the form of 2BHK/3BHK Flats together with the right, title and interest in common facilities and amenities including the right to the user or easement thereof along with undivided proportionate share of land in the Ground floor and one parking space to each Flat after providing LAND OWNER'S share more fully described in Schedule "C" below.

FORCE MAJURE :- shall describe flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lock out and /or any other act or commission beyond the control of the Developer.

WHEREAS this Development Agreement is being executed between the Landowner/First Party and Developer/Second Party under the provision of Section 5 (1) of the Jharkhand Apartment Act (Flat) Ownership Act 2011 and both parties are bound to abide by the terms and conditions mentioned in the said Jharkhand Apartment (Flat) Ownership Act.

AND WHEREAS both parties have also agreed that under the provision of sub section 2 of Sec 5 of the Jharkhand Apartment (Flat/s) Ownership Act 2011 both parties are free to execute/allot, Allotment letter/Agreement for sale/execute and register sale deed with respect to Flats/Units of their respective share in favour of prospective purchasers as mention in the Schedule "B" for Landowner allocation and Schedule "C" for Developer allocation of this Development Agreement and they are also free to receive consideration amount of the unit/s/ flat/s of their respective shares and no party have any objection to this Agreement.

AND WHEREAS the Landowner covenant that aforesaid property is in his exclusive possession with absolute and subsisting right, title and interest and the same is free from all encumbrance, debt, lien charge and attachment and in marketable condition and have in his good right full power and that he has absolute authority and right to transfer the whole or part of the Schedule "A" property and to deal with the same in the any manner.

AND WHEREAS the said Landowner interested to develop the said land more fully described in Schedule "A" below by constructing a multistoried residential building plan map for which was prepared and submitted by him before the Competent Authority i.e. Mango Nagar Nigam, Mango which sanctioned/approved the Plan Map.

AND WHEREAS the Developer approached and requested the Landowner and the Landowner accepted the request of the Developers and the Landowner gave his assent for construction of multistoried building at the cost and expenses and risks of the Developer on the Schedule "A" land as per the sanctioned plan map and allot and give the LAND

Jai Mata Di Construction
Partner

Jai Mata Di Construction
Partner

4 -

Biharwar Hom.

22/10/2021

OWNERS share i.e. 50% out of the total super built up area as consideration in exchange for full and final value of the land as mentioned above and also more fully described in Schedule 'B' below as agreed to sell the remaining super built up area i.e. 50% of the said proposed building to the prospective purchaser/s, (Developer's share mentioned in the Schedule "C" below). The proposed building will be constructed by the Developer within Three (3) years from the date of sanction of map with Six (6) month grace period and if the grace period is over due to any force Majure etc. then for the same period may be extended mutually for such period as the parties may deem fit and proper.

AND WHEREAS certain terms and conditions were agreed to by and between the Landowner and Developer with regards to construction, transfer of the flats of the said building and the parties here to and desirous of recording into writing the terms of such agreement as hereunder :-

1. That pursuant to the above mentioned consideration the Developer will develop and construct the multistoried residential building over the Schedule 'A' land as per the sanctioned plan at its own risk and costs. That the building/apartment will be constructed within Three (3) years from the date of sanction of map with Six (6) months grace period and if the grace period is over due to any force Majeure etc. then for the same period may be extended mutually for such period as the parties may deem fit and proper. Both the parties agreed that at the time execution of this agreement the Landowner shall give peaceful possession of the Schedule "A" property to the Developer and thereafter the Developer shall proceed for development of the said land.

2. The Developer agrees and undertakes to construct and complete the construction of said multi storied residential building over the Schedule "A" land and after complete construction in all respects, to leave aside, allocate and make ready for the LAND OWNER'S share of the total constructed area more fully described in the Schedule "B" below. In respect of the remaining share of the total constructed area, the DEVELOPER will be free to dispose of the same as per his share described in Schedule "C" below to any other person or persons on such terms and conditions as it may decide in his sole discretion. However, it is mandatory for the Developer to share the details to the Landowner regarding the party/person who is interested in purchasing flats and takes his prior approval. However, it is also made clear that if in future the competent authority of Mango Nagar Nigam, Mango or any authority of Jamshedpur permits further construction over the roof of the proposed building the Landowner shall have right to 50% and the Developer shall have the right to 50%.

3. That the Land Owner do hereby put the Developer in actual physical possession and hand over all relevant documents relating to the land described in Schedule "A" below for the purpose of construction of the proposed multistoried buildings and the Developer has the right to put their Signboard over the said land for construction.

Jai Mata Di Construction.
[Signature]
Partner

Jai Mata Di Construction.
[Signature]
Partner

Bishenwar Ghose
22/10/2021

4. The Developer shall have full right to deal with his portion of super built up area, other than the LAND OWNER'S share and appropriate the entire sale proceeds against its costs of construction and profits of the said project for which the Landowner shall be bound to sign agreement/supplementary Agreement/ deed/s conveyance in favour of Developer or in favour of the purchasers/nominees of the Developer and the 'cost' indicated to such agreement/supplementary agreement/deed/s of conveyance shall be borne by the Developer or prospective purchaser/s of the building/flats with and according to terms and conditions of this agreement.

5. In exchange of the consideration and the terms and conditions herein agreed to as detailed hereinafter the Land Owner do hereby agrees that the Developer shall have full right to convey, transfer, assign their portion of the flat/s by executing and registering the appropriate sale deed in favour of purchasers and the DEVELOPER shall firstly hand over the portion of the LAND OWNERS share described in Schedule- "B" below, after construction, complete in all respects of the said proposed multistoried building only then the DEVELOPER have full right to convey, transfer, assign their portion of the flat/s by executing and registering the appropriate sale deed/s in favour of purchasers with and according to terms and conditions of this agreement.

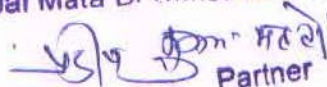
6. In furtherance of the intention of the agreement the LAND OWNER do hereby entrust and empower the DEVELOPER to do all or any of the following acts, deeds, matters and things:-

A. To appoint Architect, Surveyor, Engineers and Contractors and other person/s. All expenses will be borne by the DEVELOPER.

B. To make applications to the appropriate authorities for electrical/water connection and permit or quotas for cement, steel and other controlled building material.

C. To accept service of any writ summons or other legal process or notice and to appear and represent the Land Owner in any court or before any Magistrate, Judicial Tribunal and other Tribunal in connection with the development of said property to commence of file suits, actions or other proceeding in any court or before/at public office or Tribunal relating to the development of the property or parts of the property and for any purposes aforesaid to sign execute or deliver or file necessary. court complaints vakalatnama, claims, complaint orders, applications, papers writing in case of any legal proceeding in the court of law against the interest of the Land Owner arising after the execution of agreement between the Land Owner and the Developer. The Developer shall take all measures at their own cost to protect the title, interest and the right of the Land Owner against any cause of action arising due to the development work.

Jai Mata Di Construction.


Partner

Jai Mata Di Construction.


Partner

Bishwanath Singh

24/10/2021

8. That it is agreed between the Landowner and the Developer to construct only the ground floor plus four storied (G+4) buildings. In case at any time in further addition as built up area above sanctioned area is permitted or sanctioned the Developer with consent/permission shall construct the same which will be shared mutually with the same term as contained in this agreement and from this additional built up area 50% will be given to the Landowner by the Developer and the balance 50% will be owned by the Developer or its nominees. However, the roof right of the top floor will always remain with the Landowner or the nominees.

9. The Land Owner hereby covenants with the Developer as follows:-

A. That the land Owner has not created any encumbrances on the said property or any part thereof by way of sell, mortgage, exchange, lease, trust, assignment right, gift, lien, lease license permission, rent possession, charge or any other encumbrances whatsoever and same is not acquired by the Government for any purpose and the Land Owner has not entered in to any agreement in respect of Schedule A property with any person, partnership, firm, company or any proprietorship concern prior to this development agreement.

B. That there are no statutory claims demands, attachments or prohibitory order made or issued by the taxation authorities, revenue authorities of any other Government or other local bodies or affecting the said property or any part thereof.

C. That there is no attachment either before or after judgement and there are no claims demands, suits, decree, injunctions order is pendency, notices, insolvency notice, petitions or adjudication orders made or issued by or at the instance of any parties thereof.

D. That apart from the land Owner no one else is entitled to or have any share, right, title or interest in the said property or its any part thereof either as a partner or partnership or company or in any joint family or otherwise.

E. That all outgoing, demands, rates, taxes, duties etc, arising from the date of this agreement shall be paid by the Developer alone and the Landowner shall not be liable for such amounts remaining unpaid till the date of this agreement and final handing over of the Land Owner's share and all above are also verified and satisfied by the Developer.

F. The Landowner is herewith handing over copies of all relevant documents regarding the right title interest and possession of the Schedule "A" land apart along with updated revenue receipt and house taxes receipt. The Landowner further agrees and confirms to the Developer that if required the original documents of the Schedule "A" land shall be produced by the Landowner before any Bank or other Government Offices.

Bishwanwar Gow.

22/10/2021

Jai Mata Di Construction
[Signature]
Partner

Jai Mata Di Construction
[Signature]
Partner

G. That in consideration for the conveyance of the properties described in schedule herein below and in exchange of the facilities stated herein above and the Developer shall do and perform the following acts, deeds, matters and things:

The Developer shall indemnify the Landowner from and in respect of all claims, compensation or expenses payable in consequences of any person or demands of whatsoever nature from any authority arising from any act of omission or negligence on the part of the developer related to or in connection with the execution of the works. The developer shall also indemnify the Land Owner against any claim, action or proceeding which may be brought or taken against the land Owner in respect of any damage caused to adjoining ground, building, electric poles etc. by the developer in execution of work. The developer shall indemnify the land owner from and in respect of all claim, compensation or expenses payable in consequences to any accident to workman related to or in connection with execution of work. After allocation of Landowner's area that if after receiving their share of built up area as per Schedule "B" the Landowner will fail to execute the transfer/sale deed or any other deed for the purpose of transferring flats in the name of DEVELOPER or their nominee/nominees it will be presumed that according to this agreement the title will transfer to the Developer or their nominee/nominees.

H. No other vacant part of the land can be used by Developers for amassing the cement, sand, bricks rods etc. other than the portion allocated as mentioned in schedule "A".

I. The original documents retained during the construction period by the Developer will be returned to the land Owner after completion of the project.

10. SCHEDULE FOR MANAGEMENT:

A schedule shall be formed by the flat owners/parties herein due course for the management/administration of the new buildings including the portion in common use and showing the expenses of the management/administration of the amenities in the new buildings including the user thereof and such scheme and any rules and regulation formed under the scheme shall be binding on the occupant of the new building including the Land Owner allocation and the Developer allocation shares.

11. BREACH OF DEVELOPMENT AGREEMENT

In the event of breach of this Development Agreement either by the Developer or the Landowner the defaulting party will be liable to legal action and compensation as may be decided by the Conciliation under the Arbitration and Conciliation Act, 1996 and if need be through Arbitration under the said Act. The Conciliator or Arbitrator may be engaged with consent of both the parties. If the parties are enabled to meet terms and conditions of this agreement within Jharkhand state.

Bishwanar Das

22/10/2021

Jai Mata Di Construction
Partner

Jai Mata Di Construction
Partner

12. After the development and handing over of the Landowner's share the Land Owner agrees that if any current and recurring levy or service charges and any other taxes are/or will be imposed by the Government or any other public body/bodies or any competent authority for the development/betterment of the area in which, the premises is located or any other levy becomes applicable on the said land/building thereon then the same shall be borne and paid by the Landowner and his PURCHASERS and DEVELOPER and their PURCHASERS of the unit jointly in the same proportion as their respective shares of built-up area in the proposed building.

13. That the developer in true sense will abide and follow all the provisions as laid down under Real Estate (Regulations and Development) Act, 2016.

14. That the Developer will not demolish the existing house of the owner standing on the plot to be developed by the Developer prior to getting the project registered with the Real Estate Regulatory Authority established under the Act.

15. That if the Developer makes default in doing anything required by or under Real Estate (Regulation and Development) Act 2016 or the rules or the regulations made thereunder and if the Developer violates any of the terms or conditions of the approval given by the competent authority or if the Developer is found involved in any kind of unfair practice or irregularities, the authority may receipt of a complaint or suo moto in this behalf or any recommendation of the competent authority may revoke the registration granted under section 5 of the Act.

16. Courts at Jamshedpur shall have jurisdiction to entertain any type of dispute, all actions, suits and proceedings arising out of this agreement.

SCHEDULE - "A"

ALL THAT piece and parcel of land of Khata no.- 297, Plot No. 4473, sub Plot No. 4473/Part, Area 1400 Sq. ft. i.e. **3.21 Decimal**, Plot No. 4474, sub Plot No. 4474/Part, Area 1510 Sq. ft. i.e. **3.47 Decimal**, Plot No. 4475, sub Plot No. 4475/Part, Area 4290 Sq. ft. i.e. **9.85 Decimal**, Total Area 7200 Sq ft. i.e. **16.53 Decimal** equivalents to 10 Katha **Holding No.- 0090006273000M0** within Ward No. 9 of Mango Nagar Nigam, Mango situated at Mauza Mango, Thana no.- 16412, P.S. Mango, District East Singhbhum, Jharkhand which butted and bounded as follows:

North : Plot No. 4473/Part
South : 30 Feet wide road
East : Plot No. 4473/Part, 4474/Part & 4475/Part
West : Plot No. 4473/Part, 4474/Part & 4475/Part

Jai Mata Di Construction
Partner

Jai Mata Di Construction
Partner

Bishwanath Gaur

22/10/2024

Value of land for the purpose of registration of Development Agreement.

Value of land area 16.53 Decimals @ Rs. 7,44,973/- per Decimal i.e. Rs. 1,23,14,500/- (Rupees One Crore twenty three lakhs fourteen thousands five hundred) only.

SCHEDULE- "B"

That in lieu of the land provided by the Landowner to the Developer for constructing the multistoried residential building namely "**B T COMPLEX**" the Developer shall give **50% super built-up area to the Landowner and all common facilities and amenities of the proposed building with undivided share of land.**

LANDOWNER'S SHARE

(given by the Developer to the Landowner)

Floor	Flat no.	Super Built-up area	Built-up area	Carpet Area	Undivided share of land
First	1/A	1275 Sq. Ft.	1019 Sq Ft.	904.89 Sq. Ft.	0.86 Dec.
First	1/B	885 Sq. Ft.	707 Sq Ft.	636 Sq. Ft.	0.60 Dec.
First	1/C	840 Sq. Ft.	666 Sq Ft.	594.67 Sq. Ft.	0.56 Dec.
First	1/D	885 Sq. Ft.	707 Sq Ft.	636 Sq. Ft.	0.60 Dec.
First	1/E	1275 Sq. Ft.	1019 Sq Ft.	904.89 Sq. Ft.	0.86 Dec.
Third	3/B	885 Sq. Ft.	707 Sq Ft.	636 Sq. Ft.	0.60 Dec.
Third	3/C	840 Sq. Ft.	666 Sq Ft.	594.67 Sq. Ft.	0.56 Dec.
Third	3/D	885 Sq. Ft.	707 Sq Ft.	636 Sq. Ft.	0.60 Dec.
Fourth	4/A	1275 Sq Ft.	1019 Sq Ft.	904.89 Sq. Ft.	0.86 Dec.
Fourth	4/E	1275 Sq Ft.	1019 Sq Ft.	904.89 Sq. Ft.	0.86 Dec.

Ten Car parking spaces in the ground floor with all common facilities, common area roof and other amenities of the said proposed building.

Jal Mata Di Construction,
Partner

Jal Mata Di Construction, 11 -
Partner

Bishwanath Singh

22/10/2021

SCHEDULE- "C"

DEVELOPER'S SHARE

The Developer shall be the owner of the remaining portion i.e. **50%** of the super built up area of the proposed multistoried residential building namely "**B T COMPLEX**" with all common facilities and amenities along with undivided share of land after allotment of the Owner's share as mentioned in Schedule 'B' above and roof right shall be the same ratio.

Floor	Flat no.	Super Built-up area	Built-up area	Carpet Area	Undivided share of land
Second	2/A	1275 Sq. Ft.	1019 Sq. Ft.	904.89 Sq. Ft.	0.86 Dec.
Second	2/B	885 Sq. Ft.	707 Sq. Ft.	636 Sq. Ft.	0.60 Dec.
Second	2/C	840 Sq. Ft.	666 Sq. Ft.	594.67 Sq. Ft.	0.56 Dec.
Second	2/D	885 Sq. Ft.	707 Sq. Ft.	636 Sq. Ft.	0.60 Dec.
Second	2/E	1275 Sq. Ft.	1019 Sq. Ft.	904.89 Sq. Ft.	0.86 Dec.
Third	3/A	1275 Sq. Ft.	1019 Sq. Ft.	904.89 Sq. Ft.	0.86 Dec.
Third	3/E	1275 Sq. Ft.	1019 Sq. Ft.	904.89 Sq. Ft.	0.86 Dec.
Fourth	4/B	885 Sq. Ft.	707 Sq. Ft.	636 Sq. Ft.	0.60 Dec.
Fourth	4/C	840 Sq. Ft.	666 Sq. Ft.	594.67 Sq. Ft.	0.56 Dec.
Fourth	4/D	885 Sq. Ft.	707 Sq. Ft.	636 Sq. Ft.	0.60 Dec.

Birkarar from.

Ten Car parking spaces on the ground floor with all common facilities, common area and other amenities of the said proposed building.

SCHEDULE- "D"

The specification of the building will be as follows:

1. FOUNDATION : R.C.C. Column (UltraTech, Lafarge or Ambuja cement only to be used) in foundation and plinth and entire building and iron rods will be of (ISI Brand of Fe 500 Grade).

2. STRUCTURE: R.C.C. Column/Beams/Slabs M200 concrete.

22/10/2024

Jai Mata Di Construction
(Signature)
Partner

Jai Mata Di Construction
(Signature)
Partner

3. **WALLS** : Red bricks of A grade with cement Plaster (1:6) & 1:4 for 125/75 mm thick walls i.e. external walls will be of 10 inches and internal partitioned wall will be 5 inches.

4. **WALL FINISH** : All external walls shall be wall putty painted with 2 coats of waterproof weather coat paint over a coat of primer, All internal walls, ceiling shall have Plaster of Paris finish.

5. **FLOORS** : Vitrified tiles with 4 inches skirting.

6. **FLOORING IN COMMON AREA** : Green marble in stairs along with stainless steel railings of Jindal in SS304 grade.

7. **DOORS** : External and internal doors of Sa! wood frame 4" x 2.5" with flush door.

8. **WINDOWS** : U.P.V.C/Two track Aluminum window with 4 mm) smoke glass, with integrated M.S. grills duly painted.

9. **WATER** : Arrangement: Connection with deep tube well with overhead tank and connected by electric pump.

10. **TOILETS** : Flooring in anti skid tiles and dado in ceramic tile up to height of 7'.

11. **SANITARY FITTINGS** : All CP. hgs of Jaguar/Hindware/Hohler to any other ISI mark.

12. **KITCHEN** : Grange-Platform with ceramic tiles up to 24" height of kitchen. Stainless sink in Kitchen. One geyser point.

13. **ELECTRICAL** : Wire (R.R. Kabel, Polycab, Anchor, HPL) with modular switches.

14. **LIFT** : Automatic Lift for use upto 6 passengers.

15. **GENERATOR** : One silent generator of Kirloskar or equivalent with minimum 500 Watt power backup for each and every flat.

CERTIFICATE

It is certified that the land mentioned in the Schedule "A" doesn't come under the Government land. The aforesaid land has not been acquired by any Government for any other purpose. It is further certified that the said land is not a scheduled tribe's land or Forest land and free from ceiling and don't fall under the land of Math, Mandir, Girja, Masjid, Gurudwara, Hargari, Masna, Sarna or Pahnai. It is also certified that the Scheduled land is not under any provision of C.N.T.Act.

Jai Mata Di Construction.
Partner

Jai Mata Di Construction.
Partner

Bishwanar Singh.

22/10/2024

IN WITNESSES WHEREOF THE parties hereto have sent and subscribed their respective hands seal at and in each page of this presence of witnesses of the date month and year first above written.

Signed, sealed and delivered at Jamshedpur in presence of:

WITNESSES:

1.

Nityananda Mahato
22/10/2021
NITYANANDA MAHATO
Son of Rupchand Mahato
Road no. - 15, Jawahar Nagar, Mango
Brahma Path, Sahara City, P.O. Azad Nagar
Jamshedpur, East Singhbhum, Jharkhand
Pin code - 832110
UID No. - 2777 0637 9836
Mob. No.- 7488482145



LAND OWNER

Bishwar Ghos
22/10/2021

2. *Bishehwar Mahto*
22/10/2021

BISHEHWER MAHTO
Son of Late Doman Mahto
Village- Purdag, P.O. Danadih, P.S. Sonahatu
District Ranchi, Jharkhand
Pin code 855214
UID No.- 4769 7321 7025
Mob. No.- 9113430433

DEVELOPER

1.

Jai Mata Di Construction
Pranab Ghos
Partner
22/10/2021

2.

Jai Mata Di Construction
Pranab Ghos
Partner
22/10/2021

Drafted by:-

Amrta
22/10/2021
Court Fee
No.- 5664

Jai Mata Di Construction
Pranab Ghos
Partner

Jai Mata Di Construction
Pranab Ghos
Partner

**SIGNATURE, PHOTOGRAPH AND FINGER IMPRESSION OF LEFT HAND
OF DEVELOPERS**

1.



Jai Mata Di Construction
 22/10/2021 Partner

Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb

2.



Jai Mata Di Construction
 22/10/2021 Partner

Binkewar Singh
22/10/2021

Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb

Certified that the fingerprint of the left hand of each person whose photograph is affixed in the document has been obtained by me or before me.

Jai Mata Di Construction
 22/10/2021 Partner

Jai Mata Di Construction
 Partner

Jai Mata Di Construction
 Partner



OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

Deed Endorsement

Token No :- 20210000111666

Deed Type	Development Agreement
Number of Pages	92
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1380, A1 :- Rs. 307863, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.12314404/- , Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Mango Location :- Other Road, Mango Property Boundaries :- East: PLOT NO.4473(P), 4474(P) & 4475(P), West: PLOT NO.4473(P), 4474(P) & 4475(P), South: 30 FT WIDE ROAD, North: PLOT NO.4473 (P) Volume Number - 37Page Number - 8Khata Number - 297Plot Number - 4473 4474 4475Holding Number - 0090006273000M0 Area Of Land :- 16.53 Decimal

Sh./Smt. BISHESWAR GOUR s/o/d/o/w/o LATE PURNO CHANDRA GOUR has presented the document for registration in this office today dated :- 22-Oct-2021 Day :- Friday Time :- 13:53:35 PM



Party Name	Document Type	BISHESWAR GOUR (Individual)
------------	---------------	-----------------------------




Jai Mata Di Construction
Partner

Jai Mata Di Construction
Partner

BISHESWAR GOUR

PAN/UID

458582384983



Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	BISHESWAR GOUR Address1 - 125 SHANKOSAI DIMNA ROAD MANGO NEAR AXIS BANK M G M MEDICAL COLLEGE JAMSHEDPUR, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Bisheswar Gour Address:- 125, Near Axis Bank Atm, Sankosai Dimna Road Mango, Jamshedpur, M.g.m Medical College, , East Singhbhum, 831018, , Jharkhand, India		EXECUTANTS Age:62			

Jai Mata Di Construction

Partner

Jai Mata Di Construction


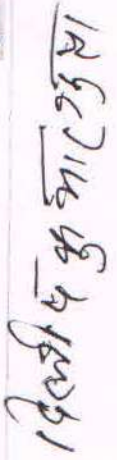
Partner

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	JAI MATA DI CONSTRUCTION REP BY PRADEEP KUMAR MAHTO Address1 - OFFICE AT MAHABIR COLONY LOWADIH , PS- NAMKUM , DIST- RANCHI, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Pradeep Kumar Mahto Address:- 84, , , BARUHATU TOLA CHIRGALDIH,PS- SONAHATU, Sonahatu, , Ranchi, 835204. , Jharkhand, India		CLAIMANT Age:45			<i>Pradeep Kumar Mahto</i>




Jai Mata Di Construction
Pradeep Kumar Mahto

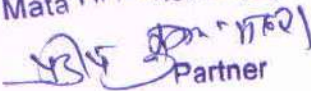
Jai Mata Di Construction
Pradeep Kumar Mahto



Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	JAI MATA DI CONSTRUCTION REP BY DILIP KUMAR GUPTA Address1 - OFFICE AT MAHABIR COLONY LOWADIH , PS-NAMKUM , DIST-RANCHI, Address2 - , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Dilip Kumar Gupta Address:- , , , , , Birgaon, , Ranchi, 835225, , Jharkhand, India		CLAIMANT Age:59			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	BISHESHWAR MAHTO S/o-D/o LATE DOMAN MAHTO Address1 - PURDAG PO-DANADIH PS-SONAHATU DIST- RANCHI, Address2 - , , , Jharkhand PAN No.:			

Jai Mata Di Construction

Partner

Jai Mata Di Construction

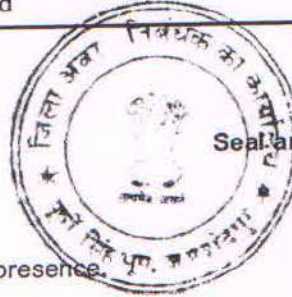
Partner

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	NITYANANDA MAHATO Address1 - ROAD NO.15 JAWAHARNAGAR MANGO JAMSHEDPUR, Address2 - ... Jharkhand			

Signature of Operator



Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (BISHESWAR GOUR), has/have admitted the execution before me. He/ She/ They has / have been identified by (BISHESHWAR MAHTO) Son/Daughter/Wife of (LATE DOMAN MAHTO) resident of (PURDAG PO-DANADIH PS-SONAHATU DIST- RANCHI) and by occupation (Business).



Signature of Registering Officer

Date:- 22-Oct-2021

Seal and Signature of Registering Officer

Jai Mata ni Construction

Partner

Jai Mata ni Construction

Partner





Document Registration Summary 1

Date :-22-Oct-2021

- Government/Market Value: ₹12314500/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 549041

Receipt Date : 22-10-2021

Presenter Name: -

On Date 22-10-2021 Presented at District SRO -
Jamshedpur

Signature of Presenter

Bishwanath Gou.

District SRO - Jamshedpur

E ₹2000
PR ₹1
SP ₹1380
LL ₹3
A1 ₹307863
Stamp Duty ₹100

Total ₹311347

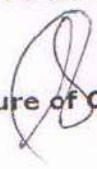
Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	JaiMataDiConstructionRepByDilipKumarGupta	• GRN Number : 2108052621 • DEPT Transaction Id : 77cb6051f9693f2666d5 • Transaction Type :	100
E	2000	2000	0	GRAS	JaiMataDiConstructionRepByDilipKumarGupta	• GRN Number : 2108052489 • DEPT Transaction Id : e470433078dfa4525452 • Transaction Type :	2000
PR	1	1	0	GRAS	JaiMataDiConstructionRepByDilipKumarGupta	• GRN Number : 2108052489 • DEPT Transaction Id : e470433078dfa4525452 • Transaction Type :	1
SP	1380	1380	0	GRAS	JaiMataDiConstructionRepByDilipKumarGupta	• GRN Number : 2108052489 • DEPT Transaction Id : e470433078dfa4525452 • Transaction Type :	1380
A1	307863	307863	0	GRAS	JaiMataDiConstructionRepByDilipKumarGupta	• GRN Number : 2108052489 • DEPT Transaction Id : e470433078dfa4525452 • Transaction Type :	307863
LL	3	3	0	GRAS	JaiMataDiConstructionRepByDilipKumarGupta	• GRN Number : 2108052489 • DEPT Transaction Id : e470433078dfa4525452 • Transaction Type :	3

Jai Mata Di Construction.
[Signature]
Partner

Jai Mata Di Construction.
[Signature]
Partner

Sub Total	311251	311347	-96			
-----------	--------	--------	-----	--	--	--

Article : Development Agreement Number of Pages : 92

Signature of Operator 

Signature of Head Clerk 

Signature of Registering Officer 

Jai Mata ni Construction,

 Partner

Jai Mata ni Construction

 Partner



Pre Registration Docket

Date :- 22-10-2021 12:20 pm

Office Name :- District SRO - Jamshedpur
Token No:- 20210000111666

Appoinment :- 22-Oct-2021 Time:- 13:5

Article	Development Agreement
Pre Registration Date	20-Oct-2021
No. Of Pages	46
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 3,11,247.

Property Id: 609233

Valuation No. : 817455 / 2021	:- 2021-2022	User Id : 37419	Date : 22-October-2021 12:02:PM
State : Jharkhand	District : EastSinghbhum		Tahsil : Jamshedpur
Land Type : Urban	Corporation : Mango Nagar Nigam		Village/City : Mango
Mango - Other Road			
Volume Number - 37			
Page Number - 8			
Khata Number - 297			
Plot Number - 4473 4474 4475			
Holding Number - 0090006273000M0			
Valuation Rule : Commercial land			
Property Details			
1	Land area	16.53 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 16.53 x 744973=12314403.69	₹1,23,14,404/-
A	Total		₹1,23,14,404/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹1,23,14,500/-
Total Amount in Words : One Crore Twenty Three Lakhs Fourteen Thousands Five Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO.4473(P), 4474(P) & 4475(P), West: PLOT NO.4473(P), 4474(P) & 4475(P), South: 30 FT WIDE ROAD, North: PLOT NO.4473 (P)
Area	Land area : 16.53 Decimal

Jal Mitra Di Construction

Partner

Jal Mitra Di Construction

Partner

Other Description of the Property	Pin Code - 831012
Government/Market Value	12314403.69
Transaction Amount	-

CLAIMANT	-Ms. JAI MATA DI CONSTRUCTION REP BY DILIP KUMAR GUPTA, Address - OFFICE AT MAHABIR COLONY LOWADIH , PS-NAMKUM , DIST-RANCHI- ,Father/Husband Name LATE GANESH PRASAD SAHU , PAN No.- ,Permission Case No.- , Aadhaar No. *****1036
	-Ms. JAI MATA DI CONSTRUCTION REP BY PRADEEP KUMAR MAHTO, Address - OFFICE AT MAHABIR COLONY LOWADIH , PS-NAMKUM , DIST-RANCHI- ,Father/Husband Name LATE PRAFULLA CHANDRA MAHTO , PAN No.- ,Permission Case No.- , Aadhaar No. *****7661
EXECUTANTS	-Mr. BISHESWAR GOUR, Address - 125 SHANKOSAI DIMNA ROAD MANGO NEAR AXIS BANK M G M MEDICAL COLLEGE JAMSHEDPUR- ,Father/Husband Name LATE PURNO CHANDRA GOUR , PAN No.- ,Permission Case No.- , Aadhaar No. *****4983

Witness Information	Mr. NITYANANDA MAHATO , Address - ROAD NO.15 JAWAHARNAGAR MANGO JAMSHEDPUR-, Father/Husband Name-RUPCHAND MAHATO
---------------------	--


Identifier Details	Mr. BISHESHWAR MAHTO , Address - PURDAG PO-DANADIH PS-SONAHATU DIST- RANCHI-, Father/Husband Name-LATE DOMAN MAHTO
--------------------	--

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,380
Total		1,380

Fee Rule:Development Agreement		
1	A1	3,07,863
2	E	2,000
3	LL	3
4	PR	1
Total		3,09,867

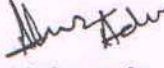
All the entries made, have been verified by me and are found same as the entries of the document presented.

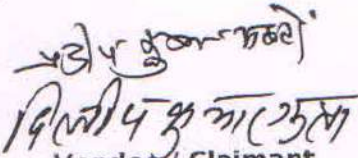
Jai Mata Di Construction

 Partner

Jai Mata Di Construction

 Partner

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



Vende / Claimant

Bishenwar Gour.
Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

Jai Mata Di Construction.

Partner

Jai Mata Di Construction.

Partner

Token No.: 20210000111666


CERTIFICATE

Office of the District SRO - Jamshedpur

This **Development Agreement** was presented before the registering officer on date **22-Oct-2021** by **BISHESWAR GOUR**, S/O, D/O, W/O **LATE PURNO CHANDRA GOUR** resident of 125 SHANKOSAI DIMNA ROAD MANGO NEAR AXIS BANK M G M MEDICAL COLLEGE JAMSHEDPUR ..

This deed was registered as Document No:- **2021/JSR/5042/BK1/4681** in Book No :- **BK1**, Volume No :- 931 from Page No :- 443 to 534 at, office of **District SRO - Jamshedpur**

Date:- 22-Oct-2021


Registering Officer

Jai Mata Di Construction,

Partner

Jai Mata Di Construction,

Partner