



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 229c5f3d128f55402fc8

Receipt Date : 09-Oct-2022 02:33:41 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 20220000092333

Office Name : SRO - Deoghar

Document Type : Development Agreement

Payee Name : TEJASHWI ASSOCIATES ( Vendee )

GRN Number : 2213822076



निबंधन अधिनियम.....1908.....के अधीन: For Office Use :-  
 और छोटानागपुर/संथालपरगना टेनेन्सी एक्ट की D. Agreement  
 धारा.....21.....के अधीन भी ग्राह्य है और  
 इण्डियन स्टाम्प एक्ट 1899 की अनुसूचि A(1) के  
 खण्ड....5(G).....के अधीन यथावत स्टाम्प सहित  
 (या स्टाम्प शुल्क के विमुक्त या स्टाम्प शुल्क अपेक्षित नहीं)

feepaid  
 A1 - 345648 -  
 E - 2000 -  
 LL - 3 -  
 PR - 1 -

Stamp  
 100/-

TEJASHWI ASSOCIATES  
 Sumantra

निबंधन पदाधिकारी

10.10.2022

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।

Seema Jha  
TEJASHWI ASSOCIATES  
Rajeev Ranjan  
Proprietor

## (DEVELOPMENT AGREEMENT)

This development agreement executed and entered into on this..10<sup>th</sup> day  
of October 2022

### BETWEEN

SMT. SEEMA JHA, Daughter of Shobhakant Jha, resident of and P.O. Haripur, dihtol, P.S. Kaluwahi, District Madhubani. at present Hanuman nagar New Punaichak Patna-800023, hereinafter called and/or referred to as the "LAND OWNER" (which expressions shall unless to be repugnant to the context or meaning thereto, mean and include her heir, Administrators, Executors, legal representatives and/or successors-in-interest) of the **FIRST PART**.

### AND

**Tejashwi Associates** a Proprietorship Firm/having its registered Office at "Kantyan" Link Road, P.S. Buddha Colony, Patna- 800001 Represented through its/ Proprietor/Sri Rajeev Ranjan S/o Sri Rajendra Prasad Singh, **SECOND PARTY**" hereinafter called and referred to as Developer (which expression shall unless repugnant to context be deemed to mean and include its successor, Administrators, & assign) of the **SECOND PART**.



Seema Jha

Seema Jha

TEJASHWI ASSOCIATES

Rajiv Singh  
Proprietor

Whereas, as the property of Schedule no.-1 fully described at the foot of this deed is the first party Seema Jha purchased the property situated in Mouza Jhaunsagarhi No. 582, P.S. Deoghar, Subdivision and Sub registry Deoghar, District Deoghar, being part of Town Plan Plot No. 32 and 33 measuring an area of 6298 Sq. ft of Basauri land under Jamabandi No. 634 and 503, within Deoghar municipal ward No.4, Motilal Singhanian and others through attorney Shyam Sundar Bathwal by a registered deed of sale on 22.04.2004 registered at registry office Deoghar entered in Book No. 1, Volume No. <sup>25</sup> <sub>199</sub>, Pages <sup>208</sup> <sub>to</sub> being 1065 for the year 2004 and seized and possessed over the same by mutating name in the office of the C.O. Deoghar vide M.C No. 61/2004-05 order dated 08.06.2004 and paying annual rent.

WHEREAS the First Party herein is owner of property bearing Town Plan Plot No. 32 and 33 Khata (Jamabandi No.634 and 503 within Deoghar Municipal Ward No.4 of Mouza Jhaunsagarhi, P.S. Deoghar, measuring 6,298 Sq. ft and which is more fully described in the schedule hereunder, hereinafter referred to as the Schedule Property of the FIRST PARTY (Landlord).

And whereas, the said land owner expressed his/her/heir desire to develop the landed property and to construct multi-storied residential/commercial building bearing Town Plan Plot No. 32 and 33 measuring an area of 6,298 Sq. ft of unsurveyed Basauri transferable land, under Jamabandi No. 634 and 503, within Deoghar municipal ward no. 4. at present Deoghar Nagar Nigam ward No.28, situated in Mouza Jhaunsagarhi, No.582, P.S. Deoghar, Subdivision, Sub-registry and District Deoghar, more or less, is competent enough to give the aforesaid land on conversion basis to the aforesaid developer.



Seema Kher

SEEMA KHER ASSOCIATES  
Proprietor

- (A) It is further represented and declared by the Land Owner:
- (i) That the said property is under their exclusive possession with absolute right, title and Interest free from all encumbrances to transfer land convey the whole or part of the said Property, having a fully marketable title thereby.
  - (ii) That the land owners have not created any encumbrances on the said property or any part thereof by way of sale, mortgage, exchange, lease, trust assessment, right gifts, liens, leave land license permission, rent, possession charge inheritance or any other encumbrances whatsoever.
  - (iii) That no notice or notification for acquisition/requisition under any of the statutes of the past or presently in force, have been received, served or passed by the Deoghar Nagar Nigam/ competent authority of Jharkhand.
  - (iv) That there are no attachments. either before or after judgment and there are no claims, demands, suits, decrees, injunctions orders notice, petitions, or adjudication orders affecting the said property or any part thereof.
  - (v) That the land owners have not entered in the past in any agreement for sale or development on the said property or any part thereof nor have made any arrangement with anyone whatsoever regarding the said property or any part thereof.

And whereas, the land owners are interested in getting constructed multi-storied residential commercial Units on the said property and acquire built up area in the shape of, residential/commercial Units, parking spaces, etc. as consideration for the value land of the said property when conveyed by the land owners to the Developer.

- (B) The aforesaid developer, offered to develop and construct at its own cost a multi-storied residential/commercial building on the said property of the land owners (hereinafter referred to as the said building) and the land owners wanted and agreed to acquire Units, and other built-up area of the said building as consideration for the part of the said property to be conveyed by the land owners to the developer or its nominees etc.



Seema Thakur  
SHW ASSOCIATES  
Rajiv Kanyan  
Proprietor

(C) As a result of (he negotiations between the parties hereto and on the representation and declarations made by the land owners as herein recorded, an agreement for development of the said property by the aforesaid developer has been arrived at between the parties hereto upon terms and conditions hereinafter appearing.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED TO BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- (1) The aforesaid land owners do hereby appoint the aforesaid Developer as the Developer of the said property and irrevocably grant to the Developer, who hereby accepts from the Land owners the the exclusive right, possession and license to develop the said property fully described in the Schedule-I hereunder written in the manner and on the terms, conditions and stipulation hereinafter mentioned.
- (2) That the entire area of land given in Schedule of this agreement shall be handed over to the developer for construction of a multi-storied residential/commercial building complex and the entire cost to be incurred for construction of the same shall be borne by the Developer The developer will construct the proposed building as per the sanctioned building plan of the Deoghar Nagar Nigar Competent Authority of Jharkhand.
- (3) That the developer will be exclusively responsible for any accident or incident to be caused during the period of construction activity during the period or construction and they will be responsible and answerable before court of law for the same. The Land Owners will not be responsible for the same in anyway.

- (4) That the entire multi-storied building shall be constructed by the developer and the entire cost to be incurred for construction shall be done by the developer including the cost of sewerage, drainage with all fittings, amenities, electric fittings, water connection, electrification, soundless generator lift intercom, fire fighting equipment at each floor etc. till the final finishing and completion of the entire building to make them habitable for the Land Owners and other inmates of the building.
- (5) The name of the proposed multi-storied residential building comply shall as mutually agreed upon by both the parties.
- (6) That the developer agreed to hand over 45% of the total super-built up area to the land Owner in consideration of the cost of land and building in shape of undivided share with all right, title and interest in the said building. For the use and occupation of the land owners as absolute Owners the all right and absolute title and possession over the same with an exclusive right to transfer convey, sell grant lease or otherwise alienate their interest to any person or persons, association of person, firm body corporate etc. on such terms and conditions as they may deem fit and proper. That the developer will first hand over possession of the constructed owner's area to the owner with all amenities.
- (7) It is agreed between the PARTIES herein that the PARTY before the grant of sanction of the building plan a undertaken by the SECOND PARTY in the a Supplemental Sharing Agreement to be entered into between the FIRST Party in the Schedule property shall be apportioned 45% and 55% to the second party and ratio of the sharing shall be 45% to the first party.

Agreement to be entered into between the FIRST PARTY and Second PARTY and 55% to the SECOND PARTY. e and the ratio of sharing shall be 45% to the FIRST

*Sama Ma*

*Rajesh Kumar*  
Proprietor



- (8) That similarly, the developer will retain 55% of the total super-built-up area. parking spaces in consideration of cost of construction with an absolute, right, title and interest and may transfer, convey, sell, grant lease of one any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. Both the land owners and the developer will have absolute right, title and interest over their respective shares of super built-up area.
- (9) That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the Deoghar Nagar Nigam Competent Authority of Jharkhand. Building rules and regulation which may be deemed necessary during or after the sanction of the building plan shall be done by the developer with the prior consent of the land owners and the developer may alter such changes at its own risk and expenses. If any further construction will be made then the same shall be distributed between the land owners and developer as per the above mentioned share. In case the entire building is required to demolish or is razed as a result of natural calamity and the building becomes inhabitable, all Owners, Developers and Purchasers, title holders to the building will have proportionate share of land. But no Individual title holder is entitled to demolish hoher their Units or building and demand share in the land.
- (10) That the certificate of the architect regarding measurement of the built-up area, built up area and common service area will be final and binding on both the parties.
- (11) The Land Owners shall, after the execution of this agreement allow every facility to the Developer, their staff, Engineers, Architects, workers etc, to enter upon the said property to enable the Developer to carry out various development works as stipulated in this agreement.

*Seema Me*

*Rajesh Kumar*  
E. JASHWATI ASSOCIATES

- (12) That the builder/developer will develop and construct the proposed building with all amenities therein and give peaceful vacant possession of the Owner's area to the Owners within 2 years 6 month from the date of allotment of RERA Number. After that grace period will be 6 months. After the grace period Rs.60,000/ shall be paid to the First Parties by the Second Party and if Second Party fail to pay Rs.60.000/- per month continuously for 3 months, then this agreement shall be terminated automatically and Second Party will not claim any damages from the First Parties.
- (13) That the developer shall develop the said property themselves or through any agency, company etc. of their choice at their own cost and will be responsible for the development of the said land, but the Owners will have the right to inspect the development and construction of the said multi-storied building. The developer will use the standard materials as specified in schedule-11.
- (14) That the Land Owners is entitled to verify and supervise the quality of materials to be used for construction of the building. If the Land Owners find that the materials used for construction of the building not up to the marks and not of good quality then he should intimate the same to the developer and suggest touse better quality materials on change the quality of material which shall binding upon second party
- (15) The Owners shall at no time demand further sum of premium or interest in any dealing regarding sale of Developer's area and the Owners shall, if necessary execute all such deeds and documents as may be required by the developer in this regard.
- (16) From the date of delivery of possession of Owner's area for its allotted and the Developer and/or its allotted shall jointly have or be deemed to undivided right, title and interest over the total land of the said properties in the

Seema Ma  
TRISHWI ASSOCIATES  
Rajesh Ranjan



proportion of their respective share in the said building done by the Owners in this regard.

(17) The Land Owners hereby undertake not to sell, dispose of, alienate, charge, encumber, sublease or otherwise transfer the said land and/or property or any part thereof and further undertakes not to do any act (s), deed (s) matter (s) or thing (s) as shall be in breach of terms Development Agreement. The Land Owners shall at no point of time after the commencement of development activities of the said property as per the agreement said property as per the agreement try to dispossess the said developer directly or indirectly from the said property.

(18) The developer shall be entitled to enter into agreement for sale, or otherwise allot UNITS in the Developer's area in the said building and which does not form part of the Owner's area whenever required by the Developer after the construction of the Schedule Property.

(19) Similarly the Owners shall be fully entitled to enter into agreements for sale or otherwise UNITS comprised in the Owner's area in the said building and which does not form part of the Developer's area, whenever required by the owner.

(20) A separate list of detailed specifications for the said building in Schedule II is part of this Development Agreement.

(21) After the Registration of this Development Agreement the Owner and Developers shall be entitled to sell or enter into agreement for sale or other agreement or mortgage their shares directly to its prospective buyers or any financial Institutions after the construction of the Schedule Property.

(22) That after the completion of the construction of the building project developer/promoter/and owner shall be absolute owners of their

*Seema Na*

TEJASHWI ASSOCIATES  
*Rajesh Kanya*

respective shares and they will be entitled to sell/transfer as per Provisions of the competent authority of Jharkhand,

- (23) During the whole construction activity developer will use exclusively which own electrical meter and bill pay timely the bill.
- (24) Submersible boring will be done by developer and one tap of supply water in common area will be provided by the builder.
- (25) Any Tax liability will be bothred by the both party on there proporponated portion.
- (26)The common Areas are drive way,stairs, lobby etc. (27)In case of failure to construct both are liable to return back investment of the buyer on there own shares.

**THE DEVELOPER FURTHER UNDERTAKES:** That they will not do any act of commission, expressly or impliedly, directly or indirectly by which the Owner's right, title and interest over the said property may in any manner be adversely affected until the developer has given delivery of possession of the Owner's area to the owners.

- (B) To indemnify the owners and always keep them indemnified and harmless in respect of all claims, damages, compensation or expenses payable in consequences of any injury or accident sustained by any workman, artisan or invitees or other person whether in the employment of the developer or not while in or upon the said property and during the period of construction of the said building thereon.
- (C) The Owners and the developer hereby agree that in case in future, at any time, due to relaxation in the building bye-laws if it is possible to construct

*Seema*  
*Rajesh*



any extra built-up area beyond the area already sanctioned by Deoghar Nagar Nigam/ competent authority of Jharkhand shall be distributed between the Owners and Developer in the same proportion, as mentioned herein above.

(D) The Owners will deliver to the developer and/or its duly authorized representative certified copies/photo copies of all original title deeds documents and papers relating to the said property for complete examination of the Owner's title thereto and the Owners title and to answer and/or comply with all reasonable requisitions that may be made by the developer and/or its representative in this regard to establish a marketable title to the said property.

(E) The developer shall be entitled to retain only photocopies/certify to the said property including title deeds etc, however, the original documents pertaining to the said property including title deeds etc. however, the original documents will be produced by the Owners for inspection and photocopies will be given whenever required by the developer. However finally all the original documents shall be handed over to the Owner's society/association of Owners of UNITS.

(F) The construction of the said building will be super deluxe quality and the detailed specification is to be attached and part of the agreement and if the the approved norms) more than the mentioned total area the Owners and the developer will share the addition area in said ratio is 45% in the residential constructed area to the land owner and 55% in the residential constructed area to the developers,

(G) The developer may form as it deems proper, a Co-operative housing society/ association of persons, and body corporate etc for maintenance of common service of the building. And in due course, the unit Owners and their

*Seema*

TEJASHWI ASSOCIATES  
*Rajesh Ranjan*

nominees (s) shall become members of such an organization formed by the developer and the unit Owners, their nominees, respective agents, servants, licenses, tenant etc, shall be bounded to abide by the rule and regulation as be formed by the developer or the organization from time to time and they shall be bound to contributed towards the costs of formation of such organization as well as to pay the regular maintenance charges as may be fixed and revised from time to time by the developer for the maintenance and management of the entire building complex and for better management land owner can also appoint a staff as building care taker for more efficient management..

- (H) The common area shall jointly be owned by all the Unit Owners of the said building with equal entitlements to use all common areas and facilities extended for utilization by the occupants of the said building on the said terms and conditions applicable to all, for such utilization. No unit Owners/s of any part of the said building will have any exclusive right, title and interest over the common areas and common facilities except the right of common use.
- (I) The Owners agree that if any levy is imposed by or any other public body or bodies or the government for the development/ betterment of the area in which the said property is located or any other levy becomes applicable on the said land or the building thereon then the same shall be paid by the owners and the developer (or its allottees) jointly in the same proportion as their respective shares of super built up area in the said building.
- (J) The Owners agree that in case any fine or penalty/fee/fine to be imposed on the said building for any alleged deviation from the sanctioned plan, resulting in any excess construction of the super built-up area of change within the bye-laws then the same shall be borne and paid by the developers.

Sams 2/19

TEJASHWI ASSOCIATES

Rajeshwar



- (K) That it is agreed that in all transfer/conveyance of land and/or built-up area, the purchasers(s) transferee(s) shall bear the cost of stamp duty, registration fee and other registration charges/expenses etc.
- (M) That the owners agree and undertake that in case of any dispute or litigation by claiming to be the co-sharer or contained in the schedule-1 property or claiming his/their right title or interest though the Owners(s) relating to the right, title and interest regarding the Schedule-I property, the ongoing construction and development activities shall not be stopped or affected in any manner and the same shall be matter of the Owner's and the Owners shall keep the developer indemnified and development shall be free from all hindrances(s) so that the project may be completed in time.
- (M) That in case of any dispute or differences between the parties arising relating to this development agreement, the same shall be settled by reference of the dispute or differences to the arbitrator appointed by mutual consent of both the parties and such arbitration shall be conducted under the provisions of the competent authority of Jharkhand.
- (N) That only courts of Deoghar shall have the exclusive jurisdiction over all the matters of dispute arising in respect of and from this agreement
- (O) That the developer may purchase or enter into development agreement for the land adjacent to the Schedule land for the construction of multi-storied building with amalgamation of the adjacent land and scheduled land altogether with the concent of land owner.

TEJABHWI ASSOCIATES  
Rajendra Kumar

Same as

**DETAILS OF THE PROPERTY:**

SCHEDULE All that piece and parcel of the immovable property being Residential dry and bearing Town Plant Plot No. 32 and 33 subplot No. E6, E7 and E8 part measuring an area 6298 Sq.ft of unserved Basauri transferable land, under Jamabandi No. 634 and 503, At Present Jamabandi No 634, within Deoghar Nagar Nigarn ward No.4 at present Deoghar Nagar Nigam ward No. 28 situated in Mouza Jhaunsagarhi, No. 582 Deoghar Subdivision, Sub-registry and District Deoghar including all rights, privileges and appurtenances thereto and bounded as follows:

North: Land of Doman Mahto  
South: 25'-00" wide Proposed Road  
East: Sold land  
West: sold land

IN WITNESS WHEREOF the Land Owners and Developer have set their hands to this deed of Development Agreement with their free will and sound mind on the day, month and the year first above mentioned in the presence of the following WITNESSES:

① सुजीत कुमार ठाकुर  
विमल-क्री सत्यनारायण ठाकुर  
विमलश्री राजेश कुमार  
Sujat Kumar Thakur  
10-10-2022

*Seema Ma*  
Signature of the Land Owner

TEJASHWI ASSOCIATES  
*Rajesh Rajan*  
Proprietor  
Signature of the Developer

② Dankar Nath Choudhary  
S/o Anvind Choudhary,  
vill/p.o. - Motia

TEJASHWI ASSOCIATES  
*Seema Ma*  
*Rajesh Rajan*  
Proprietor



## SCHEDULE-UL FEATURES AND SPECIFICATION OF UNITS

1. FOUNDATION: Isolated combined RCC Piling or as per RCO Structural
2. STRUCTURE RCC frame Structure
3. CIVIL WORK: Brick works in cement mortar
4. FLOORING Verified glaze Tiles with ISI MARKA (Cera/Somani/Johnson) flooring in all the area of each flats
5. PLASTER: 1/2" Plaster in Cement mortar on wall and 1/4" on Ceiling
6. DOORS: 30 mm Flush doors and wooden choukath
7. WINDOWS: Windows with glass panel.
8. TOILETS: Glazed tiles up to 4.6" height with was basin. Shower one commode Pan concealed P.V.C. Pipes with hot and cold arrangement in shower. Flooring in toilets tiles.
9. KITCHEN: Working plat from of Marune Marble top with a White Marble titles upto full height
10. Concealed P.V.C. Conduit with copper wiring standard electric accessories adequate power points of ISI standard.
11. PLUMBING: All internal P.V.C piper shall be concealed. (ISI MARK)
12. FINISH: All inter walls ceilings in wall P.O.P.
13. WASHBASIN: Apart from toilet on additional in dining part from toilet on additional in dining area (Kohler, Jaquar, Hindware and any ISI marked)

### **SPECIFICATION**



1. Electric wire: Polycab, Havells, Finolex and any ISI marked
2. Switch: Modular Switch With Night Sleep mode switch ISI marked
3. Pluming :- Tap (Jaquar, Kohler, Hindware and any ISI marked).
4. Stairs: Grenite
5. Paint: External wall weather coat Internal wall POP with 2 coats white

*Seema Me*

RAJWI ASSOCIATES  
*Rajiv Rajan*  
Proprietor

Seema Ma  
Rajur Rajur.

Photo, Signature and L.T.I.

 <p>Seema Ma Sita Pandit</p>	<p>Seema Ma</p>			
 <p>Rajur Rajur. Proprietor</p>	<p>TEJASHWI ASSOCIATES Rajur Rajur.</p>			
	<p>Proprietor</p>			

Read over the contents of deed and explained to the parties and Certified that the left hand finger print of all the persons whose photographs affixed in this deed has been taken by me  
Deed writer, Deoghar  
Licence No:-  
Sitararam Pandit  
10.10.2022  
37(5) 1982



## अंचल अधिकारी का कार्यालय, देवघर

दस्तावेज संख्या :- ..... फैक्स: - ई-मेल codeoghar2017@gmail.com  
पत्रांक :- ...../रा0, देवघर, दिनांक - .....

प्रेषक,

अंचल अधिकारी,  
देवघर।

सेवा में,

जिला अवर निबंधक,  
देवघर।

विषय :-

आवेदिका- सीमा झा , पिता- शोभा कान्त झा, साकिन- हनुमान नगर, पटना, बिहार द्वारा निबंधन हेतु दस्तावेज के जाँचोपरांत खतियान/पंजी-II /भू-स्वामित्व प्रमाण-पत्र/शुद्धि पत्र की सत्यापित प्रति उपलब्ध कराने हेतु प्राप्त आवेदन के संबंध में जाँच प्रतिवेदन का प्रेषण। .

महाशय,

उपर्युक्त विषयक आवेदक द्वारा प्राप्त आवेदन के संदर्भ में अंचल अमीन/राजस्व उप-निरीक्षक/ अंचल निरीक्षक, देवघर अंचल से प्राप्त प्रतिवेदन निम्न प्रकार है :-

जमीन का विवरण

क्र०	मौजा का नाम	थाना नं०	खाता सं०	प्लॉट सं०	रकवा	किस्म	हस्तांतरणीय है अथवा नहीं
1	2	3	4	5	6	7	8
1	झौसागढ़ी	582	634	TPP 32,33	6298 वर्गफीट	असर्वेक्षित बसौड़ी	हाँ

आवेदक द्वारा दिये गये आवेदन, शपथ-पत्र तथा अंचल अमीन/राजस्व उप-निरीक्षक/अंचल निरीक्षक के जाँच प्रतिवेदन के आलोक में वर्णित भूमि की खतियान/पंजी-II /शुद्धि पत्र की प्रति संलग्न कर आवश्यक कार्रवाई हेतु भेजा जाता है।  
अनुलग्नक :- यथोक्त।

विश्वासभाजन

१०

अंचल अधिकारी,  
देवघर।

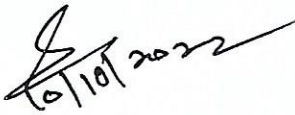
ज्ञापांक- 1005 /रा0, देवघर, दिनांक- 28-7-2022

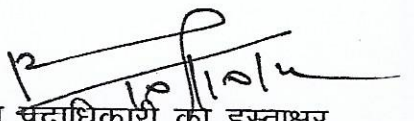
प्रतिलिपि :- आवेदिका- सीमा झा , पिता- शोभा कान्त झा, साकिन- हनुमान नगर, पटना, बिहार को उनके आवेदन के आलोक में सूचनार्थ प्रेषित।

अंचल अधिकारी,  
देवघर।  
28/7/2022

निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र० सं०	चेकलिस्ट का विषय	Yes	No
1	खतियान की सत्यापित प्रति		
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त -		
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी-II अथवा		
	(ii) भू-स्वामित्व प्रमाण पत्र अथवा	✓	
	(iii) शुद्धि पत्र		
	(iv) अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		
2	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।		
3	पंजी-II का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन		
4	मुद्रांक शुल्क का भुगतान	✓	
5	निबंधन शुल्क का भुगतान	✓	
6	आधार सत्यापन	✓	
7	PAN सत्यापन		
8	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)		

  
 जाँच लिपिक का हस्ताक्षर  
 तिथि सहित

  
 निबंधन चंदाधिकारी का हस्ताक्षर  
 तिथि सहित

Sitaram Landit  
 D. W. Desghar





# DISTRICT BAR ASSOCIATION, DEOGHAR

BEFORE THE NOTARY PUBLIC/  
EXECUTIVE MAGISTRATE AT DEOGHAR

DBA- DEO/SI.No. 66838

## AFFIDAVIT

*10/10/22*

एकरारनामा का शपथ पत्र

2755  
SI.No. 66838  
Box No. 11  
Date 10/10/22

मैं / हमलोग Seema Jha Do - Shobhakar Jha.  
Tejashwi Associates through its Proprietor Sri Rajeev Ranjan.

का निवासी शपथ पूर्वक बयान करता / करती / करते हूँ / हैं कि-

1. यह कि एकरारनामा में वर्णित सम्पत्ति से संबंधित जो कागजात अनुलग्नक के रूप में संलग्न किया हूँ / किये हैं वह सही और सत्य है।
2. यह कि सम्पत्ति से संबंधित दाखिल सभी कागजात एवं सुचनायें सही एवं सत्य है यदि भविष्य में गलत पाया जाता है तो इसकी सारी जवाबदेही मुझ / हम शपथकर्ता की होगी एवं भारतीय की सुसंगत धाराओं तथा अन्य नियमों / अधिनियमों के तहत मेरे / हमलोगों के द्वारा उचित कार्रवाही की जायेगी।
3. यह कि एकरारनामा में वर्णित सम्पत्ति प्रतिबंधित सुची एवं सी. बी. आई. अथवा कोई जॉच एजेन्सी की जॉच के द्वारा सही है तथा भूमि पर किसी माननीय न्यायालय अथवा सक्षम प्राधिकार का stay (स्थगन) व डेन आदेश नहीं है व सम्पत्ति के बावत किसी न्यायालय में मुकदमा विचाराधीन नहीं है।
4. यह कि उपर्युक्त बातें मेरी / हमलोगों जानकारी में सत्य है और मैं / हमलोग सही आदमी हूँ / हैं।



शपथकर्ता ने मेरे सामने  
इस शपथ पत्र पर अपना  
हस्ताक्षर बनाये  
आदि  
अधिवक्ता देवघर

*10/10/22*

*Seema Jha*  
TEJASHWI ASSOCIATES  
*Rajeev Ranjan*

शपथ कर्ता का हस्ताक्षर  
उपर्युक्त शपथकर्ता, ने इस शपथ पत्र में Proprietor  
उल्लिखित कथनों को स्वीकार व अंगीकार किये

*10/10/22*  
Jagdish Kumar  
NOTARY PUBLIC, DEOGHAR  
(JHARKHAND)

अधिवक्ता देवघर

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

Name	TejashwiAssociates
Token No / Depositor ID	20220000092333
Amount	100
Transaction ID	229c5f3d128f55402fc8
GRN	2213822076
CIN	10002162022100902385
Time	2022-10-09 14:33:41

TEJASHWI ASSOCIATES  
*Rajiv Raj*  
Proprietor





## Pre Registration Docket

Date :- 09-10-2022 09:41 pm

Office Name :-

Token No:- 20220000092333

Article	Development Agreement
Pre Registration Date	09-Oct-2022
No. Of Pages	50
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 3,49,152.

Property Id: 785804

Valuation No. : 1120988 / 2022	:- 2022-2023	Date : 09-October-2022 21:23:PM	
State : Jharkhand	District : Deoghar	Tahsil : Deoghar	
Land Type : Urban	Corporation : Deoghar Municipality	Village/City : Jhousagarhi	
Jhousagarhi Word No 28 - Other Road	-		
Plot Number - TPP NO. 32 & 33			
Ward Number - 28			
Khata Number - 634			
<b>Property Rates</b>			
Commercial Land (Y)			
₹956803/- Decimal			
Valuation Rule : Commercial land			
<b>Property Details</b>			
1	Land area	14.45 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 14.45 x 956803=13825803.35	₹1,38,25,803/-
A	Total		₹1,38,25,803/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹1,38,25,900/-

**Total Amount in Words : One Crore Thirty Eight Lakhs Twenty Five Thousands Nine Hundred Rupees Only.**

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: SOLD LAND, West: SOLD LAND, South: 25 FT. WIDE PROPOSED ROAD, North: DOMAN MAHTO
Area	Land area : 14.45 Decimal
Other Description of the Property	Pin Code - 814112
Government/Market Value	13825803.35
Transaction Amount	-

CLAIMANT	<b>-Mr. TEJASHWI ASSOCIATES THROUGH ITS PROPRIETOR RAJEEV RANJAN, Address - KANTYAN, LINK ROAD, BUDDHA COLONY, PATNA- 800001- ,Father/Husband Name RAJENDRA PRASAD SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****3849</b>
EXECUTANTS	<b>-Mrs. SEEMA JHA, Address - HANUMAN NAGAR, NEAR PUNIACHAK, PATNA, 800023- ,Father/Husband Name SHOBHA KANT JHA , PAN No.- ,Permission Case No.- , Aadhaar No. *****3702</b>

Witness Information	<b>Mr. SUJEET KUMAR THAKUR , Address - BILASI TOWN, DEOGHAR-, Father/Husband Name-SATYA NAND THAKUR</b>
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Identifier Details	<b>Mr. SUJEET KUMAR THAKUR , Address - BILASI TOWN, DEOGHAR-, Father/Husband Name-SATYA NAND THAKUR</b>
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<b>Fee Rule:Development Agreement</b>		
1	Stamp Duty	4

1	SP	1,500
<b>Total</b>		<b>1,500</b>

<b>Fee Rule:Development Agreement</b>		
1	A1	3.45.648



3	LL	3
4	PR	1
<b>Total</b>		<b>3,47,652</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.

*Sitaram Paudel*

Deed Writer / Advocate

TEJASHWI ASSOCIATES

*Rajendra Raju*

Vendee / Claimant Proprietor

*Seema Thakur*

Vendor / Executant



## Document Registration Summary 1

Date :-10-Oct-2022

- Government/Market Value: ₹13825900/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 720238

Receipt Date : 10-10-2022

Presenter Name: -

E	₹2000
PR	₹1
SP	₹1500
LL	₹10
A1	₹345648
Stamp Duty	₹100

On Date 10-10-2022 Presented at SRO - Deoghar  
Signature of Presenter

*Seema Jha*

SRO - Deoghar

Total ₹349259

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	TejashwiAssociates	GRN Number : 2213822076 DEPT Transaction Id : 229c5f3d128f55402fc8 Transaction Type :	100
E	2000	2000	0	GRAS	TejashwiAssociates	GRN Number : 2213822060 DEPT Transaction Id : c267ec2ce3130d3e7887 Transaction Type :	2000



PR	1	1	0	GRAS	TejashwiAssociates	GRN Number : 2213822060 DEPT Transaction Id : c267ec2ce3130d3e7887 Transaction Type :	1
SP	1500	1500	0	GRAS	TejashwiAssociates	GRN Number : 2213822060 DEPT Transaction Id : c267ec2ce3130d3e7887 Transaction Type :	1500
A1	345648	345648	0	GRAS	TejashwiAssociates	GRN Number : 2213822023 DEPT Transaction Id : 3114a269075a09e43664 Transaction Type :	249990
				GRAS	TejashwiAssociates	GRN Number : 2213822060 DEPT Transaction Id : c267ec2ce3130d3e7887 Transaction Type :	95658
LL	3	10	-7	GRAS	TejashwiAssociates	GRN Number : 2213822023 DEPT Transaction Id : 3114a269075a09e43664 Transaction Type :	10
Sub Total	349156	349259	-103				

Article : Development Agreement Number of Pages : 100

  
Signature of Operator

  
Signature of Head Clerk

  
Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Deoghar

District Name :- Deoghar

State Name :- Jharkhand

Deed Endorsement

Token No :- 20220000092333

Deed Type	Development Agreement
Number of Pages	100
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1500, A1 :- Rs. 345648, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.13825803/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Deoghar , Tehsil :- Deoghar , Village Name :- Jhousagarhi Location :- Other Road, Jhousagarhi Word No 28 Property Boundaries :- East: SOLD LAND, West: SOLD LAND, South: 25 FT. WIDE PROPOSED ROAD, North: DOMAN MAHTO Plot Number - TPP NO. 32 & 33Ward Number - 28Khata Number - 634 Area Of Land :- 14.45 Decimal

Sh./Smt. SEEMA JHA s/o/d/o/w/o SHOBHA KANT JHA has presented the document for registration in this office

today dated :- 10-Oct-2022 Day :- Monday Time :- 14:19:47 PM






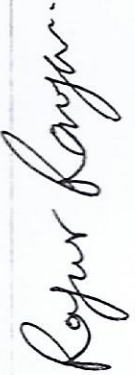


SEEMA JHA(Individual)




Party Name	Document Type	Document Number
SEEMA JHA	PAN/UID	474348463702

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
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Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SEEMA JHA Address1 - HANUMAN NAGAR, NEAR PUNIACHAK, PATNA, 800023, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Seema Jha Address:- Anuj 30/31, Near BSNL Training centre, gautam green city, getlatu, Neuri, , Ranchi, 835217, , Jharkhand, India		EXECUTANTS Age:46			
2	TEJASHWI ASSOCIATES THROUGH ITS PROPRIETOR RAJEEV RANJAN Address1 - KANTYAN, LINK ROAD, BUDDHA COLONY, PATNA- 800001, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Rajeev Ranjan Address:- Kantyan, In front of Chaudhary Market, Link Road, Buddha Colony, Phulwari, , Patna, 800001, , Bihar, India		CLAIMANT Age:46			

**Identification:**

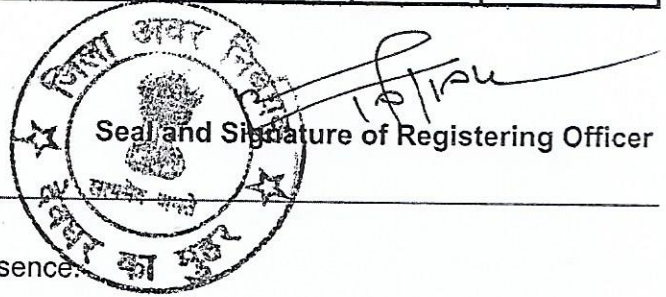
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	SUJEET KUMAR THAKUR S/o-D/o SATYA NAND THAKUR Address1 - BILASI TOWN, DEOGHAR, Address2 - , , , Jharkhand			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SUJEET KUMAR THAKUR Address1 - BILASI TOWN, DEOGHAR, Address2 - ,,, Jharkhand			

Signature of Operator



Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( SEEMA JHA), has/have admitted the execution before me. He/ She/ They has / have been identified by (SUJEET KUMAR THAKUR) Son/Daughter/Wife of (SATYA NAND THAKUR) resident of (BILASI TOWN, DEOGHAR) and by occupation (Business).



Date:- 10-Oct-2022





Token No.: 20220000092333

## CERTIFICATE

### Office of the SRO - Deoghar

This **Development Agreement** was presented before the registering officer on date **10-Oct-2022** by **SEEMA JHA, S/O, D/O, W/O SHOBHA KANT JHA** resident of HANUMAN NAGAR, NEAR PUNIACHAK, PATNA, 800023 ,.

This deed was registered as Document No:- **2022/DEO/1096/BK1/1029** in Book No :- **BK1**, Volume No :- 344 from Page No :- 359 to 458 at, office of **SRO - Deoghar**

Date:- **10-Oct-2022**

Registering Officer

