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## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 3c76e8f84a9792b84940

Receipt Date : 04-Dec-2021 01:21:46 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 20210000129194

Office Name : SRO - Dhanbad

Document Type : Development Agreement

Payee Name : SHREE TRIVENI REALTORS LLP  
THROUGH ITS ONE OF THE PARTNER  
MUKESH PANDEY ( Vendee )

GRN Number : 2108656510



नियमन नियम 21 के अर्धीन और (Section 21) For Office Use :-

साहसकारी एक्ट की धारा \_\_\_\_\_ के अर्धीन

को शासित है और इण्डियन स्टाम्प एक्ट 1899

की अनुसूची 1 या 1 क 51 के अर्धीन

व्यवहार स्टाम्प लगाया गया है। अथवा विक्र

स्थलों में विमुक्त है या स्टाम्प - शुल्क अपेक्षित

इहाँ है।

\_\_\_\_\_

नियमन पदाधिकारी

04/12/21

Greetu Singh  
Mamti Singh

Amik Kumar Sarker  
Rabhu math Singh  
04/12/21

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

UCOM. of 107.  
Development Agreement of 9560000, Dhanbad

FEE# 05 21164 - VIDE  
GRN 2108660526  
DATE 04.12.21



Geeta Singh  
R.K. Chakraborty  
(Signature)

Mani Singh

04/12/21  
Amik Kumar Gupta  
Prabhu Nath Singh



Fee Paid  
₹ 239000/-

### DEVELOPMENT - AGREEMENT

This Development - Agreement is made & executed on this the \_\_\_\_\_ day of **December; 2021.**

#### **BETWEEN**

I) Smt. **GEETA SINGH** W/o. Sri Sunil Kumar Singh, by Category - General, by occupation house wife, R/o.: Shiv Shakti colony Bhuiphore, P.O. K.G.A Ashram, P.S. Saraidhela, Dhanbad, Jharkhand, (II) Smt. **JAHNWI DEVI**, W/o. Late Arun Mishra, by Category - General, by occupation house wife R/O.: C/3, Court More Hospital Colony, Nr. Hanuman Mandir, Dhanbad, (III) Smt. **MANI SINGH** W/o. Sri Pran Nath Singh, by Category - General, by occupation house wife, R/o. Reshmaan Prabha Apartment, Babudih, Bishunpur, P.O. B. Polytechnic Dhanbad, Jharkhand, (IV) Sri **AMIT KUMAR GUPTA** S/o. Sri Lalit Prasad Gupta Category - B.C., by occupation business, R/o. New Murli Nagar, Saraidhela, P.O. & P.S. - Saraidhela, Dhanbad, (V) Sri **PRABHU NATH SINGH** S/o. Sri Rameshwar Singh, by Category - General, by occupation business, R/O.: B. Polytechnic, Babudih Dhanbad, (Jharkhand) Nationality - Indian hereinafter called the **LAND OWNERS/FIRST PARTIES** (which expression shall unless excluded by or repugnant to the

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context be deemed to mean and include their respective executors, heirs, successes, administrators, legal representative and assigns) of the **FIRST PARTY**.

**PAN NO.**

1. **EKNPS7735H**
2. **BGDPD9672F**
3. **FZRPS8909D**
4. **AJQPG4440B**
5. **BTLPS6482D**

**AADHAR NO.**

- 597025516710**  
**880809566419**  
**568463459928**  
**933653656784**  
**763154278744**

**AND**

**SHREE TRIVENI REALTORS LLP** (PAN: ADCFS1027N) a Partnership Firm having its registered office at 'FORTUNE PLAZA', Opposite Ashok Nagar Road No. - 4, Ashok Nagar, P.S. - Argora, District: Ranchi - 834001, Jharkhand and Correspondence Official Address at 'DIVINE HOUSE', Club Road, Near - Sujata Chowk, Ranchi - 834001, Jharkhand, represented through its one of the Partner **Mr. MUKESH PANDEY**, (AADHAR NO. : 5377 4841 9319), son of Sri Ramdeo Pandey, resident of : 'DIVINE HOUSE', Club Road, Near - Sujata Chowk, Ranchi - 834001, Jharkhand, hereinafter called the DEVELOPER/SECOND PARTY (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successes, administrators and assigns) of the OTHER PART / SECOND PARTY. Category -> General

IN THIS AGREEMENT - unless it is contrary to or repugnant to the context the terms or expression aforementioned shall mean and have the following meanings:-

**LAND OWNERS** - shall mean the Owners above named and besides their legal heirs, successors, in-interest, executors' administrators, legal representatives and other assigns.



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Prabhu Math Singh

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**LAND PROPERTY**- means the land measuring more or less 14.85 Decimals or 09 Kathas of land fully and particularly described in Schedule A below.

**BUILDING** - shall mean the a new Multi-storied building consisting of several units for residential use to be constructed on the land given in schedule- 'A' of this deed by the Developer at its own cost and expenses as per plan duly sanctioned or deemed sanctioned by competent authority of M.A.D.A, Dhanbad or any competent authority of Dhanbad.

**DEVELOPER** - shall mean the above named Second Party and its legal representative, successors, executors, administrators and assigns.

**UNIT / FLAT** - shall mean a covered area (carpet area) available for independent use and occupation for residential purpose i.e. entire covered areas as per sanctioned building plan / map by M.A.D.A ,Dhanbad or any competent authority of Dhanbad and shall include the plinth area of the unit, Plinth area consisting of Bedroom, Living room, bath room, kitchen, balcony / verandah open terrace.

**PARKING SPACE** - shall mean any place in covered area or open area out of portion of schedule land reserved for parking of motor car, scooters or any other vehicle.

**COMMON PART**- shall mean common passage corridors, stair case, lift, common lavatories pump room, tub well, over head tank, water pumps and common facilities and amenities for common use and enjoyments and all fixture and fittings.

**SUPPER BUILT UP AREA/BUILTUP AREA/ CARPET AREA** - means and includes the carpet area, verandah, balconies stair case, common part, etc. of the proposed multi storied building.



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**LAND OWNERS' SHARE** - It shall be 35% constructed super built up area /carpet area excluding the common facilities for their respective land of the Land Owners along with other relevant portion and common passage and other undivided share, Parking space and undivided share of Land. Out of total constructed area in the proposed building mentioned in the Schedule "B" below and as agreed upon the Land Owner and Developer.

**DEVELOPER'S SHARE** - It shall means 65% constructed super built up area /carpet area in the proposed building together with the right, title, interest in common facilities and amenities including the right to the user or easement thereof parking space with undivided share of land after providing Land Owners' share more fully described in Schedule "C".

**FORCE MAJEURE** - shall described flood, earthquake, riot, war storm, tempest, civil commotion, strike, lock out and/or any other act or commission beyond the control of the developer.

**WHEREAS** the land owners (the First Parties) are executing this Development Agreement against their land mentioned in the schedule - "A" below in favour of the Developer (the Second Party).

**AND WHEREAS** the owners are the sole and absolute Owner of that pieces and parcels of the immovable properties shown in the map (annexed with the Agreement) being Mouza 12, old Khata no.- 21, New Khata no.- 487, Plot no.907, New plot no.-1751 measuring about 14.85 Decimals or 09 kathas of land, thereabout, more particularly and compendiously described in the SCHEDULE 'A', having acquired through the Sale Deed from the registered owner.

**AND WHEREAS** the said Land Owners declared that the entire landed properties (schedule A) are free from all encumbrances,



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by [Signature]

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Amit Kumar Gupta

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charges, liens etc. The Land Owners are desirous of getting the schedule 'A' land developed by constructing multi-storied residential building with apartments of flats system as per the prevailing law and relevant rules & regulation in force;

**AND WHEREAS** the Land Owners approached the developer who carries the work of promotion and development of land by construction of Multistoried building consisting of residential flats etc. to develop their landed property as mentioned in schedule - "A" below at developer's cost, liability and responsibility and also as per terms and conditions as agreed upon by and between the parties;

**AND WHEREAS** the Land Owners have agreed and accepted the offers of Developer and both the parties have agreed to enter into an agreement for the aforesaid purpose:

**AND WHEREAS** in view of the said development proposal in the schedule - "A", the developer process to built up multi storied building complex as per the approved and sanctioned building map/plan by the town planner competent authority of M.A.D.A., Dhanbad or any competent authority of Dhanbad, in lieu of which the developer shall hand over to the land owner's shares i.e. 35 % of the **built up area** including car parking space as the consideration for the development of the schedule - "A".

**AND WHEREAS** the proposed building shall be constructed by the Developer within Three years from the date of sanction of plan map by the Competent Authority with six months grace period and by such period lost by any Force Majeure etc. occurs then for the same the Land Owner hereby agreed that the period hereinabove may be extended so lost. However the period stipulated hereinabove may be extended mutually for such period as the parties deem fit and proper

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**AND WHEREAS** the consideration of the agreement the LANDOWNER on completion of the project shall be entitled to get 35% of the total built up area in each floor, parking space in ground floor and individual proportionate land beneath the building and undivided proportionate land beneath the building and undivided proportionate land and right in common in common portions / parts of the multistoried building with all amenities and facilities in common which shall be handed over to them by the developer.

**AND WHEREAS** the developer shall arrange all finance and bear all the expenses / Charge exclusively for the development of the schedule - "A" such as:

- a) Expenses towards approval of drawing / plans.
- b) The Cost of entire construction of the multi storied complex including all fitting etc.
- c) The Labour Cess charge i.e. 1 % of total construction, as per the norm of Jharkhand Govt. Labour Cess Act.
- d) The GST/Service Tax & other government Liability only on the Developer's allotted share.
- e) Any other expenses which may be incurred for the development of the schedule - "A".

**AND WHEREAS** the parties hereto have decided to reduce the terms and conditions in writing to avoid disputes and misunderstanding, if any, which may arise in future.

**NOW THESE PRESENTS WITNESSETH & THE PARTIES HEREBY AGREE AS FOLLOWS :-**

1. That the developer / promoter shall construct a multi-storied **residential** complex over the said schedule - "A" land at their cost as per the approved / sanctioned plans.

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2. The DEVELOPER being interested and agreed to undertake construction of the proposed multi-storey buildings on the SAID PROPERTY on Conversion-cum-Ownership basis, relying on the aforesaid declaration of the LAND OWNER and believing the same to be true and acting on good faith, has agreed to develop the SAID PROPERTY by constructing multi-storey building/apartment complexe thereon as per the plan dully sanctioned by the competent authority.
3. That the developer shall hand over the 35% **(Thirty Five only)** share of the total built up area (as specified before) to the land owners or equivalent amount to the land owners as a consideration money in lieu of built up area of residential flats and car parking space etc. For developing the said land and the balance 65% **(Sixty Five percent)** share of the constructed / built up area shall be retained by the developer for its sale / gift or otherwise, as the developer deems fit & proper.
4. That this agreement for development and construction is being made on the express understanding that the developer would comply with and / or cause compliance with all the statutory provisions in relation to such development & construction and for this purpose all the expenses that might be incurred would be solely borne by the developer.
5. That as far as the liability of different imposed Taxes are concern, the developer shall bear the **GST/Service Tax & others Government Tax Liability on their allotted share only** in the constructed / built up area only and for the rest part of the total construction / built up area/carpet area as

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per allotment will be borne by the Land Owners. **The Developer shall not be liable to pay the any GST/Service Taxes & other Government Tax liabilities of Land Owner's allotted share** in any manner whatsoever & vice versa is also applicable.

6. The owners agree that if in future any tax or levy is imposed by the D.R.D.A./ D.M.C. or any other public body or the Government for the development/betterment of the area in which the said property is located or any other tax or levy becomes applicable on the said property or the building there on then the same shall be paid by the owners and the developers jointly in the same proportion as their respective share of the build up area in the said building. However, charges/fee for the sanction of plan will be borne by the developer. **It has further been agreed between the Owner and the Developer that they shall bear the expenses with effect to the registration of the instant agreement as per their respective ratio i.e. 35:65 respectively.**
7. That the developer hereby agrees and undertakes to obtain necessary sanction and permission for construction of multi storied building on the premises fully described in the schedule - "A" of this agreement at their own cost and expenditure.
8. That in construction of the Land, the land owners have agreed to entrust to the developer for the development of their land fully described in the schedule - "A" and before construction of the said multistoried building at the said premises and in connection therewith, authorizing the developer to exercise the rights, power, privileges and benefits of the land owners.

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9. No other person except the LAND OWNERS has any right, claim or demand in respect of the SAID PROPERTY or any part thereof.
10. The LAND OWNERS have entered into any agreement or arrangement, oral or written, with regard to transfer and/or sale of the SAID PROPERTY their own share as per development agreement .
11. No notice from any Government Authority, Municipal Corporation or any other public authority or public body or any notice under any law including Land Acquisition Act, the Land Requisition Act, the DMC Act, or any other statute has been received or served upon him (the LAND OWNERS) in respect of the SAID PROPERTY or any part thereof. The SAID PROPERTY or any part thereof has neither been acquired nor has any publication been made under the Provisions of Urban Land (Ceiling & Regulation) Act, 1976 (since repealed) and/or any other enactment. The SAID PROPERTY is fit to be developed by constructing multi-storey buildings thereon.
12. That the Developer/Second Party during the construction of the proposed building is at liberty to receive advance, partoo payment for the proposed flat/s and other unit/s as per his allocation from various buyer/s at any time as and when required as per their needs and risk. The completion of project will be within **36** (Thirty Six) months from the date of plan passing / approval of plan, **Six** months of grace period however, time could be extended in "Force Majure" circumstances i.e. act of god like earthquake, flood, and famine, natural disaster, etc.

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13. That the development of the said land and construction of the said multi-storied building would be at the sole risk and expenses of the developer and the developer would comply with all statutory provisions, rules and regulation in relation thereto.
14. That after completion of multistoried building as per the sanctioned plan, all the flat owners will have equitable right title/ interest over the common areas like Passage, Garden, Terrace (roof top) common passage, lift, guard room, Generator etc. after the said flat of the multi-storied building are sold to them respectively.
15. That after sale of flats the flat owners/residents shall form their own committee for the purpose of the maintenance of the amenities stated hereinabove.
16. That the land owners shall not object to any construction or lying of sewerage draining, water pipes, cable or other provision made in accordance with the law and scheme of construction of the said multi-storied building.
17. That the developer shall be at liberty to generate funds by advertisement / selling / booking / mortgaging of flats of the proposed apartment for the purpose of speedy construction and timely completion of the said apartment as per approved plans and specifications and such act and action of the developer the land owner shall not be in anyway responsible.
18. That the developer may take loan or financial assistances from Bank/Financial Institution by mortgaging the schedule property in equitable mortgage in which land owners shall fully cooperate. However, the payment and recovery of

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repayment of loan shall be the sole and exclusive responsibility of the developer alone.

19. That the land owners undertakes to execute the registered Development Agreement in favour of the developer which is to be used for sale/mortgage of the residential flats of the said apartment over the schedule land of this agreement for the developer share as soon as the real construction work of the apartment takes place.
20. That the developer undertakes to obtain all sorts of Government clearances and Govt. sanctions from the concerned competent authority for the proposed construction of the multistoried residential apartment over the scheduled land of this agreement and that shall be the sole responsibility of the developer.
21. That the land owners shall not be in any manner held liable and responsible for any payment to be made whatsoever to the laborers or any staff employed by the developer and to any Government agencies or any local bodies in respect to the proposed construction over the schedule land of this agreement and that shall be the sole responsibility of the developer.
22. That the land owners shall not be liable and responsible for any untoward incident or accident etc. that may occur during the construction work of the said apartment and the developer shall be solely responsible for the same.
23. That the developer shall abide by the specification and good quality of the proposed construction of the entire building and

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all the land owners and developer shall strictly abide by the terms and conditions as agreed upon by this agreement.

24. The Developer/Promoter shall have full right, authority and power to execute Allotment Letter, Agreement For Sale, and to execute and deliver Sale Deed, or Deeds of Conveyance in favour of the allottees/Purchasers/ transferees in respect of Developers allocation and get the same registered before the proper registering authority likewise the Developer/Promoter has full power and authority to receive all payment, booking payments, advances, installments, sale consideration amount and all other payment relating to the units or Developers allocation. The Landowners shall not raise any objection in this regard.
25. ppThat the developer shall be solely entitled for booking and sale of flats in respect of developer's share except the land owner's share and to receive the payment in lieu of sale/booking of this proposed apartment built at the cost of the developer as this being the cost of the land proposed for construction.
26. The developer undertakes to keep the land owners fully free from any losses, costs charges, express of claims by any of developer's contractors, Architects, and workers or agent or for any breach of any statutory contractual obligations.
27. That land owners shall be solely responsible for any kind of litigation arising out of the land in question till the date of handing over the constructed flats to them (the land owners).
28. The land owners shall be responsible to compensate losses to the developer in case of litigation of land or sort of

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encumbrances keeping in mind that the developer should not be in pitiable conditions that would insist them to take legal actions.

29. Any dispute of difference between the parties arising out of the meaning construction or import of this agreement or the rights and liabilities hereunder shall be adjudicated by reference to the arbitration of two independent arbitrator one to be appointed by each parties who shall appoint an umpire at the commencement of the reference and the award of the arbitrator or umpire shall be final and conclusive on the subject as between the parties and this clause shall be deemed to be a submission within the meaning of Arbitration and Conciliation Act, 1996 and is statutory modification or re enactment therefore enforce from time to time. The jurisdiction shall only and exclusively be of Dhanbad Court.
30. That from the date of taking possession of "Land Owner's Area" allocated to them in the new building, the Land Owner will be responsible to pay and bear the proportionate operation and maintenance/service charges for the common facilities in the new buildings and additional operation and maintenance/service charges may also be borne and paid by the LAND OWNER proportionately.
31. That this agreement is prepared in two copies and both are treated as original in all purposes. One copy shall be retained by the land owners jointly and another by the developer.
32. In case of registration of this Agreement, both the parties shall bear the cost and expenses of registration in equal proportion.

#### **SCHEDULE - A**

अधिकारी... से प्राप्त सूची  
 के अनुसार दस्तावेज में वर्णित मौजा...  
 नंबर... 12 ... के नया खाता नं...  
 -रिद खाते में सूची बद्ध नहीं है।  
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 Jahnwi Devi  
 Mani Singh

Amit Kumar Gupta  
 Prabhu Nath Singh  
 04/12/21

All the piece and parcel of the land measuring 14.85 Decimals or 09 Kathas, being Mouza 12 (Kolakusma), old Khata no.-21, New Khata no.-487, Plot no.907, New plot no.-1751 situated at Dhanbad, District - Dhanbad which butted and bounded as follow :-

**AND WHEREAS** the owner are the sole and absolute Owner of that pices and parcels of the immovable properties shown in the map(annexed with the Agreement)being Mouza 12, old Khata no.-21, New Khata no.- 487, Plot no.907, New plot no.-1751 measuring about 14.85 Decimals or 09 kathas of land, thereabout, more particularly and compendiously describe. Other Road Commercial alongwith Naksa passed by D.M.C., Dhanbad.

**AND WHEREAS** the Plot No. 907, Khata No. 21 measuring an Area 9.90 decimals of land within Mouza - Kolakusma, Mouza No. 12 has been purchased by the Jahnwi Devi, Amit Kumar Gupta and Prabhu Nath Singh by virtue of Regd. Sale Deed No. 133, dated 13.01.2016 purchased from Nimai Chandra Mandal & others registered at Dhanbad Sub Registry Office and since the purchase the Vendors has been peaceful position thereof by mutating his name in the Sherista of the Landlord the State of Jharkhand vide Mutation Case No. 1679/2018/2019 and entered into Register-II vide Volume No. 11 and Page No. 29 in the name of Jahnwi Devi, Amit Kumar Gupta and Prabhu Nath Singh.

**AND WHEREAS** the Plot No. 907, Khata No. 21 measuring an Area 4.95 decimals of land within Mouza - Kolakusma, Mouza No. 12 has been purchased by the Geeta Singh, Jahnwi Devi & Mani Singh by virtue of Regd. Sale Deed No. 6050, dated 05.09.2018 purchased from Mahadev Mandal and others registered at Dhanbad Sub Registry Office and since the purchase the Vendors has been peaceful position thereof by mutating his name in the Sherista of the Landlord the State of Jharkhand vide Mutation Case No. 1680/2018/2019 and entered into Register-II vide Volume No. 11 and Page No. 28 in the name of Geeta Singh, Jahnwi Devi & Mani Singh.

Ward No. 23, Holding No. - 0230004814000M0 vide Plan approved by D.M.C. vide Application No. - DMC/BP/0261/W23/2020, dated 06.02.2021 and Memo No. - DMC/BP/0339/W23/2020, dated 02.03.2021.

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Anil Kumar Gupta  
Rashmi Math Singh  
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NORTH- Plot no.-927  
EAST - 30' wide Road.

SOUTH- 16' wide road.  
WEST - Part of this Plot.

**SCHEDULE - B**  
**LAND OWNER'S SHARE**

That in lieu of the land provided by the Land Owners to the Developer, for constructing the multi-storied building the Developer shall give 35% built up area in proportionate to their share along with 35% roof right to the First Parties. Half (50%) of the share of the Land Owners shall be given by their own choice and rest 50% shall be given by the Developer's choice. The residential units/Flats which have been allotted to the Landowners areas follow:

<b><u>Unit/Flat No.</u></b>	<b><u>Floor</u></b>	<b><u>Area</u></b>
Flat No. 101,	1 <sup>st</sup>	1375 sq. ft.
Flat No. 104,	1 <sup>st</sup>	1040 sq. ft
Flat No. 202	2 <sup>nd</sup>	1400 sq. ft
Flat No. -401	4 <sup>th</sup>	1375 sq. ft
Flat No. 403	4 <sup>th</sup>	1350 sq. ft

**SCHEDULE - C**  
**DEVELOPER SHARE**

After setting aside the "Land Owner's Allocation", as detailed in Schedule-"B" above, the remaining construction to the tune of 65% (Sixty Five percent) of the Super Built-up/carpet or available F.A.R. including proportionate (65%) parking space in the new building together with impartible undivided joint proportionate share in land and common facilities and amenities shall be retained by the Developer for its own use and/or for sale.

<b><u>Unit/Flat No.</u></b>	<b><u>Floor</u></b>	<b><u>Area</u></b>
Flat No. 102	1 <sup>st</sup>	1400 sq. ft.
Flat No. 103,	1 <sup>st</sup>	1350 sq. ft.
Flat No. 201,	2 <sup>nd</sup>	1375 sq. ft.
Flat No. 203,	2 <sup>nd</sup>	1350 sq. ft.
Flat No. 204,	2 <sup>nd</sup>	1040 sq. ft.
Flat No. 301	3 <sup>rd</sup>	1375 sq. ft.

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Flat No. 302,	3 <sup>rd</sup>	1400 sq. ft.
Flat No. 303	3 <sup>rd</sup>	1350 sq. ft.
Flat No. -304	3 <sup>rd</sup>	1040 sq. ft.
Flat No. 402,	4 <sup>th</sup>	1400 sq. ft.
Flat No. 404	4 <sup>th</sup>	1040 sq. ft.

### SCHEDULE - D

#### SPECIFICATION FOR THE BUILDING:

1. Foundation and Super Structure: As per drawing and design.
2. Walls: Brick work with necessary fabricated items plastered (Inside/outside) and finished with P.O.P (internally).
3. Floor: Vitrified /Ceramic floor tiles, flooring inside the flat and ceramic tiles in Common areas of the building.
4. Door: All door frame made of G.I. sheet / RCC/ door, shutters 30 mm thick (flush door) Enamel painted, Main door (only front) wood polish/ Mica pasted with S.S. fittings.

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5. Window: 2 track aluminum sliding with clear glass.
6. Water arrangement: 24 hours water supply from deep bore well connected with overhead water tank.
7. Toilet: Flooring ceramic tiles/Anti-skid tiles, dado in ceramic tiles up to 6 ft. height in all bathrooms, sanitary ware are white glaze, CPVC (Chlorinated poly vinyl Chloride) pipes for concealed wiring fitting in bathrooms, C.P. fitting ISI Marks.
8. Kitchen: Black/Green marble on cooking platform with steel sink and colored ceramic designer tiles upto 2" height and flooring Ceramic tiles.
9. Electrical: Wiring: Concealed wiring with copper wire and switches of ISI Mark.
10. Elevator: Standard Quality with ISI Mark.
11. Generator: Silent diesel generator for standby power supply for flats and Common area lighting, lift, water pump.

Greetu Singh

ग्रीता सिंग

Mani Singh

04/12/20  
Amil Kumar Gupta

Manu Singh

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That, the Land Owners does not come under the category of SC/ST and other 51 Castes mentioned in under section 46 of C.N.T. Act 1908.

That, the developer to sign, present and execute any deed or document of sale, agreement, lease, mortgage before any Registrar or Sub Registrar in any Registry Office on our behalf and to admit its execution thereof and to do all other things, which is necessary to complete the registration on our behalf in connection with our property described in the schedule below his own share as per development agreement .

That, as per rate fixed by the Jharkhand Government, the Stamp Duty and Registration Fees pay for **Rs. 95,60,000/- (Rupees Ninety Five Lakhs Sixty Thousand) only.**

Greeta Singh

04/12/24

Mansi Singh

04/12/24

Amith Kumar Gupta

Prabhu Math Singh

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**IN WITNESS WHEREOF** the Parties hereto have executed this Agreement and have set and subscribed their respective hands to these present on the day, month and year first above written in presence of witnesses.

**WITNESSES :-**

1. विपिन विद्यारी  
श्री विनय सुन्दर काश्यप  
आम प्लावा नगर अहमदाबाद  
04/12/24

2. Sunil Kumar Singh.  
S/o Lt Baidya Nath Singh.  
Shiv Shakti vihar colony  
Bhulphore  
04/12/24



  
(MUKESH PANDEY)  
04/12/24

**DEVELOPER/PROMOTER**

SHREE TRIVENI REALTORS LLP.  
MUKESH PANDEY  
PARTNER

Greeta Singh

वसुदेव सिंह






Mamni Singh

04/12/17

Amil Kumar Singh

Prabhu Nath Singh

-20-

				
<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Index</b>	<b>Thumb</b>

Typed by :-

Danush

Certified that the finger prints of the left hand of above person where photograph is affixed in the document have been obtained by me or before me.

Raj Kumar Chatterjee

Advocate  
Dhanbad  
E.No-804/2010  
04/12/17

First Party → (1) Greeta Singh w/o Sri Sunil Kr. Singh of Shiv Shakti Colony. Bhuiphore Saraidhela Dhanbad (2) Smt Jahnvi Devi w/o late Arun Mishra. of Court More Hospital Colony Dhanbad. (3) Smt. Mani Singh. w/o Sri Pran Nath Singh of Reshman Prabha Apartment Babudih Bisanpur Dhanbad. (4) Amil-Kr. Gupta S/o Sri Lalit Pd Gupta of New Murli Nagar Saraidhela Dhanbad. (5) Sri Prabh Nath Singh S/o Sri Rameshwar Singh of Babudih. B. Polytechnic. Dhanbad.

Second Party → Shree Triveni Realtors LLP its one of Partner - Mr. Mukesh Pandey S/o Sri Ramdeo Pandey. of Divine House Club Road near Sujata Chowk Ranchi

Schedule → Mouza Kolakusma - N: 12 New Khata N: 487  
 Old Khata N: 21 New Plot N: 1751 Old Plot N: 907  
 Area - 14.85 dec.  
 N: Plot - N: 927 S: - 16' wide Road.  
 E: - 30' wide Road W: - Part of this Plot.

