



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 596178740837ab4c3150

Receipt Date : 19-Apr-2024 12:57:43 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202400047926

Office Name : District SRO - Jamshedpur

Document Type : Development Agreement

Payee Name : KAMIL HUSSAIN PARTNER OF ORCHID
HOMES AND DEVELOPERS (Vendee)

GRN Number : 2401701190



-: For Office Use :-



2024/JSR/1804/BK1/1682

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 भुगतान से पुनः न 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 भुगतान से पुनः न 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।

Shashi
19/4/24

Orchid Homes & Developers
Kamil Hussain
19/4/24
Partners

Development Agreement
value - 42,63,800/-

P.S
Mango,

Stamp
100/-

Attested



S. M. AKHTAR
ADVOCATE
CIVIL COURT, JSR.

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19/4/24



16
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विमुक्त या स्वाम्य-मुक्त अवस्थित नहीं।

खाता नम्बर... 19
प्लोट नम्बर... 955
देय प्रसिधित सूची में दर्ज नहीं है।

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निश्चयन-पदाधिकारी
19/4/24

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT IS MADE ON THIS
THE ___ DAY OF APRIL, 2024 AT JAMSHEDPUR,

BY AND BETWEEN:

MRS. SAISTA PRAVIN alias SHAISTA PARWEEN (PAN:
ALVPP3230F, UID No. XXXX XXXX 2847), Wife of Mr. Firoz Khan,
by faith Muslim, by Caste General (Non-CNT), by nationality Indian,

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A - 106,595 = 00
U - 03 = 00
R - 01 = 00

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दस्तावेज काँचा

Attested



S. M. AKFI
ADVOCATE
CIVIL COURT, JSR.

19/4/24



स्वार्थस्ता परवीत पतिः फिरोज खान

आजादगढ़ थाना मानगो

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जामशेदपुर

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by occupation Business, resident of House No. 17, Road No. 1, near Daiguttu T.O.P., Azadnagar, Mango, P.S. Mango, town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin Code - 832110, hereinafter called the "OWNER/FIRST PARTY" of the FIRST PART;

A N D

M/S. ORCHID HOMES AND DEVELOPERS (PAN : AAFFO6293A), a registered partnership firm under Indian Partnership Act, 1932, having registered and correspondence office situated at Bans Kothi, near ITI, Digha Danapur - cum - Khagaul, Patna, Dighaghat, Bihar, Pin Code - 800011, represented by one of its partner **MR. KAMIL HUSSAIN (UID No. : XXXX XXXX 3834, PAN NO. AIEPH1060M)**, Son of Khawaja Israr Hussain, by faith Muslim, by Caste General (Non CNT), by nationality Indian, by Occupation Business, resident of Bans Kothi, near ITI, Digha Danapur - cum - Khagaul, Patna, Dighaghat, Bihar, Pin Code - 800011, hereinafter called the "DEVELOPER & BUILDER/ SECOD PARTY" of the OTHER PART;

TITLE-INDENTURE :

WHEREAS, the first party is the absolute and lawful owner of ALL THAT piece and parcel of raiyati homestead land measuring 3 Kathas 12 Dhuls or 5.88 Decimals (more or less) being in portion of New Plot No. 955, recorded under New Khata No. 19, situated in Mouza Pardih, Survey Ward No. 9 MNAC, P.S. Mango, Thana No. 16412, town and District Sub Registry Office at Jamshedpur, District East Singhbhum, State of Jharkhand, and all its advantages, privileges, services and amenities thereon, fully described in the Schedule "A" hereunder written, which she purchased against valuable consideration from its former owners Mr. Biswa Priya Mazumdar, son of Sukumar Mazumdar, by virtue of registered Sale Deed No.



2024/JSR/1176/BK1/1094 dated 11.03.2024 registered at District Sub-Registry Office, Jamshedpur, in its Book No. I, Vol. 210, Pages from 413 to 522, Year - 2024, completed on the same date, and came in peaceful possession of the same;

AND WHEREAS while in possession the first party got the said property mutated in her own name by virtue of order passed in Mutation Case No. 2344/R27/2023-2024 on 09.04.2024 by C.O. Mango (entered in Vol. No. 116 Page No. 10 of Register-II) and has been in peaceful possession of the same exercising all acts of ownership thereto, without any interruption or impediment from any corner and by paying ground rent to the Superior landlord the State of Jharkhand, through C.O., Mango, in her own name;

AND WHEREAS the first party herein declare that she has not entered into any previous/earlier Development Agreement/Agreement for Sale and/or any other documents with respect to the aforesaid property inter-alia containing land as aforesaid and the same is free from all encumbrances, charges, liens and attachments, and there is no notice in existence respecting acquisition or requisition thereof by any Government or Semi Government Authorities or statutory or any other authorities, in fact.

AND WHEREAS now the first party has decided to develop ALL THAT piece and parcel of land described in the Schedule 'A' below by constructing a multistoried building thereon to be consisted of several residential flats, commercial units/shops, parkings etc. and accordingly hereby appoint the Second party as her developer against the development of the said Schedule "A" below property it has been agreed by and between the parties hereto that the Developer at its own costs prepare a Building Plan and get the same

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pass/approved through MNAC/Competent Authority, and the Developer the party of the Second Part herein will construct a multistoried building to be consisted of several residential flats, commercial units/shops, parking etc. at its own cost in accordance with the building plan to be sanctioned by the Mango Notified Area Committee (MNAC), with all its variation;

AND WHEREAS in pursuant to the said proposal of the Developer i.e. the party of the Second Part, and the Owner i.e. the party of the First Part herein has agreed to effect construction of a multistoried building upon the aforesaid plot of land and the Developer the Party of the Second Part hereto has agreed to develop the said land by constructing a multistoried building thereon as per terms and conditions hereinafter appearing.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH and it is hereby and hereunder agreed by and between the parties as follows:

ARTICLE - I DEFINITIONS

Unless in this presents it is repugnant or inconsistent with:-

1. OWNER shall mean the said MRS. SAISTA PRAVIN alias SHAISTA PARWEEN (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean includes her heirs, executors, administrators, legal representatives and assigns).
2. DEVELOPER shall mean the said M/S. ORCHID HOMES AND DEVELOPERS, a registered partnership firm under Indian Partnership Act, 1932, having registered and correspondence office situated at Bans Kothi, near ITI, Digha Danapur – cum –

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Khagaul, Patna, Digha ghat, Bihar, Pin Code - 800011, represented by one of its partner MR. KAMIL HUSSAIN Son of Khawaja Israr Hussain, (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean include its successor or successors-in-office, legal representatives and assigns).

3. SAID LAND shall mean the land, more fully and particularly described in the SCHEDULE "A" hereunder written.
4. ARCHITECTS shall mean the Architect to be appointed by the Developer or such other Architect during the material time of construction of the proposed building or process of progress thereof being appointed by the developer.
5. BUILDING/PREMISES shall mean the proposed multistoried building to be constructed upon the said land in accordance with the building plan required to be duly sanctioned by the Mango Notified Area Committee (MNAC) including all its variation, (morefully and particularly described in the SCHEDULE "D" hereunder written).
5. UNDIVIDED SHARE shall mean undivided variable and impartable proportionate share in the land attributable and allocable to any unit/units within the building as aforesaid to be determined in relation to the area of the respective unit/units.
6. BUILDING PLAN shall mean the plan Inter-alia touching the construction of the building and contents thereof in the shape of residential flats, commercial units/shops, parking and other spaces including variations therein as permissible and modification/s thereof, if any, as well, requiring to be sanctioned

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by the Mango Notified Area Committee (MNAC) in the name of the Owner at the cost of the developer and other statutory variation including such modification/s or variations therein as may be required to be made or directed by the said Mango Notified Area Committee (MNAC) and agreed by the Owner.

7. TRANSFER with its grammatical variations shall include a transfer by possession and by other lawful means adopted for effecting transfer inter-alia of commercial spaces/shops/flats/parking spaces etc. in the multistoried building to be constructed under the project and inter-alia relate to transfer of the Developer's part or share of constructed areas within allocation meant for the developer or its nominee or nominees, if any, in the building to be constructed or portions or portions thereof to the intending purchaser/s thereof.
8. TRANSFEREES shall mean the purchaser/s to whom any commercial spaces/shops/flats/parking spaces and/or other space/spaces or spaces in the said building will be transferred.
9. DEVELOPMENT AGREEMENT shall mean this agreement dated the 18th day of April 2024 between the Owner and the Developer in respect of SCHEDULE "A" property and construction of building thereon with terms and conditions embodied herein in detailed and the same shall have binding effect on both the executants/parties and on their respective legal heirs and successors.
10. UNIT shall mean commercial spaces/shops/flats/ parking spaces and other spaces within the building, on or at the said premises, each of them being part thereof.

Signature
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11. SPECIFICATIONS shall mean the materials and specifications mentioned in the SCHEDULE "D" hereunder written.

ARTICLE - II

OWNER'S SHARE OR ALLOCATION shall mean 48% of the commercial units/office/shops/residential flat and parking space in the proposed multistoried building will go to the Owner as owner's allocation. Owner's allocation is fully described in the SCHEDULE "B" hereunder written together with undivided proportionate share relating to the Owner's allocation in the said land whereon the said building shall be constructed as well as that of all common areas and facilities mentioned in the SCHEDULE "E" hereunder written, together with common expenses towards maintenance mentioned in the SCHEDULE "F" hereunder written, together with guidance and restriction mentioned in the SCHEDULE "G" hereunder written.

DEVELOPER'S SHARE OR ALLOCATION shall mean remaining 52% of the commercial units/office/shop/residential flats and parking space in the proposed multistoried building will go to the Developer/Second party as Developer's allocation. Developer's allocation is fully described in the Schedule "C" hereunder written, together with right to ingress and egress with the common passage, within the proposed multistoried building as agreed to be constructed under the project comprising different commercial spaces/shops/flats/parking spaces and other spaces therein, together with undivided proportionate share in the said land whereon the said building shall be constructed with right to use the common portion thereof, and/or facilities within the said building, and/or the said land, excluding the Owner's share and allocation

Shivika
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therein as mentioned above, hereinafter referred to as the Developer's Allocation.

Subject to Owner having her allocation or share or part within the building together with her proportionate share respecting the same the Owner doth hereby grant exclusive right to the Developer to construct at its cost as agreed a multistoried building complete finished on the said plot of land, more fully and particularly described in the SCHEDULE "A" hereunder written, and also authorize the Developer herein to sell its portion, only after allotting the properties of owner's as described in the Schedule "B" hereunder written, out of the proposed multistoried building along with the proportionate share in the land and right to use and enjoy the common space terrace over the said building within its allocation to the intending purchaser or purchasers to be selected by the Developer herein.

ARTICLE - III BUILDING

1. That the Developer, as agreed shall at its own cost and expenses construct at the said premises a multistoried building to be consisted of Basement (Parking), Ground floor and first floor (Commercial) and Second to sixth floors (residential flats), according to the specification mentioned in the SCHEDULE "D" hereunder written in accordance with the plan so to be sanctioned by the Mango Notified Area Committee (MNAC), with all its variation, in compliance with all Municipal Rules, Regulations and provisions. The building to be constructed shall be made of good standard quality building materials and workmanship, without using substandard materials, and all such specifications, materials fixtures and fittings as shall be required therefore shall be approved of

Signature
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and/or certified by qualified Architect or Architects. Subject to approval of the Developer, and the qualified Architect as shall be engaged by the developer for construction of the building under the project such building materials being approved by the developer the approval thereof by the developer's architect shall be final and binding upon the parties. Any of such materials, however, shall not be of low or inferior quality the user whereof may cause defect or damage to the building under the project so that the proposed building does not suffer from any defect or damage for user or application of substandard building materials.

If the First party, any intending buyer/s will demand for the works beyond the specification described in the Schedule "D" hereunder written he/she/they will have to pay EXTRA for such additional works to the Second party.

Apart from the above internal services Water, electric connection, parking, fire fighting system, lift etc. will be provided by the first party within the proposed multistoried building.

2. That the Developer shall install and erect in the said multistoried building at its own cost and expenses, fire extinguisher system, electric installation, water storage tanks and overhead reservoirs together with other arrangements as shall be required to be provided in the building containing of several commercial spaces/shops/flats/parking spaces and other spaces to be constructed in connection with the same being permitted by Mango Notified Area Committee (MNAC) and/or any other authority concerned.

3. That the Developer shall at its own cost and expenses and without creating any financial or other liability upon the Owner shall

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construct and complete the multistoried building upon the aforesaid land.

ARTICLE - IV DEVELOPER'S OBLIGATIONS

- i) The Developer hereby agreed and covenant with the Owner not to transfer or assign the properties and the benefit of the Owner's allocation to the intending purchaser or purchasers thereof.
- ii) The Developer hereby agrees and covenants with the Owner not to do any act, deed or thing whereby the Owner may be prevented from enjoying or selling/assigning, and/or disposing of any of the portions within the Owner's allocation in the building.
- iii) The Developer shall complete the entire construction within 24 months from the date of RERA certification completed. In the event, the Developer defaults in completion of the project within the prescribed period of 24 months the Owner shall be at liberty to extend a further grace period of six months. But in no case beyond the said period any extension will be granted by the Owner. If the project will be delayed for six months from the said 24 + 6 i.e. 30 months, After such six months the first party will be at liberty to cancel the registered Development Agreement and General Power of Attorney and to take project in her hand and complete the same with her own sources and refund the investments of the Developer to him.
- iv) It is agreed that in the event of any damage or injury arising out of accidents resulting from carelessness of the workmen or other, victimizing such workmen or any other persons whatsoever or causing any harm to the property during the course of construction of the multistoried building under the development project, the Developer shall have all the responsibility, and liability therefore, and shall keep the Owner, her estate and effects safe and harmless and

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the developer confirms and agrees to indemnify all claims, damages, rights and actions in respect of such eventualities.

v) The Developer undertakes to bear all cost and expenses for the construction of the multistoried building complete finished, proposed to be constructed at the said premises.

vi) The Owner shall not be responsible for any Income tax and other taxes or charges of any type in respect of the Developer's allocation in the proposed building.

vii) Upon completion of the building the Developer shall first deliver the properties of Owner's allocation to the Owner herein, in habitable condition.

viii) The developer hereby undertakes to indemnify the owner if the proposed building will not completed within the said stipulated period of 24 months.

ARTICLE - V OWNER'S OBLIGATIONS :

A) The Owner shall handover and deliver all Xerox copies of Sale Deed, Certificate of Mutation, Rent Receipt, Holding tax Receipt, including her UID/PAN/ PHOTOGRAPHS etc. to the developer from time to time as per requirement, and to pay all outstanding dues as such Municipal tax, Holding tax, Ground rent etc. payable in respect of the said land till the date of execution of this development agreement.

B) The Owner undertakes to deliver vacant and peaceful possession of the said land (morefully and particularly described in the SCHEDULE "A" hereunder written) to the Developer on the same day when this Development Agreement would be executed. It is to

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further clarify that the execution of this Development Agreement would mean also that the Owner has delivered the vacant and peaceful possession of Schedule "A" property to the Developer.

C) Subject to preceding clauses, the Owner hereby grants exclusive license and permission to the Developer to construct, erect and complete the proposed building on the said land, in accordance with the building plan to be sanctioned for construction of the building under the project, with all its modifications and/or variations.

D) The Developer at its own cost shall submit the building plan before the Mango Notified Area Committee (MNAC), appropriate Government and/or other authorities for sanction or approval of the plan required for the construction of the building on the premises, and pursue the same from time to time. The Developer shall comply with all the formalities require for all changes to be made in the building plan being required by the Mango Notified Area Committee (MNAC), and/or other statutory authority, being Governmental or other authorities as aforesaid, and shall comply with requirements for any sanction, permission, clearance, or approval as aforesaid, subject to full co- operation of Owner thereof.

E) The Developer abiding the condition herein shall be entitled to enter upon the Schedule "A" below land, erect and/or construct the proposed building with rights to transfer or otherwise deal with or dispose of its allocation or portions thereof.

F) The Developer shall be entitled to fix the sign board on the said Property, for advertisement and insertions in news papers and other advertising media for making the project known to the public and to sell out portions there under in the shape of commercial spaces/

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shops/flats/parking spaces etc. and other spaces to the prospective buyers against such monetary consideration which shall be determined solely by developer, and in such matter and in the matter of receipt of booking and/or earnest money and also balance consideration money from the intending buyers of any portion within the developer's allocation or of different portions within the allocation of the developer the Owner shall not interfere in any manner whatsoever. The Developer shall be solely liable and responsible for all receipts, Agreements and/or transactions to be done by him with the intending buyer/s and the owner will not be held liable and responsible for any receipts, Agreements and/or transactions to be done by the Developer with the intending buyer/s of its allocation.

Simultaneously with the execution hereof the Owner herein has handed over Xerox copy of all documents/papers relating to the said plot of land more fully and particularly described in the Schedule "A" hereunder written, to the developer herein.

Further with the execution hereof Owner shall execute a registered General Power of Attorney authorizing MR. KAMIL HUSSAIN a partner of M/S. ORCHID HOMES AND DEVELOPERS the Developer herein, in respect of the properties to be fallen in Developer's allocation, to appoint Architect, Labour and to obtain electricity from JBVNL, Water, Sewerage, Drain, from appropriate authority and to sign and execute jointly or severally any agreement for sale, Sale Deed, deed of conveyance for transfer and convey the commercial spaces/shops/flats/ parking spaces and other spaces, within the building, or any part thereof, including the proportionate share of the said land, unto and in favour of the intending purchaser or purchasers, who shall be nominated by the developer herein. This General Power of Attorney will be irrevocable.

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ARTICLE - VI OWNER'S RIGHT:

- (i) The owner reserves right to visit at site during construction period and to check and verify building materials to be used and other activities as she will decided from time to time.
- (ii) The Owner shall be entitled to transfer and otherwise deal with the Owner's allocation of the building to any person/ persons and intending purchaser or purchasers in the manner she likes, with the assistance of the developer if necessary. To which the Developer will extend all his assistance in whatsoever manner.
- (iii) All title documents will always be kept by the first party/owner in her custody, but whenever it will be required to be submitted/ shown she will do so.

ARTICLE - VII DEVELOPER'S RIGHT:


1. The Developer will hold and possess the said land as a Promoter and Developer and shall have authority to construct the building on the said land, at its own cost and expenses.
2. If any amendment or modification is to be required in the said building plan, the same shall be done by the Developer at its own cost and expenses on behalf of the Owner in which case the interest of the Owner will be safeguard and the Developer will pay and bear all fees including Architect's fees required to be paid or deposited for such amendment and/or modifications of the building plan, if necessary, provided, however, that such amendments or modifications would not prejudice the Owner in any manner whatsoever.

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3. Only after allocation of the properties to be fallen in Owner's allocation, the Developer shall be entitled to enter into agreement with intending purchaser or purchasers for selling Developer's allocation within the building to be constructed under the project or portion thereof containing commercial spaces/shops/flats/ parking spaces etc., settling terms with the prospective buyers at his own risk and liabilities. The Developer/Second party will be at liberty to transfer properties of its allocation (Developer's allocation) in its own name for which the first party/Owner will have no objection at all.
4. The Developer shall also be entitled to receive and accept money by way of advance/earnest/part payments/ consideration price of the said commercial spaces/shops/flats/ parking spaces etc., and other spaces, from the prospective buyer/s in respect of Developer's allotted portion, and/or share in the said proposed building with commercial spaces/shops/flats/ parking spaces, and other space or spaces as referred to as saleable areas, and can issue receipt in its name acknowledging such receipts in terms of this agreement without making the Owner liable or accountable for the same at any point of time.
5. The Developer can take bank loan for the development work from any nationalized bank, private bank or from any other authority or person. In which case the Owner or her property will no way be liable.
6. That the land Owner will not be liable or responsible for any dispute between the developer and intending purchaser and/or purchasers of Developer's allocation.

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[Signature]

7. It is understood that if to facilitate the construction of the building by the Developer various deeds, matters and things not herein specified may be required to be done by the Developer where for the Developer may need the authority of the Owner and various applications and other documents may be required to be signed or made by the Owner relating to which specific provisions may not have been made herein.
8. Any notice required to be given by the Developer shall be deemed to have been served upon the Owner at her aforesaid address, if delivered by hand duly acknowledged or served by speed post to have been served on the Developer by the Owner if delivered by hand and duly acknowledged or sent by prepaid speed registered post with acknowledgment due.
9. The Developer shall manage and maintain the entire colony/ building and/or common parts and facilities thereof and for due observance thereof by the intending purchaser or purchasers of different commercial spaces/shops/flats/parking spaces in the building to be constructed under the project including all its out goings like common maintenance, Municipal taxes, salaries payable to Darwan and sweepers, common electricity bills as against illumination of common passage, running of pump, operating of and repairs of sanitary installation, plumbing, pump, operating of and repairs of sanitary installation, plumbing, pump etc., and white wash, and other items required for due maintenance of the building and/or common services and will be entitled to collect proportionate maintenance charges from the prospective buyer/s, occupant/s of the building.

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ARTICLE - IX INDEMNIFICATION BY THE OWNER - The Owner undertakes to indemnify the developer in case the developer suffers any loss for in defect in her title to the property or for charges or encumbrances thereon in any manner whatsoever.

ARTICLE - X INDEMNIFICATION BY THE DEVELOPER

1. The Developer hereby undertakes abide by the rules and regulations of RERA, Jharkhand and not to make the Owner liable against any third party's claims and actions resulting from any act or conduct or omission or commission of offence touching construction of the said building.
2. The Developer hereby undertakes to indemnify and keep the Owner indemnified from and against all actions, suits, costs, proceeding and claims and demands that may arise touching the allocation of the Owner or that of the developer in connection with development work involved in the project inter-alia inclusive of construction of the building there under and/or any defect therein as may result in such consequences causing the Owner to suffer there from in any manner whatsoever.
3. The Developer undertakes to comply with all the formalities and obligations as stated herein for the purpose of Development and/or construction of the said building within the stipulated period and shall deliver the vacant possession of the Owner's allocations with good habitable manner in all respect to the Owner, after completion of the building. The Developer shall complete the commercial spaces/shops/flats/parking spaces fallen in the allocation of the Owner in all respect such as rolling shutters, electrification, water line, bathroom fittings, Paris, plastering, and marble in good and complete Finished condition.

Signature
19/4/24

ARTICLE - XII FORCE MAJEURE

1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent of its performance of relative obligations herein being prevented by the existence of force majeure which shall remain suspended for the time being, entitling them to be suspended from their obligations during the duration of the force majeure.
2. Force majeure shall mean earthquake, riot, storm, tempest, civil commotion, dispute at site, labour unrest, shortage of building materials etc. which is beyond the control of any of the parties.

ARTICLE XIII JURISDICTION :

Courts at Jamshedpur shall have the exclusive jurisdiction to try and hear any and all disputes concerned which may have occurred between the parties.

ARTICLE XIV NAME OF THE PROPOSED BUILDING/ COLONY:

The proposed project named as "**EMERALD TOWER**" at Sahara City Road, Jawaharnagar, Mango, Jamshedpur, Pin Code - 832110.

SCHEDULE "A"

(Above referred to)

ALL THAT piece and parcel of raiyati homestead land measuring in the Northern Side 125' ft; in the Southern side 124' ft; in the Eastern Side 20'ft 7" inch and Western side 20'ft 7" inch = 3 Kathas 12 Dhuls or 5.88 Decimals (more or less) being in portion of New Plot No. 955, recorded under New Khata No. 19, Volume No.116, Page No.10,

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situated in Mouza Pardih, Survey Ward No. 9 MNAC, Holding No.0090016451000M0, issued by Mango Nagar Nigam, P.S. Mango, Thana No. 16412, town and District Sub Registry Office at Jamshedpur, District East Singhbhum, State of Jharkhand, and all its advantages, privileges, services and amenities thereon;

Which is bounded and butted as follows:

NORTH BY : Portion of Plot No. 955;

SOUTH BY : NIJ;

EAST BY : Road;

WEST BY : Plot No. 958;

NOTE : The land aforementioned is situated on the OTHER ROAD, and is shown in RED COLOUR in the Sketch map enclosed herewith which will be treated as a part of this Deed;

SCHEDULE "B"

(Above referred to)

(Description of owner's allocation)

The Owner/first party will get ALL THAT 48% of commercial spaces/shops/residential flats/parking spaces etc. proposed to be constructed over the Schedule "A" land.

SCHEDULE "C"

(Above referred to)

(Description of Developer's allocation)

The Developer/Second party will get 52% of ALL THAT commercial spaces/shops/residential flats/parking spaces etc. proposed to be constructed over the Schedule "A" land;

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19/11/24

NOTE : The parties hereto agreed that they will separate their allocation by marking in two different colours, after revision of the Building plan/permit.

SCHEDULE "D"

(Above referred to)

(Description of specification)

- FOUNDATION : Split R.C.C. foundation
- STRUCTURE : R.C.C. framed structure
- SUPER STRUCTURE : Construction will be of brickwork, 9" thick red Bricks work in main wall and all internal brick work 4.5" thick.
- PLASTERING : 1:6 Cement mortar plastering inside & Outside.
- WALL FINISH : (a) Internal wall finish: approved quality plaster of Paris/Putty followed with one coat cement primer.
(b) External wall finish: 1:6 Cement mortar plaster finished with two coat weather proof exterior paint.
- FLOORING : Vitrified tiles and stair steps will be finished with marble/kota stone.
- GARRAGE FLOORING : Garage floor will be finished with I.P.S. & neat cement punning;

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BATHROOM/TOILETS : (a) Floor : Mat finish ceramic tiles.

& KITCHEN

(b) Walls : Printed glazed tiles upto 6'-0"

(c) Sanitary ware : Vitreous white ceramic sanitary ware of standard make with PVC cistern.

(d) Fittings : In attached toilet one European W.C. with PVC L/D cistern & one wash basin (White). One mirror, one towel rail, one shower, one soap tray in general toilet one I.C. with PVC/L/D cistern and one wash basin, one towel rail, one shower, one soap tray.

(e) Hot & Cold water line : Hot and cold water line will be provided in attached toilet only.

(f) One Wash basin, one mirror and one towel ring will be provided in dining area at suitable place.

(g) All C.P. fittings will be of standard make.

KITCHEN : Cooking platform -black granite & printed glazed tiles in walls upto 3'-0" over cooking platform area. One Stainless steel sink will be provided with one C. P. bib Cock.

DOORS : 32mm thick flush door finished with one coat of wood primer and 2 coats of synthetic enamel paint.

DOOR FRAME : M.S.Steel metal door frame.

19/11/24
19/11/24

WINDOWS : Aluminums with plane glass 4 mm thick.

ELECTRICAL : All rooms with concealed wiring with copper conductor of standard make. All rooms to have two light points, one fan point and one 5 amps plug point. In drawing and dining space, two fan points, four light points, two nos. of 5 amp. plug point and one refrigerator and one T.V. point & telephone point will be provided at suitable place. In kitchen one 15 amp. & 1 No. 5 amps. plug point, 1 light point & one exhaust fan point will be provided. In balcony one fan point & one light point will be provided. In toilet, one exhaust fan, one light and one geyser (A.T.) point will be provided. One Call Bell point outside the main door. Security system with C. C. TV Camaras will be provided by the Developer with the proposed multistoried building at all such required areas.

Note : The Consumer (Buyer) have to pay the cost of meter and any security deposit to the concern authority through our company.

SEWERAGES : I.S.I. marked PVC pipe for sewer line work.

ELECTRICITY : Electricity will be provided through JBVNL/or any other Authority concern.

GENERATOR : Separate generators for residential and commercial area will be installed of adequate capacity. All generators will be soundless and pollution free of Branded company.

LIFT : One lift of ___ Passanger and another of ___ passengers will be installed. Both the lifts will be of BRANDED Company having good quality and performance.

WATER SUPPLY : Round the clock water supply ensured with overhead tank from suitable sources.

M/S S/S
17/11/14

PURPORT WALL AND STAIR ROOM : Purport wall and stair room over the top roof will be complete finished.

Note : All the Building plans, layouts, specifications etc. are tentative and subject to variation and modifications as decided by the Company. All accessories such as furniture, electrical appliances cabinets etc. shown in the layout plans are only indicative and not part of sale.

SCHEDULE "E"

(Above referred to)

(Description of common areas and facilities)

The Owner, Developer, intending Purchaser or Purchasers will be entitled to common use of the common areas and the common parts mentioned in this indenture shall include:-

1. Stair cases on all the floors.
2. Stair cases landing on all floors,
3. Main gate of the said building/premises and common passage and lobby on the Ground Floor to Top floor.
4. Lift, Generator, Water Pumps, water Tank, water Pipes and Overhead tank and other common Plumbing installation and also pump. Top roof of the Building will be the joint property of the owner and Builder having ratio of 48% and 52% respectively.
5. Installation of common services Viz. electricity, water pipes, Sewerage, rain water pipes.
6. Lighting in common Space, Passage, staircase including electric meter fittings etc.

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11/4/14

7. Common Electric meter and box. Electric wiring, meter for lighting stair cases, lobbies and other common areas (excluding those as are installed for any particular floor) and space required thereof, common walls in between the unit being the flat hereunder sell, and any other unit beside the same on any side thereof.
8. Windows, Doors, Grills and other fittings of the common areas of the premises.
9. Such other common parts, areas equipment, installation, fixtures, fittings, covered and open Space in or about the said premises of the building as are necessary for use and occupancy of the units. Electrical wirings, meters (excluding those installed for any particular UNIT).

GENERAL COMMON ELEMENTS of all appurtenances and facilities and other items which are not part of the said 'UNIT'

- a. All private ways, curves, side-walls and areas of the said premises.
- b. Exterior utility lines, underground storage tanks.
- c. Public connection, meters, electricity, telephone and water owned by public utility or other agencies providing such services, and located outside the building.
- d. Exterior lighting and other facilities necessary to the upkeep and safety of the said building.
- e. All other facilities or elements or any improvement outside the flat but upon the said building which is necessary for or convenient to the existence, management, operation,

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maintenance and safety of the building or normally in common use.

- f. The foundation, corridor, lobbies, stairways entrance and exists, Path ways, footings, Columns, Beams, Supports, and exterior walls beyond the said 'UNIT', side or interior load bearing walls within the building or concrete floor slab and all concrete ceiling and all staircase in the said building.
- g. Utility lines, telephone and electrical systems contained within the said building. The structure in the said building will jointly be undivided property among the Co-Owner, the Owner and the intending Purchaser or purchasers of different units, subject to limitation, if any, to their such rights of the said building, the purchaser or purchasers being together entitled to use and enjoy the ultimate roof and/or terrace with the Owner, intending purchaser or purchaser without causing inconvenience to one another, but none of the co-Owner/occupants of the building will claim for top roof & Corridor of the building, these will be controlled and maintained by the Builder.

SCHEDULE "F"

(Above referred to)

(Description of Developer's obligation)

The Owner and intending Purchaser or Purchasers within the building shall have to bear proportionately: -

- 1. The expenses of administration, maintaining, repair, replacement of the common parts, equipments, accessories, common areas, and facilities including white washing, painting and decorating the exterior portion of the said building, the boundary

~~2/25/21~~
19/10/21

walls, entrance, the stair cases, the landing, the gutters, rainwater pipes, motors, pumps, water, electric wiring, Installations, sewerages, drains and all other common parts, fixtures, fittings and equipments, in, under or upon the building enjoyed or used in common by the Owner, developer and intending purchaser or other occupiers thereof..

2. The cost of clearing, maintaining and lighting the main entrance, passage, landings, stair case and other parts of the building as shall be enjoyed or used in common by the occupiers of the said building.
3. The cost and charges reasonably required for the maintenance of the building and for keeping strict vigilance round the clock and other incidental expenses relating thereto.
4. The cost of decorating the exterior of the building.
5. The cost of repairing and maintenance of water pump, electrical installations, over lights and services charges, and suppliers of common utilities.
6. Insurance premium, if any, for insuring the building against any damage due to earthquake, fire, lighting, civil commotion, etc.
7. Ground rent, municipal taxes, multistoreyed building tax, if any, and other similar taxes save those separately assessed on respective UNIT.
8. Such other expenses as are necessary or incidental expenses for maintenance and up-keep of the building and Govt. duties, as may be determined by the flat and/or Unit Owner' Association, as shall be formed by the Unit-Owner, as soon as possible for the

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19/11/24

purpose or purposes as aforesaid, such formation of Association thereof in accordance with the provisions of law in the State or as amended from time to time being obligatory on their part in the fullest legal sense of the term.

9. The share of the Owner, and intending purchaser or purchasers in such common expenses shall be generally proportionate in accordance with the liability of any unit, as against the total amount as may be incurred in any of the heads of such expenses with the proportion of the areas within the same as against the total areas within the proposed building to be covered thereunder.

SCHEDULE "G"

(Above referred to)

(Description of guidance and restrictions)

The guidance respecting possession and/or user of the Unit/Flat inter-alia shall include the impositions and restriction as under:-

1. The Owner and intending Purchaser or Purchaser and other occupier, if any, of the building, shall not be entitled to use the aforesaid UNIT for the following purpose.
2. To use the said 'UNIT' and ultimate roof or terrace or any portion thereof in such manner which may or is likely to cause injury, damage, nuisance, or annoyance to the Owner or occupiers of the other units, nor to use the same for any illegal or immoral purpose in any manner whatsoever,
3. To carry on or permit to be carried on upon any 'UNIT' any offensive or unlawful business whatsoever, nor to do or permit to

M. S. S. S.
19/06/24

be done anything in any flat which may be illegal or forbidden under any law for the time being in force.

4. To demolish or cause to be demolished or damaged any 'UNIT' or any part thereof.
5. To claim division or partition of the said land and/or the building thereon, and common areas within the same.
6. To do or permit to be done any act deed or thing which may render void or voidable any Insurance of any flat and/or unit, any part thereof, or cause any increase in premium payable in respect thereof.
7. To decorate the exterior of any unit, which may affect the other UNIT within the said building, or the structure thereof, in any manner whatsoever.
8. To throw or accumulate any dirt, rubbish or other refuse or permit the same to be thrown, or accumulate in any 'UNIT', or any portion of the building housing the same.
9. To avoid the liability or responsibility of repairing any portion, or any component part of any unit, or fittings and fixtures therein for storing water, sewerages etc. in the event of such portion or part, or fixtures and fittings within any unit, and/or unit demanding repairs thereby causing inconvenience and injuries to other unit Owner as may be affected in consequence nor to avoid obligation for going free access to any unit or portion thereof to men agent, masons, as may be required by the Unit Owner' Association from time to time therefore on request therefore by such Association,

19/4/24
19/4/24

10. To paint outer walls or portion of their unit, common walls or portions of the building, exclusive of the getup thereof, they being entitled to paint inside the walls and portions of their unit only in any colour of their choice.
11. To encroach any common portion of the building, not to obstruct, jeopardize the user thereof, not to encumber any of such portion in any manner whatsoever.
12. The Owner of any UNIT shall, must have the obligations to form an association of such unit Owner being members thereof for such purpose according to the provisions of Apartment Ownership Act. And bye Laws as amended up to date, the decisions of the said Association as per unanimous resolution of the members thereof shall always be binding on the members, be that in relation to guidance of members, or maintenance, safety and security of the building or otherwise as shall be taken in the Interest thereof.

IN WITNESS WHEREOF both the parties have hereunto set their respective hands and signatures on this the day, month, year and place first mentioned above at the outset.

WITNESSES:

Balram Das
19/4/24
1. BALRAM DAS, s/o Goltho Das, r/o Jojosai, Sangram, Potka, East Singhbhum, Jharkhand -831002.

Chanchal Kumar
19/4/24
2. CHANCHAL KUMAR, s/o Chandra Kishor, r/o Village and Post - Parauna, PS - Taraiya, Saran, Bihar-841424

~~S. M. Akhtar~~
19/4/24

Drafted by and printed through Computer in my office.

S. M. Akhtar
Advocate, Jamshedpur Court.

SECOND PARTY
[KAMIL HUSSAIN]

Attested




S. M. Akhtar
S. M. AKHTAR
ADVOCATE
CIVIL COURT, JSR.
19/4/24

S. M. Akhtar
19/4/24
Partners



Certified that the finger prints of the left hand of each persons, whose photographs are affixed in this Agreement have been obtained by me.

Advocate, Jamshedpur.
S. M. Akhtar
S. M. AKHTAR
ADVOCATE
CIVIL COURT, JSR.
19/4/24

आवेदक की तारीख Date of Application for the copy	की अवहित संख्या सुचित करने की तिथि Date fixed for notifying the requisite number of stamps and folios	 Date of delivery of the requisite stamp & folios	प्रतिनिधि तैयारी की Date on which the copy was ready for delivery	देने की तारीख Date of making over the copy to the applicant
18/7/22	18/7/22	18/7/22	21/7/22	21/7/22

FOLIO NOT AVAILABLE

रखी प्रतिनिधि अंतिम प्रकाशित खतियान के चेहरा संख्या

खतियान नं० 19 काई सं० 9 जयपुर अधिवृत्ती क्षेत्र, जिला पूर्वी सिंधु।

खतियान की क्रम सं०	अभिप्रायी का नाम पत्ता का नाम जाति और निवास	खेत		भूमी का स्वरूप	रकबा हे० आ० सं०	अनुक्ति	कामगारी का नाम और उसकी क्षेत्र संख्या का प्रकारों में बाँटा हुआ क्षेत्र संख्या		(1) अधिकांशी देय कर है किन्तु और करने की शक्ति। (2) लगान किन् प्रकार निकल किया गया, जगतो (प्रोपैरिज ही तो निर्दिष्ट)। (3) कोई विशेष हल और अनुगत बात बदि हो।	
		खेत संख्या	पौहदी				देर बनायी लगान वाले हरेक प्लॉट के नामने बताए कि उस पर कबला केसे है	बन्दोबस्त प्रीति लगान बदि हो		
19	अमीना खानम पत्नी मेहमूदीन खी	955 a c 956		मुकाम- पकका खपरा पोत सहन- मुकाम- कच्छा खपरा पोत श्री लखीमन जोड़ा एक बीवी रजिन	8-00-50 0-15-20 0-00-70 0-05-50					
		2			0-21-90					१६ स्वयं गणितय संघर्षाणु कच्छा... 1900 का धारा 43(2) बचा बिना वर उरी... नगरपालिका सर्वेक्षण अधिनियम 1929 के धारा 10... के अन्तर्गत 1 पैर 8/2 और हाथ अधिनियम 1929... धारा 10A के 1929... अंतिम प्रकाशन पत्रा सं० 18/7/22... २०२२

Certified to be True Copy
20/7/22
Head Clerk to the Settlement Office
is authorised U/s 76 of the
19-29 Evidence Act, 1877

B. Mungla 11/13/24

13



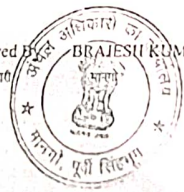
झारखंड सरकार

राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र

CRSLP/181213727 4/9/2024



खिला का नाम	पूर्वी शिल्प	अनुमोदित नाम	प्लान नं.	अर्ज का नाम	प्लान नं.	हक्का	हक्का-2				
इस्टेट का नाम	झारखण्ड	भाग धर्मधाम(VOL)	116	पृष्ठ संख्या वर्तमान	10	प्लान नं.	16412				
अनुमोदित संख्या	वेब नं.	मौजा का नाम/ राजस्व धाना नं.	धाना का नाम	स्वीकृत ड्राट और तिथि	परिवर्तन प्रकार	अभिप्रेत विलयें नामांतरण संवर्धित है खाला नं. भाग वर्तमान पृष्ठ संख्या वर्तमान	कांटेनर विस्तृत सूचना खाला नं. प्लॉट नं. क्षेत्रफल	लगाव	उत्प्रेषण तिथि अनुमोदित		
13727	2344 /R27 2023 - 2024	वाई नं.-9 अ.शे.मानगो/ 16412	घाटगिरला	(अचलापिबारी) 09/04/2024	By Sale Deed No. 2024/JSR/1176/BK /1094 Dated 11/03/2024	19 5 236	19 955 5.88 डिक्नेल	120	09/04/2024 (अचलापिबारी)		
प्रेषण का नाम : (SAISTA PRAVIN ALIAS SHAISTA PARWEEN- FIROZ KHAN, जति-..., पता-H NO 17 RD NO 1 AZADNAGAR MANGO NEAR DAIGUTTU T O P AZADNAGAR MANGO JAMSHEDPUR)				जनबंदी रेट का नाम : संख्या मद्रमला-नदि-सुबुमार मजुदारा			पिरेणा का नाम : BISWA PRIYA MAZUMDAR, पता-SUKUMAR MAZUMDAR, जति-..., पता-II NO 8 RIVER VIEW COLONY BHATIA PARK KADMA JAMSHEDPUR				
<p>उपरोक्त बर्तियापि हक्का-2 को आवश्यक कार्यावाही एवं सुवर्णार्ण हस्तांतरित। यह एक मस्युल जनिव प्रतिय है यह प्रकर केवल प्रती की जानकारि के लिए है इसका उपयोग किसी भी न्यायालय में साक्षर के रूप में नहीं किया जा सकता है। Covid-19 से बचाव- कोठेना हरिंगा , मातल जतिगा दो गज की दूरी मास्क है जरुरी सोशल डिस्टेंसिंग धरवा होगा, हथे थोपेना से लडगा होगा।</p>											
					Approved By अचलापिबारी		 BRAJESU KUMAR SRIVASTAVA			Correction Slip Successfully signed and Saved.	



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

April 18, 2024

पंजी II प्रति

भाग वर्तमान	116	पृष्ठ संख्या	10												
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम	अंचल का नाम	मानगो	हलका का नाम	हल्का-2	इस्टेट का नाम	JHARKHAND						
मीजा का नाम	वाई नं.-9 अ.क्ष.मानगो	होल्डिंग संख्या	19	तौजी संख्या		थाना नम्बर	16412	खाता का प्रकार	—						
SAISTA PRAVIN ALIAS SHAISTA PARWEEN, पति- FIROZ KHAN															
खाता नम्बर	प्लॉट संख्या	रकबा		परिवर्तन के लिए प्राधिकार					नगान	सेस					
19	955	0 रे 5.88 डि 0 हे		नामान्तरण मुकदमा संख्या 2344/2023 - 2024					120	0					
	कुल परिमाण	0 रे 5.88 डि 0 हे													
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत घातू साल	रोड सेस बकाया	रोड सेस घातू साल	शिक्षा सेस बकाया	शिक्षा सेस घातू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस घातू साल	कृषि सेस बकाया	कृषि सेस घातू साल		
2024-04-12 18 24 50	0998558853	2023-2024	2024-2025	120	120	30	30	60	60	60	60	24	24		

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

Mutation Cases Not Found !!

List Of Case Status Details

नगरी देखें

← BACK

यह एक कंप्यूटर जनित प्रति

यह प्रपत्र केवल प्राची की जानकारी के लिए है

किसी भी प्रकार की भ्रष्टाचारों के लिए सम्बन्धित अधिकारिकारी से संपर्क करें

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें



Sch XIV- F.No. 180v

रसीद मातगुजारी

नाम सर्वेक्षित । नाम भोजा भय

धाना वो धाना नम्बर

V

फरद मलकी / फरद रेयती Page No. : 10

नाम रेयत मय वलिदयत जमावन्दी Vol. No. : 116

वो सकुनत नम्बर। Receipt No. : 0998558853

मानगो | वार्ड नं -9 अ क्षेत्र मानगो | 16412 | SAISTA PRAVIN ALIAS SHAISTA PARWEEN

खाता संख्या 19	खेसरा संख्या 955	रकबा (एकड़ में) 0 एकड़ 5.88 डिसमील 0 हेक्टर
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अराजी नकदी	अराजी भावती	तफरील हिसाब लगान भावती
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जोत का सालाना मांग मय तफरील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2024-2025)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2023-2024)	
मात (नकदी)	120.00				120.00	120.00
गुजारी (भावती)	30.00				30.00	30.00
सेस	60.00				60.00	60.00
सूद	60.00				60.00	60.00
मृतफरकात	24.00				24.00	24.00
मौजान	294.00				294.00	294.00

तफरील अदायकारी

अदायकारी बावत	सालाना	बकाया				मोतालबा हाल (2024-2025)	फाजिल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2023-2024)		
मात (नकदी)	120.00				120.00	120.00	
गुजारी (भावती)	30.00				30.00	30.00	
सेस	60.00				60.00	60.00	
सूद	60.00				60.00	60.00	
मृतफरकात	24.00				24.00	24.00	
मौजान अदायकारी	294.00				294.00	294.00	

(१) मौजान कुल (तफ्जो मे) : Five Hundred Eighty Eight Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 588.00

तारीख अमला तहसील कुनिन्दा : 12-04-2024

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



यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

MANGO NAGAR NIGAM

झारखण्ड नगरपालिका अधिनियम-2011 की धारा 152 (3) के अन्तर्गत स्वनिर्धारित किये गये सम्पत्ती कर की सूचना।

Memo No. : 988712230124052601

Date : 23-01-2024

प्रभावी : द्वितीय तिमाही 2023-2024

श्री/श्रीमती/सुश्री SAISTA PRAVIN ALIAS SHAISTA PARWEEN W/O FIROZ KHAN,
मोहल्ला Jawaharnagar ROAD NO 15 behind Krishna udhyan MANGO JAMSHEDPUR JAMSHEDPUR
EAST SINGHBHUM , 832110
8210628415

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं० - 0090016451000M0 वार्ड सं० 9 हुआ है, आपके स्व निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0/- रू० निर्धारित किया गया है। इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना		
क्रम सं०	Particulars	Amount (In Rs.)
1.	गृह कर	641.00
2.	जल कर	0.00
3.	शौचालय कर	0.00
4.	विजली कर	0.00
5.	अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रति तिमाही)		641.00



To be signed by the Applicant

नोट:-

- कर निर्धारण की सूची, MANGO NAGAR NIGAM Website, suda.jharkhand.gov.in पर प्रदर्शित है।
- नियमावली कडिका 11.4 के आलोक में वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पत्ति कर का 50% होगा। हिदायत दी जाती है कि, वर्षा जल संरक्षण संरचना लगा कर निगम को सूचित करें तथा अतिरिक्त गृह कर से राहत पायें।
- प्रत्येक वित्तीय वर्ष में सम्पत्ति कर का भुगतान त्रैमासिक देय होगा।
- यदि किसी वर्ष के लिए सम्पूर्ण घृति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियायत दी जाएगी।
- किसी देय घृति को निर्दिष्ट समयावधि (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं चुकाया जाता है, तो 1% प्रतिमाह की दर से साधारण ब्याज देय होगा।
- यह कर निर्धारण आपके स्व-निर्धारण एवं की गई घोषणा के आधार पर की जा रही है, इस स्व-निर्धारण-सह-घोषणा पत्र की स्थानीय जांच यथा समय निगम करा सकती है एवं तथ्य गतत पाए जाने पर नियमावली कडिका 13.2 के अनुसार निर्धारित शान्ति (Penalty) एवं अंतर राशि देय होगा।
- MANGO NAGAR NIGAM द्वारा संग्रहित इस सम्पत्ति कर इन इमरतों/टांचों को कोई कानूनी दायित्व प्रदान नहीं करता है और/या न ही अपने मालिकों / दखलदार को कोई कानूनी अधिकार प्रदान करता है।
- अगर आपके नये होल्डिंग नं० का आखिरी अंक 5/6/7/8 है तो यह विशिष्ट संरचनाओं की श्रेणी के अन्तर्गत माना जायेगा।

NOTE : This is a Computer generated receipt. This receipt does not require physical signature.