

446 Mango Sale Rs. 30,000/-

26x 2000Rs.



8390

value of the area in court.

46000

Yagyee Singh 26.4.99

Rs. 3150=00
Rs. 60000

3750=00



26/4/99

SALE DEED

Fees Paid
A @ 1200=00
NC @ 3600
S. Salim 250
P. Fee 074

1239.44

SD
26/4/99

THIS DEED OF SALE IS MADE ON THIS THE 26TH DAY OF APRIL, 1999 AT JAMSHEDPUR, B Y :

MRS. GAYTRI SINGH, wife of Sri Binod Kumar Singh, by faith Hindu, by nationality Indian, resident of Qr. No. L2/8, Sand Line Road, Sakchi, P.O & P.S. Sakchi, in town Jamshedpur, Dist. Singhbhum East, hereinafter called the SELLER (which expression shall unless repugnant to the context include her heirs, successors, administrator, representative) of the ONE PART :

IN FAVOUR OF

SRI ANIL KUMAR SINGH, son of Sri Chandrika Singh, by faith Hindu, by nationality Indian, by occupation Govt. Service, presently residing at P/2....



Gayatri Singh
26.4.99

- :: 2 :: -

Anand Vihar Colony near Dimna Chowk, P.S. M.G.M., in town Jamshedpur, Dist. Singhbhum East, hereinafter called the PURCHASER (which expression shall unless repugnant to the context include his heirs, successors, administrators, representative and assign) of the OTHER PART :

NATURE OF TRANSFER :- SALE.

CONSIDERATION AMOUNT :- Rs. 30,000/- (Rupees thirty thousand) only

SCHEDULE

ALL THAT piece and parcel of ditch raiyati agricultural land measuring an area 34'ft x 80'ft., i.e. 2720 sq.ft., in part of Plot No. 1553, under Khata No. 292, recorded in Ward No. 9, M.N.A.C., within P.S. Mango, in town & Dist. Sub-Registry office at Jamshedpur, pergana Dhalbhum, Dist. Singhbhum East, Which is bounded By :-



Jaytai Singh

- :: 3 :: -

- On the North :- Rest part of Plot No. 1553 ;
 On the South :- Rasta ;
 On the East :- Rest part of Plot No. 1553 ;
 On the West :- Kutcha Rasta ;

Annual rent Rs. 1.50 paise only payable to the landlord; the State of Bihar, through C.O. at Jamshedpur ;

WHEREAS the Seller is the sole, exclusive and lawful owner of ALL THAT land more particularly mentioned in the schedule above ;

AND WHEREAS the present seller purchased the above schedule land from its former owners i/ Sri Santosh Chowdhury and ii/ Sri Ajit Chowdhury, of Dimna Basti, vide Sale Deed No. 2246, dated 13-06-1995, registered at Jamshedpur Dist. Sub-Registry office and since purchase the seller has been in possession and exercising all acts of ownership thereto, as a lawful owner, in the eye of law, without any interruption or impediment from any corner and mutata her name in the office of the C.O. Jamshedpur vide Mutation Case No. 480/97-98, Order dated 28-10-97, and by paying ground rent to the landlord ;

AND WHEREAS the seller has agreed with the purchaser for ABSOLUTE sale of the said land to the purchaser for a total consideration amount of Rs. 30,000/- (Rupees thirty thousand) only.

NOW THIS DEED OF SALE WITNESSETH :-

1. That in pursuance of the aforesaid agreement and in consideration of the said sum of Rs. 30,000/- (Rupees thirty thousand) only, the purchaser paid to the seller a sum of Rs. 30,000/- (Rupees thirty thousand) only, the receipt whereof the said sum does hereby accept, acknowledge as full, final and highest consideration amount of the said land and does hereby convey her said land to the purchaser by these deed of sale ;
2. That the seller is completely divested of all her interest and right in the schedule above land and shall cease to have any right or title in the land hereby sold to the purchaser by these presents.
3. That the seller on receipt of full consideration amount has delivered possession of the schedule above land in favour of the purchaser and all relevant papers and documents of the said land to him.
4. That the purchaser will be at liberty to get his name mutated in the office of the landlord or any concerned authorities and will pay and discharge all rents and taxes in his own name.
5. That prior to sale and execution of this Deed the seller has not conveyed or delivered or sold or transferred or mortgaged the said land or part thereof to any other party and same is free from all encumbrances, charges, liens, mortgages or liens.
6. That if the purchaser sustains any loss due to defect title of the seller in respect of the said land the seller shall be liable to the purchaser and shall recoup the purchaser for such losses together with all litigations expenses that may incur by the purchaser to perfect his title in the demised land.

IN WITNESS WHEREOF the seller doth hereunto set her hand today at Jamshedpur on this the day, month and year first above written.

Read over and explained the contents of this deed to the executant who admit it to be correct.

[Signature]
26/04/99.

WITNESSES :-

1. *[Signature]*
26/4/99

2. *[Signature]*
26/4/99

Typed By :-

[Signature]
U.K. Ghosh 26/4/99
Jsr. Court.

[Signature]
Drafted By :-
26/04/99



8401

Value of the stamp is 2000/-
Date: 29/4/99

460

Gayatri Singh
29.4.99
Rohit Singh
29.4.99

T.S. 3150=00
A.S. 600=00
3750=00

[Handwritten signature]
29/4/99

SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE 29TH DAY OF APRIL, 1999 AT JAMSHEDPUR, B Y :

Fee Paid
A @ 1200=00
N @ 452=00
S.S. Admin. 2150
P. Fee 0=54
1248=44

DMD
29/4/99

1) SMT. GAYATRI SINGH, wife of Sri Binod Kumar Singh ; 2) SRI ROHIT KUMAR SINGH son of Sri Basista Singh, both by faith Hindu, by nationality Indian, resident of Qr. No. L2/8, Sand Line Road, Sakchi, P.O & P.S. Sakchi, in town Jamshedpur, Dist. Singhbhum East, hereinafter called the SELLERS (Which expression shall unless reputnant to the context include their heirs, successors, administrators, representative) of the ONE PART :



*Crystalline Singh
29.4.99*

- :: 2 :: -

IN FAVOUR OF

- 1) SRI ANIL KUMAR SINGH son of Sri Chandrika Singh ;
- 2) MRS. BANDANA SINGH, wife of Sri Anil Kumar Singh, both by faith Hindu, by nationality Indian, by occupation No. 1 Govt. Service, and No. 2 housewife, presently residing at Anand Vihar Colony near Dimna Chowk, P.S. M.G.M., in town Jamshedpur, Dist. Singhbhum East, hereinafter called the PURCHASERS (which expression shall unless repugnant to the context include their heirs, successors, administrators, representative and assign) of the OTHER PART ;

NATURE OF TRANSFER : SALE .

CONSIDERATION AMOUNT : Rs. 30,000/- (Rupees thirty thousand) only.

SCHEDULE

ALL THAT piece and parcel of ditch raiyati agricultural land measuring an area 2960 sq.ft., in part of Plot No. 1553, under



*Craytai Singh
29.4.99
Rohit Singh
29.4.99*

- :: 3 :: -

Khata No. 292, recorded in Ward No. 9, M.N.A.C., within P.S. Mango, in town & Dist. Sub-Registry office at Jamshedpur, pergana Dhalbhum, Dist. Singhbhum East,

Which is bounded By :-

On the North By : Rest part of Plot No. 1553 ;

On the South By : Rasta ;

On the East By : Rest part of Plot No. 1553 ;

On the West By : now sold to Anil Kumar Singh & Bandana Singh ;

Annual rent Rs. 1.50 paise only payable to the landlord; the State of Bihar, through C.O. at Jamshedpur ;

WHEREAS the sellers are the sole, exclusive and lawful owners of ALL THAT land more particularly mentioned in the schedule above ;

AND WHEREAS the present sellers purchased the above schedule land from its former owners i/ Sri Santosh Chowdhury and ii/ Sri Ajit Chowdhury, of Dimna Basti, vide different Sale Deed, being No. 4794,

dated 22-12-1995 and Deed No. 4795, dated 22-12-1995 both registered at Jamshedpur Dist. Sub-Registry office and since purchase the sellers have been in possession and exercising all acts of ownership thereto, as lawful owners, in the eye of law, without any interruption or impediment from any corner and mutate their names in the office of the C.O. Jamshedpur vide Mutation Case No. 478/97-98, order dated 28-10-97 and 479/97-98, order dated 28-10-97 and by paying ground rent to the landlord ;

AND WHEREAS the sellers have agreed with the purchasers for ABSOLUTE sale of the said land to the purchasers for a total consideration amount of Rs. 30,000/- (Rupees thirty thousand) only and the purchasers have accepted to purchase the same,

NOW THIS DEED OF SALE WITNESSETH :-

1. That in pursuance of the aforesaid agreement and in consideration of the said sum of Rs. 30,000/- (Rupees thirty thousand) only, the purchasers paid to the sellers a sum of Rs. 30,000/- (Rupees thirty thousand) only, the receipt whereof the said sum do hereby accept, acknowledge as full, final and highest consideration amount of the said land and do hereby convey their said land to the purchasers by these deed of sale.
2. That the sellers are completely divested of all their interest and right in the schedule above land and shall cease to have any right or title in the land hereby sold to the purchasers by these presents.
3. That the sellers on receipt of full consideration amount have delivered possession of the schedule above land in favour of the purchasers and all relevant papers and documents of the said land to them.
4. That the purchasers will be at liberty to get their names

Gayben Singh
29.4.99
Jharkhand
29.4.99

- :: 5 :: -

mutated in the office of the landlord or any concerned authorities and will pay and discharge all rents and taxes in their names.

5. That prior to sale and execution of this deed the sellers have not conveyed or delivered or sold or transferred or mortgaged the said land or part thereof to any other party and same is free from all encumbrances charges, liens, mortgages or liens.

6. That if the purchasers sustains any loss due to defect title of the sellers in respect of the said land the sellers shall be liable to the purchasers and shall recoup the purchasers for such losses together with all litigations expenses that may incur by the purchasers to perfect their title in the demised land.

IN WITNESS WHEREOF the sellers doth hereunto set their hands today at Jamshedpur on this the day, month and year first above written.

Read over and explained the contents of this deed to the executants who admit it to be true and correct.

29.04.99

WITNESSES :-

1. Bipin 29/4/99

2. Bisanda Kar Pandey
29.4.99

Typed By :-
U.K. Ghosh
29/4/99
Jsr. Court.

Drafted By :-

[Signature]
29/4/99
Advocate, Jsr. Court.

Rs. 30,000/-



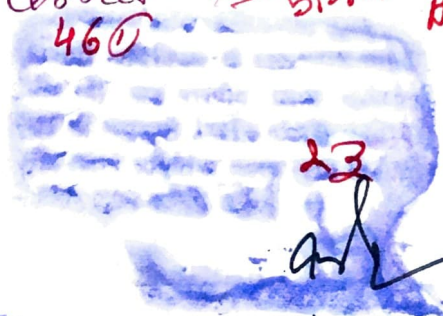
8416

Value of the area
in context - 460

Sub 515199

98.3150=00
As. 600200
2750200

Robit kumar Singh
5/5/99
Gayatri Singh
5/5/99



23
[Signature]

515199

SALE DEED

Fee Paid
A.D 1200=00
N.G 36=00
S.Salami 2=50
P.F 0=54
1239.44

[Signature]
5/5/99

THIS DEED OF SALE IS MADE ON THIS THE 5TH DAY OF
MAY, 1999 AT JAMSHEDPUR, B Y :-

1) ROHIT KUMAR SINGH son of Sri Basista Singh,
2) SMT. GAYATRI SINGH, wife of Sri Binod Kumar Singh,
both by faith Hindu, by nationality Indian, resident
of Qr. No.L2/8, Sand Line Road, Sakchi, P.O & P.S.
Sakchi, in town Jamshedpur, Dist. Singhbhum East,
hereinafter called the SELLERS (which expression shall
unless repugnant to the context include their heirs,
successors, administrators, representative) of the
ONE PART :

IN FAVOUR OF

MRS. BANDANA SINGH wife of Sri A.K. Singh, by
faith Hindu, by nationality Indian, by occupation



- :: 2 :: -

Rahat Mr Singh
57599
Jayanti Singh
57599

housewife, presently residing at Rajendra Nagar, Kuwar Singh Road, Mango, P.S. Mango, in town Jamshedpur, Dist. Singhbhum East, hereinafter called the PURCHASER (which expression shall unless repugnant to the context include her heir, successor, administrator, representative and assign) of the OTHER PART :

NATURE OF TRANSFER : SALE.

CONSIDERATION AMOUNT :- Rs. 30,000/- (Rupees thirty thousand) only.

S C H E D U L E

ALL THAT piece and parcel of ditch raiyati agricultural land measuring an area 2960 sq.ft., in part of Plot No.1553, under Khata No.292, recorded in Ward No. 9, M.N.A.C., within P.S. Mango, in town & Dist. Sub-Registry office at Jamshedpur, pergana Dhalbhum, Dist. Singhbhum East,
Which is bounded By :-



Rubhai Singh
57599
Jaytai Singh
57599

- :: 3 :: -

On the North :- Rest part of Plot No. 1553 ;
On the South :- now sold to Anil Kumar Singh ;
On the East :- Rest part of Plot No. 1553 ;
On the West :- Kutcha Rasta ;

Annual rent Rs. 1.50 paise only payable to the landlord; the State of Bihar, through C.O. at Jamshedpur ;

WHEREAS the sellers are the sole, exclusive and lawful owners of ALL THAT land more particularly mentioned in the schedule above ;

AND WHEREAS the present sellers purchased the above schedule land from its former owners i/ Sri Santosh Chowdhury and ii/ Sri Ajit Chowdhury, of Dimna Basti, vide Sale Deed No.4794, dated 22-12-1995, registered at Jamshedpur Dist. Sub- Registry office and since purchase the sellers have been in possession and exercising all acts of ownership thereto, as a lawful owners, in

4 :: -

the eye of law, without any interruption or impediment from any corner and mutate their names in the office of the C.O. Jamshedpur vide Mutation Case No. 478/97-98, Order dated 28-10-97, and by paying ground rent to the landlord ;

AND WHEREAS the sellers have agreed with the purchaser for ABSOLUTE sale of the said land to the purchaser for a total consideration amount of Rs. 30,000/- (Rupees thirty thousand) only and the purchaser has accepted to purchase the same.

NOW THIS DEED OF SALE WITNESSETH :-

1. That in pursuance of the aforesaid agreement and in consideration of the said sum of Rs. 30,000/- (Rupees thirty thousand) only, the purchaser paid to the sellers a sum of Rs. 30,000/- (Rupees thirty thousand) only, the receipt whereof the said sum do hereby accept, acknowledge as full, final and highest consideration amount of the said land and does hereby convey their said land to the purchaser by these deed of sale.
2. That the sellers are completely divested of all their interest and right in the schedule above land and shall cease to have any right or title in the land hereby sold to the purchaser by these presents.
3. That the sellers on receipt of full consideration amount have delivered possession of the schedule above land in favour of the purchaser and all relevant papers and documents of the said land to her.
4. That the purchaser will be at liberty to get her name mutated in the office of the landlord or any concerned authorities and will pay and discharge all rents and taxes in her name.
5. That prior to sale and execution of this deed the sellers have not conveyed or delivered or sold or transferred or mortgaged the said land or part thereof to any other party and same is free from all encumbrances, charges, liens, mortgages or liens.
6. That if the purchaser sustains any loss due to defect title of the sellers in respect of the said land the sellers shall be liable to the purchaser and shall recoup the purchaser for such losses together with all litigations expenses that may incur by the purchaser to perfect her title in the demised land.



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 165efcc637396209974d

Receipt Date : 21-Dec-2020 12:54:51 pm

Receipt Amount : 60100/-

Amount In Words : Sixty Thousands One Hundred Rupees Only

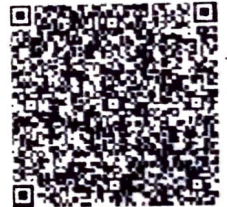
Token Number : 20200000113636

Office Name : District SRO - Jamshedpur

Document Type : Development Agreement

Payee Name : S R HOME MAKERS PVT LTD REP BY
RAJEEV RANJAN (Vendee)

GRN Number : 2003396292



-: For Office Use :-

Deface
21/12/20

2020/113636
21-12-20



2020/ISR/4161/BK1/3801

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 दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

मे जिला न्याय की सेवा

21/12/2020

Handwritten signature/initials on the right margin.

Development
Agreement
13429900

PS
mayo

Shri
60100



Shri Anil Kumar Singh



24
Rd.
21/12



Shri Bandana Singh
21/12/2020



नियम 21 के अधीन प्रस्ताव: भारतीय स्टाम्प-अभिनियम
(इंडियन स्टाम्प ऐक्ट), 1899 की अनुसूची
1 या 195, से 5 के अधीन
रहावतू स्टाम्प-सहित (या स्टाम्प-शुल्क
के विमुख या स्टाम्प-शुल्क अपेक्षित नहीं)।

निर्वाहक-पदाधिकारी

22/12/2020
292
1553
21/12/2020

DEVELOPMENT AGREEMENT

This Development Agreement is made on this the 21st day of Dec, 2020 at
Jamshedpur.

Fee Chyotab

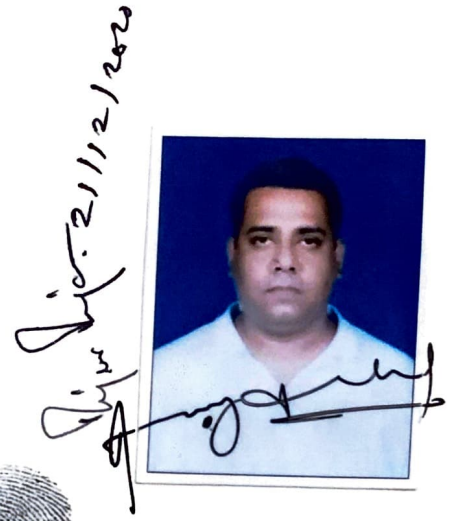
Am 3,35748-
Am 45000-
B-20000-

BY AND BETWEEN

1. Sri ANIL KUMAR SINGH (UIDAI No 9490 0683 4290 & PAN No AEUPS2717Q), S/o Late Chandrika Singh, by Caste Kushwaha, by Occupation Service, Resident of Plot No 1, Prapti Estate, Chira Chas, Near Bastu Bihar Phase 1, P.S. Chas, District Bokaro, State Jharkhand.
2. Smt. BANDANA SINGH (UIDAI No 7812 6954 9284 & PAN No ARVPS2965E), w/o Sri Anil Kumar Singh, by Caste Kushwaha, by Occupation Business, Resident of Plot No. 1, Prapti Estate, Chira Chas, Near Bastu Bihar Phase 1, P.S. Chas, District Bokaro, State Jharkhand, jointly known as the Land Owner/s / First Party of the First Part.

दस्तावेज जांच
21/12/2020

Signature
21/12/2022

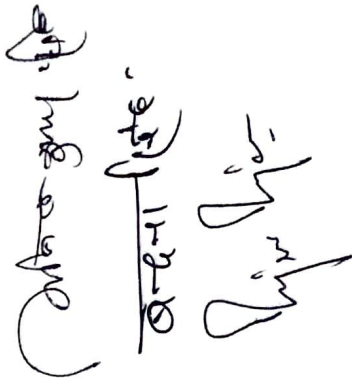


AND

M/s S. R. HOME MAKERS Pvt. Ltd. a company incorporated under the companies act having its registered office at HP LPG Plot, Centre Market Sector 6, P.O- Sector 6, P.S. – Sector 6, Bokaro Steel City, District- Bokaro, Jharkhand represented through its Director Sri Rajeev Ranjan UID 5649 3957 734, PAN- AATCS5009F, S/o Sri Gopal Prasad Singh, by Caste- Rajput, R/O Basant Vihar Chira Chas P.O + P.S. –Chas, Dist. Bokaro, Jharkhand hereinafter called the DEVELOPER/BUILDER which expression shall unless excluded by or repugnant to context, be deemed to mean and include its successors, assignees legal representatives executors and administrators of the OTHER PART

The terms of the land owner and Developer shall unless excluded by or repugnant to the context mean and include their respective heirs, legal representative administrators, successors in interest and assigns.

WHEREAS; in the Dist. Singhbhum East, Under the District Sub Registry Office at Jamshedpur; P.S. Mango, Block and Mouza Mango, within Ward No 09 (M.N.A.C.), area measuring 8640 Sq.ft. or 19.83 Decimals, being in Portion of Plot No 1553, recorded under Khata No 292, vide sale deed No. 575 dated 26/04/1999 Area 2720 sqft purchased by Anil Kumar Singh from Gaytri singh and vide Sale deed No. 586 dated 29/04/1999 Area 2960 Sqft purchased by Anil Kumar Singh and Bandana Singh from Gaytri singh and Rohit kumar singh and vide sale deed No. 601 dated 5/5/1999, Area 2960 Sqft purchased by Bandana Singh from Gaytri singh and Rohit kumar singh, Dist. Singhbhum East, total area 8640Sq.ft. or 19.83Decimal only including three deeds, (Volume No 30 and Page No 292 C.O. Office, Mango)



27/12/2024

AND WHEREAS the owner agreed for getting constructed a multistoried Residential Cum Commercial building Complex over their plot by the developer.

AND WHEREAS the owner further confirmed that they are the absolute owner (with right, title, interest, physical possession and lien) of the property and that the property is free from all encumbrances and no notice or notification of acquisition / requisition under any of the statutes have been received, served or passed by the Mango Notified Area Committee / Municipality, Income Tax Department or any other Government Authorities for acquisition of requisite of the said property or any Part thereof (More fully described in the schedule below.)

AND WHEREAS the owner agreed to hand over the vacant possession of the land to the developer for the construction of the said multistoried Residential Cum Commercial complex over their plot and that the burden of providing litigation free vacant land is of the owner.

AND WHEREAS the parties agreed for the construction of the said multistoried Residential Cum Commercial building complex on the terms and conditions as mentioned herein in the present deed.

NOW THIS DEVELOPMENT AGREEMENT CUM MEMORANDUM OF UNDERSTANDING WITNESSETH AS FOLLOWS:-

- 1) That, the owner hereby appoints the developer for the said construction of the multistoried Residential Cum Commercial building complex over the scheduled land.

After you are
at site.
Dy. Dir.
21/12/2020

- 2) That, the said constructed multistoried Residential Cum Commercial building complex will be known by the name of **BANDANA PALACE**
- 3) That, the developer will construct the said multistoried Residential Cum Commercial building complex as per the approved drawing/ structural lay – out passed by Mango Municipal Corporation or as per the approved deviation thereof. While preparing the plan the developer will achieve the maximum FAR, as per the rules and bye – laws.
- 4) That, the owner will not interfere in the construction as per the allowed deviation and no separate approval of the owner regarding the deviated construction required. Although, the owner can inspect the ongoing work during the working hours and if he feels that the construction is not in line of approved map/ plan he will inform the same to builder if required.
- 5) That, the parties hereby agrees that out of the total constructed area the owners share will be 42% (Forty Two Percent) and Developers share will be 58% (Fifty Eight Percent). The developer gives 15 (fifteen) Lakhs Non adjustable as signing amount through Cheque No 005455 IDBI Bank Sec-4 Branch B.S City.
- 6) That, the owner hereby further agrees that they will execute a separate registered power of attorney in favour of the developer wherein, they will empower the developer to execute Sale Deed/ registered Sale Deed of the flats. If the said power of attorney could not be executed due to any reason whatsoever, that said power of attorney will automatically be treated to have been executed on the basis of the present point in the present deed.
- 7) That, the parties will have joint utility rights over the common areas in the schedule property, (in proportion of their respective shares).
- 8) That, the owner shall be duly bound to present himself before such authorities and to sign such documents as when and where required by the developer and the owner will give to the entire document to the developer.

Shri. J. M. J. J.
Shri. J. M. J. J.
Shri. J. M. J. J.
21/12/2020

- 9) That, the present deed is in no way, partnership between the two parties.
- 10) That, with the signing of the present deed, the owner hereby hands over possession of their land to the developer, for the construction of the said multistoried Residential cum Commercial complex over their plot.
- 11) That, the owner hereby indemnified the developer against his or her heir's acts and deeds which would prove contrary to the terms and conditions of the present deed.
- 12) That, the owner hereby further assures the developer that neither they nor heirs have ever executed any such previous development agreement with any other builder / developer, which is still in existence and valid, or sold their scheduled land to any other person, group of person or any firm or will they do such act hereafter.
- 13) That, the construction of the multistoried Residential cum Commercial building complex will be completed within a period of 36 (Thirty Six) months with additional grace period of 6 month (Six month, The Time will be calculated after passing of map by the competent authority, (excluding delay period due to unavoidable natural calamities as flood, fire, earthquake or any other Gods act or due to any epidemic outburst or due to any serious labour problem).
- 14) That, the owners hereby declares before the developer as follows:
 - (a) That, the land of the owner is undisputed land and the same is not mortgaged anywhere and also that no loan is pending against the said land.
 - (b) That, no case regarding the said land is pending before any court of law.
 - (c) That, the owner is in peaceful possession of the scheduled land.
 - (d) That, the owner hereby given permission to the developer to enter upon the said property for the purpose of development, demolition of the existing structure if any, and construction of a multistoried Residential cum Commercial complex thereon.

Chetan Kumar
Sachin Kumar
Sachin Kumar
21/12/2020

- (e) That, regarding the flats along with the proportionate share of the parking space, the developer share that is 58% the owner will execute a registered power of attorney in favour of the developer. If the said power of attorney cannot be executed for any reason, whatsoever then on the basis of the present deed, the developer shall be fully entitled to transfer, convey grant, sale/registered sale, rent or otherwise alienate his interest in any manner as deemed fit by him to any persons, association of persons, firms, body corporate, co-operative societies, Government agencies, etc. on such terms and conditions as may be decided by the developer and keep the sale proceed thereof. Whenever the developer will require signature of the owner for the said construction or sale purpose, the owner will readily present himself before such authorities as required and sign such required documents.
- (f) That, if any claim by any family members of the owner or any other non-family member, is made on the schedule property, the owner will solve the same out of his own cost and expense and the developer will not be involve in the same.
- (g) That the developer will be free to sale his share of property out of the schedule area or construction thereon in order to generate fund for advertisement, construction, etc. and for any use.
- (h) That, the owner will not interfere in the legal and rightful construction done by the developer.
- 15) That, the developer hereby declares before the owner as follows :
- (a) That, the total cost of construction of the multistoried Residential Cum Commercial building complex will be borne by the developer.

Handwritten signature and date: 21/12/2020

- (b) That, the developer indemnifies the owner against any eventuality or loss or liability arising out of the said construction.
 - (c) That, the developer will not do any such acts or deeds that will affect the right or the title or the owner.
 - (d) The developer shall arrange from his own sources, Finance /or funds, as will be required from time to time for the development of the said property or for the construction of the said proposed building thereon. The owners shall not be responsible for any of the matters herein above.
 - (e) The developer shall be responsible to obtain the completion certificate or the occupancy certificate, or both, as applicable, from the competent authority and make it available to the allottee or to the association of the allottee.
 - (f) That the developer shall use standard quality of building materials as per Schedule 'A' The developer shall also ensure proper quality of construction, so as to avoid any future complaint by the unit occupants.
 - (g) Non fulfillment of any of the obligation by developer on its part will only entitle the said prospective purchaser to claim compensation from the developer only and not from the owners.
- 16) That, the purchaser & the landowners will be bound to become member of the society/committee / association that would be formed by the future flat holders of the said multi-storied residential building complex and pay the common maintenance charges fixed by the said society/committee/ association for the common maintenance of the said multistoried Residential Cum Commercial building complex.

Handwritten signatures and date: 21/12/2020

- 17) That, in case of violation of any of the points mentioned herein above in this deed, then the party violating such terms will be liable to be prosecuted and /or for compensation with or without fine, by the other part.
- 18) That, the above arrangements agreed upon and made by and between the parties, will be final and binding upon the parties and in case of any differences, the matter will be resolved by appointing "Two Arbitrators" one of each party in accordance to the Arbitration and Conciliation Act, 1996. In case of differed view of the two Arbitrators, third Arbitrator (Umpire) will be appointed by the two, final and binding upon the parties.
- 19) That, in case if any differences still persists by and between the parties, only the Jamshedpur Civil Court will be considered as the jurisdictional court to hear try and such case.

SCHEDULE 'A'

SPECIFIC DETAILS OF SPECIFICATION FOR CONSTRUCTION

FOUNDATION	R.C.C column and pedestal, with anti termite treatment both in foundation and plinth in addition to protection for earthquake etc.
STRUCTURE	R.C.C Column / Beams / Slabs
WALLS	8''/10'' thick external and 5'' thick internal partition brick masonry.
WALL FINISH	External and internal walls finished with plaster of paris with Light color.
FLOORS	Marbles/vitrified floor tiles.
CHOWKHATS	Door frames (CHOWKHATS) of Sal Wood Frame.
ENTRANCE DOOR	Entrance Door Shutters of ISI mark one side teak with Decorative beading and finished with natural polish.
OTHER DOOR	Wooden flush door ISI Mark
WINDOWS	3 channel glazed Aluminum sliding windows with iron Grill

Abhaya Singh
21/12/2020

KITCHEN

- a) Flooring : Ceramic Tiles.
b) Working platform : Granite slab platform with polish
c) Dado : 3' high glazed tiles.
d) Sink : Steel Sink

BATHROOM

- a) flooring : Non Skidding ceramic tiles
b) Wall : Glazed tiles up to roof height.
c) Sanitary Ware : white glazed sanitary ware of ISI mark of parry ware / hind ware/ cera with light color
d) fittings chromium plated and glass cubiles for bathing
e) Cistern : cistern in light colour.
f) Hot & Cold : Hot & cold in all Bedroom toilets
g) commode : ISI Mark

ELECTRICALS

- a) all internal wiring in concealed conduits with copper wires
b) all electrical wiring switches and accessories shall be either anchor / cera / cany / sami – modular and should be ISI mark.
c) A.C points in all rooms (leaving +Bedroom)

TV Supply

: one TV point in drawing room and master bedroom.

OTHER AMENTIES

1. Electric, generator: single phase connection.
2. Generator & Lift: provided 200 watts emergency power supply.
3. Reserve car parking: reserved car parking space as per allocated share of landowner & developer

SCHEDULE OF LAND

21/12/20

In the District Singhbhum East, Under the District Sub Registry Office, and Town Jamshedpur, Block and P.S. Mango, Mouza Mango, within Ward No 09 (M.N.A.C.), all that piece and parcel of raiyati land measuring an area 8640 Sq.ft. or 19.83 Decimals, being in Portion of Plot No 1553, recorded under Khata No 292, bearing Holding No 0090008395000MO Val No - 5 Page No. 948, 949, 950

Chhara Singh
Arati
21/12/2020

The above landed property is bounded as:

North : Kishore Singh and Kunal Singh

South : Plot No 1553

East : Lakha Singh and Others

West : P.C.C. Road

THE PARTIES TO THIS DEED BEING IN PERFECT STATE OF MIND AND NOT BEING UNDER ANY COMPULSION OR THREAT AND ALSO NOT BEING UNDER THE INFLUENCE OF ANY INTOXICANT NAD AFTER GOING THROUGH THE CONTENTS OF THIS DEED AND FULLY UNDERSTANDING THE SAME IN THE LANGUAGE BEST UNDERSTOOD BY THEM AND FINDING THE SAME TO BE IN ACCORDANCE TO AS THEY DESIRED AND DESCRIBED, HERETO AND HEREUNDER, IN THE PRESENCE OF THE WITNESSES, PUT THEIR HAND, SEAL AND SIGNATURE ON THE DAY MONTH AND YEAR FIRST ABOVE MENTIONED:

WITNESSES:

1. *I.K. Singh* / *S/o Bali Singh*
R/o - Hatidbani Kochakali
Paradisi Jor

Arati
SIGNATURE OF FIRST PARTY

2. *H.S. Prasad* / *S/o P. K. Prasad*
R/o - Golpahari Pesudik Jor - 2
Drafted & Printed By

Arati
SIGNATURE OF SECOND PARTY

Certificate:

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

नाम - आधिसूचित क्षेत्र जमशेदपुर

वार्ड संख्या - 9

खण्ड संख्या - 5

राजस्व थाना - छाटाशिका

जिला - सिन्धुभूम

पैमाना - 1 से.मी. = 220 मी.

सन - 1970-71 ई.

काल का चिह्नित प्लॉट नं. 1553 का अंश रकबा 0-12-0 katha 8640 sqft

श्रवाला नं. 292

19.83 decimal

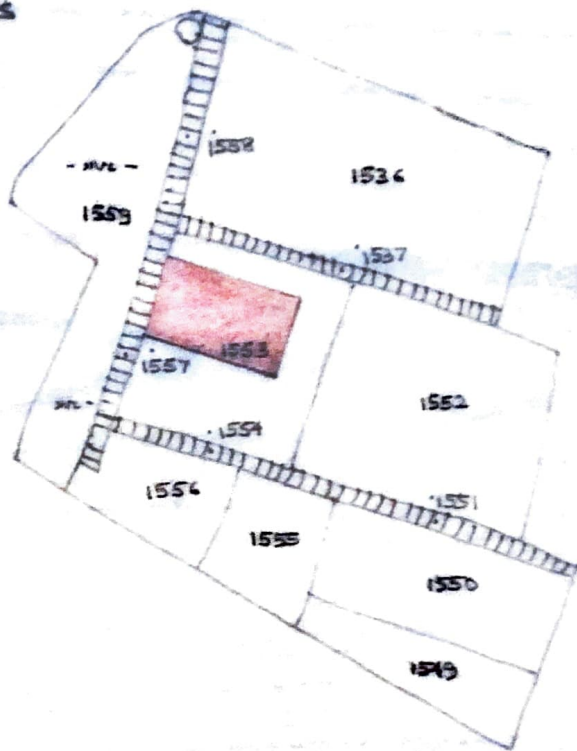
Boundary: -

NORTH - Kishore Singh and Kunal Singh

SOUTH - part of plot no 1553

EAST - Lakha Singh and other's

WEST - P.C.C Road



N.N. Raut



N.N. Raut Land Surveyor

Amin N.Raut

Mango J.S.R

(Handwritten signature)



झारखण्ड सरकार

झारखण्ड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

ज़मीनदार नाम	रैयत का नाम, अभिभावक का नाम, रिश्ता							
झारखण्ड सरकार	प्राण वल्लभ चौधरी, पिता-महेश्वर चौधरी एक अंश							
जिला का नाम	पूर्वी सिंहभूम अंचल का नाम	मानगो नाम	हलका का नाम	हल्का-2 नाम	मौजा का नाम	वार्ड नं.-9 अ.क्षे.मानगो का प्रकार	खाता नम्बर	रैयती का प्रकार
खेवट नम्बर	खाता नम्बर 292	थाना का नाम	घाटशिला	थाना नम्बर	16412			

खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
292	1104	सड़क पक्की निज	दौन-01 1	0 (हेक्टर) 9 (आर) 0		काबिल लगान	0	0	0	1 - कायमी
	1105	अज्ञात अज्ञात	मोटी आड़ 0	0 (हेक्टर) 3 (आर) 0		काबिल लगान	0	0	0	1 - कायमी
	1106	निज नील मोहन	दौन-01 1	0 (हेक्टर) 21 (आर) 0		काबिल लगान	0	0	0	1 - कायमी
	1525	गोलोक बिहारी गोलोक बिहारी	गोड़ा-02 1	0 (हेक्टर) 17 (आर) 0		काबिल लगान	0	0	0	1 - कायमी
	1527	गोलोक बिहारी निमाई चन्द्र	गोड़ा-02 1	0 (हेक्टर) 9 (आर) 0		काबिल लगान	0	0	0	1 - कायमी
	1531	नील मोहन नील मोहन	दौन-02 1	0 (हेक्टर) 1 (आर) 0		काबिल लगान	0	0	0	1 - कायमी
	1533	नील मोहन नील मोहन	दौन-02 1	0 (हेक्टर) 3 (आर) 0		काबिल लगान	0	0	0	1 - कायमी
	1540	नील मोहन गोलोक बिहारी	दौन-02 1	0 (हेक्टर) 4 (आर) 0		काबिल लगान	0	0	0	1 - कायमी
	1541	नील मोहन गोलोक बिहारी	गोड़ा-02 1	0 (हेक्टर) 7 (आर) 0		काबिल लगान	0	0	0	1 - कायमी
	1545	गोलोक विहारी गोलोक विहारी	गोड़ा-02 1	0 (हेक्टर) 9 (आर) 0		काबिल लगान	0	0	0	1 - कायमी

1553	नील मोहन निज	दौन-01 1	0 (हेक्टर) 26 (आर) 0	काबिल लगान	0	0	0	1 - कायमी
1554	अज्ञात अज्ञात	मोटी आड़ 0	0 (हेक्टर) 1 (आर) 0	काबिल लगान	0	0	0	1 - कायमी
1557	अज्ञात अज्ञात	मोटी आड़ 0	0 (हेक्टर) 3 (आर) 0	काबिल लगान	0	0	0	1 - कायमी
खाता मे कुल प्लोट संख्या		13	खाता का कुल मिजान	1 (एकड़) 18 (आर) 0		खाता का कुल		0 0 0

यह एक कंप्यूटर जनित प्रति है

12/21/2020
12:09:21
PM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

online ऑफिस
&

अज्ञात अज्ञात



Token No.: 20200000113636

CERTIFICATE

Office of the District SRO - Jamshedpur

This **Development Agreement** was presented before the registering officer on date **21-Dec-2020** by **ANIL KUMAR SINGH, S/O, D/O, W/O LATE CHANDRIKA SINGH** resident of PLOT NO.1 PRAPTI ESTATE CHIRA CHAS NEAR BASTU BIHAR PHASE -1 , PS-CHAS BOKARO .

This deed was registered as Document No:- **2020/JSR/4161/BK1/3801** in Book No :- **BK1**, Volume No :- 752 from Page No :- 1 to 128 at, office of **District SRO - Jamshedpur**

Date:- 21-Dec-2020


Registering Officer