



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : b065f927ff49a45fbf5c

Receipt Date : 09-Dec-2022 03:30:48 pm

Receipt Amount : 20/-

Amount In Words : Twenty Rupees Only

Token Number : 20220000146236

Office Name : District SRO - Jamshedpur

Document Type : Development Agreement

Payee Name : MS SMART HOUSING BUILDEON LTD REP
BY DEEPAK KUMAR CHOUDHURY (Vendee)

GRN Number : 2214679798



:- For Office Use :-

Deepest
Dum



2022/JSR/6157/BK1/5709

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।

किसी प्रकार की सेवा नहीं ली गई है।

veena tiwary
09/12/2022

Dum

Development Hydr map
82,27,000/-

P.S.
Mago.

Stamp
20/-



veena Tiwary
09/12/2022



Hari Tiwary
09/12/2022



28
15/09/12
नियम 21 के अधीन प्रमाण: भारतीय स्टाम्प-अधिनियम
(संशोधन स्टाम्प ऐक्ट), 1899 की अनुसूची
1 का 1क, से. 5, के अधीन
द्वारा प्रत्येक स्टाम्प-शुल्क (या स्टाम्प-शुल्क
के समुल्य या स्टाम्प-शुल्क अपेक्षित नहीं)।

खाता नम्बर... 651,
प्लॉट नम्बर... 21,
देय प्रतिबद्धित सूची में दर्ज नहीं है।

[Signature]
निर्वाहक पट्टाधिकारी

[Signature]
9/12/22

DEVELOPMENT AGREEMENT

[Signature]
A1-2,05,675=00
E-2,000=00
U-03=00
PR-01=00

THIS DEVELOPMENT AGREEMENT IS MADE on this 9th day of
DEC. 2022, AT JAMSHEDPUR, BY AND BETWEEN;

VEENA TIWARY (UID : xxxx xxxx 8239 and PAN : ADAPT0918K), W/o Sri
Tej Narayan Tiwary, by faith Hindu, Category General, Indian National, by

[Signature]
जॉया²

occupation Housewife, R/o - Village and P.O. Sahajauly, P.S. Shahpur, Dist. Bhojpur, Bihar, at present residing at C/o Mahender Kumar Singh, Pardih Check Post, Mango, P.S. Mango, Town Jamshedpur, District East Singhbhum, State Jharkhand, 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**.

R/n

*Veena Tiwary
09/12/2022*

AND

M/S SMART HOUSING BUILDCON LIMITED (PAN : AAXCS6001P) (Builder, Promoter and Developer), a limited company, having its registered office at 1st Floor, Om Plaza, SNP Area, Sakchi, P.O and P.S. Sakchi, Town Jamshedpur, District East Singhbhum, being represented by its Director, **DEEPAK KUMAR CHOUDHURY (UID : xxxx xxxx 6256)**, son of Late Parmanand Choudhury, by faith Hindu, by caste General, by occupation Business, Indian National, resident of GAMA-B/690, Sahara City, Mango, P.S. Mango, Town Jamshedpur, District East Singhbhum, State 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**:

WHEREAS the OWNER had purchased the land measuring an area 3630 Sq.Ft., recorded under Khata no. 651, being plot no. 21 (P), corresponding to colony's Sub-Plot No. 10 and 11, in Mouza Pardih, ward no. 8, MNAC, Thana no. 1641, Town Jamshedpur, District Sub Registry office at Jamshedpur, District East Singhbhum, from its previous and lawful owner namely Santosh Kumar

Biswas and others by the virtue of Regd. Sale Deed No. 644 dated 10-05-1999, registered at the District Sub Registry office at Jamshedpur.

AND WHEREAS the **OWNER** had also purchased the land measuring an area 1815 Sq.Ft., recorded under Khata no. 651, being plot no. 21 (P), corresponding to colony's Sub-Plot No. 9, in Mouza Pardih, ward no. 8, MNAC, Thana no. 1641, Town Jamshedpur, District Sub Registry office at Jamshedpur, District East Singhbhum, from its previous and lawful owner namely Santosh Kumar Biswas and others by the virtue of Regd. Sale Deed No. 4255 dated 02-12-1999, registered at the District Sub Registry office at Jamshedpur.

AND WHEREAS after purchasing both the aforesaid property the **OWNER** mutated her name in Government records vide mutation case no. 275/200-2001 and the same is also recorded in the Volume no. 1, page no. 234, in the register II of the Anchal Adhikari, Jamshedpur.

AND WHEREAS the **OWNER** is the lawful owner and in peaceful vacant possession of All that land measuring an area 5445 Sq.Ft. i.e. 12.48 Decimals, recorded under Khata no. 651, being plot no. 21 (P), corresponding to colony's Sub-Plot No. 9, 10 and 11, in Mouza Pardih, ward no. 8, MNAC, Thana no. 1641, Town Jamshedpur, District Sub Registry office at Jamshedpur, District East Singhbhum and morefully described in the **Schedule A** hereunder written.

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

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09/12/2022

Rajiv

For work
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version

AND WHEREAS the owner has come to know of the workman like, professional and craftsmanship of the Developer and has approached the Developer for developing the **Schedule A**, hereunder written premises.

AND WHEREAS after mutual discussions and deliberations, the owner has agreed to grant to the Developer and the Developer has agreed to accept from the owner, exclusive and irrevocable rights to undertake the construction on the Schedule Premises for development of the Schedule Premises 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 grants exclusive and irrevocable right to the Developer for development of the Schedule Premises, terminable only at the mutual consent of the parties, 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 agencies and have the architecture plans approved for clearance to construct the buildings.

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Veena Tiwary
09/12/2022

- (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 owner with appropriate agencies for the purposes of obtaining requisite approvals and permissions as and when required.
- (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 She has 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 there therein.

4. GENERAL POWER OF ATTORNEY

- (a) That on and when desired by the developer, the owner shall execute a General Power of Attorney 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 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

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Veena Tiwary
09/12/2022

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 specifically undertakes not to revoke the aforesaid General Power of Attorney.

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 owner.

6. **REPRESENTATION & WARRANTIES**

(a) The owner 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 owner 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.

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Venka Tivara
09/12/2022

(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 her own risk to deal and/or negotiate with any attempts of 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 receipt and other related documents, which shall be securely

[Handwritten Signature]

Veena Tiwari
09/12/2022

held and retained by the Developer for the purposes of this Agreement without claiming therein any right of ownership in any manner whatsoever at the time of execution of this instant agreement and issue to receipt for the same.

- (b) That after the developer work with the said documents is over the developer shall return the same to the owner.
- (c) That the owner shall at the time of handover of the share shall handover the original sale deed, mutation, rent receipt and related documents related to 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 agree that time is the essence of this Agreement and the Developer shall strive to complete the Entire Project within 3 (Three) years from the date of receipt of the requisite clearances and approvals. That incase of delay the Developer shall pay a sum of Rs. 5,000.00 (Rupees Five Thousand) only per month to the owner till the developer does not handover the owners allocation to the owner.

(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 / OWNERS

That it is agreed and decided by and between the parties that the Developer shall construct and deliver to the owner 45 % of Total Super

Built up area, 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 and for such construction a prior consent of the Owner will be obtained in writing.

10. **FORCE MAJEURE**

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 id 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:

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*Veena Tiwary
09/12/2022*

Signature

*Veena Tiwary
09/12/2021*

- (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.
It is further declared that the owner, either jointly or severally, has 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 Premises.
- (c) That the Developer shall be fully entitled and is authorised to name the building constructed on the Schedule A hereunder written land accordingly to his wish, style and brand name.

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 miscellaneous charges, levied fines, penalties imposed by Municipality or any other authorities during the

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Veeva Tilwary
09/12/2022

construction of the 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 agree 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 Schedule A hereunder written 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 agree that, in the event, where clear and marketable title and bonafide possession of the owner appears suspicious in 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

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Veena Tiwary
09/12/2022

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, outgoings, taxes, etc. payable in respect of the **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 outgoings, assessment, taxes with respect to the Schedule land 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.
- (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 owner states, declares and confirms that all acts and deeds done, executed and performed by the Developer in pursuance hereof or in

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Veerendra Tiwary
09/12/2022

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 owner and the owner 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.

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.

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veena Tiwary
09/12/2022

23. **MATERIAL TO BE USED**

That the **DEVELOPER / BUILDER** clearly mention 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**

Courts at Jamshedpur 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.

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Veena Tiwary
09/12/2022

Schedule 'A'
[Schedule Premises]

Mouza Pardih, ward no. 8, MNAC, Thana no. 1641, Anchal Mango, Halka no. 1, District Sub Registry office at Jamshedpur, District East Singhbhum;

bounded as follows :

Khata No.	Plot No.	Area	Boundary
651	21 (P)	1815 Dec.	N: 15' ft. wide colony's Niz Rasta; S: Boundary Wall then Tamulia Road; E: Sellers Own Land, Colony's Sub-Plot No. 8; W: Sellers Own Land, Colony's Sub-Plot No. 10.
651	21 (P)	3630 Dec.	N: 15' ft. wide colony's Niz Rasta; S: Tamulia Road; E: Sellers Own Land, Colony's Sub-Plot No. 9; W: Sellers Own Land, Colony's Sub-Plot No. 12.
	Total	5445 Sq.Ft. 12.48 Decimals	

Schedule 'B'
[OWNERS' Allocation]

The Developer shall deliver 45 % share in the entire constructed area, along with parking space and undivided proportionate share in land and the roof right of the building, within the building to be constructed on the building to be constructed over Schedule 'A' premises including all its advantages, privileges, amenities and services of this Agreement:

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Veena Tiwary
09/12/2022

Schedule 'C'

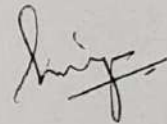
[Developer's Allocation]

Save and except the owner's allocation, as stated herein above in Schedule 'B', all the remaining constructed area i.e. 55 % all the remaining flats, parking's, units etc. and undivided proportionate share in land and the roof right of the building to be constructed over the Schedule 'A' and Schedule 'B' 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.

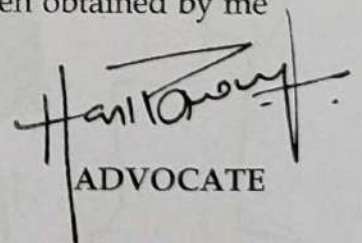
WITNESS

1. Pooja Sharma
D/O Pawan Sharma
R 10 15, Goolmuni Market, Jamshedpur



2. Animesh Singh, S/O, Sri Ashok K. Singh
Rd. No. 15, Jawahar Nagar, Munge, J.S.R.

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



ADVOCATE

M. N. A. C = J.S.R.
 WARD No. = 8
 SHEET No. = 2
 YEAR OF = 1970-71
 SCALE OF = 1 CM = 20 M

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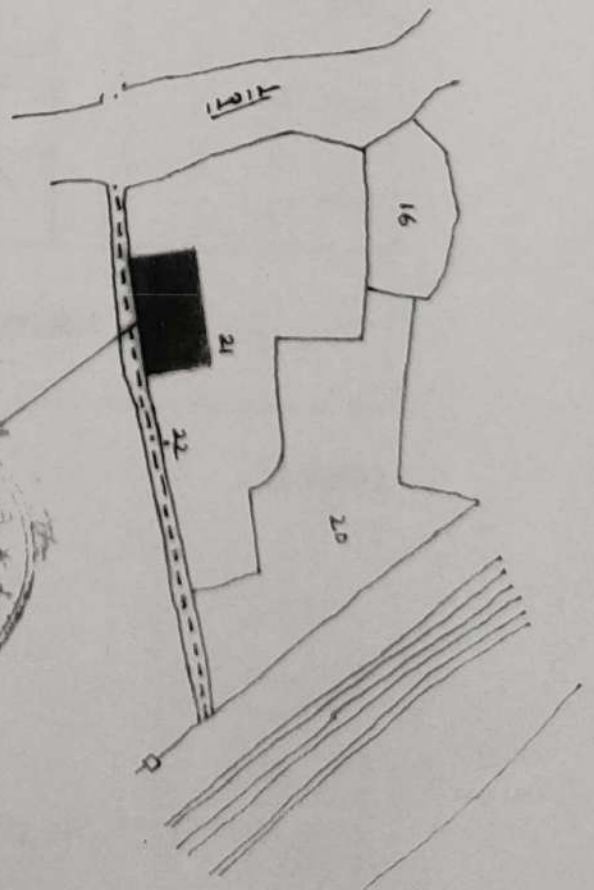
LAND SCHEDULE :-

LAND MARK ON -



खण्ड नं०	प्लॉट नं०	अरका
051	21/P	12.50 Dec

BOUNDED BY
 N. - ROAD
 S. - ROAD
 E. - PARTION OF PLOT NO-21
 W. - PARTION OF PLOT NO-21



(Handwritten signature)

BANSHIDHAR SINGH SARDAR
 Reg. No:- 612/06-07

Veena Tiwari



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

रैयत का नाम, अभिभावक का नाम, रिश्ता											
सन्तोष कुमार विश्वास, श्यामल कुमार विश्वास, पिता-भोएतोष विश्वास अंश समान											
जिला का नाम	पूर्वी सिंहभूम	अंचल का नाम	मानगो	हलका का नाम	हल्का-1	मौजा का नाम	वार्ड नं.-8	खाता का प्रकार	रैयती		
खेवट नम्बर	खाता नम्बर		651	थाना का नाम	घाटशिला	थाना नम्बर	16421	अ.क्षे.मानगो			

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)		(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
651	20/क	? अज्ञात ? अज्ञात	वाड़ी 0	0 हेक्टर	1 आर	1 - काबिल लगान	0	0	0	1 - कायमी
	20/ख	? अज्ञात ? अज्ञात	शौचालय 0	0 हेक्टर	0 आर	1 - काबिल लगान				1 - कायमी
	20/ग	? अज्ञात ? अज्ञात	2मकान पक्का 0	0 हेक्टर	3 आर	1 - काबिल लगान				1 - कायमी
	20/घ	? अज्ञात ? अज्ञात	आँगन 0	0 हेक्टर	1 आर	1 - काबिल लगान				1 - कायमी
	20/ङ	? अज्ञात ? अज्ञात	1मकान पक्का खपड़ा पोस 0	0 हेक्टर	0 आर	1 - काबिल लगान				1 - कायमी
	20/च	? अज्ञात ? अज्ञात	वाड़ी 0	0 हेक्टर	26 आर	1 - काबिल लगान				1 - कायमी
	21	? निज ? सर्वसाधारण रास्ता	दौन-03 9	0 हेक्टर	50 आर	1 - काबिल लगान				1 - कायमी

खाता मे कुल प्लोट संख्या	7	खाता का कुल मिजान (खतियान के अनुसार)	0 83	खाता का कुल लगान	0 0 0
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यह एक कंप्यूटर जनित प्रति है

12/8/2022

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।

Veerana Tiwary



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

December 8, 2022

भाग वर्तमान	1	पृष्ठ संख्या	234										
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम	अंचल का नाम	मानगो	हल्का का नाम	हल्का-1	इस्टेट का नाम	झारखण्ड सरकार				
मौजा का नाम	वार्ड नं.-8 अ.क्षे.मानगो	होल्लिंग संख्या	651	तौजी संख्या	0	थाना नम्बर	16421	खाता का प्रकार	---				
वीणा तिवारी, पति-तेज नारायण तिवारी													
खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार						लगान	सेस			
651	21	0 ऐ 12.5 डि 0 हे	नामान्तरण मुकदमा संख्या 275/2000-01 अंचलाधिकारी के आदेशअनुसार नया खाता खोल गया						125	0			
	कुल परिधान	0 ऐ 12.5 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
01-08-2021	0899650115	2015-2016	2020-2021	625	125	156.25	31.25	312.5	62.5	312.5	62.5	125	25

List Of Mutation Cases on the above transaction in Register-II

Mutation Cases Not Found !!

List Of Case Status Details

नवहा देस

BACK

यह एक कम्प्युटर जनित प्रति

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

veena Tiwary

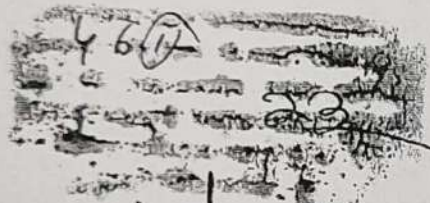
8202 Manoj Sale 20,000 Stamp 8244 1000RS.



15
2/12 value of the
good in Court
8. 20000
21/12/99

Rs-21000
Rs 4000
25000 = 1

Subrata Kumar
Biswas 2.12.99
Subhra Kanti
Biswas 2.12.99



SALE DEED

2
1816

21/12/99

THIS DEED OF SALE IS MADE ON THIS THE 2ND DAY OF
DECEMBER, 1999 AT JAMSHEDPUR, B Y :

Full Paid
A/D 80000
Net 45000
S. Subram 8200
P.F. of 4
82000
21/12/99

1) SHRI SANTOSH KUMAR BISWAS, son of Late Mohitosh Biswas is represented by his sons/attorney i/ SRI SUBHRA KANTI BISWAS and ii/ SUBRATA KUMAR BISWAS, vide Power of Attorney No.IV-332, dated 30-06-1998, registered at Jamshedpur Dist. Sub-Registry office and 2) MRS. SIGRID KRAUSE BISWAS for self and being natural guardian of minor sons (i) Uday Kumar Nils Biswas and (ii) Tarun Kumar Biswas, widow and sons of Late Shyamal Kumar Biswas is/are represented by (i) Shri Subhra Kanti Biswas and Sri Subrata Kumar Biswas both sons of Sri Santosh

P/2...

the same.

P/5



- :: 2 :: -

*Sulrata Kumar
Parawas 2.12.99
Subhna Kanti
Biswas
2.12.99*

Kumar Biswas, vide General Power of Attorney No.IV-146, on 08-04-1996, registered at District Sub-Registry office Jamsnedpur, both by religion/faith Hindu and by nationality Indian, resident of 17, Sukhia Road No.10 Basti, P.S. Sidhgora, and 6, New Development area, Golmuri, P.O & P.S. Golmuri, in town Jamsnedpur, Dist. Singhbhum East, hereinafter called collectively as "SELLERS" (which expression shall unless repugnant to the context include their heirs, successors, administrators, legal representatives, attorney, executors) of the ONE PART :

IN FAVOUR OF

SMT. VEENA TIWARY, wife of Sri Tej Narayan Tiwary, by faith Hindu, by nationality Indian, by occupation housewife,



- :: 3 :: -

Subrata Kumar
Bihar 2.12.99
Subhra Kanti
Bihar 2.12.99

permanent resident of Village and P.O. Sahajaully, P.S. Shahpur,
Dist. Bhojpur, Bihar, at present residing at C/o. Mahender
Kumar Singh, Pardih check post, Mango, P.S. Mango, in town
Jamshedpur, Dist. Singhbhum East, hereinafter called the
PURCHASER (which expression shall unless repugnant to the
context include her heirs, successors, administrators,
representative and assigns) of the OTHER PART :

NATURE OF DEED : SALE DEED.

CONSIDERATION AMOUNT : Rs. 20,000/- (Rupees twenty thousand) only.

SCHEDULE

Dist. Singhbhum East, Dist. Sub-Registry office at Jamshedpur,
P.S. Mango, Thana No. 1641, recorded in Ward No. 8, M.N.A.C.,
situated in Mouza Pardih, under Khata No. 651, in part of Plot
No. 21, corresponding to colony's Sub-Plot No. 9, measuring

P/4..

the same.

D/S

Sulvata Kumar
Biswas 2-12-99
Subhra Kanti Biswas
2-12-99

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

1. That in pursuance of the aforesaid agreement and in consideration of the said sum of Rs.20,000/- (Rupees twenty thousand) only, the purchaser paid to the sellers a sum of Rs.20,000/- (Rupees twenty 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 purchaser by these deed of sale.
2. That the all right, title and interest of the said property of the sellers are now vested in the purchaser and the purchaser with her heirs and successors will have enjoy and possess the same for ever without any interruption from the side of the sellers and their heirs and successors.
3. That the sellers on receipt of full consideration amount have delivered possession of the above schedule property in favour of the purchaser.
4. That the purchaser will be at liberty to get her name mutated in the office of the C.O. at Jamshedpur and pay ground rent and other taxes in her own name.
5. That the prior to execution of this deed of sale the sellers have not conveyed or delivered or sold, transferred the said property to any other party and the same is free from all encumbrances, charges and liens.

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

Sulvata Kumari
Borwas 2-12-99
Sulbha Kantri
Borwas
2-12-99

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

~~2-12-99~~

WITNESSES :-

1. शेखर कुमार सिंह
2. Raj Ballabha Singh
2-12-99

Typed By :
U.K. Ghosh
2/12/99
Jsr. Court.

Drafted By :
Advocate, Jsr. Court.



Pre Registration Docket

Date :- 09-12-2022 04:33 pm

Office Name :- District SRO - Jamshedpur
Token No:- 20220000146236

Appoinment :- 09-Dec-2022 Time:- 14:35

Article	Development Agreement
Pre Registration Date	09-Dec-2022
No. Of Pages	47
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 2,09,089.

Property Id: **864773**

Valuation No. : 1171429 / 2022	:- 2022-2023	Date : 09-December-2022 16:04:PM
State : Jharkhand	District : EastSinghbhum	Tahsil : Mango
Land Type : Urban	Corporation : Mango Nagar Nigam	Village/City : Pardih Mango Word No- 8
Pardih Mango Word No-8 Halka No 1 Village Code 16421 - Other Road		
Khata Number - 651		
Plot Number - 21		
Volume Number - 1		
Page Number - 234		

Property Rates			
Commercial Land (Y)			
₹659208/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	12.48 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 12.48 x 659208=8226915.84	₹82,26,916/-
A	Total		₹82,26,916/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹82,27,000/-
Total Amount in Words : Eighty Two Lakhs Twenty Seven Thousands Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: SELLERS OWN LAND COLONYS SUB PLOT NO 8 SELLERS OWN LAND COLONYS SUB PLOT NO 9, West: SELLER OWN LAND COLONY SUB PLOT NO 10 SELLER OWN LAND COLONYS SUB PLOT NO 12, South: BOUNDARY WALL THEN TAMULIA ROAD TAMULIA ROAD, North: 15 FT WIDE COLONYS NIZ RASTA
Area	Land area : 12.48 Decimal
Other Description of the Property	Pin Code - 831012
Government/Market Value	8226915.84
Transaction Amount	-

CLAIMANT	-Ms. SMART HOUSING BUILDCON LTD REP BY DEEPAK KUMAR CHOUDHURY, Address - 1ST FLOOR OM PLAZA SNP AREA SAKCHI JAMSHEDPUR-, Father/Husband Name LATE PARMANAND CHOUDHURY, PAN No.-, Permission Case No.-, Aadhaar No. *****6256
EXECUTANTS	-Mrs. VEENA TIWARY, Address - C/O-MAHENDRA KUMAR SINGH PARDIH CHECK POST MANGO TOWN JAMSHEDPUR-, Father/Husband Name TEJ NARAYAN TIWARY, PAN No.-, Permission Case No.-, Aadhaar No. *****8239

Witness Information	Mr. ANIMESH SINHA, Address - RD NO.15 JAWAHARNAGAR MANGO TOWN JAMSHEDPUR-, Father/Husband Name-ASHOK KUMAR SINHA
---------------------	---

Identifier Details	Miss. PRIYA SHARMA, Address - H NO.15 ROAD NO.1 GOLMURI BAZAR TOWN JAMSHEDPUR-, Father/Husband Name-PAWAN SHARMA
--------------------	---

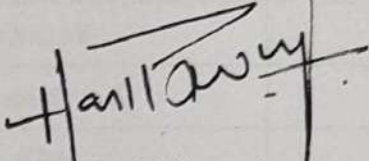
Fee Rule:Development Agreement		
1	Stamp Duty	4

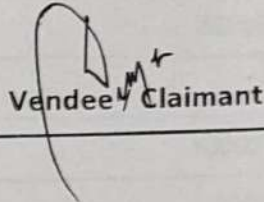
1	SP	1,410
Total		1,410

Fee Rule:Development Agreement		
1	A1	2,05,675
2	E	2,000
3	LL	3
4	PR	1
Total		2,07,679

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


Vendeer / Claimant

Veena Tiwary

Vendor / Executant

Transaction Successful Please Note Your Transaction Id.

Name	SmartHousingBuildconLtdRepByDeepakKumarChoudhury
Token No / Depositor ID	20220000146236
Amount	2000
Transaction ID	866b0b0abadae8fedc99
GRN	2214681769
CIN	10002162022120912341
Time	2022-12-09 16:39:33

veena tiwary

Transaction Success! Please Note Your Transaction Id.

OK

Name	SmartHousingBuildconLtdRepByDeepakKumarChoudhury
Token No / Depositor ID	20220000146236
Amount	209090
Transaction ID	2233400b17a242be17f2
GRN	2214679508
CIN	10002162022120910283
Time	2022-12-09 15:20:35

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

veena Tiwary



Document Registration Summary 1

Date :-09-Dec-2022

- Government/Market Value: ₹8227000/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹20/-

On Date 09-12-2022 Presented at District SRO - Jamshedpur
Signature of Presenter

District SRO - Jamshedpur

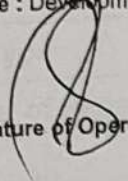
vishwanath wary

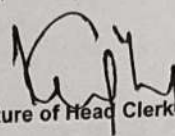
Receipt : 749056	
Receipt Date : 09-12-2022	
Presenter Name: -	
E	₹2000
PR	₹1
SP	₹1410
LL	₹2004
A1	₹205675
Stamp Duty	₹20
Total	₹211110

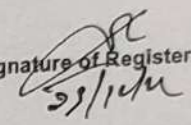
Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	20	-16	GRAS	MsSmartHousingBuildconLtdRepByDeepakKumarChoudhury	GRN Number : 2214679798 DEPT Transaction Id : b065f927ff49a45fbf5c Transaction Type :	20
E	2000	2000	0	GRAS	SmartHousingBuildconLtdRepByDeepakKumarChoudhury	GRN Number : 2214681769 DEPT Transaction Id : 866b0b0abadae8fedc99 Transaction Type :	2000
PR	1	1	0	GRAS	SmartHousingBuildconLtdRepByDeepakKumarChoudhury	GRN Number : 2214679508 DEPT Transaction Id : 2233400b17a242be17f2 Transaction Type :	1
SP	1410	1410	0	GRAS	SmartHousingBuildconLtdRepByDeepakKumarChoudhury	GRN Number : 2214679508 DEPT Transaction Id : 2233400b17a242be17f2 Transaction Type :	1410

A1	205675	205675	0	GRAS	SmartHousingBuildconLtdRepByDeepakKumarChoudhury	GRN Number : 2214679508 DEPT Transaction Id : 2233400b17a242be17f2 Transaction Type :	205675
LL	3	2004	-2001	GRAS	SmartHousingBuildconLtdRepByDeepakKumarChoudhury	GRN Number : 2214679508 DEPT Transaction Id : 2233400b17a242be17f2 Transaction Type :	2004
Sub Total	209093	211110	-2017				

Article : Development Agreement Number of Pages : 94


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 :- 20220000146236





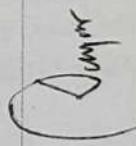
Deed Type	Development Agreement
Number of Pages	94
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1410, A1 :- Rs. 205675, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.8226916/- ,Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Mango , Village Name :- Pardih Mango Word No- 8 Location :- Other Road, Pardih Mango Word No-8 Halka No 1 Village Code 16421 Property Boundaries :- East: SELLERS OWN LAND COLONYS SUB PLOT NO 8 SELLERS OWN LAND COLONYS SUB PLOT NO 9, West: SELLER OWN LAND COLONY SUB PLOT NO 10 SELLER OWN LAND COLONYS SUB PLOT NO 12, South: BOUNDARY WALL THEN TAMULIA ROAD TAMULIA ROAD, North: 15 FT WIDE COLONYS NIZ RASTA Khata Number - 651Plot Number - 21Volume Number - 1Page Number - 234 Area Of Land :- 12.48 Decimal

Sh./Smt.VEENA TIWARY s/o/d/o/w/o TEJ NARAYAN TIWARY has presented the document for registration in this office today dated :- 09-Dec-2022 Day :- Friday Time :- 17:07:31 PM






VEENA TIWARY(Individual)

Party Name	Document Type	Document Number
VEENA TIWARY	PAN/UID	585140278239

Sl. NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	VEENA TIWARY Address1 - C/O- MAHENDRA KUMAR SINGH PARDIH CHECK POST MANGO TOWN JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Veena Tiwary Address:- , Near Head Post Office, , B B Ghosh Lane M G Path, Jagdishpur, , Bhagalpur, 812001, , Bihar, India		EXECUTANTS Age:60			veena Tiwary
2	SMART HOUSING BUILDCON LTD REP BY DEEPAK KUMAR CHOUDHURY Address1 - 1ST FLOOR OM PLAZA SNP AREA SAKCHI JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Deepak Kumar Choudhury Address:- FLAT.NO-GAMA-B/690, , SAHARA CITY MANGO, PO-M.G.M THANA-MANGO, jamshedpur, , Purbi Singhbhum, 831018, , Jharkhand, India		CLAIMANT Age:46			

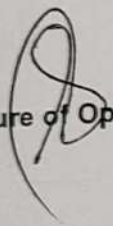
ification:

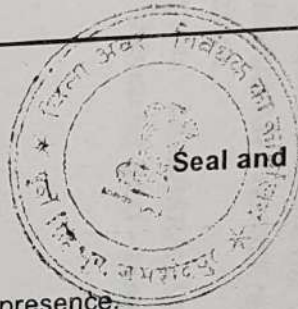
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	PRIYA SHARMA S/o-D/o PAWAN SHARMA Address1 - H NO.15 ROAD NO.1 GOLMURI BAZAR TOWN JAMSHEDPUR, Address2 - ,,, Jharkhand PAN No.:			

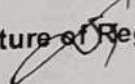
Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ANIMESH SINHA Address1 - RD NO.15 JAWAHARNAGAR MANGO TOWN JAMSHEDPUR, Address2 - ,,, Jharkhand			

Signature of Operator


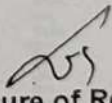


Seal and Signature of Registering Officer


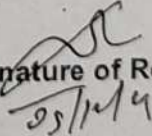
Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**VEENA TIWARY**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**PRIYA SHARMA**) Son/Daughter/Wife of (**PAWAN SHARMA**) resident of (**H NO.15 ROAD NO.1 GOLMURI BAZAR TOWN JAMSHEDPUR**) and by occupation (**Self Employed**).



Signature of Registering Officer


Date:- 09-Dec-2022

Seal and Signature of Registering Officer


Token No.: 20220000146236


CERTIFICATE

Office of the District SRO - Jamsshedpur

This Development Agreement was presented before the registering officer on date **09-Dec-2022** by **VEENA TIWARY, S/O, D/O, W/O TEJ NARAYAN TIWARY** resident of C/O-MAHENDRA KUMAR SINGH PARDIH CHECK POST MANGO TOWN JAMSHEDPUR ..

This deed was registered as Document No:- **2022/JSR/6157/BK1/5709** in Book No :- **BK1**, Volume No :- **1029** from Page No :- **231** to **324** at, office of **District SRO - Jamsshedpur**

Date:- **09-Dec-2022**


Registering Officer