



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 89fdb3e368871cc65b5f

Receipt Date : 18-Jan-2023 02:19:41 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300005900

Office Name : District SRO - Jamshedpur

Document Type : Development Agreement

Payee Name : ADITYA FORMATIVES REP BY AJAY KUMAR AGARWAL ( Vendee )

GRN Number : 2315313854



-: For Office Use :-

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Gujar



2023/JSR/553/BK/517

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। इस रसीद के प्रमाण हेतु प्रुप्री ने

ADITYA FORMATIVES

ADITYA FORMATIVES

Proprietor

Proprietor

RADHA KRISHNA BUILDERS

RADHA KRISHNA BUILDERS

RADHA KRISHNA BUILDERS

RADHA KRISHNA BUILDERS

Partner

Partner

Partner

Partner

Development Agreement  
11,16,65,500/-

P.S.  
Mango.

Slab  
100/-



RADHA KRISHNA BUILDERS

ANIL Dhandhaniah  
Partner  
18/11/2023



TESTED BY  
KAUSIM AGARWAL  
ADVOCATE

RADHA KRISHNA BUILDERS

Partner

RADHA KRISHNA BUILDERS

Partner

RADHA KRISHNA BUILDERS

Partner

ADITYA FORMALITIES RADHA KRISHNA BUILDERS

Partner

Partner

विषय 21 के अधीन प्राणा: भारतीय स्टाम्प-अधिनियम  
(शुद्धन स्टाम्प ऐक्ट), 1899 की अनुसूची  
1 या 1क, स०...5... के अधीन  
व्यक्त स्टाम-रहित (या स्टाम्प-शुल्क  
से विमुख या स्टाम्प-शुल्क अपेक्षित नहीं)।

खाता नम्बर.....181.....  
फ्लोट नम्बर 3276, 3278,  
देय प्रतिबन्धित सूची में दर्ज नहीं हैं।

प्रमाणित-पदाधिकारी  
18/11/23

18/11/2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 18<sup>th</sup> day of January 2023 at Jamshedpur: BETWEEN:

M/S. RADHAKRISHNA BUILDERS (PAN: AAMFR8573K), a Partnership Firm having its Office at New Purulia Highway, Near Gandhi Maidan, Bara Hanuman Mandir, Mango, Jamshedpur, represented by its Partners 1) MR. ANIL DHANDHANIA (Aadhaar No. XXXX XXXX 8175), son of Shri Bishwambhar Prasad Dhandhania, by faith Hindu, by Nationality Indian, by occupation Business, resident of H.No. A 56, Pitunia Street, Ashiana Garden, Sonari, P.O. & P.S. Sonari, Town Jamshedpur, District East Singhbhum, State- Jharkhand, Pin, 831011, 2) MR. RAJENDRA KUMAR AGARWAL (Aadhaar No. XXXX XXXX 1215), son of Late B. N. Agarwal, by faith Hindu, by Nationality Indian, by occupation Business, resident of Village Matigada, Shwaspur, District East Singhbhum, State- Jharkhand, Pin-832106,

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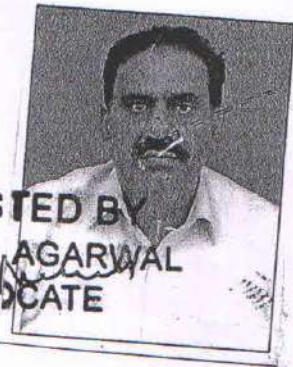
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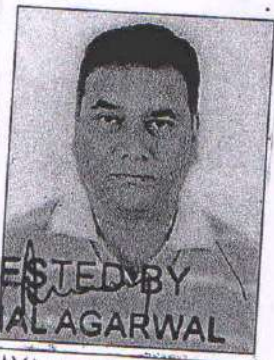
ATTESTED BY  
KAUSHAL AGARWAL  
ADVOCATE



RADHA KRISHNA BUILDERS  
Partner  
18/11/2023



ATTESTED BY  
KAUSHAL AGARWAL  
ADVOCATE



RADHA KRISHNA BUILDERS  
Partner  
18/11/2023



ADITYA FORMATIVES

Proprietor  
18/11/2023

RADHA KRISHNA BUILDERS

Partner

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RADHA KRISHNA BUILDERS

Partner

RADHA KRISHNA BUILDERS

Partner

3) MR. SURENDRA AGARWAL, (Aadhaar No. XXXX XXXX 0822), son of Late R. L. Agarwal, by faith Hindu, by Nationality Indian, by occupation Business, resident of 100, Dharamshala Road, Gwala Para, ACC Cement Shop, Jugsalai, Jamshedpur, District East Singhbhum, State- Jharkhand, Pin-831006, and 4) MR. SAKET DHANDHANIA (Aadhaar No. XXXX XXXX 7337), son of Anil Dhandhanian, by faith Hindu, by Nationality Indian, by occupation Business, resident of H.No. A 56, Pitunia Street, Ashiana Garden, Sonari, P.O. & P.S. Sonari, Town Jamshedpur, District East Singhbhum, State- Jharkhand, Pin-

ADITYA FORMATIVES

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ADVOCATE



RADHA KRISHNA BUILDERS

Partner  
18/1/2023



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KASHAN  
ADVOCATE



ADITYA FORMATIVES

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18/1/2023

RADHA KRISHNA BUILDERS

Partner

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RADHA KRISHNA BUILDERS

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Partner

831011, hereinafter called the **FIRST PARTY /LAND OWNER** (which expression shall unless, excluded by or repugnant to the context, or the meaning thereto mean and include its successors-in-office, executors, administrators, legal representatives and assigns) of the One Part;

**AND**

**ADITYA FORMATIVES**, a Firm having Office at N.H.33, Dimna Pardih Road, Mango, Jamshedpur, District East Singhbhum and State Jharkhand, Pin: 831012, represented by its Proprietor **MR. AJAY KUMAR AGARWAL** (UID No. XXXX XXXX 4975, PAN: ACCPA6046J), son of Sant Kumar Agarwal, by faith Hindu, by Caste General, by Nationality Indian, by occupation Business,

ADITYA FORMATIVES

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RADHA KRISHNA BUILDERS

  
Partner

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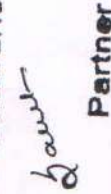
  
Partner

RADHA KRISHNA BUILDERS

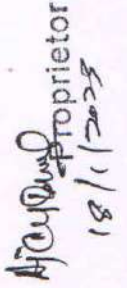
  
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ADITYA FORMATIVES

  
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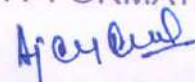
resident of House No. A-52, Petunia Street, Ashiana Gardens, Sonari, P.O. & P.S. Sonari, Town Jamshedpur, District East Singhbhum, Pin: 831 011, hereinafter called the Second Party / Developer / Promoter / Builder (which expression shall unless excluded by and / or repugnant to the context deemed to mean and include its / his legal heirs, successors, successors – in – office, nominees, legal representatives, executors, administrators, and assigns) of the Second Part.

**Witnesseth as follows:-**

Whereas the first party had purchased all that piece and parcel of land measuring 00.00.50 Hectare in Plot No. 3276 b, land measuring 00.40.90 Hectare in Plot No. 3278 C/Part, (Total land measuring 00.41.40 Hectare or Three Bighas One Katha Ten Dhurs Approx. or 1.0230 Acre or One Acre Two point Three Zero Decimals), recorded under Khata No. 781 with boundary wall, situated at Mouza Mango, Ward No.9, M.N.A.C. within P.S. Mango, Thana No. 1642, Town Jamshedpur, District East Singhbhum, from its previous owner Mr. Braham Bhushan Khosla son of Late Ramroop Khosla, by virtue of Sale Deed No. 4891, dated 05.07.2010, registered at District Sub-registry Office, Jamshedpur on payment of valuable consideration and after purchasing the aforesaid land the name of the first party has been mutated in the records of Circle Office Jamshedpur vide Mutation Case No.380/2011-12, entered in Vol. No. 56 Page No. 3 and accordingly paying rent and obtain receipts thereof, in its own name;

And whereas, the first party had also purchased all that several shops in the ground floor having built up area 2000 Sq.ft. and Khapraposh Houses having built up area 1000 Sq.ft. along with vacant space having land measuring 00.03.10 Hectare in Plot No. 3276A, land measuring 00.01.50 Hectare in Plot No. 3278 A, land measuring 00.01.00 Hectare in Plot No. 3278 B and land measuring

ADITYA FORMATIVES



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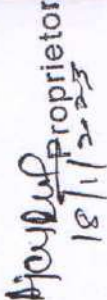
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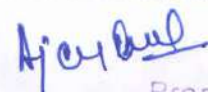
00.03.55 Hectare in Plot No. 3278 C(Part) (Total land measuring 00.09.15 Hectare or Twenty Two Point Six One Decimals OR 22.61 Decimals), recorded under Khata No. 781 of Mouza Mango, Ward No.9, M.N.A.C. within P.S. Mango, Thana No. 1642, Town Jamshedpur, District East Singhbhum, from its previous owner Mr. Braham Bhushan Khosla son of Late Ramroop Khosla, by virtue of Sale Deed No. 6764, dated 31.08.2010, registered at District Sub-registry Office, Jamshedpur on payment of valuable consideration and after purchasing the aforesaid land the name of the first party has been mutated in the records of Circle Office Jamshedpur vide Mutation Case No.379/2011-12, entered in Vol. No. 56 Page No. 2 and accordingly paying rent and obtain receipts thereof, in its own name;

And whereas, since the date of purchase the afore mentioned property the first party has been in peaceful physical possession over the same without any interruption from any corner;

AND WHEREAS, the First Party is desirous of constructing multi storied building over the above said land, but, due to the partners engagement in other important matters and business the First Party has decided to offload the construction work to the Second Party, as the parties are very well known to each other over long period of time, so, they decide mutually to work accordingly and the items and materials to be used is clearly mentioned in the separate specification sheet attached with this indenture which also forms part of this indenture, and the construction will be done as per the approved plan sanctioned by the competent authority i.e. Mango Notified Area Committee, for construction of building, hence, to avoid any or all kind of misunderstandings, disputes, and legal complications, and the parties have voluntarily agreed to execute this Development Agreement, on the following terms and conditions.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:

ADITYA FORMATIVES



Proprietor

RADHA KRISHNA BUILDERS

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ADITYA FORMALITIES

Proprietor  
18/11/2025

1. That, the Development Agreement shall commence with effect from the date of signing of this Development Agreement;
2. That, First Party will also execute General Power of Attorney in favour of the Second Party, to carry out other works(as mentioned in the GPA). The cost of architect charges, approval charges (Remaining charges) etc., will be borne by the Second Party.
3. That, it is mutually decided between the parties that the Second Party will finish / complete the entire project within 48 (Forty Eight) months with 12 (Twelve) months grace period from the date of signing of this indenture, the entire cost to complete the project will be borne by the Second Party. The Second Party will follow all the legal procedures as laid down by the State or Central Government during the period of construction till completion of construction of the project.
4. That, the time period could be extended in "Force Majure" circumstances i.e. act of God like earthquake, flood, and famine etc., like conditions which are beyond human reach like government policies and rules which some time stop acquiring sand from rivers etc., closure of brick kiln etc., and any other rules of the state or central government, failing to complete within the said time period further course of action will be decided by the parties mutually.
5. That while preparing the plan the second party will try to achieve the Maximum F.A.R ( Floor Area Ratio) but not below than 2.5 Times of land area as per Jharkhand Building Byelaws.
6. That the builder shall comply with all the Government & regulatory compliance regarding the development & construction. The builder shall maintain all the safety standards with regard to the man power working at the project site. The Land Owner will not be responsible in any manner for any act, omission and any legal complications arises in the process of development, construction of the project etc. in the said complex to be constructed on the schedule-A land and/or any effect therein for this business shall be legally laible. The builder shall

ADITYA FORMALITIES

Proprietor

Proprietor

RADHA KRISHNA BUILDERS

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Partner  
RADHA KRISHNA BUILDERS

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RADHA KRISHNA BUILDERS

*[Signature]*

Partner  
RADHA KRISHNA BUILDERS

*[Signature]*

Partner

ADITYA FORMATIVES

*[Signature]*  
Proprietor  
18/11/2023

indemnify the owner any of the loss incurred by the Land Owners by reason of negligence or wrongful act of builder.

7. That the Builder will prepare and submit the said building plan for approval by the Authorized and competent local authority or state government authority within 90 (ninety) days from signing of this development agreement subject to all up to date relevant documents are provided by the Land owners.

8. That the Landowners has permitted the Builder to enter into the schedule below property to commence and complete the project on the said property and do any activities related or incidental thereto.

It is clear intent of the both the parties that aforesaid permission to enter into the said property is not to be construed as possession given to the builder under section 53A of the transfer of property act 1882 read with section 2(47) of the Income tax Act, 1961 and in no case, it shall be mean that the possession has been given.

9. That, it is decided and agreed by and between the parties as under:

- a. The Land Owner / First Party will get 50% (Fifty Percent) share in the proposed project from Parking Space to Roof of the project / building, which will be deemed as Owner's Allocation.
- b. That, Builder / Second Party will get remaining 50% (Fifty Percent) share in the proposed project from Parking Space to roof of the project / building which will be deemed as Builder's Allocation.
- c. That, it is mutually decided and agreed between the parties that the share ratio will be divided among the parties after deducting the common areas of the building i.e. and the common areas will also be shared in the same ratio of division as conversion for example the landing space, lift and staircase area, common utilities area like electricity meter area, water reservoir area etc.,
- d. Sales of the commercial area and residential area will be done by the second party builder on the pre-approved rate in consultation with the

ADITYA FORMATIVES

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Proprietor



RADHA KRISHNA BUILDERS

  
Partner

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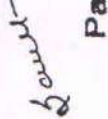
  
Partner

RADHA KRISHNA BUILDERS

  
Partner

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RADHA KRISHNA BUILDERS

  
Partner

ADITYA FORMATIVES

  
Proprietor  
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First party. 50% (fifty percent) of All the sales/advance amount received by the second party from the buyers will be given to the first party on day to day basis.

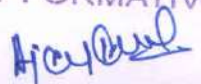
10. That, the Builder / Second Party will use Branded construction material and Branded fittings and fixtures of any particular make in whole project, specifications attached separately with this indenture, and the intending owners need to pay for maintenance of common electricity, water, and other charges equally as per the decision made by the society or owner's association which will be governed by the society formed with the unit buyers.

11. That, the Second Party can apply for water connection, electricity connection, sewerage system, water treatment, etc., before J.S.E.B. / JUSCO or any Competent Authority of the State Government I Local Body, for the said project and to execute and sign Bond, Undertaking, Affidavit, Agreement etc. and/or any other document for the same, and to look after and supervise the day to day affairs of the said project which will be constructed over the schedule below property. The cost involve in this will be entirely Bourne by the second Party.

12. That, it is mutually decided between the parties that if in future any kind of dispute or litigation arise over the schedule below property, then it will be resolved or cleared by the Builder / Second Party, and the legal expenses to clear the same, will be borne by the Builder / Second Party, after signing of the development agreement.

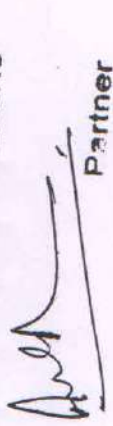
13. That, the parties must pay their share towards the maintenance charges and other common charges such as watchman's payment, sweeper's payment, and other charges like municipality charge, sewerage, cleaning, water charges, common electricity charges, lighting charges, generator fuel, proportionate ground rent, etc., to the appropriate / competent authority as per their proportionate share or ratio, after completion and handover of the project,

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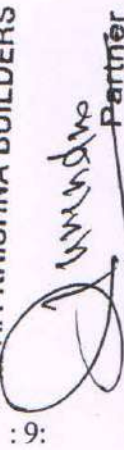
RADHA KRISHNA BUILDERS

  
Partner

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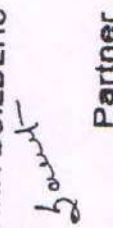
  
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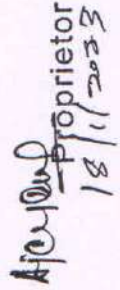
  
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RADHA KRISHNA BUILDERS

  
Partner

ADITYA FORMATIVES

  
Proprietor  
18/11/2023

during the period of construction it will be entirely Bourne by the builder /second party.

14. That, the parties declare that they will remain fair in their dealings and will not deceive the other party and both of them will co - operate with each other for the smooth operation of the project.

15. That the Builder shall be exclusively liable to bear the all the Taxes, duties and other statutory liabilities including GST, Income Tax, PF, ESIC, Gratuity, Labor dues or any other by way of interest, fee, penalty, etc to be imposed by any statutory body in connection with the development, construction on the said land. The Land owners shall not be liable for any such Taxes, duties & other statutory liability whatsoever.

16. That the Builder shall not be liable to bear taxes, duties, GST, income tax etc of the Landowner share.

17. That the Land owner shall not give any guarantee against any loan taken by the Builder on the Project.

18. The builder shall open a separate bank account / escrow account as per RERA guidelines & shall credit all the realizations from the project in that account.

**19. THE OWNER / FIRST PARTY HEREBY DECLARES & COVENANTS:**

- i. The Owner / First Party i.e. the Partnership Firm is the sole and exclusive owner of the land with no other Co - Sharers, or Co - Owners, except the Partnership Firm.
- ii. That prior to execution of this development agreement, the Owners / First Party have not sold or conveyed the land or any part of the

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RADHA KRISHNA BUILDERS



Partner

RADHA KRISHNA BUILDERS



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Partner

ADITYA FORMATIVES

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Proprietor  
18/1/2023

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land, if any claim arises over the said land then it will be the First Party's responsibility to resolve the said matter, apart from the said agreement the schedule below land is free from all other encumbrances, charges, liens, and legal proceedings etc.

- iii. The sales will be done by the builder second party in consultation with the first party, out of any sales proceeds received by the second party, 50% of the amount received will be transferred to the first party. After completion of the project Whatever unsold commercial & residential units will be divided equally that is 50% each between first party and second party.
- iv. The legal heirs and successors of both the Parties will also be bounded by the terms and conditions of this Development Agreement and it cannot be cancelled until and unless there is any breach to the terms and conditions of this Development Agreement.

20. THE SECOND PARTY HEREBY DECLARES AND COVENANTS:

- i. The Builder / Second Party will bear the entire cost to complete the construction of the multistoried building consisting of shops, units, / offices, parking, and other units and also arrange for electricity, water, sewerage and other basic amenities and services to be installed in the proposed project.
- ii. The Builder / Second Party must use all Branded materials, fixture, fittings and installations regarding electric and water connections along with pipelines, specifications attached separately with this indenture.
- iii. The Builder / Second Party must supervise the construction at site and appoint skilled or un-skilled labor, workmen, Engineers and other

ADITYA FORMATIVES

Ajay D  
Proprietor


RADHA KRISHNA BUILDERS

  
Partner

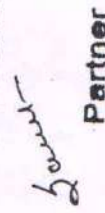
RADHA KRISHNA BUILDERS

  
Partner

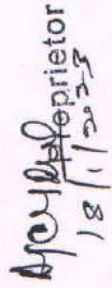
RADHA KRISHNA BUILDERS  
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Partner

RADHA KRISHNA BUILDERS

  
Partner

ADITYA FORMATIVES

  
18/1/2023  
Proprietor

experts as and when necessary and if any accidents or mishappenings happen until the project is finished it will be the sole liability of the Builder / Second Party to settle it. The first party or its representatives can visit the entire site as and when needed by them.

iv. The expenses incurred to purchase materials, fixtures, fittings, other installations of electricity, generators, pipelines for water, sewerage, etc and all other services, amenities, shall be borne by the Builder / Second Party only.

v. The Builder / Second Party shall complete the proposed construction within 48 (Forty eight) months with 12 (Twelve) months grace period from the date of signing this indenture / agreement, the period of construction may get delayed due to act of God, or natural calamity, riot, and/or such reason beyond control or reach of the human being.

21. BOTH PARTIES HEREBY DECLARE AS FOLLOWS:

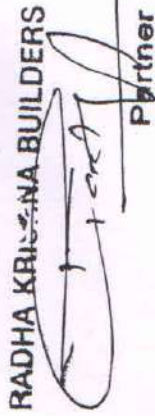
- i. The ratio of conversion will be 50-50
- ii. All rented shop will be settled by the second party (Builder) on the ratio of 50% of area or Rs.25 Lakhs (for 250 to 350Sq.ft. of Carpet area on rented shop) if it exceeds the 50% of area or Rs 25 lakhs it will be borne by the first party.
- iii. The Building will be Ground plus one Commercial and rest will be residential, parking in the basement or as mutually decided by both the parties.
- iv. The cost of Air Condition pipeline or centralized air condition, escalator, false ceiling, club house, swimming pool, Mandir will be borne by both the parties in the ratio of 50:50. The construction part will be done entirely by the Second party.

ADITYA FORMATIVES

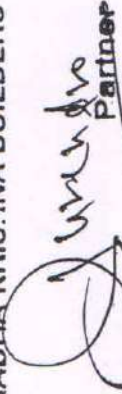
  
Proprietor

RADHA KRISHNA BUILDERS

  
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Partner

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RADHA KRISHNA BUILDERS

  
Partner

RADHA KRISHNA BUILDERS



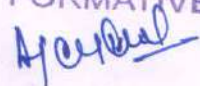
Partner

ADITYA FORMATIVES

  
Proprietor  
18/11/2023

- v. Selling rate will be fixed mutually by both the parties and sales will be done by developer with intimation to the land owner.
- vi. 50% of All the sales proceed or advance against any sales will be given to land owner on day to day basis.
- vii. The building to be completed within 4 (Four) years and it should not exceed more than five years and second party builder shall start the construction work within one year from the date of passing of the building plan and in case fails to do so the first party shall have right decide to continue this development agreement or not.
- viii. All the construction material will be used and decided mutually by both the parties.
- ix. All the papers related to land should be up to date and any duty / fees of government department like municipal charges, rent receipt etc. should be cleared and any charges arise of the above shall be borne by the first party Radha Krishna Builder prior to signing of this agreement, after signing of the agreement all the charges will be paid by the second party.
- x. Concept and design of building should be approved mutually by both the parties.
- xi. The parties shall put and render their sincere efforts for the success of the project, which however shall never be constituted or deemed to be constituted any partnership between the parties.
- xii. This Development Agreement is binding on both the parties concerned including their legal heirs and successors.

ADITYA FORMATIVES



Proprietor

RADHA KRISHNA BUILDERS

Partner

RADHA KRISHNA BUILDERS

Partner

RADHA KRISHNA BUILDERS

3:

Partner

RADHA KRISHNA BUILDERS

Partner

ADITYA FORMATIVES

Proprietor  
18/1/2023

### ARBITRATION

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

### JURISDICTION

The Court of Jamshedpur alone has jurisdiction in any or all the matters arising out of this Development Agreement.

### SCHEDULE

ALL THAT Piece and Parcel of homestead land measuring an area 0.00.50 Hectare in Plot No. 3276 b, land measuring 0.40.90 Hectare in Plot No. 3278 C/Part, (Total land measuring 0.41.40 Hectare or Three Bighas One Katha Ten Dhurs Approx. or 1.0230 Acre or One Acre Two point Three Zero Decimals), recorded under Khata No. 781 with boundary wall, situated at Mouza Mango, Ward No.9, M.N.A.C. within P.S. Mango, Thana No. 1642, Town Jamshedpur, District Sub-registry Office at Jamshedpur, District East Singhbhum, Sub Division Dhalbhum, State Jharkhand, which is bounded by:

- North : Plot Nos. 3183, 3275 and 3276 a;  
South : Plot Nos. 3279, 3280 and 3416;  
East : Plot No. 3417;  
West : Plot Nos. 3276 a, and 3278/Part;

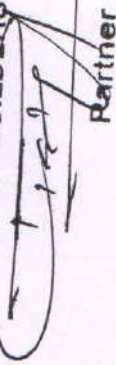
ADITYA FORMATIVES

Proprietor

RADHA KRISHNA BUILDERS

  
Partner

RADHA KRISHNA BUILDERS

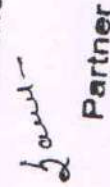
  
Partner

RADHA KRISHNA BUILDERS

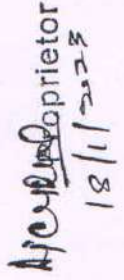
: 14:

AND

RADHA KRISHNA BUILDERS

  
Partner

ADITYA FORMATIVES

  
Proprietor  
18/11/2023

ALL THAT Piece and Parcel of homestead land and superstructure along with land measuring 00.03.10 Hectare in Plot No. 3276A, land measuring 00.01.50 Hectare in Plot No. 3278 A, land measuring 00.01.00 Hectare in Plot No. 3278 B and land measuring 00.03.55 Hectare in Plot No. 3278 C(Part), (Total land measuring 00.09.15 Hectare or Twenty Two Point Six One Decimals or 22.61 Decimals), recorded under Khata No. 781 of Mouza Mango, Ward No.9, M.N.A.C. within P.S. Mango, Thana No. 1642, Town Jamshedpur, District Sub-registry Office at Jamshedpur, District East Singhbhum, Sub Division Dhalbhum, State Jharkhand, which is bounded by:

North : Plot Nos. 3277 and 3183;  
South : Plot No. 3278 C (Part);  
East : Part of Plot No. 3278 C and Plot No. 3276 b;  
West : Main Road and Part of Plot No. 3278 C;

ADITYA FORMATIVES



Proprietor

: 15:

In Witness Whereof the parties have signed this Development Agreement today at Jamshedpur on the date aforementioned.

**RADHA KRISHNA BUILDERS**

Witnesses:-

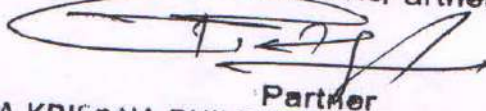
1) Ramesh Agarwal &/o Late. B.L. Agarwal  
196 Kashidih, Sakchi J.S.R

  
Partner

**RADHA KRISHNA BUILDERS**

2) Jiten Kumar &/o Dakho Kumar  
M.E School Road Juggal.  
J.S.R

**RADHA KRISHNA BUILDERS** Partner

  
Partner

**RADHA KRISHNA BUILDERS**

  
Partner

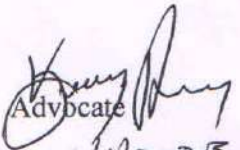
Signature of the First Party

**ADITYA FORMATIVES**

  
Proprietor

Signature of the Second Party

Drafted, read over and explained the contents of this Development Agreement to the parties in Hindi who found and admitted the same to be true and correct.

  
Advocate  
18/11/2023

**ADITYA FORMATIVES**

  
Proprietor





## Pre Registration Docket

Date :- 03-02-2023 08:26 pm

Office Name :- District SRO - Jamshedpur

Token No:- 202300005900

Appointment :- 04-Feb-2023 Time:- 10:20

Article	Development Agreement
Pre Registration Date	18-Jan-2023
No. Of Pages	111
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 27,94,942.

Property Id: 888053

Valuation No. : 1203779 / 2023	:- 2022-2023	Date : 18-January-2023 13:10:PM	
State : Jharkhand	District : EastSinghbhum	Tahsil : Mango	
Land Type : Urban	Corporation : Mango Nagar Nigam	Village/City : Mango Mango Word No-9	
Mango Mango Word No-9 Halka No 2 Village Code 16412 - Main Road			
Volume Number - 56			
Page Number - 2, 3			
Khata Number - 781			
Plot Number - 3276, 3278			
<b>Property Rates</b>			
Commercial Land (Y)			
₹893967/- Decimal			
Valuation Rule : Commercial land			
<b>Property Details</b>			
1	Land area	124.91 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 124.91 x 893967=111665417.97	₹11,16,65,418/-
A	Total		₹11,16,65,418/-
<b>Note : Final Valuation is Rounded to Next 100/-</b>			
Total Valuation (A)			₹11,16,65,500/-
Total Amount in Words : Eleven Crores Sixteen Lakhs Sixty Five Thousands Five Hundred Rupees Only.			

ADITYA FORMATIVES

*Handwritten Signature*  
Proprietor

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: PLOT NO. 3417 AND PART OF PLOT NO. 3278 C AND PLOT NO. 3276 B, West: MAIN ROAD, PLOT NOS. 3276 a AND 3278/PART AND 3278 C (PART), South: PLOT NOS. 3279, 3280 AND 3416, 3278 C (PART), North: PLOT NOS. 3183, 3275, 3276 A AND 3277
Area	Land area : 124.91 Decimal
Other Description of the Property	Pin Code - 832110, Flat Number/Commercial Space Number - COMMERCIAL LAND MOUZA MANGO JAMSHEDPUR
Government/Market Value	111665417.97
Transaction Amount	-

CLAIMANT	<b>-Ms. ADITYA FORMATIVES REP BY AJAY KUMAR AGARWAL, Address - OFFICE AT N.H.33, DIMNA PARDIH ROAD, MANGO, JAMSHEDPUR-, Father/Husband Name SANT KUMAT AGARWAL , PAN No.- , Permission Case No.- , Aadhaar No. *****4975</b>
EXECUTANTS	<b>-Ms. RADHAKRISHNA BUILDERS REP BY ANIL DHANDHANIA, Address - OFFICE AT NEW PURULIA HIGHWAY, NEAR GANDHI MAIDAN, BARA HANUMAN MANDIR, MANGO, JAMSHEDPUR-, Father/Husband Name BISHWAMBHAR PRASAD DHANDHANIA , PAN No.- , Permission Case No.- , Aadhaar No. *****8175</b>
	<b>-Ms. RADHAKRISHNA BUILDERS REP BY RAJENDRA KUMAR AGARWAL, Address - OFFICE AT NEW PURULIA HIGHWAY, NEAR GANDHI MAIDAN, BARA HANUMAN MANDIR, MANGO, JAMSHEDPUR-, Father/Husband Name LATE B N AGARWAL , PAN No.- , Permission Case No.- , Aadhaar No. *****1215</b>
	<b>-Ms. RADHAKRISHNA BUILDERS REP BY SURENDRA AGARWAL, Address - OFFICE AT NEW PURULIA HIGHWAY, NEAR GANDHI MAIDAN, BARA HANUMAN MANDIR, MANGO, JAMSHEDPUR-, Father/Husband Name LATE R L AGARWAL , PAN No.- , Permission Case No.- , Aadhaar No. *****0822</b>
	<b>-Ms. RADHAKRISHNA BUILDERS REP BY SAKET DHANDHANIA, Address - OFFICE AT NEW PURULIA HIGHWAY, NEAR GANDHI MAIDAN, BARA HANUMAN MANDIR, MANGO, JAMSHEDPUR-, Father/Husband Name ANIL DHANDHANIA , PAN No.- , Permission Case No.- , Aadhaar No. *****7337</b>

Witness Information	<b>Mr. JITEN RAJAK , Address - M E SCHOOL ROAD, JUGSALAI, JAMSHEDPUR-, Father/Husband Name-DUKHU RAJAK</b>
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Identifier Details	<b>Mr. RAMESH AGARWAL , Address - 196, KASHIDIH, SAKCHI, JAMSHEDPUR-, Father/Husband Name-LATE B L AGARWAL</b>
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<b>Fee Rule:Development Agreement</b>		
1	Stamp Duty	4

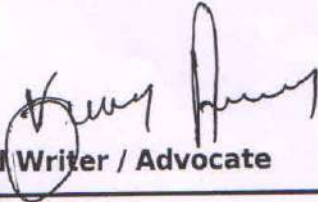
1	SP	3,300
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*Handwritten signature*

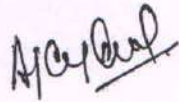
<b>Total</b>		<b>3,300</b>
<b>Fee Rule:Development Agreement</b>		
1	A1	27,91,638
2	LL	3
3	PR	1
<b>Total</b>		<b>27,91,642</b>

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

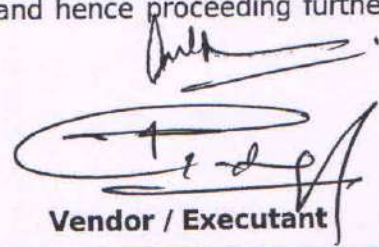
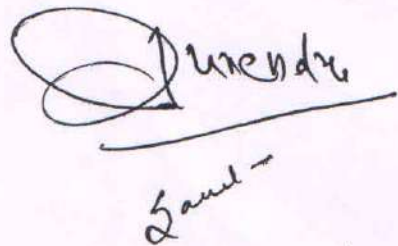
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.



Deed Writer / Advocate

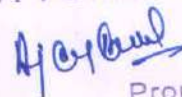


Vendee / Claimant

Dhirendra  
Saudh

ADITYA FORMATIVES



Proprietor

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

011

Name	AdityaFormativesRepByAjayKumarAgarwal
Token No / Depositor ID	202300005900
Amount	34942
Transaction ID	7b39e42e4fb5da3b52ce
GRN	2315586379
CIN	10002162023020401296
Time	2023-02-04 10:31:47

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

Ajay

ADITYA FORMATIVES

Ajay

Proprietor

Token No.: 202300005900

## CERTIFICATE


### Office of the District SRO - Jamshedpur

This **Development Agreement** was presented before the registering officer on date **04-Feb-2023** by **RADHAKRISHNA BUILDERS REP BY ANIL DHANDHANIA**, S/O, D/O, W/O **BISHWAMBHAR PRASAD DHANDHANIA** resident of OFFICE AT NEW PURULIA HIGHWAY, NEAR GANDHI MAIDAN, BARA HANUMAN MANDIR, MANGO, JAMSHEDPUR ..

This deed was registered as Document No:- **2023/JSR/553/BK1/517** in Book No :- **BK1**, Volume No :- **84** from Page No :- 57 to 278 at, office of **District SRO - Jamshedpur**

Date:- **04-Feb-2023**

  
Registering Officer

**ADITYA FORMATIVES**  
  
Proprietor